



The Community General Plan



Monterey County
January 2005

The Community General Plan for Monterey County

January 11, 2005

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Introduction

The Community General Plan

In June 2004, after five years of effort by the public, County Staff, and the County Planning Commission, and after the expenditure of approximately \$5 million dollars, three members of the Monterey County Board of Supervisors voted to abandon the proposed Monterey County General Plan Update.

The Board's "start over" action rejected a recommendation from its own Planning Commission and years of community participation in the General Plan Update (GPU) process. Between 1999 and June 2004, hundreds of General Plan public meetings and hearings had been held throughout Monterey County. These community meetings had shaped the basic goals and principles of the proposed General Plan.

After voting to "start over," and to produce a "new" General Plan Update, the Board established a new process to replace its earlier GPU effort. Rather than basing its new plan on citizen participation, this "start over" process relied upon on a series of closed door meetings between County staff and various unidentified "stakeholders." General public participation, the Board determined, was neither desired nor encouraged.

One aspect of the Board's decision was of particular import. Earlier drafts of the General Plan Update were based upon "Twelve Guiding Objectives" adopted by the Board of Supervisors in July 2001. These objectives had been developed during extensive public outreach undertaken by the County at the start of its General Plan Update process. The "start over" GPU effort made no firm commitment to those key planning principles.

Faced with this unprecedented action by the Monterey County Board of Supervisors, a number of citizens who had been actively working on the Monterey County General Plan Update since 1999 decided that it was simply "unacceptable" for the Board of Supervisors to attempt to end the community's role in developing the GPU. These citizens decided that they would continue the community based process, and produce a General Plan Update that reflected the needs and aspirations of the citizens and residents of Monterey County. This "Community General Plan" is the result of their efforts.

Eighteen community groups sponsored the "Community General Plan" process. These groups are: the California Native Plant Society, Monterey Bay Chapter, the Carmel Valley Association, Citizens for Responsible Growth, the Coalition to Protect Housing, Farmlands, Air & Water, Concerned Citizens of River Road, Friends, Artists and Neighbors of Elkhorn Slough (FANS), The Highway 68

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Coalition, LandWatch Monterey County, The League of Women Voters of the Monterey Peninsula, Líderes Comunitarios de Salinas, the Monterey Pine Forest Watch, the North County Citizens Oversight Coalition, the Planning and Conservation League Foundation, the Prunedale Neighbors Group, the Prunedale Preservation Alliance, the Rancho San Juan Opposition Coalition, Save Our Shores, and the Sierra Club, Ventana Chapter. All the citizens and residents of Monterey County were invited to participate in this process. Many groups and individuals accepted this open invitation and participated, including senior members of the County staff.

A professional planner, Terrell Watt, was hired by the sponsoring groups. Her assignment was to use the experience of the best General Plans throughout California, and to draft an integrated, legally adequate General Plan for the County. This Plan was to be based on the 1982 existing General Plan, the Twelve Guiding Objectives, the “Third Draft” General Plan Update that the Board of Supervisors had refused to consider, and additional community input received in a series of seven Community Forums held throughout Monterey County.

The resulting “Community General Plan” contains nine “Elements,” seven Elements required by state law and two additional Elements. The required Elements are the Land Use, Housing, Infrastructure (Circulation), Conservation, Open Space, Safety, and Noise Elements. The “Community General Plan” also includes an Agriculture Element and an Administration and Enforcement Element.

Community Forums, open to the public, and widely advertised, were held as follows:

- Prunedale, August 21st – General Overview
- Carmel Valley, September 14th – Land Use and Housing
- Salinas, October 14th – Conservation, Open Space, and Safety
- Greenfield, October 28th – Infrastructure and Noise
- Marina, November 13th – Administration/Enforcement
- Salinas, November 22nd – General Overview (Conducted in Spanish)
- Chualar, November 30th – Housing and Community Areas (Spanish)

Each Forum included a presentation by Ms. Watt, followed by a question and answer session. Then, the attendees worked, usually in small groups, recommending language and policies, and presenting concerns that needed to be addressed in the General Plan. Group and individual comments were collected and a response was made to every comment. Following the completion of the Community Forums, a “redraft” of the original proposal was prepared. This “Community General Plan” is the final product.

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Many important policy provisions incorporated into the “Community General Plan” come directly from suggestions made in the Community Forums. For instance, an “Agriculture” Element was added to the Plan. The “Administration” Element became an “Administration and Enforcement” Element, with stronger policies to enforce the County’s planning regulations. Affordable housing policies were strengthened, and Chualar became a “Community Area,” reflecting the strong sense of the Chualar community that the redevelopment and revitalization of Chualar is a necessity, if social equity concerns are to be served. A number of important housing policies were also added, based on recommendations made during the Community Forums.

The process that produced this “Community General Plan” was nothing short of inspiring. If adopted by the Board of Supervisors, the Community General Plan will strengthen the local economy, protect and preserve the County’s incomparable natural resources, and advance social equity. The Community General Plan reflects the policy priorities of the people of Monterey County, and is based on the principle that the communities and residents of the County know best how to protect and preserve it, and to plan for its future.

The Twelve Guiding Objectives

In June and July of 2001, after almost two years of extensive public outreach, the Monterey County Planning Commission and the Board of Supervisors adopted the following Twelve Guiding Objectives for the Monterey County General Plan. These Guiding Objectives express what the citizens and residents of Monterey County want their General Plan to accomplish. This Community General Plan is based on these Twelve Guiding Objectives, which are hereby incorporated and made a formal part of this General Plan.

Guiding Objective #1

Preserve the unique character of areas throughout Monterey County as represented by the different Area Land Use Plans.

Guiding Objective #2

Identify land that is adequate and appropriate for the residential, commercial, and industrial development needs of Monterey County during the next twenty years, taking into account land located within the cities, existing legal lots of record, and resource and infrastructure constraints.

Guiding Objective #3

Preserve a distinction between urban and rural areas. Channel new growth to areas already committed to an urban level of development (e.g., cities, areas directly adjacent to cities, and densely developed unincorporated communities). Preserve rural areas for resource-based industries (e.g., farming, livestock grazing, mining), natural resource protection, and open space recreation uses.

Guiding Objective #4

Strongly encourage new commercial, industrial, and residential development to provide actual, new, permanently affordable living quarters, including housing for people with low, very low, and moderate incomes who live and/or are employed in Monterey County. Promote density, creative and innovative design concepts, and employer-produced housing which will increase affordable housing opportunities convenient to the workplace. Promote a healthy job and housing balance in all areas.

Guiding Objective #5

Promote the development of walkable communities that meet the daily needs of their residents, offer a high quality of life for their residents, and reduce the need for automobile trips.

Guiding Objective #6

The Twelve Guiding Objectives

Promote, preserve, and support agriculture and the industries that serve it. Promote industries that preserve and support environmental quality or serve the local needs of our communities.

Guiding Objective #7

Minimize development of commercially viable agricultural land. Ensure that recognized needs for growth are met by infill and contiguous, compact development.

Guiding Objective #8

Provide adequate infrastructure and public services for existing residents and businesses. Ensure that infrastructure and public services are available, fully funded, and constructed concurrently with new development. Ensure that new development neither increases the infrastructure and public service cost for existing residents and businesses nor reduces their quality of service by any significant amount.

Guiding Objective #9

Provide long-term protection of identified resource-rich and critical habitat areas.

Guiding Objective #10

Protect the visual integrity of ridgelines, designated scenic corridors, and other identified sensitive visual resources throughout Monterey County.

Guiding Objective #11

Seek to provide an adequate and sustainable water supply while protecting the county's watersheds and marine environment, including surface water, ground water, and aquifer recharge areas.

Guiding Objective #12

Provide a clear statement of county land use values and policies to provide clarity in the county's permit processing system and to simplify review of projects that are consistent with the General Plan.

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In many ways, the Land Use Element is the most “basic” of all of the required elements of the local General Plan. This Land Use Element is specifically based on the Twelve Guiding Objectives, and six of these Guiding Objectives are particularly applicable:

Guiding Objective #2

Identify land that is adequate and appropriate for the residential, commercial, and industrial development needs of Monterey County during the next twenty years, taking into account land located within the cities, existing legal lots of record, and resource and infrastructure constraints.

Guiding Objective #3

Preserve a distinction between urban and rural areas. Channel new growth to areas already committed to an urban level of development (e.g., cities, areas directly adjacent to cities, and densely developed unincorporated communities). Preserve rural industries (e.g., farming, livestock grazing, mining), natural resource protection, and open space recreation uses.

Guiding Objective #5

Promote the development of walkable communities that meet the daily needs of their residents, offer a high quality of life for their residents, and reduce the need for automobile trips.

Guiding Objective #7

Minimize development of commercially viable agricultural land. Ensure that recognized needs for growth are met by infill and contiguous, compact development.

Guiding Objective #12

Provide a clear statement of county land use values and policies to provide clarity in the county’s permit processing system and to simplify review of projects that are consistent with the General Plan.

Guiding Objective #1

Preserve the unique character of areas throughout Monterey County as represented by the different Area Land Use Plans.

Based on these Guiding Objectives, this Land Use Element:

- Provides areas specifically set aside for residential, commercial, and industrial development, both through written policies that are part of the Element, and through the maps made part of the General Plan, The Land Use Element also ensures that there is adequate residentially-designated land to

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accommodate the growth projections for Monterey County that have been prepared by the Association of Monterey Bay Area Governments (AMBAG), which is the designated regional agency responsible for making such population projections.

- Focuses new growth and development in designated Community Areas, as directed by Guiding Objective #3, and directs that the character and quality of this development is consistent with the standards spelled out in Guiding Objective #5.
- Helps preserve commercially productive agricultural land by directing new development to Community Areas, as required by Guiding Objective #7.
- Makes the policies of the Land Use Element as “clear” and straightforward as possible, consistent with Guiding Objective #12, so that property owners, project applicants, members of the public and county staff all know what land uses are desired, where.
- Last, but not least, the Land Use Element complies with Guiding Objective #1 by specifically requiring that development projects in Monterey County be approved only when they are consistent with the vision statements and special policies applicable in each of the County’s designated Planning Areas.

Land Use – Goal #1

PROVIDE A LAND SUPPLY TO MEET THE LONG-RANGE (20-YEAR) AND SHORT RANGE (5-YEAR) POPULATION GROWTH TARGETS FOR MONTEREY COUNTY, WHILE ENSURING THAT THESE GROWTH TARGETS DO NOT EXCEED THE COUNTY’S FAIR SHARE OF STATE AND REGIONAL HOUSING GROWTH, AND THAT NEW GROWTH IN THE UNINCORPORATED PORTIONS OF MONTEREY COUNTY DOES NOT EXCEED THE CAPACITY OF AVAILABLE INFRASTRUCTURE OR DAMAGE THE ENVIRONMENT.

Land Use – Policy #1

Provide An Adequate Land Supply – The County will provide a land supply that will meet the long range (20-year) and short range (5-year) population growth projections for Monterey County, as established by the Association of Monterey Bay Area Governments (AMBAG).

Land Use – Policy #2

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Meet Population Projections By Growth Within Community Areas – The County will meet its long range and short range population growth projections by directing new urban development to the unincorporated Community Areas of Boronda, Castroville, Pajaro, Chualar, and Fort Ord, where adequate level of services and existing sewer and water supply can be provided. In combination with existing legal lots of record, urban development in Pajaro, Castroville, Boronda and Fort Ord will accommodate the full 20-year population projections for the unincorporated portions of the County. Development of Chualar will provide additional land for development beyond that needed to accommodate projected population growth.

Land Use – Goal #2

PRESERVE A DISTINCTION BETWEEN URBAN AREAS AND RURAL AREAS.

Land Use – Policy #3

Major Land Use Classifications – To preserve a distinction between urban areas and rural areas, all lands within Monterey County shall be classified in one of five Major Land Use Classifications, as shown on Map 2 and as listed and described below:

- Cities
- Community Areas
- Rural Lands
- Agricultural Lands
- Public Lands

Cities

Cities are defined as incorporated geographic areas. Wherever practicable, future residential, industrial, and commercial development in Monterey County shall occur within city boundaries where infrastructure is available to accommodate growth and away from rural areas where agriculture, natural resources, land-dependent resource activities, and open space recreation predominate. The County shall actively work with the cities and LAFCO to promote orderly, efficient, compact, urban development patterns as cities expand into unincorporated areas to accommodate future growth.

Community Areas

Community Areas are defined as unincorporated lands that are served by, or will be served by, a full range of urban services. Planned Community Areas are the unincorporated communities of Pajaro, Castroville, Boronda, Chualar, and Fort Ord. Prior to Redevelopment and Community Area Plan adoption, land use designations

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within Community Areas are: CA-residential; CA-commercial; CA-industrial; CA-Resource Conservation. Where a redevelopment and community plan has been adopted, land use designations in these plans shall apply to the Community Area.

Rural Lands

Rural lands are limited to low density residential development and estate lots, small-scale farming and grazing and mineral extraction, and small groupings of visitor-serving uses or commercial businesses that serve the local area. These areas do not have adequate public infrastructure and services to accommodate further subdivision or intensification of land uses on existing lots beyond the one single family home, accessory structures or existing small scale neighborhood serving commercial uses.

Agricultural Lands

Monterey County's largest industry is commercial agriculture. Lands designated as "Agricultural" are, in fact, a special type of "industrial" land. They combine the best soils, favorable growing climate, large landholdings, and generally adequate water supplies. Because of these factors, "Agricultural" lands are uniquely able to support long-term commercial agricultural production, ranging from intensive row crop farming to less intensive livestock grazing. Because these lands are at the foundation of the local economy, they are given strong protection in this General Plan.

Public Lands

Public lands are public or quasi-public lands, including military bases, wilderness areas, national forests, state, county and regional parks, public institutions and other open space.

Land Use – Goal #3

DIRECT NEW GROWTH IN THE UNINCORPORATED PORTIONS OF MONTEREY COUNTY INTO DESIGNATED COMMUNITY AREAS.

Land Use – Policy #4

Development Directed to Community Areas - New urban development shall be directed to the unincorporated Community Areas of Boronda, Castroville, Pajaro, Chualar, and Fort Ord, where an adequate level of services can be provided, where there is an existing sewer system and water supply, and where development can take the form of walkable communities that meet the daily needs of residents, balance jobs and housing, offer a high quality of life, and reduce the need for automobile trips.

Chualar shall be designated as a Community Area for the purposes of allowing growth that will enhance the existing community, provide housing affordable to

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residents and workers in the area, and improve and increase services, while maintaining Chualar's small town character.

The urban development boundaries of Pajaro, Castroville, Boronda and Fort Ord are shown in Map 1. Chualar's urban boundary shall be set based on a community planning process and adoption of a Redevelopment and Community Area Plan for the community.

Land Use – Policy #5

Development Phasing – New development in Community Areas shall be phased in accordance with an infrastructure improvement and construction program, as described in Redevelopment and Community Area Plans adopted prior to development in each Community Area.

Land Use – Policy #6

Community Area Policies, Prior to Plans – Prior to adoption of Redevelopment and Community Area Plans, the following land uses illustrated on Maps 3 through 7 for each Community Area shall be allowed within the respective Community Areas, in accordance with the following:

- a. CA-Residential - one single family home.
- b. CA-Commercial and CA-Industrial - maximum Floor Area Ratio of .25 of the buildable portion of the lot of record.
- c. New development shall not preclude the full buildout of the property under the Redevelopment and Community Plans.
- d. Existing services and infrastructure must be available to serve any new development project and maintain service standards in Table I-1. The burden of proof in establishing that such standards have been met shall be on the developer.

Land Use – Policy #7

Requirements for Redevelopment Plans – Redevelopment Plans shall preserve and enhance the quality, integrity and community identity of the existing Community Area and shall require a full mix of urban uses in a compact, livable design. Redevelopment Plans shall include construction programs necessary to meet the service level standards in Table I-1, shall provide requirements that public services and infrastructure will be available to serve the new development when it occurs, and shall provide for the cost of such infrastructure through impact fees. Because they meet important community needs, and will help reduce the traffic generated by new

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development, projects that provide affordable and workforce housing consistent with the requirements of Housing Policy H-44 may proceed in advance of the adoption of Redevelopment and Community Area Plans for each Community Area.

Land Use – Policy #8

Design Criteria – Redevelopment and Community Area Plans for Community Areas shall incorporate design criteria and other requirements including, but not limited to the following:

- a. A compact, mixed use development pattern;
- b. A diversity of housing types, including no less than 40% of the units priced to meet the needs of the local workforce, and no less than 20% of the units priced to be affordable to individuals or families who earn 100% or less than the Area Median Income. Affordable housing shall be permanently affordable and sold with deed restrictions or rented to local residents and workers with lease or deed restrictions that require that such housing will remain available to persons in the local workforce, or, for income restricted housing for persons of less than the Area Median Income upon each subsequent sale or rental, consistent with Policies in the Housing Element.
- c. A balanced mix of uses, containing neighborhoods, schools, parks, plaza's, open space, retail establishments and work places;
- d. A mix of medium to high densities, with a minimum of 10 units per acre and a maximum of 35 units per acre. At least 50% of all residential developments shall be planned and constructed at an average density of 12 units per acre or higher.
- e. On single family residential lots, an Accessory Dwelling Unit of 850 square feet, or less, in addition to the principle residence consistent with Housing Policy #10.
- f. Flexible road design and level of service standards to promote transit-friendly, walkable and bikable community design, while providing adequate emergency access.

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- g. Innovative parking designs to reduce the amount of surface parking and to encourage shared parking and other options that reduce the need for parking facilities;
- h. Trails and related amenities so that new development is conducive to pedestrian and bicycle use;
- i. The provision of all necessary public infrastructure and services prior to or concurrent with the new development;
- j. Provisions to ensure that the new development does not reduce standards of service for existing developments within the Community Area to a level below that specified in Table PS-1;
- k. Sufficient financial guarantees consistent with usual banking practices, that the funding necessary to construct and maintain needed infrastructure and services will be provided within the Community Area as part of a Capital Improvements Program.
- l. The use of best available technology and best management practices for energy and water conservation, and the use of “green building” techniques which reduce the resource impacts of new development and construction;
- m. Incentives provided for the transfer of development credits from agricultural lands to the Community Area; and
- n. The fullest mitigation feasible for all environmental impacts identified through a master and/or project specific EIR (whichever would be more specific), through the use of design standards for the Specific Plan.
- o. In the Chualar Community Area, the Community Area and Redevelopment Plan shall incorporate a central plaza into the downtown redevelopment design.

Land Use – Policy #9

Subdivisions Outside Community Areas - Lands outside the Community Areas of Pajaro, Castroville, Boronda, Chualar, and Fort Ord shall be subdivided only when they achieve one of the following:

- a. The merger of small parcels into one or more large, contiguous, and agriculturally viable parcels, especially when coupled with the creation of agricultural easements or the application of other land use procedures that will provide permanent protection for commercially viable agricultural lands, including grazing lands, and support the economic viability of Monterey County’s agricultural industry.

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- b. The creation of a parcel or parcels for exclusive agricultural or grazing use, when any such parcel is viable for agriculture or grazing and is permanently deed restricted to agricultural uses as defined in the Land Use Element.
- c. The creation of a parcel or parcels for transfer, sale, or donation to a federal, state or local government agency or state recognized nonprofit group that will permanently protect and conserve such parcel for agricultural or open space use, or resource protection.
- d. The creation of a residential cluster development consistent with Land Use Policy #17 and Land Use Policy #24.
- e. Compliance with the provisions of an approved vesting tentative map, development agreement, or other similar legal commitment made by Monterey County prior to the date that this General Plan was adopted, if such vested tentative map, development agreement, or other commitment by the County has provided the landowner with a vested property right.

Land Use – Goal #4

ENSURE THAT NEW DEVELOPMENT OUTSIDE DESIGNATED COMMUNITY AREAS PROTECTS THE ENVIRONMENT AND ACHIEVES GOOD PLANNING GOALS.

Land Use – Policy #10

Development In A City Sphere of Influence – Development on lands located within a City Sphere of Influence designated by the Local Agency Formation Commission (LAFCO) shall occur only through annexation to the appropriate City, and by subsequent development of the land within the City, except that a development may be approved on unincorporated land within a City Sphere of Influence if LAFCO or the City has considered and rejected an annexation of such land, and if the development is otherwise fully consistent with the provisions of this General Plan.

Land Use – Policy #11

Ridgeline Development – New structures on ridgelines within the public viewshed shall be prohibited, unless the ridgeline is the only area on the lot that a house can be located. Where ridgeline development cannot feasibly avoid the disturbance of public viewsheds, as determined by the County, mitigation measures shall be imposed to reduce any disturbance of public viewsheds to the maximum extent possible. Mitigation measures may include reducing the size and height of the proposed development, siting the structures so the least disruptive elements face

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toward the public viewshed, landscape screening, and acquisition of development rights by a public agency or non-profit land trust. Where artificial berming/mounding or landscape screening are used as a mitigation, such mitigations shall be natural in character, and shall not obscure the view of the coast, oceans, mountains, forests, farmlands and rangelands visible from any public viewing area.

Land Use – Policy #12

Development on Steep Slopes - Development on slopes greater than 25% is prohibited. When development is permitted on parcels which contain slopes both less than 25% and slopes more than 25%, the County shall require the dedication of a scenic easement on that portion of the property with a slope 25% or greater, concurrent with the approval of development on portions of the parcel with slopes less than 25%. An exception to allow development on slopes of 25% or greater may be granted at a noticed public hearing by the approving authority for discretionary permits, or by the Planning Commission for building and grading permits. The exception may be granted only if a finding is made, based on substantial evidence in the record, that there is no alternative that would allow development on the parcel on slopes of less than 25%. Lots created through clustering permitted by this General Plan, lot line adjustments and other legal means shall not be allowed if they will result in ridgeline development and shall not be considered an exemption to this prohibition on development on steep slopes.

Land Use – Policy #13

Accessibility for Handicapped Persons – All new developments and the renovation of existing structures shall be carried out so as to provide for the needs of handicapped persons.

Land Use – Policy #14

Off-Site Advertising – New off-site advertising shall not be permitted, to minimize visual clutter, scenic intrusion, and to improve traffic safety.

Land Use – Policy #15

Electrical Transmission Corridors - No permanent structural developments (residential, commercial, or industrial) shall be permitted in electrical transmission corridors or rights-of-way.

Land Use – Policy #16

Project Denials - Development proposals that are consistent with the land use plan designation may nonetheless be denied due to factors including, but not limited to, lack of public services and facilities, infrastructure phasing problems, water

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availability and sewage problems, or the presence of environmental or General Plan policy constraints that cannot be mitigated.

Land Use – Goal #5

PRESERVE RURAL LANDS FOR RURAL RESIDENTIAL USES ON EXISTING LEGAL LOTS OF RECORD, SMALL-SCALE FARMING AND GRAZING, NATURAL RESOURCES AND WATERSHED PROTECTION, PASSIVE RECREATION, EXISTING SMALL SCALE NEIGHBORHOOD SERVING COMMERCIAL USES AND EXISTING INDUSTRIAL USES.

Land Use – Policy #17

Clustering on Rural Lands – Residential cluster subdivisions may be developed in areas designated as Rural Lands only where the clustered subdivision will not increase the number of currently existing legal lots of record; where a clustered subdivision would achieve permanent protection of significant natural resources; where clustering will not result in land use conflicts between the clustered homes and adjacent uses; and where clustering will not overtax the County’s ability to provide adequate infrastructure and services within the rural areas. No residential clustering shall be permitted under this Policy in Significant Ecological Areas or on slopes over 25%.

Land Use – Policy #18

Permitted Uses on Rural Lands – Permitted uses on lands designated Rural Lands shall not require a discretionary permit from Monterey County, and shall include all routine and ongoing agricultural operations, and one single family residence per legal lot of record. Such uses must still meet the requirements of the California Environmental Quality Act and may require federal and state permits when applicable.

Land Use – Policy #19

Permitted Uses on Qualified Rural Lands – Permitted uses on Qualified Rural Lands also shall include:

- Barns and similar structures used for the shelter of farm animals or storage of farm equipment, seed, feed, fertilizer, chemicals and other products used for agricultural purposes, provided that they are not larger than 10,000 square feet in area.

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- Structures used for processing, packing, cold storage, loading, unloading and transportation of agricultural products, and for repair of farm equipment, provided that they are not larger than 10,000 square feet in area.
- Produce stands or other structures designed primarily for the sale of agricultural products directly to the public when the structure is not more than 3,000 square feet in size, and when it is used for the sale of agricultural products grown within the tri-county area of Monterey, San Benito and Santa Cruz Counties.
- Machine shops and similar structures used primarily for fabrication, modification or repair of farm equipment used on-site, provided that they are not more than 2,500 square feet.
- Structures used for low-intensity recreational purposes such as hunting, fishing, hiking, nature study and enjoyment, including public accommodations associated with these purposes, provided that they are not larger than 3,000 square feet.
- Greenhouses, mushroom growing facilities and similar structures used to grow crops, provided that they are not larger than 10,000 square feet.
- Existing industrial uses, including mineral (oil, gas, rock, sand and gravel) extraction that existed on the date this General Plan was adopted may continue as non-conforming uses in Rural Lands, until such time as the use is discontinued for a period of one year.

Existing commercial uses that existed on the date this General Plan was adopted may continue in their present use or, if discontinued, another commercial use of the same nature may be allowed upon being granted a use permit unless further limited by policies in the Area Plans.

If built on prime farmland, all of the foregoing structure shall be constructed in such a manner as to allow the restoration of the soil profile, if and when the structure is demolished.

Land Use – Policy #20

Conditional Uses on Qualified Rural Lands – Uses that may be allowed on Qualified Rural Lands when a use permit is obtained include:

- Barns and similar structures used for the shelter of farm animals or storage of farm equipment, seed, feed, fertilizer, chemicals and other products used for agricultural purposes larger than 10,000 square feet in area.

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- Structures used for processing, packing, cold storage, loading, unloading and transportation of agricultural products, and for repair of farm equipment, larger than 10,000 square feet in area.
- Greenhouses, mushroom growing facilities and similar agricultural structures used to grow crops that are larger than 10,000 square feet.
- Structures designed primarily for the sale of agricultural products directly to the public larger than 3,000 square feet in size.
- Wells and water systems serving multiple service connections.
- The construction of water retention and related pumping facilities.
- Machine shops and similar structures used primarily for fabrication, modification or repair of farm equipment used on-site larger than 2,500 square feet.
- Structures used for low-intensity recreational purposes such as hunting, fishing, hiking, nature study and enjoyment, including public accommodations associated with these purposes, that are larger than 3,000 square feet.
- Wineries under certain conditions. Prior to the adoption of a Winery Corridor Specific Plan, not more than five new wineries or winery-related facilities may be approved countywide. Each such facility may be approved only if:
 1. The winery or winery-related facility is located on an existing legal lot of record; and
 2. The winery or winery-related facility is limited to a maximum size of 10,000 square feet, including bottling, crushing facilities, laboratory and office space, tasting room and storage, and a small outdoor picnic area; and
 3. The approved winery or winery-related facility will accomplish at least one of the following four activities on site: crushing, fermentation, bulk aging/storage, or bottling; and
 4. The winery or winery-related use is on a Winery Corridor (e.g. Central/Arroyo Seco/River Road; Metz Road or Jolon Road).
- A second and third unit consistent with Housing Policy #10.
- Farm worker housing consistent with Housing Policy #23.
- Low intensity recreational uses including farm stay and dude ranches operated out of existing structures, and low intensity temporary campgrounds.

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- Bed and breakfast uses, provided that: the Bed and Breakfast facilities are located in an existing structure, or on an unimproved existing legal lot of record.
- New facilities consist of not more than 10 rooms and the entire facility is 5,000 square feet in size, or less.
- New facilities are designed to blend with the environment.
- All impacts generated by guests and employees are mitigated to less than significant.
- Operation of the facilities is compatible with continued agricultural use of the property on which they are located.

If built on prime farmland, all of the foregoing structure shall be constructed in such a manner as to allow the restoration of the soil profile, if and when the structure is demolished.

Land Use – Policy #21

Conditional Uses on Certain Rural Lands – When a use permit is obtained, a secondary unit consistent with Housing Policy #10 may be allowed on a parcel less than 160 acres in size in the Rural Lands Classification.

Land Use – Policy #22

Home Size Limitations – If a local Land Use Advisory Committee (LUAC) finds that limitations on the size of residential structures within its Planning Area are necessary to protect the integrity of the area's visual resources, to preserve community character, or to conserve significant natural resources, the LUAC shall develop standards that limit the size of new residential structures located within the Planning Area. The Board of Supervisors shall promptly incorporate the size standards developed by the area LUAC's into the County's zoning ordinance, unless the Board makes a finding, based on substantial evidence in the record, that the size standards recommended by the LUAC are inconsistent with this provision of the General Plan.

Land Use – Policy #23

Rural Level of Service Standard – The County shall ensure that new developments in the rural areas of Monterey County do not violate the rural level of service standards for water, wastewater, roads, emergency services and other public services and infrastructure that are specified in Table I-1.

Roads shall be constructed and maintained in accordance with rural design standards. The improvement of roads, or the construction of new roads, shall not result in any increase to the intensity of development permitted within Rural Lands.

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New development shall neither increase the infrastructure and public service cost for existing residents and businesses, nor reduce their level of service below existing levels, as specified in Table I-1. Infrastructure and public services, as specified for Rural Lands, must be fully funded and constructed prior to or concurrent with new development.

Land Use – Goal #6

PROMOTE THE LONG-TERM CONSERVATION OF PRODUCTIVE AND POTENTIALLY PRODUCTIVE AGRICULTURAL LANDS.

Land Use – Policy #24

Clustering on Agricultural Lands and Qualified Rural Lands – Residential cluster subdivisions may be developed in areas designated Agricultural Lands and on Qualified Rural Lands where the clustered subdivision will result in new residential units being located immediately adjacent to a city that is capable of providing adequate services and where development: will not increase the number of existing legal parcels; where clustered development would achieve greater permanent protection of significant agricultural resources; and where clustered development will not result in land use conflicts with agricultural uses, or overtax the County's ability to provide adequate infrastructure and services. Clustered subdivisions in areas designated Agricultural Lands or Qualified Rural Lands shall not be developed on prime farmland, in Significant Ecological Areas, or on slopes over 25%.

Land Use – Policy #25

Permitted Uses on Agricultural Lands – Permitted uses on lands designated Agricultural Lands shall not require a discretionary permit from Monterey County, and shall include all routine and ongoing agricultural operations, and one single family residence per legal lot of record. Such uses must still meet the requirements of the California Environmental Quality Act and may require federal and state permits when applicable. In addition, the following uses shall be permitted on Agricultural Lands:

- Barns and similar structures used for the shelter of farm animals or storage of farm equipment, seed, feed, fertilizer, chemicals and other products used for agricultural purposes, provided that they are not larger than 10,000 square feet in area.
- Structures used for processing, packing, cold storage, loading, unloading and transportation of agricultural products, and for repair of farm equipment, provided that they are not larger than 10,000 square feet in area.

Land Use

- Produce stands or other structures designed primarily for the sale of agricultural products directly to the public when the structure is not more than 3,000 square feet in size, and when it is used for the sale of agricultural products grown within the tri-county area of Monterey, San Benito and Santa Cruz Counties.
- Machine shops and similar structures used primarily for fabrication, modification or repair of farm equipment used on-site, provided that they are not more than 2,500 square feet.
- Existing industrial uses, including mineral (oil, gas, rock, sand and gravel) extraction that existed on the date this General Plan was adopted may continue as non-conforming uses in Rural Lands, until such time as the use is discontinued for a period of one year.
- Existing commercial uses that existed on the date this General Plan was adopted may continue in their present use or, if discontinued, another commercial use of the same nature may be allowed upon being granted a use permit unless further limited by policies in the Area Plans.

Land Use – Policy #26

Conditional Uses on Agricultural Lands – Uses that may be allowed on Agricultural Lands when a use permit is obtained include:

- Barns and similar structures used for the shelter of farm animals or storage of farm equipment, seed, feed, fertilizer, chemicals and other products used for agricultural purposes larger than 10,000 square feet in area.
- Structures used for processing, packing, cold storage, loading, unloading and transportation of agricultural products, and for repair of farm equipment, larger than 10,000 square feet in area.
- Greenhouses, mushroom growing facilities and similar agricultural structures that serve agricultural purposes that do not depend on the soil on which they are built.
- Structures designed primarily for the sale of agricultural products directly to the public larger than 3,000 square feet in size.

Land Use

- Wells and water systems serving multiple service connections.
- The construction of water retention and related pumping facilities.
- Machine shops and similar structures used primarily for fabrication, modification or repair of farm equipment used on-site larger than 2,500 square feet.
- Wineries under certain conditions. Prior to the adoption of a Winery Corridor Specific Plan, not more than five new wineries or winery-related facilities may be approved countywide. Each such facility may be approved only if:
 1. The winery or winery-related facility is located on an existing legal lot of record; and
 2. The winery or winery-related facility is limited to a maximum size of 10,000 square feet, including bottling, crushing facilities, laboratory and office space, tasting room and storage, and a small outdoor picnic area; and
 3. The approved winery or winery-related facility will accomplish at least one of the following four activities on site: crushing, fermentation, bulk aging/storage, or bottling; and.
 4. The winery or winery-related use is on a Winery Corridor (e.g. Central/Arroyo Seco/River Road; Metz Road or Jolon Road).
- A second and third unit consistent with Housing Policy #10.
- Farm worker housing consistent with Housing Policy #23.
- Low intensity recreational uses including farm stay and dude ranches operated out of existing structures, and low intensity temporary campgrounds.
- Bed and breakfast uses provided that the Bed and Breakfast facilities are located in an existing structure, or on an unimproved existing legal lot of record.
- New facilities consist of not more than 10 rooms and the entire facility is 5,000 square feet in size, or less.
- New facilities are designed to blend with the environment.
- All impacts generated by guests and employees are mitigated to less than significant.
- Operation of the facilities is compatible with continued agricultural use of the property on which they are located.

Land Use

Land Use – Goal #7

ENCOURAGE PROPER PLANNING OF PUBLIC LANDS SO THAT THE USE OF PUBLIC LANDS PROTECTS THE ENVIRONMENT AND IS CONSISTENT WITH EXISTING AND PLANNED USES ON ADJACENT PRIVATELY OWNED LANDS.

Land Use – Policy #27

Preservation of Public Lands – The County shall preserve Public Lands for open space, recreation, crop and tree farming, grazing, timber harvest, institutional and other public uses.

Land Use – Policy #28

Public Land Uses – Permitted uses on lands designated public lands shall include open space uses, nature preserves and reserves, military uses not subject to County control, and routine and ongoing agricultural uses. Such permitted uses may still require environmental review and federal and state permits when applicable. Existing public uses shall be permitted to continue, including schools, libraries, emergency services, and administrative and community uses such as CALTRANS maintenance stations, local fire suppression facilities, and the Pacific Valley School, or, if discontinued, another use of the same nature may be allowed upon being granted a use permit unless further limited by policies in the Area Plans.

Land Use – Policy #29

Conditional Uses on Public Lands – Conditional uses requiring a use permit on lands designated public lands shall include recreational uses, including hike-in, environmental and rustic campsites, hostels and cabins, timber harvest, and mineral extraction, except where further limited by Area Plans.

Land Use – Policy #30

Cooperative Planning – The County shall coordinate its planning activities with and request to be included in the planning efforts of other public agencies with landholdings in Monterey County.

Land Use – Policy #31

Distribution of The General Plan – The County shall distribute copies of its General Plan to each public agency with landholdings in the County, and request that planned

Land Use

public land use by such public agencies be compatible with public and private uses on adjacent lands.

Land Use – Policy #32

Joint Planning Efforts – The planning of adjacent public and private lands should be undertaken as a joint effort between all agencies involved.

Land Use – Goal #8

PRIORITIZE THE USE OF LAND WITHIN THE COASTAL ZONE, WITH THE HIGHEST PRIORITY PLACED UPON COASTAL-DEPENDENT USES ALONG THE SHORELINE THAT ARE DESIGNED TO PRESERVE AND PROTECT COASTAL RESOURCES.

Land Use – Policy #33

Priority of Coastal-Dependent Uses – Coastal-dependent developments shall have priority over other developments on or near the shoreline. Coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

Land Use – Policy #34

Land Use Priorities Where Public Services Are Limited - Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal-dependent land uses, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

Land Use – Policy #35

New Road Access - New roads will be considered only where it has been demonstrated that the use of existing roads or driveways is not possible or that rights-of-way for use of a common road are demonstrated to be unobtainable. New private roads shall accommodate emergency vehicles, incorporate appropriate erosion control, minimize removal of native trees, and not involve massive grading or construction of protective devices that would substantially alter natural landforms, nor harm any environmentally sensitive habitats.

Land Use – Goal #9

Land Use

PRESERVE THE UNIQUE AND DIVERSE CHARACTER OF MONTEREY COUNTY BY REQUIRING THAT NEW DEVELOPMENT IN THE DIFFERENT LAND USE AREAS OF THE COUNTY BE CONSISTENT WITH THE VISION STATEMENT AND SPECIAL POLICIES CONTAINED IN THE VARIOUS AREA PLANS.

Land Use – Policy #36

Special Policies For Individual Planning Areas – No new development shall be approved unless the Board of Supervisors or other body with final decision making authority makes a finding, based on substantial evidence in the record, that the development is consistent with the special policies and vision statement contained in this General Plan for the Land Use Planning Area in which the proposed development is located.

Land Use – Policy #37

Where an existing vesting tentative map, development agreement, or other similar legal commitment made by Monterey County prior to the date that this General Plan was adopted imposes use restrictions which are more restrictive than the policies contained in this General Plan, those more restrictive policies will apply.

Housing Element Summary

Introduction

This Chapter of the General Plan is entitled “Housing Element Summary.”, It is an abbreviated version of the Full Housing Element Technical Document 2002-2008. The Full Housing Element was adopted by the Monterey County Board of Supervisors on November 4, 2003, and has subsequently been certified by the State Department of Housing and Community Development.

This Housing Element Summary amends certain Housing Element strategies in the Housing Program Strategy section of the Full Housing Element, to strengthen the Element with respect to maximizing the amount of affordable housing built in Monterey County. For instance, the policies contained in this Housing Element Summary increase the amount of inclusionary housing required in new housing developments. The technical sections of the Full Housing Element, including the Needs Assessment, Projected Housing Needs, Housing Constraints, Resource Inventory, Affordable Housing Opportunities, Review of the 1992 Housing Element, Energy Conservation Opportunities, and Appendices do not change, and are incorporated here by reference.

This Housing Element Summary has been submitted to the State Department of Housing and Community Development for their preliminary review. Following adoption of the Community General Plan, including this Housing Element Summary, program and text amendments necessary to reflect the changes made must be submitted by the County to the State Department of Housing and Community Development for certification. While the Full Housing Element Technical Document will need to be updated every five years under state law, it is anticipated that the housing goals and policies will not change significantly over the 20-year horizon of this General Plan.

As with all other Elements of this Community General Plan, the policies included in this Housing Element are based on the Twelve Guiding Objectives, and particularly on Guiding Objective #4:

Guiding Objective #4

Strongly encourage new commercial, industrial, and residential development to provide actual, new, permanently affordable living quarters, including housing for people with low, very low, and moderate incomes who live and/or are employed in Monterey County. Promote density, creative and innovative design concepts, and employer-produced housing which will increase affordable housing opportunities convenient to the workplace. Promote a healthy job and housing balance in all areas.

The policies in this Housing Element Summary, along with the rest of this Community General Plan, will achieve this most important community goal.

Housing Element Summary

Housing – Goal #1

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO CONFRONT THE COUNTY’S AFFORDABLE HOUSING CRISIS BY ADOPTING AND IMPLEMENTING AN INTEGRATED SET OF HOUSING POLICIES THAT WILL MAXIMIZE THE AMOUNT OF AFFORDABLE HOUSING PRODUCED, AND THAT WILL ALSO REQUIRE NEW HOUSING, INDUSTRIAL, AND COMMERCIAL DEVELOPMENTS TO HELP PROVIDE INCREASED HOUSING OPPORTUNITIES FOR PERSONS WHO LIVE AND WORK IN MONTEREY COUNTY, AND PARTICULARLY FOR THOSE PERSONS WITH VERY LOW, LOW, OR MODERATE INCOMES

Housing – Policy #1

Commitment To Affordable Housing – The lack of adequate affordable housing in Monterey County has caused, and will continue to cause serious economic, public safety, social, and environmental problems. These problems constitute a community crisis, and without the policies established within this General Plan, new commercial, industrial, and residential developments will make these problems worse. The public health, safety, and welfare require that new developments within Monterey County help provide increased housing opportunities for persons who live and work in Monterey County, and particularly for those persons with very low, low, or moderate incomes.

Housing – Policy #2

Inclusionary Housing Program - The County shall adopt and implement an Inclusionary Housing Program, which will require that at least 25% of the units in any new housing project (or 25% of the new lots in any new residential subdivision) will be affordable to very low, low and moderate income households in perpetuity. The Inclusionary Housing Program shall require all new housing projects of four units or more, and all residential subdivisions of four or more new parcels, to provide affordable units or lots as part of the project. New housing projects of fewer than four units, or residential subdivisions that create fewer than four new parcels, shall be required to pay an in-lieu fee, which shall be in an amount sufficient to pay for one-fourth of the cost of creating a new housing unit, including the cost of land and construction, in the Planning Area in which the new housing unit or residential subdivision is located. This 25% Inclusionary requirement will be achieved as follows:

Housing Element Summary

- **Very Low Income Category – 5% [Usually Rental Units]**
- **Low Income Category –5% [For Sale or Rental Units]**
- **Moderate Income Category – 15% [For Sale Units]**

Housing – Policy #3

Increased Inclusionary Requirements in Special Cases – For housing developments on lands owned by Monterey County, including lands on the former Fort Ord, or on any land in the unincorporated area whose General Plan designation is changed from Agriculture or Rural Lands to a designation allowing for an urban level of development, at least 40% of the new housing units constructed shall be affordable to very low, low and moderate-income households. This 40% Inclusionary requirement will be achieved as follows:

- **Very Low Income Category – 8% [Usually Rental Units]**
- **Low Income Category –12% [For Sale or Rental Units]**
- **Moderate Income Category – 20% [For Sale Units]**

Housing – Policy #4

Affordable Housing Defined – “Affordable housing” means those residential projects, for rent or sale, which are intended for and permanently restricted to households of very low, low, and moderate income, which meet the following qualifications:

- 1) A rental project for very low income households (income up to 50% of Housing and Urban Development (HUD) median household income for Monterey County) where the unit has a monthly contract rent less than or equal to 30% of 50% of the HUD median household income adjusted for household size; or
- 2) A rental project for low income households (income between 50% and 80% of Housing and Urban Development (HUD) median household income for Monterey County) where the unit has a monthly contract rent less than or equal to 30% of 70% of the HUD median household income adjusted for household size; or
- 3) A project for sale to low income households (income between 50% and 80% of Housing and Urban Development (HUD) median household income for Monterey County) where the units are for sale to households with incomes not more than 80% of the HUD median income for Monterey County. The average price of the unit will be based on the affordability of such a unit to a four person household earning 70% of the Monterey County median income as defined by HUD; or

Housing Element Summary

- 4) A project for sale to moderate income households (income between 80% and 120% of Housing and Urban Development (HUD) median household income for Monterey County) where the units are for sale to households with incomes not more than 120% of the HUD median income for Monterey County. The average price of the unit will be based on the affordability of such a unit to a four person household earning 100% of the Monterey County median income as defined by HUD; or
- 5) Any combination of the above.

Housing – Policy #5

Equity Sharing – In order to allow very low, low, and moderate income families to achieve the greatest possible benefit from the economic advantages of homeownership, any increased equity in a for-sale affordable housing unit produced as part of the County’s Inclusionary Housing Program shall be shared, upon the resale of the unit, with the very low, low, or moderate income homeowner selling the unit, so long as the unit remains permanently affordable in the same category in which it was originally sold (e.g. sale at the very low, low or moderate income level).

Housing – Policy #6

Density Bonus Ordinance – State density bonus provisions shall be applied to housing projects that meet at least one of the following:

- a. 10% of the units affordable to very low-income households.
- b. 20% of the units affordable to low-income households.
- c. 20% of the units in a condominium project and affordable to moderate-income households.
- d. 50% of the units for special need groups (as defined in Section 51.3 of the State Civil Code).

Other developer incentives shall be offered to encourage housing projects that meet these provisions, such as, modified development standards, permit fast-tracking, and fee reductions or waivers.

Housing – Policy #7

Federal and State Housing Grant Programs – The County shall administer housing programs to assist those living and/or working within the unincorporated area and shall apply for State, Federal and private grants in order to maximize the development of affordable housing.

Housing – Policy #8

Housing Element Summary

Funding Assistance – The County shall leverage funding available through the Inclusionary Housing Program in-lieu fees, program income and the Redevelopment Housing set-aside funds, as well as other private and public programs to obtain additional loans, grants, and private financing to develop the maximum amount of affordable housing feasible.

Housing – Policy #9

Assistance to Achieve Affordability and Diversity – The County shall provide technical assistance and/or provide support services to agencies and organizations that are involved in the development and construction of housing. Further, the County shall encourage other agencies to provide increased assistance to help Monterey County residents enter the rental and homeownership markets.

Housing – Policy #10

Secondary Units – In addition to a primary residence on a parcel, the County shall allow secondary dwellings as provided below, in order to provide additional housing opportunities:

- a. In Community Areas, secondary units shall be called Accessory Dwelling Units (ADUs). The Redevelopment and Community Area Plans will define standards for such units, including compliance with all of the requirements for State legislation regarding Second Units (AB 1866). The feasibility of including affordability restrictions on new ADUs shall be evaluated during the preparation of the Redevelopment and Community Area Plan process.
- b. In Agricultural Lands and on Qualified Rural Lands, a second and/or a third unit may be allowed as a conditional use on an existing legal lot of record, provided that all of the following findings are made: 1) the unit is clearly accessory to the agricultural uses and incidental and secondary to the agricultural uses on site; 2) the unit is located on the same parcel as the primary residence; 3) the unit is located so as to minimize interference with agricultural operations and conversion of the most productive agricultural lands on the property; 4) the unit is located to minimize impacts on the viewshed; 5) the units complies with all health and safety codes to ensure protection for farmworkers; 6) a deed restriction has been recorded stating that the second or third unit shall remain accessory to the agricultural use on site; and 7) all essential services can be provided to support the second unit without resulting in a significant environmental impact. Such second and third units shall not be separated from the parcel on which they have been constructed by a land division, and shall not be used for other than agricultural support purposes.

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- c. In Rural Lands that are not Qualified Rural Lands, and that have a minimum parcel size of 2_ acres, and on an existing legal lot of record between 2_ and 160 acres in size, a single secondary unit consisting of a guesthouse, a caretaker unit, or a senior citizen unit may be allowed as a conditional use, providing that all the following findings are made: 1) the unit is on the same parcel as the primary residence; 2) the unit meets all requirements for the type of second unit proposed; 3) all essential services can be provided to support the second unit without resulting in a significant environmental impact, including, but not limited to wastewater, water and parking; 4) the unit is sized and sited so as not to result in a significant visual impact; 5) the unit is clearly subordinate to the primary residence; and 6) there is no existing secondary unit on the parcel. Such secondary units shall not be separated from the parcel on which they have been constructed by a land division. Secondary units already existing on the date that this General Plan policy is adopted, even if in excess of the number permitted under this policy, are hereby determined to be conforming.

Housing – Policy #11

“Mixed Use” Developments To Increase Housing Opportunities – New commercial and professional office developments shall incorporate residential housing opportunities on site in a mixed use complex wherever feasible. Existing commercial and professional office developments shall be encouraged to redevelop and reconfigure uses to incorporate new residential housing opportunities. Notwithstanding this policy, the approving authority may make a finding, with respect to any specific proposed new commercial or professional office development, that it would be infeasible or inappropriate to require on site residential housing, because of the unsuitability of the area or the development for residential use; in that case, the approving authority may require equivalent residential housing to be constructed at an offsite location, or may impose an appropriate in-lieu fee.

Housing – Policy #12

New Jobs And New Housing Go Together – When newly constructed professional office, industrial, or commercial facilities creates 50 or more new jobs, the employers utilizing these new facilities shall be required to help provide, directly or indirectly, new, permanently affordable living quarters, sufficient to help meet the housing demand generated by the new jobs.

Housing – Policy #13

First Right To Rent or Purchase – Monterey County shall establish, maintain, and either directly administer or cause to be administered a list of persons who live in or who work in Monterey County, and who may wish to rent or purchase new housing

Housing Element Summary

to be constructed in the County. The County shall give written notice to persons on this list who may be eligible for such housing whenever a new housing development of five or more units is proposed, and is set for public hearing.

When residential housing developments are approved within Monterey County, it shall be a condition of approval that the new residential units constructed shall first be offered for rental or sale to individuals who currently live in or work in Monterey County, and who have indicated their interest in renting or purchasing new housing constructed in the community by having their names placed upon the list maintained by the County for that purpose.

Housing – Goal #2

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO INCREASE THE SUPPLY OF HIGH-QUALITY HOUSING IN COMMUNITY AREAS, IN CLOSE PROXIMITY TO JOB LOCATIONS, AND WHERE SUCH HOUSING CAN BEST BE SERVED WITH REGIONAL INFRASTRUCTURE

Housing – Policy #14

New Housing Directed to Community Areas – All new urban development in the unincorporated portions of Monterey County shall be directed to the Community Areas of Pajaro, Castroville, Boronda, Chualar and Fort Ord.

Housing – Policy #15

Intensification of Developed Areas – The Community Areas of Pajaro, Boronda, Castroville, Chualar and Fort Ord shall be developed to their capacity through redevelopment and the conversion of low density and low intensity areas to higher residential densities, mixed-use areas or high quality employment centers providing jobs for the Community Area. The intensification of these existing Community Areas, and the provision of necessary supporting infrastructure, will be accomplished in connection with the adoption of Redevelopment and Community Area Plans for each area.

Housing – Policy #16

Rehabilitation Assistance within Unincorporated Areas – Whenever possible, existing housing stock shall be preserved through rehabilitation, with special emphasis on existing affordable housing stock and historic structures. The County shall prioritize housing rehabilitation efforts in Community Areas where housing stock is most in need of rehabilitation, and shall assist very low and low-income

Housing Element Summary

homeowners and owners of rental property that provide affordable housing in maintaining and repairing their housing units.

Housing – Policy #17

Replacement Housing – The County shall identify severely deteriorated housing units throughout the County, and shall identify methods to encourage construction of new units while addressing the needs of displaced residents.

Housing – Policy #18

Neighborhood Compatibility and Historic Character – Within the unincorporated Community Areas, the County shall work with the existing property owners, residents and businesses to develop Redevelopment Plans that integrate new housing into the style of existing neighborhoods.

Housing – Policy #19

Energy Efficiency and Building Standards – The County shall promote energy efficiency through the use of energy conservation measures and Green Building Standards in all new and existing housing units.

Housing – Policy #20

Major Employment Center Job-Based Housing Demand – The County will make all reasonable efforts to achieve balanced housing production, based upon the housing required by the workforce in each region of the County. Residential areas will be designated in Community Areas that will accommodate the housing units required for jobs located within each of the Greater Monterey, Greater Salinas, and Central Salinas Valley areas.

Housing – Policy #21

Housing Phased with Infrastructure and Jobs – The provision of all essential public services and facilities shall be prior to or concurrent with the development of new housing.

Housing – Policy #22

Development To Be Directed to Community Areas - Except for residential development on existing legal lots of record, residential growth in the unincorporated portions of Monterey County shall be located within designated Community Areas. Redevelopment and Community Area Plans shall be completed for the areas of Pajaro, Castroville, Boronda, Chualar and Fort Ord, and shall emphasize the construction of residential housing, particularly housing affordable to those persons with very low, low, or moderate incomes.

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Housing – Policy #23

Community Plans to Improve Existing Residential Areas – Redevelopment and Community Plans shall consider the needs of the whole community, including existing housing areas and the economic condition of residents within the community. Plans must address existing housing substandard conditions, infrastructure deficiencies, rehabilitation needs, and the reuse of underutilized parcels.

Housing – Policy #24

New Housing Within Community Areas – Within Community Areas, housing locations and the type of housing must be mixed so as to achieve balanced socio-economic communities. New housing units within existing Community Areas must approximate a character and style consistent with existing residential areas and achieve a mixture of unit price levels and diversity of housing units.

Housing – Policy #25

Community Area Development Standards – Development within Community Areas shall permit medium to high residential density housing, mixed-use development, accessory dwelling units and other innovative housing types, pursuant to the design criteria for Community Areas. In these Community Areas, the County shall evaluate and, where appropriate, modify the existing parking requirements, building setback and height limitations, mix of commercial and residential space, and minimum and maximum density standards so as to promote the development of affordable housing.

Housing – Policy #26

Design Housing To Meet Community Needs – Every new residential development of thirty or more units, when constructed at either Medium or High Density, shall incorporate all of the following design features:

- On site recreational facilities, appropriately sized to serve the needs of the residents of the development.
- Except for developments exclusively designed for residents who will be fifty-five years of age or older, on site childcare facilities, or the provision within the development of one or more units specifically designed to accommodate family day care, including necessary outdoor space, and appropriately sized to serve the needs of the residents of the development.
- Indoor common space, including simple kitchen and restroom facilities, to accommodate educational, social service, and similar programs, and appropriately sized to serve the needs of the residents of the development.

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Housing – Policy #27

Public Participation – Redevelopment and Community Area Plans shall be developed utilizing a public outreach process that provides significant opportunities for community review and participation throughout the planning, drafting and implementation phases. Where necessary to include the entirety of the community, Spanish translation at outreach meetings and written materials in Spanish shall be provided.

Housing – Policy #28

Promotion of Development in Community Areas – The County shall promote the development of Community Areas that have been identified as suitable for residential development. This shall include assisting developers with preparation of designs that integrate housing into existing neighborhoods, providing examples of housing prototypes and sponsoring housing fairs.

Housing – Policy #29

Monitoring of Community Area Plans – Community Area and associated Redevelopment Plans shall be monitored to insure that design criteria are complied with and that affordable unit counts are achieved. Inventories of vacant land within the unincorporated communities will be updated in connection with the five year annual review of the General Plan, and may be updated more frequently. The periodic review of Community Area Plans required by this policy will assess the need for additional areas for residential development.

Housing – Policy #30

Housing Affordability and Diversity – The County shall strongly encourage housing opportunities in designated Community Areas that will provide for a diversification of housing stock for all income levels, and for the development of housing that meets the special needs of Monterey County households including, housing for senior and disabled households, homeless and farm workers. Community Area Plans must encourage a range of housing types, prices and sizes to meet the varied needs of Monterey County households.

Housing – Policy #31

Diversification of Affordability within Community Areas – New housing units shall incorporate density standards and housing prototypes that will insure that each area has a mixture of housing prices consistent with Land Use policies.

<h2>Housing – Goal #3</h2>

Housing Element Summary

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO INSURE THAT THE HOUSING NEEDS OF FARM WORKERS AND HOMELESS PERSONS ARE ADDRESSED.

Housing – Policy #32

Homeless – The County recognizes the housing needs of those who are unable to participate in market housing, and shall make funding and technical assistance available to support the efforts of local non-profit agencies that provide direct housing assistance to homeless households, including programs such as Emergency Shelters, Eviction Prevention, Rental Assistance, Transitional Housing, Group Homes, and Permanent Affordable Housing.

Housing – Policy #33

Farmworker Housing – The County shall permit farm worker housing as specified in state law, and unless state law provides otherwise, farm worker housing may be allowed on Agricultural Lands and Qualified Rural Lands, on an existing legal lot of record, as a conditional use if the following findings are made: 1) the housing will support agricultural uses on-site; 2) the housing is located to minimize interference with agricultural use of the property and the conversion of commercially productive agricultural lands; 3) the housing is located to minimize impacts on the viewshed and is not in an SEA; 4) the housing complies with all health and safety codes to ensure protection for farmworkers; 5) the housing is permanently restricted to farm worker housing; 6) a deed restriction has been recorded stating that the units shall remain accessory to the agricultural use on site; and 7) all essential services can be provided to support the housing without resulting in a significant unavoidable environmental impact. Such housing units shall not be separated from the parcel on which they have been constructed by a land division, and shall not be used for other than agricultural support purposes.

In addition, the redevelopment, reconstruction, and expansion of existing farm worker housing and farm labor camps within the existing development footprint may be allowed as a conditional use where the following findings are made: 1) no additional farmland will be converted from agricultural use; 2) all essential services can be provided without resulting in a significant unavoidable environmental impact; 3) the housing complies with all health and safety codes to ensure protection of farmworkers; and 4) the housing is permanently restricted to farm worker housing.

Housing – Goal #4

Housing Element Summary

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO SUPPORT THE DEVELOPMENT OF HOUSING AFFORDABLE TO THE GENERAL WORKFORCE OF MONTEREY COUNTY, AND TO ENCOURAGE EMPLOYERS AND OTHER ORGANIZATIONS TO ASSIST WITH THE PRODUCTION OF HOUSING UNITS FOR THEIR EMPLOYEES.

Housing – Policy #34

Workforce Housing – The County shall encourage the development of housing that is affordable to workforce households; that is, households employed in the labor market who can not afford market rate housing.

Housing – Policy #35

Housing Trust Fund – The County shall work with other jurisdictions to implement a Housing Trust Fund to assist in the development of workforce housing.

Housing – Policy #36

Employer Assistance – Within Community Areas the County shall seek assistance from employers and housing partners in order to encourage the production of housing units on employer owned sites or areas adjacent to such sites. The County also shall coordinate transportation alternatives (e.g. van pools) from housing to job sites.

Housing – Policy #37

Workforce Housing Program – The County shall develop a Developer Housing Incentives Program with incentives for developers who provide 25% affordable units through the Inclusionary Program and 20% additional units for workforce and moderate-income households. Examples of incentives are:

- Fee reductions or waivers
- Expedited processing times
- Modified developer standards
- Density bonuses
- Staff assistance in permit processing
- Financial Assistance

Housing – Goal #5

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO ACHIEVE COUNTY REGIONAL HOUSING TARGETS, TO PROMOTE REGIONAL ALLOCATIONS THAT ENCOURAGE DEVELOPMENT OF HOUSING COMMENSURATE WITH WAGE LEVELS, AND TO STRIVE TO

Housing Element Summary

ACHIEVE A JOBS/HOUSING BALANCE IN THE MAJOR EMPLOYMENT CENTERS OF MONTEREY COUNTY, AND TO DIRECT NEW HOUSING AND INCREASE HOUSING SUPPLY WITHIN CITIES AND THEIR SPHERES OF INFLUENCE.

Housing – Policy #38

Regional Allocation – The County shall ensure that there is sufficient developable land at appropriate densities with adequate infrastructure to accommodate 2,511 new units within the unincorporated portion of Monterey County during the period from 2002 – 2008, and to meet state requirements to provide housing units for very low, low, and moderate income persons.

Housing – Policy #39

On-going Tracking of Production – The County shall monitor the production of housing units to assure the effectiveness of plans in providing affordable housing opportunities for all segments of the County’s current and projected population.

Housing – Policy #40

Housing in Cities – The County shall work with the cities to develop growth strategies that provide incentives for the development of a range of housing types for all segments of the population in the cities.

Housing – Policy #41

Future Allocations – The County shall encourage future regional fair share allocation processes to encourage the efficiencies produced by directing new housing into existing cities.

Housing – Policy #42

Credit for Fair Share – The County will work with the cities and the Department of Housing and Community Development in order to fairly credit to the cities and the County with any new housing development in the Spheres of Influence developed as a result of annexation by the cities.

Housing – Goal #6

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO ENSURE THAT ALL HOUSEHOLDS HAVE EQUAL ACCESS TO HOUSING WITHOUT DISCRIMINATION.

Housing Element Summary

Housing – Policy #43

Fair Housing and Equal Opportunity – The County will promote and enforce fair housing and equal opportunity laws throughout the County.

Housing – Goal #7

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO ESTABLISH A “HOUSING UNIT ALLOCATION SYSTEM” TO ENCOURAGE THE PRODUCTION OF AFFORDABLE HOUSING IN COMMUNITY AREAS.

Housing – Policy #44

Housing Unit Allocation System – Beginning in January 2006, Monterey County shall establish an annual “housing unit allocation” for the unincorporated portions of Monterey County, based on new jobs created in the unincorporated portions of Monterey County during the previous year, and taking account of the housing needs of retirees, students, the unemployed, and persons with special housing needs. This housing unit allocation shall be based on AMBAG job data. Each year, the housing unit allocation shall allocate the number of new housing units necessary to provide housing for the workers in new jobs created in the unincorporated portions of Monterey County during the previous year, taking account of the housing needs of retirees, students, the unemployed, and persons with special housing needs, and shall not exceed that number. The housing unit allocation shall be divided into segments specifically designated for very low income, low income, moderate income, workforce, and market rate housing, according to the income level of the jobs created in the unincorporated portions of Monterey County during the previous year.

Any person wishing to build one or more residential housing units in the unincorporated portions of Monterey County shall be required to obtain a housing unit allocation for each such unit, prior to obtaining a building permit. Housing unit allocations shall be made available for residential housing units created in the very low, low, and moderate income segments only for housing units restricted to remain available to persons in that income category upon each subsequent sale and resale of the unit. The County may make the annual housing unit allocation available on a “first come first served” basis, or on the basis of a competitive system established by the Board of Supervisors. Any unused housing allocation, in any segment, may be carried forward from year to year.

To promote the construction of housing affordable to current residents and workers of Monterey County, projects that meet the following requirements (“exempt projects”) will not be required to obtain a housing unit allocation, prior to obtaining a

Housing Element Summary

building permit. However, all housing units constructed within exempt projects for persons in the very low, low, median, and moderate income levels shall be restricted to remain available to persons in the same income category upon each subsequent sale and resale of the unit, subject to the provisions of Housing Policy #5 on “Equity Sharing.” The following projects are “exempt projects”:

1. Single family homes on legal lots of record.
2. Farm worker housing projects constructed consistent with state law, and specifically including any redevelopment, renovation, and improvement of existing Farm Labor camps, as long as such redevelopment, renovation, and improvement remains within the physical boundaries of the existing site.
3. Projects under ten acres in size which provide a minimum of 10% very low, 20% at median (not more than 100% AMI), 20% moderate (100-120% AMI) and no more than 20% Workforce I and 10% Workforce II housing, and in which the remaining 20% of units are either moderate or below moderate.
4. Projects over ten (10) acres in size which provide a mix of rental and for-sale housing, and which provide a minimum of 20% very low, 10% low (defined as not more than 60% AMI), 15% median (not more than 100% AMI), 15% moderate, and 40% Workforce housing, with not more than 25% of the total units in Workforce II housing.

All exempt projects except single family homes on legal lots of record and farm worker housing projects constructed consistent with state law must also:

- Be located within a Community Area identified in the General Plan.
- Provide one or more of the following amenities, open to public use: public open space or recreation space, a community center, a community garden, day care facilities, after school centers, or a senior center.
- Provide adequate public services and facilities to serve the project including availability of public water and sewer.
- Be of demonstrably high quality design.

Housing – Policy #45

Redevelopment and Community Area Plan Requirements – Redevelopment Plans shall be completed for Pajaro, Castroville, Boronda, Chualar and Fort Ord prior to the construction of any non-exempt housing development in those Community Areas. Exempt projects may be approved in these areas prior to completion of

Housing Element Summary

Redevelopment and Community Area Plans. Redevelopment and Community Area Plans shall comply with the policies contained in this General Plan.

Introduction

Agriculture is a mainstay of the Monterey County economy. It is also the predominant use of land, defining the fundamental character of the landscape. So long as agriculture prospers, the community at large will benefit from the jobs and wealth it creates and the outstanding beauty of the rural landscape.

The prosperity of Monterey County agriculture depends on several fundamentals: adequate land and water resources, an accessible labor supply, and freedom to adapt and innovate. The General Plan can and should help guarantee each of these while accommodating anticipated population growth and safeguarding the environment.

A separate Agriculture Element of the General Plan is needed to highlight the importance of agriculture to the County.

Three of the Twelve Guiding Objectives of this General Plan are particularly applicable to, and should be served by, the Agriculture Element:

Guiding Objective #3

Preserve a distinction between urban and rural areas. Channel new growth to areas already committed to an urban level of development (e.g., cities, areas directly adjacent to cities, and densely developed unincorporated communities). Preserve rural industries (e.g., farming, livestock grazing, mining), natural resource protection, and open space recreation uses.

Guiding Objective #6

Promote, preserve and support agriculture and the industries that serve it. Promote industries that preserve and promote environmental quality, or serve the local needs of our communities.

Guiding Objective #7

Minimize development of commercially viable agricultural land. Ensure that recognized needs for growth are met by infill and contiguous, compact development.

Taken together, and interpreted in light of agriculture's fundamental needs, these Guiding Objectives necessitate that the General Plan incorporate two core policies:

- Limit residential development in intensively farmed areas primarily to housing for farm and ranch families and agricultural workers; and
- Allow routine agricultural practices and structures used for agricultural production and processing without restriction, except for compliance with county health laws and federal and state environmental laws, and except where sensitive environmental resources would not be adequately protected.

Agriculture

It is important to note that these policies are complementary and reinforce each other. Minimal regulation of agricultural practices is advisable only to the extent that fragmentation of the agricultural landscape by residential development is avoided. This is particularly applicable to intensively farmed Agricultural Land, where the potential for conflict, injury and liability is especially significant. The County's right-to-farm ordinance is intended to insulate agriculture from liability, but the only guarantee of the ability to farm without injuring residential neighbors is to minimize rural residences themselves.

In addition, the Guiding Objectives suggest that the County should do more than simply regulate rural land use and avoid over-regulation of farming and ranching practices. There are many affirmative measures the county can and should take to help maintain the competitiveness and economic viability of agriculture. Some of the most important are reflected in the following, additional policy objectives:

- Cooperate with private agricultural interests in identifying and developing future opportunities for reducing production costs, expanding markets and increasing competitiveness.
- Facilitate the purchase of conservation easements and the transfer of development credits to enable more agricultural landowners to capitalize on the equity in their property without creating conflicts with residential uses that could jeopardize commercial agriculture.
- Support efforts to obtain federal and state funding and technical assistance for agricultural pollution control, implementation of best management practices, and construction of farm worker housing.

Together with the other Elements of this General Plan, the Agriculture Element is intended to achieve all the foregoing policy objectives in an integrated manner that supports the agriculture industry and individual property owners in the wise, sustainable use of Monterey County's precious and productive land and water resources.

Agriculture

LIMIT NEW RESIDENTIAL DEVELOPMENT IN INTENSIVELY FARMED AREAS TO HOUSING FOR FARM AND RANCH FAMILIES AND AGRICULTURAL WORKERS.

Agriculture – Policy #1

Subdivision and Residential Development - Agricultural Lands and Rural Lands (which are often used for agriculture) are defined and identified by Land Use Policy #3. Subdivision of Agricultural Lands and Rural Lands shall be permitted only in accordance with policies contained in the Land Use and Housing Elements. Except as otherwise provided in the Land Use and Housing Elements, only one single-family dwelling shall be permitted per legal lot of record, existing on the date that this General Plan is adopted, on Agricultural Lands and Qualified Rural Lands. Clustering of development on Agricultural Lands, Rural Lands, and Qualified Rural Lands shall be permitted only in accordance with Land Use Policies #17 and #24.

Agriculture – Policy #2

Accessory Agricultural Housing – On Agricultural Lands and Qualified Rural Lands a second and third unit may be allowed, consistent with Housing Policy #10.

Agriculture – Policy #3

Farm Worker Housing – Farm worker housing may be allowed on Agricultural Lands and Qualified Rural Lands, consistent with Housing Policy #33.

Agriculture – Policy #4

Agricultural Buffers - To provide an adequate buffer for ongoing agricultural activities, all dwellings and other structures used for human habitation shall be set back at least 200 feet from the property line of any adjacent parcel designated as Agricultural Land or on which commercial agricultural activities are being conducted. Notwithstanding this requirement, a setback of less than 200 feet may be permitted if one or more of the following special circumstances exist:

- Significant topographic differences exist between the agricultural and non-agricultural uses, that justify the reduction or elimination of the need for a 200-foot setback;
- Other physical or vegetative barriers exist between the agricultural and non-agricultural uses that justify the reduction or elimination of the need for a 200-foot setback;

Agriculture

- The imposition of a 200-foot setback would preclude any building on a parcel of record as of the date of the adoption of this General Plan.

Agriculture – Goal #2

ALLOW ROUTINE AGRICULTURAL PRACTICES AND STRUCTURES USED FOR AGRICULTURAL PRODUCTION AND PROCESSING WITHOUT RESTRICTION, EXCEPT FOR COMPLIANCE WITH COUNTY HEALTH LAWS AND FEDERAL AND STATE ENVIRONMENTAL LAWS, AND EXCEPT WHERE HIGHLY ERODIBLE SOILS AND SENSITIVE ENVIRONMENTAL RESOURCES WOULD NOT BE ADEQUATELY PROTECTED.

Agriculture – Policy #5

Routine and Ongoing Agricultural Activities - Except as otherwise specified in this Plan, routine and ongoing agricultural activities and operations shall be allowed on Agricultural Lands and Rural Lands without further permission from the County, unless they are new activities or operations that will be conducted in Significant Ecological Areas (SEAs). This does not eliminate the need to obtain any required federal and state permits for such activities. Routine and ongoing agricultural activities and operations include the following:

- Legally-permissible cultivation, tillage and irrigation of the soil for the purpose of producing harvestable crops, provided that it is done in accordance with Agriculture Policy #6 regarding steep slopes, and is consistent with any applicable Area Plan policies.
- Pasture management, and all other activities commonly related to dairy farming, including the raising of livestock.
- Rangeland management and all other activities commonly related to commercial cattle or sheep ranching, including the raising of livestock, or the raising of other animals for commercial purposes.
- Planting and raising of crops and the keeping of livestock.
- Preparation of agricultural products for market if no new structures are required for such preparation.
- Delivery of agricultural products for market, if no new structures are required for such delivery.
- Crop and orchard selection, rotation, and fallowing.

Agriculture

- Choice of or change in use of irrigation.
- Revegetation activities and the planting of windbreaks and cover crops.
- The conversion of Agricultural Lands or Rural Lands from one agricultural use to another, provided that this conversion is in accordance with Agriculture Policy #6 regarding steep slopes, and is consistent with any applicable Area Plan policies.
- The construction, repair, maintenance and operation of sediment basins and stock ponds, and activities related to the control of surface drainage and the reduction or elimination of erosion.
- The repair, maintenance and operation of existing water retention and related pumping facilities related to activities on this list.
- The maintenance of existing access roads, trails and parking facilities that support activities on this list.
- The construction and maintenance of fencing, corrals, and animal handling facilities when directly related to commercial agricultural or ranching activities.
- The repair of sheds, storage facilities and other outbuildings essential to ongoing and on-site farm or ranch operations, provided that such structures are not enlarged in size beyond 250 square feet of their size as of the date of adoption of this General Plan.
- Public or private hunting of wildlife, fishing, wildlife viewing, and eco-tourism not involving structures.
- Rooming and boarding of farm workers who work on the farm or ranch in existing structures.
- Growing, cutting or removing Christmas trees and other ornamental plants.
- The keeping of domestic pets.
- Any other agricultural activity, not listed here and not otherwise prohibited or limited by this Plan, when the routine and ongoing nature of such activity is certified as a routine and ongoing agricultural activity by the County Agriculture Commissioner, and when the Commissioner has filed a determination to that effect with the Director of the County's Planning and Building Inspection Department, including evidence to substantiate his determination.

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Agriculture – Policy #6

Cultivation of Steep Slopes - Notwithstanding the exemption of routine and ongoing agricultural activities and operations from the County permitting process, cultivation of the soil shall be prohibited on land with a slope of fifteen percent (15%) or greater. However, land with a slope of twenty-five percent (25%) or less may remain in cultivation, or may be resumed at any time, even if such land has been fallowed, (if the land was in continuous, legally permissible cultivation for the period from January 1, 1994 through December 31, 2004). Legally permissible cultivation means the disturbance of the soil for the purpose of planting or growing harvestable crops that was done in compliance with all laws applicable at the time. It does not include grazing of livestock, or the cutting or removal of native grasses or vegetation.

Agriculture – Policy #7

Agriculturally-Related Structures - Structures used for agricultural purposes are generally compatible with agricultural use of the land. Except as provided elsewhere in this General Plan, structures listed as permitted in Land Use Policies #19 and #25 are permitted on Agricultural Lands and Qualified Rural Lands where agriculture is the primary use.

Structures used for agricultural purposes that may be allowed on Agricultural and Qualified Rural Lands subject to a conditional use permit are listed in Land Use Policies #20 and #26. In all cases, the County shall issue a permit if it finds that the structure is located to minimize interference with agricultural operations and the conversion of the most productive agricultural land on the property, and may require conditions on the location of the structure to assure that these conditions are met.

Nothing herein, however, shall eliminate the necessity of complying with all applicable health, safety, and building codes, environmental regulations, and other applicable federal and state regulations.

Agriculture – Goal #3

COOPERATE WITH PRIVATE AGRICULTURAL INTERESTS IN IDENTIFYING AND DEVELOPING FUTURE OPPORTUNITIES FOR REDUCING PRODUCTION COSTS, EXPANDING MARKETS AND INCREASING COMPETITIVENESS.

Agriculture – Policy #8

Agricultural Opportunity Commission - The County shall establish and fund an Agricultural Opportunity Commission to study and promote opportunities for

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increasing the economic viability and profitability of commercial agricultural in Monterey County. The Commission shall include both public and private members appointed by the Board of Supervisors with advice from the Agriculture Commissioner, and shall, within two years of its establishment, report to the Board on specific measures, consistent with this Plan, that the County, the state and federal governments, and the private sector should take to reduce agricultural production costs, improve competitiveness with outside producers, and to expand the output of the agricultural sector while maintaining an adequate agricultural base and protecting the environment. The Commission may accept private contributions to fund its activities.

Agriculture – Policy #9

Winery Corridors - To create new agricultural marketing opportunities, three winery corridors are proposed for possible establishment in the Salinas Valley. These corridors are:

- Central/Arroyo Seco/River Road, which corridor shall not extend beyond the Green Bridge/intersection with Elm Street
- Metz Road
- Jolon Road

A Winery Corridor Advisory Committee established by the Board of Supervisors shall prepare for its review and consideration a proposed Winery Corridor Specific Plan and Environmental Impact Report. The Committee shall include representation from the wine industry, residents living within one or more of the designated winery corridors, and representatives of planning and environmental organizations.

The Winery Corridor Specific Plan shall recommend the number of wineries and other related facilities that will be permitted in each of the designated winery corridors. It also shall recommend the conditions of the establishment and operation of all wineries, including design guidelines. The Specific Plan shall propose ways to increase wine processing capacity to utilize wine grape production capacity within Monterey County. The Wine Corridor Specific Plan may include provisions that will help increase the marketability of the County's wine industry so as to improve the potential economic opportunity that developments within the winery corridors will provide for the private sector. In addition, the Specific Plan shall take into account the cost of public services necessary to support the wineries, the potential environmental impacts of proposed facilities and the need for housing winery employees. Until the Board of Supervisors adopts a Winery Corridor Specific Plan, wine related uses shall be limited to those listed in Land Use Policy #20.

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Agriculture – Goal #4

FACILITATE THE PURCHASE OF CONSERVATION EASEMENTS AND THE TRANSFER OF DEVELOPMENT CREDITS TO ENABLE MORE AGRICULTURAL LANDOWNERS TO CAPITALIZE ON THE EQUITY IN THEIR PROPERTY WITHOUT CREATING CONFLICTS WITH RESIDENTIAL USES THAT COULD JEOPARDIZE COMMERCIAL AGRICULTURE.

Agriculture – Policy #10

Purchase of Conservation Easements and Mitigation - The County shall encourage and facilitate the donation and purchase of conservation easements on Agricultural Lands by requiring developers of Agricultural Land to pay a mitigation fee sufficient to enable the purchase of a perpetual conservation easement on an equal amount of Agricultural Land of comparable quality and value, and by applying such fees to the purchase of conservation easements on Agricultural Lands by qualified private nonprofit conservation organizations. Higher fees may be assessed if the Agricultural Land to be developed is of high productivity, is distant from Cities, Community Areas and existing public services, or if the development proposed on the land is less efficient than the efficiency anticipated by this General Plan in terms of per capita land consumption. This policy shall apply to any Agricultural Land within the County, even if proposed for annexation into a City, and the County shall not support the annexation of such land to a City unless the City agrees to mitigate the development of the loss of Agricultural Land in accordance with this policy.

In lieu of such a fee, in connection with the proposed development of land within or adjacent to Cities, their Spheres of Influence of Cities, or in Community Areas, the County may require that developers of Agricultural Lands within the County dedicate a perpetual conservation easement over an equal amount of Agricultural Land of comparable quality and value in an area that the County and, if the area is adjacent to a City, the affected City, agree should be protected for future agricultural use and that will influence the direction of growth in a direction acceptable to the City and County.

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Agriculture – Policy #11

Transfer of Development Credits Program - The County shall establish and provide sufficient resources to support a task force for the specific purpose of developing a program to facilitate the transfer of development credits from Agricultural Lands and Rural Lands into Cities and their Spheres of Influence, and into Community Areas. The task force shall include representatives of agriculture, real estate, development interests, cities, conservation organizations, and resident and community organizations, and shall report its findings and recommendations within one year of its establishment. The priorities of the task force shall be, first, to remove development potential from Agricultural Lands and, second, to remove development potential from Rural Lands with especially high natural resource values.

Agriculture – Goal #5

SUPPORT EFFORTS TO OBTAIN FEDERAL AND STATE FUNDING AND TECHNICAL ASSISTANCE FOR AGRICULTURAL POLLUTION CONTROL, IMPLEMENTATION OF BEST MANAGEMENT PRACTICES, AND CONSTRUCTION OF FARM WORKER HOUSING.

Agriculture – Policy #12

Commission to Identify Funding Opportunities - The Agricultural Opportunity Commission established under Agriculture Policy #8 shall identify specific federal and state programs that provide funds, tax relief or other incentives, and technical assistance, for the implementation of agricultural best management practices aimed at improving environmental quality, and for the construction and maintenance of farm worker housing; and shall recommend a strategy by which County officials and agencies, agricultural, conservation and civic organizations, and private growers and agricultural businesses can collaborate to maximize the amount of funding and technical assistance received by County agricultural producers for these purposes. The Commission shall also identify ways, consistent with this General Plan, in which the County can make it easier and less expensive for growers and landowners to comply with federal, state and local environmental laws, rules and similar requirements.

Infrastructure

Introduction

The State Planning and Zoning law requires that every city and county General Plan include a “Circulation” Element. The “General Plan Guidelines” published by the Governor’s Office of Planning and Research make clear that the required “Circulation” Element must actually be an “Infrastructure” Element, which provides a plan not only for the transportation needs of the local community, but for the entire range of public services and facilities that the community will require.

This Infrastructure Element addresses not only “circulation,” but establishes required “service levels” for a broad array of public services, as well, to ensure that new growth and development in Monterey County will not come at the expense of the quality of life of current residents. The Infrastructure Element responds directly to the Twelve Guiding Objectives which are the foundation upon which this Community General Plan is based, and the policies contained in the Infrastructure Element are particularly aimed at the following:

Guiding Objective #8

Provide adequate infrastructure and public services for existing residents and businesses. Ensure that infrastructure and public services are available, fully funded, and constructed concurrently with new development. Ensure that new development neither increases the infrastructure and public service cost for existing residents and businesses nor reduces their quality of service by any significant amount.

Guiding Objective #11

Seek to provide an adequate and sustainable water supply while protecting the county’s watersheds and marine environment, including surface water, ground water, and aquifer recharge areas.

Guiding Objective #5

Promote the development of walkable communities that meet the daily needs of their residents, offer a high quality of life for their residents, and reduce the need for automobile trips.

By following the policies contained in this Infrastructure Element, Monterey County will ensure that the County’s future growth and development will bring benefits, not new burdens, to its existing residents.

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Infrastructure – Goal #1

IT IS THE GOAL OF MONTEREY COUNTY TO DIRECT NEW DEVELOPMENT INTO EXISTING CITIES AND COMMUNITY AREAS, TO REDUCE TRAFFIC IMPACTS RELATED TO THAT NEW DEVELOPMENT. IN ESTABLISHING THIS GOAL, MONTEREY COUNTY RECOGNIZES AND ACKNOWLEDGES THAT, FOR THE FORESEEABLE FUTURE, THERE WILL BE VERY FEW FUNDS AVAILABLE TO CONSTRUCT ADDITIONAL ROAD CAPACITY, AND THAT THE ADDITION OF ROAD CAPACITY HAS NOT BEEN PROVEN TO REDUCE LONG TERM TRANSPORTATION PROBLEMS.

Infrastructure – Policy #1

Alternative Transportation Strategies in Project Design – The County shall compile and maintain a list of Alternative Transportation Strategies (Strategies). This list shall include project and community design standards and techniques that have been demonstrated to be effective in achieving any of the following objectives:

- Reducing automobile use, especially single vehicle automobile trips
- Encouraging and supporting the use of transit
- Encouraging the use of bicycles and walking as an alternative mode of transportation

The list of Strategies shall be updated and revised on an annual basis. All development projects within the unincorporated areas of the County shall, to the maximum extent possible, utilize and incorporate all applicable techniques from the list of Strategies. The incorporation of these strategies into the project shall be a condition of project approval. If the County Planning Commission or the Board of Supervisors finds that a strategy on the list is not applicable to a particular project, that finding must be supported by one or more facts found in the administrative record.

Infrastructure – Policy #2

Project Review by Transit Agencies – When an application is filed for any development project within the unincorporated area, the County shall promptly provide the Transportation Agency for Monterey County (TAMC) and Monterey Salinas Transit (MST) with a copy of the plans and specifications, and shall request that these agencies recommend changes or conditions that can achieve one or more of the following objectives:

- Reduce automobile use, especially single vehicle automobile trips

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- Encourage and support the use of transit
- Encouraging the use of bicycles and walking as an alternative mode of transportation

Recommendations from TAMC and MST shall be incorporated into the project, and shall be made conditions of project approval, unless, based upon substantial evidence, the County determines that the recommendations would be ineffective in achieving one or more of the above objectives, or that the benefits provided by imposing the requirement would be disproportionately small, compared to the cost or difficulty of implementing or carrying out the requirement.

Infrastructure – Policy #3

TAMC Program for Transit-Oriented Development – To facilitate development of transit oriented development projects within Community Areas, the County shall support and capitalize on the TAMC Transit Oriented Development Incentive Program, which awards funds for transportation projects to local jurisdictions that approve building permits for compact housing and mixed use development near transit. When possible, the County shall also provide its own incentives, including fast track project approval, and fee waivers to encourage such projects.

Infrastructure – Goal #2

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO MANAGE THE TRANSPORTATION SYSTEM AS A UNIFIED, COORDINATED, COUNTYWIDE AND MULTI-MODAL NETWORK THAT PROMOTES THE SAFE MOVEMENT OF PEOPLE AND GOODS, AND THE EFFICIENT USE OF LIMITED COUNTY RESOURCES.

Infrastructure – Policy #4

Coordinated Transportation Planning – In conjunction with the policies of the Transportation Agency of Monterey County (TAMC), the California Department of Transportation (CALTRANS), the Association of Monterey Bay Area Governments (AMBAG), Monterey-Salinas Transit (MST), Santa Clara County, Santa Cruz County, San Benito County, and other applicable planning agencies, the County shall support a transportation system consistent with goals and policies of this General Plan. Additionally, the County shall continue actively to participate as a member of regional transportation planning agencies and generate support for transportation projects that are consistent with this General Plan.

Infrastructure – Policy #5

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Functional Roadway Classification and Design – The County shall use the Federal Highway Administration (FHWA) functional classification system for the purpose of planning a coordinated circulation network. The FHWA document “Flexibility in Highway Design” will be used by the County to identify context-sensitive design features for new roads. In Community Areas, roadway facilities shall reflect the character of the community and conform to livable street design standards. Community Area roadway standards shall be developed through the Redevelopment Plan process for each Community Area.

Infrastructure – Policy #6

Roadway Monitoring Program – In cooperation with TAMC and AMBAG, the County shall monitor key County-maintained roadways, intersections, bikeways, and pedestrian facilities to observe and analyze the functioning of these roadways, as well as to identify capacity and safety issues as part of a comprehensive traffic monitoring program. Average Daily Traffic (ADT), Level of Service (LOS), Vehicle Miles Traveled (VMT), and Vehicle Hours Traveled (VHT) shall be used to measure the effectiveness of plans and programs. Additionally, trip origin/destination studies, trends in car ownership per capita, and percentage of trips completed by mode shall be part of the monitoring program.

Infrastructure – Policy #7

Performance Standards –

- a. Average Daily Traffic (ADT) volumes representing functional capacity shall be determined for each roadway segment based on the functional classification of the road, as well as capacity analyses consistent with principles in the Highway Capacity Manual.
- b. Level of Service (LOS) standards shall be used to determine acceptable levels of peak hour travel for all County roadway system segments. Level of service standards and planned improvements shall be reviewed and if appropriate, reconsidered, during the five-year General Plan review. Level of service standards must be maintained for new development and mitigation measures to retain or improve such levels of service must be implemented at the time of the construction of the first residential unit or non-residential building, using peak hour and daily traffic volumes, in a manner consistent with subsection c.
- c. New development shall be phased per the policies of the Land Use Element to ensure adequate road capacity. Level of Service standards shall be defined for the Major Land Use Classifications as follows:
 - Rural Lands: The LOS shall be LOS C on County road segments in areas designated Rural Lands, except where a roadway also directly serves a Community Area, pursuant to Table PS-1.

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- Agricultural Lands: The LOS shall be LOS C on County road segments in areas designated Agricultural, except where a roadway directly serves a Community Area, pursuant to Table I-1.
- Community Areas: The LOS for roads within Community Areas shall be LOS D, except where lower existing levels of service may be determined to be acceptable through the Redevelopment and Community Area Plan process, or where it is demonstrated that automobile trips will be reduced as a result of development of higher densities, by use of pedestrian/bicycle pathways and other techniques demonstrated to reduce trips. Lower levels of service on state highways and regional corridors under the jurisdiction of TAMC shall not impede development in the Community Areas of Fort Ord, Castroville, Boronda, Chualar and Pajaro.

Infrastructure – Policy #8

Setting Goals to Increase Roadway Efficiency – The County shall seek to achieve the following goals to increase roadway efficiency and reduce vehicle emissions over the duration of this General Plan:

- a. Reduce Vehicle Miles Traveled (VMT) by 15% from 2002 per capita rates by the year 2025.
- b. Increase Average Vehicle Ridership (AVR) to 1.35 by the year 2025.

Applicable techniques to achieve these goals include, but are not limited to the following:

- Increase the use of alternate modes of transportation, including transit, bicycle, and pedestrian, through the creation of higher density, mixed use and walkable communities, increased transit service, development of bicycle and pedestrian trails, and other techniques.
- Utilization of other demonstrated trip reduction methods.

Infrastructure – Policy #9

Safety Programs – The County shall support roadway safety programs that will reduce accidents and improve overall road safety. Measures the County supports include, but are not limited to:

- SAFE Call Box Program – Installation and service of solar-powered emergency phones on major roadways.
- SPECTER Radar Safety – Mobile radar trailers that aid public awareness of driving speed and voluntary speed limit compliance.
- Freeway Service Patrol Program – A special team of tow truck drivers, patrolling selected parts of freeways to provide help to stranded motorists and remove traffic accidents.

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- State Highway Operation and Protection Program (SHOPP) – A program created by state legislature, which includes projects needed to maintain the integrity of the state highway system, primarily associated with safety and rehabilitation, without increasing roadway capacity.

Infrastructure – Policy #10

Speed Reduction – The County shall work to reduce speeds on roads where excessive rates of speed occur. This is to be accomplished through increased enforcement, improved signage, and/or traffic calming measures. Within Community Areas, alternative traffic calming techniques shall first be considered before resorting to other methods. Examples of traffic calming techniques include, but are not limited to the following:

- Narrower streets
- Speed tables
- Raised crosswalks
- Raised intersections
- Textured pavements
- Roundabouts
- Chicanes
- Chokers
- Center island narrowing

Infrastructure – Policy #11

Pavement Management System – The County shall continue to update its existing Pavement Management System. Based on available funding, this system will utilize current road programs in order to improve its information base and document the need for increased funds which immediately will be used to provide the most cost-effective improvements to County pavement.

Infrastructure – Policy #12

Road Abandonment – In order to reduce maintenance and deficits in operations funding, the County, pursuant to the California Streets and Highways Code Section 8300 et seq., shall pursue the abandonment and conversion of County roads to private roads, to be maintained by private entities, where the cost to maintain the County road exceeds the benefits obtained from the road.

Infrastructure – Goal #3

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO MANAGE LAND USE AND TRANSPORTATION PLANNING WITHIN THE

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UNINCORPORATED AREAS AS A UNIFIED AND COORDINATED PROGRAM.

Infrastructure – Policy #13

Road Improvements – Land use planning and transportation decisions shall be correlated so that planned land uses are supported by the appropriate types of circulation service, levels of service and the timing of transportation improvements. Wherever practicable, road improvements should complement regional needs and initiatives. The County’s highest priority for road improvement funding shall be regional and local roads serving Community Areas, which are designed to achieve the County’s regional housing allocation and affordable housing goals.

Infrastructure – Policy #14

Traffic Impact Studies – A traffic impact analysis shall be developed in connection with each Redevelopment Plan in a Community Area. This analysis shall consider all projected traffic generation based on the Redevelopment Plan. Within Community Areas, additional studies will not be required on a project-by-project basis if the impacts are adequately addressed as part of traffic analysis associated with the Redevelopment Plan. Traffic impact studies consistent with the Monterey County Guide for the Preparation of Traffic Impact Studies for proposed development projects outside of Community Areas will be required for all projects that may have a significant impact on the County roadway system.

Infrastructure – Policy #15

Improvement of Existing Roadways – The County shall prioritize improvements to the roadway system, ensuring that allocation of funding for transportation, maintenance and improvement projects serving anticipated growth within Community Areas will be completed prior to or concurrently with development. The County shall give high priority to improvement of existing roadways and the following improvement projects:

Internal County traffic:

- Highway 156 widening
- Davis Road/Salinas Westside Bypass

Regional traffic:

- Highway 68 operational and safety improvements
- Highway 101 Prunedale Improvement project
- Highway 1 operational and safety improvements from Castroville to the Santa Cruz County line.

Infrastructure

Strategies to reduce vehicle demand on County roadways shall be given higher priority than vehicle capacity expansion projects where they are demonstrated to achieve the same outcome.

Infrastructure – Policy #16

New Funding Sources – The County will work with TAMC, CALTRANS, and other local jurisdictions to seek sources of funding to meet transportation funding shortfalls for priority projects and alternative modes of transportation (bikeways, transit, other). Such new funding sources may include a sales tax, federal grant funding, or other public funding measures where they also include mitigation funding for open space protection, and acquisition.

Infrastructure – Policy #17

New Development Mitigation – New development projects shall mitigate any transportation impacts caused by the project. If a proposed development would cause any road segment or intersection identified in the Infrastructure Element of the General Plan to experience an unacceptable level of service, or if the development would cause additional traffic or safety impacts on any such road segment or intersection already experiencing an unacceptable level of service, the project shall not be approved. The project may be approved, despite the above, if all of the following are true:

- A transportation or traffic mitigation measure is identified that will eliminate the unacceptable level of service on all affected road segments and intersections;
- The installation or construction, of the transportation or traffic mitigation measure is made a condition of project approval; and
- The identified transportation or mitigation measure is actually constructed prior to or concurrently with the construction of the project.

In addition, new development projects shall pay into any applicable regional or local road impact fee program.

Infrastructure – Policy #18

Local County Road Impact Fee Program – The County shall establish a Local County Road Impact Fee Program within six months of adoption of this General Plan, to mitigate any funding gaps related to existing roadway deficiencies. All development projects, including those subject to an adopted regional transportation fee or other transportation mitigation program, shall be subject to the Local County Road Impact Fee Program.

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Infrastructure – Policy #19

Transportation Facility Mitigation – When any new road or other transportation facility is proposed, including any new expressway, highway, freeway, road or street, and the proposed facility would be constructed in, adjacent to, or through land that this General Plan has designated for agricultural use, it shall be a condition of project approval that, prior to construction of the facility, a perpetual agricultural land conservation easement shall be granted to a nonprofit or governmental agency, covering all those parcels containing agricultural land which are immediately adjacent to the proposed transportation facility, and requiring that such lands be perpetually maintained in agricultural production, or in a fallow condition.

Infrastructure – Policy #20

Uncontrolled Access – New development shall not have direct vehicular access (driveways and private roads) to State, County and local freeways, highways, and expressways unless there is no feasible alternative for ingress and egress, or if frontage improvements would detract from the character of the surrounding uses.

Infrastructure – Policy #21

High Auto Dependent Development – Development of urban uses in narrow bands or strips, generally one lot deep, along a frontage of a major County road or highway and development of any retail use over 75,000 square feet in size shall be prohibited. Parking for urban uses shall be located behind buildings rather than in front, and parking areas shall be dispersed so that large contiguous areas of unbroken parking areas do not occur.

Infrastructure – Policy #22

Connectivity and Street Pattern – When developing and improving the multi-modal transportation network, connectivity should be a primary goal. Grid street patterns with high connectivity shall be required unless there are physical and/or access reasons that a grid design is not feasible. Subject to this exception, cul-de-sac street design in new developments shall be prohibited.

Infrastructure – Goal #4

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO INCREASE EFFICIENCY AND MINIMIZE CONFLICTS ON THE ROADWAY SYSTEM FOR ALL USERS INCLUDING COMMUTERS, TRUCKS, VISITORS AND PERSONS WHO ARE TRANSIT-DEPENDENT.

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Infrastructure – Policy #23

Transportation Systems Management (TSM) – To increase the efficiency of existing roadways, the County shall implement Transportation Systems Management measures for County roads whenever possible. TSM measures include, but are not limited to:

- Continuous two-way left turn lanes
- Traffic surveillance and incident control
- Channelization
- Ramp metering
- Traffic light removal
- Bus turnout bays
- Turn prohibitions
- High occupancy lanes
- Roadway access control
- Railroad grade separation
- Signal synchronization
- Exclusive turn lanes
- One-way streets
- Intersection widening

Proposed development projects that would substantially impact surrounding roadways and right-of-ways may be required, as a condition of project approval, to contribute to the implementation of TSM measures in the impacted roadways and right-of-ways, as determined by a traffic study.

Infrastructure – Policy #24

Transportation Technologies – Whenever feasible, Intelligent Transportation System technologies (ITS), and the Central Coast Intelligent Transportation System Strategic Plan shall be implemented on roads and highways to increase roadway efficiency, enhance response time to roadway accidents, improve the availability of travel information, and to maximize the County’s initial transportation investment.

Infrastructure – Policy #25

Reduce Single Occupancy Vehicle Trips – The County shall implement measures and programs to reduce single occupant vehicle trips, including, but not limited to the following:

- Provision for high occupancy vehicle lanes
- Preferential parking spaces for carpools and vanpools
- Free transit zones
- Development of park and ride facilities
- Shuttle services

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- Employer programs including incentives to employees for ride-sharing, biking to work and transit use

Infrastructure – Policy #26

Truck Routes – The County shall designate a Truck Route System that provides access to agricultural freight centers, manufacturing outlets, and other industrial or agricultural areas on the most appropriate routes.

Infrastructure – Policy #27

Road Restoration – Any project that uses heavy trucks for operations or construction on public roads shall restore such roads to a pre-project level upon completion of the project. The County shall continue to develop maintenance agreements with private sector industries in order to achieve this policy.

Infrastructure – Policy #28

Accommodating Truck Traffic – New commercial and industrial development shall be required to accommodate truck delivery and access in its design by considering off-street commercial loading standards, as well as impacts to adjacent land uses.

Infrastructure – Policy #29

Truck Traffic on Rural Roads – Agricultural and mining transportation requirements shall be recognized in the management, design, and improvement of the County roadway system.

Infrastructure – Policy #30

Visitor Traffic Demand Management – The County shall develop policies that encourage the use of special visitor-oriented buses, and the development and greater utilization of park-and-ride lots.

Infrastructure – Policy #31

Paratransit Services – The County shall encourage, and where feasible expand, the provision and maintenance of paratransit services, including the MST RIDES program.

Infrastructure – Goal #5

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO CREATE A CIRCULATION SYSTEM THAT REFLECTS, PRESERVES AND SUPPORTS THE NATURE AND QUALITY OF SURROUNDING LAND USES AND INTEGRATES A RANGE OF TRANSPORTATION CHOICES.

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Infrastructure – Policy #32

Concurrent Development of Bicycle and Pedestrian Facilities – The County shall support the development of a safe, accessible and convenient bicycle and pedestrian route network, as part of new road construction or improvements, consistent with the Monterey County Bikeways Plan and CALTRANS Project Development Procedures Manual (www.dot.ca.gov) Chapter 8, Section 7, unless:

- a. Bicycle and pedestrians are prohibited along the roadway; or
- b. The cost of establishing these facilities would be disproportionate to the probable use (more than 20% of the cost of the transportation project)or;
- c. There is an absence of current need or projected use.

Infrastructure – Policy #33

Safe Routes to School Program – The County, in cooperation with TAMC, school districts, and law enforcement, shall develop a Safe Routes to School Program consistent with state legislation which provides funding for new crosswalks, pedestrian and bicycle paths, sidewalks, and traffic calming programs in neighborhoods around schools.

Infrastructure – Policy #34

Rural Roads – Road improvements in areas designated Rural and Agricultural shall be planned to accommodate neighborhood traffic only. Transportation improvements in areas designated Rural and Agricultural shall be limited to safety and operational improvements except where a road also directly serves a Community Area and additional capacity improvements are consistent with this General Plan.

Infrastructure – Goal #6

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO INCREASE TRANSIT RIDERSHIP AND THE INTEGRATION OF TRANSIT INTO THE COUNTY TRANSPORTATION NETWORK.

Infrastructure – Policy #35

Concurrent Development of Transit Facilities – All major roadway projects shall consider an expanded role for transit and alternative modes of transportation, consistent with CALTRANS Project Development Procedures Manual (www.dot.ca.gov) Chapter 8, Section 7. To the extent it is cost effective, these

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projects should include plans for future transit corridors, bus rapid transit or high occupancy vehicle lanes.

Infrastructure – Policy #36

Service Expansion – The County shall participate in the development of a transit program for Monterey County. This program shall include an increase in the frequency of buses and the number of transit routes within those Community Areas, and between Community Areas and major employment locations, that have the potential to sustain cost efficient ridership. Express Service routes shall be supported between these areas that have the potential to sustain cost efficient ridership. The County shall identify transit opportunities in detail in Redevelopment Plans for the Community Areas.

Infrastructure – Policy #37

Intermodal Connectivity – In order to maximize transit system operations, connections between transportation modes (e.g. park-and-ride facilities, rail lines, bike and pedestrian routes, transit oriented facilities) shall be developed. Intermodal centers which serve as central hubs for alternative modes of transportation shall be developed where transportation counts warrant such development.

Infrastructure – Policy #38

Bus Fleet Expansion – The County should encourage MST to expand the number of buses with passenger amenities in order to entice ridership, and the number of service vehicles that meet or exceed federal and state exhaust emission standards. The County shall encourage MST to move towards a fleet that is entirely comprised of buses that are powered by alternative, cleaner burning fuels.

Infrastructure – Policy #39

On-Site Transit Facility Improvements/Transit in Project Design – In conjunction with the requirements of MST, the County shall require inclusion and development of safe, convenient, and protective transit stops and passenger shelters for any new large residential subdivision (more than 25 units) and non-residential developments of more than 50 employees and greater than 25,000 square feet in size that may be served by transit. High quality design, harmonious with the quality and features of the surrounding area, shall be required for these facilities. In addition, such projects shall be required to provide bus turnouts or stops.

Infrastructure – Policy #40

Transit Incentives – The County shall work with the private sector and transit officials to encourage the development of transit incentives by private employers. Such incentives could include free parking, bus passes for employees,

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telecommuting and flexible work hours, private transit systems, as well as other programs designed to reduce vehicle trips.

Infrastructure – Goal #7

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO PROMOTE A RAIL SYSTEM THAT OFFERS SAFE, EFFICIENT AND ECONOMICAL TRANSPORTATION FOR PEOPLE AND COMMODITIES.

Infrastructure – Policy #41

Rail Service – The County shall encourage an integrated system of regional and inter-regional rail service, and the rehabilitation of rail facilities, to support the County’s visitor-serving industry, and intra-county transportation needs.

Infrastructure – Policy #42

Rail Corridor Preservation – Rail corridors and facilities in the County shall be preserved for transportation purposes, including integrating the railroad system into the multi-modal transportation network.

Infrastructure – Policy #43

Impact Mitigation – Impacts caused by rail movements, including the impacts associated with exhaust, noise, vibration, and safety, shall be reduced and mitigated to the fullest extent possible.

Infrastructure – Policy #44

At-Grade Crossings – At-grade crossings shall be phased for elimination in the County pursuant to the TAMC Grade Crossing Program. These crossings may be reduced by closure, consolidation, realignment of tracks, providing of frontage roads, or construction of grade separations.

Infrastructure – Goal #8

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO MANAGE THE PARKING SUPPLY TO PROVIDE SUITABLE PARKING FOR ALL LAND USES.

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Infrastructure – Policy #45

Parking Design – The County shall encourage innovative parking designs that reduce the amount of impervious surface parking as well as negative visual and environmental impacts. Pedestrian walkways and access shall be incorporated in the design of all parking lots.

Infrastructure – Policy #46

Reduced Parking Requirements – Parking requirements shall be reduced for residential and commercial developments that provide improvements to transit, ridesharing, or pedestrian/bicycle facilities, or that participates in a Facilities Trip Reduction program where the traffic study demonstrates a reduced demand for parking. A traffic study may also recommend reduced parking for senior housing or other types of projects that can demonstrate a reduced demand for parking.

Infrastructure – Policy #47

Shared Parking — Shared parking facilities shall be utilized as an alternative to on-site parking in commercial/visitor areas, with the purpose of meeting parking demand with fewer parking spaces. Joint use agreements for shared parking shall also be encouraged for other uses where parking demand can be met with shared facilities.

Infrastructure – Goal #9

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO PROVIDE FOR THE NEEDS OF EXISTING AIRPORT FACILITIES WHILE MITIGATING ALL IMPACTS ASSOCIATED WITH AIRPORT OPERATION OR EXPANSION.

Infrastructure – Policy #48

Comprehensive Airport Land Use Plan – The County shall cooperate with the Airport Land Use Commission (ALUC) in the development of a Countywide Comprehensive Airport Land Use Plan (CALUP) consistent with the State Aeronautics Act. Also, the County shall cooperate in the development or update of individual Comprehensive Airport Land Use Plans (CLUPs) for public use airports in the County. All public use airports in Monterey County shall be encouraged to prepare and update a CLUP.

Infrastructure – Policy #49

Development in Airport Areas – Development within Airport Planning Area boundaries shall be consistent with Federal Code of Regulations, Title 14, Part 77 –

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Objects Affecting Navigable Airspace, and Part 150 – Airport Noise Compatibility Planning, and CLUPs adopted by the ALUC. The development of any project that has the potential to interfere with airport operations shall be prohibited, or conditioned to eliminate the interference, consistent with obstruction standards in the Federal Code of Regulations. New development within airport safety zones shall be consistent with the CLUPs adopted by the ALUC. New residential development shall be prohibited within Runway Protection Zones.

Infrastructure – Policy #50

Development Review – Prior to adoption of a Countywide CLUP, discretionary applications for development within designated Airport Planning areas shall be submitted to the ALUC for review and recommendation.

Infrastructure – Policy #51

Private Air Facilities – The development of privately owned airstrips, and private heliports, is prohibited.

Infrastructure – Goal #10

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO REQUIRE NEW DEVELOPMENT TO PROVIDE ADEQUATE INFRASTRUCTURE TO SERVE THE NEW DEVELOPMENT.

Infrastructure – Policy #52

Adequate Public Facilities and Infrastructure – The County shall not approve any new development unless:

- a. Essential public facilities and services to support that new development will meet or exceed the Level of Service Standards of Table I-1; and
- b. All essential facilities and services will be installed prior to or concurrent with such new development, and this requirement is made a condition of project approval.

Infrastructure – Policy #53

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Cost Sharing – All new developments shall be required to pay their fair share of the cost of all essential public facilities and services. This shall include costs associated with mitigating new development impacts on the capacity of existing facilities and services.

Infrastructure – Policy #54

Truck Impact Fees – The County shall require new development which results in short or long-term truck traffic to mitigate impacts to roads from construction-related or operational truck trips. This may be accomplished by the adoption and implementation of a Truck Trip Impact Fee Ordinance.

Infrastructure – Goal #11

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO ENSURE THAT A SUSTAINABLE WATER SUPPLY EXISTS TO SERVE ANY NEW DEVELOPMENT PERMITTED, AND TO MEET THE NEEDS OF THE UNINCORPORATED COUNTY.

Infrastructure – Policy #55

Sustainable Water Supply Required – No residential subdivision or any agricultural, industrial, or commercial development project shall be approved without a specific finding, supported by facts in the administrative record, that an adequate, long-term, and sustainable water supply is available to serve the project. A water supply shall not be considered an “adequate, long-term and sustainable water supply” if the water proposed to be supplied comes from a groundwater aquifer in which groundwater overdraft conditions exist.

Infrastructure – Policy #56

No Guarantee of Water Supply or Quality – Nothing in this General Plan constitutes a guarantee by the County that an adequate, long-term and sustainable water supply will continue to be available to meet the needs of residential or agricultural property use, or to meet domestic water quality standards.

Infrastructure – Policy #57

Prohibition of Hauled Water – No development project shall be approved that relies in whole or in part upon bulk hauled water supplies.

Infrastructure – Policy #58

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Comprehensive Integrated Water Plan – The County shall work collaboratively with water management agencies in preparing and updating a Comprehensive Integrated Water Plan that identifies what long-term and sustainable water supplies are currently available and what practicable new water supply options may exist.

Infrastructure – Policy #59

New Water Supply Projects – The County shall not participate in the development of, or approve, any new water supply project unless all of the following findings can be made:

- a. The new water supply project is needed to eliminate a current condition of water overdraft, or to comply with an Order of the State Water Resources Control Board, or to serve development that is planned for within the existing General Plan;
- b. The new water supply project will not result in any significant environmental impacts that cannot be mitigated to a less than significant level.
- c. The new water supply project will not provide for a water supply in excess of the water needed to serve development that is planned for within the existing General Plan.

Infrastructure – Policy #60

Environmental Assessment for Water Projects – Any proposed water supply project which would serve new development shall undergo full environmental review to analyze all impacts. All impacts shall be mitigated to a less than significant level.

Infrastructure – Policy #61

Private Domestic Well Construction – Construction of a private well shall require a permit from the County Director of Environmental Health and may also require a permit from the Monterey Peninsula Water Management District for wells located within that district. This permit requirement does not apply to wells used solely for non-domestic, agricultural purposes, or to the replacement of existing wells that were not subject to this requirement at the time they were initially constructed, if the replacement well will operate at the same level of production.

Infrastructure – Policy #62

Conservation Measures for New Development – As a condition of approval of new discretionary and ministerial development projects, all new development shall be required to install the most effective water conservation devices and implement the most effective conservation programs available.

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Infrastructure – Policy #63

Reclaimed Water – Where recycled or reclaimed water is available, all new golf courses, greenbelts, parks and large landscape projects shall use this water, as approved by the County Director of Environmental Health.

Infrastructure – Policy #64

Water Transfers – In connection with the approval of new development projects, or the development of existing or new water supplies, transfers of water from one parcel to another shall not be allowed.

Infrastructure – Policy #65

Overdrafted Areas – The County shall require reporting of annual well production in all areas identified as overdrafted.

Infrastructure – Goal #12

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO ENSURE THAT APPROPRIATE LEVELS OF WASTEWATER TREATMENT ARE PROVIDED TO SERVE NEW DEVELOPMENT, IN ORDER TO PROTECT THE PUBLIC HEALTH AND WELFARE AND TO PRESERVE NATURAL RESOURCES.

Infrastructure – Policy #66

Tertiary Treatment – The County shall coordinate with the Central Coast Regional Water Quality Control Board to ensure that all new wastewater collection and treatment systems provide tertiary or advanced tertiary treatment, as necessary for recycling. Water reclamation and recycling shall be implemented in a manner protective of public health and in accordance with requirements of the Monterey County Health Department.

Infrastructure – Policy #67

Gray Water Use – Use of graywater may be permitted by the County Director of Environmental Health in conformance with the Uniform Plumbing Code and discretionary approval by the appropriate body.

Infrastructure – Policy #68

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Wastewater Monitoring – The County shall establish a program to monitor public and private wastewater service providers to ensure that groundwater is not being adversely impacted by contaminants, and that water quality standards are met.

Infrastructure – Policy #69

Individual Sewage Disposal Systems – The County shall not permit construction of individual sewage disposal systems on slopes greater than 25% or in areas of moderate or relatively high landslide susceptibility.

Infrastructure – Policy #70

Rural Systems – To prevent environmental degradation, the County shall develop a program to ensure that commercial and industrial facilities adequately monitor, maintain, and operate individual onsite septic systems.

Infrastructure – Policy #71

Alternative Sewage Disposal Systems – Alternative individual sewage disposal systems on legal lots of record may be considered for replacement of conventional systems that have failed if the alternative sewage disposal system meets the requirements of the Regional Water Quality Control Board and the County Director of Environmental Health. Such systems may not be approved if they would support a greater intensity of development than would be supported by a traditional sewage disposal system.

Infrastructure – Goal #13

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO MAXIMIZE THE AMOUNT OF SOLID WASTE THAT IS DIVERTED FROM LOCAL LANDFILLS THROUGH RECYCLING, COMPOSTING AND SOURCE REDUCTION, AND TO ENSURE THE DISPOSAL OF SOLID WASTE IN A MANNER THAT PROTECTS THE ENVIRONMENT AND ENSURES THE CONTINUED HEALTH AND SAFETY OF COUNTY RESIDENTS.

Infrastructure – Policy #72

Integrated Waste Management Plan – The County shall continue to promote maximum use of solid waste source reduction, recycling, composting, and environmentally safe transformation of wastes, and shall implement the Integrated Waste Management Plan.

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Infrastructure – Policy #73

Operation of Existing Facilities – The County shall maintain efficient, cost effective solid waste disposal sites and shall include diversion programs as an integral requirement for future waste disposal contracts with the County.

Infrastructure – Policy #74

Location of New Solid Waste Management Facilities – All new solid waste management and disposal facilities, including solid waste landfills, shall be located in areas where potential environmental impacts can be fully mitigated, and where the facilities are compatible with the surrounding environment. Site selection shall be guided by the following criteria:

- a. Facilities shall not be sited on productive agricultural land.
- b. Facilities shall have access to a major existing road system with adequate capacity.
- c. Facilities shall not be located where they may impact rivers, reservoirs, wetlands, canals, lakes or other waterways.
- d. Facilities shall not be located within the conical surface of a public use airport, except where such facilities are enclosed.

All feasible means of source reduction and diversion shall be fully utilized before any existing solid waste disposal facility may be expanded, or before any new solid waste disposal facility may be constructed. No out of county waste shall be brought into Monterey County for disposal. Prior to the approval of any new solid waste landfill, the County shall prepare and consider a study that examines the feasibility of environmentally safe and superior alternatives to a landfill, as a means of disposing of solid waste.

Infrastructure – Policy #75

New Development – All new development, including the construction phase, shall incorporate best practices in diversion and recycling in conformance with the County’s Integrated Waste Management Plan, and State mandated programs.

Infrastructure – Policy #76

Oil Field Disposal – The County shall limit the number and capacity of oil field waste disposal sites to the minimum number and size needed to serve the industry within the region.

<h2>Infrastructure – Goal #14</h2>

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IT SHALL BE THE GOAL OF MONTEREY COUNTY TO PROMOTE THE EFFICIENT DEVELOPMENT AND DISTRIBUTION OF PUBLIC UTILITIES TO PROVIDE FOR PLANNED GROWTH.

Infrastructure – Policy #77

Adequate Services – The County shall work with local utility companies to design and locate new gas, electric, telecommunications, and other utility systems, so as to provide for the most efficient utility distribution systems possible, consistent with environmental concerns.

Infrastructure – Policy #78

Utility Corridors – Regional utility correspondence corridors shall be located, operated and maintained in a manner that will not degrade environmental quality or impact scenic resources. Utilities shall be placed underground except where it is technically impossible to do so, and regional utility corridors passing through Monterey County shall, at a minimum, provide a benefit to County residents. Subdivision applications shall address the design of utility corridor rights-of-way. Areas for utility sites and access corridors shall be designated in Redevelopment Plans for Community Areas, and such Redevelopment Plans shall assure that the potential environmental impacts associated with the placement of utilities are fully mitigated.

Infrastructure – Policy #79

Lighting – Street lighting shall be designed to promote traffic safety, and to be unobtrusive and harmonious with the character of the local community. Such lighting must be constructed and located to illuminate only the intended areas, and to prevent off-site glare.

Infrastructure – Policy #80

Co-location of Cell Towers and Radio Facilities – Co-location of cell towers and radio facilities shall be required whenever feasible to reduce overall visual and other impacts.

Infrastructure – Goal #15

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO MAINTAIN EFFICIENT, COST-EFFECTIVE, AND ENVIRONMENTALLY SOUND STORM DRAINAGE AND FLOOD CONTROL FACILITIES THAT PROTECT BOTH LIFE AND PROPERTY, AND THAT DIVERT AND

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RETAIN STORM WATER RUNOFF FOR GROUNDWATER REPLENISHMENT.

Infrastructure – Policy #81

Drainage – The County shall require new development projects to provide both on and off-site improvements that will eliminate storm drainage problems, or that will reduce such storm drainage problems to the greatest degree possible. To the degree that it is not possible to eliminate storm drainage problems through on and off-site improvements, the County shall require on-site storm water detention facilities that will be sufficient to maintain post-development peak flows at predevelopment levels.

Infrastructure – Policy #82

Countywide Storm Drainage Plan – The County shall develop and implement a comprehensive Countywide Storm Water Drainage Plan, including priorities for solving existing storm drainage problems.

Infrastructure – Policy #82

Downstream Impacts – For any proposed development project within a Community Area that may impact downstream drainage, the applicant shall conduct a drainage impact assessment and submit an engineered drainage plan. The assessment and drainage plan must identify the project’s impacts relative to the Community Plan, and shall specify the measures and the design of any improvements needed to upgrade the storm drainage system for the project.

Infrastructure – Goal #16

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO ENSURE THAT AMBULANCE, SHERIFF, AND FIRE SERVICES ARE AVAILABLE FOR THE PROTECTION OF LIFE AND PROPERTY. PRIMARY SERVICE DELIVERY EMPHASIS SHALL BE DIRECTED TO SERVICE AREAS WITH THE HIGHEST CONCENTRATION OF URBAN DEVELOPMENT.

Infrastructure – Policy #83

Service Standards – The County shall not approve new development where the public safety service standards set forth in Table I-1 cannot be met.

Infrastructure – Policy #84

Maintain Adopted Levels of Services – The County shall require new development to meet the following service standards:

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Fire Suppression rating of:

- Insurance Service Organization (ISO) rating of 4 in Community Areas
- ISO 8 in Agricultural, Rural and Public lands

Ambulance/Emergency emergency response calls as follows:

- 8 minutes or less, 90% of the time in Community Areas
- 45 minutes or less, 90% of the time in Agricultural, Rural and Public lands

Infrastructure – Policy #85

Notification of Service Levels – To the extent permitted by law, the County shall require any person selling real property in an Agricultural or Rural area to provide a written notice to a prospective purchaser, informing the prospective purchaser of the present level of services available on the property, and of any expected reductions to or improvements of the present level of services available.

Infrastructure – Policy #86

Construction Requirements – New developments shall comply with public safety measures, including clearly visible sequential house numbering, non-duplicate street naming, appropriate safety lighting, and other measures that improve public safety.

Infrastructure – Goal #17

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO ENSURE THAT SCHOOLS, LIBRARIES AND CHILDCARE FACILITIES PROVIDE THE NECESSARY FOUNDATION FOR COUNTY RESIDENTS TO BE SUCCESSFUL.

Infrastructure – Policy #87

Joint Planning – The County shall coordinate with school districts and other public agencies to provide a full range of educational programs, and to enable the development of a trained workforce for County jobs and for the life long learning of County residents. The County will also work with school districts to provide quality educational facilities to accommodate projected student growth in the County.

Infrastructure – Policy #88

School Siting – New schools should be sited in cities and Community Areas, and the County will work with both cities and school districts to promote the development of school locations that meet this objective. Redevelopment Plans for Community Areas shall contain provisions for siting new schools.

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Infrastructure – Policy #89

Joint Use – The County shall seek joint use agreements for cooperative or community based activities in schools, including playfields, pools, community centers, senior centers, libraries, child care centers, clinics and the like. Provisions that encourage the multi-use of school facilities after school hours shall be a part of these agreements.

Infrastructure – Policy #90

Child Care and Youth Programs – The County shall support the development of a range of child care programs, including home-based care, and shall support the establishment of programs to meet the needs of children, youth and young adults.

Infrastructure – Policy #91

Job Training and Education – The County shall coordinate with the Private Industry Council, the Overall Economic Development Commission, the California Economic Development Department, local school districts, and other agencies to establish a program or programs to link employers with education and training facilities, and to match qualified employees with jobs. Such programs should create educational and career advancement opportunities and new entry-level jobs that provide a livable wage and provide families with an opportunity to become self-sufficient.

Infrastructure – Policy #92

Libraries – The County shall give priority for developing new libraries in Community Areas where no library exists.

Infrastructure – Policy #93

School Sites – To the extent permitted by state law, new development shall assist in land acquisition and financial support needed to construct and remodel school sites, as well as child care and library facilities. Prior to the issuance of a building permit, the County shall require a written statement confirming payment in full of all applicable developer fees, and other requirements lawfully imposed by the school districts.

Infrastructure – Goal #18

IT SHALL BE THE GOAL OF MONTEREY COUNTY TO ENSURE THAT HIGH QUALITY, COST-EFFECTIVE AND CONVENIENT HEALTH CARE IS AVAILABLE FOR ALL MONTEREY COUNTY RESIDENTS.

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Infrastructure – Policy #94

Full Range of Services – The County shall work with the local and regional health care community of providers to promote programs that provide a full range of health care services to Monterey County residents, including preventive care, primary care, hospitals and long-term health care services.

Infrastructure – Policy #95

Access to Health Care Services – The County shall promote access to health care services, and will support the location of needed health care facilities in cities and Community Areas. Where transportation to health care facilities is inadequate, the County will work with TAMC to provide transportation services between health care facilities and population centers.

Infrastructure – Policy #96

Inspections – The County shall require compliance with state standards specifying the extent and frequency of health inspections of food serving facilities, water systems, public housing institutions, labor camps, swimming pools and recreational facilities.

Infrastructure – Policy #97

Community Facilities – Redevelopment Plans for Community Plan Areas shall include provisions for the health and social service needs of residents, including community crisis facilities, emergency domestic abuse shelters, adult day care and senior citizen multi-use centers.

Infrastructure

Table I-1 - Infrastructure Standards for New Development

Major Land Use Classifications	Maximum Emergency Response Time for Fire, Sheriff, and Ambulance	Road Intersection Level of Service, Improvements	Water	Sanitation	Solid Waste	Park Schools	Stormwater and Drainage
Rural Standards							
Public Lands	15 minutes	LOS C	Individual Wells Permitted in Areas with Proven Long Term Water Supply	Septic on Lots > 1 or 2.5 acres	Property Owner Responsible	N/A	No Net Increase in Runoff
Agricultural Lands	15 minutes	LOS C	Individual Wells Permitted in Areas with Proven Long Term Water Supply	Septic on Lots > 1 or 2.5 acres	Property Owner Responsible	Consult with local district	No Net Increase in Runoff
Rural Lands	15 minutes	LOS C	Individual Wells Permitted in Areas with Proven Long Term Water Supply	Septic on Lots > 1 or 2.5 acres	Property Owner Responsible	Consult with local district	No Net Increase in Runoff
Urban Standards (Full array of public facilities, including schools, libraries, parks, childcare, emergency service stations, community centers, transit, storm drainage, curbs, and sidewalks)							
Community Areas	5-8 minutes Structural Coverage	LOS D, curb, gutters, sidewalks	Public System	Public System	On-site Pick Up Recycling	Neighbor-hood Parks/ Consult with local district	Drainage Plan Required

Notes for Table I- 1 are on following page.

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Table I-1 Notes:

1. For purposes of this Table, development does not include:
 - a. The remodel/expansion of an existing residence;
 - b. The remodel/expansion of an existing non-residential use as long as the expansion is no more than fifty percent of the existing floor area;
or
 - c. Construction of the first single-family home, on-site employee housing, caretaker unit, or small-scale neighborhood-serving commercial use on an existing legal lot of record.
2. All new development, including construction of homes on existing lots of record, shall be required to connect with any existing small private water system in the area. New well construction is prohibited for domestic use in areas served by existing public water systems, including their spheres of influence.
3. Construction of new on-site septic systems is not permitted in areas served by regional or subregional wastewater collection and treatment systems.

Conservation

Introduction

There is no doubt that the incomparable natural resources of Monterey County are worthy of the very highest level of protection.

The Guiding Objectives adopted by the Board of Supervisors, and that serve as the foundation of this Community General Plan, were the result of hundreds of outreach meetings held over a two-year period, and in every part of Monterey County. Those General Plan outreach meetings demonstrated, very clearly, that the citizens and residents of Monterey County want the very strongest possible protections for the natural resources that make Monterey County such a splendid place to live in or visit.

The Conservation Element is the place where most of the General Plan's resource protection policies will be found. It should be noted, however, that the policies found in this Element of the General Plan are sometimes supplemented by special policies, within the Area Plans, that apply uniquely to the resources within the County's different Planning Areas.

The policies contained in this Conservation Element fully carry out the following Guiding Objectives:

Guiding Objective #9

Provide long-term protection of identified resource-rich and critical habitat areas.

Guiding Objective #11

Seek to provide an adequate and sustainable water supply while protecting the county's watersheds and marine environment, including surface water, ground water, and aquifer recharge areas.

Conservation – Goal #1

DIRECT NEW GROWTH INTO COMMUNITY AREAS TO BUILD MORE LIVABLE COMMUNITIES AND TO CONSERVE NATURAL AND AGRICULTURAL RESOURCES.

Conservation – Policy #1

Direct Growth to Conserve Resources – The County shall conserve natural and agricultural resources for future generations by directing new urban growth into existing cities and their Spheres of Influence, and into designated Community Areas. This policy shall not apply to existing legal lots of record.

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Conservation – Goal #2

CONSERVE, MANAGE, AND UTILIZE THE COUNTY’S MINERAL AND PETROLEUM RESOURCES FOR FUTURE GENERATIONS.

Conservation – Policy #2

Mineral Extraction Reserves – With the exception of the former Fort Ord Community Area, lands within MRZ-2 zones shall be planned and used in ways that reserve future options for extraction and use of minerals for future generations. Uses in MRZ-2 zones shall be limited to mining and mining-related uses and other uses compatible with mining.

Conservation – Policy #3

Incompatible Land Use Adjacent to Existing Mineral Extraction Areas – New land uses such as residential housing, schools, libraries, hospitals and other uses that might be adversely affected by mineral extraction operations will not be permitted to locate within 1,000 feet of the boundaries of any land included within the mining plan of any existing mineral extraction operation.

Conservation – Policy #4

Compliance With SMARA and Property Owner Notifications - The County shall ensure compliance with the California Surface Mining and Reclamation Act (SMARA). Proposed developments within 2,500 feet of existing or potential mining activities shall be noticed of the rights of the mining operation.

Conservation – Policy #5

Incompatible Land Uses – Where a proposed land use has been determined to threaten the potential to extract minerals or petroleum resources in the areas identified on the Mineral Resources Map (Map 10), the County shall require all reasonable and feasible mitigations to avoid or minimize conflicts between the proposed use and development of the mineral resource. The County shall make written findings in support of its decision to permit such a use, in accordance with the requirements of the California Surface Mining and Reclamation Act (SMARA).

Conservation – Policy #6

Compliance with State and Federal Regulations – Environmentally sound mining and oilfield operations shall be required through compliance with SMARA and other

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applicable standards and regulations. Environmental impact assessments, implementation of approved reclamation plans, and posting of adequate financial security insuring the reclamation of mined lands will be required as conditions for extraction permits.

Conservation – Goal #3

REDUCE CONSUMPTION AND RELIANCE UPON NON-RENEWABLE ENERGY SOURCES.

Conservation – Policy #7

New Development – All new development, including rehabilitations, renovations and redevelopment shall incorporate energy conservation and green building practices to the maximum extent feasible. Such practices include, but are not limited to: building orientation and shading, landscaping, and the use of active and passive solar heating and water systems. The County shall implement this policy by adopting and enforcing a green building ordinance. Adoption of such a green building ordinance shall occur within one year of the adoption of this General Plan.

Conservation – Policy #8

County Facilities – It shall be the policy of Monterey County to reduce energy consumption within County government facilities. Within five years from the adoption of this General Plan, energy consumption within County government facilities from non-renewable power sources (including natural gas, compressed and liquefied gas sources, gasoline, fuel oil, and other fossil fuels) shall be reduced by 15% over consumption in the year 2000.

Conservation – Policy #9

Incentives – The County will work with the California Energy Commission and other public and non-profit agencies to promote the use of programs that encourage farmers and developers to surpass Title 24 Energy Efficiency standards by utilizing renewable energy generating systems and more efficient agricultural practices that conserve energy, including, but not limited to drip irrigation, high efficiency water pumps, and natural gas, hydrogen or electrical vehicles.

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Conservation – Goal #4

SUPPORT THE DEVELOPMENT OF CLEAN ALTERNATIVE ENERGY SOURCES, CONSERVATION AND UTILIZATION OF RENEWABLE ENERGY SOURCES.

Conservation – Policy #10

Energy Recovery Systems – Whenever it is economically and physically feasible to do so, the County shall require the use of energy recovery systems in projects greater than one-single family residential unit.

Conservation – Policy #11

Methane Recovery from Landfills – The County shall encourage methane gas recovery methods and technologies to generate power from existing solid waste disposal sites. New solid waste facilities shall incorporate methane recovery into the facility design.

Conservation – Goal #5

PROTECT AND PRESERVE WATERSHEDS AND AQUIFER RECHARGE AREAS.

Conservation – Policy #12

Watersheds and Aquifer Recharge – The County shall identify, protect and enhance watersheds and aquifer recharge areas, so that their function is maintained and groundwater quality is not degraded (See Map 11).

Conservation – Policy #13

Erosion – It is the policy of Monterey County to eliminate and prevent conditions of accelerated erosion that have led to, or could lead to, degradation of water quality, loss of fish habitat, damage to property, loss of topsoil and vegetation, disruption of water supply, and increased danger from flooding. Therefore, the density and design of all new development shall be planned to be consistent with the characteristics and constraints of the site on which that development is carried out. Structures on slopes that would normally require major grading shall utilize pole, step, or other

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foundations that do not require major grading. New parcels shall not be created that will:

- Require building or construction on slopes of 25 percent or greater;
- Require new access roads and driveways to cross slopes of 25 percent or greater; or
- Require cuts and fills greater than ten feet in height for distances greater than 50 feet or for 10 percent of the new roadway length, whichever is greater.

For any project, access roads and driveways shall not cross slopes greater than 25 percent and cuts and fills shall not exceed ten (10) feet. Variances may be granted by the County if a route across a steep slope will demonstrably result in less environmental damage than any alternative route that complies with the slope restrictions specified in this policy, or if no other alternative exists, and the parcel would otherwise be undevelopable. Such variances must be based on supporting evidence in the administrative record, provided by qualified experts.

Streams or drainage courses shall not be obstructed or disturbed except for approved road crossings, unless disturbance of a drainage course will improve overall resource protection as determined by a qualified biologist.

Land clearing shall be kept to a minimum. Vegetation removal shall be limited to that amount necessary for building site, access to the building site, fire protection and construction. Land clearing activities shall be mitigated to avoid erosion.

Conservation – Policy #14

Erosion Control – Soil loss from erosion can cause a significant degradation to agricultural productivity and to natural habitats, and can burden the public for clean up and maintenance expenses. The County shall impose permit conditions that prohibit off-site erosion and siltation from all development activities, in order to prevent damage to soil, watercourses, and biotic resources from sedimentation, erosion, and chemical pollution. To the greatest extent possible, areas subject to erosion shall not be left in an exposed or unvegetated condition. All exposed areas within a development project subject to erosion shall be protected by mulching or other effective means during the rainy season (October 15 to April 15).

The County shall require an Erosion Management Plan for each new development, or an alteration to an existing development, that would require land disturbance of greater than 100 cubic yards of soil movement or greater than one acre of disturbance (whichever is smaller), and for all development within areas of high and moderate soil erosion hazard (See Map 13). All such development also must comply with Federal Clean Water Act requirements.

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Erosion Management Plans shall be prepared by a Registered Geotechnical Engineer or Certified Erosion Control Specialist. Said erosion management plans shall consider the project's existing and potential deposition of upslope material or downslope slippage, methodologies for keeping sediment on site, methodologies for slowing the release of water to lower lying properties, measures for retention of vegetation and revegetation measures and mapping of drainage patterns before and after development.

Conservation – Policy #15

Vegetated Buffer Strips – As a means to slow runoff and provide natural water pollutant removal, the County will require new development to incorporate use of vegetated buffer strips and other “best management practices” throughout the development to facilitate slowing of runoff from impermeable surfaces and to improve natural pollutant removal.

Conservation – Policy #16

Discharge into Streams and Rivers – Discharges from sanitary septic systems, wastewater treatment systems, carwash wastewater and other improper disposal of truck, automobile and household toxic materials can contribute high levels of pollutants including heavy metals, toxics, oil and grease, solvents, nutrients, viruses, and bacteria to receiving water bodies. Pollutant levels from discharges have been shown by the federal Environmental Protection Agency to be high enough significantly to degrade receiving water quality and threaten aquatic, wildlife and human health. In accordance with Federal Clean Water Act requirements, the County shall prohibit discharges of pollutants into streams and rivers.

Conservation – Policy #17

Animal Confinement Operations – In accordance with State Regional Water Quality Control Board requirements, where confinement of large domestic animals (e.g. horses, cattle, pigs and other livestock) is proposed to occur on a permanent basis, such as in feed lots, dairies, poultry barns, or in any similar confined area, the County shall require retention of surface drainage from manure storage and washwater to be held for 24 hours during a 25 year storm and protected from any overflow coming from stream channels in a 100 year peak stream flow.

Conservation – Policy #18

Runoff – In order to enhance ground water percolation, maintain groundwater quality and reduce flood hazards, all new development shall be conditioned to require that neither stormwater nor landscaping and irrigation water shall be released off-site at a rate greater than would be allowed by the stormwater runoff standards of the Water Resources Agency for a ten (10) year magnitude storm. Mitigation

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measures to retain runoff on-site shall include minimizing earth moving, minimizing removal of natural vegetation, use of vegetated buffer strips and open space adjacent to impermeable surfaces, use of cisterns, and other best management practices and technologies.

Conservation – Policy #19

Grading Permits – Grading permits shall be required for any new development project that results in land disturbance of greater than 100 cubic yards of soil movement or greater than one acre of disturbance (whichever is smaller), and for the conversion of historically uncultivated lands to new agricultural uses if such lands have high or moderate soil erosion potential, as identified in the Soil Erosion Hazard Map (Map 12), or if such lands are located on slopes steeper than 15 percent.

Conservation – Policy #20

Excessive Runoff or Soil Erosion – Where any land use activity results in repeated, excessive runoff or soil erosion, the County shall require that the problem created by such activities be remedied by the owners of the properties on which the runoff problem originates. Excessive runoff and/or erosion is defined as that in excess of the runoff or erosion produced by the land under conditions prior to soil disturbance or development.

Conservation – Policy #21

Off-Road Vehicle Activity – To protect rivers, drainage ways, and limit sedimentation, as well as to protect the wildlife habitat values of riparian areas and their adjacent buffer zones, off-road vehicle activity shall be prohibited within river beds and drainage ways, except when essential to routine and ongoing agricultural activities.

Conservation – Goal #6

PROTECT, PRESERVE AND ENHANCE THE COUNTY’S UNIQUE AND IRREPLACEABLE SIGNIFICANT ECOLOGICAL AREAS AND THE WILDLIFE THEY SUPPORT.

Conservation – Policy #22

SEA Protection – Significant Ecological Areas (SEAs) and the wildlife they support shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within SEAs. Routine and ongoing

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agricultural activities may be exempt from this policy as specifically described in Agriculture Policy #5.

Conservation – Policy #23

New Development To Avoid Significant Ecological Areas – Except as otherwise specifically permitted in this General Plan, no grading, filling, land clearance or land disturbance, use of a toxic material, timber harvesting, land subdivision, or any other development or construction activity shall take place within any Significant Ecological Area (SEA).

Notwithstanding the foregoing, grading, filling, land clearance or land disturbance, use of a toxic material, timber harvesting, or other proposed construction or development activity (but not including a land subdivision) may be allowed within a SEA, subject to a use permit, if to prohibit such activity would make an existing parcel unusable. A use permit allowing one or more of the activities listed in this paragraph shall not be granted until all applicable federal and state regulations are met. When a use permit is approved, to permit one or more of the activities listed in this paragraph within a Significant Ecological Area, disturbance of the Significant Ecological Area shall be minimized, and any permitted activity shall be carried out under the following conditions:

- The permitted activity shall be located within an appropriately defined and confined envelope, to minimize environmental impacts to the maximum extent feasible.
- The permitted activity shall be mitigated to a less than significant level, in terms of its environmental impacts, and mitigation measures to offset impacts of the development shall be developed through coordination and agreement between County, state and federal agencies having jurisdiction.
- Acquisition and dedication of an open space or conservation easement or an equivalent measure shall be required, as necessary, to protect the portion of the Significant Ecological Area that is undisturbed by the permitted activity.
- As a mitigation for the habitat disturbance permitted on the parcel where development activities are allowed, an area of similar habitat, at least as large as the disturbed area, shall be permanently protected on an adjacent or nearby parcel, so that there shall be no net loss for any affected habitat type, and the required dedication or procurement of permanent conservation easements for preservation of resources shall result in the protection of lands that have a habitat value equal to or greater than the habitat value of the lands upon which the permitted activity takes place.

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- Restoration of any area that is a degraded sensitive habitat or has caused or is causing the degradation of a sensitive habitat shall be required, provided that any restoration required shall be commensurate with the scale of the proposed activity within the SEA.

In addition, the following activities are exempt from this policy:

- Existing resource protection and management plans that have been adopted by the County and state and federal agencies as part of any development plan or permit approved as of the date that this General Plan policy is adopted.
- The continuance of any pre-existing non agricultural use, provided that such use has not lapsed for a period of one year or more. This exemption shall include a change of uses, if the changed use does not significantly increase the degree of encroachment into or impact on the sensitive habitat, as determined by the County.
- All activities listed in the California Food and Agricultural Code pursuant to the control and eradication of a pest as defined in Section 5006, Food and Agriculture Code, as required or authorized by the County Agricultural Commissioner.
- Drainage, erosion control, or habitat restoration measures required as a condition of a project permitted by the local government.

Conservation – Policy #24

Setbacks For New Development – All new development, even when not itself located in a Significant Ecological Area, shall avoid impacts to SEAs. Setbacks from these resources shall be a minimum width of:

- 100 feet from the top of banks of intermittent streams.
- 100 feet from the edge of any wetland.
- 100 feet from any other Significant Ecological Area.
- 300 feet from the top of bank of perennial streams and rivers, and other water bodies, and edge of vernal pools or designated critical habitat or as permitted or required by federal or state regulatory agencies.

Conservation – Policy #25

Resource Conservation and Mitigation Program – A Resource Conservation and Mitigation Program and implementing ordinance shall be prepared to establish programs and procedures for the County to utilize in maximizing protection of the County’s open space resources. The Program shall include, but not be limited to: model cooperative agreements with non-profit trusts, open space and conservation easement agreements, open space and habitat dedication agreements, purchase of development rights program, use of land banking for open space protection,

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establishment of open space and habitat mitigation fees and public measures for open space funding, among other measures.

Conservation – Policy #26

Biological Survey – New development activities or land disturbance that may adversely impact any SEA shall require preparation of a detailed biological survey. The survey shall specify any SEAs on the project site and make specific recommendations for avoidance of these resources. Where avoidance is not feasible, mitigation measures shall be recommended based on Conservation Policy #23.

Conservation – Policy #27

Landmark Trees and Protected Trees – Landmark and Protected trees of all species shall be preserved and protected as significant features of Monterey County’s natural heritage.

Conservation – Policy #28

Hazardous Trees – Hazardous trees are trees that are diseased, injured, or in danger of falling and damaging an existing structure, or that create an unsafe vision clearance for an existing roadway, or that are likely to promote the spread of harmful insects or disease. In the case of an emergency caused by a hazardous tree, when immediate action for the safety or life or property is necessary, action may be taken to remove or relocate the tree or otherwise reduce the risk to an acceptable level (e.g. pruning), without complying with tree removal permit requirements, except that such action shall be reported by the person responsible for the hazard abatement to the Director of the County Planning and Building Inspection Department within ten (10) working days after the action has been taken.

Conservation – Policy #29

Diseases To Native Vegetation – The County shall support programs and scientific strategies to control the spread of Pine Pitch Canker, Sudden Oak Death syndrome and any other diseases that threaten native vegetation in Monterey County

Conservation – Policy #30

Invasive Exotic and Noxious Plants – The County shall prohibit the use of invasive plant species in landscape planting in new development projects, and shall work with the Multi-Agency Weed Management Task Force and landowners to remove and prevent the spread of noxious weeds. Invasive plants are those plants listed in the State’s Noxious Weed List and the California Exotic Pest Plant Council’s list of Ecological Pest Plants.

Conservation – Policy #31

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Integrated Weed and Pest Management – The County shall require the use of long-term, state of the art, integrated approach to eradicate, suppress or contain weed and pest infestation within the County where feasible.

Conservation – Policy #32

Landscape Requirements – Native and native-compatible drought resistant species shall be utilized to the maximum extent feasible in all landscaping requiring a discretionary permit. County review of landscape plans shall be made by a California registered landscape architect familiar with Monterey County native drought tolerant plants.

Conservation – Policy #33

Riparian and Wetland Habitat – The County shall comply with state and federal regulations to maintain floodplains, rivers, streams, and other water courses to sustain native fish and wildlife habitats, and preserve riparian and wetlands habitat and natural vegetation. Where development impacts cannot be avoided, mitigation measures shall be imposed to offset impacts of the development, and such measures shall result in a minimum standard of no net loss to resources. Mitigation measures to offset impacts of the development shall be developed through coordination and agreement with state and federal agencies having jurisdiction.

Conservation – Policy #34

Commercial Timber Harvesting – Commercial harvesting of timber species shall be carried out pursuant to the Forest Practices Act of 1973, as amended, and the Forest Practice Rules adopted by the Board of Forestry, which include rules for Coastal Commission Special Treatment Areas designated by the Act. To the extent permitted by State law, timber harvesting shall be undertaken in conformance with this General Plan.

Conservation – Policy #35

County Review of Timber Harvest Plans – The County shall review timber harvest plans (THPs) for environmental impacts and consistency with the policies of this General Plan in order to provide comment to and participate in the review process for THPs.

Conservation – Policy #36

Timber Harvest Plans – The County shall encourage timber harvest plans to use sound forest management, and best practices and principles to protect the natural ecosystem, in accordance with all applicable federal and state laws.

Conservation – Policy #37

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Timber Harvest Limits – Any timber harvest in a watershed which provides domestic water downstream of the proposed harvest shall be limited to removal of no more than fifteen percent (15%) of the total merchantable timber in any ten year period.

Conservation – Policy #38

Access – Existing roads shall be used for salvage or selective logging.

Conservation – Goal #7

PROTECT AND CONSERVE THE QUALITY OF THE COAST, OCEAN AND MARINE ENVIRONMENT.

Conservation – Policy #39

Water Pollution – In accordance with federal and state water quality requirements, the County shall protect, maintain and preserve salt and freshwater marshes, tide pools, wetlands, and waterways that drain into the Monterey Bay National Marine Sanctuary.

Conservation – Policy #40

Alteration of Natural Shoreline Processes – Alteration of natural shoreline processes, including drainage, erosion, water circulation and sand transport, shall be permitted only for the following purposes:

- a. To protect public beaches or existing significant structures, including a primary residence, road or other facility usable to the public;
- b. To serve coastal dependent development; or
- c. To restore and enhance environmentally sensitive habitat.
- d. Any alteration shall be limited to the most minor alteration necessary.

Conservation – Policy #41

Alteration of Wetlands Habitat – In order to protect wetlands habitat, which is particularly threatened, no diking, dredging, or filling of any wetlands habitat shall be permitted except when an area of new wetlands habitat is created, in a manner which enhances overall biological productivity, and the new area created is equal to at least 150% of the area of wetlands habitat that is altered. The creation of the new

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wetlands habitat must be completed and be deemed successful prior to the alteration of the existing wetlands habitat.

Conservation – Policy #42

Revetments, Groins, Seawalls, or Retaining Walls – Revetments, Groins, Seawalls, or Retaining Walls and other such construction that alters natural shoreline processes may be permitted when required to serve coastal dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts to the shoreline and sand supply. These structures shall not impede lateral access and shall respect the natural landform and visual appearance of the shoreline, and shall be designed by a Coastal Engineer or Registered Engineering Geologist with expertise in coastal processes. Retreat strategies shall be required where feasible. Appropriate mitigation fees shall be paid prior to construction of the structures, based on fair market value for acquiring nearby beach property for sale.

Conservation – Policy #43

Public Access to the Shoreline – Public access to the shoreline shall be provided in accordance with state-approved Local Coastal Programs.

Conservation – Policy #44

Watershed Planning – The County will participate in the preparation of management plans for all major river basins and require adherence to the best watershed planning principles, including stream setbacks, stream flow maintenance, maintenance of safe and good water quality, protection of natural vegetation along streams and control of grading to avoid erosion and sedimentation. The County shall support protection of critical ecological processes including watershed hydrology, wildfire (through prescribed burning and other safe methods) and protection of regional wildlife movement corridors.

Conservation – Policy #45

Aquaculture – Aquaculture shall be limited to those activities that conform to all policies of this General Plan.

Conservation – Goal #8

PROTECT AND ENHANCE THE AIR QUALITY OF MONTEREY COUNTY.

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Conservation – Policy #46

Air Quality – The County shall protect and enhance the air quality of Monterey County by directing new urban development to existing cities and Community Areas where such development can be compact, mixed-use, walkable, and will reduce reliance on the automobile.

Conservation – Policy #47

Roadside Tree Program – The County shall develop and implement a roadside tree program within Community Areas to encourage and maintain vegetated/forested areas for their air purifying functions. Redevelopment and Community Plans for Community Areas shall incorporate this requirement.

Conservation – Policy #48

Air Quality Plans – The County shall require that all new development be consistent with the Air Quality Management Plan for the Monterey Bay Region.

Conservation – Policy #49

Best Available Control Technology – The County shall require all new development to use Best Available Control Technology to reduce air pollution emissions within industrial and commercial facilities, as defined in the most current Monterey Bay Unified Air Pollution Control District rules and regulations.

Conservation – Policy #50

Industrial Facilities – The County shall require that any particulate fallout from industrial facilities be mitigated to the satisfaction of the Monterey Bay Unified Air Pollution Control District as a condition for any permit for facility upgrading, expansion or modification.

Open Space

Introduction

The Open Space Element of the Monterey County General Plan is intended to comply with State law requirements, and to provide significant protection for the unique and remarkable open space resources of Monterey County. In addition, the Open Space Element supports the development of park and recreational facilities for County residents and visitors alike, and will help protect and preserve the historic, archaeological and paleontological resources of the County.

The Open Space Element directly implements Guiding Objectives #1 and #10:

Guiding Objective #1

Preserve the unique character of areas throughout Monterey County as represented by the different Area Land Use Plans.

Guiding Objective #10

Protect the visual integrity of ridgelines, designated scenic corridors, and other identified sensitive visual resources throughout Monterey County.

Open Space – Goal #1

PROTECT, MAINTAIN AND ENHANCE MONTEREY COUNTY’S OPEN SPACE LANDS FOR FUTURE GENERATIONS.

Open Space – Policy #1

Protection of Open Space Lands - It is the policy of Monterey County to protect the County’s open space lands and resources by directing new urban development to existing cities, their Spheres of Influence, and Community Areas, and by limiting rural area development to existing legal lots of record.

Open Space – Policy #2

Open Space Areas Designated For Permanent Protection - The County shall identify and prioritize for permanent protection those areas of the County illustrated on the Open Space Map, Map 13. Protection for designated Open Space lands shall be provided through the acquisition of an easement or fee title from willing sellers, or through a donation from landowners, or some combination thereof.

Open Space – Policy #3

Long Term Funding Sources - The County Parks Department and the Board of Supervisors shall work with other open space agencies and non-profits to identify all potential funding sources for the permanent protection of high value open space

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lands, and shall specifically attempt to identify long term and stable funding sources. Such sources may include: federal and state grant funding; private philanthropic funding; private grant and foundation funding; open space impact mitigation fees; and public funding measures such as bonds, sales taxes or benefit assessments, among other mechanisms.

Open Space – Policy #4

Conservation Easements – The County shall support the protection of open space and agricultural lands by working with open space agencies, land trusts, other non-profit organizations, and landowners to establish conservation easements. In areas where development of legal lots of record would result in development that would adversely affect scenic views, agriculture, or have a detrimental effect on natural resources, the County shall solicit and encourage the voluntary donation of conservation easements to the County or to a qualified private non-profit organization in order to preserve the open space, agricultural, or natural resource values of the land. The County shall monitor transactions and map easements to assure consistency with this General Plan policy.

Open Space – Policy #5

Open Space Acquisition - The County Parks Department should work collaboratively with open space agencies and non-profits to prioritize and acquire open space lands identified by the public as important to existing and future generations. This effort may be completed in conjunction with the development of a Strategic Park and Trail Plan.

Open Space – Goal #2

PROTECT THE SCENIC RESOURCES OF THE COUNTY FOR ENVIRONMENTAL QUALITY AND TO SUPPORT THE ECONOMIC VITALITY OF THE COUNTY’S HOSPITALITY, TOURISM, AND VISITOR-SERVING INDUSTRY.

Open Space – Policy #6

Protection of Public Views/Mitigation Requirements – Development proposals shall avoid visual disturbance to public viewsheds to the maximum extent feasible. The standard to be used in determining impacts to public viewsheds is whether any portion of the proposed development is visible from a public viewing area.

Where development cannot avoid disturbance to public viewsheds, mitigation measures shall be imposed. Such mitigation measures may include reducing the size

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and/or height of the proposed development, siting the structures so the least disruptive elements face toward the public viewshed, installing and permanently maintaining landscape screening, and acquisition of development rights by a public agency or non-profit land trust. Where artificial berming/mounding or landscape screening are used as a mitigation, such mitigations shall be as natural in character as possible, and shall not be permitted to obscure the view of the coast, oceans, mountains, forests, farmlands and rangelands visible from any public viewing area.

Open Space – Policy #7

Development Review – If an applicant proposes new development in a location that is visible from a public viewing area, the applicant shall pay for the County to conduct a visual impact analysis and graphic representation of the proposed development, to be considered as part of the development application, so that the County can determine how the proposed development would impact public viewsheds. Any development permitted shall be designed to avoid any visual impact to public viewing areas, and where it is impossible to avoid any visual impact, to minimize such impact to the maximum extent feasible.

The visual impact analysis shall locate and identify publicly accessible viewpoints within public viewing areas, accurately identify proposed structures as to dimensions, height, and rooflines through use of story poles and netting, and through photographs and graphic simulations taken from the public viewing areas. Access roads shall be delineated by stakes with flags. Story poles, netting and stakes shall remain in place during the duration of the project review and approval process. The location of new access roads and driveways in highly scenic areas shall be reviewed prior to any grading work to ensure safe location and minimum visual and site disturbance. The extent of the proposed development shall be recorded photographically with superimposed representation of the proposed project.

Open Space – Policy #8

Dedication of Scenic Easements – Whenever land is proposed for a new subdivision that would diminish the existing scenic quality of a public viewshed, the landowner shall be required to dedicate scenic easements to mitigate the visual impact of the development on the scenic corridor.

Open Space – Policy #9

Off-site Signs and Outside Storage – Off-site advertising and outside storage within the public viewshed are prohibited. Direction, access, and business identification signs shall minimize disruption of scenic qualities through appropriate use of materials, scale and location and shall not be internally illuminated. Routine and ongoing agricultural activities and facilities consistent with this General Plan shall be exempt from this policy.

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Open Space – Policy #10

Exterior Lighting – All exterior light sources shall be controlled and/or shielded to the downward direction so as not to glare beyond the limits of the parcel or to be directly visible from public viewing areas. No lights shall be installed that distract motorists. Exterior lighting, for any proposed development within areas required for biological survey review, shall be required to conform to recommendations included by the biologist in the survey. Mobile sources of light and agricultural practices that occur after dark are exempt from these restrictions. Where a local Land Use Advisory Committee (LUAC) supports additional lighting regulations, consideration shall be given for preparation of a special “dark sky” lighting ordinance for their Planning Area.

Open Space – Policy #11

Communications Facilities and Equipment – Satellite dishes, cellular radio or phone towers and similar devices shall be sited to avoid disturbance to public viewsheds. Federal laws regarding communications facilities and equipment shall apply and take precedence if there are conflicting requirements.

Open Space – Policy #12

Solar Collectors and Wind Power Generators – Solar collectors, wind power generators and similar facilities and devices shall be sited to avoid disturbance to the public viewshed.

Open Space – Policy #13

Overhead Utility Lines – Overhead utility lines and facilities shall not be permitted in the public viewshed. Utilities required for commercial agricultural and ranching operations are exempt from this policy.

Open Space – Policy #14

Scenic Route Network – The County shall recognize scenic routes in Monterey County as part of a chain of scenic routes in California to be enjoyed by all travelers.

Open Space – Policy #15

Scenic Corridors – The County shall prepare Scenic Corridor Protection Plans if the County Board of Supervisors, through recommendation of the Planning Commission, determines that there is sufficient public interest in preparing a plan for a qualified road or road segment. A qualified road or road segment shall mean a county roadway meeting the minimum standards for nomination and designated prescribed in the

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CALTRANS Guidelines for the Official Designation of Scenic Highways. Such Plans shall not adversely impact routine and ongoing agricultural operations. Extensive public participation and outreach shall be required as an important part of the preparation of any Scenic Corridor Protection Plan.

Open Space – Policy #16

Vista Points – Vista points shall be incorporated within new public highway and road access projects within public viewsheds where feasible and appropriate. Access to vista points shall be provided by walkways and trails and connect to the nearest public thoroughfare where parking and transit are available.

Open Space – Goal #3

PROVIDE A FULL RANGE OF PARKS, INCLUDING NATURAL AND ACTIVE PARKS, AND INTERPRETIVE AND RECREATIONAL OPPORTUNITIES FOR CURRENT AND FUTURE MONTEREY COUNTY RESIDENTS.

Open Space – Policy #17

County Parks Department Role – The County Parks Department shall take an active leadership role in planning, acquiring, and managing existing and future park and public open space areas in unincorporated areas of the County. The County shall collaborate with federal, state and local park and recreation agencies, special districts and other recreation providers to avoid duplication of services and to ensure the acquisition and development of parks and recreation facilities to accommodate current and future needs of Monterey County residents. Parks that meet the needs of persons living within Community Areas, in the unincorporated part of the County, shall be provided as a top priority, as new development occurs in those areas

Open Space – Policy #18

Park and Recreation Inventory – In cooperation with other local park agencies and with the cities, the County shall inventory the existing distribution of parks, public open space and recreation facilities and services and relate the inventory to the population and their needs. As part of the inventory, the County shall survey Monterey County residents to ascertain park and recreation needs.

Open Space – Policy #19

Strategic Plan for Parks – Based on the park and recreation inventory, the County Parks Department shall prepare and the Board of Supervisors shall adopt a Strategic Plan for Parks to guide the acquisition, planning, development, programming, management and funding of regional parks and recreation in Monterey County. The

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Strategic Plan for Parks shall prioritize open space lands for acquisition, and shall set forth appropriate roles for the County and other open space agencies and non-profit land trusts and conservancies to achieve the overall open space goals and policies of this General Plan, including protection of open space lands of all types.

Open Space – Policy #20

Park Acquisition and Development Guidelines – The Strategic Plan for Parks shall include park acquisition and development guidelines based upon acreage, population, parkland ratios, consideration of natural resource values, among other key factors to provide adequate park and recreation facilities to serve the needs of current and future Monterey County residents. Extensive public participation and outreach shall be required as an important part of the preparation of the Strategic Plan for Parks.

Open Space – Policy #21

Joint Utilization of Parks and Recreation Facilities – The County shall encourage full utilization of existing park and recreation facilities owned and/or operated by other agencies including cities, recreation districts and the school districts. The County may utilize appropriate funding sources and make its own park and recreation facilities available through special operating agreements, concession agreements, joint powers agreements and other such arrangements or arrangements that make full use of these facilities for the public benefit.

Open Space – Policy #22

Accessibility – The County shall work to ensure that all County park and recreation facilities are accessible to all Monterey County residents to the maximum extent practicable in terms of affordability, physical access, and hours of operation.

Open Space – Policy #23

New Park Development – In cooperation with other park agencies and as part of the development of the Strategic Plan for Parks, the County shall seek to establish equitable geographic distribution of neighborhood, community and regional park facilities that meet the needs of the surrounding residents. The County shall give priority to acquisition of lands for new parks and development of parks in areas deficient in such facilities. Such areas include, but may not be limited to: Fort Ord, North County and the Central Salinas Valley. The County shall identify specific locations for consideration of acquisition of new parks including:

- Chualar
- Gabilan Creek
- The Arroyo Seco Area
- Arroyo Seco River
- Carr Lake (in collaboration with the City of Salinas)

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- Confluence of the Arroyo Seco River and the Salinas River area

Proposed park and recreation developments shall be evaluated for their potential impacts and shall distinguish clearly between parks for more active use and parks and open space areas rich in biological resources suitable for more passive enjoyment and stewardship of those resources.

Open Space – Policy #24

Park Acquisition Mechanisms – Park and open space lands shall be acquired by the County through a variety of means, including, but not limited to grant funding, land donation, conservation easements, land swaps, public conveyance from other governmental or private land trust agencies and development impact fees. Pursuant to the authority granted by the State of California Subdivision Map Act, the County, as may be recommended by the County Parks Department, shall condition subdivision projects for the purpose of providing additional park and recreation lands and facilities, and open space. New residential developments shall be required to dedicate park land or pay in-lieu development impact fees to acquire, develop, and maintain parklands, in proportion to the extent of need created by the new development. As part of the development of the Strategic Plan for Parks, a stable funding source or sources sufficient to implement the Plan should be identified and secured, including a public funding program, funding partners, revenue generating programs and the like.

Open Space – Policy #25

Park Management Plans – County agencies managing park and recreational facilities shall adopt park management plans for all public recreational areas and facilities. These management plans shall emphasize protection of environmental resources on these lands. New parks and recreational facilities shall not be opened to the public until an adequate management plan is assured.

Open Space – Policy #26

Parks in Community Areas - Development in Community Areas shall include adequate sites for parks and recreational facilities, including trails and trail connections to a regional trail system.

Open Space – Goal #4

PROVIDE A NETWORK OF PUBLICLY ACCESSIBLE TRAILS ON OPEN SPACE AND PARKLANDS, AND ON PRIVATE PROPERTY WHERE THERE ARE WILLING PARTICIPANTS, AS WELL AS TRAILS LINKING EXISTING AND FUTURE PUBLIC PARK AND OPEN SPACE LANDS AND

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PROVIDING AN ALTERNATIVE MEANS OF TRAVEL TO THE AUTOMOBILE.

Open Space – Policy #27

County Parks Department Role – The County Parks Department shall take an active leadership role in planning for a system of publicly accessible trails that link public park and open space lands and provide an alternative means of travel to the automobile.

Open Space – Policy #28

Multi-Jurisdictional Trails Planning – The County shall encourage park and recreation and open space agencies, including adjacent counties, to collaborate with the County in planning for, acquiring, and managing a multi-jurisdictional system of trails.

Open Space – Policy #29

Trail Inventory – In cooperation with other local park agencies and with the cities, the County shall inventory the existing distribution of trails and adopted trails plans, and relate the inventory to the population and their needs. As part of the inventory, the County shall survey Monterey County residents to ascertain trail needs.

Open Space – Policy #30

Strategic Trails Plan – Based on the trail inventory, and in cooperation with other agencies, the County Parks Department shall prepare and the Board of Supervisors shall adopt a Strategic Trails Plan to guide the acquisition, planning, development, management and funding of the trail system in Monterey County. Extensive public participation and outreach shall be required as an important part of the preparation of the Strategic Trails Plan, which may be done in conjunction with preparation of the Strategic Plan for Parks. The Strategic Trails Plan shall define the appropriate uses of existing and planned trails (e.g. multi-use; bike path only equestrian only; pedestrian only; etc.) as well as their hours of operation, staging areas and the like. The Strategic Trails Plan shall include all existing adopted trails plans as of the effective date of this General Plan. The Plan should also integrate interpretive and other elements to provide educational values in addition to other public benefits of the trail system. All new trails shall be evaluated to ensure that they do not impact SEAs, disturb the topography or disturb a public viewshed. When a trail is acquired adjacent to a federal, state or local park, the County may offer the trail easement to the appropriate public open space agency.

Open Space – Policy #31

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Accessibility – The County shall work to ensure that all County trails are accessible to all Monterey County residents to the maximum extent practicable in terms of affordability, physical access, and hours of operation.

Open Space – Policy #32

Trail Acquisition Mechanisms – New trails and trail connections shall be acquired by the County through a variety of means, including, but not limited to grant funding, land donation, conservation easements, land swaps, public conveyance from other governmental or private land trust agencies, road and railroad abandonment and development impact fees. As part of the development of the Strategic Trails Plan, a stable funding source or sources sufficient to implement the strategic plan should be identified and secured, including a public funding program, funding partners, revenue generating programs and the like.

Open Space – Policy #33

Trail Management Plans – The County shall develop a comprehensive trails management plan for all County trails, which should be incorporated in the trail strategic plan. These management plans shall emphasize protection of environmental resources on proposed trail routes. New trails shall not be opened to the public until an adequate management plan is assured.

Open Space – Goal #5

PRESERVE, PROTECT, AND WHERE FEASIBLE, ENHANCE AND RESTORE THE HISTORIC RESOURCES, FEATURES AND PLACES THAT CONTRIBUTE TO THE HERITAGE OF MONTEREY COUNTY AND ITS MAN-MADE RESOURCES AND TRADITIONS.

Open Space – Policy #34

Historic Review Process – The County shall encourage historic preservation by improving the County planning and review process for rehabilitation of individual historic structures and/or for new development within historic districts. The County shall review all present and future zoning, land use plans and regulations to ensure that these are consistent with the guidelines and requirements of state and federal historic preservation goals.

Open Space – Policy #35

Historic Resources Review Board – The County shall establish and maintain a Historic Resources Review Board, and shall require the Historic Resources Review Board to review proposed projects that involve historic resources on the National or

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California Register of Historic Resources, or that are listed within the County historic resources database, including County-owned historic resources. The Historic Resources Review Board shall make recommendations to the Board of Supervisors with respect to any proposed development that might affect historic resources, specifically including any proposed development within 200 feet of a historic resource listed on the National or California Register of Historic Resources, or listed within the County historic resources database, and these recommendations shall be incorporated into the development project to protect significant historical buildings, structures, landmarks, and districts within the County, and to insure that all decisions relating to developments that might affect historic resources take into account and are consistent with good preservation practices.

Open Space – Policy #36

Historic Resource Features – In addition to historic structures, the County shall protect historic resource features important to the setting of historic resources such as mature trees and vegetation, walls and fences within historic neighborhoods, districts and heritage corridors.

Open Space – Policy #37

Heritage Corridors – The County shall designate appropriate areas as Heritage Corridors in each Planning Area, and these Heritage Corridors may be specified in the Planning Area sections of this General Plan. Extensive public participation and outreach shall be required as an important part of the planning and designation of Heritage Corridors. Designation of Heritage Corridors shall require involvement and review by the Historic Resources Review Board as well as by appropriate Land Use Advisory Committees, affected property owners, other interested parties, and the Planning Commission.

Open Space – Policy #38

Historic Listings – The County shall encourage and support appropriate nominations to the National Register of Historic Places, to the California Register of Historic Resources and to the Monterey County Inventory of Historic Resources. Property owners shall be provided notification of consideration of any listing prior to official designation.

Open Space – Policy #39

Update of Historic Resources Inventory – The County’s Inventory of Historic Resources database shall be updated regularly to include archeological, ethnographic and ethno-historic resources. Listed structures must be 50 years old, or older. Survey documentation shall be accessible to County staff, Historic Resources Review Board members, and scholarly research. This data, with the exception of sensitive

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archeological, paleontological and other cultural resource information and mapping, shall also be available to the general public.

Open Space – Policy #40

County an Interested Party – The County shall continue as an “Interested Party” under Section 106 of the National Historic Preservation Act process and maintain active involvement in mechanisms for the Historic Resources Review Board historic resources management programs. The County shall support the efforts of the Monterey County’s historical organizations to preserve the County’s historical resources.

Open Space – Policy #41

Historical Resource Protection Regulations – Historical resources and sites shall be protected through appropriate zoning regulations, and by other suitable regulatory means, to ensure that new development is compatible with existing historical resources and will maintain the special values and unique character of the historic properties. Repair or rehabilitation of historic structures may be permitted upon a determination that the proposed repair or rehabilitation will not preclude the structure’s continued designation as a historic structure or that appropriate mitigation measures have been taken to avoid an impact associated with the repair or rehabilitation.

Open Space – Policy #42

Retention, Reuse and Restoration of Historic Structures – Monterey County shall initiate, adopt, and promote the availability of monetary and other incentive programs to encourage the retention, reuse and restoration of historic structures. Exceptions may be provided as necessary to permit the retention, reuse, restoration and rehabilitation of historic structures and resources. Such exceptions may include parking, yards, height and coverage. These exceptions shall not include approval of uses not otherwise allowed. As part of the implementation of this policy, historic preservation shall be integrated into governmental programs and agencies such as Community Development Block Grant, Redevelopment and Housing programs, Public Works, Planning and Building Inspection, and Facilities and Construction.

Open Space – Policy #43

Retain Character of Historic Districts – The County shall assist in retaining the special character of historic districts and neighborhoods by the use of special development standards within designated historic districts.

Open Space – Policy #44

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Public Information Programs – The County shall inform the public of the availability of opportunities and programs to preserve historic resources, including educating owners of historic properties about use of deed restrictions as a preservation tool and formation of historic districts. Information regarding potential restrictions associated with historic structures shall also be provided.

Open Space – Policy #45

Promote Heritage Tourism – The County shall promote heritage tourism by highlighting Monterey County’s historic resources through support for programs emphasizing the recognition and/or use of historic resources for the enjoyment, education and recreational use of visitors to Monterey County.

Open Space – Policy #46

Historic Resources Education – The County shall foster public and academic education to increase the appreciation and understanding of historic resources and to encourage support for historic preservation in Monterey County.

Open Space – Goal #6

**IDENTIFY AND CONSERVE MONTEREY COUNTY’S
ARCHAEOLOGICAL RESOURCES.**

Open Space – Policy #47

Archeological Review in Community Areas – In Community Areas where a Redevelopment Plan has been adopted with a full CEQA Environmental Impact Report and with implementation of community wide mitigation measures, and to the extent consistent with CEQA requirements, no further archaeological surveys shall be required. During project grading, if archaeological resources are found, work shall be stopped for resource evaluation, and appropriate steps shall be taken to mitigate any impact to the archaeological resource.

Open Space – Policy #48

Archaeological Sensitivity Zones – The Archaeological Sensitivity Zones map prepared by the County Planning and Building Inspection Department shall be used, along with any other pertinent data that may be available, to evaluate whether archaeological resources are threatened by proposed development projects. The Archaeological Sensitivity Zones map shall be updated as new data becomes available, and shall be subjected to scientific peer review every five years, in connection with the required five-year review of the General Plan.

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Open Space – Policy #49

High Sensitivity Area Review – All proposed development, including land divisions, within high sensitivity zones shall require an archaeological field inspection prior to project approval.

Open Space – Policy #50

Major Project Review – All major projects (i.e., projects on 2.5 acres or more) that are proposed within moderate sensitivity zones, including land divisions, shall require an archaeological field inspection prior to project approval.

Open Space – Policy #51

Low Sensitivity Area Review – Projects proposed within low sensitivity zones shall not be required to have an archaeological survey taken unless specific additional information has been obtained to suggest that archaeological resources are present.

Open Space – Policy #52

Protection Measures – All available measures, including purchase of archaeological easements, dedication to the County, tax relief, purchase of development rights, consideration of project alternatives, etc., shall be explored prior to development approval to avoid development on sensitive archaeological sites. Where impacts of development on or adjacent to an identified archaeological site cannot be avoided, a mitigation plan that complies with state law and CEQA Guidelines Section 15064.5 shall be required.

Open Space – Policy #53

Mitigation Upon Discovery of a Resource – On discovery of archaeological or historic sites, or upon identification of ethnographic or ethnohistoric sites, procedures shall be followed that employ project modification, relocation or on-site mitigation measures appropriate to the location, significance of the find and potential impacts of the development.

Open Space – Policy #54

Destructive Activities – Off-road vehicle use, unauthorized collecting of artifacts, and other activities that could destroy or damage archaeological or cultural sites is prohibited.

Open Space – Policy #55

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Public Access – Public access to or over known archaeological sites shall be limited to scientific study with landowner consent, consistent with State law. Public disclosure of detailed archaeological and other resource maps and documentation shall not be permitted, except for scientific study consistent with State law. Any agency or group requesting site specific maps or data of archaeological site information must have written approval from the Director of the Planning and Building Inspection Department.

Open Space – Goal #7

MAINTAIN, PROTECT AND ENHANCE THE PALEONTOLOGICAL RESOURCES OF THE COUNTY BECAUSE OF THEIR SCARCITY AND SCIENTIFIC AND EDUCATIONAL VALUE.

Open Space – Policy #56

Paleontological Review in Community Areas – In Community Areas where a Redevelopment Plan has been adopted with a full CEQA Environmental Impact Report and with implementation of community wide mitigation measures, and to the extent consistent with CEQA requirements, no further paleontological surveys shall be required. During project grading, if paleontological resources are found, work shall be stopped for resource evaluation, and appropriate steps shall be taken to mitigate any impact to the paleontological resource.

Open Space – Policy #57

Significant Paleontological Localities – The Significant Paleontological Localities Map shall be used, along with any other pertinent available data, to evaluate whether paleontological resources are threatened by proposed development projects. The Paleontological Localities Map shall be updated as new data becomes available, and shall be subjected to scientific peer review every five years, in connection with the required five-year review of the General Plan.

Open Space – Policy #58

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Mitigation of Impacts on Paleontological Resources – Where development could affect paleontological resources, a mitigation plan to reduce potential impacts to a level below significance shall be required prior to project approval.

Open Space – Policy #59

Discovery of Paleontological Resources – If paleontological resources are discovered during the course of development and land altering activities, a paleontologist (in conjunction with a registered geologist, as necessary to comply with State requirements) shall be consulted to determine appropriate protection and mitigation measures, and such measures shall be implemented by the County, to protect the paleontological resources to the maximum extent feasible. Measures may include project modification or on-site mitigation measures appropriate to the location, significance of the find and potential impacts of development.

Open Space – Policy #60

Paleontological Resource Protection Program – The County shall develop a program to protect paleontological resources through the negotiation of open space easements, other deed restrictions, tax relief, and purchase as necessary.

Open Space – Policy #61

Public Access to Resource Sites and Data – Public access to or over known paleontological sites shall be limited to scientific study with landowner consent. Public disclosure of detailed paleontological and other cultural resources maps and documentation shall not be permitted, except for scientific study consistent with State law. Any agency or group requesting site specific maps or data of archaeological site information must have written approval from the Director of the Planning and Building Inspection Department.

Open Space – Goal #8

ENSURE SHORELINE ACCESS CONSISTENT WITH THE REQUIREMENTS OF THE CALIFORNIA COASTAL ACT.

Open Space – Policy #62

Shoreline Access and Recreational Opportunities – Maximum shoreline access and recreational opportunities shall be provided for public use, consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

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Open Space – Policy #63

Dedication of Access Easements - Existing major public access areas shall be permanently protected for long-term public use. Other coastal areas suitable for public access shall also be protected for such use. Dedication of public access easements may be made by the property owner to the County or a responsible state or federal agency or a non-profit public interest group that agrees to be responsible for improving, managing and maintaining the access.

Where proposed trail access corridors encompass adjacent properties or where alternative trail locations are possible, access easements or offers thereof may be terminated on properties other than those that contain the access, once the trail access is developed and opened to the public.

Open Space – Policy #64

Protection of Private Property in Public Access Areas - In providing for both accessways and trails, the County seeks to ensure that the peace, privacy, safety, health and property of residents and property owners are not jeopardized by unmanaged, inappropriate, or irresponsible public use. The County and other public agencies shall cooperate with landowners to develop effective methods for directing public access to the appropriate locations designated in this plan.

Open Space – Policy #65

Inappropriate Access Areas - Shoreline access shall be discouraged as inappropriate where it would be inconsistent with public safety, military security or the protection of fragile coastal resources. The County and other public agencies shall work with landowners to develop effective methods to direct access to appropriate locations.

Open Space – Policy #66

Public Access in Residential Areas – Shoreline access shall be provided through or adjacent to existing or new residential areas upon completion of a management plan that adequately resolves problems of noise, visual buffering, trespass, general maintenance, minimization of fire hazards, protection of private water supplies, parking and liability.

Open Space – Policy #67

Public Access in Agricultural Areas - Public accessways shall be designed to avoid conflicts with agricultural uses. Where public access or trails cross actively grazed areas or are located adjacent to crop lands, a range of measures including buffer strips, signs, fences, berms, vegetation screens, periodic closures and prescribed burning to eliminate hazardous accumulation of brush, shall be applied, as appropriate, to reduce conflicts to acceptable levels. Such measures must be

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consistent with applicable design criteria or other regulations for the coastal planning area.

Open Space – Policy #68

Public Access and Military Uses – Access to the shoreline shall be provided, improved, and managed at military and government facilities where there are suitable destination areas, except in those cases where maximum military security is required. When high security requirements cease, access shall then be provided.

Open Space – Policy #69

Public Access in Environmentally Sensitive Habitat Areas – Public access in areas of environmentally sensitive habitats shall be limited to low-intensity recreational, scientific, or educational uses. Access shall be controlled and confined to the designated trails and paths. No access shall be approved which results in significant disruption of the habitat. In locations where highly sensitive plant or wildlife habitats are found and conflicts between habitat protection and public access cannot be adequately resolved, public access will not be permitted. Plans to improve existing trails or create new trails shall ensure as a condition of approval that environmentally sensitive habitats are protected from over-use. Recreational access to environmentally sensitive marine habitats, including rookeries, roosting and haul-out sites, intertidal areas and kelp beds, may be restricted, consistent with the site-specific access recommendations for these areas.

Open Space – Policy #70

Scenic Beaches, Dunes, Estuaries And Wetlands - In scenic beaches, dunes, estuaries and wetlands areas, only structures associated with the recreational, educational and aquacultural use of the areas shall be allowed. Where major access routes are available or desirable through the dunes to the coast, boardwalks or other appropriate pathways constructed of permeable materials should be provided to protect the vegetation stabilizing the dunes. Other access routes through the dunes should be controlled and only allowed in limited circumstances.

Open Space – Policy #71

Public Safety and Access – Public safety shall be considered wherever shoreline access is provided. Improvements shall improve safety when possible. In extremely hazardous areas where safe physical access to the shoreline is not feasible, visual access should be emphasized.

Open Space – Policy #72

Access Management Plans and Programs - The provision of new accessways or trails, or formalization of existing accessways or trails, shall require a coastal development permit or coastal administrative permit and shall be guided by detailed

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management plans prepared by the agency or entity agreeing to be responsible for improving, managing and maintaining the access. These should incorporate community ideas and desires to guarantee preservation of the coast's natural resources and agriculture. The County shall work closely with the local Land Use Advisory Committees and other agencies in planning for the provision and management of access. Funding and initial implementation of the management plans should precede the opening of new accessways or trails or intensified use of existing accessways or trails.

Open Space – Policy #73

Access Management Plan Components – Access management plans or programs shall be prepared by the agency or entity to be responsible for the accessway, and approved by the County prior to improvement of existing accessways or trails or intensification of their use, or provision of new accessways. These plans and proposals shall be coordinated, where applicable, with the improvement and management of shoreline destination areas or recreation areas. Management plans and programs shall address the following points as well as site-specific shoreline access recommendations contained in this Plan:

- a. Types of uses to be encouraged, allowed, discouraged, and prohibited, consistent with the protection of coastal resources, agriculture and other considerations;
- b. Need for restrictions on the number of visitors, restricted hours and seasonal restrictions, if any;
- c. The improvements needed for trails, including boardwalks, signs, and gates and sanitary facilities; and
- d. Proposed location, construction and capacity of parking facilities.

Open Space – Policy #74

Access Management Controls - The managing agency shall limit the level of public access to that which can be adequately managed and controlled consistent with the objectives of an approved access plan, or consistent with the levels of impact that can be sustained by the natural resources of the site without damage over the long-term. This may require reductions in current levels of access at some locations.

Open Space – Policy #75

Parking Guidelines for Shoreline Access - Access management plans shall consider the following guidelines for parking and access roads:

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- a. The provision of parking, including the access road to the parking site, shall not encroach upon the shoreline destination. Consistent with other policies of this Plan, shoreline parking should be located on the inland side of the access road, where feasible.
- b. Improvements for parking shall entail minimum land disturbance and shall not impact upon environmentally sensitive habitat areas and other resources.
- c. Parking improvements shall not degrade or obstruct the public viewshed.
- d. Adequate, safe, and controlled pedestrian access shall be possible from the parking area to the destination point.
- e. Safe ingress to and egress from the access roadway shall be provided.
- f. Parking areas shall be designed to minimize conflicts with surrounding land uses.
- g. The number of parking spaces provided shall correspond to the capacity of the shoreline destination point as determined by its size, sensitivity of its resources, and the intensity of uses appropriate for the area as indicated in the site specific access recommendations.
- h. Parking sites and turnouts shall be located in geologically stable areas, where they would not cause or contribute to slope failure or excessive erosion. Potential degradation of water quality shall be reduced through the use of impervious materials such as block pavement and gravel, and through onsite control of storm runoff.

Open Space – Policy #76

Access Improvements – Improvements to accessways shall be compatible with the character of the natural scenic environment and shall be limited to those necessary to ensure public safety, protect natural resources, and minimize land use conflicts.

Open Space – Policy #77

Bicycle Access Improvements – Improvements for bicyclists along Highway 1 shall be completed where feasible and the route shall be properly marked to alert drivers and provide bicyclists extra protection.

Open Space – Policy #78

Protection of Water Supplies from Public Access - Private water supplies shall be protected by locating public access at an appropriate distance from surface, spring, and well water sources based on consultation with County health officials.

Open Space – Policy #79

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Shoreline Access for People with Disabilities – In all areas where the topography and character of the natural environment permits, shoreline access management plans shall provide for the disabled by building paths and ramps for wheelchairs if this can be done without significant alterations to major landforms or damage to sensitive habitats.

Open Space – Policy #80

Public Access Signage – A uniform system of signs that identify public access ways, vista points, bicycle paths, specific shoreline destinations and areas where access is hazardous or restricted should be provided by the appropriate managing agency. Natural or visually compatible materials should be used and signs should be compatible with the scenic quality of the area. All unimproved access ways available to the public should have signs posted regarding possible safety risks. Hazardous areas that are closed to the public should be appropriately signed to prohibit access.

Introduction

The Safety Element of the General Plan is required by State law. It specifies policies applicable to new development and outlines programs that County government should implement to help improve public safety, particularly during times of natural or human-caused disasters.

Guiding Objective #2 calls for the General Plan to identify land that is “adequate and appropriate” for development. The policies in the Safety Element directly implement this Guiding Objective by directing development away from areas where hazardous conditions exist, and where development is therefore inappropriate.

Guiding Objective #2

Identify land that is adequate and appropriate for the residential, commercial, and industrial development needs of Monterey County during the next twenty years, taking into account land located within the cities, existing legal lots of record, and resource and infrastructure constraints.

Safety – Goal #1

MINIMIZE THE POTENTIAL FOR LOSS OF LIFE AND PROPERTY RESULTING FROM GEOLOGIC AND SEISMIC HAZARDS

Safety – Policy #1

Direct Development To Non-Hazardous Areas – Minimize the potential for loss of life and property damage resulting from geologic and seismic hazards by directing new development to areas free of hazardous conditions.

Safety – Policy #2

Geologic Hazard Zones – The County shall use the current Geologic Hazards Database in the County Geographic Information System (GIS), as illustrated on the following maps, to identify areas susceptible to geologic hazards. Areas identified on the following maps are hereby determined to be Geologic Hazard Zones:

- Map 16 – Active Regional Faults
- Map 17 – Relative Landslide Susceptibility
- Map 18 – Earthquake Induced Liquefaction Susceptibility
- Map 19 – Relative Seismic Shaking Hazards

Safety – Policy #3

New Development Generally Prohibited - New development shall be prohibited in Geologic Hazard Zones, unless a site specific study, based on original work by a qualified Registered Geotechnical Engineer, certifies that the area proposed for the new development is free of hazardous conditions.

Safety – Policy #4

Geotechnical Reports – Site-specific geologic hazard and geotechnical reports shall be required as part of the planning phase of development review and approval for any construction or new development proposed within a Geologic Hazard Zone, as follows:

- a. Geotechnical reports prepared by State of California licensed Registered Geotechnical Engineers are required during building plan review for all habitable structures and habitable additions over 500 square feet proposed within a Geologic Hazard Zone. Such a Geotechnical report may be required for additions less than 500 square feet, and for non-habitable buildings, based on a determination of site conditions, following a site inspection.
- b. Foundation conditions must be reviewed and approved in writing by a Registered Geotechnical Engineer prior to plan check approval, and if recommended by the geotechnical report, the registered Geotechnical Engineer shall perform a site inspection to verify that the foundation will meet the conditions established in the geotechnical report, prior to approval to pour the footings. Setbacks shall be identified and verified in the field prior to construction.
- c. New development and subdivision applications in State or County designated Earthquake Fault Zones shall be subject to review and approval of a geologic report addressing the potential for surface fault rupture and secondary fracturing adjacent to the fault zone before the application is considered complete. The report shall be prepared by a Certified Engineering Geologist and conform to the State of California’s most current Guidelines for evaluating the potential for site hazard or surface fault rupture.
- d. Geologic reports and supplemental geotechnical reports for foundation design shall be required for sites in areas with moderate or high landslide or liquefaction susceptibility as shown on Maps 17 and 18, or as determined by a site inspection. These reports must evaluate the potential for landslide or liquefaction onsite and offsite, including impacts on subdivision layouts, grading, and/or building structures.
- e. Where geologic reports with supplemental geotechnical reports determine that potential hazards affecting new development do not lead to an

unacceptable risk to life or property, development may be permitted, if such development complies with all other applicable General Plan policies.

- f. Appropriate site specific mitigation measures, including deed restrictions, and mitigation monitoring to protect public health and safety shall be required as part of development approvals for any construction or new development within Geologic Hazard Zones.

Safety – Policy #5

State Seismic Hazard Zones – The County will enforce applicable regulations of the Alquist-Priolo Earthquake Fault Zoning Act pertaining to avoidance of development on faults believed to have Holocene activity. As of [date this General Plan policy is adopted], the State Geologist has not completed designating Seismic Hazard Zones in Monterey County under the Seismic Hazards Mapping Act. When these zones are delineated, the County will enforce the applicable regulations.

Safety – Policy #6

Grading Requirements - Side castings from the grading of roads and building pads shall be removed from the site unless they can be distributed on the site without changing the natural landform. An exception to this policy will be made for those cases where changes in the natural landform are required as a condition of development approval.

Safety – Policy #7

Geologic Hazard Area Development Prohibitions – No new parcels shall be created in Geologic Hazard Zones. The construction of new structures on existing parcels that are at high risk from fault rupture, landslides, or coastal erosion shall not be permitted unless findings are made, based on substantial evidence in the record, that to prohibit construction would constitute a taking of the property, and that mitigation measures recommended by a Certified Engineering Geologist will reduce the hazards to an acceptable level. In such case, the recommended mitigation measures, and waivers of County liability, must be incorporated into the project and recorded on the property deed as a condition of approval. As a general rule, construction shall not be allowed in the following areas:

- Areas within 50 feet of Holocene or active faults. Within State or County Earthquake Fault Zones, trenching or other suitable methodology shall be used to determine the location of the fault.
- Areas within or adjacent to large active landslides. Large active landslides are those which are economically or technically infeasible to mitigate

Safety

because of their rate of movement, size and volume, or proximity to other improvements or properties.

- Areas containing slopes over 25 percent.
- Areas within 50 feet of the face of a cliff or bluff or within the area of a 20 degree angle from the toe of a cliff, whichever is greater. This setback may be greater if it is determined that the rate of erosion will place the structure in jeopardy within a 100-year structural life expectancy.

Safety – Policy #8

No Construction In Hazard Areas - Construction shall not be permitted in areas of known geologic or seismic hazards unless findings are made, based on substantial evidence in the record, that 1) there is no alternative which would allow development on the parcel; 2) that waivers of County liability have been obtained; and 3) that mitigation measures recommended by a Certified Engineering Geologist are found to reduce the hazards to an acceptable level. In such case, the recommended mitigation measures and waivers of County liability must be incorporated into the project and recorded on the property deed as a condition of approval. Known areas of geologic hazard include:

- Areas of moderate or high relative landslide susceptibility.
- Areas of moderate to high relative erosion susceptibility.
- Areas of moderate or high relative liquefaction susceptibility.

Safety – Policy #9

Professional Assessment of Geologic Hazards – The County shall require a licensed Certified Engineering Geologist to prepare a geologic report meeting state standards that evaluates new development for potential fault rupture, ground shaking, liquefaction, landslides, and seismic settlement in accordance with the currently adopted Uniform or International Building Code and the standards promulgated by the State Geologist. The County will enforce applicable building code regulations pertaining to the siting and design of structures and grading relative to seismic hazards.

Safety – Policy #10

Professional Peer Review of Geologic Reports – Reports, technical documents, and plans for conformance with applicable codes and regulations pertaining to identification and mitigation of potential geologic and seismic hazards shall be reviewed by a State of California licensed Certified Engineering Geologist, either on County Staff or as an independent third party consultant selected by and employed by the County. Reports shall remain on file at the Planning and Building Inspection Department.

Safety – Policy #11

Naturally Occurring Asbestos – The County shall protect public health from naturally occurring asbestos by requiring mitigation measures to control dust and emissions during construction, grading, quarrying or surface mining operations. Construction, grading, quarrying or surface mining operation development proposals within identified areas of serpentinite rock formations shall require a geologic evaluation and must prepare an Asbestos Dust Mitigation Plan if serpentinite or ultramafic rock is identified.

Safety – Policy #12

Demonstration of Compliance – An environmental document including a geologic report with supplemental geotechnical report must demonstrate that all the criteria in this General Plan have been met and recommendations for mitigation measures are consistent with these policies. Site investigation guidelines and recommended mitigation measures shall follow the guidelines of the California Geological Survey and the County of Monterey, where applicable.

Safety – Policy #13

The County shall continually update seismic and other geologic information to reflect the most current and accurate information available, and such updated information shall replace outdated reports referenced in this Element.

Safety – Policy #14

The County shall continue to review and may adopt new editions of the Uniform Building Code or International Building Code as appropriate.

Safety – Policy #15

The County shall amend the Uniform Building Code as necessary.

Safety – Goal #2

REDUCE THE RISK FOR DAMAGE TO LIFE AND PROPERTY CAUSED BY FLOODING, DAM INUNDATION AND TSUNAMIS

Safety – Policy #16

Improve Community Rating System Classification – Monterey County shall strive to improve its National Flood Insurance Program Community Rating System

classification by implementing additional activities and enforcing stronger floodplain development policies.

Safety – Policy #17

Flood Maps – The approximate floodway and 100-year floodplain boundaries are delineated on the Flood Hazards Map (Map 20) or, if more recently updated, the FEMA Flood data. For individual properties, official flood zone designations shall be obtained using FEMA Flood Insurance Rate Maps and Floodway Maps. The County shall maintain updated FEMA Flood Insurance Rate Maps and Floodway Maps, and shall update the Flood Hazards Map every five years.

Safety – Policy #18

Prohibition of Incompatible Structural Development - The County's primary means of minimizing risk from flood hazards shall be through land use planning and the prohibition of incompatible structural development in flood prone areas.

Safety – Policy #19

Open Space Uses Encouraged in Floodplain Areas - Open space uses such as agriculture, passive to low intensity recreation, and conservation are considered the most acceptable land uses in the floodplain.

Safety – Policy #20

Flood Area Development Prohibitions – No new parcels shall be created where the only developable sites for new structures are within the 100-year floodplain. On existing legal lots of record which are partly or completely located within the 100-year floodplain, all structures and attendant utilities shall be located outside the 100-year floodplain to the greatest degree possible. On legal lots of record with no alternative building site outside the 100-year floodplain, all new construction shall be limited in scope, elevated consistent with FEMA regulations, and conditioned upon review by the Monterey County Water Resources Agency. Approval of such development shall require waiver of County liability recorded on the property deed.

Safety – Policy #21

Notice to Future Property Owners – For new development on existing legal lots of record located within or partially within the 100-year floodplain, where no alternative building site outside the 100-year floodplain is available, a condition shall be placed on development approvals requiring the recordation of notices stating that the property is located within or partially within the 100-year floodplain, and that building and/or land use restrictions may apply to the property.

Safety – Policy #22

Rebuilding in the 100-Year Floodplain – Reconstruction of an existing structure located within the FEMA defined 100-year Floodplain shall be permitted only when the reconstructed structure is located above the base flood elevation. Any permitted reconstruction shall comply with a ten-year cumulative substantial improvement rule, or any other requirement adopted by the Water Resources Agency as part of a Repetitive Loss flood mitigation program.

Safety – Policy #23

Dam Failure and Tsunami Response – The County shall coordinate with appropriate public agencies in its planned response to failures and tsunami warnings. The County shall maintain dam failure and tsunami hazard maps, as available from the State Office of Emergency Services, and shall maintain an evacuation plan with guidance for public officials on emergency notification and evacuation instructions, including use of an emergency alert system to notify the public.

Safety – Goal #3

MINIMIZE THE RISK OF LOSS OF LIFE, INJURY, AND DAMAGE TO PROPERTY AND NATURAL RESOURCES RESULTING FROM FIRE HAZARDS

Safety – Policy #24

Fire Prevention Programs – The County shall coordinate with local fire agencies and the local Fire Safe Council to develop fire prevention programs. Public education programs should address appropriate and environmentally sound fire prevention measures for the environmental and geologic conditions of the area, including erosion control and environmentally sensitive habitat protection.

Safety – Policy #25

Fire Mapping – The High and Very High Hazard severity zones shall be as delineated on the Fire Hazard Severity Zones map in this General Plan, or as amended through subsequent mapping updates (Map 21). The County shall coordinate with state and local fire protection agencies to update the maps to reflect current conditions, with particular emphasis on the urban/wildland fire interface. The Fire Hazard Severity Zones map shall be updated every five years. Local fire jurisdictions may adopt additional fire hazard severity classifications for local responsibility areas (LRA) and shall coordinate with the County to provide updated fire hazards information.

Safety – Policy #26

Minimize Loss of Life and Property - It is the policy of Monterey County to minimize the potential for loss of life and property resulting from wildland fire hazards by prohibiting or restricting new development in High and Very High Hazard Severity Zones, as delineated on Map 21, by directing new development to areas of less hazardous conditions, and by providing programs for the purchase of development rights where, to avoid fire hazard, development cannot feasibly be relocated on an existing legal lot of record.

Safety – Policy #27

Prohibit or Restrict Development in Fire Hazard Areas – No new parcels shall be created in High and Very High Fire Hazard Severity Zones, as delineated on Map 21. New construction on existing parcels located in such High and Very High Fire Hazard Severity Zones shall not be permitted unless the following findings are made, based on substantial evidence in the record:

- a. That the structures proposed to be constructed cannot feasibly be relocated on the parcel to avoid fire hazard;
- b. That to prohibit construction would constitute a taking of the property;
- c. That no program is available for the purchase of development rights on the parcel on which the construction is proposed;
- d. That fire-safe design measures can be implemented to reduce the fire hazard risk;
- e. That notice will be given to current and future owners of the property, through a recorded deed restriction, of the available level of emergency and fire protection services and that County liability has been waived; and
- f. That the new construction will meet the fire protection service standards in this General Plan.

Safety – Policy #28

A condition of approval for all new development shall be that the property is required to annex into the appropriate fire district. Where no fire district exists, project applicants shall provide verification from the most appropriate local fire authority that adequate fire protection services exist, and no new development shall be approved absent such verification. Project approvals for new development within High and Very High Hazard Severity Zones shall be conditioned to require a deed restriction notifying the property owner of the level of service available and acceptance of associated risks to life and property and that County liability has been waived. Where annexations are mandated to a fire district, as a condition of project

approval, the County shall negotiate a tax share agreement with the affected fire protection district.

Safety – Policy #29

Project Review – The County shall refer development applications to the fire authority having jurisdiction to identify potential fire hazards and ensure that development in High and Very High Hazard Severity Zones is designed and constructed in a manner that minimizes the risk from fire hazards.

Safety – Policy #30

Fire Hazard Reduction Measures – Pursuant to recommendations made by the local fire authority, the County shall ensure that appropriate fire hazard reduction standards are incorporated into the design of the development, including the following:

- a. On parcels of one acre or larger, defensible space shall be achieved by a minimum 30-foot setback of the structure from the property line, with fire resistant landscaping or vegetation management recommended 30-100 feet from the structure, subject to exceptions if approved by the local fire authority having jurisdiction.
- b. Within a Significant Ecological Area (SEA), as described in the Conservation Element, the local fire authority shall be encouraged to allow standards to be modified to allow for fuel reduction measures that protect the habitat to the maximum extent feasible, while ensuring adequate fire protection and public safety.

Safety – Policy #31

Notice to Future Property Owners – The County shall provide notice during the development application review process outlining the restrictions on siting and building standards in High and Very High Fire Severity Zones and describing mitigation measures that reduce the risk of fire hazards to an acceptable level. Deed restrictions which describe the nature of the hazard(s), outline mitigation measures, provide notice that County liability has been waived and, where appropriate, specify long-term maintenance requirements shall be required as a condition of approval in these areas.

Safety – Policy #32

Access – The County shall ensure that any new development approved by the County on rural lands located outside of a Community Area will have adequate access for fire and emergency vehicles and equipment, as specified by the fire authority having jurisdiction.

Safety – Policy #33

Minimum Fire Protection Standards – The County shall ensure that minimum fire protection standards are in place for all unincorporated areas outside State Responsibility Areas designated by the State Board of Forestry and where the state assumes financial responsibility for protecting natural resources from damage by fire.

Safety – Policy #34

Public Facilities in High and Very High Fire Severity Zones – The County shall not permit the location of critical public facilities in High or Very High Fire Severity Zones, with the exception of fire stations, unless there is substantial evidence in the record to indicate that there is no feasible alternative to locating such a facility in such a High or Very High Fire Severity Zone. When location of facilities in such areas is unavoidable, special precautions shall be taken to ensure an acceptable level of risk and uninterrupted operation of these facilities.

Safety – Goal #4

REDUCE THE POTENTIAL FOR HARM TO INDIVIDUALS AND DAMAGE TO THE ENVIRONMENT FROM HAZARDOUS MATERIALS, AIRCRAFT HAZARDS, RADIATION HAZARDS, ELECTROMAGNETIC FIELDS, AND HAZARDOUS TREES

Safety – Policy #35

Discretionary Development Applications – Development applications for projects that will use or generate hazardous waste shall include detailed information within the application regarding quantities of hazardous materials and hazardous waste delivery and storage, and the proximity to sensitive receptors such as schools, hospitals, and residential neighborhoods.

Safety – Policy #36

Hazardous Material Facility Control – The design, construction, and operation of commercial and industrial facilities which use, store, or transport hazardous materials shall be in accordance with applicable hazardous materials and waste management laws and regulations. No such facility shall be approved unless the County finds, based on substantial evidence in the record, that all feasible measures to eliminate or reduce the generation of toxic wastes have been incorporated into the project. Those facilities that use and store hazardous materials above state and federal threshold quantities shall be inspected annually by the County's

Environmental Health Division to ensure necessary measures are taken to protect public health and safety.

Safety – Policy #37

Hazardous Materials Response and Cleanup – The County shall maintain and implement a Hazardous Materials Incident Response Plan to ensure adequate handling and reporting of hazardous materials incidents, and cooperate with the State Department of Toxic Substances Control and Regional Water Quality Control Board to promote the timely and efficient cleanup of these sites.

Safety – Policy #38

Site Contamination Study – A study shall be conducted for all development projects which involve a change in use where past site uses suggest environmental degradation or possible contamination. Where such contamination is present, the County shall require a plan that identifies potential risks and actions to mitigate those risks prior to, during and after construction and occupancy consistent with all applicable laws and regulations.

Safety – Policy #39

Landfill Buffers – New development shall not be permitted within 2500 feet of active landfills, or within 1000 feet of closed landfills, unless findings are made, based on substantial evidence in the record, that to prohibit such new development would constitute a taking of the property upon which the new development is proposed. When new development is permitted, conditions shall be imposed on the new development to eliminate, to the greatest degree feasible, all potential impacts relating to noise, air or water quality degradation, odors, toxic contamination, public safety dangers, or other negative impacts related to the landfill, and that County liability has been waived.

Safety – Policy #40

Airport Safety Zones – In cooperation with the cities, the County shall update airport safety zones, as needed, and ensure land use designations comply with adopted airport land use plans.

Safety – Policy #41

Electromagnetic Fields – The County shall apply any electromagnetic field standards established by the California Energy Commission or the California Public Utilities Commission to County land uses potentially affected by electromagnetic field hazards.

Safety – Goal #5

PROTECT PUBLIC HEALTH, SAFETY AND WELFARE AS WELL AS PROPERTY BY TAKING PROACTIVE STEPS TO PREVENT, PREPARE FOR, RESPOND TO, AND RECOVER FROM THE EFFECTS OF MAN-MADE AND NATURAL DISASTERS

Safety – Policy #42

Emergency Plans – The County shall implement plans that provide for a coordinated and effective response to emergency and disaster events. The Monterey County Operational Area Emergency Operations Plan shall include general procedures to implement the statewide Standardized Emergency Management System (SEMS), activate and operate the Operational Area Emergency Operations Center (EOC), coordinate responders, and implement other tactical response measures. The County will maintain Coordinated Emergency Response Plans (CERP) for specific threat areas that include specific interagency coordination and joint response simulation exercises to include all elements and disciplines of the Monterey County Operational Area Authority. The County shall also:

- a. Continue to improve preparedness programs and utilize best practices to increase public awareness, educate and organize the public to respond appropriately to disasters, in addition to public safety and emergency service providers.
- b. Provide emergency and disaster related information to the public as events occur.
- c. Coordinate with utility providers during disaster events.
- d. Maintain an ongoing program to train building and safety personnel in risk assessment and ensure that County building codes keep current with State requirements.
- e. Maintain agreements with local, State and federal agencies to provide coordinated emergency response.
- f. Coordinate scheduled reviews of the Monterey County Operational Area Emergency Plans with all applicable agencies, including a review process for alternate routes of escape that will safely accommodate evacuations and emergency equipment to reflect the level of development.

Safety – Policy #43

Geographic Information System (GIS) – The County will maintain hazard mapping capabilities within the County’s GIS and develop programs for sharing of

information with other jurisdictions. Keep current databases on the location of hazards countywide and provide appropriate access to databases for emergency public service providers to improve delivery of public safety services.

Safety – Policy #44

Emergency Service Levels – The County shall:

- a. Evaluate emergency service capabilities and direct population growth into Community Areas to be better served during emergency and disaster events.
- b. Direct that improvements to emergency services be focused in areas with the highest concentration of development.

Safety – Policy #45

Emergency Access – Emergency roadway connections shall be developed where distance to through streets creates an unsafe situation and where a second means of emergency access or egress is critical.

Safety – Policy #46

Critical Facilities – Critical facilities including fire stations, emergency operations centers, hospitals and other similar facilities shall be located, designed and operated in a manner that maximizes their ability to function after a disaster event. To support development and operations of these facilities, new development shall provide its fair share of necessary funding.

Safety – Policy #47

Roads, Facilities and Utilities – The County shall undertake all of the following with respect to the location of roads, facilities, and utilities:

- a. Encourage utility companies to institute orderly programs of installing cut-off devices on utility lines to prevent additional damage or hazards during natural disasters.
- b. Ensure that new roads, bridges, and utility lines shall be designed and constructed in accordance with all applicable safety standards.
- c. Ensure that utilities serving new development shall be sited and designed to minimize the risks from hazards to the greatest extent feasible. Where feasible, utilities shall be placed underground.

Safety – Policy #48

Safety

Evacuation Routes – All public thoroughfares in Monterey County shall be considered potential evacuation routes. The Monterey County Coordinated Emergency Response Plans shall provide basic information on the evacuation routes for specific areas.

Safety – Policy #49

Tsunami Evacuation Routes – Tsunami Evacuation Routes area considered to be any route leading inland from the coastline to elevations twenty feet or higher.

Safety – Policy #50

Existing Development – The County should develop an inventory of at-risk structures and buildings, including unreinforced masonry buildings, and should prioritize hazard mitigation projects based on those providing the most benefit to the population of Monterey County. The County should work with property owners to identify and implement mitigation measures to abate the potentially dangerous buildings through retrofitting or demolition.

Introduction

Noise is often a nuisance, and is sometimes a genuine danger to human health and safety. The adverse impacts of noise on wildlife can also be significant, and the intrusion of noise into quiet, rural environments can rob them of their attractiveness, and deprive them of their unique qualities.

New development doesn't have to mean more unacceptable noise! The policies and noise standards established in this Element of the General Plan will help preserve the quality and character of our existing communities and natural areas. The policies in the Noise Element thus directly implement several of the Twelve Guiding Objectives:

Guiding Objective #1

Preserve the unique character of areas throughout Monterey County as represented by the different Area Land Use Plans.

Guiding Objective #3

Preserve a distinction between urban and rural areas. Channel new growth to areas already committed to an urban level of development (e.g., cities, areas directly adjacent to cities, and densely developed unincorporated communities). Preserve rural areas for resource-based industries (e.g., farming, livestock grazing, mining), natural resource protection, and open space recreation uses.

Guiding Objective #5

Promote the development of walkable communities that meet the daily needs of their residents, offer a high quality of life for their residents, and reduce the need for automobile trips.

Noise – Goal #1

MAINTAIN AN OVERALL HEALTHY AND QUIET ENVIRONMENT BY REDUCING ANNOYING AND HARMFUL LEVELS OF NOISE FOR EXISTING AND FUTURE RESIDENTS AND WORKERS

Noise – Policy #1

Noise Control Ordinance – The Board of Supervisors will adopt and periodically update a Noise Control Ordinance containing noise control standards at least as protective as those contained in this Noise Element of the General Plan.

Noise – Policy #2

Noise

Development Controls - New projects shall be required to meet acceptable noise exposure levels as established in Table N-1, Land Use Compatibility for Community Noise Guidelines, or as specified in the County's Noise Control Ordinance. Development may be allowed in areas identified as "normally unacceptable" only if measures are incorporated into the development to reduce both the indoor and outdoor noise levels to acceptable levels. Maps 22 A-G and Maps 23 A-J shall be used as a preliminary basis for implementation of this policy.

Noise – Policy #3

Evaluating Noise Impacts – Acoustical analysis shall be part of the environmental review process. Acoustical analyses shall evaluate noise impacts on the natural environment, including impacts on wildlife. Mitigation measures shall be described within the document when:

- a. Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels are shown as "normally unacceptable" or higher in Table N-1, the Land Use Compatibility for Community Noise Guidelines; or
- b. Proposed projects are likely to produce noise levels exceeding the levels shown in the County's Noise Control Ordinance for existing or planned noise-sensitive uses.

Noise – Policy #4

Mitigation Measures -- Site planning and project design will be emphasized where noise mitigation measures are required to achieve acceptable levels of noise according to Table N-1 or the Noise Control Ordinance. These measures shall include building location and orientation, building design and landscaped setbacks from noise sources. Where these measures would render the site unusable, other measures, including natural appearing, landscaped earthen berms may be considered. The use of sound walls for noise control is prohibited.

Noise – Policy #5

Significance Thresholds (Noise Standards) – The County shall develop and adopt significance thresholds to be incorporated into a County Noise Control Ordinance for areas where existing noise-sensitive uses may be exposed to increased noise levels. The following criteria shall be used as a guideline for developing these thresholds:

- a. Where existing noise levels are less than 55 dB CNEL at outdoor activity areas of noise-sensitive uses, a 5 dB CNEL increase in noise levels will be considered significant;

- b. Where existing noise levels are between 55 and 60 dB CNEL at outdoor activity areas of noise-sensitive uses, a 3 dB CNEL increase in noise levels will be considered significant; and
- c. Where existing noise levels are greater than 60 dB CNEL at outdoor activity areas of noise-sensitive uses, a 1.5 dB CNEL increase in noise levels will be considered significant.

Noise – Policy #6

Noise Impacts on Surrounding Uses – New development shall be required to incorporate design elements and equipment necessary to eliminate adverse noise impacts on surrounding land uses.

Noise – Policy #7

Roadway Projects – the County shall require roadway projects to achieve and maintain outdoor noise standards shown in Table N-1. The use of sound walls for noise control is prohibited.

Noise – Policy #8

Construction Noise – The County shall regulate construction-related noise to reduce impacts on adjacent land uses in accordance with the County’s Noise Control Ordinance.

Noise – Policy #9

Development Near Airports – The County shall not allow the development of new residential land uses in areas exposed to existing or projected levels of noise from aircraft operations at any airport or air base that exceeds 60 CNEL.

Table N-1 Land Use Compatibility for Community Noise Guidelines

Land Use Category	Level (CNEL)					Indoor Outdoor Noise
	Standard					
	45	50	55	60	65	
Open space and park uses where quiet is a prime objective						--
Auditoriums, concert halls (-/20) ¹						40
Residential-low density Single family, duplex, mobile homes (10/20)						45 (60 outdoors)
Residential-multi-family (10/20)						45 (60 outdoors)
Transient lodging—motels, hotels (10/20)						45
Schools, libraries, churches, hospitals, nursing homes (10/20)						45
Actively used open spaces—playgrounds, neighborhood parks, sports fields						--
Golf courses, riding stables, water recreation, cemeteries						--
Office buildings, business commercial and professional (10/25)						50
Industrial, manufacturing, utilities, agriculture (10/25)						60

- Normally Acceptable:** Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
- Conditionally Acceptable:** Conventional construction will achieve indoor noise standards, but closed windows and fresh air supply systems or air conditioning will be required.
- Normally Unacceptable:** New construction or development should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features are included in design. Closed windows and fresh air supply systems or air conditioning will be required. Other building upgrades will probably be needed and should be specified in the acoustical report to meet indoor noise standard. Additionally, residential uses must show that they will achieve an outdoor noise standard of 60 CNEL or less.
- Clearly Unacceptable:** New construction or replacement of an existing structure or use shall be disallowed.

Noise

¹Numbers in parenthesis indicate the minimum outdoor to indoor noise reduction provided by typical construction with and without windows open. For example, residential buildings will have a least a 10 dBA noise reduction with windows open and a 20 dBA outdoor to indoor noise reduction with windows closed.

Area Plans – Planning Areas

Guiding Objective #1

Preserve the unique character of areas throughout Monterey County as represented by the different Area Land Use Plans.

Land Use – Policy #36

Special Policies For Individual Planning Areas – No new development shall be approved unless the Board of Supervisors or other body with final decision making authority makes a finding, based on substantial evidence in the record, that the development is consistent with the special policies and vision statement contained in this General Plan for the Land Use Planning Area in which the proposed development is located.

Any new development in Monterey County must be consistent with the vision statement and special policies for the Land Use Planning Area in which the proposed development is located. Vision statements and special policies are presented for each of the following Monterey County Land Use Planning Areas. The following areas are depicted on Map 9.

- ☒ **Big Sur**
- ☒ **Cachagua**
- ☒ **Carmel Coastal**
- ☒ **Carmel Valley**
- ☒ **Central Salinas Valley**
- ☒ **Greater Monterey Peninsula**
- ☒ **Greater Salinas**
- ☒ **North County**
- ☒ **South County**
- ☒ **Toro**

Area Plans – Big Sur

Vision Statement

The Big Sur Planning Area is a “Special Coastal Community” stretching from Malpas Creek in the north to the Monterey County line in the south. This Planning Area includes rural communities, remote ranches and homes, visitor-serving facilities, and outdoor recreational opportunities. The many State Parks and the vast Los Padres National Forest offer camping and wilderness experiences.

A fundamental and long-standing goal for the Big Sur Coast is to preserve for posterity the incomparable beauty of the Big Sur country with its special cultural, artistic, and natural resources, its landforms and seascapes and inspirational vistas. A primary tool in this preservation ethic is the critical viewshed policy.

Land use planning and management policies should maintain and restore of Big Sur’s rural and wilderness character. New development should remain within the small scale and rural values of the area, and quality should have precedence over quantity of any permitted use whether residential, recreational, or commercial. To this end, development should harmonize with and remain subordinate to the wild and natural character of the land. All proposed uses, whether public or private, must meet the same exacting environmental standards and must not degrade the Big Sur landscape.

The special characteristics of the Big Sur Coastal community are also to be recognized as a primary resource. The quality of the country itself has shaped the character of its people. The residents of the Big Sur coastal community, with their traditional way of life and their passionate vigilance, actively help to protect the environment, and significantly enhance the visitor experience. Their presence along this coast continues to reflect a pioneering attitude of independence, self-sufficiency and resourcefulness. The environment remains a special nurturing ground for artistic inspiration and creative fulfillment.

Because preservation of the land in its natural state is the highest priority, care must be taken that while providing public access to the beauty of the coast, its tranquility, and the health of its environment are not marred by public overuse or carelessness. Visual access should be emphasized throughout Big Sur as an appropriate response to the needs of visitors. Sightseeing and scenic driving provide the main tourist experience.

In order to support the continued existence of this “Special Coastal Community” we must seek to provide and protect housing to accommodate the people who live and work here, and to maintain cultural, regulatory and economic conditions that encourage traditional rural lifestyles to flourish.

Area Plans – Big Sur

Special Policies For the Big Sur Area

Big Sur Policy #1 – Special Coastal Community

In recognition of the self-sustaining community of people who live and work in Big Sur, the incomparable beauty of the Big Sur coastal area with its extraordinary natural resources, landforms and seascapes, and its inspirational vistas, the Big Sur Planning Area is hereby designated as “Special Coastal Community” and a significant statewide coastal resource pursuant to Coastal Act Section 30253. In order to protect the dynamic interaction of people and place in Big Sur, as well as its special natural and scenic resources, policies tailored to the unique conditions of the area are included in this policy section, such as critical viewshed protection, a Transfer of Development Credits program, a public land acquisition policy, and special affordable housing provisions.

Big Sur Policy #2 – Large Scale Mineral Development

Large-scale mineral development is not an appropriate use in Big Sur, and shall be strictly limited. The total amount of proposed surface from any mineral extraction operation or aggregate of operations (including quarry sites, tailings, overburden disposal sites, drilling pads, processing sites, roads) within any watershed shall be the minimum necessary to support the operation. For the purposes of this policy, a watershed must be considered in its entirety, from the point where it drains into the Pacific Ocean, inland to the limit of the coastal zone.

Big Sur Policy #3 – Public Land Acquisitions

The fundamental goal within the Big Sur Planning Area is to protect both the community of people who live and work in Big Sur as well as the extraordinary natural and scenic resources. To accomplish this, the following measures should be carried out to ensure that future public land acquisitions and related land use changes are consistent with this goal:

- a. Ensure early and continuous public participation in the development and update of the long-range recreational development plans of federal, state and local agencies within Big Sur. The Big Sur Multi Agency Advisory Council should take a lead role in coordinating this public participation.
- b. Base future public acquisition of private lands in Big Sur heavily on the following criteria:
 - 1) Opportunities permanently to protect the critical viewshed;

Area Plans – Big Sur

- 2) Balance the need to protect the natural environment of Big Sur against the need to preserve the long-term sustainability of the traditional Big Sur community, comprising the local residents, employees, commercial businesses and visitor-serving uses;
 - 3) Maintenance of the integrity of existing residential neighborhoods.
 - 4) Opportunities to enhance public access to and along the coastline, consistent with the public access policies regarding site-specific areas of this Big Sur Area Section;
 - 5) Opportunities to preserve significant natural, scenic, cultural and agricultural resources that are in particular jeopardy of loss to development; and
 - 6) Acceptance of voluntary land donations by property owners to the extent they meet the other criteria above.
- c. Preserve and maintain existing residences on public land to the maximum extent feasible.
 - d. Ensure that adequate public safety and fire protection services, as well as stewardship resources for on-going resource management activities, are available to serve public lands.

Big Sur Policy #4 – Recreational Development Plans

The County shall request State and Federal agencies to prepare long range recreational development plans for areas under their jurisdiction, and shall further request that these plans contain traffic components describing the portion of Highway 1 capacity required to serve proposed recreational development, including public transportation potential. The County shall encourage public agencies in Big Sur to address and ensure coordinated public safety, fire protection and hazard mitigation activities in their respective management and development plans.

Big Sur Policy #5 – Short Term Rentals

There shall be no short-term rental of residences within the Big Sur Planning Area. Inn units, Bed and Breakfast guest rooms and Hostels shall be the only habitable structures that shall be rented for a term of less than 30 days within the Big Sur Planning Area. This policy shall not be construed as precluding the renting of tents in an area designated as Visitor-Serving Commercial, such as Treebones.

Big Sur Policy #6 -- Local Workforce Housing

Area Plans – Big Sur

The County recognizes the critical need for additional workforce housing in Big Sur to support the local business community and local visitor-serving recreational uses. The County shall work with housing providers, Big Sur business owners and public entities, Big Sur and South Coast Land Use Advisory Committees and other interested citizens to develop a program to provide affordable housing for those employed within the Big Sur Planning Area. This program should consider a variety of affordable housing options with income and occupancy restrictions, such as second units on residential properties, a small grouping of employee housing units on property readily accessible to commercial or visitor-serving uses outside the critical viewshed, or additional employee housing units on commercial and visitor-serving recreational properties. This program shall limit the creation of new employee housing units to meet the specific needs of the local commercial and visitor-serving facilities in Big Sur. County incentives, such as density bonuses, permit fee reductions, expedited processing times, and staff assistance in permit processing should also be considered. The program shall be adopted by the Board of Supervisors along with any General Plan amendments, ordinance amendments needed to establish density bonuses or other County incentives. Program implementation, such as funding mechanisms and compliance monitoring, may be carried out by a non-profit community housing organization, Monterey County Housing Authority or another specified entity other than Monterey County.

Big Sur Policy #7 – Westmere

Westmere, well known as the site of a lodge serving visitors to the northern portion of the Big Sur Coast, may reestablish the historic use as a lodge of 24 units that reflects the historic character of the site in design and scale. In order to meet policies for the protection of the critical viewshed, the new lodge should use the original site, which is hidden from public view. Overall visual restoration of the surrounding area, under the same ownership, should be carried out, as a condition of the development of the lodge, and public access to the beach at Rocky Creek should also be provided.

Big Sur Policy #8 – Pacific Valley

Pacific Valley Center, destroyed by fire in 1995, shall be permitted to develop up to a maximum of 30 inn units, provided that all policies of this Plan are followed.

Big Sur Policy #9 – Existing Commercial Facilities

Existing commercial facilities are encouraged to improve existing buildings as a desirable means of meeting demand. Renewal of coastal permits for existing commercial uses or the establishment of new uses will require careful consideration of the impact of the use on surrounding land from a good neighbor point of view. Particularly where commercial activities are in proximity to residences, care must be

Area Plans – Big Sur

taken to ensure that noise or visual modification do not affect the peace and tranquility of existing neighbors.

Big Sur Policy #10 – Essential Services

Commercial developments within the Big Sur Valley, Lucia, Gorda, and Pacific Valley, as well as at Rocky Point Restaurant, Big Sur Inn, and Coast Gallery, provide essential services to the community and visiting public, and the importance of these services to the public shall be considered in connection with any proposal for commercial development within the Big Sur Planning Area.

Big Sur Policy #11 – Public/Quasi-Public Uses

A range of public and quasi-public services are present in the Big Sur Rural Community Centers and serve both the local community and visitors. These include, or have included in the past, churches, two elementary schools, volunteer fire protection, a County library, Post Office, Big Sur Grange Hall, the Big Sur Station - Multi Agency Facility, ambulance service, and the Big Sur Health Center. Such public and quasi-public uses should continue to be concentrated in the Big Sur Valley, Pacific Valley, Lucia, and Gorda Rural Community Centers, but should be upgraded based on present need and future growth. The volunteer fire departments should continue to be dispersed throughout the Big Sur area, wherever needed; as should radio repeaters, flood monitors, and navigational aids.

Big Sur Policy #12–New or Expanded Recreation Facilities

Maintenance of the rustic, outdoor recreational character of Big Sur is emphasized. The expansion and development of recreation and visitor-serving facilities in Big Sur shall be of a scale and nature that is compatible with the natural and cultural character of the area while offering opportunities for visitors to experience and enjoy the beauty and inspiration that the Big Sur environment presents. Intensive recreational uses or facilities are not appropriate and shall not be permitted. Parking lots shall be prohibited within the critical viewshed.

Big Sur Policy #13–Recreation Uses in Undeveloped Areas

Undeveloped areas in Big Sur shall be encouraged for low intensity recreational use, such as hiking, camping and nature study. Only minimal alterations of Big Sur's existing natural environment and recreational character shall be allowed. Development of low intensity recreation uses and visitor-serving facilities are encouraged on the larger properties where this will assist in providing economic uses of the land and in meeting Coastal Act objectives for public recreation.

Big Sur Policy #14 – Surfing and Scuba Diving

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Surfing and scuba diving are hazardous activities due to the high energy surf environment along the Big Sur Coast. Development of special facilities to encourage surfing and scuba diving uses by the general public shall not be allowed.

Big Sur Policy #15 – Hang Gliding

The Forest Service may designate appropriate areas in the vicinity of Pacific Valley for hang-gliding and shall provide supervision to discourage hang-gliding in areas where that activity could endanger the safety of hang-gliders and the public. Hang-gliding from private property shall be allowed only upon prior approval of the owner.

Big Sur Policy #16 – Non-Standard Homes

The County shall work cooperatively with Big Sur residents desiring to construct hand-made houses of original design, utilizing native materials. The County encourages this as a contribution to the coast's culture and will assist residents in ensuring these designs meet minimum necessary health and safety standards pursuant to the Monterey County Code.

Big Sur Policy #17 – Transfer of Development Credits

Transfer of Development Credits (TDCs) comprise a system that will assist the owners of lots restricted in their residential development potential by viewshed policies contained within this Plan. They provide an economic and planning incentive under which density credits can be reallocated within certain boundaries. Additionally, the use of this technique is intended to encourage the transfer of residential development potential from large ranch parcels within the critical viewshed in order to maintain the viability and stability of agricultural operations. To assist in the implementation of this program, the County shall maintain a directory of willing landowners of TDC “donor” and “receiver” sites.

Big Sur Policy #18 – Intent of Big Sur TDCs

The intent of TDCs in Big Sur is three-fold:

- a. To provide owners of "critical viewshed lots" fair and real opportunities to build in Big Sur.
- b. To provide incentives for preservation of large ranches in agricultural operations within the critical viewshed, and permanently to protect their viewshed.
- c. To provide economic compensation in the form of density credits for lots rendered unbuildable due exclusively to Big Sur viewshed policies.

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Big Sur Policy #19 – TDC Receiver Sites

Any non-critical viewshed parcel in Big Sur is a potential "receiver" site, provided the development proposed for the parcel meets the development and siting standards of this Plan and the TDC program policies for obtaining additional density. Critical viewshed exempt parcels do not qualify as TDC receiver sites. As part of a countywide Transfer of Development Credits (TDR) program, the County shall consider allowing Big Sur TDCs to be transferred to receiver sites established under the countywide TDC program outside of the Big Sur Planning Area.

Big Sur Policy #20 – Transfer Rights

"Critical viewshed lot" owners would have the right to transfer residential development potential from such restricted parcels and to build two residential or inn units elsewhere in Big Sur, or transfer two development credits for each lot retired subject to the criteria of these policies. Residential receiver sites shall be located only within Watershed and Scenic Conservation and Rural Countryside designations and may be subdivided to create one additional parcel to accommodate the transferred development credits provided under this policy. No more than four inn units over and above the maximum otherwise allowed by this Plan may be transferred to a Rural Community Center property and the Westmere Special Treatment Area. The County shall also consider allowing the transfer of residential development potential to receiver sites outside the Big Sur Planning Area under a countywide TDC program.

Big Sur Policy #21 – Coast Highway Management Plan

For the purposes of implementing the General Plan, the County recognizes the Coast Highway Management Plan (CHMP) as an inter-jurisdictional guidance document, to protect and enhance the Scenic Highway's intrinsic qualities, by establishing preferred methods and best practices to guide development, improvements, and maintenance within the Highway right-of-way, to maintain safe highway operation, and to facilitate a coordinated response to emergency highway situations. The CHMP does not impose additional regulations or requirements on public or private development outside the highway right-of-way and does not supersede County policies or regulations.

Any activity carried out pursuant to the CHMP shall be consistent with the goals and policies of the General Plan. Furthermore, any future related plans or programs for the purpose of implementing the CHMP, such as a Public Works Plan, shall also be consistent with the goals and policies of the General Plan.

Big Sur Policy #22 – New Access Roads

Sites for new structures shall be selected to avoid the construction of access roads visible from Highway 1 and to minimize the extent of environmental and engineering problems resulting from road construction. New roads providing

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residential, recreational, or agricultural access will be considered only where it has been demonstrated that the use of existing roads is not feasible. New roads shall be constructed according to all policies of this General Plan, and to the greatest extent feasible shall be located along the margins of forested areas, along natural land contours, or within existing vegetation. Roads shall be aligned to minimize removal of native trees, and constructed to minimum standards consistent with the requirements of fire safety and emergency use. Drainage and erosion control measures must be adequate to prevent harm to resources from erosion. Realignment of existing access roads may be allowed if the new alignment would better meet policies of this Plan, and the old alignment is retired and restored.

Big Sur Policy #23 – Roads Outside The Critical Viewshed

New private roads may be permitted only where:

- a. The proposed new road is appropriate for the establishment, continuation or expansion of a Coastal Act priority use; or
- b. The proposed new road is essential for basic residential access, and no feasible alternative exists; or
- c. The proposed new road provides a superior alternative to an existing road in carrying out the policies of this Plan, and the old road is retired and restored.

Big Sur Policy #24 – Driveway Accessibility

In the generally rugged terrain in Big Sur, use of an alternate driveway access shall be considered by the fire authority having jurisdiction consistent with Public Resources Code 4290 and Monterey County Ordinance 3600. Nothing in this Policy shall be construed as relieving an applicant from meeting the requirement that a driveway be accessible to all fire equipment if the appropriate fire authority does not agree that the driveway is not needed for fire-equipment access to structures.

Big Sur Policy #25 – Traffic Study Required

An applicant proposing a new or expanded private recreation and visitor-serving uses shall be required to submit with their application, a traffic study which evaluates the anticipated impact of the proposed new or expanded use to Highway 1 service capacity and makes recommendations on how impacts can be overcome or mitigated.

Big Sur Policy #26 – Traffic and Mining and Logging

An applicant proposing commercial mining or logging that may produce heavy truck traffic shall submit with their application a traffic study evaluating traffic impacts of the proposed use and potential conflicts with recreational and residential use of Highway 1

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and County roads, and forming mitigation measures to avoid such conflicts. In general, the County shall not approve applications requiring use of heavy trucks on Highway 1 during peak recreational use periods.

Big Sur Policy #27 – Shoulder Parking on Highway 1

Pedestrian and traffic hazards which result from on-shoulder parking at unsafe locations shall be corrected wherever possible, with priority being given to congested recreational attractions. New commercial facilities must have adequate and safe off-shoulder parking before they are opened to public use. Expansion of existing commercial facilities shall not be approved unless adequate and safe parking is provided.

Big Sur Policy #28 – New Access Points on Highway 1

The number of private roads and recreational access road entrances off Highway 1 shall be limited whenever possible for traffic safety and management purposes. The County shall require new developments to demonstrate that the use of existing public or private roads is either not feasible or that easements for use cannot be obtained before it approves construction of a separate entrance to Highway 1.

Big Sur Policy #29–Road Maintenance and Improvement

Sycamore Canyon Road and Palo Colorado Road shall be maintained safely to accommodate resident and visitor traffic. Improvements to the width or alignment of these roads shall be approved only if the County determines that negative visual and environmental impacts will not result.

Big Sur Policy #30–Appropriate Access

The public's right of access to the shoreline must be protected, and providing access and opportunities for recreational hiking on public lands must also be protected, encouraged and enhanced. However, because preservation of the natural environment is the highest priority in the Big Sur Planning Area, all future access must be consistent with this objective. Care must be taken that while providing public access, the beauty of the coast, its tranquility and the health of its environment are not marred by public overuse. The protection of visual access from Highway 1 shall be emphasized throughout Big Sur as an appropriate response to the needs of recreationists. To this end, curbing or berming shall not block or impede visual access. Visual access shall be maintained by directing all future development out of the critical viewshed. In addition, protection of private property rights must always be of concern.

Big Sur Policy #31 – Public Transit on Highway 1

Pleasure driving along scenic Highway 1 is a major recreational activity. In order to improve traffic flow, the County shall encourage public transit service to and along the

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coast. Local transit service within Big Sur should serve residents, employees and visitors to State Parks and Los Padres National Forest facilities, and private recreation and visitor-serving facilities.

Big Sur Policy #32 – Bicycle and Pedestrian Access

Improvements for bicyclists and pedestrians along Highway 1 shall be provided wherever feasible, and particularly where local use is the greatest, such as in the Big Sur Valley and in the area between Esalen Institute and South Coast Center. The highway shall be properly marked to alert drivers and provide bicyclists and pedestrians extra protection.

Big Sur Policy #33 – Shoreline Access

Maximum shoreline access and recreational opportunities shall be provided for public use, consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Big Sur Policy #34 – Coastal Access Parking

Lateral access along the shoreline and vertical access to the shoreline should be developed and maintained in accordance with access management plans that provide for protection of natural and cultural resources, protection of views from Highway 1 and other public viewing areas, and that protect public safety. In order to provide for appropriate coastal access, creative designs shall be employed to develop parking areas consistent with the protection of the critical viewshed. Parking lots shall be located outside of the critical viewshed, as shall associated facilities such as restrooms. Associated facilities shall preferably be located in conjunction with parking lots.

Big Sur Policy #35 – Off-Road Recreational Use

Off-road vehicle recreation is not an appropriate use in the Big Sur Coastal area.

Big Sur Policy #36 – Coastal Access Trails

The coastal and inland trailhead access areas along Highway 1 should be planned for low-intensity, day-use only recreational uses with minimal development of facilities. The scenic and natural resources of these areas should be preserved in a natural state.

Big Sur Policy #37 – Big Sur Forest Land

The primary use of forested land in Big Sur shall be for recreational and aesthetic enjoyment and for educational, scientific, watershed, and habitat protection activities. Commercial logging of healthy old growth redwood shall be considered an inappropriate use of a nationally significant resource. Limited salvage and selective

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logging activities will be allowed to maintain the health of the forest provided that all natural resource protection provisions of this Plan are met.

Big Sur Policy #38 – Old Growth Redwoods

Commercial harvesting of old growth redwoods or rare or sensitive tree species is inappropriate in the Big Sur Planning Area because of their scarcity, uniqueness, and scientific and educational value.

Big Sur Policy #39 – Coastal Lagoon and Estuary Buffer

The wetlands, coastal lagoons and estuaries of the Big Sur Coast shall remain undeveloped. Development in the adjacent buffer area shall be limited to the minimum required to support low-intensity recreational, scientific or educational uses. The wetland, coastal lagoon and estuary buffer area shall, at a minimum, include all areas within 150 feet of the landward extent of hydrophilic vegetation or the average high water mark if no such vegetation exists.

Big Sur Policy #40 – Streams Supporting Trout

Water quality adequate year-round flows, and stream bed gravel conditions shall be protected in streams supporting rainbow and steelhead trout. These streams include: Garrapata Creek, Rocky Creek, Bixby Creek, Little Sur River, Big Sur River, Partington Creek, Anderson Creek, Hot Springs Creek, Vicente Creek, Big Creek, and Limekiln Creek.

Big Sur Policy #41 – Alteration of the Shoreline

Alteration of the shoreline, including diking, dredging, seawalls, rip rap and filling, shall not be permitted except for work essential for the maintenance of Highway 1. Where dredging or temporary dikes are required for essential work or maintenance of Highway 1, they should avoid disruption of marine and wildlife habitats and should restore the site to its original condition as early as practical. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches.

Big Sur Policy #42 – Shoreline Structures

Boating facilities or other uses requiring onshore structures are not appropriate on the Big Sur coast. If a harbor of refuge is required, it should be designed so as not to require onshore structures.

Big Sur Policy #43 – Petroleum or Related Products

Because of extraordinary risk to the Big Sur coast's special wildlife and recreational values, and based on extensive evaluation of the Big Sur Coast, no sites have been

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identified which would be either practical or appropriate for the exploration, extraction, or handling of petroleum or related products either on shore or off shore. Therefore, such uses are not provided for in this Plan, and are prohibited, either on-shore or offshore, in areas under the jurisdiction of the State of California and Monterey County. This prohibition is designed especially to protect the designated Monterey Bay National Marine Sanctuary, the California Sea Otter State Fish and Game Refuge, the watersheds that empty into the Ventana Wilderness, a designated Area of Special Biological Significance, and any Ecological Reserve, State Protected Waterway, State Fish and Game Refuge, or public beach or other public shoreline recreation area located on the Big Sur coast.

Big Sur Policy #44 – Consultation With Public Agencies

To assure protection of habitat and recreational values on adjacent lands, the County shall consult with the affected public land management agency prior to approval of any mining activity on any parcel adjacent to National Forest, State Park, or University of California Land and Water Reserve lands, access roads or trails. The County shall establish mechanisms for consultation and comment upon mining operations on federal lands.

Big Sur Policy #45 – New Roads in Critical Viewshed

New private roads, grading or excavations (including all alterations of natural landforms by earthmoving equipment) will not be allowed to damage or intrude upon the critical viewshed. Such road construction or other work shall not commence until the entire project has completed the permit and appeal process. These restrictions shall not be interpreted as prohibiting restoration of severely eroded watercourse channels or gullying, provided a plan is submitted and approved prior to commencing work.

Big Sur Policy #46 – Critical Viewshed Procedures

All private development applications shall require individual onsite investigations to determine whether they would intrude on the critical viewshed. The proposed buildings shall be accurately indicated as to dimensions, height, and rooflines by poles and access roads, by stakes with flags which shall remain in place for the duration of the project review and approval process. Such indications of the extent of development shall be recorded photographically with superimposed representation of the proposed project. The standard for review is the objective determination of whether any portion of the private proposed development is visible from Highway 1 or the major public viewing areas identified in the definition of the critical viewshed.

Visibility will be considered in terms of normal, unaided vision in any direction for any amount of time at any season. Ocean views from Highway 1 shall not be obscured by artificial berming/mounding or landscaping.. Exterior light sources shall be prohibited

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if such light source would be directly visible from the critical viewshed. The critical viewshed does not include areas visible only from the hiking trails.

Any private construction not in conformance with the approved representations shall be subject to removal.

Big Sur Policy #47 – Scenic Easements

Landowners will be encouraged to grant scenic easements to the County over portions of their land in the critical viewshed. As a condition of permits issued for parcels where additional development would be in the critical viewshed, a scenic easement shall be required to prevent future incursions into the critical viewshed.

Big Sur Policy #48 – Restoration of Lands

The County encourages creative public and private efforts to restore the scenic beauty of visually impacted areas of the coast and will assist such efforts where possible.

Big Sur Policy #49 – Land Not in Critical Viewshed

Land not in the critical viewshed shall be developed consistent with the following siting and design standards. These standards shall apply to all development, whether by public or private entities, and whether residential, commercial, or agricultural, including access roads thereto. When applying these standards to a particular project on a particular piece of land, the goal is to consider all of the standards together to best ensure that the visual continuity of the natural terrain is not made subordinate to the project. The natural terrain, not the project, should predominate.

To the maximum extent practical, all development shall be sited and designed to not detract from the natural beauty of skylines, ridgelines, and the shoreline.

Applicants for new development, when selecting a building site, must consider the visual effects upon public views as well as the views and privacy of neighbors. New applicants, when selecting a building site, must consider the visual effects upon public views as well as the views and privacy of neighbors. The portion of a parcel least visible from public viewpoints will be considered the appropriate site for the location of new structures. New structures shall be located where existing topography or trees provide natural screening and shall not be sited on open hillsides or silhouetted ridges. Sites shall not leave excavation scars or slope disturbance. Structures and access roads shall be designed to minimize alterations of the natural landform and to avoid, insofar as feasible, removal of healthy tree cover, and to minimize alteration of the natural landform; provided however, this shall not be construed as precluding a structure itself from being excavated into a landform in order to allow the structure to better conform with and blend into the surrounding area.

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New development should be subordinate to and blend with its environment, using materials or colors that will achieve that effect. Where necessary, appropriate modifications will be required for siting, structural design, size, shape, color, textures, building materials, access, and screening. New trees and other vegetation should not obscure more than the proposed residence so as to minimize the viewshed impacts along Highway 1. When mature, planted plants and trees shall conform in appearance to native growth in the area. Non-native invasive species shall not be used.

Big Sur Policy #50—Exceptions to Critical Viewshed Policy

The following are exceptions to the critical viewshed policy:

- a. Agricultural structures that are essential to and required by commercial ranching and agriculture operations that cannot be feasibly located outside the viewshed shall be permitted under careful design and siting controls. Examples include barns, fences, windmills, water pumps, water tanks, stockponds and corrals. All aquaculture facilities will be subject to the same resource protection criteria and environmental standards as other development.
- b. Existing parcels between Highway 1 and the sea, from (and including) the southernmost residential parcel on Rocky Point to the northernmost parcel on Kasler Point and from the southernmost parcel north of Abalone Cove to Garrapata Creek, shall be permitted to be used for residential purposes subject to the following additional standards. Additional standards shall include keeping driveways as narrow as possible, avoiding paving where practical and consolidation of driveways; the use of roof and surface treatments, colors and materials which will visibly blend with the surrounding environment; the use of berming and other measures designed to minimize views of structures without blocking ocean vistas seen from Highway 1; prohibiting the dumping of excavated materials over the coastal bluff, and additions, antennae, night flood lighting, or other improvements in view of Highway 1 without separate permit consideration; and dedication of scenic easement over undeveloped portion of lot. Guest houses shall be attached to the main dwelling except where they can be sited to better implement these policies.
- c. The following natural resource management needs and the specific necessary public facilities specified below are permitted, provided that in each case there be a finding that no reasonable alternative exists, that no significant adverse visual impacts will result, and that all development

Area Plans – Big Sur

will conform with all policies of this Plan applicable to development outside the critical viewshed. The exceptions are limited to:

1. Removal of non-native trees and invasive species;
2. Improvements to existing County roads that are consistent with the limitations and requirements applicable to exceptions for "Highway 1" in this policy;
3. On-shore navigational aids (lights, radio beacons, weather stations) needed by the commercial fishing industry; and
4. Improvements to Pacific Valley School.

Big Sur Policy #51 – Signage

Commercial signage shall be limited. Permitted signs on private property along Highway 1 shall be constructed of natural materials or wood, and shall be unpainted except for lettering. Signs shall not be internally illuminated. No neon or animated advertising signs will be allowed inside windows or outdoors.

Big Sur Policy #52 – Big Sur River Flood Hazards

The 100-year floodplain of the Big Sur River poses considerable limitations on development in the Big Sur Valley. No additional permanent structures shall be permitted in the floodplain. Campgrounds or similar temporary outdoor recreational uses are most appropriate in this hazardous area.

Big Sur Policy #53 – Water Transfers

Interbasin transfers of water from the Big Sur Planning Area to other Planning Areas shall not be allowed.

Big Sur Policy #54 – Big Sur Valley Sewer Systems

It is the policy of Monterey County to not permit the construction of sewer systems and treatment plants to serve new development in the Big Sur Valley, unless potential pollution of the Big Sur River requires this step. The rugged terrain and dispersed population within the Big Sur Planning Area are unlike other areas of Monterey County. The geology of most of the Big Sur Planning Area has excellent septic percolation characteristics. The terrain and dispersed population in the Big Sur area makes it physically and economically unfeasible to consolidate private on-site wastewater systems into a regional wastewater system.

Big Sur Policy #55 – Wastewater Drainfield Setback

Unless the County Division of Environmental Health agrees that a lesser setback will not endanger public health, septic system drainfields shall not be closer than 100 feet from any creek, stream, or river. This Policy shall not be construed as rendering non-

Area Plans – Big Sur

conforming any existing drainfield that was installed in compliance with the laws in effect at the time of installation. Replacement of such existing drainfields shall conform with this Policy to the maximum extent possible. When replacement drainfields would not meet this setback, the Division of Environmental Health should consider allowing feasible alternative means of sewage disposal once regulatory infrastructure has been codified to grant the Division of Environmental Health regulatory powers to require mandatory monitoring and maintenance with enforcement tools. Nothing in this Policy shall be construed as requiring the Division of Environmental Health to approve any septic drainfield or alternative sewage system that presents a significant danger of harm to public health or safety.

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.

Area Plans – Cachagua

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.

Area Plans – Carmel Coastal

Vision Statement

The common goal for the Carmel Coastal Planning Area must be that any future development on existing legal lots of record blend with and be clearly subordinate to the natural scenic character. In considering developments on existing legal lots of record, a standard of “minimal visibility” will subordinate those developments to the existing natural grandeur.

Regarding style, when Buckminster Fuller visited the Monterey Peninsula, he recommended that new architecture should be invisible. Preservation of existing character should carry over into new construction. Any and all changes should indicate attachment to the existing character of the area.

The desired vision for the future of the Carmel Coastal Planning Area is that development during the next twenty years retains the existing character of our area. Development of existing legal lots of record must require strict adherence to general plan directives, to retain its current forested and rural character. The trees, the rural twisty road, the cliffs, the meeting of land and sea, and the vistas along the Pacific Ocean, must be preserved for generations to come. The challenge is to protect the quality of life and treasures of this area while continuing to provide needed housing for its workforce.

The importance of Highway One must be emphasized. Any development and widening plans for the roadway would damage the existing visual qualities of this scenic corridor, and seriously intrude into and alter adjacent neighborhoods. The general character of the Highway One corridor should be preserved in a rural and natural manner.

Of special note is the importance of the Point Lobos Reserve, the Crown Jewel in the California State Parks system. Care must be taken by Monterey County to retain the natural characteristics of the Reserve. Any development adjacent to the Reserve, or within the viewshed of the Reserve, must be carefully monitored and held to State Park General Plan policies. It cannot be over-emphasized that this remarkably unusual and beautiful Reserve must be protected, and the County must work with, and be supportive of the California State Parks Department, to achieve this objective.

Special Policies for the Carmel Coastal Planning Area

Carmel Coastal Policy #1 – Conflicting Land Uses

Intensive recreational uses such as golf, cinemas, mechanized recreation other than non-motorized bicycling and scenic driving, boating facilities; industrial and energy development - offshore or onshore; large-scale mineral extraction and commercial

Area Plans – Carmel Coastal

timber harvesting; and manufacturing other than cottage industry or art production are inappropriate and conflicting land uses in the Carmel Coastal area. Only land uses of a scale or level consistent with the goal of preserving the coast's natural beauty and tranquility shall be considered.

Carmel Coastal Policy #2 – Highway 1 Development

Land uses in the Highway 1 corridor related to and dependent on the highway shall first and foremost preserve and protect the State of California's Point Lobos Reserve, the Highway 1 scenic corridor, and the surrounding scenic areas.

Carmel Coastal Policy #3 – Commercial Uses

Commercial uses existing as of the date of adoption of this General Plan may continue in their present use or, if discontinued, another commercial use of the same nature shall be allowed upon being granted a use permit. If no other similar commercial use is proposed, then the property shall revert to single-family residential use.

Carmel Coastal Policy #4 – Recreation Uses

Recreation uses in the Carmel Coastal Area shall be limited to passive and low-intensity day-use recreational and educational activities consistent with the policies and recommendations of the California State Parks General Plan and with the policies set forth in this Plan. These areas include the Carmel Point shoreline, Carmel River State Beach, the marsh and lagoon, Point Lobos State Reserve, and the Garrapata State Park

Carmel Coastal Policy #5 – Visitor-Serving Facilities

Recreation and visitor-serving facilities should be of a scale and nature that make them compatible with the natural and scenic character of the area. Proposals for development of new visitor-serving facilities, or expansion of existing recreation and visitor-serving facilities, should be evaluated on a case by case basis. All proposals must demonstrate consistency with the land use plan, and environmental, visual, design and traffic safety requirements. Recreational vehicle campgrounds, additional grocery stores, and new service stations are not appropriate in the Carmel Coastal area, and shall not be permitted.

Carmel Coastal Policy #6 – Overnight Camping Facilities

Overnight camping facilities in the Carmel Coastal area shall be located where they do not conflict with surrounding land uses and where a buffer can be provided adequately to minimize potential land use conflicts.

Carmel Coastal Policy #7 – Height Limits and Design

Area Plans – Carmel Coastal

In order to provide for more visually compatible structures, new structures along Scenic Roads in the Carmel Point and Carmel Meadows areas shall be limited to a maximum height of to 18 feet from the natural average grade. To ensure protection of the viewshed, the maximum height of structures in the Carmel Meadows area, including the Portola Corporation and Williams properties, shall also be limited to 18 feet measured from natural average grade. To ensure that new development in the Yankee Point area remains subordinate to the visual resources of the area, and to ensure that visual access from Highway 1, Yankee Point Drive, and Mal Paso Road is protected, the height limit in the Yankee Point area of Carmel Highlands-Riviera, for all properties seaward of Yankee Point Drive, and for all properties with frontage along the east right of way line of Yankee Point Drive that face such properties seaward of Yankee Point Drive, shall be 20 feet from natural average grade. The height limit for all other properties in the area shall be 26 feet.

In addition to such height limits, new development shall be subject to design guidelines, to be adopted by the Planning Commission for the Yankee Point area. These guidelines shall require that the visibility and design of structures in the Yankee Point area preserve and protect, to the maximum extent feasible, public visual resources.

Carmel Coastal Policy #8 – Carmel Mission

Because of the historical significance of the Carmel Mission, the Carmel Area Wastewater District, in using its land between the Carmel Mission and the Carmel River, shall not intrude on the integrity of the Mission grounds. Access to its land must be over the existing roadway.

Carmel Coastal Policy #9 – “Flatlands”/Riley Property

Most of the property in this vicinity has been acquired by the Big Sur Land Trust and will be transferred to the State Parks Department. Additional public or land trust acquisition of existing lots in this area is encouraged. Development on existing legal lots of record in this area shall be based on an adaptive reuse of existing structures, or shall be located out of view of Highway 1.

Carmel Coastal Policy #10 – Point Lobos Ranch

Priority shall be given to protecting the ranch’s scenic, natural and cultural resource values, including the present and former Hudson and Riley properties, in order to facilitate protection and management of most of the area as a unit of the State Park System. The following development standards, in addition to other applicable development standards shall govern the types and intensities of allowable uses on the ranch:

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- a. Improvements on State Park lands shall be limited to development of trails and improvements of existing facilities to accommodate visitor use, park support facilities and appropriate resource management.
- b. Accommodations to support visitor use on the State Park lands shall involve adaptive reuse of existing structures.
- c. Development on private property within the ranch shall be limited to one single-family residence per legal lot of record.
- d. All overnight visitor-serving accommodations authorized on public or private property within the ranch shall be limited to low or lower cost accommodations.
- e. Conversion of existing or new residences to bed and breakfast facilities within the ranch shall be prohibited.
- f. Expansion of existing residences shall be limited in size to a maximum of 5,000 square feet of lot coverage including the residences, garages, guest quarters and all other structures.
- g. The maximum height of new residences shall be 20 feet to the highest point of the structure as measured from the original grade of the site.
- h. Construction shall be sited and designed so as to not be visible from public viewing areas including but not limited to State Highway 1 and Point Lobos State Reserve.
- i. No development within the ranch shall be permitted which has significant adverse impacts on environmentally sensitive habitats.

Carmel Coastal Policy #11 – Mission Ranch

Mission Ranch - The following specific policies shall regulate uses within the Mission Ranch. Any development on the Mission Ranch shall be conditioned to preserve wetlands.

- a. The existing commercial/visitor serving facilities on Mission Ranch (other than the dance hall), consisting of the 26 visitor serving units, restaurant, tennis club and caretaker's unit, may be allowed expansion to a maximum of 31 units, subject to securing a Coastal Development Permit and meeting the goals and policies of this General Plan, including those special policies applicable within the Carmel Coastal Planning Area.
- b. The total area of any new Mission Ranch visitor-serving unit shall not exceed 500 square feet.

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- c. A Historical Resources designation shall be added to protect the important historic buildings.
- d. The dance hall may be granted a use permit which allows for its continued use, but subject to reasonable conditions restricting hours of operation and providing for parking and traffic control, noise controls, and other controls, as appropriate, reasonably to mitigate adverse impacts on the surrounding residential neighborhood.

Carmel Coastal Policy #12 – Palo Corona Ranch

In order to protect the high scenic values of the Palo Corona frontal slopes, no development shall be allowed within the public viewshed.

Carmel Coastal Policy #13 – Odello Property

Consistent with the 1996 State Parks amendment to the Carmel River State Beach General Plan, the 155-acre Odello West property (located west of Highway 1), formerly in agricultural use, shall be maintained as riparian and wetland habitat. This habitat area will act as a floodway, providing increased flood protection for the Mission Fields and Crossroads areas and to increase populations of special status species. The 100-acre Odello East property (located east of Highway 1) shall also be maintained as a floodway and habitat and/or agricultural open space.

Carmel Coastal Policy #14 – Highway 1 Policies

The overall objectives for Highway 1 shall be to keep Highway 1 south of the Carmel River a two-lane road, rural in character, with improvements subordinate to and blended into the natural scenic environment, and to maintain the highest possible standards of scenic quality in management and maintenance activities carried on within the right-of-way. Preserving and protecting Point Lobos Reserve, the Highway 1 scenic corridor, and the surrounding scenic areas are of particular concern. All improvements to Highway 1 shall be clearly subordinate to and shall blend into the natural scenic character of the area.

Carmel Coastal Policy #15 – San Jose Creek Beach

The County shall encourage the State Department of Parks and Recreation to investigate the potential of providing a restroom with shower near the proposed new parking lot for San Jose Creek Beach. Both the parking area and restrooms shall be sited and designed to protect the visual amenities of the area.

Carmel Coastal Policy #16 – Highway Shoulder Parking

Parking along the highway shoulders in the vicinity of major recreational areas shall be discouraged due to pedestrian and traffic hazards and conflicts. However, highway parking may continue until an alternative is constructed. Immediately upon

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completion of adequate new off-street parking, parking along the highway shoulder shall be prohibited. Parking prohibitions should be rigorously enforced, and appropriate structural barriers are permitted if necessary to deter illegal parking.

Carmel Coastal Policy #17 – Access Priorities

Important major access areas to be retained for long-term public use are: the Scenic Road corridor along Carmel Point, Carmel River State Beach and Point Lobos State Reserve. Access to the Carmel Highlands-Riviera area shall be provided by vehicular access on Highway 1, Yankee Point Drive and Spindrift Road.

Carmel Coastal Policy #18 – Scenic and Natural Resources

In areas of existing or potential public access where habitat and resource protection are identified as a major concern, studies should be conducted by qualified individuals or agencies to determine maximum acceptable levels of public use and methods by which resource values can best be protected. The conclusions of these studies should guide management of public access at such locations. To this end, the State Department of Parks and Recreation should give priority to the implementation of the resource-monitoring program for Point Lobos Reserve, as recommended by the State Park's General Plan for the area.

Carmel Coastal Policy #19 – Scenic Viewing Corridors

Existing visual access from scenic viewing corridors (e.g., Highway 1, Scenic Road, Spindrift Road, Yankee Point Drive) and from major public viewpoints, and future opportunities for visual access from the frontal ridges east of Highway 1 shall be permanently protected as an important component of shoreline access and public recreational use.

Carmel Coastal Policy #20 – Public Access Policies

Public access to and within Point Lobos State Reserve and Carmel River State Beach shall be consistent with State Park General Plans as well as consistent with this County General Plan.

Carmel Coastal Policy #21 – Carmel River Lagoon/Marsh

The County shall encourage the State Parks and Recreation Commission to expedite designation of the Carmel River Lagoon/Marsh as a Natural Preserve as provided by the California State Parks Carmel River State Beach General Plan. Public access should be restricted to this sensitive wildlife habitat and should not be allowed within the marsh.

Carmel Coastal Policy #22 – Water Quality Protection

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Water quality in the Carmel River, other coastal streams and riparian corridors, and in the Point Lobos and Carmel Bay Areas of Special Biological Significance, shall be protected and maintained. The siting and design of improvements to public access areas shall be accomplished in a manner compatible with these sensitive resources. Similarly, private water supplies shall be protected by locating accessways an adequate distance from surface water, springs, and wells.

Carmel Coastal Policy #23 – Wildlife Corridors

To allow for wildlife movement from one open space area to another, adequate corridors (greenbelts) connecting open space areas must be maintained or provided. Such a corridor shall be specifically retained for movement of wildlife to and from uplands east of Point Lobos State Reserve and within the Reserve itself.

Carmel Coastal Policy #24 – Forest Management

Forest Management – Commercial timber harvesting shall be considered an inappropriate activity in the Carmel Coastal Planning Area. Priority shall be placed on environmental resource protection and avoidance of land use conflicts with the rural residential characteristics of the area.

Carmel Coastal Policy #25 – Redwood Forest Habitat

In recognition of its function as riparian habitat and of its important role in watershed protection, redwood forest habitat in the Carmel Coastal area should be retained as open space through encouragement of voluntarily dedicated conservation easements, or, where feasible, fee acquisition by public or non-profit resource conservation and management agencies.

Carmel Coastal Policy #26 – Gowen Cypress Habitat

Development proposed near Gowen Cypress habitat shall be set back a minimum of 100 feet to protect this sensitive resource. No development shall be allowed in this buffer area, and the natural vegetation shall be retained.

Carmel Coastal Policy #27 – Forest Restoration

Public agencies and Carmel Coastal area residents are encouraged to engage in native forest restoration activities as a means of maintaining and enhancing the Carmel area's natural character. Removal of non-native tree species is encouraged except where such vegetation provides important wildlife habitat.

Carmel Coastal Policy #28 – Retention of Snags

The restoration of Northern Coastal Prairie habitat in Point Lobos State Reserve should provide for the retention of snags along the ecotone and within the area to be converted to prairie.

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Carmel Coastal Policy #29 – Instream Flows

Instream flows to the waterways within the Carmel Coastal Planning Area should be protected in order to maintain the natural plant community and fish and wildlife. Per the Carmel River Flood Control Ordinance regulations, the Carmel River shall be managed to allow instream flows to be sufficient to protect and maintain riparian vegetation, fishery resources and adequate recharge levels for protection of groundwater supplies, in addition to control of water levels in the Carmel River lagoon for flood protection purposes.

Carmel Coastal Policy #30 – Lagoon and Marsh

The County shall assist the maintenance and protection of the Carmel River lagoon and marsh by encouraging the retention of sufficient instream flows and controlling erosion and sedimentation from surrounding and upstream areas. The County shall encourage habitat and floodplain restoration efforts in the Odello Special Treatment Area.

Carmel Coastal Policy #31 – Key Public Viewshed Policy

To protect the scenic resources of the Carmel Coastal Planning Area in perpetuity, all future development within the public viewshed must harmonize and be clearly subordinate to the natural scenic character of the area. The design and siting of structures, whether residential, commercial, agricultural, or public, and the access roads thereto, shall not detract from the natural beauty of the scenic shoreline and the undeveloped ridgelines and slopes in the public viewshed.

Carmel Coastal Policy #32 – Public Viewshed Locations

Many of the Carmel area's visual resources are highly sensitive by virtue of their prominence in the viewshed as well as their unique scenic quality. These include: the rocky promontories, sandy beaches, and bluffs of the immediate shoreline, the open Palo Corona slopes, the Carmelite Monastery and forested slopes, the rural pasturelands south of San Jose Creek Beach, Point Lobos Ridge, and the ridge top immediately south of Point Lobos Ridge and Gibson Creek. The high visibility of these features from numerous public viewpoints and scenic corridors render them particularly important scenic resources of the Carmel area. In the following special policies for the Carmel Coastal Planning Area, the term “viewshed” or “public viewshed” refers to the composite area visible from major public use areas including Seventeen Mile Drive views of Pescadero Canyon, Scenic Road, Highway 1 and Point Lobos Reserve.

Carmel Coastal Policy #33 – Highway 1 Forest Corridor

The existing forested corridor along Highway 1 shall be maintained as a scenic resource and natural visual screen. Development along Highway 1 shall be

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sufficiently set back to preserve the forested corridor effect and minimize visual impact.

Carmel Coastal Policy #34 – Slopes and Ridgelines

New development on slopes and ridges within the public viewshed shall be sited within existing forested areas or in areas where existing topography can ensure that structures and roads will not be visible from major public viewpoints and viewing corridors. Structures shall not be sited on non-forested slopes or silhouetted ridgelines. New development in the areas of Carmel Highlands and Carmel Meadows must be carefully sited and designed to minimize visibility. In all cases, the visual continuity and natural appearance of the ridgelines shall be protected.

Carmel Coastal Policy #35 – Design for Minimal Visibility

In siting and design of construction in the Carmel Coastal area, consideration shall be given for the sharing of views from all properties in the area in terms of siting, bulk and height of new structures to the maximum extent feasible. The portion of a parcel least visible from the public viewshed shall be considered the most appropriate site for the location of new structures. Consistency with other Plan policies must be considered in determining appropriate siting.

Carmel Coastal Policy #36 – Design Review

To protect both scenic quality and visual access to the shoreline, the County shall conduct design review of all new structures or modification of existing structures in the Carmel Coastal area, except minor remodels of existing structures and new accessory structures of a minor nature that have minimal to no impact on coastal resources. Landscaping plans shall also be required and reviewed by the County as a secondary protection of scenic resources.

Carmel Coastal Policy #37 – Siting and Design Measures

The following siting and design control measures shall be applied to new development to ensure protection of the Carmel Coastal area's scenic resources, including shoreline and ocean views:

- a. On ridges, buildings shall be sufficiently set back from the precipice to avoid silhouetting and visual obtrusions. Buildings located on parcels containing slopes shall be sited on existing level areas and sufficiently set back from the frontal face of the slope area.
- b. New development shall be designed to blend into the site and surroundings. The exterior of buildings must give the general appearance of natural materials (e.g., buildings should be of weathered wood or painted in “earth”

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tones). The height and bulk of buildings shall be modified as necessary to protect the viewshed.

- c. Exterior lighting shall be adequately shielded or shall be designed at near-ground level and directed downwards to reduce its long-range visibility.
- d. Existing trees and other native vegetation should be retained to the maximum extent possible both during the construction process and after the development is completed. Landscape screening may be used wherever a moderate extension of native forested and chaparral areas is appropriate. All new landscaping must be compatible with the scenic character of the area and should retain existing shoreline and ocean views.

Carmel Coastal Policy #38 – Visual Access

Visual access to the shoreline from major public viewing corridors and residential roads in Carmel Highlands-Riviera should be protected for visitors and residents alike.

Carmel Coastal Policy #39 – West Side of Highway 1

New structures and landscaping on existing legal lots of record on the west side of Highway 1 shall be sited and designed to retain public views of the shoreline from Highway 1 and roads seaward of the highway.

Carmel Coastal Policy #40 – State Park Planning

The County shall encourage the State Parks Department to provide for retention of the area's scenic character and visual access from Highway 1 in the Point Lobos and Carmel River State Beach General Plans.

Carmel Coastal Policy #41 – Utilities in the Viewshed

Existing power lines running along Highway 1 between Point Lobos Reserve and Malpas Creek and along San Jose Creek Beach should be re-routed out of the viewshed or placed underground where feasible. New overhead power or telephone lines will be considered only where overriding natural or physical constraints exist. Where permitted, poles will be placed in the least conspicuous locations out of public, and where possible, private view. Television antennas and ham radio facilities shall be unobtrusive. Water lines and drainage pipes should be buried or otherwise obscured by vegetation.

Carmel Coastal Policy #42 – Signage

Commercial signage shall be limited. Signs on private property along Highway 1 shall be constructed of natural materials or wood, and shall be unpainted, except for

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lettering. Signs shall not be internally illuminated. No neon or animated advertising signs will be allowed inside windows or outdoors.

Carmel Coastal Policy #43 – Water Wait List

The County shall establish and update procedures to process permits for new homes or other uses that require water, on a vacant legal lot of record located within the Monterey Peninsula Water Management District (MPWMD). Potential permit applications shall be considered in accordance with the requirements of MPWMD and in the order listed on the County Water Wait List.

Carmel Coastal Policy #44–Commercial Water Allocation

The County shall utilize the established MPWMD commercial water limit of 0.41 acre-feet in determining water allocations for commercial projects.

Carmel Coastal Policy #45 – Wastewater

The County shall support wastewater disposal systems and the establishment of water quality management and monitoring programs designed to protect and maintain a high level of water quality in the Carmel River Lagoon, the Carmel Bay Area of Special Biological Significance and Ecological Reserve, and in the Carmel area's coastal streams. Use of treated wastewater to enhance the lagoon's water quality and volume should be encouraged.

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Vision Statement

Carmel Valley Planning Area Goals

The principal problem facing Carmel Valley is that development has been allowed to outstrip the valley's environmental carrying capacity and its ability adequately to absorb such growth within existing natural and infrastructure systems. In addition, further growth would negatively impact Carmel Valley's rural character.

It is the intent of the Carmel Valley Land Use Plan to mandate land use decisions that preserve the valley's rural character and environmental carrying capacity while providing for the infrastructure and service needs of its residents. All land use decisions shall be consistent with the following goals:

1. To preserve the rural character of Carmel Valley.
2. To maintain socio-economic diversity.
3. To protect all natural resources of the Carmel River Watershed, with emphasis on biological communities, agricultural lands, the Carmel River and its riparian corridor, air quality and scenic resources.
4. To provide for an appropriate range of land uses, accommodated in a compact, logical pattern consistent with applicable zoning controls and design standards.
5. To provide the widest feasible range of housing types for all income levels.
6. To provide for and maintain an adequate and esthetic circulation system.
7. To provide for those public facilities and public services necessary to accommodate the existing population of Carmel Valley.
8. To promote the public safety with respect to flooding, geologic hazards, excessive exposure to noise and fire hazards.
9. To strengthen the ties of community and viable neighborhoods in Carmel Valley.

Implementing The Goals For Carmel Valley

In order to help meet the goals of the Carmel Valley Land Use Plan, the following shall be implemented by Monterey County:

1. The Carmel Valley development limit shall consist of existing buildable lots of record as of January 1, 2005, and Monterey County shall not create any

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more legal lots of record in the Carmel Valley Planning Area. Approved Comprehensive Development Plans shall not be affected by this policy.

2. Monterey County shall establish environmental threshold carrying capacities, defined as environmental standards necessary to maintain significant scenic, recreational, educational, scientific or natural values of the area or to maintain public health and safety. Environmental threshold carrying capacities are to include, but not be limited to, standards for air quality, water quality, soil conservation, vegetation preservation and noise.
3. The Monterey County Board of Supervisors shall hold an annual hearing (which may be combined with the annual General Plan review required by this General Plan) to review and update Carmel Valley Area Policies that require ongoing monitoring. The review and update will include the following issues, as well as any other issues that may be deemed appropriate:
 - a. Emergency access connections;
 - b. The status of the Master Drainage Plan for Carmel Valley;
 - c. Proposed changes to the Carmel Valley Wastewater Study;
 - d. Groundwater monitoring; and
 - e. Circulation policies.

Special Policies for the Carmel Valley Planning Area

Carmel Valley Policy #1 – Design Criteria

The *Carmel Valley Village Development Criteria*, as adopted on April 3, 1990 for Carmel Valley Village, shall be revised and expanded to include design criteria for all areas of the Valley. Development in Carmel Valley must comply with these design guidelines and development standards once they are adopted for areas outside of the Village. Development shall address appropriate architectural themes, design review policies, traffic circulation, parking, street lighting, signage and other pertinent matters.

Carmel Valley Policy #2 – Rural Agricultural Character

Gardens, orchards, row crops, grazing animals, farm equipment, and farm buildings are part of the heritage and the character of Carmel Valley. This rural agricultural nature shall be encouraged.

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Carmel Valley Policy #3 – Viticulture and Wineries

No new winery, artisan winery, full-scale winery, winery adjunct use, or winery tasting facility shall be permitted in the Carmel Valley planning area. Cultivation of wine grapes shall be strictly controlled to minimize potential impacts on surrounding residential properties.

Carmel Valley Policy #4 – Agricultural Processing

New or expanded agricultural processing facilities are incompatible with the primarily residential character of the Carmel Valley Planning Area and shall not be allowed.

Carmel Valley Policy #5 – House Size Limitations

The construction of excessively large single family houses threatens the rural character of Carmel Valley. On parcels with less than one acre, houses shall be limited to no more than 3,000 square feet in total area. The total square footage of all construction on such a parcel, including but not limited to house, garage, and all accessory structures, shall not exceed 4,000 square feet. On parcels with one to forty acres, houses shall be limited to no more than 5,000 square feet in total area. The total square footage of all construction on such a parcel, including but not limited to house, garage, and all accessory structures, shall not exceed 7,000 square feet. On parcels with more than forty acres, houses shall be limited to no more than 6,000 square feet in total area. The total square footage of all construction on such a parcel, including but not limited to house, garage, and all accessory structures, shall not exceed 9,000 square feet. House size may be further limited in cases of high visibility from public viewsheds, and the actual amount of buildable land on the parcel. House size may also be limited by its appropriateness for the neighborhood in which it is proposed. Exceptions to these limits may be allowed upon approval of a use permit.

Carmel Valley Policy #6 – Commercial Design Guidelines

Design guidelines shall be developed for areas designated for commercial and public/quasi-public development in Carmel Valley. Design guidelines shall address height and bulk, screening, landscaping, signage, and materials and colors and any other site controls. Development shall follow a rural architectural theme to encourage visual coherence.

Carmel Valley Policy #7 – Existing Commercial Uses

Nurseries, produce stands, and the Holly Farm (APNs 169-141-017, 169-141-018, and 169-141-022), existing as of the date of adoption of this General Plan, may continue in their present use or, if discontinued, another commercial use of the same

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nature shall be allowed upon being granted a use permit. If no other similar commercial use is proposed, then the property shall revert to single-family residential use.

Carmel Valley Policy #8 – Use Permits Required

A use permit shall be required for all new and expanded commercial development, for conversion of uncultivated land in excess of one acre in size to cultivation, and for all new wells in Carmel Valley.

Carmel Valley Policy #9 – Land Acquisitions

Public and private agencies such as the Big Sur Land Trust, the Monterey Peninsula Regional Park District and others are encouraged to acquire development rights and/or accept easements and dedications for significant areas of biological, agricultural or other open space land.

Carmel Valley Policy #10 – Carmel Valley Airport

Future development of the former Carmel Valley airport site shall be consistent with the rural character of Carmel Valley, shall address infrastructure constraints on the property, and shall be consistent with the residential nature of the neighborhood. Proposed uses of the property that maximize open space, allow for continued public access, and contain emergency staging facilities shall be given priority.

Carmel Valley Policy #11 – Visitor Accommodations

Up to a maximum of 100 additional visitor accommodation units may be approved in the Carmel Valley Planning Area, including units at Carmel Valley Ranch, beginning January 1, 2005. Bed and breakfast facilities shall be counted as visitor accommodation units and shall be allowed on parcels of five acres or more in size. Up to five guest rooms may be allowed in any one Bed and Breakfast facility.

Carmel Valley Policy #12 – Carmel Valley Ranch

The Amended Carmel Valley Ranch Specific Plan, dated 11/3/76, is hereby incorporated by reference into this Plan and the provisions of the Carmel Valley Ranch Specific Plan shall continue to apply. However, attainment of densities authorized by the Carmel Valley Ranch Specific Plan is dependent upon conditions existing at the time each future increment of development is sought, and is further dependent upon conformity with the Specific Plan Amended Conditions of Approval, as well as the goals and policies of this General Plan, whichever is most restrictive. Any amendment to the Carmel Valley Ranch Specific Plan must be consistent with the policies and provisions of this General Plan.

Carmel Valley Policy #13 – Carmel Valley Road

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A minimum setback of 100 feet shall be established along Carmel Valley Road. Failure to meet this setback requirement shall not make any structure existing on the date that this General Plan is adopted nonconforming. Additionally, if this setback requirement would make any existing legal lot of record unusable, then a variance to this requirement shall be granted, providing that the maximum possible setback is retained.

Passing lanes and safety improvements that do not significantly increase capacity may be constructed on Carmel Valley Road. However, no additional traffic signals or four-lane segments shall be constructed on Carmel Valley Road without an amendment to this General Plan. The following policies regarding improvements to Carmel Valley Road are listed in order of priority:

- a. Improvements shall be designed to increase road safety with an emphasis on access onto and off of Carmel Valley Road. Left turn lanes and acceleration/deceleration tapers are preferred.
- b. Improvements shall be consistent with the rural character of Carmel Valley. Carmel Valley Road from Rancho San Carlos Road east shall be preserved as a two-lane road except for turning pockets. Traffic signals are contrary to the rural character of the valley and no more shall be installed.
- c. Improvements shall be designed to minimize environmental damage such as road cuts and native tree removal.
- d. Rio Road shall not be extended.
- e. Shoulder widening between Laureles Grade and Pilot Road and bicycle lane improvements should occur in conjunction with safety improvements.
- f. An underpass for left turns from Laureles Grade onto Carmel Valley Road is the only acceptable traffic solution. A traffic signal at the intersection is not acceptable.

Carmel Valley Policy #14 – Traffic Triggers

If and when any segment of Carmel Valley Road degrades to LOS D, there shall be a freeze on all new development in Carmel Valley.

Carmel Valley Policy #15 – Traffic Impact Fees

To mitigate traffic impacts, the Board of Supervisors shall continue imposing fees to pay for road improvements to Carmel Valley Planning Area roadways as a condition of granting of building permits. With respect to the imposition of such fees, the zone of influence shall be the Carmel Valley Planning Area and adjoining developing areas where primary access and/or commerce is via Carmel Valley Planning Area

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roadways, as set forth in the map in Board of Supervisors Resolution 92-395. Fees collected shall be expended for the design and construction of mitigation improvements to the impacted roadways within the Carmel Valley Planning Area. The construction of such improvements shall be prioritized in order of need for traffic safety. Such priorities need not necessarily include site-specific improvements to mitigate impacts of the project that paid the fees. In order to ameliorate congestion at the mouth of Carmel Valley, the use of traffic impact fees to extend the Highway 1 climbing lane to Rio Road must be a priority.

Carmel Valley Policy #16 – Relaxation of Road Standards

In hillside areas, relaxation of road standards should be permitted for low density development where reduced standards will result in fewer or less severe cut and fill slopes and will not adversely affect safety. In such cases, it must also be demonstrated that the relaxed standards contribute positively to plan objectives related to hazards avoidance, protection of biological resources, or viewshed protection. A climbing lane from Rio Road to Carmel Valley Road must be a priority.

Carmel Valley Policy #17 – Road Access Points

New driveways that access Carmel Valley Road are prohibited. Approval of future development of land having frontage on Carmel Valley Road shall be conditioned upon alternate access to Carmel Valley Road, provided, however, that if the imposition of this policy would make an existing legal lot of record unbuildable, and there is no other feasible means to provide access to such an existing legal lot of record, a new driveway access to Carmel Valley Road may be permitted.

Carmel Valley Policy #18 – Minor Interchanges

The County shall consider constructing minor interchanges or roundabouts as an alternative to signalizing any Carmel Valley Road intersection. This would result in an unimpeded flow of traffic on Carmel Valley Road and would facilitate left turning movements from and on to Carmel Valley Road intersections.

Carmel Valley Policy #19 – Pedestrian and Bicycle Access

The needs of bicyclists, pedestrians, equestrians, and for utilities and drainage shall be considered in connection with any improvement to a County or private right of way. The County shall provide bicycle routes on the shoulders of Carmel Valley Road from Highway 1 east to Holman Road through the Carmel Valley Planning Area. All new road work or major work on existing roads within the commercial core areas of the Carmel Valley Planning Area shall provide, where applicable, separate pathways for the use of bicyclists and pedestrians. Circulation in Carmel Valley Village should continue to emphasize pedestrian access in accordance with

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the pathways program adopted by the Carmel Valley Village Improvement Committee. Walkways and paths are preferred over conventional sidewalks. Pedestrian walkways should be used to provide access among new or remodeled commercial and other higher density uses.

Carmel Valley Policy #20 – Emergency Road Connections

The County shall establish and maintain emergency road connections as necessary to provide controlled emergency access as determined by appropriate agencies (Fire Departments, Office of Emergency Services). The County shall update a list of such connections annually.

Carmel Valley Policy #21 – County Maintenance Facility

The County shall locate a road and utility maintenance facility in the Carmel Valley Planning Area. Such facility would provide for storage of equipment as well as materials

Carmel Valley Policy #22 – Bridges

All new public bridge construction or remodeling shall include provision for pedestrians, bicyclists and, where needed, equestrians. Expansions of existing one-lane bridges shall require the majority vote of approval by affected neighboring property owners.

Carmel Valley Policy #23 – Undergrounding Utility Lines

Utilities along Carmel Valley Road shall be placed underground except where it is technically impossible to do so. Any improvement that requires the removal or replacement of utility lines along Carmel Valley Road shall trigger this requirement.

Carmel Valley Policy #24 – Sensitive Habitats

Environmentally sensitive habitats shall be designated as SEAs, and shall be protected according to the policies contained in Conservation Element of this General Plan. In Carmel Valley, these environmentally sensitive habitats include, but are not limited to, the redwood community of Robinson Canyon and the riparian community and redwood community of Garzas Creek. If this policy precludes development of a parcel, development according to the provisions of the Conservation Element (but no subdivision) may be allowed. Additional areas of environmentally sensitive habitats may include native bunchgrass stands and natural meadows, cliffs, rock outcrops, and unusual geologic substrates, and ridgelines and wildlife corridors with wildlife value.

Carmel Valley Policy #25 – Floodplain Development

New development in the floodplain and flood fringe of the Carmel River is prohibited. Exceptions may be granted with a use permit for existing legal lots of

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record on which no building site above the flood-fringe exists. In such cases, structures must be designed with particular attention to flooding issues.

Valley Oaks and other appropriate natives shall be used in landscape planting plans on flood plain terraces.

Carmel Valley Policy #26 – River Management Program

Pumping from the Carmel River aquifer shall be managed in a manner consistent with the Carmel River Management Program. A program of irrigation within the affected area must accompany any draw down of the aquifer that threatens natural vegetation in the judgment of Monterey Peninsula Water Management District or California American Water Company.

Carmel Valley Policy #27 – Private River Management

River bed and bank management by private property owners shall preserve the natural state of the Carmel River by maintaining willow and other native riparian cover along the banks for erosion control, not building levees, not further altering the course of the river, and not allowing individuals to dredge the river except by permit from all regulatory bodies.

Carmel Valley Policy #28 – Riparian Corridor Monitoring

A monitoring program shall be implemented to document changes in vegetation of the Carmel River riparian corridor and to determine the most relevant factors involved. This monitoring program shall be funded by users of the riparian corridor, particularly those involved in water extraction, streambed alterations and developments that encroach upon the corridor. The monitoring program shall produce an annual report to the Board of Supervisors through a Joint Powers Agreement with the agency or agencies conducting the monitoring. Upon two consecutive years of declining vigor in any reach of the river as defined by the Monterey Peninsula Water Management District, the Board of Supervisors shall immediately hold public hearings to consider limitation of further development and/or an amendment to reverse the causes of declining riparian vegetation vigor determined by evidence in the record to be derived from implementation of the General Plan or development designated therein.

Carmel Valley Policy #29 – Motorized Vehicles in River

The use of motorized vehicles on the banks or in the bed of the Carmel River shall be prohibited, except by permit from the Monterey Peninsula Water Management District or the County.

Carmel Valley Policy #30 – Agricultural Buffers

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A 200' agricultural buffer to protect existing residential uses from the impacts of new agricultural land uses shall be established on the land proposed for the agricultural use. Additional rules for agricultural buffers found in this General Plan apply to the Carmel Valley Planning Area.

Carmel Valley Policy #31 – Energy Self-Sufficiency

The installation of appropriate solar panels and other renewable energy sources is encouraged on all new developments and remodels of existing developments.

Carmel Valley Policy #32 – Scenic Corridors

Carmel Valley Road shall be designated as a County Scenic Road, and the County shall create a Scenic Corridor Plan for Carmel Valley Road and Laureles Grade Road that defines corridor boundaries and development controls. Appropriate scenic preservation measures to be implemented on these roads include, but are not limited to, screening of development with vegetation, and treatment of exterior surfaces with earth tones and setbacks. Public vista areas shall be provided and paved. Until such a specific plan is adopted, all development within the public viewshed of Carmel Valley Road and Laureles Grade Road shall be sited and designed per the countywide Scenic Resources policies.

Carmel Valley Policy #33 – Preserving Our Night Sky

All development in Carmel Valley should seek to preserve our night sky for residents, aesthetics and our natural surroundings. Please refer to the lighting policies in this General Plan.

Carmel Valley Policy #34 – Open Grasslands Views

Structures located in open grassland areas shall be discouraged where they would be highly visible from Carmel Valley Road and Laureles Grade Road. New structures shall be sited near existing natural or man-made vertical features and designed to be least visible from public view from these roadways.

Carmel Valley Policy #35 – Historical Sites

The California Department of Parks and Recreation inventory of historical resources lists three sites, eleven structures, and three bridges of historical significance in Carmel Valley, as of November 2001. As an interim protection of these sites, the Historical Resources Review Board will review this list on a site by site basis for the purpose of evaluating the current condition of each and recommend deletions, additions or other measures as needed. Historic resources in Carmel Valley include:

Sites:

- a) Carmel Mission Stone Quarry, South of Carmel River at Odello Ranch

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- b) Site of Fish Ranch Adobe, (Las Virgenes) South of Carmel River at Odello Ranch
- c) Site of Potrero de San Carlos Adobe, South of Carmel River at Odello Ranch

Structures:

- a) Old Carmelo School, North of Schulte Road
- b) Meadows Home, North of Schulte Road
- c) Berwick Home, Mid-Carmel Valley*
- d) Farm Center, Robinson Canyon Road at Carmel Valley Road
- e) Carmel Valley Rock & Sand Co. Conveyor, behind the Farm Center
- f) Colton Home, Holt Road
- g) Los Laureles Lodge, Carmel Valley Road at Boronda Road
- h) Boronda Adobe, Boronda Road*
- i) Del Monte Milk Barn, Carmel Valley Village
- j) Robles del Rio Lodge, Robles del Rio
- k) Rosie's Cracker Barrel, Robles del Rio

Bridges:

- a) o) Bridge #501, Schulte Road at Carmel River
- b) p) Bridge #507, Boronda Road at Carmel River
- c) q) Bridge #523, Garzas Road at Garzas Creek

** Structures found on the National Register of Historic Places*

Carmel Valley Policy 37 – Flood Control Measures

Private or public flood control measures should include restoration of the riverbanks to a natural vegetated appearance. Any bank restoration project shall use natural materials and be revegetated with vegetation selected from a list of plants approved for this purpose by the Monterey Peninsula Water Management District and Monterey County.

Carmel Valley Policy #38 – Trail Easements and Hazards

Where feasible, proposed trail easements in high and extreme fire hazard areas shall be designed to provide effective firebreak zones and shall be designed for access to Laureles Grade, Tierra Grande and other roads for emergency vehicle access.

Carmel Valley Policy #39 – Inadequate Fire Flow Areas

The County should work with water companies serving the Carmel Valley, Fire Districts, and the Monterey Peninsula Water Management District to identify areas of inadequate fire flow and to develop a program of actions necessary to bring them up to Fire District standards.

Carmel Valley Policy #40 – Mitigation for Wildland Fires

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The potential for wildland fires in the valley must be recognized in development proposals and adequate mitigation measures incorporated in the designs.

Carmel Valley Policy #41 – Air Quality Monitoring

The County shall encourage the Monterey Bay Unified Air Pollution Control District to maintain at least one station to monitor ozone and PM10 in Carmel Valley. Whenever the State ozone standard is exceeded more than 15 hours in one year, the County shall immediately hold public hearings to consider control measures on upwind sources and limitation of further development in the Carmel Valley Planning Area until the standard is met.

Carmel Valley Policy #42 – Master Drainage Plan Fee

In addition to required on-site improvements for development projects, the County shall impose a fee to help finance the improvement and maintenance of drainage facilities as identified in the Master Drainage Plan for Carmel Valley.

Carmel Valley Policy #43 – Valley Wastewater Study

The Carmel Valley aquifer may be susceptible to contamination from development in unsewered areas. Projects on existing lots of record shall be carefully reviewed for proper siting and design of sewage disposal facilities so as to meet the standards of the Carmel Valley Wastewater Study. This Study is hereby incorporated into this Plan by reference.

Carmel Valley Policy #44 – Groundwater Monitoring

The County shall continue monitoring efforts in the Carmel Valley Village and Mid-Valley Areas to:

- Identify existing groundwater quality or other impacts from septic systems;
- Verify the data assumptions and predictions contained in the Carmel Valley Wastewater Study for these areas; and
- Determine the need for community sewerage facilities or other improvement in waste disposal practices.

Carmel Valley Policy #45–Community Sewering

Further community sewerage shall not be permitted unless and until ‘build out’ has been formally declared and adopted by Monterey County for the Carmel Valley Planning Area. Under such conditions, wastewater processed through treatment facilities shall be reclaimed and used for irrigation on landscape, pasture or crops within Carmel Valley.

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Carmel Valley Policy #46 – Recreation Facilities

Existing school facilities should be considered for use as a nucleus for expansion of recreational uses. Land next to the Carmelo and Middle Schools should be considered for recreational uses.

Carmel Valley Policy #47 – Equestrian Recreation

Equestrian-oriented recreational activities shall be encouraged when consistent with the rural character of the Valley.

Carmel Valley Policy #48 – Lighting for Outdoor Recreation

There shall be no lighting for outdoor sports in Carmel Valley where it would be visible off-site.

Carmel Valley Policy #49 – Trails

All public trails previously designated for Carmel Valley are integrated in this Area Plan. The development of new trails is encouraged, including those that would form a Carmel River Parkway.

Area Plans – Central Salinas Valley

Vision Statement

Background Information

Agriculture is the predominant land use in the Central Salinas Valley Planning Area. A prominent feature of this 857 square mile Planning Area is the floor of the Salinas Valley that produces the majority of the \$3 billion annual agricultural income of Monterey County. Agricultural income is also produced by the livestock industry that is located in the rangeland on both sides of the valley floor. The combination of climate, water, and soil in this area is ideal for agricultural production that has made Monterey County world famous. The economy of the Central Salinas Valley Planning Area is heavily dependent on intensive farming of vegetable crops, vineyards and grazing.

The Salinas River runs the entire length of the Salinas Valley and plays a large role for the watershed. The Arroyo Seco River is a major tributary that joins the Salinas River about midway through this Planning Area. Several other large and small canyons drain the higher elevations of the mountain ranges and become tributaries to the Salinas River. This portion of the county is also a prime water recharge area for the groundwater basin of the county. The natural vegetation of the hillsides absorbs, slows and controls storm water, erosion, and siltation of the river. The Gabilan Range and the Sierra de Salinas and Santa Lucia Ranges form the eastern and western walls of the valley, respectively. These mountains and hillsides are covered by a mixture of native oak savannas, sycamore river valleys, grasslands, and scrub chaparral.

The natural resources of scenic viewsheds, wetlands, natural habitats, rivers and creeks, open spaces, and agricultural lands have remained intact and have been protected and maintained by both private and public efforts. These natural and scenic resources should remain protected into the future.

There has been some conversion of land through annexation in the Central Salinas Valley Planning Area over the past twenty years, but this conversion has been moderate when compared to other counties. While other counties in California have converted much of their agricultural lands to residential and other uses, Monterey County is fortunate that the agricultural areas are still largely intact. It is expected however, that pressure to convert lands to other uses will continue.

Because most of the valley floor is intensively farmed and because the bench land areas are being converted to vineyards, lands appropriate for urban development and services is limited. However, this has not deterred growth in Central Salinas Valley Area. The relative affordability of this area, in comparison to other parts of the county, has resulted in a high rate of growth. This rate of growth has also placed a

Area Plans – Central Salinas Valley

greater demand for and use of public facilities and services such as schools, parks, police and fire protection, water systems, sewer treatment facilities, and roads.

With natural population increase and the availability of jobs, the Central Salinas Valley's population will likely continue to grow. The rural lifestyles, relatively low cost of land, and job opportunities in the agricultural and service industries will continue to attract families to settle in the Central Salinas Valley Planning Area.

The incorporated cities of Gonzales, Soledad, Greenfield and King City are located on the valley floor in this Planning Area. According to the 2000 census, the Central Salinas Valley cities have had the greatest percentage increase of population growth within the County during the last ten years. Household sizes are larger in this Planning Area than most of the Planning Areas in Monterey County. Most of the incorporated cities in this Planning Area are currently updating their general plans to accommodate their projected population growth.

City officials have expressed frustration with the county's approval of industrial uses outside of their city boundaries. The siting of these structures have encouraged leapfrog development, weakened the cities' revenue base, and eroded the cities' efforts to improve design and buffer areas.

Unincorporated areas of Chualar, Arroyo Seco, Pine Canyon and San Lucas are also located within this Planning Area. The urban unincorporated areas of Chualar and San Lucas have inadequate urban infrastructure, overcrowded housing, and lack of food stores, banks, and medical offices. Public services such as police protection, fire protection, and park and recreation facilities are limited in both San Lucas and Chualar.

Chualar's population base of approximately 1,400 people is too small to support these types of uses but large enough to have needs. Chualar's county water system is operating at a deficit. Chualar's wastewater collection and treatment system provides only primary level treatment with a series of large percolation ponds located just outside of the town and within the flood plain. This facility was flooded in 1995 and continues to be subject to wash out during intense storm events. The elementary school is at full capacity. There are no recreational facilities, public transportation or social services available. The designation of Chualar as a Community Area within this General Plan is intended to provide a mechanism to address the significant problems of the Chualar Community.

San Lucas has similar problems with limited retail shopping and services. The water system and storage tank are deteriorating and are in need of repair. Residents are reluctant to drink water from the tap. Several unpaved streets have eroded, are inadequate for safe vehicular travel, and cannot be accessed by garbage collection trucks and other vehicles.

Area Plans – Central Salinas Valley

Other unincorporated residential areas within the Planning Area include Pine Canyon near King City and the Arroyo Seco River valley.

Pine Canyon is unique in that it has over 500 residential lots. Pine Canyon also has a Public Utility Commission controlled water and sewage disposal system, a rural fire station, and several parks within the developed subdivisions.

The Arroyo Seco River valley contains dispersed clusters of residential enclaves, some suburban in nature and others that are low-density ranchettes, within the canyon valley floor and on the hillsides. The Arroyo Seco Recreation Area in the Los Padres National Forest is heavily used on weekends by swimmers, picnickers, and campers. Water in a hot weather climate is a strong attraction to the young and adventurous. Other areas within Arroyo Seco are privately held and have been developed with some single-family dwellings.

The areas near the confluence of the Arroyo Seco River and the Salinas River are natural resources and are potential opportunities to provide park and recreational facilities for local residents, either by public agencies or private enterprises.

Flood hazards along the Salinas and Arroyo Seco Rivers are considerations for this Planning Area. Geologic hazards are also of concern. Landslides and the potential for liquefaction will affect development on the hillsides and in the alluvial plain of the rivers. Water pollution, storm water runoff, wetland preservation and endangered species are also considerations for land use and development within both the valley floor and hillsides.

Challenges in The Central Salinas Valley Planning Area

The challenge for Monterey County in the Central Salinas Valley Planning Area will be to maintain the basis for agricultural production, accommodating residential and commercial growth, and protecting natural habitat areas. All of the following will need special attention:

1. To promote a higher level of cooperation between the County, Cities, LAFCO, and owners of private property rights.
2. To protect and preserve the area's current rural way of life.
3. To ensure a diversity of housing types to meet housing needs for all economic segments of the community. Promote density and design concepts that will increase housing opportunities that are affordable for the Monterey County workforce, and strive to achieve a job and housing balance in all areas.
4. To provide for infrastructure including an adequate water supply prior to or at the time of development.

Area Plans – Central Salinas Valley

5. To encourage commercial and industrial development within incorporated cities to enhance their economic base.
6. To promote economic sustainable agriculture through support of value added products, streamlined permit procedures, and agricultural land use protection procedures such as zoning, Williamson Act contracts, right to farm ordinances, buffer zones on developed property, and agricultural conservation easements.
7. To protect and preserve natural habitat areas consistent with state and federal requirements.

The Vision For The Central Salinas Valley Planning Area

Most importantly, planning for anticipated growth should be coordinated with the incorporated cities. The scarcity of land resources, infrastructure, and environmental concerns make cooperation imperative. Joint planning efforts are critical to assure that the county and cities are not working at cross-purposes.

Current private property rights need to be protected. Lots of records on agricultural zoned property need to retain their right to build at least one single family dwelling.

Residential, commercial, and industrial development should be directed to the cities where infrastructure and services can be planned. To address the shortage of workforce housing in this area, the incorporated cities and county will need to work jointly together to define growth areas where housing can be built and to assure that densities will be high enough to yield sufficient units. City expansion outside of their current boundaries needs to minimize the conversion of prime farmland and minimize the impacts on surrounding agricultural operations. FEMA 100-year flood areas should be kept free from future buildings. The cities will need to have support from the county to assure that commercial and industrial development is directed to areas within their city boundaries. These revenue-generating uses will be critical for the cities to provide public services for their residents.

Development in unincorporated areas should be directed to the unincorporated community of Chualar where the community has expressed an interest in community development that improves basic services, provides for new services and expands the affordable housing supply. Future development shall be based on a community planning process to develop a Community Area Plan. Residential areas should be designed to create neighborhoods and balanced livable communities with a diverse and balanced mix of residential land uses, common gathering places and plazas, networks for foot and bicycle traffic, open space and recreation areas. Future residential areas should provide for a diversity of housing types to meet a variety of needs and provide housing opportunities for all economic segments of the population

Area Plans – Central Salinas Valley

and provide a range of housing that is commensurate with employment and wages in the area.

As the agricultural industry grows, there will be a need to support uses such as food processing, suppliers, equipment service, and truck and transportation facilities. Adequate space and road access are essential to getting agricultural goods and products to and from the area. Efficient use of land and safe, well-maintained roads must be planned to serve farmers, workers, visitors, and residents and to minimize the effect on prime agricultural lands.

The growth of vineyards and related development of tasting rooms and bed and breakfast inns within this Planning Area also present opportunities. The wine industry has expressed an interest in further expansion and enhancing the attraction for tourism along River Road. Carefully planned, this could provide further employment and economic growth within this area.

The areas near the confluence of the Arroyo Seco River and the Salinas River are potential opportunities to provide park and recreational facilities, either by public agencies or private enterprises. A system of public or privately owned trails along the rivers linking the Los Coches Adobe, the Soledad Mission, and possibly a new regional park at the confluence of the two rivers could relieve some of the pressure for park and recreational facilities and serve as a centerpiece for the area and be part of an urban design plan buffering the cities from prime agricultural farmland.

In summary, the majority of the residential growth is expected to occur within the jurisdiction of the incorporated valley cities. In the unincorporated areas, residential growth should be directed to existing legal lots of record and the community of Chualar following the completion of a community planning process and adoption of a Community Area Plan. Population growth should be planned to minimize its impact on the area's current rural life style and insure that affordable housing is available for the local workforce, that local roads are able to meet the additional use, and that public services and infrastructure are planned and coordinated with the growth.

The objective of this vision statement is to accommodate projected population growth and provide for needed workforce housing while protecting important agricultural and natural resources.

Area Plans – Central Salinas Valley

Special Policies for Central Salinas Valley Area

Central Salinas Valley Policy #1 – Public Trails

No public trails shall be constructed on private lands within the Central Salinas Valley Planning Area without the permission of the property owner.

Central Salinas Valley Policy #2 – Scenic Corridors

The County shall consider the following county roads for Scenic Corridor Protection Plans and State Scenic Highway designations:

- Highways 146
- Highway 25
- Arroyo Seco Road
- Bitterwater Road
- Old Stage Road
- Metz Road
- Elm Avenue

Central Salinas Valley Policy #3 – Regional Parks

The County shall study areas near the confluence of the Arroyo Seco and Salinas Rivers for opportunities to develop a County Park.

Central Salinas Valley Policy #4 – Greenfield Bridge Park

The County should study the feasibility of obtaining park sites such as the Greenfield Bridge area on the Arroyo Seco River.

Area Plans – Greater Monterey Peninsula

Vision Statement

The Greater Monterey Peninsula Planning Area is known throughout the world for its exquisite natural beauty of forests and coastline, as well as for its outstanding communities of rich architectural quality and history. Serving as a destination location for visitors, the area's assets are the basis for its tourism economy. Residents have sought out this area for its mild coastal climate, recreational opportunities, and small city atmosphere. The area has become a center for writers, painters, sculptors, and other artisans and continues to draw those who are inspired by the area's incomparable beauty. The community takes great pride in the protection of the area's natural resources and historic communities.

Approximately 205 square miles in size, the Greater Monterey Peninsula Planning Area is composed of the unincorporated areas surrounding the cities of Carmel-by-the-Sea, Del Rey Oaks, Marina, Monterey, Pacific Grove, Sand City and Seaside. While the cities are responsible for planning within their boundaries, the unincorporated area covers 110,960 acres directly adjacent to the cities with residential areas of low and moderate densities. This includes the former Fort Ord, Laguna Seca, Bay Ridge, Hidden Hills, Aguajito, Del Monte Forest and Carmel Highlands.

The topography of the Greater Monterey Peninsula Planning Area is greatly varied, from coastal outcroppings and level bottomland to steep slopes. The area is characterized by its abundant open space. In addition to a large number of parks, recreational facilities, and open space scattered throughout the area, in the north the Bureau of Land Management owns approximately 16,000 acres of land in former Fort Ord and in the south the Los Padres National Forest contains approximately 9,000 acres. Additional viewshed restrictions must be adopted to protect scenic road corridors and unique visual resources.

One of the area's greatest concerns is the impact of development and tourism activities on the area's natural beauty and historic assets. The existing population already strains infrastructure, roads and water availability. Further development may undermine the essence of what makes this area unique. The challenge is to find a balance; to protect the quality of life and treasures of this area while continuing to provide needed housing for its workforce and opportunities for businesses to thrive. The challenge also includes preserving distinct boundaries between urban and natural areas.

Significant issues that affect land use in the Greater Monterey Peninsula are road and traffic conditions and water availability. Environmentally sensitive resources, like the Monterey pine forests, and natural visual quality, especially adjacent to designated scenic roads, are of particular significance in this Planning Area. To

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achieve the future vision for this Planning Area it is crucial to form a close partnership between the county and the cities to create opportunities for workforce housing, to correct infrastructure deficiencies, and to protect sensitive habitat areas. Coordination and planning are needed to achieve these goals.

The vision for this planning area will only be achieved when the policies that are in place to protect its precious resources and the quality of life are stringently enforced. Monitoring both during and after construction is necessary to insure that all conditions and mitigations attached to project approval are met.

Former Fort Ord

Former Fort Ord is comprised of approximately 27,954 acres of oak woodlands, grasslands and coastal chaparral. The Fort Ord area provides exciting planning possibilities for the future. The challenge is to transition this area from a military use to housing and commercial uses that will improve the quality of life for area residents. The County will be responsible for three major areas – East Garrison, Parker Flats, and the former Landfill site. These areas offer the opportunity to develop needed workforce housing. In addition, the development of small commercial areas will provide a focal point for the community and a linkage to California State University at Monterey Bay.

The Fort Ord Reuse Plan designates the Parker Flats and East Garrison unincorporated areas for future compact development that will integrate a variety of housing types into village areas. These areas will showcase sustainable development using stormwater retention and alternative energy sources. In addition, neighborhoods will be sensitively designed to provide linkages for trails and wildlife corridors to surrounding habitat areas. East Garrison will be a bridge, culturally and spatially, between Salinas and the Peninsula. Development of up to 3,633 housing units could occur on the county portion of Fort Ord if water is made available. However, due to infrastructure constraints, it appears that development of a maximum of 1200 to 1600 units is feasible within the near term. In order for the proposed housing and commercial redevelopment to function without creating adverse impacts on surrounding areas, solutions to existing and future traffic problems must be found.

Del Monte Forest Area

Del Monte Forest is a unique forested and coastal residential and resort area characterized by quiet residential neighborhoods, natural and recreational open space, and high-quality visitor-serving facilities. Otherwise known as Pebble Beach, an unincorporated area of Monterey County, Del Monte Forest, with its biological and visual resources, serves as a natural community resource.

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Preservation of its natural resources is a mandate for its governance bodies in partnership with its private and business residents, including a balance of public and commercial infrastructure to insure the highest quality of living for residents, as well as visitors, within the forested habitat of the Forest.

Natural resources within Del Monte Forest range from rare and endemic vegetative species, like the native Monterey Pine, Bishop Pine, and Monterey Cypress, to remnant coastal sand dunes and kelp beds. Special protection is essential to preserve the scenic forest that permeates the area in a canopy of beauty and symmetry. To achieve this vision for the Forest as a unique residential and resort community, stringent guidelines protecting valuable biological resources, natural habitat and wildlife are enforced.

The core values of Del Monte Forest are these:

- Protection, maintenance, and enhancement of its identified significant natural habitat resources.
- Preservation of the unique character of its residential neighborhoods.
- Maintenance of its world-class status for resort and recreational facilities and activities.

Future residential, resort, recreational, and infrastructure development must support and be measured against these core values. Building size, density, and location should promote orderly and harmonious development, and take into consideration the character of surrounding areas and neighborhoods. The vision for Del Monte Forest is to protect its status as a unique community of balanced residential and recreational interests, beautified and enhanced by a natural forest and unencumbered shoreline, whose preservation is essential for future generations. The challenge is to find a balance – to protect the quality of life and treasures of this area while continuing to provide needed housing for its workforce.

Del Monte Forest Plan Voter Initiative

The “Del Monte Forest Plan: Forest Preservation and Development Limitations initiative” was adopted by the voters in November 2000. This initiative measure, to the extent it is consistent with relevant state law, including provisions of the California Coastal Act, will determine future land uses within the Del Monte Forest. All provisions that were adopted by the voters may be amended or repealed only by the voters at a County Election. The initiative measure is hereby incorporated by reference as a stand-alone document to accompany the General Plan for development proposals and project application review in the Del Monte Forest Planning Area. For convenience, the Findings and Declarations and Purpose and Intent, as well as other relevant portions of the initiative are presented here:

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Section 1 - Title

This measure shall be known as the "Del Monte Forest Plan: Forest Preservation and Development Limitations."

Section 2 – Findings and Declarations

The people of the County of Monterey hereby find and declare the following:

- a. Habitat for Monterey pine trees in Monterey County is diminishing and steps need to be taken to preserve additional natural stands of Monterey pine.**
- b. Areas of the Del Monte Forest, including the Pescadero Canyon area, provide critical habitat for the preservation of the Monterey pine.**
- c. The people of Monterey County desire a significant reduction in the amount of future residential development permitted in the Del Monte Forest area to reduce the impacts on Monterey pine habitat and a significant increase in open space to assist in the preservation of the Monterey pine.**
- d. Any future visitor-serving development should occur adjacent to existing visitor-serving or recreational facilities.**
- e. Any future development in the Del Monte Forest area must be consistent with the protections currently provided by the California Coastal Act.**
- f. Any future development in the Del Monte Forest area must be subject to full and complete environmental review as well as public participation through the holding of public hearings.**

Section 3 – Purpose and Intent

The people of the County of Monterey hereby declare their purpose and intent in enacting the Initiative to be as follows:

- a. To preserve additional Monterey pine trees and related habitat in the Del Monte Forest area of Monterey County.**
- b. To significantly reduce future residential development and increase open space in the Del Monte Forest area.**
- c. To encourage future visitor-serving development adjacent to existing visitor-serving or recreational facilities in the Del Monte Forest area.**
- d. To require that any future development in the Del Monte Forest area be consistent with the protections currently provided by the California Coastal Act.**
- e. To require that any future development in the Del Monte Forest area be subject to full and complete environmental review and include public participation through the holding of public hearings.**

Area Plans – Greater Monterey Peninsula

Special Land Use Categories for Del Monte Forest Planning Area

The basic categories of land use designated in the Del Monte Forest are 1) residential, 2) commercial, and 3) open space.

These use categories are fully described in the following discussion. Map 26 shows the planning area framework within which these uses are subsequently discussed. Maps 27 and Legend 27 show environmental considerations which were primary considerations affecting the location of new development. Legend 25 presents a detailed legend for Map DMF-1. Map DMF-1, attached hereto and incorporated herein by reference, shows the Del Monte Forest Area Land Use Plan as amended.

Commercial

Three classes of commercial uses are indicated. They include: 1) Visitor-Service Commercial, 2) General Commercial, and 3) Institutional. They are described as follows:

- 1) Visitor-Service Commercial - This category allows for the uses providing basic support services and visitor needs associated with coastal recreation and travel. Major hotel or inn accommodations and support commercial facilities are principal uses. Residential uses consistent with LUP Land Use Maps and intensities may be permitted as secondary uses under this category at the density specified. The four areas in this category are the existing lodge and environs of Pebble Beach, the Spanish Bay resort, and the visitor-serving facilities at the NCGA Golf Course, and no more than 24 future golf suites to be located in Areas M and N.
- 2) General Commercial - This category provides for commercial-use areas to support community needs; it includes the hospital, and the rock quarry at Sunridge and Lopes Roads, where reclamation for reuse is planned. Future uses will be required to be compatible with the general retailing and community service character of this designation, as well as community services and storage facilities.
- 3) Institutional - This designation is applied to a variety of uses, including the community hospital, Robert Louis Stevenson School, firehouses, and a utility substation.

Land Use By Planning Area

The Land Use Element¹ is described for each of the planning areas. This provides for easier understanding of the uses and the rationale for each use within each planning area. The format for describing each planning area includes: a description of the location, size, and extent of existing land use; a summary of relevant environmental considerations; a summary of public service availability and limitations; and a description of the land uses planned for remaining available property.

¹ The Land Use Element referred to here is the following narrative describing the Del Monte Forest Land Use Plan, not the Land Use Element of this General Plan.

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The densities shown on Map DMF-1 are contingent upon natural resource constraints present and availability of public services as determined through project review.

New Land Use - Spanish Bay (Area 1)

A combination of recreation and visitor-serving land uses along with open space and residential uses is planned for Spanish Bay. Currently, a hotel is located seaward of Seventeen Mile Drive at the former sand mining site. The hotel complex will include retail restaurants, tennis courts, swimming pools, 80 residential units (Area A), and parking facilities with direct access to Seventeen Mile Drive.

An 18-hole golf course is located at Spanish Bay; the areas along the shoreline encompassing the remaining native dune habitat are shown as shoreline and open-space land uses. The golf course includes rehabilitated riparian and wetland habitat as water hazards and involves the enhancement of riparian areas as well as rehabilitation of dune landforms and plant associations originally found in the now mined-out area as part of the links-land golf course design. Sand necessary for dune landform rehabilitation will be obtained onsite if possible, but may be obtained from other sand pits or at locations designated on the Land Use Plan if insufficient quantities are available on site. When completed there will be approximately 235 acres in open space.

A driving range, golf-teaching center, and parking are expected to be constructed in Area C to complement the existing Spanish Bay Golf Course. Employee housing may be proposed in Area B.

New Land Uses - Spyglass Cypress (Area 2)

The existing pattern of low-density residential development and open space is generally reflected in the land use plan. New recreational and visitor-serving uses may be located in appropriately zoned areas. Residential uses will be allowed to infill The Spyglass Woods Drive area. The remnant sand dune habitat areas near Seal Rock Creek and behind Fan Shell Beach are to be protected in open space for their habitat and scenic resource values. When completed, there will be approximately 246 acres of preserved forest, shoreline, and recreational open space areas.

New Land Uses - Middle Fork (Area 3)

Open space and 11 lots for residential dwellings in Area I are the principal proposed land uses in this planning area.

New Land Uses - Pescadero (Area 4)

The majority of this area is planned to be preserved as forest and upland open space habitat, reflecting environmental constraints of slopes, soil erosion hazard, and plant and wildlife habitats. Residential development clusters are shown on the more level terraces, with 20 additional residential dwellings planned on land in Area Y. In addition, there will be 7 lots located on approximately 15 acres, and approximately 230 acres preserved in open space (Areas P, Q, and R)

Area Plans – Greater Monterey Peninsula

Environmental Considerations - Huckleberry Hill (Area 5)

Much of the west-facing hillside within the Huckleberry Hill planning area has slopes over 30 percent. Soil on the steeper slopes is generally shallow with rapid runoff potential. Retention of the native trees and ground cover will minimize the erosion and runoff hazards on steeper slopes.

Elimination of residential units in Area G will result in preservation of approximately 965 acres of contiguous open space forest between the Gowen Cypress, Huckleberry Hill, and Middle Fork and Pescadero Canyon areas.

Rehabilitation of the operating granite quarry (as well as another small abandoned quarry) should be accomplished in conjunction with ultimate reuse of the property. The face of the stockpiled overburden is subject to erosion into the branch of Sawmill Gulch which traverses the S.F.B Morse Botanical Reserve. Ultimately, revegetation of the mine face with Monterey pine forest and other indigenous plants will assist in blending the mine site into the surrounding pine forest environment.

New Land Uses - Huckleberry Hill (Area 5)

The undeveloped area west of Los Altos Drive is shown primarily as open space for protection of the forest cover on the steep slopes. The quarry requires rehabilitation. Limited neighborhood commercial uses may be permitted in the quarry site and the total acreage devoted to such uses shall be limited to 10 acres. A corporation yard, recreation vehicle storage facilities, and potable or sub-potable water storage may be permitted at the quarry site. The commercial land use designation allows maximum planning flexibility and could permit this site to become a transfer point for transit connections between normal bus service and intra-Forest transit.

New Land Uses - Gowen Cypress (Area 6)

The land use designations for this planning area reflect the natural and scenic values of the Gowen Cypress habitat. Most of the area will remain in open space in order to protect the environmentally sensitive Gowen Cypress-Bishop pine habitat, riparian habitat and the Sawmill Creek watershed. A total of 16 residential dwellings is planned in Area F. Existing mined out areas not used for residential development can be used for public works purposes and an equestrian center. Applicable OSAC Plan maintenance standards prescribe specific conditions for open space maintenance and limitations on development within future residential development areas as well as the maximum extent of the S.F.B. Morse Botanical Reserve.

New Land Uses - Pebble Beach (Area 7)

The entire Pebble Beach planning area, except for the townhouse area near The Lodge, will continue its low-density residential designation. A General Development Plan has been approved by the County for the Lodge and Associated Commercial Area.

Area Plans – Greater Monterey Peninsula

This Plan reflects the visitor-serving facilities at The Lodge and associated commercial area along with the recreational uses of the golf courses and beach and tennis club. Open space recreation uses are planned for portions of the undeveloped areas in Pebble Beach. Twenty-three additional residential units are planned for area X. The area between Cypress Point and Pescadero Point and seaward of Seventeen Mile Drive is shown of low-density residential use at 1 unit per 2 acres. Although subdivided, this coastal strip contains some parcels which may be difficult to develop due to the presence of Monterey Cypress specimens, a high water table, and rock outcrops.

New Land Uses – Country Club Area (Area 8)

The Country Club area lies outside of the Coastal Zone. The Del Monte Forest LCP Land Use Plan policies do not apply in this portion of the Del Monte Forest Rural Center, but is recognized here due to its geographic location adjacent to the coastal zone areas. No new development is proposed in the Country Club planning area other than build-out of existing lots of record, unless an infrastructure and financing study for the Del Monte Forest Area is conducted for development proposals in addition to those enabled by the initiative. The land use designations shown for this planning area reflect the densities of existing subdivisions. New projects in this area of the Del Monte Forest shall be consistent with the countywide General Plan policies as well as the Greater Monterey Peninsula inland area policies in Chapter XIIB.

Resource Constraint Compliance

As reflected in Map DMF-1, as amended, and in the map entitled Section 10 of the Zoning Plan of the County of Monterey, and Section 16 of the Zoning Plan of the County of Monterey, each as amended, the Resource Constraints Overlay has been removed from certain lands in consideration of the following circumstances:

The Resource Constraint Overlay arises from Policy DMF PS-6 of the Del Monte Forest Area Land Use Plan (DMF LUP). Policy DMF PS-6 states that the Resource Constraint Overlay designation shall be removed only when water and sewer capacity sufficient to serve such development becomes available and that highway capacity and circulation solutions have been agreed upon and adopted. At the time of adoption of the 1984 DMF LUP, there was insufficient sewer and water service capacity to serve all of the development allowed in the DMF LUP, and the DMF LUP itself (Policy 99) called for a study and program to define and implement traffic improvements. These were the only constraints on which the Resource Constraint Overlay designation was based. Since that time, all of these constraints have been addressed and eliminated with respect to the following properties: Spanish Bay Areas B and C, Gowen Cypress area F, Huckleberry Hill area G, Middle Fork areas H and I, Spyglass Cypress areas J, K, L, M, N and O, Pebble Beach areas U and V, and Pescadero areas P, Q and R (hereinafter Properties). The constraints have been removed as follows:

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Sewer

At the time of adoption of the DMF LUP, the Carmel Sanitary District (now Carmel Area Wastewater District or CAWD) sewage treatment plant had an authorized capacity of 2.4 million gallons per day (MGD). One third of the CAWD Treatment Plant capacity (800,000 MGD at the time) is owned by the Pebble beach Community Services District (PBCSD), which is responsible for sewage collection in Del Monte Forest. Based on the then-existing flows, the remaining PBCSD capacity at the CAWD Plant was insufficient to serve all of the development planned for Del Monte Forest.

Subsequent improvements to the CAWD treatment plant have raised its authorized capacity to 3.0 MGD, of which the PBCSD share is 1.0 MGD. With this increased capacity, there is sufficient capacity to handle the additional sewage generated by the land uses contemplated in this Plan on the Properties so this constraint has been removed.

Water Supply

At the time of adoption of the DMF LCP Land Use Plan, Monterey County's allocation of water from the California-American Water Company system, allocated by the Monterey Peninsula Water Management District, was insufficient to permit water service to all development planned in Del Monte Forest based on the priorities established by Monterey County. Subsequently, the owner of the Properties received a dedicated water entitlement of 365 acre feet annually, independent of Monterey County's allocation under the Monterey Peninsula Water Management District (MPWMD) jurisdictional water allocation program. As a result of the owner's financial guarantee of the cost of the CAWD/PBCSD Wastewater Reclamation Project, there is sufficient water for the land uses allowed by this Plan on the Properties so this constraint has been removed.

Traffic and Circulation

Policies 98 and 99 of the 1984 DMF LUP governed the traffic and circulation improvement requirements of new development. Policy 99 required an independent engineering study to establish an arterial system, changes to Highway 68 and access gates in order to provide for the County's acceptance of the Transportation engineering Study for the Del Monte Forest, prepared by Burton N. Crowell and the Goodrich Traffic Group (commonly referred to as the Crowell Report), which established all of the indicated requirements.

Under Policy 99 of the 1984 DMF LUP new development must either bear the incremental costs of necessary improvements to Highway 68 and Highway 1 required as a result of traffic generated by the development, or pay into a fund that will be administered by the County for the incremental costs of the necessary improvements.

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The highway capacity and circulation improvements identified in the Crowell Report under Policy 99, and the funding mechanisms established by Policy 98, have been agreed upon and adopted as required by Policy DMF PS-6 in the Del Monte Forest Transportation Policy Agreement between Monterey County and the owner of the Properties. The traffic element of Policy DMF PS-6 has therefore been satisfied with respect to the Properties so this constraint has been removed.

Planned Circulation Improvements

In developing circulation improvements for the Forest, it has been assumed that the road system will continue to be privately owned and managed. Precise road locations will be engineered for safety, convenience, and minimal environmental damage from grading and tree removal, to be insured through the County's environmental review and permit process. One important change to the existing visitor access along Seventeen Mile Drive will occur in the Spanish Bay planning area where existing Spanish Bay Drive will be terminated 2,000 north of its existing intersection with Seventeen Mile Drive near Point Joe. In its place, 80 additional visitor parking spaces will be provided (as well as a foot trail along the shoreline connecting with Asilomar State Beach). Additionally, parking will be provided in a portion of Area C to accommodate visitor-serving facilities in Spanish Bay. Traffic now using Spanish Bay Drive will be rerouted along a relocated Spanish Bay Road skirting the south side of the Spanish Bay Planning area.

A second change planned for the visitor circulation system is the rerouting of Seventeen Mile drive through the Country Club planning area via Lopez to Congress and thence to the Spanish Bay planning area. This is intended to reduce congestion and visitor/resident traffic conflicts at busy intersections along this segment of the scenic drive and to reroute the drive out of primarily residential areas.

Additional visitor access improvements are proposed south of Point Joe along Seventeen Mile Drive where parking areas will be reorganized and access improved. All of these roadway and parking improvements for visitors are consistent with Site Specific Shoreline Public Access Design Criteria developed for these shoreline areas and will be implemented in a phased manner consistent with the timing shown in the Site Specific Shoreline Public Access Design Criteria.

Conformance with the Management Plan for Open Space Property (OSAC)

The areas designated Open Space Recreational in Areas C, K, M, N, O, U, and V of Map DMF-1, and the location of the existing equestrian center and polo field, shall be managed and maintained in conformance with the objectives, classifications, and policies for open spaces as indicated for Category VI (Golf Courses) in the Management Plan for Del Monte Forest Open Space Property. The areas designated Open Space Forest on portions of Areas B, F, G, H, I, L, P, Q and R of Map DMF-1 shall be managed and maintained in conformance with the objectives, classifications, and policies for open forest as indicated for Category IV (Open Forest) in the

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Management Plan. The area designated OR within the Gowen Cypress planning area shall be managed and maintained in conformance with the objectives, classifications, and policies for open space as indicated for Category VII (equestrian center).

The OSAC Plan and the Site Specific Shoreline Public Access Design Criteria documents and any subsequent amendments are hereby incorporated by reference as stand-alone documents to accompany the General Plan for development proposals and review in the Del Monte Forest.

Special Policies for Del Monte Forest Area

Del Monte Forest Policy #1 – References

The Open Space Advisory Committee (OSAC) Plan (dated June 1, 1980) **and the Site-Specific Shoreline Public Access Design Criteria** (dated September 1984) shall be the principal mechanisms for implementing environmental quality aspects of this General Plan in open space areas in the Del Monte Forest. These documents are hereby incorporated by reference as stand-alone documents to accompany the General Plan for development proposals and project application review in the Del Monte Forest.

Del Monte Forest Policy #2 – ESHAs

Open space designations in the Del Monte Forest shall encompass environmentally sensitive habitat areas, as defined in the California Coastal Act. Future development must clearly be consistent with protection of these environmentally sensitive areas and the use priorities of the California Coastal Act.

Del Monte Forest Policy #3 – Guidelines for Development

Preserving the semi-rural residential character of the Del Monte Forest, with residences, resort and recreational facilities, and environmental resources, is a primary goal for this area. Building size, density and location should promote orderly and harmonious development. Before future development projects are approved, considerable weight and consideration should be given to preserving the existing character of surrounding areas and neighborhoods, including preservation of the rolling hills topography, forest trails, dunes, and shoreline, and to preserving existing shared views.

Del Monte Forest Policy #4 – Pescadero Point

Prior to approval of any proposed development on the Hill property at Pescadero Point, further archaeological review shall be required and mitigation measures

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adequate to protect the site's archaeological resources.

Del Monte Forest Policy #5 – Guest Rooms

Detached or attached guest rooms are not to be equipped for permanent living and are not considered a residence. Guest rooms may be permitted at the maximum rate of one (either attached or detached) per parcel or one (either attached or detached) for each principal residence providing the constraints of the parcel and other plan policies permit. Furthermore, detached guest rooms shall be located in close proximity to the principal residence, share the same utilities except where prohibited by public health or water management district requirements, contain no kitchen or cooking facilities, and be limited to 425 square feet. Conditions shall be implemented by CC&Rs or other legal restrictions, including revocation provision for non-conformance. Subdivisions shall not be permitted to divide a principal residence from a guest room.

Del Monte Forest Policy #6 – Accessory Structures

Studios and other small non-residential and non-commercial accessory structures such as tool sheds, workshops, or barns may be permitted on any size parcel provided the constraints of the parcel and other plan policies permit. None of these units shall ever be used for habitation purposes.

Del Monte Forest Policy #7 – Caretaker Units

The County shall encourage the use of caretaker accommodations as an appropriate means of providing affordable housing for caretakers, convalescent help, and domestic employees. Applicants for detached caretaker residences shall demonstrate the need for the unit as part of the development review process. Detached caretaker residences shall not exceed 850 square feet in size. Subdivisions shall not be permitted to divide a principal residence from a caretaker residence. Only one caretaker unit shall be allowed on the parcel. Additional employee housing is permitted for priority uses (e.g. visitor-serving commercial), consistent with all other Plan policies.

Del Monte Forest Policy #8 – Recreation Uses

Recreation in environmentally sensitive habitat areas such as residual dunes, wetlands, and areas with rare or endangered plants or animals shall be limited to passive, low-intensity recreation uses dependent on and compatible with the sensitive resources. Conformance with the appropriate Site-Specific Shoreline Public Access Design Criteria and OSAC maintenance standards shall be the test of consistency with this policy, where appropriate. The Del Monte Forest Recreational Facilities Map, as amended by the “Del Monte Forest Plan: Forest Preservation and Development Limitations” initiative, is hereby incorporated by reference.

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Del Monte Forest Policy #9 – Area B

Area B may be used for up to 12 units of employee housing.

Del Monte Forest Policy #10 – Clustering

Clustering of uses shall be encouraged wherever practical as a means of preserving Forest values.

Del Monte Forest Policy #11 – Buffers - Subdivisions

New subdivisions shall provide and maintain an adequate natural buffer to protect the forested corridor throughout Del Monte Forest and to screen new development. Accordingly, a minimum setback of 50 feet from the front lot line shall be required in all new subdivisions.

Del Monte Forest Policy #12 – Golf Course Development

Golf course development may be permissible in areas shown for residential development. If golf course development is proposed and approved in any of these areas, it shall result in a reduction in the number of dwelling units permitted by this plan for the area in proportion to the number of acres devoted to the golf course use. For example, a 50-acre golf course in an area shown for residential use at a density of two units per acre will result in a reduction of 100 dwelling units in that area.

Del Monte Forest Policy #13 – Commercial Development

New commercial development may be permitted when integrated with the resort hotels, the community hospital or the neighborhood commercial center on the Huckleberry Hill quarry site.

Del Monte Forest Policy #14 – Spanish Bay Golf Course

The management of the golf course at Spanish Bay shall continue to provide maintenance of the dune landforms and native plants and habitat. Management and mitigation monitoring shall continue to provide protection of the riparian and wetland areas by maintaining a buffer zone between tees, fairways, greens and paths, and the sensitive habitats.

Del Monte Forest Policy #15 – Spanish Bay Habitat

The Spanish Bay golf course rehabilitation area shall provide, as a part of its design, for the restoration of dune landforms and native habitat which once occurred here. Where golf course tees, greens, fairways, paths, bridges, and public accessways are developed within 100 feet of riparian and wetland restoration areas, they shall be designed to avoid any significant disruption (from construction and future use) of such areas; other developments should be located beyond this 100-foot wetland buffer area.

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Del Monte Forest Policy #16 – Circulation System Policy

The continued development of a circulation system within the Forest shall be encouraged to provide an adequate level of service with minimal intrusion into the Forest environment, encourage separation of visitor and resident traffic, and provide for a fair share of the improvements necessary to impacted areas of Highway 68, which serves as an external access route to the Del Monte Forest Area.

Del Monte Forest Policy #17 – Traffic Separation

Residential development and the internal circulation network of the Forest should be planned in a manner which separates visitor and residential traffic access requirements and minimizes the need for external trips by Forest residents.

Del Monte Forest Policy #18 – Seventeen Mile Drive Fee

Seventeen Mile Drive shall remain open to the public for recreational use and any entrance fee charge shall remain reasonable. The County and the owner of the road system (Pebble Beach Company) shall maintain an agreement, which assures public use of the road system in a manner consistent with the policies of this General Plan and the California Coastal Act.

Del Monte Forest Policy #19–Seventeen Mile Drive Buffers

The recreational and scenic value of the Seventeen Mile Drive route shall be maintained by requiring building setbacks along sections of the Drive where new development may occur. New development fronting Seventeen Mile Drive shall maintain an adequate natural buffer. A minimum setback of 100 feet from the centerline of the road shall be maintained to screen new development from motorists, unless otherwise protected by terrain. In the case of Area B, the setback shall be 200 feet from the centerline of Seventeen Mile Drive. For existing legal lots of record fronting Seventeen Mile Drive, a minimum setback of 15-20 feet from the front lot line shall be required consistent with that presently required throughout Del Monte Forest. Direct driveway access to Seventeen Mile Drive should be avoided where possible.

Del Monte Forest Policy #20 – Improvements

Relocation of portions of the Seventeen Mile Drive may be encouraged where the purpose is to improve the views of scenic resources, reduce conflicts between visitor and resident traffic, and allow for the separation of bicycle and vehicular traffic.

Del Monte Forest Policy #21 – Bicycle Safety

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Safety improvements should continue to be made for bicycles throughout the Forest where reasonable and feasible.

Del Monte Forest Policy #22 – Special Events Traffic

The County shall require the use of Transportation Demand Management (TDM) measures for special events in the forest to minimize traffic impacts on the local area.

Del Monte Forest Policy #23 – Shoreline Areas

Shoreline areas suitable for scenic outdoor recreation, such as from Cypress Point to Point Joe, are intended for day use only, with improvements limited to trails, picnic areas, parking areas, and restroom facilities.

Del Monte Forest Policy #24 – Existing Visual Access

Existing visual access from Seventeen Mile Drive and from major public viewpoint turnouts along the Drive shall be permanently protected as an important component of shoreline access and public recreational use.

Del Monte Forest Policy #25 – Pedestrian Access

Public pedestrian access to and along the Spanish Bay shoreline shall be along the shoreline trail from Asilomar State Beach to the southerly end of Moss Beach, where the southerly end of Spanish Bay Road terminates. Conformance the Site Specific Shoreline Public Access Design Criteria for the Spanish Bay coast and planning area shall be required.

Del Monte Forest Policy #26 – Public Access Coordination

Public access plans for the Spanish Bay area should be coordinated with plans of the State Department of Parks and Recreation for adjoining Asilomar State Beach to ensure compatibility and a balance of public access opportunities.

Del Monte Forest Policy #27 – Access Dedications

The County shall receive and hold all dedication of access easements (shoreline and inland trails) accrued as a result of conditions placed on new development. The County may designate another public agency or nonprofit association to accept accesses dedications if the recipient demonstrates the ability to manage them consistent with the site-specific recommendations and the public trust. All access dedications may be enforced by the County or its designee and shall revert to the County if the recipient is unable to manage the access consistent with the site-specific recommendations and the intended purpose of providing public access. An offer to dedicate is the appropriate legal instrument.

Del Monte Forest Policy #28 – Public Access Points

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In accordance with an agreement between Pebble Beach Company and Del Monte Forest Foundation, the costs of all improvements, maintenance and operation of the following access areas to be ultimately deeded to Del Monte Forest Foundation by Pebble Beach Company, shall be borne by Pebble Beach Company:

1. Spanish Bay
2. Point Joe to Bird Rock
3. Bird Rock
4. Bird Rock to Fan Shell Beach
5. Fan Shell Beach
6. Cypress Point
7. Lone Cypress
8. Ghost Tree
9. Stillwater Cove

Del Monte Forest Policy #29 – Public Access Management

Public access to the Lone Cypress and Witch Tree sites and to the Crocker cypress grove shall be managed in order to protect the Monterey Cypress and their habitat. Management will entail improvement of designated paths, and signing and fencing of degraded areas to allow for habitat restoration.

Del Monte Forest Policy #30 – Parking

To prevent further degradation, and to allow for restoration of degraded dune and bluff habitats, parking along Seventeen Mile Drive, including during special events, shall be restricted to designated turnouts through the use of barriers (structural and vegetational) and enforcement signs in accordance with the site specific access recommendations. A Parking Management Plan for special events should be developed for events in the Del Monte Forest.

Del Monte Forest Policy #31 – Seaward Side Parking

Parking shall not be allowed on Seventeen Mile Drive between Point Joe and Fanshell Beach, except in designated parking areas, in order to maintain the viewshed and protect environmentally sensitive areas.

Del Monte Forest Policy #32 – Del Monte Forest Character

The natural beauty of the Del Monte Forest is one of its chief assets. The forest resource, in addition to its role in the areas natural environment, is a principal constituent of the scenic attractiveness of the area, which should be preserved for the benefit of both residents and visitors. The Forest is more than an aggregate of trees. It is home to the area wildlife and serves to moderate climatic extremes. Therefore, long-term preservation of the Forest resource is a paramount concern. The natural

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forested character of Del Monte Forest shall, to the maximum feasible degree, be retained, consistent with the uses allowed by this Plan.

Del Monte Forest Policy #33 – Deed Restrictions

The protection of environmentally sensitive habitats shall be provided through deed restrictions or permanent conservation or scenic easements granted to the Del Monte Forest Foundation. Where developments are proposed within or near areas containing environmentally sensitive habitat, such restrictions or easements shall be established through the development review process. Where development has already occurred in areas supporting environmentally sensitive habitat, property owners should be encouraged voluntarily to grant conservation or scenic easements to the Del Monte Forest Foundation. Except in the case of voluntary easements, each instrument for effecting such restriction or easement shall be subject to approval by the County as to form and content; shall provide for enforcement, if need be, by the County or other appropriate enforcement agency; and shall name the County as beneficiary in event the Foundation ceases or is unable to adequately manage these easements for the intended purpose of natural habitat preservation.

Del Monte Forest Policy #34 – ESHA Restrictions

Environmentally Sensitive Habitat Areas as defined in the Coastal Act will remain undeveloped except for parking or similar access facilities. Access improvements shall be developed consistent with the site-specific recommendations of the Del Monte Forest Public Access Maps and the Site-Specific Shoreline Public Access Design Criteria.

Del Monte Forest Policy #35 – Monterey Cypress Trees

Within their indigenous range, Monterey Cypress trees shall be protected to the maximum extent possible. This shall be accomplished by design review during the development review process.

Del Monte Forest Policy #36 – Tree Removals

In reviewing requests for tree removal, land clearing, and other developments preservation of scenic resources shall be a primary objective.

- a. Because of the regional significance of the forest resources, special consideration shall be given to the ridgeline silhouette, the corridors along Highway 68 and Seventeen Mile Drive, and the view from distant publicly accessible shoreline areas such as Pt. Lobos.
- b. Where objectives conflict, preference should be given to long-term protection of the forest resource. When reviewing requests for tree removal environmental considerations shall include review of forest plant

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associations, native soil cover, and aesthetic values, as well as maintenance of the overall health of the stand.

- c. Conformance to OSAC maintenance standards shall be required in applicable areas.
- d. In the Del Monte Forest, specific criteria for removal of tree species native to the Del Monte Forest are as follows:
 - 1) **Monterey Cypress:** within its indigenous range, removal of any size tree will be allowed only in cases where life, property, or existing access is immediately threatened, or where a diseased tree is determined by a qualified professional forester to represent a severe and serious infection hazard to the rest of the forest. Elsewhere, Monterey Cypress trees shall be treated the same as Monterey Pine, as stated below.
 - 2) **Monterey Pine: removal of any significant Monterey Pine (living tree more than 12 inches in diameter) shall be in accordance with the forest management plan for that site. If no such plan has yet been approved for the site by the County or its designee, or an OSAC Maintenance Standard prepared, such plan will be prepared prior to any non-emergency tree removal. On small parcels, a brief standardized format may be used for forest management plans. As a minimum standard of review, the content of the OSAC Plan Forest Maintenance Standard for Shepherds Knoll (Parcel No. 4) shall be adhered to wherever applicable.**

Del Monte Forest Policy #37 – Residential Developments

New residential developments, including the development of driveways and parking areas, shall be sited and designed to minimize cutting of trees, especially trees screening the home from neighboring properties. The clustering of single family homes in order to maintain the present character of the Del Monte Forest shall be encouraged, and in subdivisions will be required where topographic and habitat constraints allow.

Del Monte Forest Policy #38 – Monterey Cypress Habitat

New development on existing legal lots of record supporting indigenous Monterey Cypress habitat shall be compatible with the objective of protecting this environmentally sensitive coastal resource. Improvements such as structures and driveways shall be carefully sited and designed to avoid potential damage or degradation of the microhabitat of these trees. Within the perimeter of the habitat area as defined by the driplines of the outermost indigenous Monterey Cypress trees

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on the site, removal of native trees or other indigenous vegetation, grading, paving, building construction activity, landscape alterations and summer watering shall be prohibited. On the inland side of Seventeen Mile Drive, driveways shall be allowed in this area where the driveway does not come within the dripline of individual cypress trees, or where driveways are consolidated to service more than one lot. Underground residential utilities and fences shall be allowed in this area on the inland side of Seventeen Mile Drive.

Within the indigenous Monterey Cypress habitat, existing permitted impervious surfaces, such as areas covered by permitted structures or paving, shall be considered suitable for new development. Where any such development is permitted, every effort shall be made to protect existing habitat, encourage reduction of impervious surfaces, and restore other mature plant habitat consistent with other policies of this plan.

Scenic or conservation easements shall be secured prior to transmittal of coastal development permits in order to assure the protection of the Monterey Cypress habitat.

Del Monte Forest Policy #39 – Commercial Harvesting

Because of the recreation, aesthetic, and scientific values of the area's forest resources, commercial harvesting for timber or firewood is prohibited, unless specifically provided for by OSAC Plan maintenance standards or an approved forest management plan for ecologically sound reasons. If commercial harvesting does occur, the County will support strict compliance with the adopted forestry Special Treatment Area regulations.

Del Monte Forest Policy #40 – Sand Dune Habitat

Development in the Spanish Bay planning area, including the golf course in the reclamation area, shall be designed to avoid conflict with or enhance both remaining native sand dune habitat and shoreline recreational uses.

Del Monte Forest Policy #41 – Crocker Grove

The County shall encourage continued interpretive and educational programs at Crocker Grove. Such programs shall be designed for the protection of the indigenous Monterey Cypress habitat. The type and intensity of access to Crocker Grove is to be carefully regulated.

Del Monte Forest Policy #42 – Botanical Reserve

The boundary of the S.F.B. Morse Botanical Reserve should be expanded to the boundary recommended by the OSAC naturalists in the OSAC Plan.

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Del Monte Forest Policy #43–Gowen Cypress/Bishop Pine

Land uses within or adjacent to the Gowen Cypress/Bishop Pine association shall be compatible with the objective of protection of the S.F.B. Morse Botanical Reserve. Residential and recreational development, such as golf courses, shall be carefully sited and restricted to a level consistent with the protection of these resources. Development proposed adjacent to the Gowen cypress habitat shall be planned in a manner to protect this rare species.

Del Monte Forest Policy #44 – Marine Resources

The Del Monte Forest's marine resources include significant intertidal areas, offshore rocks which are used as major rookeries, roosting and haul-out sites, extensive kelp beds which support numerous species of sport fishes as well as the threatened sea otter, the Carmel Bay State Ecological Reserve, and the Carmel Bay Area of Special Biological Significance (ASBS). The water quality of the Del Monte Forest Areas coastal streams, open coastal waters, Carmel Bay State Ecological Reserve, and Carmel Bay Area of Special Biological Significance shall be protected and maintained. This requires adherence to comprehensive management practices, including appropriate combinations of stream setbacks, stream flow maintenance, protection of riparian vegetation, and careful control of grading to minimize erosion and sedimentation.

Del Monte Forest Policy #45 – Pescadero Watershed

New development in the Pescadero watershed, and the smaller unnamed watersheds of the Pebble Beach area that drain into the Carmel Bay Area of Special Biological Significance and Ecological Reserve, as well as the watersheds of Seal Rock Creek and Sawmill Gulch, shall be sited and designed to minimize point and non-point sources of pollution and runoff, site disturbance, erosion, and sedimentation. All new development shall be designed to conform to site topography and to minimize lot coverage and impervious surfaces that may impact natural drainages and hydrological features. Rocky intertidal areas and wetlands shall be protected from new development.

Del Monte Forest Policy #46–Cypress Point Development

Development at Cypress Point shall be restricted to existing uses (e.g., golf course and golf clubhouse). The shoreline areas used by harbor seals must be protected from public access during the pupping period from April 1st through May 31st.

Del Monte Forest Policy #47 – Forest Scenic Areas

The Del Monte Forest and Seventeen Mile Drive are important visitor destinations. The objective for this coastal area is to protect the magnificent scenic and visual resources, to avoid incompatible development, and to encourage new development

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projects to complement the natural scenic assets and enhance the public's enjoyment of them.

Del Monte Forest Policy #48 – Conservation Easements

During the development review process, scenic or conservation easements shall be required to the fullest extent possible for visually sensitive areas. These shall be granted to the Del Monte Forest Foundation. Except in the case of voluntary easements or properties not subject to the permit process, these instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection.

Del Monte Forest Policy #49–Setbacks in Scenic Corridors

Areas within the viewshed of scenic corridors shall be placed in a zoning district that requires adequate structural setbacks (generally a minimum of 50 feet), the siting and design of structures to minimize the need for tree removal and alterations to natural landforms. New development shall be designed to harmonize with the natural setting and not be visually intrusive.

Del Monte Forest Policy #50 – Screening

Structures in scenic areas shall utilize native vegetation and topography to provide screening from the viewing area. In such instances, the least visible portion of the property should be considered the most desirable building site location, subject to consistency with other siting criteria (e.g., proximity to environmentally sensitive habitat areas and safe access).

Del Monte Forest Policy #51 – Views To The Sea

New development constructed between Seventeen Mile Drive and the sea (Pacific Grove Gate to Carmel Gate portion), including ancillary structures such as fences, shall be designed and sited to minimize obstructions of public views from the road to the sea. Examples of methods to reduce obstruction include, but are not limited to the following: height limits, use of see-through materials for fences, limitations on landscape materials, which would block views.

Del Monte Forest Policy #52 – Utility Lines

Utility lines shall be placed underground except where it can be shown that the lines can be hidden in existing tree cover, thereby minimizing removal of mature trees.

Del Monte Forest Policy #53 – Spanish Bay Water Supply

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The County shall reserve an adequate volume from its Cal-Am water allotment to supply the Spanish Bay hotel complex, condominiums, and golf facilities and the NCGA golf course facility. Non-priority residential subdivisions shall not be approved until water is assured for these coastal-priority, visitor-service facilities.

Del Monte Forest Policy #54 – Reclaimed Wastewater

To the extent that reclaimed wastewater is available to the Del Monte Forest Area, it shall be used on golf courses in order to conserve and make available additional potable water for domestic use.

Del Monte Forest Policy #55 – New Water Connections

In reviewing development applications, the Monterey Peninsula Water Management District will be consulted to determine that water connections are available.

Del Monte Forest Policy #56 – Reserve Water Supply

The County shall reserve water from its allotment for present lot owners. Water not set aside for coastal priority uses or existing legal lots of record may be used as the source for new subdivisions.

Del Monte Forest Policy #57 – Priority Developments

The developments listed in Del Monte Forest Table DMF-1, Sewer and Water Allocations and Priority for Development, as first priority developments shall have first priority for the use of available water and sewer capacity. Both water from the County's current allotment of unused water from California American Water Company (as allotted by the Monterey Peninsula Water Management Agency), and sewage treatment plant capacity as provided by the Carmel Area Wastewater District have been reserved for such development.

The Resource Constraint Area shall be removed only when water and sewer capacity sufficient to serve such development becomes available and that highway capacity sufficient to serve such development becomes available and that highway capacity and circulation solutions have been agreed upon and adopted. Until such time that resource problems are solved, there shall be no development other than existing lots of record. The County shall cease issuing coastal development permits for developments which would generate wastewater when the appropriate treatment and disposal facilities reach a capacity threshold or when Pebble Beach Community Services District will not approve a connection.

Del Monte Forest Policy #58 – Water Conservation

New development shall employ water conservation techniques to the greatest possible extent. This shall include, use of water-saving fixtures, retaining native plants, and installing drought-tolerant landscaping.

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Del Monte Forest Policy #59 – Wastewater Reclamation

Wastewater reclamation projects are permitted and will be supported, providing that they meet all the standards of the Chief of Environmental Health, Monterey County, the Regional Water Quality Control Board, and mitigation measure requirements of the California Environmental Quality Act.

Del Monte Forest Policy #60 – Employee Housing

The housing goal of the Del Monte Forest Area, as with the rest of the County, is to ensure the availability of adequate housing, at affordable prices, to persons of a broad range of economic means. Portions of planning area Spanish Bay B may accommodate employee housing at the permitted density.

Del Monte Forest Policy #61 – Affordable Housing

The County shall protect existing affordable housing opportunities in the Del Monte Forest area from loss due to deterioration and demolition or conversion. This will be attained by:

- a. Discouraging demolition and requiring replacement on a one-for-one basis of all demolished or converted units which were affordable to or occupied by low and moderate income persons. Replacement housing will meet affordability criteria as established in the County General Plan and will be retained as low and moderate income units through deed restrictions or other enforceable mechanisms.
- b. Promote housing improvement and rehabilitation programs for low and moderate income persons in both owner-occupied and renter-occupied units.

Del Monte Forest Policy #62 – Time Share Uses

Time share projects, time share estates, and other time share uses as defined in Section 11003.5 of the Business and Profession Code shall be prohibited in existing residential developments in the area covered by this plan.

New projects planned and designed for time share use as defined above may be allowed in the plan area. Any such development will be subject to a Use Permit or similar permit, requiring a public hearing and discretionary approval by the Planning Commission or other appropriate decision making body. Inherent in the consideration of such proposals is the plan for the overall design, management, and maintenance of such facilities as well as the other applicable policies of this plan.

Special Policies for Remainder of Monterey Peninsula

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Monterey Peninsula Policy #1 – Airports

Development directly beneath runway approaches of the Monterey Peninsula Airport and Marina Municipal Airport shall be reviewed by the Airport Land Use Commission. Development in these areas shall be of low intensity, shall not generate electrical interference to radio communication between pilots and the air traffic control tower, shall not contain sources of glare which would blind or confuse pilots and, as a condition of development approval, shall be required to grant aviation easements to the Monterey Peninsula Airport District or other appropriate entity.

Monterey Peninsula Policy #2 – Rancho San Carlos

Residential development is permitted on the portions of the Santa Lucia Preserve (formerly Rancho San Carlos) within the Greater Monterey Peninsula Planning Area, and shall follow densities and policies as specified in Resolution No. 93-115, Comprehensive Planned Use Overlay for Rancho San Carlos and the Comprehensive Development Plan for the Santa Lucia Preserve.

Monterey Peninsula Policy #3 – Whiterock Club

The following specific policies shall regulate uses within the Whiterock Club:

- a. The approved recreational facilities for the Whiterock Club consist of 100 cabin sites and one gatehouse. This Plan allows for the construction and remodeling of the existing 100 cabin sites. No additional cabin sites shall be allowed.
- b. Conversion of the existing cabins to permanent residential units shall not be permitted. The purpose of the cabins is to accommodate transient recreational use; however, no more than eight of the 100 cabin sites may be occupied year round for the maintenance and operations of Whiterock Club.
- c. No further expansion of accessory uses shall be allowed without a use permit and a determination that the expansion is consistent with all provisions of this General Plan.

Monterey Peninsula Policy #4 – San Clemente Ranch

The following specific policies shall regulate uses within the San Clemente Ranch:

- a. The existing recreational facilities consist of 101 cabin sites, five permanent residents, tennis courts, swimming pool and fishing ponds. These are all allowed uses. No additional cabin sites shall be allowed. Cabin sites may be moved only consistent with the policies of this Plan. The reconstruction, remodeling or rebuilding of approved cabins or development of new cabins on approved cabin sites shall be allowed, with appropriate Planning and Building Inspection Department and Health Department permits.

Area Plans – Greater Monterey Peninsula

- b. No further expansion of accessory uses shall be allowed without a use permit and a determination that the expansion is consistent with all provisions of this General Plan.
- c. Conversion of the 101 cabins to permanent residential units shall not be permitted. The use of the cabins shall remain a recreational use, and occupancy shall be limited to no more than 45 consecutive days.

Monterey Peninsula Policy #5 – Fort Ord

The Fort Ord General Plan Amendment adopted by the Board of Supervisors on November 20, 2001 (Resolutions Nos. 01-457 and 01-458) is incorporated into this General Plan by reference. This General Plan Amendment supplements the countywide policies and Greater Monterey Peninsula area-specific policies of this Plan for the Fort Ord area.

Monterey Peninsula Policy #6 – Laguna Seca Noise

Improvements and/or **new uses** at the Laguna Seca Recreation Area shall require mitigation measures to reduce noise impacts and hazards to existing surrounding land uses to the maximum extent possible. No new development in the vicinity of the Laguna Seca Recreation Area shall be permitted unless noise impacts from the County Park are within the acceptable range specified in the Noise Element of this General Plan.

Monterey Peninsula Policy #7 – Water Wait List

The County shall maintain procedures to process permits for new homes or other uses that require water, on a vacant lot of record located within the Monterey Peninsula Water Management District (MPWMD). Potential permit applications shall be considered in accordance with the requirements of MPWMD and in the order listed on the County Water Wait List.

Monterey Peninsula Policy #8 – Commercial Water Uses

The County shall utilize the established MPWMD commercial water limit of 0.41 acre-feet in determining water allocations for commercial projects.

Area Plans – Greater Salinas

Vision Statement

The Greater Salinas Planning Area is world renown for its remarkable agriculture. In the year 2000, the business center and the shipping center for Monterey County's agricultural industry generated \$3 billion. The rare combination of climate, soils, and water resources has made the Greater Salinas area suitable for agricultural production year round. This Planning Area encompasses approximately 161 square miles and includes the most valuable farmland in Monterey County. In fact, farmland in Monterey County represents only 1 percent of the farmland acres in California, but produces 10 percent of California's farm income, making the farmland in this Planning Area an irreplaceable valuable resource for the long-term success of the agricultural industry

The City of Salinas, with a population of 152,200 as of January 1, 2004, is located within the Greater Salinas Planning Area and is the largest city in the county. Unincorporated residential use is located primarily in the areas of Boronda and Bolsa Knolls, both immediately adjacent to the City of Salinas, and in Spreckels, a small historic community located along the western boundary of the Planning Area. In addition, there are a small number of residential subdivisions scattered along Old Stage Road and San Juan Grade Road. A small portion of this Planning Area is in public land use, including over 500 acres of Bureau of Land Management land and the Fremont Peak State Park.

The Gabilan and Sierra de Salinas Ranges offer scenic ridgelines and form natural boundaries to the Planning Area. The valley floor has rich, productive topsoil. Numerous canyons and creeks that empty into the Salinas River characterize the surrounding foothills. The Salinas River generally forms the western boundary of this Planning Area and plays a large role in the watershed. The riparian environments, wetlands and groundwater replenishment associated with the River are valuable resources for the long-term success of this Planning Area.

Due to its close proximity to metropolitan areas and the attractive qualities of the area, Greater Salinas has experienced rapid growth and development in recent years. The City of Salinas has grown from 108,777 people in 1990 to 152,200 in 2004, an increase of 40 percent. During the past twenty years, 2,381 acres were added to the City through annexation.

Unincorporated growth has also occurred immediately outside the Salinas city limits. The small, unincorporated community of Boronda, which includes the historic Boronda Adobe, is contiguous with the City's western limits. Boronda residents value their rural lifestyle and have chosen not to become a part of the City. Improvements in streets, parks and other amenities have been initiated through the

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County Redevelopment Program to provide needed infrastructure for this working community. Boronda contains a number of heavy industrial uses in its southern portion, including a waste disposal transfer station, United Parcel Service, and a large agricultural seed supplier. Since the area has limited access, heavy truck traffic is a common occurrence. The area is also adjacent to the Westridge Shopping Center of the City of Salinas, which further adds to traffic congestion in the area.

Bolsa Knolls, an unincorporated area that is immediately adjacent to the City's northern boundaries, has a mixture of residential subdivisions along San Juan Grade Road. Drainage of this area has been a problem in the lower areas, and flooding occurs frequently.

Rancho San Juan, an area just north of the city limits of Salinas, was identified as an Area of Development Concentration in the 1982 General Plan. The proposed development of Rancho San Juan has been extremely controversial, and the Board's action in December of 2004 to adopt a Rancho San Juan Specific Plan, and to approve a major residential development in the Rancho San Juan area, face both legal and political challenges.

The unincorporated community of Spreckels is located approximately four miles south of the City of Salinas, and near the Salinas River. Spreckels is an historic company town that was planned, built, and controlled by the Spreckels Sugar Company. The town has approximately 185 single-family residences, a small commercial district with a few businesses, a school, and other public buildings. The historic integrity of the town has been maintained, with the original street grid and many of the structures dating from the town's earliest era. Spreckels is significant historically, as it was one of the few company towns established in California. The town has had renewed interest, and careful renovation of existing homes has been underway. Several new homes reflecting the architectural style and quality have also been added to the town. According to the County Assessor's records, Spreckels now has only one vacant residentially-zoned parcel. Owners of land contiguous to the developed town, however, hope to gain approval to build on 93 parcels designated on the 1907 map originally describing the town, but which have never been developed.

In the future, a number of issues will need to be addressed in this Planning Area. One of the most important issues will be working with the City of Salinas to provide needed housing opportunities for workers in the area. Despite construction of a substantial number of housing units within the city, overcrowding problems remain severe in many areas. The County will need to work cooperatively with the City and property owners to define new areas for future housing and to direct new development away from the most important farmlands. Additionally, it will be critical that the County and City work jointly in considering appropriate locations for additional industrial and commercial uses so as not to erode the City boundaries and

Area Plans – Greater Salinas

agricultural buffer areas. This will be particularly necessary to assure that sufficient land supply is available for the continued viability of the agricultural industries in the Valley. There is a finite supply of agricultural land within the Greater Salinas Planning Area.

Water is another topic that will require continued attention in this Planning Area. The water supply for this area is derived mainly through wells and the Castroville Seawater Intrusion Project (CSIP). The most serious groundwater problems in Greater Salinas result from the effects of saltwater intrusion extending inland from the coast. Although overdrafting problems in the pressure area have been alleviated by the construction and operation of the Nacimiento and San Antonio dams, saltwater intrusion is still prevalent and groundwater levels on the east side have continually declined. Also, some groundwater within the uppermost soil layers is contaminated due to both natural mineralization and nitrate pollution. Surface runoff and sewage discharge into the Salinas River are the primary causes of surface water pollution in the Greater Salinas area. Some chemical levels in the Salinas Valley water have exceeded recommended public health limits. The two most important contaminant chemicals are chloride and nitrate. Chlorides are found mainly in areas intruded by saltwater, while principal sources of nitrogen contamination are agricultural applications, animal husbandry operations, municipal and industrial wastes and septic systems.

Recreational opportunities will be an important consideration for residents in this area. The more compact urban development forms that are critical to the preservation of farmland are only successful if sufficient open space areas are identified. Potential new development areas need to be planned to enhance, link and increase the potential for parks, wildlife corridors and recreation areas to serve the community.

One primary principle that should be followed is to reinforce urban/agricultural boundaries to maintain a strong overall sense of community, and to maintain the efficiency of urban form. It is also important to protect and preserve the long-term productivity of adjacent agricultural lands. The vision for this Planning Area includes the promotion of economically viable agriculture through the support of value added products, demonstration farms, agricultural support facilities, streamlined permit procedures, and agricultural land use protection procedures such as zoning, Williamson Act contracts, right to farm ordinances, buffer zones on developed property, and agricultural conservation easements. One important objective of the vision is to accommodate projected population growth and to provide for needed workforce housing while protecting important agricultural and natural resources.

Boronda

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The unincorporated community of Boronda has some potential for growth. Currently, there are 24 vacant residentially zoned parcels in this area. These parcels could be further subdivided to provide for additional housing. This area has much of the infrastructure necessary to accommodate needed housing units to accommodate the area's workforce. Planning coordination with the City of Salinas is a must. Traffic circulation, stormwater concerns, and improvements to enhance livability are critical for the success of this area.

Boronda's community vision includes preservation and enhancement of the established Boronda neighborhood, and compatible design and development of potential sites in the South Boronda area. Residents of the Boronda community envision a future that accommodates improvements and new development in a manner, which maintains the rural character of the established neighborhood, and respects existing design and character elements. Public and private improvements are well-planned and well-designed, such that infill and new development serve to strengthen and unify the small town, village character of Boronda.

Boronda contains a mix of land uses. Currently, various types of housing co-exist with various types of commercial, light industrial, agricultural and other uses. This diversity of land use is a characteristic that makes Boronda unique. It is desirable to retain this diversity and also to make improvements so that the activities and impacts of residents and businesses are better accommodated and managed.

Residential Uses in Boronda

Boronda should continue to be a place where housing is available at a price that is attainable for area residents. There should be enough housing provided to allow area workers to live within proximity to their jobs. Boronda recognizes that, for housing to be more affordable and attainable, new development needs to utilize land more efficiently, providing more housing units per acre, particularly on larger sites that are presently vacant. Citizens of Boronda support more compact development in the South Boronda area that is well designed, reflects varied architecture, and integrates valued character elements from existing developments in the neighborhood. Design guidelines should be adopted and used to guide future residential development to ensure consistency with these principles. Public improvements serving residential development must meet city standards, and ensure achievement of a livable, walkable neighborhood with a village character. Neighborhood-serving retail uses must be located within walking distance of housing units. Attractive circulation improvements are needed, including not only curbs, gutters, sidewalks, street lights and street trees; but also bicycle routes, trails, pathways, and a pedestrian bridge over the open space area, in order to encourage walking and bicycling both within the community, and to link to destinations outside of Boronda. Housing rehabilitation and neighborhood services programs should reflect this philosophy.

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Non-Residential Uses in Boronda

Boronda residents respect and value the contributions of existing commercial and industrial activities within the Boronda community, as well as adjacent agricultural lands, which define the edge of the community. These uses will continue to exist in the future, but in order to strengthen Boronda as a residential village certain vacant lands presently designated for industrial use should be re-designated to provide for future residential development.

The Boronda community supports policies and actions, which ensure that non-residential land uses are located and operated in ways that address and/or prevent significant and inappropriate impacts (e.g. traffic, noise and pollutants) on or within residential areas. The highest priority improvement for the Boronda community is the Rossi Street Extension, which will provide appropriate access and circulation for industrial and other neighborhood traffic. Public and private improvements are also needed to ensure adequate non-residential parking and appropriate locations for trash, outdoor storage and other business activities.

Design guidelines should be adopted to address new non-residential development, to ensure that it is well-designed, reflects varied architecture, and integrates valued neighborhood elements from existing developments. Public improvements serving non-residential development must meet city standards.

Transportation and Public Facilities in Boronda

The existing circulation and transportation system in Boronda is not adequate to meet the needs of residents and businesses, and results in conflicts between residential and non-residential uses. The need to make improvements offers a significant opportunity for the community, because it will be possible to design improvements and focus public and private investment on implementing the principles of “livable communities” and “new urbanism.” The Boronda community desires attractive, neighborhood streets that promote walking and neighborhood interaction, and that link nearby shops, schools and other destinations. The Rossi Street Extension is a key future public improvement that should be designed to segregate non-residential traffic from residential areas, in a manner, which also strengthens community identity and accommodates pedestrians and bicyclists. Future circulation plans for Boronda should also consider the area’s relationship to bus routes and its relationship to other transportation facilities.

Future public and private investment in the Boronda community must result in the provision of high quality public infrastructure and services, including adequate sewer, water, storm drainage, circulation, parks, open space and recreation facilities and services. Future residential development in a more compact development pattern in the South Boronda area will allow for more efficient provision of infrastructure

Area Plans – Greater Salinas

and services, and Boronda supports this approach, as such efficiency will make it more feasible to provide public amenities and to preserve open space lands.

Parks, Open Space and Recreational Lands in Boronda

The Boronda community is fortunate to contain natural open space areas, parks, and historic resources, and to be located near agricultural lands. These resources are assets which provide a strong identity and sense of place. Residents of Boronda envision enhancement and management of these resources to the benefit both the human and natural environments. Natural open spaces, including the floodplain and Markley Swamp wetland area, should be preserved and managed consistent with sound biotic and resource principles, while also allowing for appropriate trails, pathways, and a pedestrian/bicycle bridge. The Boronda School Park facilities need to be completed, and a gateway identity sign should be implemented. The community supports enhancement of the adjacent historic adobe site as a community asset for the Boronda neighborhood as well as the greater area population.

The Boronda community recognizes that the South Boronda area in particular offers an opportunity to implement the principles of “smart growth” and “new urbanism” rather than “urban sprawl,” which will better enable preservation and enhancement of the parks, open space, and recreational areas that provide a unique identity for Boronda. The citizens of Boronda envision that these natural community assets will be retained and improved upon in the future, and will act as keys to the “sense of community” that connects residents and businesspersons to Boronda and to each other

Special Policies For Greater Salinas Area

Greater Salinas Policy #1 – Historic Spreckels

The Town of Spreckels is designated as a County historic district. New construction within the Town of Spreckels shall be consistent with its historic character. No construction shall be permitted on any of the undeveloped “lots” shown on the 1907 Map of Spreckels unless and until a court of competent jurisdiction has ruled that such lots are “legal lots of record,” and that the owner of such lots is entitled to develop them.

Development in Spreckels shall primarily consist of single family residential units on existing legal lots of record. No new subdivisions shall be allowed. Existing non-residential uses as of the date of adoption of this General Plan may continue in their present use, or, if discontinued, another commercial use of the same nature shall be allowed upon being granted a use permit. If no other similar commercial use is proposed, then the property shall revert to single-family residential use. In addition, new development must comply with the following requirements:

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- a. **New development must be harmonious with existing development in exterior treatment, building lines, and bulk and height specifications; and**
- b. **Prior to development, the developer must submit project plans or drawings showing the proposed building design, color scheme, landscape plans, and parking layout for review and possible modification, to comply with the Spreckels Historic Design Guidelines.**

Greater Salinas Policy #2 – Spreckels Boulevard

The walnut trees along both sides of Spreckels Boulevard are held to be both scenic and historic resources and should be preserved and maintained. Efforts by Spreckels and countywide residents to raise funds for tree maintenance through private efforts and/or through non-profit agencies such as Parks Foundation shall be encouraged.

Greater Salinas Policy #3 – Boronda Historic Resources

The County should support the efforts of the Monterey County Historical Society (MCHS) and others to preserve the County's historic resources. MCHS efforts which should receive support include:

- a. **Attempts to attract more tourists to the Boronda Adobe site.**
- b. **Attempts to make the Boronda Adobe a site for festival events and other ceremonial functions.**
- c. **Any other MCHS actions which are deemed appropriate to establish the Boronda Adobe site as a revenue source for the Historical Society.**

Greater Salinas Policy #4 – Visitor Farm

A “Visitor Farm” may include displays, including outside exhibits that depict historical and/or contemporary farming and agricultural machinery, techniques, processes, and farm labor. Recreational uses such as tractor rides, hay wagon rides, and nature tours may be provided. Other activities may include Pick-Your-Own Produce operations for visitors, tours of the working farm and its operations, overnight farm stays within the primary farm residence on-site, and a produce stand for the sale of agricultural products grown within the tri-county area of Monterey, San Benito and Santa Cruz Counties.

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A visitor farm shall be allowed on the agricultural property located at the northwest corner of Highway 68 and Foster Road (APN 207-051-013), under the following conditions:

- a. **The visitor farm is an accessory use to the primarily agricultural use of the property;**
- b. **Any produce stand shall be for the sale of agricultural products grown within the tri-county area of Monterey, San Benito and Santa Cruz Counties;**
- c. **Gift and souvenir sales that promote Monterey County agriculture shall be allowed, not to exceed 10% of the building area of the produce stand, but in no case covering more than 300 square feet;**
- d. **Food sales shall be allowed, not to exceed 25% of the building area of the produce stand, but in no case covering more than 600 square feet;**
- e. **Overnight farm stay accommodations shall be allowed if the accommodations are within the primary farm residence on-site, and such stays are limited to no more than 72 hours;**
- f. **A general development plan shall be approved for the entire site prior to any development; and**
- g. **The visitor farm shall not interfere with agricultural activities on adjoining properties.**

Greater Salinas Policy #5 – Public Trails

No public trails shall be constructed on private lands within the Greater Salinas Planning Area without the permission of the property owner.

Area Plans – North County

Vision Statement

The North County Planning Area is a distinctive region containing scenic valleys and ridges, globally important agricultural lands, and Elkhorn Slough, which is part of the Monterey Bay National Marine Sanctuary and the Elkhorn Slough National Estuarine Research Reserve. Few areas of comparable size contain the variety of locations and quality of life offered in North County. Castroville and Pajaro have agriculture-based economies, while Moss Landing is primarily dependent on coastal industries. These communities offer urban densities with a "small town" or "village" character. The rural areas of Prunedale, Aromas, and Las Lomas provide a community focus for residents in nearby secluded valleys and canyons.

The varying identities and lifestyles of North County will continue to be defined through the character of its small towns, villages and rural communities. North County residents would like to maintain their historically rural values, close-knit neighborhoods and unpretentious community. Residents are also proud of the area's role and reputation in providing globally important agricultural products and are fiercely protective of its viable farmlands.

Due to the close proximity of North County to metropolitan areas and their attractive qualities, North County has experienced tremendous growth and development in recent years. This has been particularly true in the Prunedale Area where proximity to Highway 101 makes it feasible for workers from other counties to locate here. Throughout the North County area, growth has left its mark on the land, and in the minds of long time residents, growth has diminished some of the qualities that attracted them to the area originally. Growth in the rural areas has brought traffic, noise, congestion, greater demands on limited urban services and increasing losses to the area's potable water and other precious natural resources, including the majestic oak landscape and wildlife corridors.

The North County Planning Area has unique soils and climates that allow for unusual crops and year-round cultivation. Growth has caused concern for the viability of agriculture and maintaining rural character. Vast areas of farmland at the northern and southern perimeters of the Planning Area, as well as rangelands to the east, maintain lifestyles that have prospered over many decades and residents remain closely tied to the land. A major issue is loss of this prime agricultural land to erosion and conversion to non-agricultural uses such as residential and commercial development.

The availability and quality of water remains the most crucial issue facing North County. Water is critical for both agricultural and development demands. A key component of the Planning Area's water issues is the Elkhorn Slough, with a 43,600-

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acre watershed. Lack of developed infrastructure, significant groundwater overdraft, nitrate contamination and saltwater intrusion into the groundwater aquifer are serious problems faced by all of the communities of North County. Some individual water/sewer systems and failing municipal systems are increasingly unable to meet the current and rising demand for development and services.

The imposition of a water moratorium for new subdivisions (now no longer in effect) temporarily slowed development in the Planning Area. Some residents insist that long-term solutions to the critical water issues facing the Planning Area be addressed before additional growth is permitted. Aquifer recharge is a vital need. In order to achieve aquifer recharge, significant percolation areas must be protected, water sources higher in the aquifer must be used for irrigation, dual water systems should be created in new subdivisions, and landscape watering should use properly designed and inspected “grey” water or de-ionized nitrate laden water when possible. Additional creative solutions to the water crisis, such as the use of cisterns, must be investigated.

Other important issues in the North County are traffic congestion on an inadequate country road network, such as the Highway 1, G-12 and Highway 156 corridors, and on State Highway 101. Residents are concerned about a lack of funding for infrastructure and understaffing of public safety and emergency response-

In addition to the problems posed by existing development, it is important to recognize that additional impacts will result from build-out of the large number of existing vacant lots. The 1982 General Plan and subsequent Area Plan and Local Coastal Plan for this area placed over 28,000 acres (40 percent) of the total 69,000 acres into residential zoning categories. In 2002, there were 2,707 vacant residentially zoned parcels in this area. If more than one unit is built on each parcel, build-out may result in three or four thousand new units. In addition, there are approximately 480 vacant agricultural parcels on which residential development could be built.

In order to make the land use plans and maps for the Planning Area consistent with the area’s vision, it will be necessary to limit future growth in some areas and direct reasonable growth to others. Until existing deficiencies in infrastructure and public safety systems are addressed, development must be limited to areas with sufficient services and infrastructure. North County can be a unique place where rural residential development and small towns coexist with globally important environmental resources and agriculture. That is the vision that North County residents desire. However, some tough choices have to be made. Simply maintaining the status quo will not reverse the current trends that undermine every aspect of this unique area.

Area Plans – North County

The preservation of Elkhorn Slough and its watershed is key to preserving North County. A positive vision for the future must include the preservation and restoration of an interconnected network of natural communities, including the sensitive coastal marshes within Elkhorn and Moro Cojo Sloughs, the freshwater wetlands of McCluskey Slough, a restored riparian habitat in the lower Carneros Creek, and unfragmented maritime chaparral within the series of upland ridges in the Elkhorn Highlands. In addition, the forest resources of North County must be protected. Policies must be developed to protect oak savannah and oak woodland plant communities during development. Sudden oak death, also called oak mortality syndrome, is a serious disease afflicting oak trees in Monterey County. The California Oak Foundation has determined that due to the complexity of the oak ecosystem, planting additional oaks elsewhere does not mitigate development impacts to mature oak woodland habitats. The mosaic of natural communities also includes productive and habitat-compatible agricultural land and operations and existing residential communities.

In addition to making tough choices concerning where future growth should not occur, it is equally as important to determine where it would be appropriate. The small town of Castroville has been identified as having the potential to continue to grow and become a viable healthy community where its residents can raise families and receive an urban level of services. Pajaro also has the potential and need to develop additional housing for its residents.

In the future, Pajaro and Castroville could accommodate additional housing development. Currently, there is a definite “mismatch” between the needs of the existing labor force and the type of housing available. Reconsideration of existing regulations such as limitations on residential use in mixed-use developments, height limitations, parking requirements, excessive setbacks, minimum building site size, building site coverage and parcel width and depth could help to accommodate full infill development prior to outward expansion. Building multiple units on existing buildable lots with water availability in appropriate locations is envisioned. Further information about these two communities is provided below.

Communities such as Oak Hills, Elkhorn, Royal Oaks, Aromas, Las Lomas and Prunedale are rural in nature. To provide infrastructure to most of this area would be extremely costly. The small community of Moss Landing has also reached maximum residential buildout and additional housing development is not envisioned. The policies contained in this General Plan, which restrict most new development to designated Community Areas, while permitting construction on legal lots of record, will help ensure that the desired future for North County is achieved.

In order to preserve the distinctive character of North County, the vision for the future is to make certain that applicable land use policies bring future development

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into balance with available resources and infrastructure. This will mean that no further subdivision should occur outside of the Community Areas of Castroville and Pajaro. Additionally, conservation and land use policies must be adopted that balance increased demands on the area's limited water resources, assure conservation measures to protect and connect wildlife corridors, whenever feasible, and meet the requirements for the Monterey County Trails Network, control erosion and prevent destruction of critical habitat and the majestic oak landscape. The infrastructure systems and public safety services available in North County must be improved to eliminate existing deficiencies as well as to provide for future needs. However, these improvements must not induce or accommodate levels of growth inconsistent with community assets or the carrying capacity of the Planning Area's natural resources.

Castroville

A predominately Hispanic community, Castroville now has a population of approximately 6,700 persons living in approximately 1,500 housing units. During recent years, a number of improvements have been made in this area. Planned improvements being carried out on Merritt Street and efforts to build parks, soccer fields, childcare and library facilities should make the downtown area more attractive, safer, and beneficial for all of its population. One important next step will be to provide additional housing for Castroville residents. The shortage of available workforce housing in Castroville was most recently documented in the 2000 census, which reported a rental vacancy rate of 1 percent and an average household size of 4.7 persons. Castroville's commercial core, currently underused, has potential for mixed-use development that can also contribute to meeting affordable housing goals. New commercial development in the Castroville area should be strategically located to serve area residents and visitors alike.

Castroville's goal is to improve and enhance the image, economic vitality and well being of the community and encourage visitors to the area, with an emphasis on retaining a small town character that recognizes the value and contribution of agriculture, cultural diversity, tourism and history of the community. Residents feel it should be a priority to make improvements to traffic circulation related to trucks and through traffic, water and sewage facilities; improved code enforcement and public safety; and providing flood relief from the sloughs surrounding the community.

Residential Uses in Castroville

The residents of Castroville place a high value on well-designed housing that offers a range of housing opportunities. The community will be supportive of new development when existing deficiencies in infrastructure can be corrected, when future new neighborhoods contribute to open space and recreational facilities, and when they are appropriately buffered from the agricultural fields and industries.

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Design guidelines should be adopted and used to guide future residential development to ensure consistency with these principles.

Commercial and Industrial Uses in Castroville

In the future the Castroville community sees a revitalized downtown area with lively new businesses that draw visitors, restored historic buildings and a comfortable pedestrian environment with an historic California flavor.

The Castroville Industrial Park is an important component of the community's economy. Expansion of the park could offer additional employment opportunities, and maintain the position as an attractive location for industry.

Transportation, Public and Quasi-Public Facilities in Castroville

The traffic congestion resulting from the convergence of three state highways, 156, 183 and 1, is a critical issue to the community of Castroville. Industrial, agricultural, tourist, commute and local traffic impact the quality of life for all residents. Design and implementation of a circulation system that will relieve congestion, while still providing visitor access to local businesses, is a key component of the future vision.

The Castroville community welcomes a conveniently located passenger rail station. Multi-modal transit-oriented development in conjunction with a station could provide attractive housing for existing residents and reduce commuter through traffic that currently impacts the community.

Pajaro

Pajaro population fluctuates from a low of approximately 3,400 during winter months to a high of approximately 7,000 during spring and summer months. According to Census 2000 data, the population is 95% Hispanic. Pajaro lacks many basic services, support systems, community amenities and housing opportunities. Efforts to add housing units in Pajaro to correct over-crowding, low vacancy rates, and the high incidence of overpayment for housing, must go hand in hand with development of infrastructure and services. Additionally, future planning must prevent the haphazard development of incompatible uses that has occurred in the past.

Pajaro's future vision is a healthy balanced community in context with agricultural uses and the culturally diverse character of the Pajaro Valley. The community of Pajaro envisions a future in which it is largely residential, with friendly, compact neighborhoods; with safe, walkable streets; with convenient access to neighborhood shopping; and with a heavy industrial base that provides jobs and supports the surrounding agricultural use.

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The residents and businesses of Pajaro want to accommodate new development when it can provide expanded, affordable housing for the existing residents; when there is adequate infrastructure, including schools and community facilities; when it is balanced with the agricultural uses that provide local jobs; and when new development provides the impetus for redevelopment of the existing developed properties.

Residential Uses in Pajaro

The existing pattern of residential development in Pajaro forms small neighborhoods adjacent to industrial uses. While the incompatibility of the uses leads to some conflicts, the resulting neighbors tend to know each other and enjoy the scale of their community. Residents want to continue the pattern of small, friendly neighborhoods. Although they primarily want homeownership opportunities, they understand that rental units will provide better housing for existing residents if it is well designed and well managed. Good design includes adequate parking for residents, and adequate provision for children's play areas, not only on site, but in nearby parks and open space. Design guidelines should be adopted and used to guide future residential development to ensure consistency with these principles.

Economic Opportunities, and Commercial and Industrial Uses in Pajaro

Pajaro provides important locations for heavy industrial uses. These businesses provide jobs for local residents. Future development offers the opportunity for well-designed mixed-use zoning opportunities and appropriately located industry with jobs that match the skills of the residents. Reuse and right sizing of existing heavy industrial properties that may be functionally obsolete can help lift the entire community.

Residents will welcome new convenience shopping that complement existing businesses, such as groceries, hardware, pharmacy and related goods and services. Improved medical clinic access will also serve existing residents.

Pajaro is also a center for automotive repair, including commercial, agricultural and individual vehicles. Maintaining the viability of and providing new opportunities for these small businesses is important to the community. New locations for growth of some of these businesses, and clustering others would offer the opportunity to recycle land through cleanup of existing soil contamination, and potentially improve compatibility of adjacent uses.

Transportation, Public and Quasi-Public Facilities in Pajaro

The community has identified the need for new community facilities, including a new larger church, new school, meeting space and recreational spaces. Parks, playgrounds and pathways that could provide a buffer between the community and the adjacent farmland are part of Pajaro's vision.

Area Plans – North County

A major priority for the businesses and residents of Pajaro is to improve pedestrian safety on Porter Street/Salinas Road. Making this road a genuine “Main Street” will be the cornerstone for the future community.

A future passenger rail hub in Pajaro offers an opportunity to explore the development of a multi-modal transit-oriented community adjacent to the station. Separation between freight, industrial, passenger and residential uses will be the key to a successful design.

The Pajaro River flood improvements will provide a new level of safety for the community. Design of the improvements in a manner that protects agriculture, businesses and homes can ensure that the river is integrated into the community.

Special Policies For North County Area

North County Policy #1 – Major Coastal Access Areas

Major coastal access areas, whether in public or private ownership, shall be permanently protected for long-term public use. They shall be improved where necessary and managed properly. Major access locations are:

- Giberson Road - Access to Zmudowski State Beach
- Jetty Road - Access to Bennett Slough and Moss Landing State Beach
- Sandholdt Road - Access to "The Island" Beaches and North Harbor
- MBARI - Access to Beaches
- Potrero Road - Access to Salinas River State Beach
- Monterey Dunes Way - Access to Salinas River State Beach
- Kirby Park - Access to Elkhorn Slough

North County Policy #2 – Secondary Coastal Access Areas

Secondary access areas which, because of natural or man-made constraints, are suitable for limited public use shall also be protected for such use. When new access is provided or existing access is formalized or expanded, an appropriate public agency or private organization must assume management responsibility for public use, or agreements concerning such responsibility must be reached with landowners. Secondary access areas are:

- McGowan Road - Access to Pajaro River
- Trafton Road - Access to Pajaro River
- Struve Road - Access to Bennett Slough and Struve Pond
- Moss Landing North Harbor - Access to Elkhorn Slough and Harbor
- Highway One Bridge - Access to Elkhorn Slough
- Moss Landing Road - Access to Moro Cojo Slough
- Twin Bridges - Access to Salinas River
- Molera Road - Access to Tembladero Slough and Old Salinas River
- Nature Conservancy - Access to Elkhorn Slough
- Elkhorn Road Bridge – Access to Elkhorn Slough
- Hudson Landing Road - Access to Elkhorn Slough
- Porter Ranch - Access to Elkhorn Slough

Area Plans – North County

- Elkhorn Slough National Estuarine Research Reserve - Access to Elkhorn Slough
- Castroville Boulevard - Access to Moro Cojo Slough
- Salinas River Mouth - Access to Salinas River State Beach
- Salinas Wildlife Area - Access to Salinas River Lagoon and Beach

Public access to the sensitive habitats around Elkhorn Slough should be planned carefully. Existing access opportunities should be encouraged and promoted, and future access should be restricted to only those areas where various levels of human activity will not be deleterious to wildlife.

North County Policy #3 – Snowy Plover Habitat

The coastal beaches in North County are recognized as important wildlife habitat areas due to extensive use by shorebirds and other wildlife. Use of North County beaches by Western Snowy Plovers for foraging and nesting requires that public access be regulated and limited in the most sensitive habitat areas.

North County Policy #4 – Elkhorn Highlands

Within the Elkhorn Highlands Environmentally Sensitive Area, an area bounded by Hall Road on the north; Elkhorn Road and Walker Valley roads on the west; Castroville Boulevard on the south, and San Miguel Canyon Road and the Coastal Zone Boundary on the east, conversion of uncultivated land to cultivation shall be prohibited on slopes exceeding 20 percent, to minimize impacts on Elkhorn Slough. Oak woodland areas in the Elkhorn Highlands on a 20 percent slope or greater shall be left in their native state, except where this renders an existing legal lot unusable in which case the least environmentally damaging site design shall be required.

North County Policy #5 – Central Maritime Chaparral

Central Maritime Chaparral is an uncommon, highly localized plant community. Remaining stands of Maritime Chaparral are identified as Significant Ecological Areas (SEAs). Maritime Chaparral should be protected from development or conversion to agricultural uses unless this prohibition would render an existing legal lot unusable; any development permitted shall take place consistent with the requirements of Conservation Element Policy #23.

North County Policy #6 – Oak Hills and Monte del Lago

A wetland restoration program for degraded wetlands now used as sewage treatment ponds shall be required in the event that Oak Hills or Monte del Lago connect to the Castroville or regional wastewater treatment plant. The wetland restoration program must be consistent with the resource protection policies of this Plan.

North County Policy #7 – Coastal Wetland Restoration

Area Plans – North County

Restoration of coastal marsh and wetlands should be encouraged. Adaptive management practices should be used to determine how best to operate, maintain and/or remove levees within this area to protect coastal priority land uses such as the existing salt pond complex, existing aquaculture, and agriculture. Water impoundments created by placement of dikes across canyons, should be studied to determine whether their net impact on wildlife is positive or adverse and removed where appropriate.

North County Policy #8 – Aquifer Recharge

Due to the regional aquifer recharge characteristics in the North County Coastal Area, impervious surface coverage in this area shall be discouraged or reduced to the maximum extent feasible.

North County Policy #9 – Coastal Wetland Habitats

The wetlands of Elkhorn Slough, McCluskey Slough, Bennett Slough, Struve Slough, Moro Cojo Slough, Tembladero Slough, and the Old Salinas River Channel and Lagoon are identified as Significant Ecological Areas (SEAs). Alteration of these wetlands, including diking, filling, dredging, or the installation of tide gates, shall maintain or enhance the biological productivity of the wetland or estuary. Any alteration of the coastal estuaries and wetlands in North County shall be limited to restorative measures and appropriate facilities associated with access, research and education according to specific criteria designated in a wetland management plan. In the absence of a wetland management plan, “appropriate facilities” means only those facilities that are identified as consistent with Section 30233(a) of the Coastal Act.

North County Policy #10 – Tidal Scour in Elkhorn Slough

The County, in coordination with the Elkhorn Slough National Marine Estuarine Research Reserve and other natural resource management partners, shall encourage and promote both study and action to address the serious ecological issue and impact of tidal scour in Elkhorn Slough.

North County Policy #11 – Tidegates At Moro Cojo

The full wildlife habitat value of Moro Cojo Slough has been limited by the extensive construction of levees and tidegates. Adaptive management practices should be used to determine how best to operate, maintain and/or remove the tidegate at the mouth of the slough under Moss Landing Road to ensure adequate tidal flushing and exchange while not endangering agricultural land.

North County Policy #12 – Archaeological Resources

Whenever development is proposed to occur in the North County Planning Area, including any proposed grading or excavation activity, or removal of vegetation for agricultural use, the Archaeological Site Survey Office or other appropriate authority

Area Plans – North County

shall be contacted to determine whether an archaeological survey has been carried out for the property on which the development would take place. If an archaeological survey has not been carried out, then such a survey will be conducted if the property on which the development is proposed is located:

- a. **Within 100 yards of the floodways of the Pajaro or Salinas Rivers; or**
- b. **Within 100 yards of McCluskey, Bennett, Elkhorn, Moro Cojo, or Tembladero Sloughs; or**
- c. **Within 100 yards of the Old Salinas River Channel or the Moss Landing Harbor; or**
- d. **Within 100 yards of any known archaeological site (unless the area has been previously surveyed and recorded).**

The archaeological survey should describe the sensitivity of the site and appropriate levels of development, and recommend mitigation measures consistent with the site's need for protection, which measures shall be incorporated into any permit allowing development on the property.

North County Policy #13 – Water Use

Until the construction of projects included in the North Monterey County Water Management Plan, the County shall limit the intensification of water use on existing lots of record to the construction of the first single family home on an existing lot of record, or to some other land use that has a water usage equal to or less than the water use of a single family home.

North County Policy #14 – Groundwater Overdraft

Groundwater overdraft has eliminated most natural seeps and springs in the watershed essentially eliminating many critical natural freshwater ponds for wildlife. The development and management of freshwater ponds and other freshwater habitats for wildlife should be encouraged and promoted.

North County Policy #15 – Eucalyptus Trees

Habitat restoration efforts often include the conversion of land with non-native, invasive eucalyptus trees to native habitat. Removal of eucalyptus trees of all sizes as part of an overall habitat restoration effort should be encouraged and promoted by the County.

North County Policy #16 – Union Pacific Railroad

The Union Pacific Railroad runs through Elkhorn Slough and along the western boundary of the Elkhorn Slough National Estuarine Research Reserve. The railroad

Area Plans – North County

carries many hazardous materials through some of the most sensitive and rare habitats on the Central Coast. In order to prevent the catastrophic loss of wildlife and habitat the Railroad should implement above-average safety standards for the section of track from the Pajaro Station to Castroville.

North County Policy 17 – Public Viewsheds

The beaches, dunes, and coastal wetlands of North County are key scenic resources that should be protected from visual disturbance to the fullest extent possible. Shoreline views of Monterey Bay and Elkhorn Slough and other coastal wetlands from public vantage points including Highway 1, Highway 156, Elkhorn Road, and Hall Road are identified as public viewing areas according to Open Space Element Policy #6.

Area Plans – South County

Vision Statement

The South County Planning Area is the largest and least populated of the Planning Areas in Monterey County. Approximately 1,281 square miles in size, its borders are the Santa Lucia Range to the west, Highway 198/Oasis Road on the north, Fresno County to the east, and San Luis Obispo County is its southern boundary. It consists of the rolling hillsides of the Upper Salinas Valley, the Diablo and Santa Lucia Ranges, and several creeks and rivers, including the Salinas River. The area is used primarily for agriculture, including dryland farming of grains, legumes, cattle, and some production of vegetable crops. In recent years, many of these acres have been converted to vineyards. Additionally, oil fields are located within the Salinas Valley south of San Ardo.

Rural character, agriculture, and community are the predominant themes in the South County Planning Area. The assets residents treasure about their area include: privacy, a sense of freedom and autonomy, trust in neighbors, the aesthetic quality of the area, and recognition of its long-standing agricultural and ranching heritage. The sense of community is also very important to residents in this large geographic area. Miles of country road and perhaps a cluster of homes and a small store signify a central location for the surrounding rural area. Community ties and even closer ties to the land characterize a way of life that has endured for generations.

Overall, the future vision for the South County Area will be to maintain its rural character and expand the agriculturally based economy for the South County, while enhancing infrastructure and community services for the small, unincorporated communities. The vision includes the development of the proposed Jolon Road winery corridor, providing revenue and jobs in the area. However, the development of this corridor is dependent upon concurrent improvement of the Planning Area's infrastructure.

Much of this Planning Area is held in public lands, including historic sites, key wildlife and natural areas and recreational areas. Fort Hunter Liggett, located in the western portion, encompasses almost a quarter of the Planning Area and includes the historic resources of San Antonio Mission and the "Old Hacienda." A portion of the Camp Roberts Military Reservation is located at the southern boundary of the Planning Area and extends into San Luis Obispo County. Lake San Antonio, a county owned and operated water resource, supplies water to agricultural and urban users, provides flood control and is a popular recreational area.

The rural areas of Lockwood, Jolon and Bryson-Hesperia, located near the lakes, and Parkfield in the southeastern portion of this Planning Area, have begun to attract families and retirees. The small communities of San Ardo and Bradley, located along

Area Plans – South County

the Highway 101 corridor, provide residences for workers in this area. Housing availability is extremely limited in these communities and single family homes are often used by multiple households. Many housing units are mobile homes or older single family homes in poor or extremely poor condition, and are rented to workers for living quarters in close proximity to their agricultural jobs. All of these small communities offer basic services to the residents.

South County property owners, particularly those residing in the southeastern area of the South County Planning Area, have expressed concern regarding previous subdivisions of large land parcels that have resulted in many legal, but non-conforming, lots of record. Smaller parcels become attractive for development that, in turn, creates potential conflicts with surrounding grazing and farming operations. While the increasing number of residences has been identified as an issue, property owners also have indicated that they do not want additional restrictions on their land or limitations on their ability to construct a residence. Private property rights are a strong and recurring theme in South County, and long time residents envision passing their property to future generations. The vision for the South County will be to achieve a balance between the two perspectives of restricting additional subdivisions while maintaining property rights.

The South County Planning area, as in the rest of Monterey County, has workforce housing shortages. Current zoning would allow housing units on existing legal lots of record. While construction of these new units could occur without additional subdivision, careful planning and design are needed to assure that future development will help to achieve a healthy, balanced community where families will want to live and raise their children. Although these communities also have areas zoned for additional commercial expansion, such expansion will need to be coordinated with development of additional housing and infrastructure.

The future for the South County area can be shaped by the utilization of the natural and scenic qualities of this area. Creative agricultural businesses, including agri-tourism, offers the potential for job creation for local residents as well as potential revenue to improve poor infrastructure and services within the South County Planning Area.

Lake San Antonio, in tandem with its sister lake, Nacimiento in San Luis Obispo County, offer opportunity for economic development and compelling attraction for additional visitor serving commercial uses. The Lake San Antonio County Park could add to its current successes and focus on the development of areas to serve a broader range of users. Concepts such as family and youth camps, as well as revenue generating visitor accommodations can be explored in the North Shore area. Planning efforts for the park should address how to co-locate uses such as hunting, hiking, water sports and fishing in the San Antonio/Fort Hunter Liggett Area 29.

Area Plans – South County

Planning for future use of land in close proximity to the Hunter Liggett boundary will need to be compatible with the Fort Hunter Liggett's force training and readiness mission. Although closure may be unlikely, should Fort Hunter Liggett be closed and made available to local agencies in the future, the County should study the acquisition of Area 29 and join the North Shore area with the South Shore area to make the park contiguous. The concept for a South County river park on property owned by Camp Roberts could provide another important recreational amenity in South County. However, development of these recreational resources should not occur at the expense of needed infrastructure improvements.

Although other more remote rural areas of South County may be considered a viable option for increased housing in the County, much of this Planning Area has little to no public services or infrastructure. While fire, emergency, and sheriff services are available, the capacity of these services and the impact on response times from additional growth must be considered. The County shall consider utilization of the existing legal lots of record for residential use without active agriculture. Clustering of housing that does not increase overall density should be considered.

To the extent that it is feasible, future public service improvements in the South County should be directed to the existing small communities where a concentration of housing already exists and existing parcels allow for potential new housing development. Improved public services, parks, and recreation activities are needed in these areas and such uses could provide additional opportunities for the communities as well as needed revenue from related business development.

Special Policies For South County Area

South County Policy #1 – Development Setback

Recognizing that residential development is generally incompatible with Fort Hunter Liggett and Camp Roberts, a 500-foot setback for residential construction shall be established on privately owned lands adjacent to the military tank road easement connecting Fort Hunter Liggett and Camp Roberts. Such a setback shall not cause existing structures to become nonconforming, nor is it intended that this setback requirement will render existing lots of record unbuildable. If imposition of the 500-foot setback would, in fact, make an existing lot of record unbuildable, a variance shall be granted, providing that the maximum possible setback is maintained.

South County Policy #2 – Public Trails

No public trails shall be constructed on private lands within the South County Planning Area without the permission of the property owner.

Area Plans – South County

South County Policy #3 – Rivers

The main channels of the Nacimiento, San Antonio, and Salinas Rivers shall not be encroached on by development due to the necessity to protect and maintain these areas for groundwater recharge, preservation of riparian habitats, and flood flow capacity.

South County Policy #4 – Scenic Corridors

Additional scenic routes are not appropriate and shall not be designated in the South County Planning Area. Interlake Road/Lake Nacimiento Drive from Jolon Road to Chimney Rock Road in San Luis Obispo County is a State Designated Scenic Highway that may require additional Scenic Corridor Protection Planning.

South County Policy #5 – Salinas River Park

The County shall work with Camp Roberts to obtain a park site on the Salinas River.

Area Plans – Toro

Vision Statement

Of all of the Planning Areas in Monterey County, Toro is perhaps the most changed in the past twenty years. Land use patterns have been altered as grazing land has been converted to residential development. The previous pattern consisting of scattered homes throughout a rural grazing area has made way for more intensive residential uses.

There are important visual elements that give Toro its identity. Native trees, ridgelines and frontal slopes, historic sites and the quality of darkness must be preserved and protected by County policy. The scenic beauty of road corridors, especially Highway 68 and River Road, must be safeguarded. Parks and open spaces should be used as the central planning focal point. These parks and open spaces must be preserved for their recreational, wildlife habitat and water management values.

Toro residents have expressed their continued commitment to protecting the scenic resources of the area. Many residents fear that allowing further growth before addressing existing needs and infrastructure deficiencies will undermine the beauty and peaceful lifestyle of the area by placing additional demands on already strained infrastructure conditions and public safety services.

Toro's proximity to the Monterey Peninsula and Salinas, its rural atmosphere, mild warm climate and scenic open space, have made it an area that has been attractive for residential development. The presence of oaks, large native sycamores, lupine and other wildflowers has also provided a scenic quality that has attracted both residents and visitors. Steep slopes, erosion and fire hazards, prevalent throughout much of this 74 square mile Planning Area, however, have limited residential development primarily to the road corridor areas along the valley floors and canyons.

State Highway 68 and Laureles Grade Road, a major corridor between Highway 68 and Carmel Valley Road, are officially designated State Scenic Highways. Corral de Tierra, San Benancio, Corral del Cielo, and Underwood Roads are identified as scenic routes recommended for State Scenic Highway designations through this area of the county. In the River Road corridor, residential growth also has occurred, adding increased traffic volume to River Road and resulting in conflicts between residential traffic and farm vehicles.

While efforts have been made to preserve the viewshed from scenic Highway 68, residential development is visible in some areas. Traffic volumes along the highway have also increased. As residential subdivisions have been added within the Toro area and adjacent Planning Areas, traffic on Highway 68 has reached a

Area Plans – Toro

point where stop and go traffic is common during peak periods. Additionally, infrastructure development, including water availability in some areas, has not consistently kept pace with residential growth.

The Toro Planning Area includes a large amount of public land and recreational open space including the Toro Regional Park and public lands within the former Fort Ord. The Laguna Seca Recreation Area is located adjacent to this Planning Area and contributes revenue to the County Regional Parks system, including Toro Regional Park. However, when major events occur at the raceway, weekend traffic loads have become a problem at visitor arrival and departure times. Additionally, residents have had issues with noise and the increase in outdoor lighting.

All residents within the Toro Planning Area travel to the Salinas or Monterey areas for their major shopping and services. Elementary and middle schools are located in the Toro area, but students travel to high schools in other areas for secondary grades.

The vision for this Planning Area is to remain rural in nature, with limited commercial uses. The existing pattern of development is a scattering of residential communities separated by topography and linked by Highway 68 and River Road. While many residents are willing to travel out of the Planning Area for employment, education, and basic goods and services, this travel requires vehicle trips on an already congested highway. Currently, events at county parks, the Laguna Seca Recreation Area and winery tasting rooms generate use of the highway by visitors and residents from outside the Planning Area. Possible future development of the winery industry in the River Road corridor, along with additional county events, would result in additional traffic impacts on River Road and Highway 68.

The previous Toro Area Plan stated that infrastructure should be developed in coordination with development. This has not always occurred, as development has outpaced infrastructure construction. Many cumulative effects of growth have been identified but have not been quantified, nor have solutions been funded. The existing scattered, low-density development pattern and consideration of further development along River Road would pose a difficult challenge for providing public infrastructure and services, which is why this General Plan's decision to direct new development largely to cities and Community Areas is a policy that will be of significant assistance in achieving the desired future for the Toro Planning Area.

In order to preserve the rural and scenic nature of this area, to prevent further strain on infrastructure, to ensure that emergency response times are not further compromised, and to use limited county fiscal and other resources efficiently, the following policies are adopted for implementation in the Toro Planning Area.

Area Plans – Toro

Special Policies For Toro Area

Toro Policy #1 - Commercial Design Guidelines

Design guidelines shall be developed for small commercial and public/quasi-public development in Toro. Design guidelines shall address height and bulk, screening, landscaping, signage, and materials and colors and any other site controls. Development shall follow a rural architectural theme to encourage visual coherence.

Toro Policy #2 - Prohibited Industrial Land Uses

Industrial land uses, other than utilities, shall not be permitted in the Toro Planning Area. This does not apply to agricultural processing facilities or other agriculture-related uses on Agricultural Lands consistent with policies in this General Plan.

Toro Policy #3 – Greco Property

Uses allowed on the Greco property on River Road, APNs 139-021-005 and 139-021-006, include instream sand extraction, and a contractor's yard and shop building accessory to the extraction operation, and a single family residence conditionally allowed by use permit. The listed uses are conditionally allowed in accordance with a required general development plan and a reclamation plan. Mineral extraction has now been completed and the site is in reclamation.

Toro Policy #4 – State Highway 68 Improvements

Improve operations on Highway 68 between Highway 1 and Salinas at intersections with Corral de Tierra, Laureles Grade, Torero Drive, and San Benancio Canyon Road. At such time as funding is available, the County shall encourage CALTRANS and TAMC to implement capacity improvements on State Highway 68 such as alternate passing lanes, public transit roadway improvements, and improved bicycle safety measures.

Toro Policy #5 – Toro Area Road Improvements

The County shall require, in conjunction with additional development in the Toro area, that developers provide improvements to roads to enhance safety for pedestrian, equestrian and bicycle use. Improvements such as widening and straightening that may lead to increased vehicle speeds shall be discouraged.

Toro Policy #6 – Groundwater

The County shall collect detailed information on primary recharge areas in the El Toro water basin and shall require that developments be designed to maintain groundwater recharge capabilities on site. To resolve water distribution, quantity, and quality issues,

Area Plans – Toro

the County shall expand its groundwater monitoring system for aquifers in the El Toro basin and shall prohibit additional water users in the 2A zone.

Toro Policy #7 – Scenic Corridors

The County shall consider the following county roads for Scenic Corridor Protection Plans and State Scenic Highway designations:

- River Road
- Corral de Tierra
- San Benancio Canyon
- Corral del Cielo
- Underwood Road

Further Scenic Corridor Protection Planning is also recommended to correspond with the Highway 68 State Scenic Highway designation.

Toro Policy #8 – Scenic Vistas

Land use, architectural, and landscaping controls shall be applied, and sensitive site design will be encouraged to preserve Toro's scenic entrances—the River Road/Highway 68 intersection and the Laureles Grade scenic vista overlooking the Planning Area.

Toro Policy #9 – Airport Noise Hazards

Development within the Toro area in the vicinity of overflights from the Monterey Peninsula Airport and the Marina Municipal Airport shall be sited, designed and/or constructed to minimize noise hazards from aircraft and other sources, per Airport Noise Control and Land Use Compatibility (ANCLUC) standards.

Toro Policy #10 –Laguna Seca Area Noise Hazards

Improvements and/or **new uses** at the Laguna Seca Recreation Area shall require mitigation measures to reduce noise impacts and hazards to existing surrounding land uses to the maximum extent possible. No new development in the vicinity of the Laguna Seca Recreation Area shall be permitted unless noise impacts from the County Park are within the acceptable range specified in the Noise Element of this General Plan.

Administration and Enforcement

Introduction

The policies contained within the Monterey County General Plan are intended to provide clear direction to project applicants, the County staff, and members of the public. It is critically important to everyone that the General Plan be well administered. The Goals and Policies contained in this Element of the General Plan have been fashioned to achieve this result, and thus to carry out the requirements of Guiding Objective #12:

Guiding Objective #12

Provide a clear statement of county land use values and policies to provide clarity in the county's permit processing system and to simplify review of projects that are consistent with the General Plan.

The Administration and Enforcement Element also includes an overarching policy to protect private property rights (and outlines a procedure to resolve claims that property rights are being violated by land use actions. This overarching policy is intended to reduce the need for legal actions against the County.

Another important policy contained in the Administration and Enforcement Element is the policy establishing a “living wage” requirement when new projects are developed with County funding. This policy builds into the General Plan critical social equity concerns.

Finally, the policies found within the General Plan are only as good as their “enforcement.” This Administration and Enforcement Element will ensure not only the fair and efficient implementation of the General Plan in the context of the permit process, but will help ensure that the County's land use policies and regulations, including the conditions placed on development permits, are actually carried out in practice.

Administration and Enforcement – Goal #1

UPHOLD AND PROTECT PRIVATE PROPERTY RIGHTS

Administration and Enforcement – Policy #1

Protect Private Property Rights — Neither the implementation of this General Plan, nor any of its Elements, shall constitute an unconstitutional taking of property or property rights, and the General Plan and its Elements shall not deprive any landowner of any vested right to develop his or her property. This General Plan shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations governing the use of real property. Any landowner who believes that the

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application of any policy within the General Plan has resulted in an unconstitutional taking of his or her private property may file a claim with the Clerk of the Monterey County Board of Supervisors, specifying the basis for the claim. The County Board of Supervisors may, based on such claim, amend any of the policies contained within the General Plan, to avoid any unconstitutional taking of private property. When it does so, the Board shall act only pursuant to a finding, based on substantial evidence in the administrative record, and where there is no substantial evidence to the contrary, that the policy complained of does, in fact, constitute an unconstitutional taking of a landowner's property. Any amendment to any provision within the General Plan that is made pursuant to this policy shall be made only to the minimum extent necessary to avoid such an unconstitutional taking.

By including this policy in the General Plan, the Board of Supervisors of Monterey County wishes to assure property owners that their private property rights will be protected, and to assure the public that the Board of Supervisors will enact what it believes are the best available land use policies to govern the future growth and development of Monterey County, without the need to fear that long and costly litigation will be the only way to eliminate policies that may later be demonstrated to go beyond the Board's authority.

Administration and Enforcement – Goal #2

SUPPORT A LIVING WAGE FOR WORKERS ON DEVELOPMENT PROJECTS WHERE COUNTY FUNDS ARE EXPENDED

Administration and Enforcement – Policy #2

Living Wage – The County often provides financial subsidies or assistance to developers for the purpose of promoting local economic development and job growth. Such expenditures of public funds should help set a community economic standard that permits employees to earn an hourly wage that is sufficient to allow them to live with dignity, and to achieve economic self-sufficiency.

The County hereby finds that providing a living wage to **workers on development projects where County funds are expended** will help decrease poverty, increase consumer income, invigorate neighborhoods, enhance the general quality of life within the community, maximize the productive effect of the County's limited resources, and reduce the need for taxpayer-funded social services, thus helping to achieve the goals and objectives of this General Plan.

Accordingly, the Board of Supervisors of Monterey County shall adopt and implement a living wage ordinance applicable to development projects where County funds are expended, and the Chairperson of the Board of Supervisors, or his

Administration and Enforcement

or her designee, shall meet once a year with representatives appointed by any other jurisdiction in Monterey County which has a living wage ordinance, to recommend a uniform living wage index, based on the San Francisco-Oakland-San Jose consumer price index for urban workers.

Administration and Enforcement – Goal #3

STRUCTURE THE GENERAL PLAN AMENDMENT PROCESS AND THE COUNTY’S PERMIT PROCESS TO MAINTAIN THE INTEGRITY OF THE GENERAL PLAN

Administration and Enforcement – Policy #3

General Plan Amendments Separated From Project Applications — The General Plan shall be reviewed on a comprehensive basis every five years, on a schedule consistent with the review and update of the General Plan Housing Element required by state law. Any property owner or other person wishing to suggest a change in the General Plan, including a change affecting a specific property, may submit a request for such General Plan change at any time. All such requests shall be considered in connection with the next scheduled comprehensive General Plan review. If the preparation of an Environmental Impact Report is required in connection with the review of any request submitted by a property owner, for a change affecting his or her own specific property, the property owner shall pay for all costs involved in that environmental review.

Administration and Enforcement – Policy #4

Cumulative Review of Amendments – The County shall conduct a combined review of all amendment applications to assure that the cumulative impact of the proposed amendments may be assessed collectively both with respect to their environmental consequences and their consistency with the General Plan, and to maintain the internal consistency and adequacy of the Monterey County General Plan.

Administration and Enforcement – Policy #5

County Initiated Amendments – General Plan amendments necessary to allow Monterey County to carry out County-sponsored projects may be considered on an as needed basis.

Administration and Enforcement – Policy #6

Project applications To Be Consistent With Current General Plan – Project applications shall not be processed or considered concurrently with proposed

Administration and Enforcement

amendments to the General Plan. Applications for projects that are inconsistent with the General Plan shall be rejected, or summarily denied.

Administration and Enforcement – Goal #4

ENSURE THE EFFECTIVE IMPLEMENTATION OF THE GENERAL PLAN BY ANNUAL AND FIVE YEAR REPORTS ON GENERAL PLAN AND DEVELOPMENT ISSUES

Administration and Enforcement – Policy #7

Annual Review of General Plan – The implementation of the General Plan shall be evaluated and reported to the Board of Supervisors in an annual report. The annual report shall include:

- a. Number of amendment requests received, screened, and found consistent or inconsistent;
- b. Number of new lots created in Community Areas;
- c. Number of housing unit allocations made available and the total number of allocations issued;
- d. Number of total lots developed;
- e. Number of permits by type issued in each Major Land Use Classification;
- f. Status of affordable housing units constructed;
- g. Total fees collected for each project considered;
- h. Gaps in adequate fees and other revenues from new development needed to pay for services, if any;
- i. Summary of work completed and action taken by departments to implement the General Plan (e.g. status of Redevelopment Plans for Community Areas; Park Strategic Plan);
- j. Description of capital improvements;
- k. Annual housing report findings;
- l. A report on GIS updates and improvements undertaken during the past year;
- m. A report on all enforcement actions carried out during the past year, and pending violations; and

Administration and Enforcement

- n. A detailed workplan for General Plan implementing actions for the next year.

Administration and Enforcement – Policy #8

Five Year Report on General Plan – Every five years, in connection with a comprehensive review of the General Plan, the County shall review changes in County land use over the last five years, and shall prepare a report that documents such changes. The report will specifically correlate the land use changes that have occurred to the Goals and Policies contained in the General Plan. All of the following shall be included in the report:

- a. An analysis of both housing production and job creation;
- b. An analysis of whether or not the growth experienced in Monterey County during the previous five years has been consistent with General Plan Goals and Policies;
- c. A report on whether or not General Plan goals for affordable housing have been achieved;
- d. A review of the established service standards as defined in the General Plan to determine whether changes have occurred in the availability of services, and whether such service standards have been achieved and/or whether they should be modified;
- e. Recommended enforcement or implementation actions needed to achieve the Goals and Policies established in the General Plan;
- f. Recommendations for any revisions to General Plan Policies necessary to achieve General Plan Goals; and
- g. Recommendations for any revisions to General Plan Goals that would better strengthen the local economy, protect and preserve the natural environment, and advance social equity.

Administration and Enforcement – Goal #5

STRUCTURE THE PERMIT PROCESS TO MAXIMIZE PUBLIC INVOLVEMENT, MINIMIZE COSTS TO APPLICANTS, AND TO ENSURE THAT THE REVIEW OF DEVELOPMENT PROJECTS IS EFFICIENT, FAIR AND UNDERSTANDABLE, AND CONSISTENT WITH THE PROVISIONS OF THE GENERAL PLAN

Administration and Enforcement

Administration and Enforcement – Policy #9

Permit Review Process –The County shall ensure that the development review process is efficient, fair and understandable, and that permit conditions are uniformly imposed, implemented and enforced.

Administration and Enforcement – Policy #10

Expedited Processing for Exempt Projects in Community Areas - In order to achieve the Goals of the General Plan, and specifically the Twelve Guiding Objectives that are the foundation of the General Plan, exempt projects located within Community Areas shall receive expedited processing.

Administration and Enforcement – Policy #11

Early Public Involvement Encouraged — It is the policy of Monterey County to involve the public in the review of proposed development projects at an early stage, so that concerns and questions can be addressed early in the process. As soon as an application is received for any proposed development project that will require a public hearing (whether the application is deemed complete at that point, or not), a notice of the filing of the application shall immediately be provided to all persons owning property located within 1,000 feet of the property on which the development project is proposed, and to any person who has made a written request to be notified. The notice of the filing of the application shall outline the procedures and timelines that will be followed in connection with the processing of the application, and will inform those receiving the notice of their right to obtain copies of all materials relating to the application, and will provide a telephone number and/or an email address for a staff contact person who can respond to inquiries about the application. In addition, the County shall post, each week, a list on the County’s website, and publish, each week, a display advertisement that provides a description of all such proposed development projects, and that explains how additional information on these proposed projects may be obtained. Such display advertisement shall be published in at least two newspapers of general circulation within the County, in order to provide notice to the different geographic regions of the County.

Whenever a particularly large or significant project is proposed, the County shall encourage the applicant to hold one or more community meetings at the very earliest stages of project review, to discuss the proposed project with neighbors and others concerned. Holding such community meetings shall be in addition to providing early public notice to nearby property owners and other interested persons, as required by this policy.

Administration and Enforcement – Policy #12

General Plan Standards Should Provide Certainty — It is an objective of this General Plan to minimize the need for project applicants to pay for studies by outside experts

Administration and Enforcement

and consultants, in order to provide information by which their project applications may be evaluated. Therefore, to the greatest degree possible, the standards established in the General Plan shall incorporate specific requirements by which development proposals will be judged. Proposals inconsistent with such General Plan standards and requirements shall be denied. When it is not possible properly to evaluate a development application without the information provided through one or more studies prepared by an outside expert or consultant, such studies will only be required after a determination has been made that the project application is apparently consistent with all the standards and requirements in the General Plan for which such a study is not required.

Administration and Enforcement – Policy #13

Legal Lots of Record – Prior to the issuance of a building permit, grading permit, or any other development approval on an existing lot of record, the Planning and Building Inspection Department, in conjunction with County Counsel and other affected agencies, shall determine if the subject lot is, in fact, an existing legal lot. Approval of a building permit, grading permit or other development approval shall be granted only on legal lots of record, and only upon a determination that the activity for which a building permit or development approval is sought will be consistent with the requirements of the General Plan and other applicable laws and ordinances.

Administration and Enforcement – Policy #14

Prerequisites for New Lot Creation – In accordance with the Land Use Element, one of the following criteria must be met prior to the acceptance of an application for a development proposal that would result in the creation of new lots:

- a. The proposed subdivision is located within a Community Area and is an exempt project as described in Housing Element Policy #44; or
- b. The proposed subdivision is located within a Community Area with an approved Redevelopment Plan; or
- c. The proposed subdivision is for purposes consistent with Land Use Policy #9
or
- d. The proposed subdivision is in the Community Area of Chualar and is consistent with an adopted Redevelopment Plan for the Chualar Community Area; and (in all cases)
- e. The proposed subdivision meets all applicable General Plan requirements.

Administration and Enforcement – Policy #15

Notification to Applicants of Service Limitations – The Planning and Building Inspection Department shall determine if new construction or development proposed

Administration and Enforcement

on an existing lot of record is in an area not served by fire, sheriff, or emergency response within 15 minutes. The applicant shall be notified of any such service limitations, so that the applicant can choose whether or not to proceed with building plans in light of the lack of immediately available emergency services.

Administration and Enforcement – Policy #16

Appeals of Project Approvals – In order to allow members of the public to participate fully in planning decisions that will affect them, the Board of Supervisors will limit the fees charged to any person wishing to appeal a planning approval to the Planning Commission or the Board of Supervisors to no more than \$350.

Administration and Enforcement – Goal #6

ENSURE THAT THE FULL COST OF INDIVIDUAL DEVELOPMENT PROPOSALS IS IDENTIFIED AS PART OF THE PERMIT PROCESS, AND THAT NEW DEVELOPMENT PAYS ITS FAIR SHARE OF INFRASTRUCTURE AND SERVICE IMPROVEMENT COSTS.

Administration and Enforcement – Policy #17

Fiscal Impact Report – A fiscal impact report shall be prepared in connection with any proposal to subdivide lands located outside a Community Area, or to carry out any other significant project, wherever located. The fiscal impact report shall examine the short and long term impacts that the project will have on the surrounding area and the county as a whole, and will identify the associated fees necessary to offset the costs of these impacts. The analysis shall include an examination of fiscal and service impacts associated with all facilities, services and infrastructure related to or impacted by the project. If the redevelopment plan for a Community Area has been approved, and contains detailed information to set fees for the proposed project, this Fiscal Impact Report requirement shall be waived by the County.

Administration and Enforcement – Policy #18

Service Costs – The County will evaluate the costs of providing services to new developments, particularly public safety and law enforcement services. To the extent permitted by state law, the County shall adopt a cost allocation system that ensures that all new developments will pay their full share of the costs of the services they require. County fee schedules shall be reviewed annually, and shall be updated as necessary, to keep fees current with actual costs.

Administration and Enforcement – Goal #7

Administration and Enforcement

ENSURE THAT THE COUNTY GENERAL PLAN COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA COASTAL ACT.

Administration and Enforcement – Policy #19

Local Coastal Program Amendments - Any changes to the policies in this General Plan that constitute the County's Local Coastal Program (LCP) Land Use Plan, prepared under the California Coastal Act, must be consistent with the Act. Following Board of Supervisors approval, the California Coastal Commission must certify amendments to the County's LCP Land Use Plan, pursuant to Section 30500 et seq. of the Coastal Act.

Administration and Enforcement – Policy #20

Development Permit Review – A coastal development permit or a coastal administrative permit will be required from the County for development proposed on private or public lands in the Coastal Zone, except 1) minor remodels of existing structures, new accessory structures of a minor nature, and routine maintenance and repair (pursuant to Public Resources Code Section 30610) that have minimal to no impact on coastal resource protection, and 2) proposed development on excluded federal lands.

Administration and Enforcement – Policy #21

Development Permit Appeals – An action taken by the County on certain coastal development permits issued pursuant to the County's certified Local Coastal Program (LCP) may be appealed to the California Coastal Commission, as specified in state law.

Administration and Enforcement – Goal #8

MAINTAIN AND UTILIZE A GEOGRAPHIC INFORMATION SYSTEM TO ALLOW FOR BETTER INFORMED DECISION MAKING, TO PROVIDE EASY ACCESS TO KEY PLANNING INFORMATION FOR APPLICANTS AND THE PUBLIC, AND TO AND ALLOW FOR FASTER AND MORE EFFICIENT PERMIT PROCESSING PROCEDURES

Administration and Enforcement – Policy #22

GIS Map Updates – The County shall utilize a Geographic Information system to improve the efficiency of its permit processing procedures. To maintain the usefulness and accuracy of the GIS System, new information shall be added, and the

Administration and Enforcement

system updated, on a continuing basis. A report on the GIS update process shall be provided as part of the annual General Plan report provided to the Board of Supervisors.

Administration and Enforcement – Policy #23

Data Sharing – To maximize the usefulness of the Geographical Information System, the County will coordinate with other agencies outside of the County to obtain data and to share County information. The County shall make GIS data available to members of the public at the cost of preparing and providing the media on or in which such information is contained.

Administration and Enforcement – Policy #24

Overlay Review Based on GIS Maps –The Planning and Building Inspection Department shall utilize the County’s Geographic Information System to review requests for development, including developments proposed on existing legal lots of record, to ensure that structures are sited to limit impacts and hazards for life and property. Overlay policies shall be applied if the parcel is located within a Significant Ecological Area (SEA), viewshed or hazard zone, or other zone, as provided in the General Plan. Maps shall be reviewed to determine potential impacts to or associated with:

- a. SEA resources;
- b. Public viewsheds;
- c. Hazard areas, including flood hazards, landslide hazards, fault hazards and fire hazards.

Administration and Enforcement – Goal #9

PROVIDE FOR EFFECTIVE ENFORCEMENT OF THE LAND USE POLICIES CONTAINED IN THE COUNTY GENERAL PLAN

Administration and Enforcement – Policy #25

The Board of Supervisors will adopt and maintain an ordinance providing for vigorous enforcement of the County’s land use policies and regulations, and will provide an annual report on the status of the County’s enforcement efforts.

Administration and Enforcement – Policy #26

Citizen Attorney General Provision - Any person adversely affected by the violation of one of the County’s land use policies or regulations (including a provision of the County’s Zoning Ordinance, the General Plan, or the violation of any condition of a

Administration and Enforcement

County land use permit) may bring an independent judicial action to enforce the County's land use policies and regulations, or to enforce any condition of a County land use permit, naming as a defendant the person responsible for the violation. Should any such individual enforcement action result in a judgment in favor of the person bringing the action to enforce the County's land use policies or regulations, the County hereby agrees to reimburse the person who was successful in such action for his or her attorney's fees and costs of suit, as determined by the Court. Prior to bringing such an independent judicial action, a person proposing to do so must first provide the County with forty-five (45) days notice of his or her intention to file the action, and if the County files a comparable action within that period, and pursues such action to a judgment, then no such attorney's fees or costs are chargeable to the County.

A —

Accessory Dwelling Unit (ADU)

An accessory dwelling unit (ADU) is a self-contained housing unit with a separate entrance and kitchen that functions independent from the principal residence on-site. ADUs are often seen as a form of affordable housing, as the units are subordinate in size to the principal residence and, therefore, less expensive. These units also help to create more infill and density within Community Areas.

Accessory Use

An accessory use is a use of land that is subordinate to and customarily a part of a principal permitted use. An accessory use is clearly incidental and secondary to an existing principal use and does not change the character of the principal use. It is located on the same parcel as the associated principal use unless otherwise specified for a particular accessory use.

Acres, Gross

The entire acreage of a lot, including all easements and rights of way, calculated to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Adaptive Management

A process combining democratic principles, scientific analysis, education, and institutional learning to increase our understanding of ecosystem processes and the consequences of management interventions, and to improve the quality of data upon which decisions must be made (the Ecological Society of America 1996).

Affordable Housing

Affordable housing means those residential projects, for rent or sale, which are intended for and permanently restricted to households of very low, low, and moderate income, which meet the following qualifications:

- 1) A rental project for very low income households (income up to 50% of Housing and Urban Development (HUD) median household income for Monterey County) where the unit has a monthly contract rent less than or equal to 30% of 50% of the HUD median household income adjusted for household size; or

Definitions

- 2) A rental project for low income households (income between 50% and 80% of Housing and Urban Development (HUD) median household income for Monterey County) where the unit has a monthly contract rent less than or equal to 30% of 70% of the HUD median household income adjusted for household size; or
- 3) A project for sale to low income households (income between 50% and 80% of Housing and Urban Development (HUD) median household income for Monterey County) where the units are for sale to households with incomes not more than 80% of the HUD median income for Monterey County. The average price of the unit will be based on the affordability of such a unit to a four person household earning 70% of the Monterey County median income as defined by HUD; or
- 4) A project for sale to moderate income households (income between 80% and 120% of Housing and Urban Development (HUD) median household income for Monterey County) where the units are for sale to households with incomes not more than 120% of the HUD median income for Monterey County. The average price of the unit will be based on the affordability of such a unit to a four person household earning 100% of the Monterey County median income as defined by HUD; or
- 5) Any combination of the above.

Agricultural Lands

Monterey County's largest industry is commercial agriculture. "Agricultural Lands," as designated in this General Plan, are, in fact, a special type of "industrial" land. They combine the best soils, favorable growing climate, large landholdings, and generally adequate water supplies. Because of these factors, "Agricultural" lands are uniquely able to support long-term commercial agricultural production, ranging from intensive row crop farming to less intensive livestock grazing. As these lands are at the foundation of the local economy, they are given strong protection in this General Plan.

Agriculturally Related

Related to the production of crops and livestock for food and other purposes.

Air Quality

A measure of health and visibility-related characteristics of air derived from quantitative measurements of the concentrations of injurious or contaminating substances in the air.

Definitions

Airport Land Use Commission

A commission to assist local agencies in ensuring compatible land uses in the vicinity of airports.

Airport Land Use Compatibility Plans

Required plans for all public use airports.

ANCLUC Standards

Airport Noise Control and Land Use Compatibility Standards (ANCLUC) are standards established as part of an Airport Noise Control and Land Use Compatibility Study, which address noise abatement measures and compatible land uses for properties adjacent to county airports.

Ambient Air Quality

Existing air quality for an air basin or sub-basin.

Ambient Noise

The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Annexation

Annexation means the annexation, inclusion, attachment or addition of territory to a city or district.

Aquaculture

This is the culture and husbandry of aquatic organisms, including, but not limited to fish, shellfish, mollusks, crustaceans, kelp and other algae.

Aquifer

An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

B —

Definitions

Base Flood (100-Year Flood)

In any given year, a 100-year flood that has a one percent likelihood of occurring and is recognized as a standard for acceptable risk.

Bed and Breakfast Facility

An establishment providing overnight accommodations and a morning meal by people who rent rooms in their homes. Rent or rental fee can include any form of remuneration including cash, goods or services, barter, or forgiveness of debt. New bed and breakfast facilities shall not exceed 5,000 square feet.

Berm

A mound of earth or shoulder along a road or other linear geographic feature.

Board of Supervisors

The governing body of the County and certain special districts and other governmental agencies.

Buildable Parcel

A “buildable parcel” is a legal lot of record that meets all the standards of this General Plan, and the County’s zoning building ordinances, to permit the construction of a single family residential structure, or another structure as permitted in the zoning district in which the parcel is located.

Building Envelope

An area within a parcel of land that is either free of constraining features or restrictions for human development, such as critical habitat, or setback requirements or hazardous conditions, or has the means to be able to offset, mitigate or minimize these constraints consistent with this General Plan.

Building Site

A parcel of land occupied or intended to be occupied by a main structure and accessory structures and uses, including such open spaces as are provided or are intended to be used in connection therewith or are required by this General Plan and/or other governing regulations.

Bulk Hauled Water Supply

A source of water supply for a domestic water system that is transported in a licensed vehicle.

C –

California Department of Conservation

A state government department within the Resources Agency that oversees the monitoring, mapping and protection of the state’s agricultural land, among other purposes.

California Department of Transportation (CALTRANS)

A state agency responsible for the design, construction, maintenance, and operation of the California State Highway System, as well as that portion of the Interstate Highway System within the state’s boundaries. Alone and in partnership with Amtrak, CALTRANS is also involved in the support of intercity passenger rail service in California.

California Environmental Quality Act (CEQA)

Means the State statutes and guidelines enacted by the California legislature in 1970 as amended (Public Resources Code Section 21000, et seq.), which contains procedures for conducting environmental review for projects.

Caretaker Unit:

Caretaker unit means a permanent residence, secondary and accessory to an existing main dwelling for persons employed principally on-site for purposes of care and protection of persons, property, plants, animals, equipment or other circumstances on-site or on contiguous lots under the same ownership.

Cities

As used in this General Plan, cities represent one of the five major land use classifications and comprise the twelve incorporated jurisdictions within Monterey County. Wherever practicable, future residential, industrial, and commercial development in Monterey County shall occur within city boundaries where infrastructure is available to accommodate growth and away from rural areas where agriculture, land-dependent resource activities, natural resources and open space recreation predominate. The County shall actively work with the cities and LAFCO

Definitions

to promote orderly, efficient, compact, urban development patterns as cities expand into unincorporated areas to accommodate future growth.

Cluster development

Development where lots are grouped or “clustered” together, rather than spread evenly throughout a parcel as in a conventional subdivision.

Community Areas

Unincorporated lands that are served by, or will be served by a full range of urban services. Planned Community Areas are the unincorporated communities of Pajaro, Castroville, Boronda, Fort Ord and Chualar. Together with existing lots of record, Pajaro, Castroville, Boronda and Fort Ord are located and sized to accommodate the full share of the 20 year population projections for the unincorporated portion of the County. Development of Chualar will provide additional land for development beyond that needed to accommodate growth in the unincorporated County. Prior to Redevelopment and Community Plan adoption, land use designations within Community Areas are: CA-residential and CA-commercial. Where a redevelopment and community plan has been adopted, land use designations in these plans shall apply to the Community Area.

Community Noise Equivalent Level (CNEL)

A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Concurrency

Concurrency is a finding that public facilities and services necessary to support a proposed development project are available, or will be made available, concurrent with the impacts of the development.

Conventional Subdivision

A standard type of subdivision where lots are spread evenly throughout a parcel, as opposed to a Cluster Subdivision where lots are grouped together.

Cottage Industry

An industry where the creation of products and services is home-based, rather than factory based. Such businesses are conducted primarily by the residents on-site and involve the manufacturing of artistic, handicraft or other craft items. Winery cottage industries are limited to wine production for personal or family use and not for sale,

Definitions

consistent with the Alcohol, Tobacco and Firearms (ATF) definition of “personal use” (per ATF Title 21, Subchapter A, Section 24.75).

Critical Viewshed

The composite area in the Big Sur Planning Area visible from Highway 1 and major public viewing areas.

Cultural Resources

Properties such as landscapes or districts, sites, buildings, structures, objects, or cultural practices that are usually greater than 50 years of age and possess architectural, historic, scientific, or other technical value. By their nature, cultural resources are non-renewable.

Cumulative Impacts

Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

Cumulative Substantial Improvement Rule

The ten-year cumulative substantial improvement rule means that substantial improvement determinations must count the cumulative cost of improvements, modifications, and additions to existing buildings, and all reconstruction/repairs to damaged buildings over a ten-year period.

D —

Daily Vehicle Miles of Travel (VMT)

The average number of miles traveled daily (24-hour) on a particular road system.

Density

The measure of the ratio of population to the area of land occupied by that population, which may be expressed as dwelling units per acre, families per acre, or persons per acre.

Density Bonus

Definitions

The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned.

Developable Land

Land that is suitable as a location for structures, consistent with the policies contained in this General Plan.

Development

"Development" means on, in, over, or under land or water, the placement or erection of any solid material or structure; discharge of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivisions pursuant to the Subdivision Map Act (Division 2 (commencing with Section 66410) of Title 7 of the Government Code), and any other division of land including lot splits, except where the land division is brought about in connection with the purchase of the land by a public agency for public recreational or fish and wildlife uses or preservation; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes. "Development" does not include any farming and ranching activities, as specified in subdivision (e) of Section 3482.5(e) of the Civil Code, or defined as a "routine and ongoing" agricultural activity in this General Plan.

Development Credit:

An entitlement to build a single-family dwelling that may be exercised only by transferring it to a different parcel of land from the one on which it originated by operation of County law.

Development Right

The right to develop land in a certain manner, consistent with any applicable and constitutionally legitimate regulation or requirement which either has been or may be imposed by any agency of government. Development rights provide the legal basis for property use and development.

Discretionary Permit

A permit for a development project which requires the exercise of judgment or deliberation when the public agency or decision making body decides to approve or disapprove a particular activity, as distinguished from situations where the public

Definitions

agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances or regulations.

Dwelling Unit

Dwelling unit means a dwelling or portion thereof used by one family and containing only one kitchen.

E –

Easement, Conservation

A deeded legal restriction on the development or other use of land for the purpose of conserving and protecting natural resources, voluntarily granted or sold by a landowner to a nonprofit conservation organization or government agency.

Easement, Scenic

A conservation easement for the purpose of protecting the view to or from a parcel of land.

Environmental Impact Report (EIR)

Environmental Impact Report,” or “EIR,” means a detailed statement setting forth the matters specified in California Public Resources Code Sections 21100 and 21100.1, as fully defined in Public Resources Code Section 21061

Exempt Housing Projects

For the purposes of this General Plan, the following projects are “exempt projects”:

1. Single family homes on legal lots of record.
2. Farm labor housing projects constructed consistent with state law, and specifically including any redevelopment, renovation, and improvement of existing Farm Labor camps, as long as such redevelopment, renovation, and improvement remains within the physical boundaries of the existing site.

Definitions

3. Projects under ten acres in size which provide a minimum of 10% very low, 20% at median (not more than 100% AMI), 20% moderate (100-120% AMI) and no more than 20% Workforce I and 10% Workforce II housing, and in which the remaining 20% of units are either moderate or below moderate.
4. Projects over 10 acres in size which provide a mix of rental and for-sale housing, and which provide a minimum of 20% very low, 10% low (defined as not more than 60% AMI), 15% median (not more than 100% AMI), 15% moderate, and 40% Workforce housing, with not more than 25% of the total units in Workforce II housing.

All exempt projects except single family homes on legal lots of record and farm labor housing projects constructed consistent with state law must also:

- Be located within a Community Area identified in the General Plan.
- Provide one or more of the following amenities, open to public use: public open space or recreation space, a community center, a community garden, day care facilities, after school centers, or a senior center.
- Provide adequate public services and facilities to serve the project including availability of public water and sewer.
- Be of demonstrably high quality design.

F —

Farmworker Housing

A single- or multi-family dwelling used exclusively for the purpose of housing or sheltered employees of an agricultural operation or agribusiness.

Farmland of Local Importance

As defined by the state Department of Conservation, land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

Farmland of Statewide Importance

As defined by the state Department of Conservation, farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store

Definitions

soil moisture. Land must have been used for irrigated agricultural production at some time during the previous four years.

Fault

A fault is a fracture in the crust of the earth along which rocks on one side have moved relative to those on the other side. Most faults are the result of repeated displacement over a long period of time.

Fault, Active

A fault that has moved in recent geological time (Holocene age) and which is likely to move again in the relative near future. Active fault means a fault along which there has been displacement during the last 11,000 years.

Fault, Inactive

Inactive fault means a fault along with there has been no major displacement for more than Three million years.

Feasible

Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technical factors.

Flooding

The accumulation of water within a water body and the overflow of excess water onto adjacent floodplain lands, including several types; riverine (overflow from a river, channel, flash floods, alluvial fan floods, and dam-break floods), local drainage or high groundwater levels, fluctuating lake levels, coastal flooding, debris flows, and subsidence.

Floodplain, 100-Year

The land adjacent to a river corridor or other water body that would be covered by water during a 100-year flood event, as mapped by the Federal Emergency Management Agency (FEMA). A 100-year flood event has a 1% probability of occurring during any given year.

Floodway

The channel of a river and a portion of the floodplain that carries most of the flood flow. The National Flood Insurance Program (NFIP) definition of floodway is “the channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.” NFIP regulations, adopted in local ordinances,

Definitions

require that floodways be kept open so that flood flows are not obstructed or diverted onto other properties.

Floor Area Ratio (FAR)

The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places.

G –

Geologic Hazard Zones

Areas where new construction and development is either prohibited or restricted, in order to protect public health and safety. Geologic Hazard Zones include Earthquake Fault Zones, Relative Landslide Susceptibility Zones, and Relative Liquefaction Susceptibility Zones, defined as follows:

Earthquake Fault Zones

The following areas in the fault GIS database are designated as State of California Earthquake Fault Zones: a zone 500 feet on each side of the San Andreas Fault. The following additional areas shall be defined as County of Monterey Earthquake Fault Zones: zones 500 feet wide on each side of faults shown as Holocene age (including the late Quaternary Reliz/Rinconada Fault). See Map 16.

Relative Landslide Susceptibility Zones

Relative Landslide Susceptibility Zones identify areas where the stability of hill slopes must be evaluated, and countermeasures undertaken in the design and construction of buildings for human occupancy. See Map 17.

Relative Liquefaction Susceptibility Zones

Definitions

Relative Liquefaction Susceptibility Zones identify areas where the stability of foundation soils must be investigated, and countermeasures undertaken in design and construction of buildings for human occupancy. See Map 18

Grazing Land

As defined by the state Department of Conservation, land on which the existing vegetation is suited to the grazing of livestock.

Groundwater

All water found below the surface of the ground.

Groundwater Recharge

The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage.

Guesthouse

Guesthouse means an attached or detached living quarters of a permanent type of construction lacking internal circulation with the main dwelling, without kitchen or cooking facilities, clearly subordinate and incidental with the main structure, on the same lot, and not be rented, let or leased, whether compensation is direct or indirect.

H —

Hazardous Trees

Trees that are diseased, injured, or in danger of falling and damaging an existing or proposed structure, or creates an unsafe vision clearance, or likely to promote the spread of insect or disease.

Hazardous Waste

Hazardous materials that no longer have practical use, such as substances that have been discarded, spilled, or contaminated, or that are being stored temporarily prior to proper disposal.

HCD

The State Department of Housing and Community Development.

Definitions

Historic Resource

A building, structure, object, site or district that can lead to a greater understanding or appreciation of the past.

I –

Impact Fee

A fee levied on a developer as compensation for otherwise un-mitigated impacts the project will generate.

Impervious Surface

Surface through which water cannot penetrate, such as a roof, road, sidewalk, and paved parking lot.

Inclusionary Housing Program

A program which requires certain new residential development projects to contribute to the provision of housing for very low, low and moderate income households. The County's current Inclusionary Housing Program is contained in Chapter 18.40 of the Monterey County Code.

Inclusionary Unit

A dwelling unit that is required by a development permit approval to meet the affordability and occupancy limits under Chapter 18.40 of the Monterey County Code.

Infrastructure

The various systems and facilities needed to support the operation of a community (e.g. sewer, water, storm drainage, electrical and communications lines, etc.).

Intelligent Transportation Systems

Information technology applied within regional transportation networks to facilitate the movement of goods and people. Examples include signal preemption and variable message signing.

Intermittent Stream

A stream that flows during a portion of the year only, generally during the wet season.

Definitions

Invasive Plant Species

An exotic or native plant species that is absent in undisturbed conditions, but will invade and often displace the original vegetation under conditions of disturbance including continued overuse. The term is most commonly used in connection with exotic or introduced species.

J –

Joint Powers Authority

A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

K – L

Land Use Advisory Committee (LUAC)

A citizen committee, appointed by the Planning Commission, representing a specific geographic area of Monterey County and whose purpose is to review and made recommendations on legislative matters related to land use planning and discretionary planning permits pertaining to their area.

Landmark Trees

Landmark trees are those having a trunk diameter more than 24 inches measured above the ground at 2 feet, visually or historically significant to an area or, exemplary of its species, or more than 100 years old.

Landslide

The downhill movement of rock and soil on unstable slopes.

Level of Service (LOS)

Definitions

Standard used by government agencies to measure the quality or effectiveness of a public service, such as sheriff, fire or ambulance services, or the performance of public infrastructure, such as a street or highway.

Level of Service, Road

A scale that measure the amount of traffic that a roadway or intersection can accommodate, based on such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience.

Local Agency Formation Commission (LAFCO)

A state mandated commission within Monterey County that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

Lot – Legal Lot

A “legal lot,” sometimes called a “legal lot of record,” and sometimes called a “legal parcel,” is a subdivided unit of land that has been legally created under the provisions of the Subdivision Map Act, when the owner of that unit of land can demonstrate that it was so created. The burden of proof to demonstrate that a unit of land is a “legal lot” is always upon the owner of the land, and not upon the County.

Lot Line Adjustment:

“A lot line adjustment” is an adjustment approved by the County between four or fewer existing and adjoining legal parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created. All lot line adjustments must conform to the County General Plan and zoning and building ordinances, and the lot line adjustment process shall not be used to create additional buildable parcels.

Lot Merger

The merging of contiguous lots into a lesser number of lots than originally existed.

M –

Major Land Use Classification

Definitions

A general description of the type and intensity of land uses allowed on lands throughout the unincorporated area of the County. Each land use classification is shown on Map 2.

Mineral Resource Zones, Category 2 (MRZ-2)

Areas where adequate information indicates significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.

Minor Subdivision

Subdivision of land into four (4) or fewer parcels.

Mitigation

The actions taken to avoid or minimize impacts.

N —

No Net Loss

Means that loss of any critical habitat or species is mitigated with one or a combination of actions to a level of non-significance.

Noise Contours

Lines drawn about a noise source indicating equal levels of noise exposure.

Nonconforming Uses

The occupation and use of a property in a fashion that is contrary to the General Plan policies and zoning regulations applicable to the property.

Noxious Weeds

A noxious weed is a plant that has been defined as a pest by law or regulation.

O —

Open Space Land

Definitions

Defined in statute as any parcel or area of land or water that is essentially unimproved and devoted to open-space use (Govt. Code Section 65560(b)). Open space lands include lands that have been designated for the management and protection of natural resources, outdoor recreation, health and safety, and scenic beauty.

Overdraft

The quantity of water pumped in excess of the safe yield; the act of overdrafting a water supply or aquifer in amounts greater than replenishment; the sustained extraction of ground water from an aquifer at a rate greater than its recharge.

P –

Planning Area

One of the geographic subregions of Monterey County, as specified in this General Plan (See Map 9).

Planning Commission

The Commission established by the Board of Supervisors of Monterey County pursuant to provisions in the State Planning and Zoning Law (Government Code Section 65100 et. seq.).

Preservation

Use of long-term or permanent safeguards to guarantee the viability of natural or man-made resources.

Prime Farmland

As defined by the state Department of Conservation, farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the previous four years.

Protected Trees

In Monterey County, “protected trees” include: Oaks, Madrones, Santa Lucia Fir, Black Cottonwood, Fremont Cottonwood, Box Elder, Willows, California Laurel, Sycamores, Monterey Pines, and any trees specified in the Area Plans.

Definitions

Public Viewing Area

Public viewing areas include scenic roads, highways, and State scenic routes. Public viewing areas also include publicly accessible viewing areas, including parks, vista points, trails, estuarine and natural reserves, beaches, streams, and other water bodies used for public recreation.

Public Viewshed

Public viewsheds include mountain, ocean, coastal, forest, farmland and rangeland vistas that are visible from any public viewing area.

Public Lands

Public lands are public or quasi-public lands, including military bases, wilderness areas, national forests, state, county and regional parks, public institutions and other open space.

Q –

Qualified Rural Lands

A parcel or contiguous parcels of Rural Land owned by a single entity or entities that:

- a. Is 160 acres or larger, or
- b. Is less than 160 acres and more than 40 acres and has grossed at least \$1,000 per acre annually from the sale of agricultural products during the most recent 3-year period, or
- c. Is less than 160 acres and more than 10 acres and has been demonstrated to be a legitimate commercial agricultural operation by proof that it is being operated for the purpose of earning a profit from the sale of agricultural products within a reasonable period of time.

R –

Definitions

Redevelopment Project Area

The area that is designated in an adopted redevelopment plan for redevelopment and revitalization.

Ridgeline Development

Ridgeline development is any development located on the crest of a hill.

Routine and Ongoing Agricultural Activities

Routine and ongoing agricultural activities and operations include the following:

- Legally-permissible cultivation, tillage and irrigation of the soil for the purpose of producing harvestable crops, provided that it is done in accordance with Agriculture Policy #6 regarding steep slopes, and is consistent with any applicable Area Plan policies.
- Pasture management, and all other activities commonly related to dairy farming, including the raising of livestock.
- Rangeland management and all other activities commonly related to commercial cattle or sheep ranching, including the raising of livestock, or the raising of other animals for commercial purposes.
- Planting and raising of crops and the keeping of livestock.
- Preparation of agricultural products for market if no new structures are required for such preparation.
- Delivery of agricultural products for market, if no new structures are required for such delivery.
- Crop and orchard selection, rotation, and fallowing.
- Choice of or change in use of irrigation.
- Revegetation activities and the planting of windbreaks and cover crops.
- The conversion of Agricultural Lands or Rural Lands from one agricultural use to another, provided that this conversion is in accordance with Agriculture Policy #6 regarding steep slopes, and is consistent with any applicable Area Plan policies.
- The construction, repair, maintenance and operation of sediment basins and stock ponds, and activities related to the control of surface drainage and the reduction or elimination of erosion.

Definitions

- The construction, repair, maintenance and operation of water retention and related pumping facilities related to activities on this list.
- The maintenance of existing access roads, trails and parking facilities that support activities on this list.
- The construction and maintenance of fencing, corrals, and animal handling facilities when directly related to commercial agricultural or ranching activities.
- The repair of sheds, storage facilities and other outbuildings essential to ongoing and on-site farm or ranch operations, provided that such structures are not enlarged in size beyond 250 square feet of their size as of the date of adoption of this General Plan.
- Public or private hunting of wildlife, fishing, wildlife viewing, and eco-tourism not involving structures.
- Rooming and boarding of farm workers who work on the farm or ranch in existing structures.
- Growing, cutting or removing Christmas trees and other ornamental plants.
- The keeping of domestic pets.
- Any other agricultural activity, not listed here and not otherwise prohibited or limited by this Plan, when the routine and ongoing nature of such activity is certified as a routine and ongoing agricultural activity by the County Agriculture Commissioner, and when the Commissioner has filed a determination to that effect with the Director of the County's Planning and Building Inspection Department, including evidence to substantiate his determination.

Rural Lands

Rural lands are limited to low density residential development and estate lots, small-scale farming and grazing and mineral extraction, and small groupings of visitor-serving uses or commercial businesses that serve the local area. These areas do not have adequate public infrastructure and services to accommodate further subdivision or intensification of land uses on existing lots beyond the one single family home, accessory structures as permitted by this General Plan or small scale neighborhood serving commercial uses.

Definitions

S –

Safe Yield

The quantity of groundwater that can be withdrawn over a long period of time without impairing the aquifer as a water source or causing contamination by intrusion of seawater into the aquifer.

Scenic Corridor

An area visible from a road, highway, waterway, railway, trail or public viewing area that provides vistas over water, across expanses of land (such as farmlands, woodlands or wetlands) or of mountainous areas.

Secondary Unit

An accessory residential unit on the same parcel as a principal residence, including accessory dwelling units (ADUs), caretaker units, senior citizen units, guesthouses and farm employee housing.

Senior Citizen Unit

An independent, self-contained living unit attached or detached from other residences, for senior citizens (sixty years of age or older) and handicapped persons in addition to a principal residence on-site. The senior citizen unit may be rented.

Sensitive Habitats

Any area in which plant or animal life or their habitats are either rare or especially valuable and any area which meets one of the following criteria: 1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission; 2) all perennial and intermittent streams and their tributaries; 3) coastal tide lands and marshes; 4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding; 5) areas used for scientific study and research concerning fish and wildlife; 6) lakes and ponds and adjacent shore habitat; 7) existing game and wildlife refuges and reserves; and 8) sand dunes. Sensitive habitat areas include, but are not limited to, riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species.

Significant Ecological Areas (SEAs)

Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could

Definitions

easily be disturbed or degraded by human activities and developments. In Monterey County, all of the following habitat types are defined as SEAs:

- Environmentally Sensitive Habitat Areas as defined in the Coastal Act, Section 30107.5.
- Areas of special biological significance as identified by the State Water Resources Control Board.
- Habitats important to species listed pursuant to either the state or federal Endangered Species Act as rare, threatened, endangered, or candidate species.
- Areas that provide habitat for species of special concern as listed by the California Department of Fish and Game in the Natural Diversity Database.
- Areas that provide habitat for rare, endangered, or threatened species that meet the definition of Section 15380 of the California Environmental Quality Act Guidelines.
- Areas that provide habitat for rare, endangered or threatened species as designated by the United States Fish and Wildlife Service or the California Native Plant Society.
- Areas adjacent to essential habitats of rare, endangered or threatened species.
- Wildlife corridors.
- SEAs of local significance including: Endemic Jack's Peak manzanita (*Arctostaphylos tomentosa* ssp. *Bracteosa*); Bear-grass (*Xerophysllum tenax*); Coast rhododendron (*Rhododendron meacrophyllum*); California dichondra (*Dichondra donelliana*).
- All coastal wetlands, salt marshes, lagoons, sloughs and estuaries.
- Nearshore reefs, rocky intertidal areas, seacaves, islets, offshore rocks, kelp beds, marine mammal hauling grounds, sandy beaches, shorebird roosting, resting and nesting areas, cliff nesting areas and marine, estuarine, wildlife or educational and research reserves.
- All lakes, estuaries, lagoons, streams and rivers.
- All freshwater wetlands, including vernal pools, sag ponds, seeps, marshes, wet meadows, and any wetlands associated with stream corridors.
- All riparian habitat types.
- Dune plant habitats.

Definitions

- Elkhorn Highlands in North County Coastal Area
- Coastal Terrace Prairie/Valley Needlegrass Grassland.
- Oak Woodlands of all types.
- Chamise-Monterey manzanita dwarf coastal chaparral.
- Coastal strand.
- Coastal sand dunes and beaches.
- Coast Redwood forest.
- Old Growth Redwoods.
- Monterey Cypress and Gowen Cypress forests.
- All nesting areas including rookeries.
- Important roosting sites.
- Monarch butterfly mass over-wintering sites.
- Wilderness and primitive areas identified by the US Forest Service.
- The following areas of special biological importance:
 - Wildcat Hill
 - Robinson Canyon

Sphere of Influence

Means the probable 20-year physical boundaries and service areas for cities and special districts.

Surface Water

Water that naturally flows or settles on top of natural landforms and vegetation, often as rivers, streams, creeks, lakes, ponds, wetlands and other water bodies.

Sustainable Water Supply

A water supplier (including any person using a private well as a water supply) can demonstrate that a water supply will be “sustainable” by demonstrating that the water supply is reasonably expected to be legally available for the indefinite future to provide continuing delivery of water that meets current or anticipated water quality

Definitions

standards for all existing and proposed users, at the level of service currently provided, or at a level of service which the supplier is legally obligated to provide. No water supply will be deemed to be “proven,” “adequate,” “long-term,” or “sustainable” if the water proposed to be supplied comes from a groundwater aquifer in which groundwater overdraft conditions exist.

T –

Traffic Shed

The network of roadways a resident uses to commute and reach local destinations.

Trail

Designated land corridor that provides recreational, aesthetic, alternative transportation or educational opportunities to both motorized and non-motorized users, for all ages and abilities.

Transfer of Development Rights (TDR)

A voluntary program that allows development rights to be sold and transferred from areas where development is considered undesirable (“sending areas”) to areas that can accommodate development with minimal environmental, social and aesthetic impacts (“receiving areas”).

U – V

Unique Farmland

As defined by the state Department of Conservation, farmland of lesser quality soils used for the production of the state’s leading agricultural crops. This land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some

Definitions

climatic zones in California. The land must have been cropped at some time during the previous four years.

Use Permit:

A discretionary planning permit for development outside the Coastal Zone.

W – Z

Walkable Community

The characteristics of a walkable community include: mixed land uses; compact development; a range of housing choices; walkable neighborhoods; sense of place; preservation of open space and farmland; rehabilitation and redevelopment in existing communities; and, variety of transportation choices. In the area of transportation planning livable communities are supported by terms like intermodal, integrated, seamless and pedestrian/bicycle friendly. Walkable communities are also communities that: embrace the design, land use and transportation elements of new urbanism as well as the other elements above; embrace the connections between land use and transportation; and, encourage human-scale design elements in the built environment.

Winery

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.

Wildlife Movement Corridors

For many wildlife species to persist and for natural communities to withstand environmental disturbances such as fire, flood, habitat fragmentation and climate change, animals must have the ability to move freely between isolated natural areas and preserves. Wildlife movement corridors which provide safe passage between areas of natural habitat for various types of wildlife can include riparian corridors; private lands maintained in open space, rangelands, and some types of agriculture; public open space lands; undeveloped floodplains and road, rail or transmission right-of-ways and/or underpasses. Corridors for aquatic fish and wildlife such as steelhead trout and amphibians include streams, rivers, seasonal drainages, sloughs, flood control or agricultural drainages and other waterways. Poorly placed chain link

Definitions

or 'deer' fences, urban development, new roads and highways, dams and stream culverts, riparian encroachment, flood control structures and other infrastructure can impair or destroy the ability of wildlife to move safely between natural areas, or fish and other aquatic organisms to move along waterways. Critical wildlife linkages identified for the Central Coast include corridors between Los Padres National Forest and adjacent public and private open space and rangelands, movement along the Salinas, Carmel, and Pajaro Rivers and their tributaries, corridors between the Santa Lucia and Gabilan mountain ranges (across Salinas Valley) and between the Gabilan and Santa Cruz mountain ranges (across the Pajaro Valley).

Williamson Act

California's premier agricultural land protection program since its enactment in 1965 to preserve agricultural and open space lands by discouraging premature and unnecessary conversion to urban uses. The Act provides for a three-way relationship between private landowners, local governments and the State whereby the landowner voluntarily foregoes the possibility of development or converting his/her property to a non-agricultural use in return for lower property taxes. See California Government Code Section 51200.

Workforce Housing I and Workforce Housing II

"Workforce Housing I" is housing that can be purchased or rented by persons or families with incomes from 121% to 140% of the median income in the County, or, a person or family that otherwise would be required to spend more than 30% of that income to meet housing needs.

"Workforce Housing II" is housing that can be purchased or rented by persons or families with incomes from 141% to 180% of median income in the County, or, a person or family that otherwise would be required to spend more than 30% of that income to meet housing needs.

Note:

When a definition is not found in this section of the General Plan, the common definition or a definition as contained in a relevant state law shall be utilized.

Map List

The following maps, referred to in various Elements, are hereby incorporated as an integral part of the Community General Plan.

Map 1 – Community Areas

Map 2 – Major Land Use Classifications

Map 3 – Pajaro Community Area

Map 4 – Boronda Community Area

Map 5 – Castroville Community Area

Map 6 – Fort Ord Community Area

Map 7 – Chualar Community Area

Map 8 – Del Monte Forest Area

Map 9 – Planning Areas

Map 10 – Mineral Resources

Map 11 – Potential Aquifer Recharge Areas

Map 12 – Relative Soil Erosion Hazards

Map 13 – Open Space

Map 14 – Existing Road Network

Map 15 – Proposed Road Network

Map 16 – Active Regional Faults

Map 17 – Relative Landslide Susceptibility

Map 18 – Earthquake Induced Liquefaction Susceptibility

Map 19 – Relative Seismic Shaking Hazards

Map 20 – FEMA Designated Special Flood Hazard Area

Map 21 – CDFFP Fire Hazard Severity Zones

Map 22 A – Existing and Projected Noise Contours (Airports)

Map 22 B – Existing and Projected Noise Contours (Stationary Sources)

Map 22 C – Existing and Projected Noise Contours (Stationary Sources)

Map List

- Map 22 D – Existing and Projected Noise Contours
(Railroads North County)**
- Map 22 E – Existing and Projected Noise Contours
(Railroads Greater Salinas)**
- Map 22 F – Existing and Projected Noise Contours
(Railroads Central Salinas Valley)**
- Map 22 G – Existing and Projected Noise Contours
(Railroads South County)**
- Map 23 A – Existing Noise Contours (Roadways North County)**
- Map 23 B – Existing Noise Contours (Roadways Greater Salinas)**
- Map 23 C – Existing Noise Contours (Roadways Greater Monterey
Peninsula, Carmel Valley & Toro)**
- Map 23 D – Existing Noise Contours (Roadways Central Salinas Valley)**
- Map 23 E – Existing Noise Contours (Roadways South County)**
- Map 23 F – Projected Noise Contours (Roadways North County)**
- Map 23 G – Projected Noise Contours (Roadways Greater Salinas)**
- Map 23 H – Projected Noise Contours (Roadways Greater Monterey
Peninsula, Carmel Valley & Toro)**
- Map 23 I – Projected Noise Contours
(Roadways Central Salinas Valley)**
- Map 23 J – Projected Noise Contours (Roadways South County)**

Corrections*

Several minor errors have been discovered in the Community General Plan document as originally published. Please note the following corrections:

1. In the Definitions section, please change the definition of “Public Viewing Area” to reflect the following language:

Public Viewing Area

Public viewing areas include designated scenic roads, scenic highways, and State scenic routes. Public viewing areas also include publicly accessible viewing areas, including parks, vista points, trails, estuarine and natural reserves, beaches, streams, and other water bodies used for public recreation.

2. In Table I-1 – Infrastructure Standards for New Development, please revise the entry in the column headed “Maximum Emergency Response Time for Fire, Sheriff, and Ambulance” to read 45 minutes (not 15 minutes) for new developments located on Agricultural Lands, in the Rural Standards section of the Table.
3. In Infrastructure Policy #7, the first bullet under subparagraph c. should be reworded to read:
 4. New development shall be phased per the policies of the Land Use Element to ensure adequate road capacity. Level of Service standards shall be defined for the Major Land Use Classifications as follows:
 - Rural Lands: The LOS shall be LOS C on County road segments in areas designated Rural Lands, except where a roadway also directly serves a Community Area. ~~pursuant to Table PS-1.~~
4. In the Table I-1 Notes, please add a new Note (Note #4) on Page 76, to read as follows:
 4. While Table I-1 shows LOS D as the required level of service in Community Areas (as noted in the column headed “Road Intersection Level of Service, Improvements”), lower existing levels of service may be determined to be acceptable, pursuant to Infrastructure Policy #7.

* As typographical and other minor errors are discovered, this errata sheet will be amended. This errata sheet includes corrections to errors identified as of 3-30-05.