

CHAPTER 9-C
CENTRAL SALINAS VALLEY
AREA PLAN

**CENTRAL SALINAS VALLEY AREA PLAN
SUPPLEMENTAL POLICIES**

1.0 - Land Use

- CSV-1.1 Special Treatment Area: Paraiso Hot Springs - The Paraiso Hot Springs properties shall be designated a Special Treatment Area. Recreation and visitor serving land uses for the Paraiso Hot Springs Special Treatment Area may be permitted in accordance with a general development plan and other discretionary approvals such as subdivision maps, use permits, and design approvals. The Special Treatment Area may include such uses as a lodge, individual cottages, a visitor center, recreational vehicle accommodations, restaurant, shops, stables, tennis courts, aquaculture, hiking trails, vineyards, and orchards. The plan shall address cultural resources protection, fire safety, access, sewage treatment and disposal, water quality, water quantity, drainage, and soil stability issues. (APN: 418-361-004, 418-361-009, 418-381-021, 418-381-022)
- CSV-1.2 All recreation and visitor-serving commercial land uses shall require a use permit. Said uses on sites greater than 10 acres shall require a comprehensive development plan that addresses hydrology, water quantity and quality, sewage treatment and disposal, fire safety, access, drainage, soils, and geology.
- CSV-1.3 Special Treatment Area: Spence/Potter/Encinal Roads - The area generally along Potter, Spence and Encinal Roads, excluding large properties under cultivation located between Spence and Potter Roads, shall be designated as a Special Treatment Area to permit on-site soil dependent agricultural operations such as greenhouses. The minimum parcel size in this area shall be 10 acres and subdivision of land may be approved only if the following conditions are met:
- a. Residential uses are allowed only on parcels of 40 acres or more;
 - b. A drainage management plan to mitigate run-off to adjoining farmlands must be prepared for the entire Special Treatment Area;
 - c. One caretaker unit per 10 acres may be allowed; and
 - d. No uses other than agriculture, agricultural support services, labor contracting businesses, and agricultural equipment rental and maintenance businesses will be allowed on subdivided parcels.
- (see also *Policy CSV-1.4*)
- CSV-1.4 Study Area: Spence/Potter/Encinal Road - The Spence/Potter Road area, including the Special Treatment Area described in *Policy CSV-1.3* is designated a study area for alternative land uses to support the agricultural industry. Prior to new development, other than those consistent with the underlying land use designation, in the Spence/Potter Road study area, the following must be completed:
- a. A cumulative impact analysis of industrial build-out of the study area, including road capacity, highway access, drainage, and viewshed impacts from Highway 101;

- b. Recommended changes to the STA boundaries or allowable uses within the STA, as necessary, to address the impacts identified;
- c. A drainage management plan to mitigate runoff to adjoining farmlands for the entire study area;
- d. Amendments to the General Plan, as necessary, and ordinance amendments to address revised landscaping and screening standards; and
- e. An implementation plan to fund and construct the identified infrastructure improvements.

The studies and plans identified in this policy may be paid for by the County or interested property owners.

(see also *Policy CSV-1.3*)

CSV-1.5 Special Treatment Area: Old Mission School – The Old Mission School property shall be designated as a “special treatment area.” Winery-related facilities including a food service, gift shop, and a reception hall may be conditionally allowed by use permit in the special treatment area. The facilities shall be subject to the review and requirements of the Monterey County Public Works Department, Director of Environmental Health, Water Resources Agency, and Director of Planning. (APN 165-033-002, 165-073-016)

CSV-1.6 Special Treatment Area: Lohr - The Lohr property shall be designated as a “special treatment area” to enable two adjoining 20-acre parcels to be reconfigured into a 39-acre parcel and a one (1) acre parcel to enhance the agricultural capabilities of the land. The Lohr property shall be rezoned to prohibit further subdivision. Deed restrictions shall also be implemented to prohibit further subdivision in the special treatment area. (APN 109-271-012, 109-271- 003)

CSV-1.7 Special Treatment Area: Millers Lodge - The Miller’s Lodge property shall be designated as a Special Treatment Area to recognize the historical day use, camping, recreation, commercial, and residential uses that have been present on the parcel since the 1940’s. Special Treatment will allow the owners to apply to redevelop the site to include replacement of up to 45 units, mixed use of the commercial site, and continuing recreational use. It is the purpose of this policy to allow processing of applications for discretionary permits needed for redevelopment of the property subject to addressing environmental resource constraints and discretionary review (e.g. water, wastewater, flooding, traffic). (APN: 419-371-007-000)

2.0 - Circulation

No supplemental Circulation policies at this time.

3.0 - Conservation/Open Space

CSV-3.1 Within areas designated as “sensitive” or “highly sensitive” on the Scenic

Highway Corridors and Visual Sensitivity Map (*Figure 13*, previous page), landscaping or new development may be permitted if the development is located and designed in such a manner that public views are not disrupted.

- CSV-3.2 The development and utilization of renewable energy sources such as solar, wind generation, and biomass technologies in the Central Salinas Valley are encouraged.

4.0 - Safety

No supplemental Safety policies at this time.

5.0 - Public Services

- CSV-5.1 Development shall be designed to maintain groundwater recharge capabilities on the property. To protect and maintain areas for groundwater recharge, preservation of riparian habitats, and flood flow capacity, the main channels of the Arroyo Seco River and the Salinas River shall not be encroached on by development.
- CSV-5.2 Recreation and visitor-serving commercial uses shall only be allowed if it can be proven that:
- a. areas identified by the Water Resources Agency as prime-groundwater recharge areas can be preserved and protected from sources of pollution as determined by the Director of Environmental Health and the Water Resources Agency;
 - b. proposed development can be phased to ensure that existing groundwater supplies are not committed beyond their safe, long-term yields where such yields can be determined.
 - c. floodways associated with the main channels of either the Arroyo Seco River or the Salinas River will not be encroached on by development because of the necessity to protect and maintain these areas for groundwater recharge, preservation of riparian habitats, and flood flow capacity as determined by the Water Resources Agency.
 - d. the proposed development meets both water quality and quantity standards expressed in Title 22 of the California Code of Regulations and *Title 15.04* of the Monterey County Code as determined by the Director of Environmental Health;
 - e. the proposed development meets the minimum standards of the Regional Water Quality Control Board's Central Coast Basin Plan when on-site wastewater treatment systems are proposed and also will not adversely affect groundwater quality, as determined by the Director of Environmental Health; and
 - f. the proposed development will not generate levels of runoff which will either cause erosion or adversely affect surface water resources as determined by the Water Resources Agency.

6.0 - Agriculture

CSV-6.1 Energy-efficient business and agricultural practices are encouraged.

This page intentionally left blank

Figure 13-CSV Highway Corridor/Visual Map to be inserted
(11" x 17")

This page intentionally left blank

Figure LU4 -CSV LU Map to be inserted
(11" x 17")

CHAPTER 9-D
GREATER MONTEREY PENINSULA
AREA PLAN



**GREATER MONTEREY PENINSULA AREA PLAN
SUPPLEMENTAL POLICIES**

1.0 - Land Use

- GMP-1.1 The County shall overlay properties north and south of Highway 68 and west of Laureles Grade with a Visually Sensitive District ("VS") and/or other appropriate zoning designation to regulate the location, height, and design of structures within this unique scenic corridor.
- GMP-1.2 The undeveloped portion of *High Meadow I* (APNs: 015-451-001 to -050, 015-461-001 to -017, and 015-481-001 to -002, 015-482-001) shall receive density credit for the open space originally dedicated as part of the entire *High Meadow I* development approval not to exceed a total of 18 units.
- GMP-1.3 Bed and breakfast uses may be considered in any land use category provided that such use is compatible with existing land uses in the area.
- GMP-1.4 Development proposals shall include compatible open space uses located between other developed areas in order to maintain a rural atmosphere and to protect scenic resources.
- GMP-1.5 Open space, low intensity educational, and recreational uses shall be considered to be appropriate and compatible land uses in environmentally sensitive areas and areas of high visual sensitivity.
- GMP-1.6 Special Treatment Area: 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 Board of Supervisor Resolution No. 93-115, "Comprehensive Planned Use" Overlay for Rancho San Carlos and the Comprehensive Development Plan for the Santa Lucia Preserve (See also *Policy CV-1.25*).
- GMP-1.7 Special Treatment Area: White Rock Club - The White Rock Club shall be designated as a "Special Treatment Area." The following specific policies shall regulate uses within the White Rock Club Special Treatment Area. Development shall be subject to the policies of the Rural Grazing land use designation. (APN: 417-041-014-000)
- a. The existing recreational facilities, consisting of 100 cabin sites and one gatehouse, allows the construction and remodeling of the existing 100 cabin sites. No additional cabin sites shall be allowed.
 - b. Conversion of the cabins to permanent residential units shall not be permitted. The purpose of the cabins is transient recreational use; however, no more than eight of the 100 cabin sites may be occupied year round for the maintenance and operations of White Rock Club.

- c. Further expansion of accessory uses at White Rock Club may be granted upon approval of a Use Permit. The Use Permit shall conform to the policies of the Rural Grazing land use designation.

GMP-1.8 Special Treatment Area: San Clemente Rancho - The San Clemente Rancho shall be designated as a "Special Treatment Area." The following specific policies shall regulate uses within the San Clemente Rancho Special Treatment Area. Development shall be subject to the policies for the Rural Grazing land use designation (APNs: 417-051-009, 417-051-012 to -014, 417-051-016 to -019, 417-051-023 to -024, 417-051-026, 418-81-003, and 418-181-013):

- a. The existing recreational facilities, consisting of 101 cabin sites, 5 permanent residences, tennis courts, swimming pool, and fishing ponds are allowed uses. No additional cabin sites shall be allowed. Cabin sites may be moved only with consent of the decision-making body subject to consistency 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 Department, Building Services Department, and Health Department permits.
- b. Further expansion of accessory uses, not including cabins, is subject to the requirements of the Rural Grazing land use designation.
- 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.
- d. Agricultural uses on the property shall be allowed.

GMP-1.9 Special Treatment Area: Jefferson: Residential development shall be permitted at the maximum equivalent density of 2.5 acres per unit on 40 acres (16 units total) in order to contribute to meeting the affordable housing goals on the peninsula (APN: 175-011-047-000, 175-011-029-000, 414-014-014-000). The following specific policies shall regulate uses within the Jefferson Special Treatment Area:

- a. Development shall meet minimum setback requirements and provide adequate buffers from the Marina landfill.
- b. Development shall meet all requirements of the Marina Airport Comprehensive Land Use Plan (CLUP) and letter from the Airport Land Use Commission (ALUC) to the Board of Supervisors dated December 20, 2006. Proposed development shall be considered by the ALUC prior to approval.
- c. A minimum of 50 percent (50%) of the units developed on this site shall meet Affordable/Workforce Housing criteria.
- d. Future development will address environmental constraints.
- e. Development may occur on the bluffs above the Salinas Valley floor. No new residential development may occur on prime valley farmland.

2.0 - Circulation

- GMP-2.1 Improvement of Highway 68 intersections, construction of alternate passing lanes, public transit roadway improvements, and improved bicycle safety measures shall be given priority for funding.
- GMP-2.2 Employers should stagger employee work hours in order to ease peak hour traffic congestion on Highway 68 and in other areas.
- GMP-2.3 Improvements to Laureles Grade should consist of the construction of shoulder widening, spot realignments, passing lanes, and/or paved turn-outs. Heavy vehicles should be discouraged from using this route.
- GMP-2.4 To minimize traffic safety hazards, creation of new direct access points from single-family residences onto Highway 68 or Laureles Grade shall be prohibited, unless there is no other feasible access.
- GMP-2.5 The County shall promote the use of Davis and Reservation Roads as alternate routes between the Monterey Peninsula and Salinas to alleviate traffic on Highway 68.
- GMP-2.6 State Scenic Highway designation should be pursued for Highway 1 north of the Highway 68 junction, and County Scenic Route designations should be pursued for Carmel Valley Road, Robinson Canyon Road, and Reservation Road.
- GMP-2.7 New sites for office employment, services, and local conveniences should incorporate designs and be located to allow use of alternate modes of transportation such as public transit buses, bicycles, and walking. Features to encourage the use of public transit should include a road system sufficient to allow reasonable access by transit buses and should also include provision for bus pullouts, bus stops, pedestrian access, wheelchair access, transit information signs, and passenger shelters.
- GMP-2.8 Development directly beneath runway approaches of the Monterey Peninsula Airport and Marina Municipal Airport shall:
- a. be of low intensity,
 - b. not generate electrical interference to radio communication between pilots and the air traffic control tower,
 - c. not contain sources of glare which would blind or confuse pilots, and
 - d. be required to grant aviation easements to the Monterey Peninsula Airport District or other appropriate entity as a condition of development approval.
- GMP-2.9 Construction and expansion of all highways and major arterials should provide for bike paths. It is desirable that bike paths be physically separate from motorized traffic.

3.0 - Conservation/Open Space

- GMP-3.1 The County shall encourage creative public and private efforts to restore the scenic beauty of visually impacted common public viewing areas.
- GMP-3.2 Development on canyon edges and hilltops shall be designed to minimize the visual impact of the development.
- GMP-3.3 The Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map (*Figure 14*) shall be used to designate visually "sensitive" and "highly sensitive" areas generally visible from designated Scenic Highways. The following policies shall apply to areas that have one of these designations:
- a. All areas designated as "sensitive" or "highly sensitive" shall be interpreted within the meaning of this policy and are to be protected.
 - b. Landowners will be encouraged to dedicate scenic easements to an appropriate agency or non-profit organization over portions of their land shown as "sensitive" or "highly sensitive" on the Map.
 - c. Areas shown as "highly sensitive" on the Map should be preserved as open space to the maximum extent possible through scenic easements or, if necessary, fee acquisition.
 - d. New development should not be sited on those portions of property that have been mapped as "highly sensitive." Where exceptions are appropriate to maximize the goals, objectives, and policies of this plan, development shall be sited in a manner that minimizes visible effects of proposed structures and roads to the greatest extent possible, and shall utilize landscape screening and other techniques to achieve maximum protection of the visual resource.
 - e. New development to be located in areas mapped as "sensitive" or "highly sensitive" and which would be visible from a designated scenic route shall maintain the visual character of the area. In order to adequately mitigate the visual impacts of development in such areas, the following shall be required:
 1. Development shall be rendered compatible with the visual character of the area using appropriate siting, design, materials, and landscaping;
 2. Development shall maintain no less than a 100-foot setback from the scenic route right-of-way;
 3. The impact of any earth movement associated with the development shall be mitigated in such a manner that permanent scarring is not created;
 4. Tree removal shall be minimized;
 5. Landscape screening and restoration shall consist of locally native plant and tree species consistent with surrounding native vegetation;

This page intentionally left blank

Figure 14 - GMP Visual Map to be inserted
(11" x 17")

6. Architectural review of projects shall be required to ensure visual compatibility of the development with the surrounding area; and
7. New development in open grassland areas shall minimize its impact on the uninterrupted viewshed.

Exceptions to the above may be considered if compelling circumstances are demonstrated. In cases where the extent of visibility of development proposed in "highly sensitive" areas is not clear, individual on-site investigations by the Planning Department staff shall be required.

- GMP-3.4 Plant materials shall be used to integrate manmade and natural environments, to screen or soften the visual impact of new development, and to provide diversity in developed areas.
- GMP-3.5 Removal of healthy, native oak, Monterey pine, and redwood trees in the Greater Monterey Peninsula Planning Area shall be discouraged. An ordinance shall be developed to identify required procedures for removal of these trees. Said ordinance shall take into account fuel modification needed for fire prevention in the vicinity of structures and shall include:
- a. Permit requirements.
 - b. Replacement criteria
 - c. Exceptions for emergencies and governmental agencies
- GMP-3.6 A 100-foot setback from all wetlands, as identified by a County-approved biologist, shall be provided and maintained in open space use. No new development shall be allowed in this setback area. No landscape alterations will be allowed in this setback area unless accomplished in conjunction with a restoration and enhancement plan prepared by a County-approved biologist and approved by the California Department of Fish and Game.
- GMP-3.7 The County shall encourage other local agencies to take appropriate measures for the protection of wetlands under their jurisdiction.
- GMP-3.8 Open space areas should include a diversity of habitats with special protection given to ecologically important zones, such as:
- a. areas where one habitat grades into another, or
 - b. areas used by wildlife for access routes to water or feeding grounds.
- GMP-3.9 Critical habitat areas should be preserved as open space. When an entire parcel cannot be developed because of this policy, a low intensity, clustered development may be approved. However, the development should be located on those portions of the land least biologically significant so that the development will not upset the natural function of the surrounding ecosystem.
- GMP-3.10 The County shall work with appropriate state and federal agencies to ensure that oil transport activities near the Monterey County coast include adequate

procedures to protect marine bird and mammal (particularly sea otter) populations and to clean up oil spills.

GMP-3.11 Riding and hiking trails should be acquired and developed with the intent of creating a coordinated, area-wide trails system. All motorized vehicles shall be prohibited from using these trails. In supporting a coordinated area-wide trails system, the highest priority should be given to establishing the following trails systems:

- a) a permanent riding and hiking trail from Roach Canyon to Jacks Peak Park;
- b) an easterly ridgeline trail from Jacks Peak Park to Laureles Grade;
- c) a major trail link which generally traverses in a southeasterly direction from Carmel Valley and forms a trail connection with the Los Padres National Forest trail system; and
- d) a connection trail from the Jacks Peak Park/Laureles Grade ridgeline trail to the entrance of Laguna Seca Recreation Area to be used as a point of departure to Toro Regional Park along Highway 68.
- e) Carmel River Parkway Trail within and connecting State Park property at Carmel River State Beach and Carmel Hill (Hatton Canyon) with Palo Corona Regional Park and Jacks Peak County Park and the Lower Carmel River.

GMP-3.12 The County, through the Parks Department, shall address the following fundamental elements with regard to trail acquisition, development, and use as expeditiously as possible:

- a) design standards,
- b) trail location,
- c) construction standards,
- d) liability questions,
- e) patrol and enforcement,
- f) restrictions or limitations on types of use appropriate to specific trails or trail segments,
- g) maintenance and operation plan, and
- h) burden of cost.

GMP-3.13 As development of bike paths and a coordinated, area-wide trails system are essential for circulation, safety, and recreation in the Greater Monterey Peninsula Planning Area, dedication of trail easements may be required as a condition of development approval, notwithstanding *Policy OS-1.10(b)*.

GMP-3.14 Monterey County will encourage development projects to be served by water from public utilities or mutual water companies. If this is not possible, the County shall consider the cumulative effects of the development's water use on wildlife, fish, and plant communities, and the supply available to existing users.

4.0 - Safety

- GMP-4.1 Redwood, pine, oak forest, and chaparral habitat on land exceeding 25 percent slope, should remain undisturbed due to potential erosion impacts and loss of visual amenities.
- GMP-4.2 Development in the vicinity of the Monterey Peninsula Airport and the Marina Municipal Airport should be sited, designed, and/or constructed to minimize noise hazards from aircraft and other sources. The County should adopt the Airport Noise Control and Land Use Compatibility (ANCLUC) standards for the areas in the vicinity of the Monterey Peninsula Airport and the Marina Municipal Airport.

5.0 - Public Services

- GMP-5.1 The County shall work with the Monterey Peninsula Regional Parks District and the Peninsula cities to develop a joint program to increase the amount of useable park and recreation facilities within the Planning Area.
- GMP-5.2 Each development proposal shall be evaluated to determine the extent to which such development may help further the County's park and recreation facility goals, objectives, and policies.

6.0 - Agriculture

No supplemental Agricultural policies at this time.

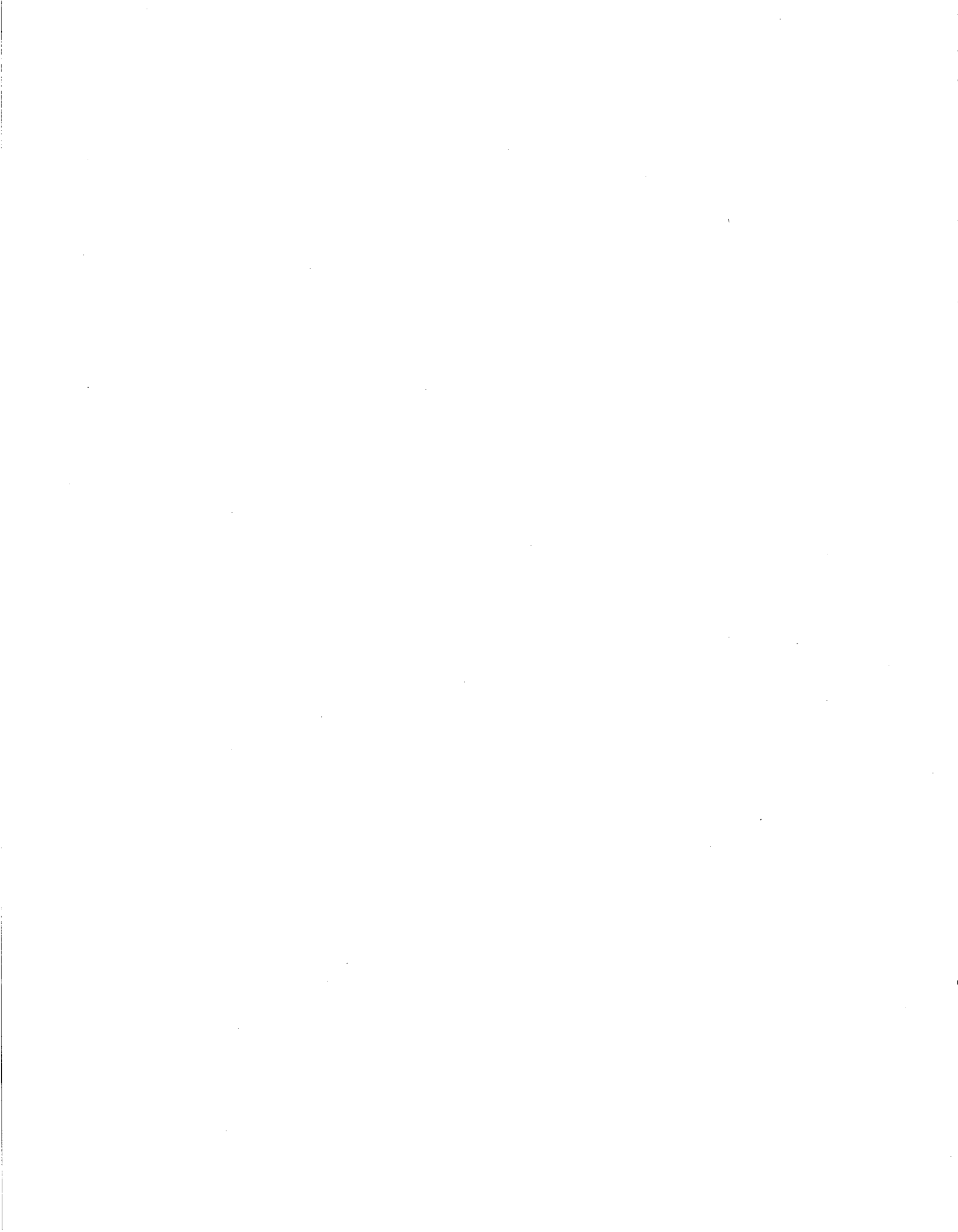
This page intentionally left blank

This page intentionally left blank

Figure LU5 -GMP LU Map to be inserted
(11" x 17")



CHAPTER 9-E
FORT ORD
MASTER PLAN



FORT ORD MASTER PLAN GREATER MONTEREY PENINSULA AREA PLAN

DESCRIPTION

The purpose of this plan is to designate land uses and incorporate objectives, programs, and policies to be consistent with the Fort Ord Reuse Plan (Reuse Plan) adopted by the Fort Ord Reuse Authority (FORA) in 1997. This plan incorporates all applicable policies and programs contained in the adopted Reuse Plan as they pertain to the subject area. In addition, this plan contains additional Design Objectives and land use description clarification to further the Design Principles contained in the adopted Reuse Plan.

The Fort Ord Master Plan consists of this document, the Greater Monterey Peninsula Area Plan, and the Monterey County General Plan. Where there is a conflict or difference between a goal or policy of the Fort Ord Master Plan (FOMP) and the General Plan or Greater Monterey Peninsula Area Plan, the more restrictive policy will apply, except that land use designations will be governed by the FOMP in the Fort Ord area.

PLANNING AREA BOUNDARY

The area subject to this plan is generally located within the central portion of the former Fort Ord military base (Figure LU6a). The city limits of the City of Marina are located to the north, the city limits of the City of Seaside are located to the west, and the City limits of the Cities of Monterey and Del Rey Oaks are located to the south. The planning area is located within the Greater Monterey Peninsula Area Plan, which is part of the County's General Plan. Those areas in the former Fort Ord under the jurisdiction of the County of Monterey and located west of State Highway 1 within the designated Coastal Zone are not subject to this plan.

THE PLAN

This plan incorporates the following Fort Ord Reuse Plan Elements, either directly or by reference to the adopted Reuse Plan, specific to those portions of Fort Ord under County jurisdiction and located east of Highway 1:

- Land Use Element
- Circulation Element
- Recreation and Open Space Element
- Conservation Element
- Noise Element
- Safety Element

The Land Use Element describes land use designations, depicts the arrangement of land uses, and identifies Goals, Objectives, Policies and Programs related to land use. The Land Use Element is consistent with the Land Use Element contained in the adopted Fort Ord Reuse Plan, but also contains development and design objectives, as overlay designations, that are included to provide additional clarification of the intended development envisioned for certain Planning Districts. Other than the additional development and design objectives for those Planning Districts, the land use designation descriptions and the land use map are in conformance with the adopted Reuse Plan. The Fort Ord Land Use Element constitutes the Goals, Objectives, Policies and Programs applicable to land use in the area subject to this plan.

Because the Fort Ord Master Plan is a part of the Monterey County General Plan and Greater Monterey Peninsula Area Plan, this document can only be read in conjunction with those plans.

2003 PLAN MODIFICATIONS-LAND SWAP AGREEMENT

Biology and Residential Relocation from Parker Flats to East Garrison

The 1997 *Fort Ord Installation-Wide Multi-species Habitat Management Plan* (HMP) outlines management requirements for all lands on the former Fort Ord. The HMP identifies four general categories of parcel-specific land uses: habitat reserve, habitat corridor, development with reserve areas and restrictions, and development with no restrictions. The HMP assumes a reuse development scenario for the entire base that will result in the removal of up to 6,300 acres of existing vegetation and habitat.

The Reuse Plan envisioned intensive development of the Parker Flats area and the HMP limited development in East Garrison to 200 acres. However, in 2002, FORA, the County of Monterey, and Monterey Peninsula College (MPC) submitted proposed modifications to the HMP to the U.S. Army and to the U.S. Fish and Wildlife Service for a Land Swap Agreement (LSA). The purpose was to exchange land identified for a Public Safety Training Center from the East Garrison area to Parker Flats. The County would move residential development to East Garrison. The proposed modifications were based on an *Assessment of East Garrison – Parker Flats Land Use Modifications Fort Ord, California*.

The purpose of the LSA was to resolve land use conflicts stemming from a long history of ordnance and explosives use, competing conveyance requests for surplus property at the former base, and to address impacts associated with potential East Garrison development conflicts. The assessment proposed boundary changes and other modifications to the HMP; these changes increased the overall acreage of habitat reserve lands. The assessment found that the goals, objectives and overall intent of the HMP would not be altered and that protection of the HMP species would be expanded and enhanced. The LSA amended the HMP to allow an additional 210 acres to be developed at East Garrison in exchange for the preservation of approximately 447 more acres at

Parker Flats. At the Military Operations Urban Terrain (MOUT) facility, 13.4 acres of habitat reserve is added. As a result, the protected habitat increases by 246.7 acres.

Overall Habitat Losses/Gains in Land Swap Agreement Table

	Maritime Chaparral	Oak Woodlands	Grassland	Total
East Garrison				
Loss	(5.6)	(189.9)	(14.5)	(210)
Parker Flats				
Gain	195.8	249.5	17.9	463.2
Loss	(16.1)	0	0	(16.1)
Net	179.7	249.5	17.9	447.1
Military Operations/Urban Terrain Facility				
Gain	5.2	8.2	0	13.4
Loss	(1.7)	(1.5)	(0.6)	(3.8)
Net	3.5	6.7	(0.6)	9.6
Overall Net	177.6	66.3	2.8	246.7
Source: <i>Assessment East Garrison-Parker Flats Land Use Modifications</i> (Zander Associates, May 2002)				

On September 23, 2003, the Board of Supervisors approved a Memorandum of Understanding (MOU) with Monterey Peninsula College and the Fort Ord Reuse Authority to allow the LSA. The County, FORA and MPC signed the MOU on October 14, 2003.

**COUNTY OF MONTEREY
FORT ORD MASTER PLAN
LAND USE ELEMENT**

The Fort Ord Land Use Element is part of the Greater Monterey Peninsula Area Plan and the Monterey County General Plan and consists of those portions of the County of Monterey Land Use Plan - Fort Ord Master Plan (Figure LU-6a) that pertain to the areas of Fort Ord currently under the jurisdiction of the County and located east of Highway 1, and includes the following text. The Land Use Element contains land use designations specific to Fort Ord. These land use designations are consistent with the land use designations (as base designations) included in the adopted FORA Reuse Plan. For each of the Planning Districts, overlay designations are included that provide additional description and clarification of the intended land uses and additional design objectives for that specific Planning District. The Fort Ord land use designations also include the applicable land use Goals, Objectives, Policies, and Programs directly from the Reuse Plan. These will constitute all the policies and programs to be applied to the Fort Ord Land Use Element. Background information, land use framework and context discussions, as they relate to the subject area, are hereby incorporated by reference into the Fort Ord Land Use Element from the FORA adopted Reuse Plan. In addition, the Land Use Map contained in this plan is the County of Monterey Land Use Plan (Figure 6a) adopted by FORA into the Reuse Plan.

Land Use Goal: Promote orderly, well-planned, and balanced development to ensure educational, housing and economic opportunities as well as environmental protection.

Design Principals:

1. Create a unique identity for the community around the educational institutions.
2. Reinforce the natural landscape setting consistent with the Monterey Peninsula character.
3. Establish a mixed-use development pattern with villages as focal points.
4. Establish diverse neighborhoods as the building blocks of the community.
5. Encourage sustainable practices and environmental conservation.
6. Support the adoption of Regional Urban Design Guidelines by FORA.
7. Create an appropriate range of housing types attainable to the residents and workers of Monterey County.

THIS PAGE INTENTIONALLY LEFT BALNK
FIGURE LU6A



Description of Base Land Use Designations

The following Base Land Use Designation descriptions are compatible with and consistent with the Land Use descriptions that pertain to the Monterey County area contained in the adopted Fort Ord Reuse Plan. In some cases the description has been simplified and clarified to better relate to the future land use in the Monterey County area.

Low Density Residential. The Low Density Residential Base Designation allows an overall density of up to 5 dwelling units per gross acre of property. This designation allows a range of residential product types including single family and attached units. In addition to residential uses, schools, community centers, parks, day care centers, and houses of worship are allowed. Commercial recreation, visitor-serving, and convenience retail uses are allowed as designated in the overlay districts.

Medium Density Residential. The Medium Density Residential Base Designation allows an overall density ranging from 5 to 10 dwelling units per gross acre of property. This designation allows a range of product types including single family and attached units. In addition to residential uses, schools, community centers, parks, day care centers, and houses of worship are allowed. Commercial recreation and convenience retail uses are allowed as designated in the overlay districts.

High Density Residential. The High Density Residential Base Designation allows an overall density ranging from 10 to 20 dwelling units per gross acre of property. This designation creates a transition from existing developed urban centers, lower density residential development, and institutional development. Residential product types may include both detached and attached multi-family units. In addition to residential uses, schools, community centers, parks, day care centers, and houses of worship are allowed. Commercial recreation and convenience retail uses are allowed as designated in the overlay districts.

Planned Development Mixed Use. The Planned Development Mixed Use Base Designation allows a variety of land uses intended to create pedestrian-oriented communities. A variety of residential uses are allowed at a density up to 20 units per gross acre. Residential product types may include both detached and attached multi-family units as well as residential units integrated into other allowed uses. A variety of commercial and civic land uses are allowed and encouraged including retail, commercial, professional office and studios, entertainment, cultural centers, civic centers, transit centers, schools, churches, and day care centers.

Office/R&D. The Office/R&D Base Designation allows professional office and research and development uses. The designation also allows convenience retail and food service establishments in support of the primary uses. Visitor-serving uses are allowed as designated in the overlay designations.

Business Park/Light Industrial. The Business Park/Light Industrial Base Designation allows business parks, light industrial uses, professional office, research and development uses, convenience retail, and food service establishments. Commercial recreation and visitor-serving uses are allowed as designated in the overlay designations.

Convenience & Specialty Retail. The Convenience & Specialty Retail Base Designation allows the development of restaurants, personal services, convenience retail (typically less than 10 to 20 KSF leasable area per store), and unique stand-alone retail opportunities related to a special resource in small scale centers to meet the needs of residential districts, and reduce their vehicular trips and trip lengths.

Visitor Serving. The Visitor Serving Base Designation allows hotels and resorts, conference centers, restaurants, commercial recreation, and retail support uses.

Open Space/Recreation. The Open Space Recreation Base Designation allows public parks and recreation activities not prohibited by overlay designations, habitat management, public amphitheaters, environmental education facilities, and commercial recreation. Convenience retail is allowed as designated in the overlay designations.

Habitat Management. The Habitat Management Base Designation allows habitat management, ecological restoration, environmental educational activities and facilities, and passive recreational activities, such as hiking, bike riding, horse riding, and picnicking in accordance with adopted habitat plans.

School/University. The School/University Base Designation allows public primary and higher educational facilities, habitat management, environmental education and support uses such as offices, sport facilities, maintenance uses, university housing and convenience retail.

Public Facility/Institutional. The Public Facility/Institutional Base Designation allows facilities having public institutional ownership or benefit. Such uses may include habitat management, light industrial and R&D, corporation and maintenance yards, public utilities, training grounds, offices, educational facilities, and youth camps.

Military Enclave. The Military Enclave Base Designation is for lands retained by the United States armed forces for on-going military-related activities.

DESCRIPTION OF PLANNING AREAS AND OVERLAY PLANNING DISTRICTS

The following descriptions of the Planning Areas and Planning Districts are compatible with and consistent with those contained in the adopted Reuse Plan. The location and boundaries of the Planning Areas and Planning Districts are found in Figure 6b. In some cases, the descriptions of future development have been simplified and clarified, particularly if a Planning District is subject to a Master Plan or Habitat Plan to be adopted and implemented by another agency. In addition, General Development Character and Design Objectives from the adopted Reuse Plan have been supplemented for the East Garrison, University Corporate Center, and Parker Flats Planning Districts to provide a more refined development vision for those areas as guidance in preparing the required Specific Plans or other appropriate planned development mechanism.

CSUMB/Recreational Planning Area

This Planning Area is located at the northern end of the County area of Fort Ord and is comprised of two Planning Districts:

- CSUMB Planning District
- Monterey County Recreational/Habitat District

CSUMB Planning District. The County portion of the CSUMB lands totals approximately 800 acres and is comprised of an existing residential area and a reserve area for future development needs of the campus. The development of this district will be regulated by the adopted Campus Master Plan.

Monterey County Recreational/Habitat Protection District. This Planning District includes approximately 340 acres designated as Open Space/Recreation and Habitat Management, with a component of commercial use, and another smaller area of 88 acres to be used for active recreation and habitat protection.

Former Landfill: Approximately 150 acres in the landfill cap 77 acres adjacent to the land fill cap are to be reserved for habitat management consistent with the former Fort Ord Installation-wide Habitat Management Plan (HMP) and, upon approval, the Fort Ord Conservation Plan. A convenience retail center totaling up to 10,980 square feet of retail space is also allowed in this area.

Reservation Road Planning Area

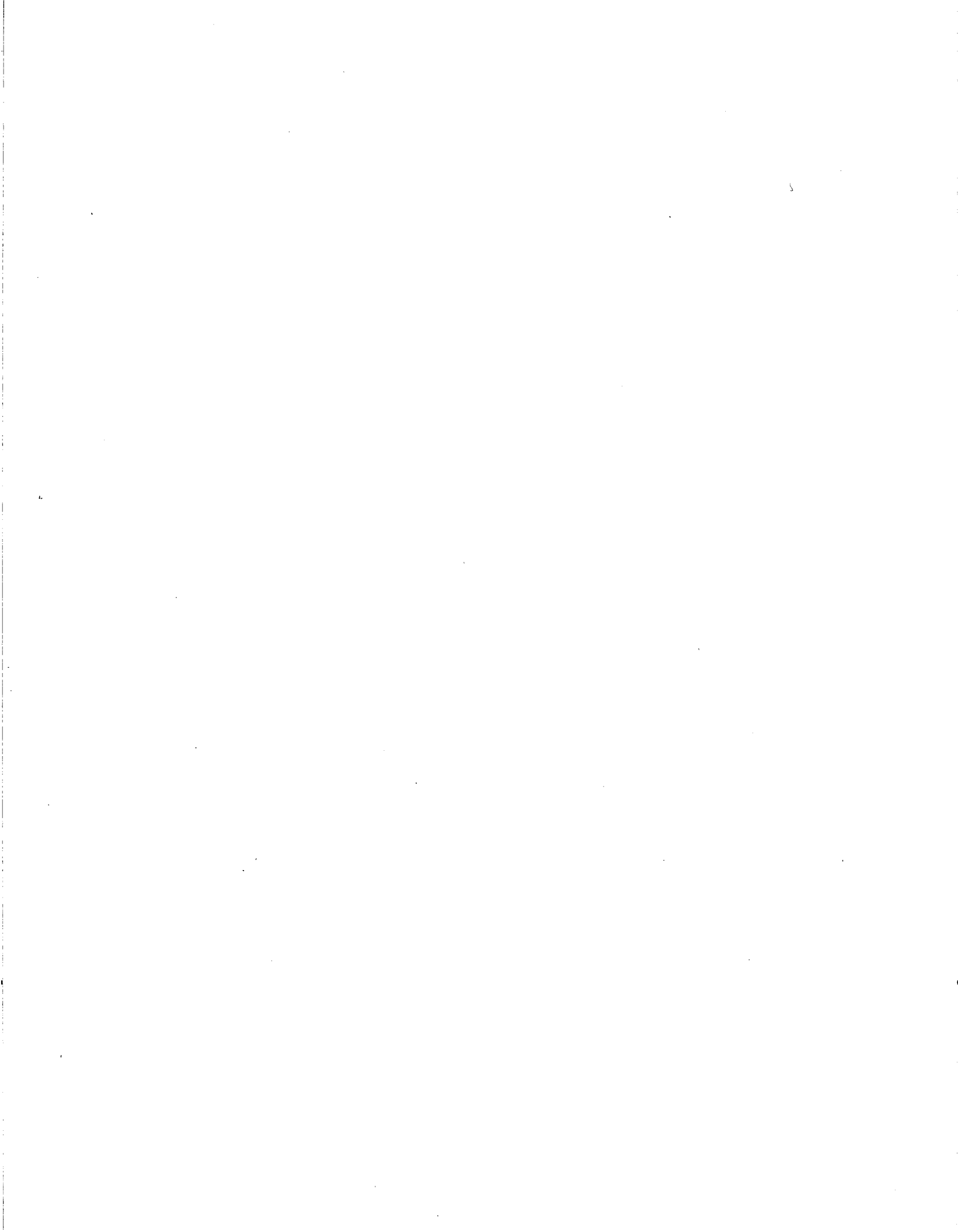
This Planning Area is located at the northeastern end of the County area of Fort Ord and is comprised of five Overlay Districts:

- UC MBEST Cooperative District
- UC Habitat Management District
- East Garrison District
- Youth Camp District
- County Habitat Management District

UC MBEST Cooperative District. This Planning District totals approximately 300 acres and is designated as Planned Development/Mixed Use totaling approximately 3.6 million square feet of building square footage. All uses and activities shall conform to the approved UC MBEST Master Plan and shall be subject to the constraints related to water allocation and transportation as adopted by FORA.

University of California Habitat Reserve District. This Planning District totals approximately 167 acres and is designated as Habitat Management. All uses specified in the Base Designation are allowed except as prohibited by adopted Habitat Management Plan.

THIS PAGE INTENTIONALLY LEFT BLANK
FIGURE LU6B



East Garrison District. This Planning District totals approximately 750 acres, with approximately 410 acres designated for development and 340 acres to be reserved for habitat management, as amended by the LSA. The development area included in the District is designated as Planned Development Mixed Use, including a portion with a Historic District Overlay. This designation allows for a wide range of uses, including housing at appropriate affordability levels, intended to create an urban village and employment center. All the uses specified in the Base Designation are allowed subject to the preparation and approval of a Specific Plan or other planned development mechanism. Development constraints related to water allocation and transportation, as adopted by FORA, shall be addressed by the Specific Plan or other mechanism. The Specific Plan or other mechanism shall also address the following General Development Character and Design Objectives:

General Development Character and Design Objectives

1. Create development that is compatible with and preserves the historic context of the Planning Area.
2. Create a unique identity for the community centered around the historical character, including a distinctive and memorable entry.
3. Establish site planning and design criteria that integrate proposed land uses into the existing site setting and surrounding open space areas.
4. Establish site planning and design criteria that provide buffers and addresses compatibility with adjacent open space areas in conformance with adopted Habitat Management Plans and programs.
5. Establish site planning and design criteria that integrate proposed land uses into a distinctive compact village and ensure compatibility between the various uses.
6. Create a community that integrates a mixture of complementary uses and allows everyday needs to be met close to housing and employment uses, preferably by foot.
7. Create development at a human scale, emphasizing the pedestrian experience.
8. Establish site planning and design criteria that use streets to connect uses, not separate them.
9. Establish site planning and design criteria that provide convenient and safe parking without visually dominating the street or separating uses. Encourage shared parking wherever possible.
10. Create housing development that is of a type and design that results in the desired affordability levels as identified in the Monterey County Housing Element.

The East Garrison District contains approximately 340 acres designated for habitat management. Allowed land uses and activities shall be in conformance with the adopted Habitat Management Plan.

Youth Camp District. This Planning District totals approximately 125 acres located on the south side of Inter-Garrison Road. The District is designated as Public Facilities/Institutional and is envisioned to be a youth camp to be operated by the County or an outside agency.

County Habitat Management District. This Planning District totals approximately 374 acres for habitat management. Allowed uses and activities will be specified in the adopted Habitat Management Plan (HMP).

Eucalyptus Road Planning Area (Parker Flats)

This Planning Area is located in the central portion of the County area of Fort Ord and is comprised of two Planning Districts:

- University Corporate Center District
- Residential/Recreational Center District (Parker Flats)

University Corporate Center District. This Planning District totals approximately 300 acres located along the extension of Gigling Road, with approximately 210 acres designated as Business Park/Light Industrial use and 84 acres designated as Public Facilities/Institutional. The Business Park/Light Industrial use may accommodate all the uses allowed by the Base Designation with up to 1.37 million square feet of building area, subject to the preparation and approval of a Specific Plan or other planned development mechanism. Development constraints related to water allocation and transportation as adopted by FORA shall be addressed by the Specific Plan or other mechanism. The Specific Plan or other mechanism shall address the following General Development Character and Design Objectives:

General Development Character and Design Objectives:

1. Establish site planning and design criteria to integrate proposed development into the existing topography and natural setting so as to minimize grading and oak tree removal.
2. Establish site planning and design criteria to integrate proposed development with the CSUMB campus, the Monterey/Salinas Transit Center and other surrounding uses.
3. Create a compact development form and pattern that efficiently uses land area and services.

4. Create distinctive and memorable entries to the community.
5. Provide complementary uses within walking distance of the business and light industrial uses.
6. Accommodate parking in an efficient and safe manner that does not dominate the street appearance.
7. Create a development form that integrates individual businesses into a cohesive community environment with emphasis on pedestrian connections.
8. Provide efficient connections between business areas and residential areas.
9. Create appropriate public spaces that provide community focus and encourage pedestrian activities.

Residential/Recreation Center District (Parker Flats). This Planning District totals approximately 946 acres. The District was intended to accommodate a residential community of up to 3,184 residential units on 520 acres, at an overall density of up to 5 units per gross acre, neighborhood serving retail commercial uses on a one-acre site, visitor-serving uses (potentially including hotel and golf course development) on 194 acres, and 231 acres of open space preserve. As explained earlier, the Land Swap Agreement modified the allowed uses in this District and in the East Garrison District. The detailed descriptions and arrangement of land uses are subject to the preparation and approval of a Specific Plan or other planned development mechanism. Development constraints related to water allocation and transportation as adopted by FORA shall be addressed by the Specific Plan or other mechanism and may limit the number of residential units permitted. The Specific Plan or other mechanism shall address the following General Development Character and Design Objectives:

General Development Character and Design Objectives:

1. Establish site planning and design criteria to integrate proposed development into the existing topography and natural setting so as to minimize grading and oak tree removal.
2. Establish site planning and design criteria to integrate all proposed development in the District and in the surrounding areas into a cohesive residential community and, in particular, address the following design objectives:
 - Creates a compact community form and pattern that efficiently uses land area and provides services and allows for close pedestrian connections between residences, public spaces, everyday services, and natural areas.
 - Creates distinctive and memorable entries.

- Creates a community form consistent with Monterey Peninsula prototypes.
 - Integrates complimentary uses allowing everyday needs to be met close to housing, preferably by foot.
 - Provides for a range of housing types and architectural styles within neighborhoods consistent with the affordability levels desired by the County.
 - Creates a community form and provides amenities that enhance the pedestrian experience.
 - Provides public spaces for community activities and recreation accessible to the residents.
 - Uses the street pattern to connect neighborhoods and areas, not to separate them.
 - Uses the natural areas and features of the District to create distinctive edges to neighborhoods that are walkable from the homes.
3. Coordinate the design and character of a perimeter regional trail to provide an effective boundary between the residential community and the adjacent BLM protected habitat area.
 4. Consider providing centralized equestrian facilities as amenities for the new neighborhoods to take advantage of the trails within the adjacent BLM lands.

Bureau of Land Management/Recreation Area

This area contains approximately 16,000 acres comprised of the following Planning Districts:

Open Space/Habitat District. This District contains approximately 15,000 acres designated as Open Space/Recreation and Habitat Management under the jurisdiction of BLM. Allowed uses will be in conformance with adopted Habitat Conservation Plans.

POST District. This district contains approximately 39 acres and is designated as Public Facilities/Institutional intended for the Police Officer Safety Training (POST) facility under the direction of Monterey Peninsula College.

Laguna Seca Regional Park District. This District contains approximately 591 acres and is designated as Public Facilities/Institutional to be used in expanding Laguna Seca Regional Park.

York School District. This district contains approximately 66 acres and is designated as Public Facilities/Institutional to be used for an expansion of the York School.

FORT ORD MASTER PLAN OBJECTIVES, POLICIES, AND PROGRAMS

Residential Land Use Policies and Programs

Objective A: Establish a range of permissible housing densities, on an average gross basis, for the Fort Ord area to ensure that housing attainable to the residents and workers of Monterey County is provided.

Residential Land Use Policy A-1: The County of Monterey shall provide variable housing densities to ensure development of housing accessible to all economic segments of the community. Residential land uses shall be categorized according to the following densities:

<u>Land Use Designation</u>	<u>Units/Gross Acre</u>
<i>SFD Low Density Residential</i>	<i>up to 5 Du/Ac</i>
<i>SFD Medium Density Residential</i>	<i>5 to 10 Du/Ac</i>
<i>MFD High Density Residential</i>	<i>10 to 20 Du/Ac</i>
<i>Residential Infill Opportunities</i>	<i>5 to 10 Du/Ac</i>
<i>Planned Development Mixed Use District</i>	<i>8 to 20 Du/Ac</i>

***Program A-1.1:** Amend the County's Zoning Ordinance to designate the former Fort Ord land at the permissible residential densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the housing types at affordability levels desired for the community.*

***Program A-1.2:** Provide for the appropriate infill residential zoning for CSUMB to expand its housing stock.*

Objective B: Ensure compatibility between residential development and surrounding land uses.

Residential Land Use Policy B-1: The County of Monterey shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities that are potential nuisances and/or hazards within close proximity to residential areas.

***Program B-1.1:** The County of Monterey shall revise Zoning Ordinance regulations on the types of uses allowed in the county's districts and neighborhoods, where appropriate, to ensure compatibility of uses in the Fort Ord planning area.*

Program B-1.2: *The County of Monterey shall adopt zoning standards for the former Fort Ord lands to achieve compatible land uses, including, but not limited to, buffer zones and vegetative screening.*

Program B-1.3: *The County shall prepare and implement design guidelines for development on the bluffs to avoid strong visual contrasts as seen from the Salinas Valley.*

Program B-1.4: *The County shall prepare and implement visual design guidelines for areas surrounding the former Fort Ord in the County jurisdiction that are consistent with those prepared for the former Fort Ord under the Reuse Plan.*

Objective C: Encourage the best use of residential land to enhance and maximize residential development attainable to the residents and workers of Monterey County and realize the economic opportunities associated with redevelopment at the former Fort Ord.

Residential Land Use Policy C-1: *The County of Monterey shall provide opportunities for developing market-responsive housing in the Fort Ord planning area that is consistent with housing policies and programs included in the Monterey County Housing Element.*

Program C-1.1: *The County of Monterey shall amend the Greater Monterey Peninsula Area Plan, provide zoning, and consider development of a significant new residential area in the Eucalyptus Road Planning Area at the perimeter of the BLM land. The district is designated as SFD Low Density Residential (1 to 5 Du/Gross Acre) as an average-gross density for the entire Planning area, and may be developed with a focal point of a golf course and visitor-serving hotel.*

Program C-1.2: *The County of Monterey shall amend the Greater Monterey Peninsula Area Plan and provide zoning for the development of new housing and other uses in the East Garrison Historic District in the County Reservation Road Planning Area to be designated as a Planned Development Mixed Use District. This district may include a residential component, perhaps in a village setting incorporated into the designated historic district, depending on the ultimate location of the Police Office Safety Training (POST) facilities within the former Fort Ord.*

Program C-1.3: *The Monterey County Housing Element shall contain specific policies and programs related to the development of affordable housing on Fort Ord. The policies and programs shall address the appropriate affordability levels of housing to be developed on Fort Ord as it relates to the provision of affordable housing on a County-wide basis. Future development proposals shall be reviewed for consistency with those specific policies and programs as part of the development review process.*

Objective D: Provide public facilities and services that will support revitalization of existing Army housing and new housing construction on the former Fort Ord.

Residential Land Use Policy D-1: *The County of Monterey shall implement the Public Services and Capital Improvement Program in the Fort Ord Reuse Plan to support residential development.*

Program D-1.1: *The County of Monterey shall cooperate with FORA and provide adequate public facilities and services that will support residential revitalization and new housing construction at the former Fort Ord.*

Objective E: Coordinate the location, intensity, and mix of land uses with alternative transportation goals and transportation infrastructure.

Residential Land Use Policy E-1: *The County of Monterey shall make land use decisions that support transportation alternatives to the automobile and encourage mixed-use projects and the highest-density residential projects along major transit and public transportation routes.*

Program E-1.1: *The County of Monterey shall prepare one or more specific plans for the UC MBEST Cooperative Planning District.*

Program E-1.2: *The County of Monterey shall prepare one or more specific plans for the East Garrison District and incorporate provisions to support transportation alternatives to the automobile.*

Program E-1.3: *The County of Monterey shall encourage the development of an integrated street pattern for new developments which provides linkages to the existing street network and discourages cul-de-sacs or dead-end streets.*

Residential Land Use Policy E-2: *The County of Monterey shall encourage convenience/specialty retail land use in residential neighborhoods.*

Program E-2.1: *The County of Monterey shall designate convenience/specialty retail land use on its zoning map and provide standards for development within residential neighborhoods.*

Residential Land Use Policy E-3: *In areas of residential development, the County of Monterey shall provide for designation of access routes, street and road rights-of-way, off-street and on-street parking, bike paths, and pedestrian walkways.*

Program E-3.1: *The County of Monterey shall delineate adequate circulation rights-of-way to and within each residential area by creating circulation rights-of-way plan lines.*

Program E-3.2: *The County of Monterey shall prepare pedestrian and bikeway plans and link residential areas to commercial development and public transit.*

Objective F: Balance economic development needs with the needs of the homeless population in the community.

Residential Land Use Policy F-1: *The County of Monterey shall strive to meet the needs of the homeless population in its redevelopment of the former Fort Ord.*

Program F-1.1: *The County of Monterey shall develop guidelines to facilitate and enhance the working relationship between FORA and local homeless representatives.*

Program F-1.2: *The County of Monterey shall conduct outreach to homeless service providers and nonprofit low-income housing developers to determine homeless needs in the community.*

Program F-1.3: *The County of Monterey shall support development of a standard format for the contracts between FORA and homeless service providers that must be submitted to the Federal Housing and Urban Development Agency.*

Objective G: Improve access for people with disabilities by creating a barrier-free environment.

Residential Land Use Policy G-1: *The County of Monterey shall support broad design standards and accessible environments in developing the Fort Ord planning area.*

Program G-1.1: *The County of Monterey shall identify focused areas and develop Inclusionary zoning to encourage group homes and flexibility in household size and composition.*

Program G-1.2: *The County of Monterey shall review all development plans with the goal of making the community more accessible.*

Program G-1.3: *The County of Monterey shall inventory those existing public facilities on former Fort Ord lands that warrant reduction in barriers and develop a long-term program to implement reduction in barriers.*

Objective H: Provide General Plan consistency between land use and housing elements.

Residential Land Use Policy H-1: *The County of Monterey shall incorporate policies in its Housing Framework consistent with Fort Ord policies for residential lands.*

Program H-1.1: *The County of Monterey shall revise its Housing Element to incorporate and address the policy direction in this plan, including but not limited to issues regarding additional housing stock, opportunities for affordable housing, and provisions for housing displacement.*

Objective I: Provide for Community Design principles and guidelines to ensure quality of life for Fort Ord residents and surrounding communities.

Residential Land Use Policy I-1: *The County of Monterey shall adopt Community Design principles consistent with the Fort Ord Reuse Plan Design Framework.*

Program I-1.1: *The County of Monterey shall work with FORA to prepare design guidelines for implementing development on former Fort Ord lands generally consistent with the Community Design Principles of the Reuse Plan.*

Program I-1.2: *The County of Monterey shall review each development proposal for consistency with the Community Design Principles and the County's design guidelines.*

Objective J: Provide for adequate housing for CSUMB.

Residential Land Use Policy J-1: *The County shall coordinate with CSUMB to provide for maintenance of existing housing and infill of new housing.*

Program J-1.1: *The County shall amend the Greater Monterey Peninsula Area Plan and provide zoning for appropriate housing consistent with CSUMB Master Plan.*

Commercial Land Use Policies and Programs

Objective A: Designate sufficient area for a variety of commercial centers to meet the retail and business of the Fort Ord community.

Commercial Land Use Policy A-1: *The County of Monterey shall allocate land and commercial and office categories adequate to provide goods and services for the needs of its citizens, other Fort Ord jurisdictions, and their trade areas. In the absence of a Specific Plan, Commercial land use shall be designated not to exceed the following:*

- **Business Park/Light Industrial**

*East Garrison District (Fort Ord Reuse Plan Polygon 11b):
70 acres, 0.2 FAR, 609,840 square feet*

- **Office/R&D**

*UC MBEST Cooperative Planning District (Fort Ord Reuse Plan Polygon 6a, 9b)
30.15 acres, 0.35 FAR, 459,667 square feet
267.47 acres, 0.27 FAR, 3,192,372 square feet*

*East Garrison District (Fort Ord Reuse Plan Polygon 11b)
25 acres, 0.20 FAR, 217,800 square feet*

- **Convenience/Specialty Retail**

*East Garrison District (Fort Ord Reuse Plan Polygon 11b)
75,000 square feet of specialty retail and 100,000 square feet of artists' studio space. The ground floor of live/work units can also be utilized for commercial use.*

Square footage limitations shall not apply in areas governed by Specific Plans, so long as the Specific Plan sets forth an alternative allocation of commercial land uses, including office, research/R&D and Convenience/Specialty which total square footage does not exceed the aggregate of commercial square footage set forth above. Such alternative allocations may include hybrids of commercial land uses and residential uses, including but not limited to Live/Work, Town Center, Artists studios, or Mixed Use designations.

Residential/Recreation Center District (Fort Ord Reuse Plan Polygons 19a, 19b)

1 acre, 10,890 square feet

Monterey County Recreational/Habitat District (Fort Ord Reuse Plan Polygon 8a)

1 acre, 10,890 square feet

Monterey County Recreational/Habitat District (Fort Ord Reuse Plan Polygon 17a)

1 acre, 10,890 square feet

Program A-1.1: Amend the County's Zoning Code to designate former Fort Ord land at the permissible commercial densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the commercial activities desired for the community.

Objective B: Visitor-serving hotel and golf course designations may be established within suitable areas of former Fort Ord.

Commercial Land Use Policy B-1: The County of Monterey may allocate land in the visitor-serving category to promote development of hotel and resort uses, along with associated commercial recreation uses such as golf courses. Visitor serving uses may be designated as follows:

- *Residential/Recreation Center District (Fort Ord Reuse Plan Polygons 19a, 21a/b/c): Hotel Opportunity Site, 15 acres, 300 rooms; 18-Hole Golf Course Opportunity Site, 179 acres.*
- *Visitor-Serving Hotel and Golf Course District (Fort Ord Reuse Plan Polygon 29a): Hotel Opportunity Site, 15 acres, 300 rooms; 18-Hole Golf Course Opportunity Site, 149.05 acres.*

Program B-1.1: Amend the County's Zoning Code to designate visitor-serving uses at the allowable densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the commercial activities desired for the community.

Commercial Land Use Policy B-2: *The County of Monterey shall not include nor allow card rooms or casinos for gambling as acceptable land uses on the former Fort Ord.*

Program B-2.1: *The County of Monterey shall amend its Zoning Code to prohibit card rooms or casinos as permitted or conditionally permitted land uses on the former Fort Ord.*

Commercial Land Use Policy B-3: *The County of Monterey will follow hotel building heights limits, which are proposed as part of the Community Design standards of the Fort Ord Reuse Plan.*

Program B-3.1: *The County of Monterey shall review each hotel proposal for consistency with the Community Design Principles of the Fort Ord Reuse Plan and the County's design guidelines for former Fort Ord lands.*

Objective C: Ensure that various types of commercial land use categories are balanced, and that business and industry enhance employment opportunities in, and self-sufficiency of, Fort Ord communities.

Commercial Land Use Policy C-1: *The County of Monterey shall encourage a strong and stable source of County revenues by providing a balance of commercial land use types on its former Fort Ord land, while preserving the area's community character.*

Program C-1.1: *The County of Monterey shall amend its Zoning Map to provide for commercial land use types and densities consistent with the Land Use Concept in the Fort Ord Reuse Plan in order to encourage employment opportunities and self-sufficiency.*

Objective D: Encourage commercial development in close proximity to major residential areas and transportation routes.

Commercial Land Use Policy D-1: *The County of Monterey shall allow a mix of residential and commercial uses to decrease travel distances, encourage walking and biking, and help increase transit ridership.*

Program D-1.1: *The County of Monterey shall allow for convenience commercial designations in the following Planned Development Mixed Use Districts:*

- *UC MBEST Center Cooperative Planning District*
- *East Garrison District*

Objective E: Provide for adequate access to commercial developments.

Commercial Land Use Policy E-1: *The County of Monterey shall coordinate the location and intensity of commercial areas at the former Fort Ord with transportation resources and in a manner that offers convenient access.*

Program E-1.1: *The County of Monterey shall coordinate with FORA and the Transportation Agency of Monterey County (TAMC) to address existing regional transportation needs and to implement the long-range circulation strategy for the former Fort Ord as specified in the Reuse Plan.*

Commercial Land Use Policy E-2: *In areas of commercial development, the County of Monterey shall provide for designation of access routes, street and road rights-of-way, off-street and on-street parking, bike paths, and pedestrian walkways.*

Program E-2.1: *The County of Monterey shall delineate adequate circulation rights-of-way to and within each commercial area by creating circulation rights-of-way plan lines.*

Program E-2.2: *The County of Monterey shall prepare pedestrian & bikeway plans and link residential areas to commercial development and link residential & commercial areas to public transit.*

Program E-2.3: *The County of Monterey shall preserve sufficient land at the former Fort Ord for rights-of-way to serve long-range commercial build out.*

Objective F: Provide for Community Design principles and guidelines for commercial development at the former Fort Ord.

Commercial Land Use Policy F-1: *The County of Monterey shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance.*

Commercial Land Use Policy F-2: *The County of Monterey shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for commercial development at the former Fort Ord.*

Program F-1.1: *The County of Monterey shall prepare design guidelines for implementing commercial development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.*

Program F-1.2: *The County of Monterey shall review each commercial development proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.*

Program B-1.3: *See Residential Land Use Policies and Program.*

Program B-1.4: *See Residential Land Use Policies and Program.*

Commercial Land Use Policy F-3: *The County of Monterey shall ensure that the future development projects at East Garrison are compatible with the historic context and associated land uses and development.*

Recreation/Open Space Land Use Policies and Programs

Objective A: Encourage land uses that respect, preserve, and enhance natural resources and open space at the former Fort Ord.

Recreation/Open Space Land Use Policy A-1: *The County of Monterey shall encourage the conservation and preservation of irreplaceable natural resources and open space at former Fort Ord.*

Program A-1.1: *The County of Monterey shall identify natural resources and open space, and incorporate them into its zoning designations.*

Recreation/Open Space Land Use Policy A-2: *The County of Monterey shall encourage the provision of public open space lands as part of all types of development, including residential, commercial, and institutional.*

Program A-2.1: *As part of review of development projects, the County of Monterey shall evaluate and provide for the need for public open space.*

Objective B: Use open space as a land use link and buffer.

Recreation/Open Space Land Use Policy B-1: *The County of Monterey shall link open space areas to each other.*

Program B-1.1: *The County of Monterey shall create an open space plan for former Fort Ord showing the linkage of all open space areas within the County of Monterey as well as linking to open space and habitat areas outside the County areas.*

Recreation/Open Space Land Use Policy B-2: *The County of Monterey shall use open space as a buffer between various types of land uses.*

Program B-2.1: *The County of Monterey shall review each application for a development entitlement for compatibility with adjacent open space land uses and require that suitable open space buffers are incorporated into the development plans of any potentially incompatible land uses as a condition of project approval.*

Program B-2.2: *The County of Monterey shall encourage clustering of all types of land uses.*

Program B-2.3: *The County of Monterey shall designate open space areas, wherever possible, on the perimeter of all development undertaken at the former Fort Ord.*

Program B-2.4: *The County of Monterey shall designate a fire-resistant buffer between BLM lands and residential land use.*

Program B-2.5: *When buffers adjacent to Habitat Management areas are required as a condition of approval adjacent to Habitat Management areas, the buffer shall be designed in a manner consistent with those guidelines set out in the Habitat Management Plan. Roads shall not be allowed within the buffer area adjacent to Habitat Management areas except for restricted access maintenance or emergency access roads.*

Objective C: Reserve sufficient lands for community and neighborhood parks and recreation facilities in the Fort Ord area and adjacent communities.

Recreation/Open Space Land Use Policy C-1: *The County of Monterey shall designate sufficient area for projected park and recreation facilities at the former Fort Ord.*

Program C-1.1: *The County of Monterey shall amend its Greater Monterey Peninsula Area Plan and Zoning Ordinance to designate appropriate park and recreation facilities at the former Fort Ord to serve the needs of their community area, appropriate and consistent with the recreation standards established for the Fort Ord Reuse Plan and the County Subdivision Ordinance, which identifies a standard of 3 acres per 1,000 people.*

Program C-1.2: *The County of Monterey shall designate land uses for the following park locations and acreages:*

- *Neighborhood Park in Eucalyptus Road Planning Area (Fort Ord Reuse Plan Polygon 19a): 10 acres.*
- *A minimum of 200 acres in permanent open space within the Eucalyptus Road Planning Area.*

Program C-1.3: *This parkland shall be created in such a way as to maximize protection of existing oak woodland in support of the Habitat Management Plan.*

Program C-1.4: *The County of Monterey shall amend its Greater Monterey Peninsula Area Plan map to include this land as Park and Open Space.*

Recreation/Open Space Land Use Policy C-2: *The County of Monterey shall provide sufficient resources to operate and maintain the park facilities at the former Fort Ord.*

Program C-2.1: *The County of Monterey shall provide in the annual budget for a minimal recreation program at the time that each park is developed. The County should also provide a budget for a complete recreation and park maintenance program when the population to be served by the park reaches one thousand residents.*

Program C-2.2: *Each park in the County of Monterey should be developed and the recreation equipment should be in place when approximately 50 percent of the residential dwelling units that will be served by the park have been constructed and occupied.*

Objective D: Coordinate open space and recreation land use with other affected agencies at the former Fort Ord, such as the California Department of Parks and Recreation (CDPR) and the Bureau of Land Management.

Recreation/Open Space Land Use Policy E-1: *The County of Monterey shall limit recreation in environmentally sensitive areas, such as dunes and areas with rare, endangered, or threatened plant or animal communities to passive, low-intensity recreation dependent on the resource and compatible with its long-term protection.*

Program D-1.1: *The County of Monterey shall assist the CDPR to develop and implement a Master Plan for ensuring consistency of future uses of areas in the Coastal Zone, including the management of the Fort Ord coastal dunes and beaches, for the benefit of the public by restoring habitat, recreating the natural landscape, providing public access, and developing appropriate day use and overnight lodging facilities (limited to a capacity of 40 rooms).*

Program D-1.2: *The County of Monterey shall assist CDPR to carry out a dune restoration program for the Fort Ord Dunes State Park.*

Program D-1.3: *The County of Monterey shall coordinate with the CDPR to resolve the issue of a frontage roadway to connect the cities of Marina and Sand City.*

Program D-1.4: *The County of Monterey shall work with and support the Army to investigate clean up of the Monterey County Recreational/Habitat District in the CSUMB/Recreational Planning Area (Fort Ord Reuse Plan Polygon 8a). This area is proposed to be used for habitat reserve management, the Monterey Salinas Transit Administrative and Maintenance facility, the Whispering Oaks business park and commercial development.*

Program E-1.5: *The proposed community park facility in the Monterey County Recreational/Habitat District in the CSUMB/Recreational Planning Area (Fort Ord Reuse Plan Polygon 17a) will use about 30 acres of land currently dominated by oak woodland for an equestrian center and other recreational facilities. The park will serve as a gateway to trails in the Bureau of Land Management (BLM) area. The County of Monterey shall coordinate polygon and property boundary adjustments as needed to meet jurisdictional requirements of the County, the City of Marina, and CSUMB.*

Program E-1.6: *The Youth Camp District in the Reservation Road Planning Area (Fort Ord Reuse Plan Polygon 17b) is intended for rehabilitation of the*

existing travel camp. The County of Monterey shall assure that this planned use is compatible with adjacent land uses.

Institutional Land Use Policies and Programs

Objective A: Encourage proper planning on and adjacent to public lands so that uses on these lands are compatible.

Institutional Land Use Policy A-1: *The County of Monterey shall review and coordinate with the universities, colleges, and other school districts or entities in the planning of both public lands designated for university-related uses and adjacent lands.*

Program A-1.1: *The County of Monterey shall be included in the master planning efforts undertaken by the University of California and California State University and jointly with those agencies ensure compatible land uses in the transition between university and non-university lands.*

Program A-1.2: *The County of Monterey shall review, and if necessary, revise its Zoning Ordinance regulations on the types of uses allowed in areas adjacent to the UC MBEST Cooperative Planning District and the CSUMB Planning Area District, so as to ensure compatibility of uses. The County will adopt zoning standards to ensure a suitable transition of land use types, density, design, circulation and roadways to the areas designated for university-related uses.*

Program A-1.3: *The County of Monterey shall designate the land surrounding the UC MBEST Center and CSUMB planning areas for compatible use, such as Business Park/Light Industrial, Office/R&D, and Planned Development Mixed Use, to encourage use of this land for a university and research-oriented environment, and to prevent the creation of pronounced boundaries between the campus and surrounding communities.*

Program A-1.4: *The County of Monterey shall minimize the impacts of proposed land uses, which may be incompatible with public lands, such as major roadways near residential or university areas, location of the York School expansion area adjacent to the Habitat Management Area, and siting of the Monterey Peninsula College's Military Operations Urban Terrain (MOUT) law enforcement training program in the BLM Management/Recreation Planning Area.*

Objective B: Consider special needs of schools in developing land and infrastructure.

Institutional Land Use Policy B-1: *The County of Monterey shall provide a safe environment for schools serving Fort Ord areas when planning land use and infrastructure improvements.*

Program B-1.1: *The County of Monterey shall review all planning and design for Fort Ord land use and infrastructure improvements in the vicinity of schools and*

ensure appropriate compatibility, including all applicable safety standards for development near schools, as a condition of project approval.

Objective C: Provide for Community Design principles and guidelines for institutional development at the former Fort Ord.

Institutional Land Use Policy C-1: *The County of Monterey shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance within Fort Ord.*

Institutional Land Use Policy C-2: *The County of Monterey shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for institutional development at the former Fort Ord.*

Program C-2.1: *The County of Monterey shall prepare design guidelines for implementing institutional development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.*

Program C-2.2: *The County of Monterey shall review each institutional development proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.*

**COUNTY OF MONTEREY
FORT ORD MASTER PLAN
CIRCULATION ELEMENT**

The Monterey County Fort Ord Circulation Element is part of the Greater Monterey Peninsula Area Plan and the Monterey County General Plan. It consists of those portions of the Circulation Element of the Reuse Plan adopted by the Fort Ord Reuse Authority (FORA) on June 13, 1997, that pertain to the areas of Fort Ord currently under the jurisdiction of the County and located east of Highway 1. Those relevant portions of the adopted Reuse Plan are hereby incorporated into the Monterey County Fort Ord Circulation Element by this reference. For convenience, relevant Goals, Objectives, Policies and Programs pertaining to the subject area are provided herein.

Streets and Roads Policies and Programs

Objective A: Develop an efficient regional network of roadways that provides access to the former Fort Ord.

***Streets and Roads Policy A-1:** FORA and each jurisdiction with lands at the former Fort Ord shall coordinate with and assist the Transportation Agency of Monterey County (TAMC) in providing funding for an efficient regional transportation network to access former Fort Ord.*

***Program A-1.1:** FORA and each jurisdiction with lands at the former Fort Ord shall ensure collection of the FOR A Community Facilities District (CFD) fee on former Fort Ord lands prior to issuance of building permits. The FOR A CFD fee is the funding mechanism to pay for former Fort Ord's share of impact on the regional system.*

***Program A-1.2:** The County shall ensure collection of the FOR A CFD fee to pay for the "fair share" of the impact on the regional transportation system caused or contributed by development on territory within the jurisdiction of FORA.*

***Program A-1.3:** FORA and each jurisdiction with lands at former Fort Ord shall identify specific transportation issues that affect former Fort Ord and support and participate in regional and state planning efforts and funding programs to provide an efficient regional transportation effort to access former Fort Ord.*

***Program A-1.4:** The County shall prepare and implement a monitoring program that ensures that development does not exceed resource constraints posed by transportation facilities consistent with the Development and Resource Management Plan adopted by FORA.*

Objective B: Provide direct and efficient linkages from former Fort Ord lands to the regional transportation system.

Streets and Roads Policy B-1: FORA and each jurisdiction with lands at former Fort Ord shall design all major arterials within former Fort Ord to have direct connections to the regional network (or to another major arterial that has a direct connection to the regional network) consistent with the Reuse Plan circulation framework.

Program B-1.1: Each jurisdiction shall coordinate with FORA to design and provide an efficient system of arterials consistent with Fort Ord Reuse Plan Figures 4.2-2 (in the 2015 scenario) and Fort Ord Reuse Plan Figure 4.2-3 (in the build out scenario as modified by the FOR A Fee Reallocation Study adopted by the FOR A Board of Directors on April 8, 2005) in order to connect to the regional transportation network.

Program B-1.2: Each jurisdiction shall identify and coordinate with FORA to designate local truck routes to have direct access to regional and national truck routes and to provide adequate movement of goods into and out of the former Fort Ord.

Objective C: Provide a safe and efficient street system at the former Fort Ord.

Streets and Roads Policy C-1: Each jurisdiction shall identify the functional purpose of all roadways and design the street system in conformance with Reuse Plan design standards.

Program C-1.1: Each jurisdiction shall assign classifications (arterial, collector, local) for each street and design and construct roadways in conformance with the standards provided by the Reuse Plan (Fort Ord Reuse Plan Table 4.2-4 and Fort Ord Reuse Plan Figure 4.2-4).

Program C-1.2: Each jurisdiction shall preserve sufficient right-of-way for anticipated future travel demands based on buildout of the FORA Reuse Plan.

Program C-1.3: Each jurisdiction shall assign an appropriate threshold performance standard for its roadway system in order to measure the impacts of future growth on the system.

Program C-1.4 Each jurisdiction shall design and construct the roadway network consistent with the phasing program identified in the Fort Ord Business and Operations Plan (Appendix B of the Reuse Plan).

Program C-1.5: Each jurisdiction shall designate arterials and roadways in commercially zoned areas as truck routes.

Streets and Roads Policy C-2: Each jurisdiction shall provide improvements to the roadway network to address high accident locations.

***Program C-2.1:** Each jurisdiction shall collect accident data, identify and assess potential remedies at high accident locations, and implement improvements to lower the identified high accident rates.*

Objective D: Provide an adequate supply of on-street parking.

***Streets and Roads Policy D-1:** Each jurisdiction shall provide a program of on-street parking.*

***Program D-1.1:** Each jurisdiction shall provide on-street parking, as appropriate, with design and construction of all urban roadways.*

***Program D-1.2:** Each jurisdiction shall provide on-street parking on all urban roadways for persons with disabilities.*

Transit Policies and Programs

Objective A: Provide convenient and comprehensive bus service.

***Transit Policy A-1:** Each jurisdiction with lands at former Fort Ord shall support and coordinate with Monterey-Salinas Transit (MST) to provide regional bus service and facilities to serve the key activity centers and key corridors within the former Fort Ord.*

***Program A-1.1:** Each jurisdiction shall identify key activity centers and key corridors, coordinate with MST to identify bus routes that could serve former Fort Ord, and support MST to provide service responsive to local needs.*

***Program A-1.2:** Each jurisdiction shall develop a program to identify locations for bus facilities, including shelters and turnouts. These facilities shall be funded and constructed through new development and/or other programs in order to support convenient and comprehensive bus service.*

***Program A-1.3:** Each jurisdiction shall identify the need for transit/paratransit services for the elderly and disabled, and coordinate with and support MST to implement needed transit services.*

Objective B: Promote passenger rail service that addresses transportation needs for the former Fort Ord.

***Transit Policy B-1:** Each jurisdiction shall support TAMC and other agencies to provide passenger rail service that addresses transportation needs for former Fort Ord.*

***Program B-1.1:** Each jurisdiction shall support TAMC and other agencies to assess the need, feasibility, design, and preservation of rights-of-way for passenger rail service that addresses transportation needs at former Fort Ord.*

Objective C: Promote intermodal connections that address the transportation needs for the former Fort Ord.

Transit Policy C-1: *Each jurisdiction shall support the establishment of intermodal centers and connections that address the transportation needs at former Fort Ord.*

Program C-1.1: *Each jurisdiction shall coordinate with and support TAMC and MST to identify the need, location, and physical design of intermodal centers and regional and local transportation routes to connect with the intermodal centers.*

Pedestrian and Bicycles Policies and Programs

Objective A: Provide a comprehensive pedestrian system that supports the needs of Fort Ord residents, employees, students, and visitors.

Pedestrian and Bicycles Policy A-1: *Each jurisdiction shall provide and maintain an attractive, safe and comprehensive pedestrian system.*

Program A-1.1: *Each land use jurisdiction shall prepare a Pedestrian System Plan that includes the construction of sidewalks along both sides of urban roadways, sidewalks, and pedestrian walkways in all new developments and public facilities, crosswalks at all signalized intersections and other major intersections, where warranted, and school safety features. This plan shall be coordinated with adjacent land use jurisdictions, FORA, and appropriate school entities.*

Objective B: Provide a comprehensive bicycle system that supports the needs of Fort Ord residents, employees, students, and visitors.

Pedestrian and Bicycles Policy B-1: *Each jurisdiction shall provide and maintain an attractive, safe, and comprehensive bicycle system.*

Program B-1.1: *Each jurisdiction shall prepare a Bicycle System Plan that includes an overall bicycle network consistent with the Reuse Plan (Fort Ord Reuse Plan Figure 4.2-6) and local bicycle networks with the appropriate class of bikeways for each functional class of roadway. The Bicycle System Plan shall include appropriate design standards to accommodate bicycle travel and secure bicycle-parking facilities at public and private activity centers. This plan shall be coordinated with adjacent land use jurisdictions, FORA, and appropriate school entities.*

Program B-1.2: *Each jurisdiction shall review new development to provide bicycle system facilities consistent with the Reuse Plan and the Bicycle System Plan.*

Transportation Demand Management (TDM)

Objective A: De-emphasize the need for vehicle travel to and within the former Fort Ord.

Transportation Demand Management Policy A-1: TDM programs shall be encouraged.

Program A-1.1: Promote TDM programs at work sites. Specific measures that can be pursued at the work site include: compressed work weeks, staggered/flexible work hours, telecommuting, on-site ridesharing, public transit subsidies, guaranteed ride home, bicycle facilities, and parking pricing.

Program A-1.2: Promote TDM programs in residential developments, retail centers, and other activity centers.

Program A-1.3: Require new development to incorporate design features that will strengthen TDM programs.

Program A-1.4: Enforce Congestion Management Plan trip reduction programs.

Land Use and Transportation

Objective A: Develop a transportation system that supports the planned land use development patterns.

Land Use and Transportation Policy A.1: Each jurisdiction with lands at former Fort Ord shall coordinate land use and transportation planning both internally and with adjacent jurisdictions consistent with the Reuse Plan circulation framework.

Program A-1.1: Each jurisdiction shall support development of a travel demand model covering lands at former Fort Ord to help evaluate the relationship between land use and transportation system.

Program A-1.2: Each jurisdiction with lands at former Fort Ord shall require new developments to conduct a traffic analysis to determine impacts on traffic conditions and require measures, such as TDM programs and traffic impact fees, to mitigate these impacts.

Land Use and Transportation Policy A.2: The transportation system to serve former Fort Ord lands shall be designed to reflect the needs of surrounding land uses, proposed densities of development, and shall include streets, pedestrian access, bikeways and landscaping as appropriate.

Program A-2.1: Each jurisdiction with lands at former Fort Ord shall develop transportation standards for implementation of the transportation system, including but not limited to, rights-of-way widths, roadway capacity needs, design speeds, safety requirements, etc. Pedestrian and bicycle access shall be considered for incorporation in all roadway designs.

**COUNTY OF MONTEREY
FORT ORD MASTER PLAN
RECREATION AND OPEN SPACE ELEMENT**

The Monterey County Fort Ord Recreation and Open Space Element is part of the Greater Monterey Peninsula Area Plan and the Monterey County General Plan. It consists of those portions of the Recreation and Open Space Element of the Reuse Plan adopted by the Fort Ord Reuse Authority (FORA) on June 13, 1997, that pertain to the areas of Fort Ord currently under the jurisdiction of the County and located east of Highway 1. Those relevant portions of the adopted Reuse Plan are hereby incorporated into the Monterey County Fort Ord Recreation and Open Space Element by this reference. For convenience, relevant Goals, Objectives, Policies and Programs pertaining to the subject area are provided herein.

Objective A: Integrate the former Fort Ord's open spaces into the larger regional open space system, making them accessible as a regional resource for the entire Monterey Peninsula.

Recreation Policy A-1: *Monterey County shall provide for adequate access to the Bureau of Land Management (BLM) recreation area.*

Objective B: Protect scenic views and preserve and enhance visual quality.

Recreation Policy B-1: *Monterey County shall work with the Army to review design of the landfill closure cap and related infiltration ponds to ensure development of a landscape that enhances the adjacent natural setting and becomes a visual asset to former Fort Ord.*

Objective C: Promote the goals of the Habitat Management Plan (HMP) through the sensitive siting and integration of recreation areas that enhance the natural community.

Recreation Policy C-1: *Monterey County shall establish an oak tree protection program to ensure conservation of existing coastal live oak woodlands in large corridors within a comprehensive open space system. Locate local and regional trails within this system.*

Recreation Policy C-2: *All proposed recreational use should be reviewed for compatibility with the adopted Habitat Management Plan to insure long-term protection of sensitive resources. Recreational use shall be prohibited if the FORA Board finds that such use could compromise the ability to maintain and preserve an environmentally sensitive resource.*

Objective D: Establish a system of community and neighborhood parks, which provide recreation opportunities reflective of local community standards.

Recreation Policy D-1: *Monterey County shall designate and locate park facilities to adequately serve the current and projected population of Monterey County within the former Fort Ord for both active recreation and passive uses such as scenic vistas, fish and wildlife habitat, and nature study.*

Recreation Policy D-2: *Monterey County shall develop active parkland within the former Fort Ord within the 2015 time frame, which reflects the County subdivision standard of .003 acres of neighborhood parkland per person within development areas or the current adopted County standard, whichever requires the most parkland per capita.*

Objective E: Create opportunities for economic revitalization of the former Fort Ord through encouragement of commercial recreation opportunities in appropriate settings.

Recreation Policy E-1: *Monterey County shall identify an appropriate amount of commercial recreation opportunity sites in compatible settings to ensure that these recreation opportunities are realized. These uses will be considered compatible land uses where identified.*

Recreation Policy E-2: *Monterey County shall work with landowners to create a multi-functional recreation area within the former military landfill area.*

Program E-2.1: *Monterey County shall create a joint management team with representatives of adjacent agencies to work together institutionally in the planning and development of the landfill, protect oak woodlands, and address potential impacts of planned uses on surrounding neighborhoods.*

Program E-2.2: *Monterey County shall promote the development of commercial uses that are compatible with the capping of the landfill, including such potential uses as habitat management, the Monterey-Salinas Transit Administration and Maintenance Facility, the Whispering Oaks Business Park, and commercial development.*

Program E-2.3: *Monterey County shall designate a team of staff planners, landscape architects, engineers, and other qualified professionals to work with the Army through the BRAC process to ensure that the landfill cap design is adequate for the proposed uses, including, but not limited to, such parameters as depth of cap, final landforms, and visual attractiveness.*

Recreation Policy E-3: *Monterey County shall coordinate with the City of Marina and the BLM to create an equestrian center/trail access point into the BLM lands within Marina's Community Park and Inter-Garrison Road.*

Objective F: Create a unified system of hiker/biker and equestrian trails, which link all sectors of the former Fort Ord and encourage alternative means of transportation.

Recreation Policy F-1: *Monterey County shall reserve sufficient space within key transportation arterials to accommodate paths for alternative means of transportation.*

Recreation Policy F-2: *The County of Monterey shall encourage the development of alternative means of transportation for recreation and other travel.*

Program F-2.1: *The County of Monterey shall adopt a Comprehensive Trails Plan, and incorporate it into its Greater Monterey Peninsula Area Plan. This*

Trail Plan will identify desired hiker/biker and equestrian trails within the portion of the former Fort Ord within Marina's jurisdiction, will create a trail hierarchy, and will coordinate trail planning with other jurisdictions within the former Fort Ord boundaries in order to improve access to parks, recreational facilities, and other open space.

Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord's new neighborhoods and institutions.

Recreation Policy G-1: *Monterey County shall use incentives to promote the development of an integrated, attractive park and open space system during the development of individual districts and neighborhoods within the former Fort Ord to encourage recreation and the conservation of natural resources.*

Recreation Policy G-2: *Monterey County shall encourage the creation of private parks and open space as a component of private development within Fort Ord.*

Recreation Policy G-3: *Monterey County shall adopt landscape standards to guide development of streetscapes, parking lots, government facilities, institutional grounds, and other public and semi-public settings within the former Fort Ord.*

Recreation Policy G-4: *Monterey County shall coordinate the development of park and recreation facilities within the former Fort Ord with neighboring jurisdictions including the cities of Seaside and Marina, CSUMB, Monterey Peninsula Regional Parks District, California Department of Parks and Recreation, and the Bureau of Land Management.*

Objective H: Promote environmental education.

Recreation Policy H-1: *The County of Monterey shall work with educational and environmental institutions and organizations to create opportunities for environmental learning experiences on County habitat management lands.*

Recreation Policy H-2: *The County of Monterey shall ensure that the designated operator of its Youth Camp develops a theme of environmental education as part of its curriculum.*

**COUNTY OF MONTEREY
FORT ORD MASTER PLAN
CONSERVATION ELEMENT**

The Monterey County Fort Ord Conservation Element is part of the Greater Monterey Peninsula Area Plan and the Monterey County General Plan. It consists of those portions of the Conservation Element of the Reuse Plan adopted by the Fort Ord Reuse Authority (FORA) on June 13, 1997, that pertain to the areas of Fort Ord currently under the jurisdiction of the County and located east of Highway 1. Those relevant portions of the adopted Reuse Plan are hereby incorporated into the Monterey County Fort Ord Conservation Element by this reference. For convenience, relevant Goals, Objectives, Policies and Programs pertaining to the subject area are provided herein.

Soils and Geology

Objective A: Prevent soil transport and loss caused by wind and water erosion and promote construction practices that maintain the productivity of soil resources.

***Soils and Geology Policy A-1:** In the absence of more detailed site-specific information, the County shall use the Natural Resources Conservation Service's Soil Survey of Monterey County in determining the suitability of soil for particular land uses.*

***Soils and Geology Policy A-2:** The County shall require developers to prepare and implement erosion control and landscape plans for development projects. Each plan shall be prepared by a registered civil engineer or certified professional in the field of erosion and sediment control and shall be subject to the approval of the Public Works Director for the County of Monterey. The erosion component of the plan must at least meet the requirements of Storm Water Pollution Prevention Plans (SWPPPs) required by the California State Water Resources Control Board.*

***Program A-2.1:** The County shall develop and make available a list and description of feasible and effective erosion control measures for various soil conditions within the County to be used by all future development at former Fort Ord.*

***Program A-2.2:** The County shall develop and make available a list of recommended native plant species, application rates, and planting procedures suitable for erosion control under various soil, slope and climatic conditions that may be encountered at the former Fort Ord.*

***Program A-2.3:** The County shall develop and make available a list and description of feasible and effective engineering and design techniques that address the soil limitations characteristic of the former Fort Ord to be used by all future development at the former Fort Ord.*

Soils and Geology Policy A-3: Through site monitoring, the County shall ensure that all measures included in the developer's erosion control and landscape plans are properly implemented.

Soils and Geology Policy A-4: The County shall continue to enforce the Uniform Building Code to minimize erosion and slope instability problems.

Soils and Geology Policy A-5: Before issuing a grading permit, the County shall require that geotechnical reports be prepared for developments proposed on soils that have limitations concerning slope and soils that have piping, low-strength, and shrink-swell potential. The County shall require that engineering and design techniques be recommended and implemented to address these limitations.

Program A-5.1: See Program A-2.3 above.

Program A-5.2: The County shall designate areas with severe soil limitations, such as those related to piping, low-strength, and shrink-swell potential, for open space or similar use if adequate measures cannot be taken to ensure the structural stability of these soils. This shall be designated at the project-specific level through a geotechnical study.

Soils and Geology Policy A-6: The County shall require that development of lands having a prevailing slope above 25% include implementation of adequate erosion control measures.

Program A-6.1: The County shall prepare and make available a slope map to identify locations in the study area where slope poses severe constraints for particular land uses.

Program A-2.1: See description of this program above.

Program A-2.2: See description of this program above.

Program A-2.3: See description of this program above.

Program A-6.2: The County shall designate areas with extreme slope limitations for open space or similar use if adequate erosion control measures and engineering and design techniques cannot be implemented.

Objective B: Provide for mineral extraction and reclamation activities that are consistent with the surrounding natural landscape, proposed future land uses, and soil conservation practices.

Soils and Geology Policy B-1: The County shall identify areas of highly valuable mineral resources within the former Fort Ord, based on the State of California Division

of Mines and Geology's mineral resource "classification-designation" system, and provide for the protection of these areas.

Program B-1.1: *If the County determines that valuable mineral resources warranting protection are contained within the former Fort Ord, the County shall designate these areas in a mineral resource or similar land use category that would afford them protection; this area shall also be zoned in a district consistent with this designation.*

Program B-1.2: *On property titles in the affected mineral resource protection areas, the County shall record a notice identifying the presence of valuable mineral resources.*

Program A-1.2: *The County shall adopt and enforce a stormwater detention plan that identifies potential stormwater detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and augment future water supplies.*

Soils and Geology Policy A-4: *The County shall continue to enforce the Uniform Building Code to minimize erosion and slope instability problems.*

Soils and Geology Policy B-2: *The County shall protect designated mineral resource protection areas from incompatible land uses.*

Program B-2.1: *If so provided, the County shall specify in its mineral resource protection-zoning district a requirement that provides sufficient buffers between mining activities and incompatible adjacent land uses.*

Program B-2.2: *If so provided, the County shall specify in its mineral resource protection-zoning district those uses that are deemed compatible with mining activities.*

Soils and Geology Policy B-3: *Prior to granting permits for operation, the County shall require that mining and reclamation plans be prepared for all proposed mineral extraction operations.*

Program B-3.1: *The County shall develop and make available a list of issues to be considered and mitigated in mining and reclamation plans, including, but not limited to, the following: buffering, dust control, erosion control, protection of water quality, noise impacts, access, waste disposal, security, and reclamation.*

Soils and Geology Policy B-4: *The County shall require the posting of bonds for new mining permits if the County determines that such a measure is needed to guarantee the timely and faithful performance of mining and reclamation plans.*

Objective C: Strive to conserve soils that rare species or plant communities are dependent on or strongly associated with.

***Soils and Geology Policy C-1:** The County shall support and encourage existing state and federal soil conservation and restoration programs within its borders.*

***Soils and Geology Policy C-2:** The County shall consider the compatibility with existing soil conditions of all habitat restoration, enhancement, and preservation programs undertaken within the County.*

***Program C-2.1:** The County shall require that the land recipients of properties within the former Fort Ord implement the Fort Ord Habitat Management Plan.*

Hydrology and Water Quality

Objective A: Protect and preserve watersheds and recharge areas, particularly those critical for the replenishment of aquifers.

***Hydrology and Water Quality Policy A-1:** At the project approval stage, the County shall require new development to demonstrate that all measures will be taken to ensure that runoff is minimized and infiltration maximized in groundwater recharge areas.*

***Program A-1.1:** The County shall develop and make available a description of feasible and effective best management practices and site drainage designs that shall be implemented in new development to ensure adequate stormwater infiltration.*

***Program A-1.2:** The County shall prepare, adopt, and enforce a stormwater detention plan that identifies potential stormwater detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and provide for an augmentation of future water supplies.*

***Program A-1.3:** The County shall prepare, adopt, and enforce a Master Drainage Plan to assess the existing natural and man-made drainage facilities, recommend area-wide improvements based on the approved Reuse Plan, and develop plans for control of stormwater runoff from future development. Such plans for control of stormwater runoff shall consider and minimize any potential for groundwater degradation and provide for the long-term monitoring and maintenance of all stormwater retention ponds.*

***Program A-1.4:** The County, with input from the Monterey County Water Resources Agency (MCWRA) and Monterey Peninsula Water Management District (MPWMD), shall identify potential reservoir and water impoundment sites on the former Fort Ord and zone those areas for watershed use, which would preclude urban development.*

Program A-1.5: *The County shall work with the appropriate agencies to determine the feasibility of developing additional water supply sources for the former Fort Ord, such as water importation and desalination, and actively participate in implementing the most viable option(s).*

Program A-1.6: *The County shall adopt and enforce a water conservation ordinance, which includes requirements for plumbing retrofits to reduce both water demand and effluent generation.*

Water Conservation methods that should be considered include: dual plumbing using non-potable water for appropriate functions, cistern systems for roof-top run-off, mandatory use of reclaimed water for any new golf courses, limitation on the use of potable water for golf courses, and the publication of annual water reports disclosing water consumption by types of use.

Hydrology and Water Quality Policy A-2: *To avoid adversely affecting groundwater recharge of surface water users in downstream areas, the County shall ensure that land use and drainage facilities on newly developed lands do not decrease the magnitude and duration of flows less than the mean annual flow in creeks downstream of the development sites.*

Program A-2.1: *The County shall implement a stream-gauging program for creeks in the eastern part of the former Fort Ord if proposals are submitted for development in that area. The gauging program should be partially or entirely funded by development fees.*

Objective B: Eliminate long-term groundwater overdrafting as soon as practicably possible.

Hydrology and Water Quality Policy B-1: *The County shall ensure additional water to critically deficient areas.*

Program B-1.1: *The County, with input from the Monterey County Water Resources Agency (MCWRA) and Monterey Peninsula Water Management District (MPWMD), shall identify potential reservoir and water impoundment sites on the former Fort Ord and zone those areas for watershed use, which would preclude urban development.*

Program B-1.2: *The County shall work with the appropriate agencies to determine the feasibility of developing additional water supply sources for the former Fort Ord, such as water importation and desalination, and actively participate in implementing the most viable options(s).*

Program B-1.3: *The County shall support the development of “reclaimed” or “recycled” water supply sources by the water purveyor and the Monterey*

Regional Water Pollution Control Agency to ensure adequate water supplies for the territory within the jurisdiction of FORA.

Program B-1.4: *The County shall promote the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use.*

Program B-1.5: *The County shall conform to the Development and Resource Management Plan adopted by FORA to establish programs and monitor development in the territory within the jurisdiction of FORA to ensure that it does not exceed resource constraints posed by water supply.*

Program B-1.6: *The County shall review and monitor development entitlements to ensure that a long-term water supply is available for the proposed development.*

Hydrology and Water Quality Policy B-2: *The County shall condition approval of development plans on verification of an assured long-term water supply for the projects.*

Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water.

Hydrology and Water Quality Policy C-1: *The County shall comply with all mandated water quality programs and establish local water quality programs as needed.*

Program C-1.1: *The County shall comply with the nonpoint pollution control plan developed by the California Coastal Commission and the State Water Resources Control Board (SWRCB), pursuant to Section 6217 of the Federal Coastal Zone Management Act Reauthorization Amendments of 1990, if any stormwater is discharged into the ocean.*

Program C-1.2: *The County shall comply with the General Industrial Storm Water Permit adopted by the SWRCB in November 1991 that requires all storm drain outfalls classified as industrial to apply for a permit for discharge.*

Program C-1.3: *The County shall comply with the management plan to protect Monterey Bay's resources in compliance with the Marine Protection, Research, and Sanctuaries Act of 1972, as amended, and its implementing regulations.*

Program C-1.4: *The County shall develop and implement a surface water and groundwater quality-monitoring program that includes new domestic wells, to detect and solve potential water quality problems, including drinking water quality.*

Program C-1.5: *The County shall adopt and enforce a hazardous substance control ordinance that requires that hazardous substance control plans be*

prepared and implemented for construction activities involving the handling, storing, transport, or disposal of hazardous waste materials.

Program C-1.6: *The County shall develop a program to identify wells that contribute to groundwater degradation. The County shall require that these wells be repaired or destroyed by the property owner according to state standards. These actions shall be reviewed and approved by the Monterey County Environmental Health Bureau (MCEHB).*

Hydrology and Water Quality Policy C-2: *At the project approval stage, the County shall require new development to demonstrate that all measures will be taken to ensure that on-site drainage systems are designed to capture and filter out urban pollution, to the extent feasible.*

Program C-2.1: *The County shall develop and make available a description of feasible and effective measures and site drainage designs that could be implemented in new development to minimize water quality impacts.*

Hydrology and Water Quality Policy C-3: *The County shall cooperate with the MCWRA, MCWD and the MPWMD to mitigate further seawater intrusion, based on the Salinas Valley Basin Management Plan.*

Program C-3.1: *The County shall continue to work with the MCWRA, MCWD and the MPWMD to estimate the current safe yield within the context of the Salinas Valley Water Management Plan for those portions of the former Fort Ord overlying the Salinas Valley and Seaside groundwater basins to determine available water supplies.*

Program C-3.2: *The County shall work with the MCWRA, MCWD and MPWMD to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins within the context of the Salinas Valley Water Management Plan and shall participate by implementing measures to prevent further intrusion.*

Program C-3.3: *The County shall work with the appropriate agencies to determine the feasibility of developing additional water supply sources for the former Fort Ord, such as water importation and desalination, and actively participate in implementing the most viable option(s).*

Program C-3.4: *The County shall adopt and enforce a water conservation ordinance, which includes requirements for plumbing retrofits to reduce both water demand and effluent generation.*

Program C-3.5: *The County shall carry out all actions necessary to ensure that the installation of water supply wells comply with the State of California Water Well Standards and well standards established by the Monterey County Environmental Health Bureau (MCEHBD).*

Program C-3.6: *The County shall carry out all actions necessary to ensure that the distribution and storage of potable and non-potable water comply with the California Department of Public Health regulations through Title 22.*

Hydrology and Water Quality Policy C-4: *The County shall prevent siltation of waterways, to the extent feasible.*

Program C-4.1: *The County, in consultation with the Natural Resources Conservation Service, shall develop a program that will provide, to owners of property near waterways and other appropriate entities, information concerning vegetation preservation and other best management practices that would prevent siltation of waterways in or downstream of the former Fort Ord.*

Hydrology and Water Quality Policy C-5: *The County shall support all actions necessary to ensure that wastewater treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.*

Hydrology and Water Quality Policy C-6: *In support of Monterey Bay's National Marine Sanctuary designation, the County shall support all actions required to ensure that the bay and inter-tidal environment will not be adversely affected, even if such actions would exceed state and federal water quality requirements.*

Hydrology and Water Quality Policy C-7: *The County shall condition all development plans on verification of adequate wastewater treatment capacity.*

Biological Resources

Objective A: Preserve and protect the sensitive species and habitats addressed in the installation-wide Habitat Management Plan (HMP) for Fort Ord in conformance with its resource conservation and habitat management requirements and with the guidance provided in the HMP Implementing/Management Agreement.

Biological Resource Policy A-1: *The County shall preserve all habitat in the County of Monterey Habitat Area (Polygon 11a in Reuse Plan) in perpetuity and manage, or cause to be managed, the area to maintain existing habitat values for HMP species.*

Program A-1.1: *The County shall submit to the US Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG), through the Coordinated Resource Management Planning (CRMP) program, a plan for implementation of both short-term and long-term habitat management and protection measures for this habitat corridor, including consideration of funding sources, legal mechanisms and a timetable to provide for prompt implementation of HMP requirements along with the following actions to prevent degradation of habitat:*

- *Control of off-road vehicle use.*
- *Prevention of any unauthorized disturbance to the habitat.*
- *Prevention of the spread of non-native, invasive species that may displace native habitat.*

Program A-1.2: *Management of this habitat conservation area shall include:*

- *Maintenance of areas with disturbed sandy soils to support Sand gilia and Monterey spineflower.*
- *Maintenance of north-south trending linear habitat, such as dirt roads or firebreaks, and to retain and improve the area's function as a corridor for Sand gilia dispersal.*

Program A-1.3: *The County shall monitor, or cause to be monitored, the Monterey County Habitat Area in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.*

Program A-1.4: *The County may contract with an appropriate CRMP agency (or other agency approved by the USFWS) to manage resources.*

Biological Resources Policy A-2: *The County shall limit development in the East Garrison area (Polygon 11b in Reuse Plan) as identified in the Land Swap Assessment and retain the remainder of the parcel as natural habitat.*

Program A-2.2: *Development within the East Garrison area shall be planned, sited, and designed to retain natural habitat areas that are contiguous within the parcel and with natural habitats in adjacent parcels.*

Program A-2.3: *The County shall prepare, or cause to be prepared, a management plan that addresses: special status species monitoring, development and maintenance of fire breaks, controlled burning as appropriate, vehicle access controls, and regular patrol to assure that passive public use and/or unauthorized actions are not adversely affecting natural habitats. The management plan shall be submitted to the USFWS and CDFG, through the CRMP program.*

Program A-2.4: *The County shall monitor, or cause to be monitored, the remaining natural areas within the parcel in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.*

Program A-2.5: *The County may contract with an appropriate CRMP agency (or other agency approved by the USFWS) to manage resources.*

Biological Resources Policy A-3: *The County shall maintain the habitat values and integrity of the habitat corridor through the western portion of the Recreational Vehicle Park/Youth Camp (Polygon 17b in Reuse Plan).*

Program A-3.1: *The County shall require that plans for expansion of the existing campground be approved by USFWS and CDFG.*

Program A-3.2: *The County shall restrict uses in the natural lands outside of campground facilities to low-impact programs for youth, outdoor nature, education, resource management, and trails. The existing pond in the parcel shall continue to be used for recreational fishing.*

Program A-3.3: *The County shall prepare, or cause to be prepared, a management plan for the parcel that addresses special status species monitoring, controlled burning and firebreak construction/maintenance, vehicle access controls, erosion controls, and regular patrols to assure public use/unauthorized actions are not impacting the habitat. The County shall coordinate with the California Department of Forestry and CDFG to determine suitable habitat management practices for retaining and enhancing habitat values within the oak woodlands.*

Program A-3.4: *The County shall require the preparation and installation of interpretive signs/displays that describe the importance of the area as a wildlife corridor and methods for maintaining values such as trash removal, limiting ground disturbance, restraining pets, and discouraging capture or harassment of wildlife. The County shall also require that campers be notified not to collect any of the rare plants in the area. Interpretive signs/displays shall be installed at the RV park entrance and in selected locations throughout the park and camping areas.*

Program A-3.5: *The County shall require surveys for the Monterey ornate shrew throughout the natural lands in the RV parcel. If found, the following management practices shall be implemented: wood collection for campfires shall not be permitted (wood shall be provided at the entrance to the campground), if trees or snags must be cut down for public safety reasons, the trunks shall be left on the ground to provide potential habitat for the shrew.*

Program A-3.6: *The County shall require that landscaping within the campground consist of species native to the project site.*

Biological Resources Policy A-4: *The County shall protect the habitat corridor in the RV park/youth camp parcel from degradation due to the development in, or use of, adjacent parcels.*

Program A-4.1: *The County shall design the Community Park adjacent to the RV park/youth camp such that it does not impede the function of the habitat corridor in this area.*

Program A-4.2: *The County shall control unauthorized vehicle access into the habitat corridor area from adjacent parcels by erecting appropriate barriers along the boundaries between the parcels and the corridor.*

Program A-4.3: *The County shall direct all lighting in the Community Park and in the residential areas west of the RV parcel away from the natural lands in the habitat corridor.*

Program A-4.4: *Where possible, the County shall use vegetation native to the former Fort Ord in the landscaping for the Community Park.*

Program A-4.5: *The County shall include permanent interpretive displays in the Community Park design that describe the natural resources within the former Fort Ord and their importance to the Monterey Bay region.*

Program A-4.6: *The County shall require the following measures of development in the residential lands adjacent to the habitat corridor to protect structures from wildfires and minimize the potential for erosion in the corridor:*

- *No structure shall be constructed immediately along the boundary of the residential area and the habitat corridor.*
- *A non-flammable surface (parking lots, green belt) shall be constructed where development in the residential area abuts the natural lands.*
- *Stormwater runoff and other drainage from the residential area shall be directed away from the habitat corridor.*

Biological Resources Policy A-5: *The County shall ensure that the habitat management areas are protected from degradation due to development in, or use of adjacent parcels within its jurisdiction.*

Program A-5.1: *The County shall coordinate with the Bureau of Land Management (BLM) in the design and installation of appropriate firebreaks to be required on all parcels that border the habitat management lands. Potential firebreaks include greenbelts, fuel reduction zones, fire roads, paved roads, tilled firebreaks, and parking lots. All firebreaks shall be at the development/habitat boundary, not necessarily at the parcel boundary, and shall be installed within the parcel, not on habitat management lands. Firebreaks on adjacent parcels shall be contiguous.*

Program A-5.2: *The County shall coordinate with BLM in the design and siting of barriers sufficient to prevent unauthorized vehicle access to the habitat*

management lands from adjacent parcels. Gates shall be installed at appropriate points in the barrier to allow for emergency access, and BLM and other appropriate agencies shall be provided keys to the gates. The County shall maintain, repair and replace, or cause to be maintained, repaired or replaced, the barrier as necessary in perpetuity.

Program A-5.3: *The County shall require stormwater drainage plans for all developments adjacent to the habitat management areas to incorporate measures for minimizing the potential for erosion in the habitat management areas due to stormwater runoff.*

Program A-5.4: *The County shall require that plans for construction of facilities in the northeastern portion of Polygon 19a (in Reuse Plan) include measures to protect the flow to and water quality of the ponds nearby, in the habitat management areas.*

Program A-5.5: *To minimize the potential for erosion or accelerated sedimentation, prevent fires from spreading, and prevent unauthorized access in the adjacent habitat management areas, the County shall require the following in the Laguna Seca Regional Park expansion areas on the former Fort Ord:*

- *Maintain grass over the majority of the areas where vegetation is removed to allow for parking. Mow the grass prior to using the area for parking.*
- *Require construction of a firebreak along the inside perimeter of each of the expansion areas. The firebreak shall be inspected before each event in the expansion areas that are used and shall be improved as necessary to ensure its effectiveness.*
- *Require the removal of all trash immediately following each event in which the expansion areas are used.*
- *Post signs before each event in the expansion areas that state off-road vehicle use is not permitted in the habitat management areas.*

Program A-5.6: *The County shall monitor, or cause to be monitored, the two ponds within the habitat management area adjacent to the Laguna Seca Regional Park expansion areas to identify any impacts to these areas from the adjacent use. The ponds shall be inspected after each event in which the expansion areas are used. If adverse impacts are noted, the County shall require appropriate actions to prevent similar effects during future events.*

Biological Resources Policy A-6: *The County shall protect the Coastal Zone west of Highway 1 from habitat degradation due to increased public access.*

Program A-6.1: *The County shall abide by the habitat protection measures outlined in the State Parks Public Works Plan prepared by the California Department of Parks and Recreation for the Fort Ord Dunes State Park.*

Biological Resources Policy A-7: *The County shall coordinate with California State University and University of California Natural Reserve System (UCNRS) to minimize the potential for HMP species in the habitat conservation and corridor areas adjacent to CSUMB land to be adversely affected by human activity associated with access.*

Program A-7.1: *The County shall consult with CSUMB during its Master Plan process regarding potential pedestrian, bicycle and vehicle access to adjacent habitat conservation and corridor areas from the campus. Methods for controlling this access should be developed by CSUMB with assistance from the County and UCNRS.*

Biological Resource Policy A-8: *The County shall maintain the quality of the habitat in the Frog Pond Natural Area.*

Program A-8.1: *The County shall prohibit the direct discharge of stormwater or other drainage from new impervious surfaces created by development of the Office Park parcel into the ephemeral drainage in the natural area expansion (NAE) parcel. No increase in the rate of flow of stormwater runoff beyond pre-development background levels will be allowed. Stormwater runoff from developed areas, in excess of background quantities, shall be managed on-site through the use of basins, percolation wells, pits, infiltration galleries, or any other technical or engineering methods that are appropriate to accomplish these requirements. Indirect sub-surface discharge is acceptable. These stormwater management requirements will be used for development on Polygon 31b (in Reuse Plan).*

Program A-8.2: *The County shall require installation of appropriate firebreaks and barriers sufficient to prevent unauthorized vehicle access along the border of Fort Ord Reuse Plan Polygons 31a and 31b. A fuel break maintaining the existing type E canopy (i.e., shaded fuel break) shall be located within a five-acre primary buffer zone on the western edge of Polygon 31b (in Reuse Plan). No building or roadways will be allowed in this buffer zone with the exception of picnic areas, trailheads, interpretive signs, drainage facilities and parking. Firebreaks should be designed to protect structures in Fort Ord Reuse Plan Polygon 31b from potential wildfires in Fort Ord Reuse Plan Polygon 31a. Barriers should be designed to prohibit unauthorized access into Fort Ord Reuse Plan Polygon 31a.*

Biological Resource Policy A-9: *The County shall encourage the preservation of small pockets of habitat and populations of HMP species within and around developed areas.*

Program A-9.1: *The County shall require project applicants who propose development in undeveloped natural lands to conduct reconnaissance-level surveys by qualified, non-biased, scientifically-trained persons to verify the general description of resources for the parcel provided in the biological*

resource documents prepared for the U.S. Army Corps of Engineers. The information gathered through these reconnaissance-level surveys shall be submitted as a component of the project application package.

Program A-9.2: *The County shall encourage project applicants to incorporate small pockets of habitat containing HMP species and/or habitats amidst the development, where feasible.*

Program A-9.3: *Where development will replace existing habitat that supports sensitive biological resources, the County shall encourage attempts to salvage some of those resources by collecting seed or cuttings of plants, transplanting vegetation, or capturing and relocating sensitive wildlife species.*

Objective B: *Preserve and protect sensitive species and habitats not addressed in the HMP.*

Biological Resources Policy B-1: *The County shall strive to avoid or minimize loss of sensitive species listed in Fort Ord Reuse Plan Table 4.4-2 that are known or expected to occur in the areas planned for development.*

Program B-1.1: *The County shall require directed, seasonally-timed surveys for sensitive species listed in Fort Ord Reuse Plan Table 4.4-2 as an early component of site-specific development planning in previously undeveloped areas of the former Fort Ord.*

Program B-1.2: *If any sensitive species listed in Fort Ord Reuse Plan Table 4.4-2 are found in areas proposed for development, all reasonable efforts should be made to avoid habitat occupied by these species while still meeting project goals and objectives. If permanent avoidance is infeasible, a seasonal avoidance and/or salvage/relocation program shall be prepared. The seasonal avoidance and/or salvage/relocation program for these species should be coordinated through the CRMP.*

Biological Resources Policy B-2: *As site-specific planning proceeds for Fort Ord Reuse Plan Polygons 8a, 16, 17a, 19a, 21a and 21b, the County shall coordinate with the Cities of Seaside and Marina, California State University, FORA and other interested entities in the designation of an oak woodland conservation area connecting the open space lands of the habitat management areas on the south, the oak woodland corridor in Fort Ord Reuse Plan Polygons 17b and 11a on the east and the oak woodlands surrounding the former Fort Ord landfill in Fort Ord Reuse Plan Polygon 8a on the north. Oak woodlands areas are depicted in Fort Ord Reuse Plan Figure 4.4-1.*

Program B-2.1: *For lands within the jurisdictional limits of the County that are components of the designated oak woodland conservation area, the County shall ensure that those areas are managed to maintain or enhance habitat values existing at the time of base closure so that suitable habitat is available for the*

range of sensitive species known or expected to use those oak woodland environments. Management measures shall include, but not be limited to, maintenance of a large, contiguous block of oak woodland habitat, access control, erosion control, and non-native species eradication. Specific management measures should be coordinated through the CRMP.

Program B-2.2: *For lands within the jurisdictional limits of the County that are components of the designated oak woodland conservation area, the County shall monitor, or cause to be monitored, those areas in conformance with the habitat management compliance monitoring protocol specified in the HMP Implementing/Management Agreement and shall submit annual monitoring reports to the CRMP.*

Biological Resources Policy B-3: *The County shall preserve, enhance, restore, and protect vernal ponds, riparian corridors, and other wetland areas.*

Program B-3.1: *The County shall require that, prior to any development activities within the watersheds of riparian drainages, vernal ponds or other important wetlands in the habitat management areas or other habitat conservation areas, a watershed management plan be prepared to assure that such activities do not adversely affect the flow to, or water quality of, those drainages, ponds or wetlands.*

Program B-3.2: *The County shall scientifically evaluate areas proposed for new development during the site planning process to determine whether wetlands occur. In the event that wetlands are present, the County shall require that they either be avoided or replaced so that there is no net loss to wetland resources as a result of development on the site. Wetlands replacement/mitigation plans should be coordinated through the CRMP.*

Program B-3.3: *The County should incorporate wetland features into stormwater control facilities to the extent practicable.*

Program B-3.4: *The County shall coordinate with the California Department of Transportation (Caltrans) in the design of SR 68 to assess the feasibility of avoiding the riparian forest within the alignment. Where riparian forest removal is unavoidable, the County shall request Caltrans to compensate at a 2:1 ratio of newly created habitat to lost habitat or a 4:1 acreage ratio of enhanced habitat to lost habitat. Compensation and restoration could occur in other areas of Toro Creek.*

Objective C: Avoid or minimize disturbance to natural land features and habitats through sensitive planning, siting and design as new developed is proposed in undeveloped lands.

Biological Resources Policy C-1: *The County of Monterey shall encourage that grading for projects to be designed to complement surrounding topography and to minimize habitat disturbance.*

Program C-1.1: *The County shall encourage the use of landform grading techniques for 1) projects involving major changes to the existing topography; 2) large projects with several alternative lot and roadway design possibilities; 3) projects with known geological problems areas; or 4) projects with potential drainage problems requiring diverters, dissipaters, debris basins, etc.*

Biological Resources Policy C-2: *The County shall encourage the preservation and enhancement of native oak woodland elements in the natural and built environments. Refer to Fort Ord Reuse Plan Figure 4.4-1 for general location of oak woodlands of the former Fort Ord.*

Program C-2.1: *The County shall encourage clustering of development wherever possible so that contiguous stands of oak trees can be maintained in the non-developed natural land areas.*

Program C-2.2: *The County shall apply certain restriction for the preservation of oak and other protected trees in accordance with Chapter 16.60 of Title 16 of the Monterey County Code (Ordinance No. 3420).*

Program C-2.3: *The County shall require the use of oaks and other native plant species for project landscaping. To that end, the County shall recommend collection and propagation of acorns and other plant materials from the former Fort Ord oak woodlands to be used for restoration or as landscape material.*

Program C-2.4: *The County shall provide the following standards for plantings that may occur under oak trees: 1) planting may occur within the drip line of mature trees, but only at a distance of five feet from the trunk; and 2) plantings under and around oaks should be selected from the list of approved species compiled by the California Oak Foundation (see Compatible Plants Under and Around Oaks).*

Program C-2.5: *The County shall require that paving within the drip line of preserved oak trees be avoided wherever possible. To minimize paving impacts, the surfaces around tree trunks should be mulched, paving materials should be used that are permeable to water, aeration vents should be installed in impervious pavement, and root zone excavation should be avoided.*

Biological Resources Policy C-3: *Lighting of outdoor areas shall be minimized and carefully controlled to maintain habitat quality for wildlife in undeveloped natural lands. Street lighting shall be as unobtrusive as practicable and shall be consistent in intensity throughout development areas adjacent to undeveloped natural lands.*

Program C-3.1: *The County shall review lighting and landscape plans for all development applications to ensure consistency with Policy C-3.*

Objective D: Promote awareness and education concerning the biological resources on the former Fort Ord.

Biological Resources Policy D-1: *The County shall require project applicants to implement a contractor education program that instructs construction workers on the sensitivity of biological resources in the vicinity and provides specifics for certain species that may be recovered and relocated from particular development areas.*

Program D-1.1: *The County shall participate in the preparation of a contractor education program with other Fort Ord land use jurisdictions. The education program should describe the sensitivity of biological resources, provide guidelines for protection of special status biological resources during ground disturbing activities at the former Fort Ord, and outline penalties and enforcement actions for take of listed species under Section 9 of the Endangered Species Act.*

Program D-1.2: *The County shall provide project applicants with specific information on the protocol for recovery and relocation of particular species that may be encountered during construction activities.*

Biological Resources Policy D-2: *The County shall encourage and participate in the preparation of educational materials through various media sources that describe the biological resources on the former Fort Ord, discuss the importance of the HMP, and emphasize the need to maintain and manage the biological resources to maintain the uniqueness and biodiversity of the former Fort Ord.*

Program D-2.1: *The County shall develop interpretive signs for placement in habitat management areas. These signs describe resources present, how they are important to the former Fort Ord, and ways in which these resources are or can be protected.*

Program D-2.2: *The County shall coordinate production of educational materials through the CRMP process.*

Program D-2.3: *Where development will be adjacent to habitat management areas, corridors, oak woodlands, or other reserve open space, the County shall require project applicants to prepare a Homeowner's Brochure which describes the importance of the adjacent land areas and provides recommendations for landscaping, and wildfire protection, as well as measures for protecting wildlife and vegetation in the adjacent habitat areas. (i.e., access controls, pet controls, use of natives in the landscape, etc.).*

Objective E: Develop strategies for interim management of underdeveloped natural land areas.

Biological Resources Policy E-1: *The County shall develop a plan describing how it intends to address the interim management of natural land areas for which the County is designated as the responsible party.*

Program E-1.1: *The County shall submit to the USFWS and CDFG, through the Coordinated Resource Management Planning (CRMP) program, a plan for implementation of short-term habitat management for all natural lands, including consideration of funding sources, legal mechanisms and a timetable to provide for prompt implementation of the following actions to prevent degradation of habitat:*

- *Control off-road vehicle use in all undeveloped natural land areas.*
- *Prevent any unauthorized disturbance in all undeveloped natural land areas, but especially in designated conservation areas and habitat corridors.*
- *Prevent the spread of non-native, invasive species that may displace native habitat.*

Program E-1.2: *For natural land areas under County responsibility with partial or no HMP resource conservation or management requirement, but which remain undeveloped, the County shall annually provide the BLM evidence of successful implementation of interim habitat protection measures as specified in Biological Resources Program E-1.1.*

Biological Resources Policy E-2: *The County shall monitor activities that affect all undeveloped natural lands, including, but not limited to, conservation areas and habitat corridors as specified and assigned in the HMP.*

Program E-2.1: *The County shall conduct Land Use Status Monitoring in accordance with the methods prescribed in the Implementing Agreement for all former Fort Ord land under County responsibility that contains any natural lands identified by the baseline studies. This monitoring will provide data on the amount (in acres) and location of natural land (by habitat type) remaining undeveloped and the amount (in acres) and location of natural land (by habitat type) disturbed by development since the date of land transfer for as long as the Implementing Agreement is in effect.*

Air Quality

Objective A: Protect and improve air quality.

Air Quality Policy A-1: *The County shall participate in regional planning efforts to improve air quality.*

Program A-1.1: *The County shall continue to cooperate with the Monterey Bay Unified Air Pollution Control District (MBUAPCD) in carrying out the regional Air Quality Management Plan.*

Program A-1.2: *The County shall coordinate with the TAMC to carry out the Congestion Management Plan.*

Air Quality Policy A-2: *The County shall promote local efforts to improve air quality.*

Program A-2.1: *The County shall use the CEQA process to identify and avoid or mitigate potentially significant project specific and cumulative air quality impacts associated with development. As a Responsible Agency, the MBUAPCD oversees issuance of air pollution permits for toxic air contaminants, and thus is responsible for U.S. EPA health standards as they relate to air emissions.*

Program A-2.2: *The County shall use the Transportation Demand Management Ordinance and similar transportation measures to encourage commute alternatives.*

Air Quality Policy A-3: *Integrate the land use strategies of the California Air Resources Board's publication, "The Land Use Air Quality Linkage: How Land Use and Transportation Affect Air Quality", into local land use decisions.*

Program A.3-1: *The County shall plan and zone properties, as well as review development proposals to promote the Land Use-Air Quality linkage. This linkage includes, but is not limited to, enhancement of Central Business Districts, compact development patterns, residential densities that average above seven dwelling units per acre, clustered employment densities and activity centers, mixed use development, and integrated street patterns.*

Program A-3.2: *The County shall zone high density residential and employment land uses to be clustered in and near activity centers to maximize the efficient use of mass transit.*

Cultural Resources

Objective A: Identify and protect all cultural resources at the former Fort Ord.

Cultural Resources Policy A-1: *The County of Monterey shall ensure the protection and preservation of archaeological resources at the former Fort Ord.*

Program A-1.1: *The County of Monterey shall conduct a records search and a preliminary archaeological surface reconnaissance using specified scientific protocols as a part of environmental review for any development project(s) proposed in a high archaeological resource sensitivity zone.*

Program A-1.2: *The County of Monterey shall require that all known and discovered sites on the former Fort Ord with resources likely to be disturbed by a proposed project be analyzed by a qualified archaeologist with local expertise using specified scientific protocols, recommendations made to protect and preserve resources and, as necessary, restrictive covenants imposed as a condition of project action or land sale shall be employed.*

Program A-1.3: *As a contractor work specification for all new construction projects, the County shall include that during construction, upon the first discovery of any archaeological resource or potential find, development activity shall be halted within 50 meters of the find until the potential resources can be evaluated by a qualified professional archaeologist using specified scientific protocols, and incorporating recommendations made.*

Cultural Resources Policy A-2: *The County of Monterey shall provide for and/or support protection of Native American cultural properties at the former Fort Ord.*

Program A-2.1: *The County of Monterey shall coordinate with the California Native American Heritage Commission and California Native American points of contact for this region to identify traditional cultural properties located on former Fort Ord lands.*

Program A-2.2: *If traditional cultural properties are found to exist on the County's lands at the former Fort Ord, the County of Monterey shall ensure that deeds transferring Native American traditional properties include covenants that protect and allow Native Americans access to these properties. These covenants will be developed in consultation with interested Native American groups, the State Historic Preservation Officer, and the Advisory Council on Historic Preservation. Leases will contain clauses that require compatible use and protection as a condition of the lease.*

Objective B: Preserve and protect historically significant resources at the former Fort Ord.

Cultural Resources Policy B-1: *The County of Monterey shall provide for the identification, protection, preservation and restoration of the former Fort Ord's historically- and architecturally-significant resources.*

Program B-1.1: *The County of Monterey shall seek funding that can be used to rehabilitate, restore, and preserve existing historic resources at the former Fort Ord.*

Program B-1.2: *The County of Monterey shall maintain historic buildings at the former Fort Ord in accordance with local and state historic preservation standards and guidelines and condition their sale or transfer with protective covenants. These covenants will be developed in consultations with the*

California Office of Historic Preservation (OHP), the Advisory Council on Historic Preservation, and interested parties.

Program B-1.3: *The County of Monterey shall regulate demolition of buildings of architectural or historical importance at the former Fort Ord and make sure that such demolition does not occur without notice and hearing. Wherever possible, the City shall encourage the moving of such buildings proposed to be demolished when other means for their preservation can not be found.*

Cultural Resources Policy B-2: *The County of Monterey shall promote the preservation and enhancement of the East Garrison historic area.*

Program B-2.1: *The County of Monterey shall use land use and circulation policies that are effective in maintaining the character of the East Garrison historic area.*

Program B-2.2: *The County of Monterey shall ensure that development of the East Garrison historic area is consistent with maintaining its historic scale and character.*

Program B-2.3: *The County of Monterey, in association with proponents of new uses of historic structures in the East Garrison area, shall cooperate with the California State Historic Preservation Officer to develop a management strategy that recognizes the historic value of the East Garrison historic district, in accordance with the 1994 agreement developed by the U.S. Army, the Advisory Council on Historic Preservation and the California OHP. The County will be responsible for initiating any further consultation with the OHP needed to modify these covenants or conditions.*

Program B-2.4: *The County of Monterey shall designate the East Garrison District as a Historic Resource Area and shall ensure that the future development projects are compatible with the historic context.*

Solid Waste

Objective A: Provide the reduction of solid waste entering landfills.

Solid Waste Policy A-1: *The County shall encourage and promote the reduction of solid waste through compliance with Assembly Bill 939 which mandates a reduction in generated solid waste to a target of 5.4lbs/person/day.*

Program A-1.1: *The County shall prepare and enforce a solid waste reduction and recycling program for the area of Fort Ord under County jurisdiction.*

**COUNTY OF MONTEREY
FORT ORD MASTER PLAN
NOISE ELEMENT**

The Monterey County Fort Ord Noise Element is part of the Greater Monterey Peninsula Area Plan of the County General Plan. It consists of those portions of the Noise Element of the Reuse Plan adopted by the Fort Ord Reuse Authority (FORA) on June 13, 1997, that pertain to the areas of Fort Ord currently under the jurisdiction of the County and located east of Highway 1. Those relevant portions of the adopted Reuse Plan are hereby incorporated into the Monterey County Fort Ord Noise Element by this reference. For convenience, relevant Goals, Objectives, Policies and Programs pertaining to the subject area are provided herein.

Objective A: Ensure that application of land use compatibility criteria for noise and enforcement of noise regulations are consistent throughout the Fort Ord Planning area.

***Noise Policy A-1:** The County shall coordinate with the other local entities having jurisdiction within the former Fort Ord in establishing a consistent set of guidelines for controlling noise.*

***Program A-1.1:** The County shall adopt the land use compatibility criteria for exterior community noise shown in Fort Ord Reuse Plan Tables 4.5-3 for application in the former Fort Ord.*

***Program A-1.2:** The County shall adopt a noise ordinance to control noise from non-transportation sources, including construction noise, that incorporates the performance standards shown in Fort Ord Reuse Plan Table 4.5-4, for application in the former Fort Ord.*

Objective B: Ensure, through land use planning, that noise environments are appropriate for and compatible with existing and proposed land uses based on noise guidelines provided in the noise element.

***Noise Policy B-1:** The County shall ensure that the noise environments for existing residences and other existing noise-sensitive uses do not exceed the noise guidelines presented in Fort Ord Reuse Plan Tables 4.5-3 and 4.5-4, where feasible and practicable.*

***Program B-1.1:** The County shall develop and implement a program that identifies currently developed areas that are adversely affected by noise impacts and implement measures to reduce these impacts, such as constructing noise barriers and limiting the hours of operation of the noise sources.*

***Noise Policy B-2:** By complying with the noise guidelines presented in Fort Ord Reuse Plan Tables 4.5-3 and 4.5-4, the County shall ensure that new development does not adversely affect existing or proposed uses.*

Program B-2.1: See description of Program A-1.1 above.

Program B-2.2: See description of Program A-1.2 above.

Noise Policy B-3: The County shall require that acoustical studies be prepared by qualified acoustical engineers using scientific protocols for all new development that could result in noise environments above noise range I (normally acceptable environment), as defined in Fort Ord Reuse Plan Tables 4.5-3 and 4.5-4, to ensure that existing or proposed uses will not be adversely affected. The studies should be submitted prior to accepting development applications as complete.

Noise Policy B-4: The County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) which require that interior sound levels of 45 dB- L_{dn} be achieved for new multi-family dwelling, condominium, hotel, and motel uses.

Noise Policy B-5: If, through site planning or the architectural layout of buildings, it is not feasible or practicable to comply with the noise guidelines presented in Fort Ord Reuse Plan Tables 4.5-3 and 4.5-4, the County shall require the following, as conditions of approval: 1) that noise barriers be provided for new development to ensure that the noise guidelines are met; or 2) that acoustical treatments be provided for new buildings to ensure that interior noise levels would be reduced to less than 45 dB- L_{dn} .

Noise Policy B-6: If the ambient day-night average sound level (L_{dn}) exceeds the normally acceptable noise range for residential uses (low density single family, duplex, and mobile homes; multi-family, and transient lodging), as identified in Fort Ord Reuse Plan Table 4.5-3, new development shall not increase ambient L_{dn} in residential areas by more than 3 dBA measured at the property line. If the ambient L_{dn} is within the normally acceptable noise range for residential uses, new development shall not increase the ambient L_{dn} by more than 5 dBA measured at the property line.

Noise Policy B-7: If the ambient L_{dn} exceeds the normally acceptable noise range for commercial (office buildings and business, commercial, and professional uses) or industrial (industrial, manufacturing, utilities, and agriculture) uses, as identified in Fort Ord Reuse Plan Table 4.5-3, new development in commercial or industrial areas shall not increase the ambient L_{dn} by more than 5 dBA measured at the property line.

Noise Policy B-8: If the ambient L_{dn} exceeds the normally acceptable noise range for public or institutional uses (passively and actively used open spaces; auditoriums, concert halls, and amphitheaters; schools, libraries, churches, hospitals and nursing homes; golf courses, riding stables, water recreation areas, and cemeteries), as identified in Fort Ord Reuse Plan Table 4.5-3, new development shall not increase ambient L_{dn} by more than 3 dBA measured at the property line.

Noise Policy B-9: The County shall require construction contractors to employ noise-reducing construction practices.

**COUNTY OF MONTEREY
FORT ORD MASTER PLAN
SAFETY ELEMENT**

The Monterey County Fort Ord Safety Element is part of the Greater Monterey Peninsula Area Plan and the Monterey County General Plan. It consists of those portions of the Safety Element of the Reuse Plan adopted by the Fort Ord Reuse Authority (FORA) on June 13, 1997, that pertain to the areas of Fort Ord currently under the jurisdiction of the County and located east of Highway 1. Those relevant portions of the adopted Reuse Plan are hereby incorporated into the Monterey County Fort Ord Safety Element by this reference. For convenience, relevant Goals, Objectives, Policies and Programs pertaining to the subject area are provided herein.

The following objectives, policies and programs are consistent with the existing County of Monterey Greater Monterey Peninsula Area Plan Safety Element, which is herein incorporated by reference.

Seismic and Geologic Hazards

Objective A: Protect and ensure public safety by regulating and directing new construction (location, type, and density) of public and private projects, and critical and sensitive facilities away from area where seismic and geologic hazards are considered likely predicable so as to reduce the hazards and risks from seismic and geologic occurrences.

***Seismic and Geologic Hazards Policy A-1:** The County shall develop standards and guidelines and require their use in new construction to provide the greatest possible protection for human life and property in areas where there is a high risk of seismic geologic occurrence.*

***Program A-1.1:** The County shall regularly update and make available descriptions and mapping of seismic and geologic hazard zones and associated risk factors for each, including feasible and effective engineering and design techniques that address the seismic and geologic hazard zone characteristics of the former Fort Ord. Seismic and geology hazard zones should include areas and risk factors associated with ground shaking, ground rupture, ground failure and landslides susceptibility, liquefaction and tsunamis.*

***Program A-1.2:** The County shall establish setback requirements for new construction, including critical and sensitive facilities, for each seismic hazard zone with a minimum of 200 feet setback to a maximum of one quarter (1/4) mile setback from an active seismic fault. Critical and sensitive buildings include all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, schools, or sites containing or storing hazardous materials.*

Seismic and Geologic hazards Policy A-2: *The County shall use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction of new projects.*

Program A-2.1: *The County shall require geotechnical reports and seismic safety plans when development projects or area plans are proposed within zones that involve high or very high seismic risk. Each plan shall be prepared by a certified geotechnical engineer according to specified scientific protocols and shall be subject to the approval of the Planning Director for the County of Monterey.*

Program A-2.2: *Through site monitoring, the County shall ensure that all measures included in the project's geotechnical and seismic safety plans are properly implemented and a report shall be filed and on public record prepared by the Planning Director and/or Chief Building Official, confirming this.*

Program A-2.3: *The County shall continue to update and enforce the Uniform Building Code to minimize seismic hazards impacts resulting from earthquake induced effects such as ground shaking, ground rupture, liquefaction, and/or soils problems.*

Seismic and Geologic Hazards Policy A-3: *The County shall designate areas with severe seismic hazard risk as open space or similar use if adequate measures cannot be taken to ensure the structural stability of habitable buildings and ensure the public safety.*

Program A-3.1: *The County shall require construction project applicants to prepare and implement geotechnical reports and seismic safety plans for projects that involve high or moderate seismic risk. Each plan shall be prepared by a Registered Geotechnical Engineer using specified scientific protocols and shall be subject to the approval of the Planning Director for the County of Monterey.*

Objective B: Promote public safety by inventorying and regulating renovation of existing structures, including critical or sensitive facilities at the former Fort Ord to current seismic safety standards.

Seismic and Geologic Hazards Policy B-1: *The County shall develop an inventory of critical and sensitive buildings and structures on the former Fort Ord, including all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public work centers, high occupancy structures, school, or sites containing or storing hazardous materials.*

Program B-1.1: *The County shall evaluate the ability of critical and sensitive buildings to maintain structural integrity as defined by the Uniform Building Code (UBC) in the event of a 6.0 magnitude or greater earthquake. The Public Works Director shall inventory those existing facilities determined to be unable to maintain structural integrity, and make recommendations for modifications and a*

schedule for compliance with the UBC. The County shall implement these recommendations in accordance with the schedule.

Objective C: Protect, ensure, and promote public safety through public education regarding earthquake preparedness and post-earthquake recovery practices.

Seismic and Geologic Hazards Policy C-1: *The County shall, in cooperation with other appropriate agencies, create a program of public education for earthquakes that includes guidelines for retrofitting of existing structures for earthquake protection, safety procedures during an earthquake, necessary survival material, community resources identification, and procedures after an earthquake.*

Program C-1.1: *The County shall prepare and/or make available at County libraries and other public places, information and educational materials regarding earthquake preparedness.*

Fire, Flood, and Emergency Management Policies

Objective A: Protect public safety by minimizing the risk from fire hazards, especially wildfire in grassland and wooded areas in the former Fort Ord region.

Fire, Flood, and Emergency Management Policy A-1: *The county shall reduce fire hazard risks to an acceptable level by inventorying and assigning risk levels for wildfire hazards and regulating the type, density, location, and/or design and construction of new developments, both public and private.*

Program A-1.1: *The County shall incorporate the recommendations of the Monterey County Regional Fire District for all residential, commercial, industrial, and public works projects to be constructed in high fire hazard areas at the former Fort Ord before a building permit can be issued. Such recommendations shall be in conformity with the current applicable Uniform Building Code Fire Hazards Policies. These recommendations should include standards of road widths, road access, building materials, distances around structures, and other standards for compliance with the UBC Fire Hazards Policies.*

Fire, Flood, and Emergency Management Policy A-2: *The County shall provide fire suppression water system guidelines and implementation plans for existing and acquired former Fort Ord lands equal to or greater than those recommended in the Fort Ord Infrastructure Study (FORIS Section Fort Ord Reuse Plan Table 4.1.8) for fire protection water volumes, system distribution upgrades, and emergency water storage.*

Fire, Flood, and Emergency Management Policy A-3: *The County shall develop a fire management plan in cooperation with other Fort Ord jurisdictions and the surrounding communities' fire protection agencies to ensure adequate staff levels, response time, and fire suppression operations in high fire hazard areas of the former Fort Ord. The fire*

management plan shall also include a fire “fuel management program” developed cooperatively with the Bureau of Land Management.

Program A-3.1: *The County shall develop a mutual and/or automatic fire aid agreement, with appropriate fire protection agencies, to assure the most effective response.*

Program A-3.2: *The County shall develop a public education program on fire hazards and citizen responsibility, including printed material, workshops, or school programs, especially alerting the public to wildfire dangers, evacuation routes, fire suppression methods, and fuel management including methods to reduce fire hazards such as bush clearing, roof materials, plant selection, and emergency water storage guidelines.*

Fire, Flood, and Emergency Management Policy A-4: *The County shall evaluate the need for additional fire station and fire suppression facilities and manpower within areas of the former Fort Ord that the County plans to develop in order to provide acceptable fire/emergency response time.*

Objective B: Protect public safety by minimizing the risk from flooding and develop policies and implementation programs, which will protect people from flooding.

Fire, Flood, and Emergency Management Policy B-1: *The County shall identify areas within the former Fort Ord that may be subject to 100-year flooding, particularly in the Salinas River Bluffs area, and shall restrict construction of habitable building structures in these areas.*

Objective C: Promote public safety through effective and efficient emergency management preparedness.

Fire, Flood, and Emergency Management Policy C-1: *The County shall develop an emergency preparedness and management plan, in conjunction with the City of Marina, City of Seaside, and appropriate fire, medical and law enforcement agencies.*

Program C-1.1: *The County shall identify city emergency evacuation routes and emergency response staging areas with those of the City of Marina and the City of Seaside, and shall adopt the Fort Ord Evacuation Routes Map (See Fort Ord Reuse Plan Figure 4.6-2) as part of any emergency response plans.*

Program C-1.2: *The County shall establish a community education program to train volunteers to assist police, fire and civil defense personnel during and after a major earthquake, fire, or flood.*

Program C-1.3: *The County shall identify a “critical facilities” inventory, and in conjunction with appropriate emergency and disaster agencies, establish guidelines for operations of such facilities during an emergency.*

Hazardous and Toxic Materials Safety

Objective A: Ensure the timely and complete compliance by the U.S. Army with the Remedial Investigation/Feasibility Study and associated remedial action Record of Decision (ROD) as part of the land transfer process.

Hazardous and Toxic Materials Safety Policy A-1: *The County shall monitor and report to the public all progress made on the RA-ROD.*

Program A-1.1: *The County shall perform timely reviews of the RA-ROD implementation progress and maintain a public record of property locations, which contain hazardous material, including a timetable for and the extent of remediation to be expected.*

Program A-1.2: *The County shall perform timely reviews of the Army's RA-ROD implementation progress and report to the public the Army's compliance with all of the federal Environmental Protection Agency's rules and regulations governing munitions waste remediation, including treatment, storage, transportation, and disposal.*

Objective B: Protect and ensure public safety during the remediation of hazardous and toxic materials sites on the former Fort Ord including clearance, treatment, transport, disposal, and/or closure of such sites containing ordnance and explosives, landfills, above and below ground storage facilities, and buildings with asbestos and/or lead based paint.

Hazardous and Toxic Materials Safety Policy B-1: *The County shall monitor implementation procedures of the RA-ROD and work cooperatively with the U.S. Army and all contractors to ensure safe and effective removal and disposal of hazardous materials, ensure compliance with all applicable regulations and hazardous materials, and provide for the protection of the public during remediation activities.*

Program B-1.1: *The County shall develop and make available a list of the locations and timeframe for remediation of buildings scheduled for renovation which contains asbestos and/or lead based paint.*

Program B-1.2: *The County shall ensure public safety for asbestos and/or lead paint removal by reviewing remediation plans and determining that such remediation is being conducted by licensed and certified asbestos abatement and building demolition contractors according to specified protocols.*

Program B-1.3: *The County shall develop and make available a list of the locations and timeframe for remediation of those sites containing ordnance and explosives (OE) and shall work cooperatively with responsible agencies, including the Bureau of Land Management, in notification, monitoring, and review of administrative covenants for the reuse or closure of such OE sites.*

Program B-1.4: *The County shall require, by resolution, permits from all hazardous remediation contractors for the transport of hazardous material, including ordnance and explosives, through County streets. The permit will require disclosure of the type, volume, risk factor, transport routes and any other such information deemed necessary by the County for protection of the public safety.*

Hazardous and Toxic Materials Safety Policy B-2: *The County shall monitor implementation procedures of the RA-ROD and work cooperatively with the U.S. Army and all contractors and future users/operators of landfill or hazardous materials storage sites at the former Fort Ord.*

Program B-2.1: *The County shall develop and make available a list of the locations and timeframe for remediation of landfills or hazardous materials storage sites, including closure and postclosure activities.*

Program B-2.2: *The County shall review and make public its review of administrative covenants on remediation of landfills or hazardous materials storage to ensure that remediation activities related to landfill closure and hazardous materials storage are complete and in compliance with all applicable regulations, that liability responsibilities are identified to entities intending to use these landfills, and that such uses are consistent with the administrative covenants and all post closure activities.*

Objective C: *Ensure public safety in the future handling of hazardous materials on land at the former Fort Ord.*

Hazardous and Toxic Materials Safety Policy C-1: *The County of Monterey shall require hazardous material management and disposal plans for any future projects involving the use of hazardous materials.*

Program C-1.1: *The County of Monterey shall review the use of hazardous materials as a part of environmental review and/or include as a condition of project approval a hazardous materials management and disposal plan, subject to review by the Monterey County Environmental Health Bureau.*

CHAPTER 9-F
GREATER SALINAS
AREA PLAN

**GREATER SALINAS AREA PLAN
SUPPLEMENTAL POLICIES**

1.0 - Land Use

- GS-1.1 Special Treatment Area: Butterfly Village - Approximately 671 acres located north of San Juan Grade Road and east of Harrison Road shall be designated as a "Special Treatment Area" to permit a planned development in substantial conformance with the Butterfly Village Land Use Plan (*Figure LU7*) including:
- a. Approximately 370.8 acres of neighborhood, County, and community parks and open space uses such as hiking trails, recreation, public parking, storm water detention ponds and lakes for drainage control and water recharge, as well as areas preserved for sensitive habitat.
 - b. 71 hospitality units.
 - c. A 20,000 square foot Community Health and Wellness Center that offers a variety of health, fitness, and nutrition uses.
 - d. Public facilities, including a fire station, sheriff substation, maintenance yard, independent wastewater treatment facility, 200 square foot library, and a 10-acre site for a potential school.
 - e. Neighborhood Commercial (approximately 90,000 sq. ft.), including mixed use development, to help provide jobs within the project.
 - f. Development on slopes exceeding 25% and ridgeline development.
 - g. Up to 1,147 residential units for various income levels ranging from 0.9 units/acre to 20 units/acre.
 - h. 32% inclusionary/workforce levels, including but not limited to senior living facilities.
 - i. Agricultural buffers ranging from 30 feet to 100 feet.
 - j. Vehicular access from the west via Harrison Road and from the east via San Juan Grade Road.
 - k. A dedicated easement to accommodate the realignment of the Highway 101 future Prunedale Bypass.

A Community Plan is not required for development of the Butterfly Village STA. The Butterfly Village STA shall be entitled to the exemptions in the General Plan provided for Community Areas and for areas for which a community Plan or Specific Plan has been adopted. However, the areas adjoining the Butterfly Village STA shall not be entitled to rely upon *LU-1.19 (d)* and *OS-9.2*. Except as provided for in this General Plan, development shall be guided by the principles and standards contained in Chapters 3-8 of the document entitled "Rancho San Juan Specific Plan" dated November 7, 2005, which are otherwise consistent with the Butterfly Village STA and the Butterfly Village Land Use Plan (*Figure LU7*). (APNs: 113-271-014-000, 113-212-043-000, 113-212-044-000, 113-212-004-000, 113-212-003-000, 113-212-055-000, 113-212-056-000, 113-212-057-000 and 113-212-058-000)

- GS-1.2 Special Treatment Area: Spence/Potter/Encinal Road (see *Policy CSV-1.3*)

- GS-1.3 Special Treatment Area: Highway 68/Foster Road - The property at the southwest corner of Highway 68 and Foster Road shall be designated as a Special Treatment Area (APN: 207-051-013-000). A visitor farm shall be allowed on this agricultural property under the following conditions:
- a. It is an accessory use to the agricultural use of the property;
 - b. Produce stand shall be limited to the sale of agricultural products grown within the tri-county area of Monterey, San Benito, and Santa Cruz Counties only;
 - c. Gift and souvenir sales that promote Monterey County agriculture shall be allowed, not to exceed 10-percent (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-percent (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. There shall be a general development plan approved for the entire site prior to any development; and
 - g. The visitor farm shall not interfere with agricultural activities on adjoining properties.
 - h. Developed area shall not exceed 5% of the total parcel. The remaining area shall consist of crop production.
- GS-1.4 Development in the town of Spreckels shall be allowed only under the following conditions:
- a. Development occurs within the land use boundary shown in the Area Plan;
 - b. New development is harmonious with existing development in exterior treatment, building lines, and bulk and height specifications.
 - c. New development is reviewed by the Historic Resources Review Board (HRRB) as a historic district, and recommendations from the HRRB are incorporated into final plans.
 - d. Project plans or drawings showing building design, color scheme, landscape plans, and parking layout shall be submitted to the Planning Commission or its designee prior to development approval.
- GS-1.5 Development of commercial land uses designated near Highway 68 and the Salinas River shall be allowed only if such uses:
- a. Are planned general commercial rather than neighborhood serving;
 - b. Will protect and, where feasible, enhance the riparian habitat along the Salinas River;
 - c. Will not further deteriorate water quality in the Salinas River;
 - d. Are adequately screened from viewpoints along Highway 68, Spreckels Lane, and Spreckels Boulevard by minimizing tree removal and by

landscaping frontage areas.

Because of the proximity to agricultural lands, commercial uses that support farm activities shall be encouraged.

- GS-1.6 Development of commercial designated parcels between Harrison Road and Highway 101 shall be allowed only if such uses are:
- a. Neighborhood serving commercial uses where the parcel is one acre or less in size, or
 - b. Planned general commercial uses where the parcel is one acre or greater in size.

GS-1.7 Study Area: Spence/Potter/Encinal Road (see *Policy CSV-1.4*)

- GS-1.8 The land near the town of Spreckels designated as industrial may also be developed partially or wholly as agriculturally related commercial uses provided said agriculturally related development complies with the following conditions:
- a. A comprehensive development plan as a planned general commercial project shall be prepared.
 - b. Development shall be designed to protect and, where feasible, enhance the riparian corridor along the Salinas River.
 - c. Proposed development would not deteriorate water quality in the Salinas River or area ground water.
 - d. Walnut trees along Spreckels Boulevard shall be preserved.
 - e. Development will be compatible with the agricultural activities on the adjoining parcel.

- GS-1.9 Industrial development on land near the town of Spreckels currently designated as "Industrial" may be approved under the following conditions that:
- a. proposed uses shall be agriculturally oriented industrial uses and that marketing efforts for the Spreckels industrial site shall be aimed toward agriculturally oriented industrial uses;
 - b. a development plan shall be prepared prior to the establishment of any use or the construction of any building on any undeveloped land;
 - c. development include an effective buffer between industrial uses and the town of Spreckels either through landscaped open space, berming, or some other acceptable method.
 - d. expansion of currently designated "Industrial" land (25 acres) located in the "upper bench" area east of the existing Spreckels factory site be expressly allowed on the 31 acres designated as "Farmlands". A land use change from "Farmlands" to "Industrial" shall be allowed by use permit only for the expansion of the initial industrial use located in the "upper bench" area. Expansion shall not be allowed beyond the upper bench area (56 acres). After the 56 acre "upper bench" area has been fully developed, development must be phased so that existing industrial uses are developed or redeveloped first and so that remaining farmlands can remain in production as long as possible.

- e. subsequent development through division or use permit will require a condition, where applicable, to place farmlands into permanent agricultural use.

GS-1.10 Special Treatment Area: Natividad/Rogge Road – The three parcels at the northwest corner of Natividad and Rogge Roads shall be designated as a “Special Treatment Area” to permit on-site soil dependent agricultural operations such as greenhouses (APNs 211-012-027, 211-012-041, and 211-012-042). Minimum parcel size in this area shall be 10 acres. Subdivision of land in this area shall be approved only under the following conditions:

- a. That the residential development rights or parcels formed through subdivision approval be dedicated by means of an agricultural conservation easement to the County or a qualified organization such as that specified in Section 501(c)(3) of the Internal Revenue Code;
- b. That a drainage management plan to mitigate run-off to adjoining farmlands has been prepared for the entire special treatment area;
- c. That the allowance of one mobile home will be only for a caretaker or security personnel and not for residential purposes.

GS-1.11 Study Area: Espinosa Road – The County shall study the area along Espinosa Road to consider where more intensive agricultural uses and businesses (e.g. agricultural truck storage) may be appropriate in this area and, if so, process a General Plan Amendment to establish a Special Treatment Area with specific land use policies that would apply to new development (*Figure LU7*). The Study will assess environmental conditions of the area (e.g. Espinosa Lake), adequate access and roadway conditions, minimum lot size, maximum size of operation, and impact to surrounding agricultural uses. Properties with truck storage operations in place prior to January 3, 2007 (as determined by Monterey County Code Enforcement) may be allowed to continue at the level in place at that time until the study of this area is completed (pre-existing). Businesses started after that time are not allowed until/unless a Special Treatment Area designation is adopted. If a Special Treatment Area (STA) is established, pre-existing businesses located outside of the STA must be removed, and businesses within the STA must be brought into conformance with adopted standards within one year from the adoption date.

GS-1.12 Special Treatment Area: Jefferson - (see *Policy GMP-1.9*)

GS-1.13 Development on properties with residential land use designations located within the Greater Salinas Area Plan north of the City of Salinas, generally between Williams Road and Highway 101 (*Figure LU-7*) shall be limited to the first single family home on a legal lot of record. The County shall conduct a comprehensive review of infrastructure constraints regarding circulation, wastewater, and water supply. Said restriction shall not apply to development within adopted Community Areas, Rural Centers, AHOs or STAs. Restriction on subdivision established in this policy does not preclude the County from recognizing a new

legal lot pursuant to state law if the new lot is created solely as a result of either: 1) conveyance of land to or from a governmental agency, or 2) through the governmental exercise of eminent domain. This restriction on subdivision also does not prohibit the County from requiring and acting upon a parcel map for the conveyance of land to or from a governmental agency if the County determines on the facts of the particular case that public policy necessitates a parcel map.

- GS-1.14 Annexations or sphere of influence amendments covered by the Greater Salinas Area Memorandum of Understanding (GSA MOU) shall be consistent with and governed by the terms of the GSA MOU and with the City's General Plan.

2.0 - Circulation

- GS-2.1 The rerouting of Highway 101 in conformance with the planned Caltrans bypass route between Russell Road and Crazy Horse Canyon Road, and as shown on the adopted Countywide Land Use Plan, shall be supported as a transportation priority in the County.
- GS-2.2 The County shall work with the City of Salinas to design a bypass roadway that provides an alternative route of traffic from Highway 101 to Reservation Road along the west side of the City of Salinas (a.k.a. West Side Bypass) and also preserves as much agricultural land west of the City of Salinas as possible.
- GS-2.3 The Highway 101 bypass shall be designated a scenic highway. The bypass design shall incorporate sound deflection berms with appropriate landscaping and such measures shall be held consistent with its "scenic highway" designation.
- GS-2.4 Old Stage Road shall be designated a "scenic road" within this Area Plan. All new development along Old Stage Road shall be subject to design approval. Appropriate scenic preservation measures shall include but not be limited to screening of development with vegetation, treatment of exterior surfaces with earth tones, and setbacks.

3.0 - Conservation/Open Space

- GS-3.1 All vegetation on land exceeding 25 percent slope, particularly chaparral and broad leaf evergreen, should remain undisturbed to minimize erosion and retain important visual amenities.
- GS-3.2 Native plant materials should be used to integrate the man-made environment with the natural environment and to screen or soften the visual impact of new development.
- GS-3.3 The walnut trees along both sides of Spreckels Boulevard are considered both scenic and historic resources that shall be preserved and maintained as long as

possible. 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.

- GS-3.4 The County shall support efforts of the Monterey County Historic Resources Review Board (HRRB) to preserve resources, including the following:
- a. Attract more tourists to the Boronda Adobe site;
 - b. Make the Adobe a site for festival events and other ceremonial functions;
 - c. Preserve the Darrington Adobe; and
 - d. Any other HRRB actions which are deemed appropriate to establish the Adobe site as a revenue source for the HRRB.

4.0 - Safety

No supplemental Safety policies at this time.

5.0 - Public Services

- GS-5.1 Portions of Gabilan Creek shall be evaluated for a linear park as defined by the County's Parkland Classification System at such time when the County can support another regional park. Until such time, Gabilan Creek shall be:
- a. Maintained in a natural riparian state;
 - b. Kept in a free-flow state devoid of dams;
 - c. Allowed its natural flood capacity through required setbacks conforming to the 100 year flood plain; and
 - d. Kept free from urban encroachment by residential development through required dedication of land in the floodplain corridor.

6.0 - Agriculture

- GS-6.1 In recognition of the limitations of using Williamson Act contracts to preserve farmlands, efforts by landowners to acquire the benefits derived by donating development rights to a duly established Farmland Trust or other qualified organization which meets the criteria of Section 501(c)(3) of the Internal Revenue Code, shall be encouraged.
- GS-6.2 On lands designated as Agricultural, Agricultural Support Services (coolers, cold rooms, loading docks, and farm equipment shops) that are accessory to:
- a. On-site agricultural uses shall be allowed.
 - b. Off-site agricultural uses may be allowed, subject to obtaining a discretionary permit, subject to the following findings, which shall be made based upon substantial evidence in each case:
 1. That the land on which the support facilities are proposed is not suitable for cultivation due to terrain, soil, or other physical constraints.
 2. That such support facilities are necessary or appropriate in

connection with the cultivation, harvesting, or processing of crops raised by the applicant on some portions of the subject property or on properties in the area under the control of the applicant.

3. That the maintenance and operation of such support facilities will not impair the ability to produce crops on the balance of the subject property or on neighboring properties.

Support facilities allowed under this policy shall be subject to the following standards:

- Such support facilities may be used in connection with the cultivation, harvesting, processing, or storage of crops grown on the subject property, or crops grown by the applicant or by others on lands in the area, particularly when such action would retain or increase the amount of farmland for crop production.
- The land on which such support facilities are constructed shall not be subdivided from the balance of the subject property.
- The support facilities are compatible with land uses on neighboring properties.

This page intentionally left blank

This page intentionally left blank

Figure LU7 -GS LU Map to be inserted
(8.5" x 11")

CHAPTER 9-G
NORTH COUNTY, INLAND
AREA PLAN



**NORTH COUNTY AREA PLAN
SUPPLEMENTAL POLICIES**

1.0 - Land Use

- NC-1.1 New commercial development, or intensification of existing commercial development, may be permitted subject to a discretionary permit. Proposed commercial development shall be designed to minimize traffic, noise, visual, and/or other impacts on the surrounding area to the greatest extent feasible.
- NC-1.2 In areas designated for Farmlands, Rural Grazing, Permanent Grazing, and Industrial land uses, commercial mushroom growing operations resulting in increased production (establishment, construction, replacement, reconstruction, retrofitting, or expansion) may be allowed, subject to a use permit. Facilities allowed under this policy shall be subject to the following standards:
- a. Potential impacts to drainage, air and water quality, traffic, noise, scenic quality, and any other adverse effects shall be minimized to the maximum extent feasible.
 - b. Installation of environmental control methods (for air, traffic, water, noise, and visual impacts) brought by regulatory agencies shall require review and approval by the Director of Planning.
- NC-1.3 Large acreages in higher elevations and on steeper slopes should be preserved and enhanced for grazing, where grazing is found to be a viable use.
- NC-1.5 Development on properties with residential land use designations located within the North County Area Plan shall be limited to the first single family dwelling on a legal lot of record. The County shall conduct a comprehensive review of infrastructure constraints regarding circulation, wastewater, and water supply. Said restriction shall not apply to development within adopted Community Areas, Rural Centers, or Affordable Housing Overlays. Restriction on subdivision established in this policy does not preclude the County from recognizing a new legal lot pursuant to state law if the new lot is created solely as a result of either: 1) conveyance of land to or from a governmental agency, or 2) through the governmental exercise of eminent domain. This restriction on subdivision also does not prohibit the County from requiring and acting upon a parcel map for the conveyance of land to or from a governmental agency if the County determines on the facts of the particular case that public policy necessitates a parcel map. This policy shall not apply to APN: 125-522-020-000 (3.9 acres), which shall be allowed creation of one new lot (LDR/1.5).

2.0 - Circulation

- NC-2.1 Rerouting of Highway 101, by-passing the community of Prunedale, shall continue to be pursued. Efforts by Caltrans to improve and upgrade existing routes in this area are considered initial phasing for addressing the traffic and safety concerns on Highway 101.
- NC-2.2 Old Stage Road shall be continued as a public right-of-way and its historical value shall be protected by the continuance of agrarian land use activities along its route.

3.0 - Conservation/Open Space

- NC-3.1 Within areas designated as “sensitive” or “highly sensitive” on the Scenic Highway Corridors and Visual Sensitivity Map (*Figure 15*), landscaping or new development may be permitted if the development is located and designed in such a manner that public views are not disrupted.
- NC-3.2 All new development on parcels fronting the east side of Carpenteria Road shall provide for the protection and enhancement of the natural and scenic qualities of the steep, heavily vegetated slopes that provide an unusually scenic southern approach to the community of Aromas.
- NC-3.3 Conservation of North County's native vegetation shall be given high priority to:
- a. Retain the viability of threatened or limited vegetative communities and animal habitats,
 - b. Promote the area's natural scenic qualities, and
 - c. Preserve rare, endangered, and endemic plants for scientific study.
- Property owners shall be encouraged to cooperate with the County in establishing conservation easements over areas of native vegetation.
- NC-3.4 Removal of healthy, native oak and madrone trees in the North Monterey County Area shall be discouraged. An ordinance shall be developed to identify required procedures for removal of these trees. Said ordinance shall take into account fuel modification needed for fire prevention in the vicinity of structures and shall include:
- a. Permit requirements.
 - b. Replacement criteria
 - c. Exceptions for emergencies and governmental agencies
- NC-3.5 Critical habitat areas should be preserved as open space. When an entire parcel cannot be developed because of this policy, a low intensity, clustered development may be approved. However, the development should be located on those portions of the land least biologically significant so that the development will not upset the natural function of the surrounding ecosystem.

This page intentionally left blank

Figure 15 - NC Highway/Visual Map to be inserted
(11" x 17")



- NC-3.6 North County Historic Sites and other sites recommended by the Monterey County Historic Resources Review Board (HRRB) shall be considered for inclusion in a historical resources (HR) zoning district.
- NC-3.7 A committee to develop a Trails Plan consistent with General Plan *Policy OS-1.10* shall be appointed by the Board of Supervisors. Said Plan shall include/address the following:
- a. A trails map and implementation policies for the North County area.
 - b. Recreational trail easements, and equestrian trail easements where possible, should be located within County-required easements of private roads.
- NC-3.8 A discretionary permit shall be required for all new wells in fractured rock or hard rock areas in the North County Area Plan in order to provide for case by case review of potential water quality and overdraft concerns. This requirement shall be maintained until such a time that a water supply project or projects are completed that addresses existing water quality and water supply issues in fractured rock or hard rock areas.
- NC-3.9 Notwithstanding *Policy OS-3.5*, new development shall be prohibited on slopes 1) with highly erodible soils, 2) in excess of twenty five percent (25%), and 3) that drain into the watershed of the Elkhorn and Moro Cojo Sloughs.
- NC-3.10 Notwithstanding *Policy OS-3.5*, conversion for agricultural purposes shall be prohibited on slopes 1) uncultivated at the time of conversion, 2) that contain highly erodible soils, 3) which exceed twenty five percent (25%), and 4) that drain into the watershed of the Elkhorn and Moro Cojo Sloughs.
- NC-3.11 By December 31, 2011, the County, working with the Natural Resource Conservation Service (NRCS) and the Monterey County Water Resources Agency shall develop best management practices for agricultural operations in the North County Planning Area to control erosion and off-site runoff from all agricultural land. These best management practices shall be incorporated into the ministerial permit for the conversion of lands described in *Policy OS-3.5* for lands in the North County Planning Area only.

4.0 - Safety

- NC-4.1 Newly developed areas that drain into Merritt Lake and Tembladero Slough shall be annexed to the Monterey County Water Resources Agency to provide for the maintenance of drainage facilities.

5.0 - Public Services

- NC-5.1 New developments shall be designed to maximize prime groundwater recharge capabilities and to minimize runoff from the property.

- NC-5.2 Water development projects that can offer a viable water supply to water-deficient areas in North County shall be a high priority.
- NC-5.3 Cooperative soil conservation, water quality protection, and resource restoration programs within watershed basins shared with neighboring counties shall be pursued.
- NC-5.4 In order to address serious public health concerns regarding water quality and quantity, and in addition to the permit process required by *Policy NC-3.8*, a permit process shall be developed for all new wells proposed to be developed in the North County Planning Area. The permit process shall be developed by ordinance and shall be in place within 12 months of the adoption of this General Plan, and a permit shall be required to develop any new well. The requirement for a permit shall be effective until the later of the effective date of the ordinances required by *Policies PS-3.2 and 3.3*, or 36 months. This policy shall not apply to replacement wells.

6.0 - Agriculture

- NC-6.1 Land designated for farmland and grazing uses shall be assessed and taxed accordingly.

This page intentionally left blank

Figure LU8 - NC LU Map to be inserted
(11" x 17")

CHAPTER 9-H
SOUTH COUNTY
AREA PLAN

**SOUTH COUNTY AREA PLAN
SUPPLEMENTAL POLICIES**

1.0 - Land Use

- SC-1.1 On lands adjacent to Fort Hunter Liggett, only low residential densities shall be allowed in order to prevent residential encroachment. A 500-foot residential setback shall be established on privately owned lands along the military tank road easement connecting Fort Hunter Liggett and Camp Roberts (*Figure LU-9*). The setback requirement shall not cause existing structures to become nonconforming nor shall it render existing lots of record unbuildable.
- SC-1.2 Clustered development shall be encouraged in all areas where development is permitted in order to make the most efficient use of land and to preserve agricultural land and open space.
- SC-1.3 Policies and programs, such as large lot zoning and agricultural land trusts, that may enhance the competitive capabilities of farms and ranches, shall be supported.

2.0 - Circulation

- SC-2.1 Additional scenic routes shall not be designated in the South County Planning Area.

3.0 - Conservation/Open Space

- SC-3.1 Co-generation facilities may be allowed in conjunction with other industrial uses and oil and gas removal, as a means of energy conservation, on lands designated for industrial use, subject to a use permit in each case.

4.0 - Safety

- SC-4.1 Channelization or realignment work on the Salinas River shall not be permitted without an assessment by the Monterey County Water Resources Agency that such work will not increase the flood hazard downstream.

5.0 - Public Services

- SC-5.1 New development shall not diminish the groundwater recharge capabilities in the South County Planning Area where the following resources have been identified:
- a. Valuable natural groundwater recharge areas, or
 - b. Artificial groundwater recharge projects.
- Areas that are highly susceptible to water quality degradation because of either high water tables or rapid percolation rates shall require more strict enforcement

of this policy. Agricultural land uses in such areas should be maintained to preserve groundwater quality.

- SC-5.2 Cooperative soil conservation, water quality protection, and resource restoration programs within watershed basins shared with neighboring counties shall be pursued.
- SC-5.3 New development may not encroach on the main channels and associated floodways of the Nacimiento, San Antonio, and Salinas Rivers in order to conserve groundwater recharge areas, preserve riparian habitats, and protect flood flow capacity.
- SC-5.4 Stormwater facilities in new urban development shall be designed to mitigate impacts on agricultural lands located downstream.
- SC-5.5 Commercial recreational facilities for boating, water sports, camping, and similar uses at any proposed park site shall be of moderate size, compatible with surrounding uses, and consistent with all resource protection and hazard avoidance policies.
- SC-5.6 The County shall work with Camp Roberts to establish a park site on the Salinas River at Camp Roberts.

6.0 - Agriculture

- SC-6.1 Conservation of irrigated and non-irrigated farmlands in South County Planning Area shall be encouraged.

This page intentionally left blank

Figure LU9 - SC LU Map to be inserted
(11" x 17")



CHAPTER 9-I
TORO
AREA PLAN

**TORO AREA PLAN
SUPPLEMENTAL POLICIES**

1.0 - Land Use

- T-1.1 Development proposals on Corral de Tierra Road from “Four Corners” (Corral de Tierra, Calera Canyon, and Robley Road intersection) to Corral del Cielo shall complete safety improvements concurrently with development.
- T-1.2 Industrial land uses other than utilities shall not be permitted in the Toro area.
- T-1.3 The designated agricultural lands as shown on the Toro Area Plan Land Use Map (*Figure LU-10*) shall be conserved and, where feasible, expanded.
- T-1.4 Special Treatment Area: Greco - The Greco property on River Road across from the Indian Springs Ranch Subdivision shall be designated as a "special treatment" area to be zoned Heavy Commercial. Although the use of the property for the removal of sand and gravel ceased in the year 2000, use of the property for a contractor’s yard, shop, and residence may continue pursuant to PLN980448 as approved August 29, 2001 or as that permit may be amended or extended. (APN: 139-021-005-000)
- T-1.5 Subdivisions shall be designed so that new lots have building sites located outside of the critical viewshed.
- T-1.6 Existing legal lots of record located in the critical viewshed may transfer density from the acreage within the critical viewshed to other contiguous portions of land under the same ownership, provided the resulting development meets all other Toro Area and General Plan policies.
- T-1.7 Development on properties with residential land use designations located within the Toro Groundwater Basin of the Toro Area Plan along the Highway 68 corridor as illustrated in *Figure LU-10* shall be limited to the first single family home on a legal lot of record. The County shall conduct a comprehensive review of infrastructure constraints regarding circulation, wastewater, and water supply. Said restriction shall not apply to development within adopted Community Areas, Rural Centers, or Affordable Housing Overlays. Restriction on subdivision established in this policy does not preclude the County from recognizing a new legal lot pursuant to state law if the new lot is created solely as a result of either: 1) conveyance of land to or from a governmental agency, or 2) through the governmental exercise of eminent domain. This restriction on subdivision also does not prohibit the County from requiring and acting upon a parcel map for the conveyance of land to or from a governmental agency if the County determines on the facts of the particular case that public policy necessitates a parcel map.
- T-1.8 Special Treatment Area: Mohsin/Samoske - Approximately 266 acres located east of River Road and north of Chualar River Road shall be designated as a “Special Treatment Area” to permit a planned development including:

- a. Development shall be limited to the creation of a clustered, rural density, residential subdivision consistent with the surrounding residential development.
- b. No more than 13 new residential lots may be created and shall be clustered on the lower 72 acres of land closest to River Road. The lots shall be a minimum of 5 acres.
- c. Agricultural buffers shall be established where applicable taking into account conditions such as the type of adjacent agriculture use, topography, and climate (e.g., prevailing winds) with the intent to protect agricultural operations from impacts of non-agricultural uses. An Agricultural Buffer Plan, to be approved by the Agricultural Commissioner, shall be required for any proposed subdivision within the STA.
- d. Development of the residential properties shall be required to comply with visual sensitivity policies of the Toro Area Plan.
- e. The upper 194 acres shall remain as permanent grazing with a habitat and scenic conservation easement over at least 150 acres, including areas where slopes exceed 30%.
- f. Any subdivision within the STA must comply with the inclusionary housing ordinance in effect as of 1998.

Neither an infrastructure study nor a rural center plan is required for the development of the Mohsin-Samoske STA.

2.0 - Circulation

- T-2.1 Employers in surrounding areas should be encouraged to stagger employees' work hours in order to ease peak hour traffic congestion on Highway 68 and in other areas.
- T-2.2 Davis and Reservation Roads shall be encouraged as alternate routes between the Monterey Peninsula and Salinas to alleviate traffic on Highway 68.
- T-2.3 Continue to work with the state, local agencies, and citizens groups to alleviate traffic congestion while maintaining the scenic beauty of Highway 68. With the goal of eventually constructing a scenic four-lane divided highway, the County shall support the following measures:
- a. coordination with Caltrans and TAMC for the construction of a four-lane facility between the Toro interchange and State Route 218; and
 - b. construction of bus stops, pull-outs, and shelters where needed.
- T-2.4 Improvement of Highway 68 intersections, construction of alternate passing lanes, public transit roadway improvements, and improved bicycle safety measures should be undertaken at the earliest time that funding becomes available.

- T-2.5 Fair-share financial contributions from each new development in the Toro Planning Area shall be required to expedite funding and construction of Highway 68 improvements.
- T-2.6 Improvements to Corral de Tierra, River, and San Benancio Roads shall be designed to accommodate bicycles, horses, and people where possible.
- T-2.7 To minimize traffic safety hazards, creation of new direct access points should be prohibited from single-family residences onto Highway 68 and discouraged onto Laureles Grade, River Road, Corral de Tierra Road, and San Benancio Road.
- T-2.8 To enhance and promote sensitive visual resources, the County shall pursue measures to obtain official County Scenic Route designation from the state for Corral de Tierra, San Benancio, Corral de Cielo, River, and Underwood Roads (see *Policy T-3.1*).
- T-2.9 If new sites for office, employment, services, and local conveniences are found to be appropriate, such sites should incorporate designs to allow use of alternate modes of transportation.
- T-2.10 Increasing the accessibility of Toro residents to mass transit, either through maintenance of existing park and ride lots or new bus service, particularly in the Corral de Tierra, San Benancio, and River Road areas, should be studied and implemented.

3.0 - Conservation/Open Space

- T-3.1 Within areas designated as “visually sensitive” on the Toro Scenic Highway Corridors and Visual Sensitivity Map (*Figure 16*), landscaping or new development may be permitted if the development is located and designed (building design, exterior lighting, and siting) in such a manner that will enhance the scenic value of the area. Architectural design consistent with the rural nature of the Plan area shall be encouraged.
- T-3.2 Land use, architectural, and landscaping controls shall be applied, and sensitive site design encouraged, to preserve Toro's visually sensitive areas and scenic entrances:
 - a. River Road/Highway 68 intersection; and
 - b. Laureles Grade scenic vista overlooking the Planning Area (*Figure 16*).
- T-3.3 Portions of County and State designated scenic routes shall be designated as critical viewshed as shown on the Toro Scenic Highway Corridors and Visual Sensitivity Map. Except for driveways, pedestrian walkways, and paths, a 100-foot building setback shall be required on all lots adjacent to these routes to provide open space and landscape buffers. This setback may be reduced for

existing lots of record that have no developable area outside the setback and to accommodate additions to existing structures that become non-conforming due to this policy. New development shall dedicate open space easements over setback areas established by this policy.

- T-3.4 Placement of existing utility lines underground shall be encouraged, particularly along Laureles Grade Road, Corral de Tierra, San Benancio, River Road, and Highway 68.
- T-3.5 Exterior/outdoor lighting shall be located, designed, and enforced to minimize light sources and preserve the quality of darkness. Street lighting shall be as unobtrusive as practicable and shall be consistent in intensity throughout the Toro area.
- T-3.6 Large acreages in higher elevations and on steeper slopes shall be preserved and enhanced for grazing, where grazing is found to be a viable use.
- T-3.7 Removal of healthy, native oak trees in the Toro Planning Area shall be discouraged. An ordinance shall be developed to identify required procedures for removal of these trees. Said ordinance shall take into account fuel modification needed for fire prevention in the vicinity of structures and shall include:
- a. Permit requirements.
 - b. Replacement criteria
 - c. Exceptions for emergencies and governmental agencies

4.0 - Safety

- T-4.1 Land uses and practices that may contribute to significant increases of siltation, erosion, and flooding in the Toro area shall be prohibited.

5.0 - Public Services

- T-5.1 To ensure cost-effective and adequate levels of wastewater treatment, the County shall promote relatively higher densities in areas where wastewater treatment facilities can be made available.

6.0 - Agriculture

No supplemental Agricultural policies at this time.

This page intentionally left blank

Figure 16 - Toro Visual Map to be inserted
(8.5" x 11")

This page intentionally left blank

Figure LU10 -Toro LU Map to be inserted
(8.5" x 11")

CHAPTER 9-J

**AGRICULTURAL AND
WINERY CORRIDOR PLAN
“FARM-TO-MARKET”**

1.0 INTRODUCTION

1.1 SETTING

Monterey County offers variations of geography and climate ranging from the cool steep slopes of the Santa Lucia Mountains to the warmer climate of the valleys. These conditions include superb, ancient soils, warm sunshine, cooling ocean breezes, and fog that allow this wine region to produce a wide range of styles. The Salinas Valley is the primary grape-growing area in Monterey County; in addition, the Carmel Valley, Hames Valley and the San Antonio Valley are also designated AVA appellations.

About 40,000 acres of Monterey County are in grape production (98% Salinas Valley/ 1% Carmel Valley, 1% Hames and San Antonio Valleys) with 28 established wineries. This ratio of acres to wineries makes Monterey County by far the highest ratio of acres per winery at 1,430 with the next highest being Santa Barbara at 369 acres/winery. Currently the existing wineries have facilities to ferment about 88% of the grape production in Monterey County, whereas only 5% of wines produced are produced as a Monterey appellation. Although viticulture revenues have grown to about \$380 million per year, strategic planned development of this industry would help to retain more of the economic benefits within Monterey County.

1.2 PROJECT BACKGROUND

In April 2001, the Monterey County Vintners and Growers Association (Association) made a presentation to the Board of Supervisors on problems facing the wine industry in Monterey County. It included examples on how other wine-producing areas have been able to create balance for their industry within their region. A committee appointed by the Board of Supervisors developed a "Winery Corridor Plan" to help keep the wine industry economically viable in Monterey County. This Plan was created as a long-range program in the County General Plan.

1.3 PLAN OBJECTIVES

The main purpose of creating an Agricultural and Winery Corridor Plan (AWCP) is to create a planned approach to how the County and the wine industry develops, and encourages wine related economic growth in the Salinas Valley. The AWCP is designed to provide a long-range plan for development of agricultural and winery related uses within specific areas of the County and provide a framework for the assessment of the environmental impacts associated with such a plan.

1.4 CONFORMANCE WITH PLANS

Monterey County's General Plan includes Area Plans that establish policies for development addressing conditions unique to specific geographical areas within a vast, diverse County. This Agricultural and Winery Corridor Plan (AWCP) serves as a type of Area Plan that provides a greater level of detail of how to address viticulture related uses within portions of three Planning Areas (Toro, Central Salinas Valley, and South County). The intent of the AWCP is to be consistent with the goals and policies for each of the three affected Planning Areas in addition to

the General Plan as a whole. Where the AWCP conflicts with a policy of the General Plan or an Area Plan, the AWCP policy will apply as providing a greater level of detail for how these uses will be handled within the Corridor.

2.0 PROJECT DESCRIPTION

2.1 PURPOSE AND INTENT

The purpose and intent of this Agricultural and Winery Corridor Plan is to establish guidelines and standards for development of wineries and wine industry related uses within the designated corridor. Guidelines include but are not limited to:

- Wineries and related uses within existing agricultural operations.
- Projected number of artisan and full-scale wineries allowed within the next 20 years.
- Criteria for creating a limited number of 5-acre or larger sized lots for artisan wineries.
- Criteria for adding winery tasting facilities to existing wineries.
- Number of new stand-alone winery tasting facilities allowed within the next 20 years.
- Type of auxiliary structures and uses allowed within the next 20 years.
- Design Guidelines that encourage unique expressions of architecture while maintaining the rural character of the area.
- Infrastructure financing that addresses industry-related impacts on the corridor over the life of the plan.

2.2 WINERY CORRIDOR DESCRIPTION

Monterey County American Viticulture Areas (*Figure AWCP-2, Appellations Overview Map*) includes eight appellations approved within the Salinas Valley (Monterey, Santa Lucia Highlands, Chalone, Arroyo Seco, San Bernabe, San Lucas, Hames Valley, and San Antonio Valley). The portion of the Monterey AVA located south of Highway 68 plus the other seven AVAs shall be used for defining the boundary of the Agricultural and Winery Corridor. The Agricultural and Winery Corridor would consist of three segments (*Figure AWCP-3, Agriculture and Winery Corridors Map*) that extend through three Planning Areas (Toro, Central Salinas Valley, and South County):

- A. *River Road Segment.* Consisting generally of: River Road from Highway 68 south, excluding the west side of the road between a point 500 feet north of the Las Palmas Ranch Subdivision and 1000 feet south of Pine Canyon Road (Salinas), Chualar River Road, Gonzales River Road, Foothill Road, Fort Romie Road, Paraiso Springs Road, Los Coches Road, Thorne Road, the lower section of Arroyo Seco Road, Elm Avenue south of Highway 101, Central Avenue from Elm Avenue south to Highway 101, and Hobson Avenue.
- B. *Metz Road Segment.* Consisting generally of: Metz Road from the City of Soledad south to Elm Avenue, and Elm Avenue from Metz Road to the City of Greenfield.

This page intentionally left blank

Figure AWCP1 - Planning Area and Vicinity Map to be inserted
(8.5" x 11")



This page intentionally left blank

Figure AWCP2 - AVA Map to be inserted
(8.5" x 11")



This page intentionally left blank

Figure AWCP3 - Corridor Map to be inserted
(8.5" x 11")



- C. *Jolon Road Segment.* Consisting generally of: Jolon Road from Highway 101 near King City south to Highway 101 north of Bradley, Cross Road, Gillett Road, Lockwood-Jolon Road from Cross Road to Gillett Road, and Interlake Road.

2.3 DEVELOPMENT POTENTIAL

The area along the proposed Winery Corridor consists of primarily large parcels of agricultural lands. Some rural level of development has occurred in a couple areas along the corridor with the most intensive development occurring along River Road from an area just south of Highway 68 to Pine Canyon Road (Salinas). Important visual elements such as native trees, ridgelines, frontal slopes, and scenic road corridors are especially critical to give the Corridor its identity.

According to data provided by the Monterey County Vintners and Growers Association, a typical two (2) million-case full-scale winery could cover a total of approximately 410,000 square feet of surface area with 300,000 square feet of building coverage. A typical artisan winery would cover approximately 58,000 square feet of surface area with 35,000 square feet of building coverage. These figures take into account the total estimated number of fermenting tanks, barrels and cases of wine that would be stored on-site. They also include office and tasting room space. Building requirements could increase if the operation included smaller fermenting tanks, a larger percentage of barrels stored, and/or longer storage of cases on-site. This plan assumes these numbers in evaluating the development potential for the corridor.

Much of the area along the corridor consists of prime farmlands. Many properties are restricted under California Land Conservation (Williamson) Act contracts (*Figure AWCP-4*, Williamson Act Lands Map). These lands are restricted to agricultural and open space uses under a rolling term 10- or 20-year contract that is automatically renewed unless the owner expresses intent of non-renewal. If a contract is cancelled before the term expires, the owner is subject to a cancellation fee equal to 12.5% of the unrestricted, current fair-market valuation of the property. This Plan has been designed to be consistent with the agricultural uses permitted under Williamson Act contracts.

Some properties within the corridor are restricted by contract under the Williamson Act. The Williamson Act authorizes the Board of Supervisors to adopt rules governing the administration of the preserve. The agricultural uses described in this plan are allowed under Williamson Act provisions and may participate in this program provided they are consistent with the approved list of uses adopted by the Board of Supervisors.

2.4 CIRCULATION CONSTRAINTS

Geometrics for the entire Corridor consist of 2-lane rural roads (Class II) with 12-foot wide lanes that in some sections narrow to 10 or 11 feet. This Corridor has small, unimproved shoulders that vary from one foot to eight feet in width. These roads were created as farming roads for transporting agricultural products from the fields to the market. Roads that make up this Corridor wind along the Salinas River channel where there are some significant horizontal and vertical variations, thereby limiting sight distances. Farming equipment on the roads can be slow moving and geometric conditions limit sight distance, which restricts the ability to pass safely.

Due to a growing population and increased traffic on Highway 101, River Road has evolved into an alternative north-south commuter route from Chualar to Highway 68. Residential development along the Corridor has occurred primarily within a stretch of River Road from Pine Canyon Road (Salinas) to Highway 68. The area along the Las Palmas residential development (River Road) was recently improved to four lanes with fully improved shoulders in order to accommodate the increased traffic.

In order to maintain the current rural character, road improvements should be limited to enhancing the scenic corridor and promoting safe circulation. Section 4.5 of this Plan provides guidelines for financing capital improvements to address associated impacts generated by this plan.

3.0 DEVELOPMENT STANDARDS/DESIGN GUIDELINES

3.1 GENERAL REGULATIONS

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

- A. *Artisan Winery*: A maximum of 40 new artisan wineries as follows:
 - 1. River Road Segment; up to 24;
 - 2. Metz Road Segment; up to four (4); and
 - 3. Jolon Road Segment; up to 12.

- B. *Full-Scale Winery*: a maximum of 10 new full-scale wineries as follows:
 - 1. River Road Segment; up to five (5);
 - 2. Metz Road Segment; up to two (2); and
 - 3. Jolon Road Segment; up to three (3).

- C. *Winery Tasting Rooms*; a maximum of 10 new, stand-alone, facilities as follows:
 - 1. River Road Segment; up to five (5);
 - 2. Metz Road Segment; up to two (2); and
 - 3. Jolon Road Segment; up to three (3).

- D. *Restaurant*. A total of three (3) new restaurants with no more than one restaurant per segment.

- E. *Delicatessen*. A total of five (5) new delicatessens on the same site as a winery with no more than three (3) delicatessens within the River Road Segment and no more than one (1) delicatessen within each of the remaining two segments.

- F. *Inns*. A maximum of eight (8) new Inns as follows:
 - 1. River Road Segment; up to five (5);
 - 2. Metz Road Segment; one (1); and
 - 3. Jolon Road Segment; up to two (2).

This page intentionally left blank

Figure AWCP4 - Williamson Act Lands Map to be inserted
(8.5" x 11")

- G. *Business Cluster.* One consolidated area may be identified for an overlay designation where a cluster of wine industry related businesses (bottle and cork production, label design, etc.) may develop. This business center should be located near an urban area with adequate facilities. A business cluster within the AWCP overlay area shall be considered consistent with the General Plan; however, a zoning change may be required to achieve the appropriate zoning designation. Site specific development would be subject to the standard County requirements and CEQA and not part of the ministerial review process created under this Plan.
- H. *Visitor Centers.* Visitor centers that provide visitor information about the Corridor should be established within the vicinity of Highway 101/Arroyo Seco and/or near Highway 68.

3.2 ALLOWED USES

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

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

3.3 PERMITTED USES, MINISTERIAL PERMIT REQUIRED IN EACH CASE

This Section includes a list of uses that can be permitted with a ministerial permit for properties within the designated Agricultural and Winery Corridor. These uses are subject to the General Regulations established in Section 3.1 and Development Standards established in Section 3.5 of this Agricultural and Winery Corridor Plan. Projects deemed consistent within the criteria and conditions of the AWCP and Zoning District Overlay would require no additional zoning review. However, County and Uniform Building Code requirements still apply relative to those activities that would require a grading and building permit. More intensive uses or uses not otherwise consistent with the AWCP and/or Williamson Act provisions may require the issuance of discretionary permits such as Administrative Permits. Development of the wine industry outside of the corridor requires a discretionary permit with separate environmental analysis (See Section 4.3).

A biological study shall be required for permanent facilities with the potential to affect resources as defined in *Policy OS-5.16*. If the biological study indicates a potential for a significant impact to said resources, then an administrative permit shall be required.

- A. *Winery, Artisan*. Events included as part of the permit for an artisan winery shall not be subject to other permit requirements of Sections 3.3.E.
- B. *Winery Tasting Facilities*, including a catering kitchen.
- C. *Agricultural/Winery related visitor-serving uses* (e.g., produce stand)
- D. *Food Service Facilities* may be established in conjunction with a winery-related facility where they meet the following criteria:
 - 1. The use is clearly incidental, related, and subordinate in nature and size to the primary operation of the winery as a production facility, or to the existing visitor-serving use where the use is not a winery;
 - 2. Located within the same structure as the wine tasting facility, or the winery facility where no tasting is proposed, or within the same structure as the visitor-serving use where the use is not a winery.
 - 3. The site shall contain no more than 1,500 square feet of kitchen and dining area, including any outdoor dining area.
- E. *Winery-Related Events between 151 and 500 people on any one venue at any one time*. Events include:
 - 1. Advertised fund raising events
 - 2. Winemaker Dinners open to the general public.
 - 3. Festivals, tours or celebrationsSpecial Events, including weddings, with more than 500 people at any one venue at any one time shall be subject to a special event permit in accordance with Section 3.6 of this Plan.
- F. *Guesthouse*. One guesthouse may be allowed with each new winery. Guesthouses shall be subject to development standards established in the Monterey County Zoning Code.
- G. *Residential unit*. One unit may be allowed with each new winery.
- H. *Employee Housing*. Each winery shall be allowed up to three units total for employee housing; additional housing units may be allowed subject to a discretionary permit.

3.4 PERMITTED USES, ADMINISTRATIVE PERMIT REQUIRED IN EACH CASE

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

- A. *Restaurant or Delicatessen*; subject to the following criteria
 - 1. Located within five (5) miles from an urban limit line, community area, or rural center or within one (1) mile of an arterial or collector.
 - 2. Parking shall be provided as required by Chapter 21.58, Monterey County Code.

- B. *Inn, on-site with a winery facility*; subject to the following criteria:
 - 1. The Inn is clearly incidental, related, and subordinate to the primary operation of the winery as a production facility.
 - 2. Separate structure(s) shall be built expressly for an Inn.
 - 3. Includes no more than ten (10) guest rooms, and a family does not need to be in permanent residence within the Inn facility.
 - 4. Design shall use a consistent style for all buildings on the same lot.
 - 5. Parking shall be provided as required similar to a bed and breakfast use.

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

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

3.5 DEVELOPMENT STANDARDS

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

- A. *Parcel Size*. Minimum five (5) acres:
 - 1. Creation through subdivision of a five-acre lot or any lot smaller than the zoning minimum parcel size is permissible provided:
 - a. The remaining parcel still conforms to the minimum parcel size of the underlying zoning district. An exception to subdivide lots (minimum 5 acres) from a legal non-conforming lot not meeting the minimum lot size for the land use designation (e.g. 10-acre lot with 40-acre minimum designation) may be allowed based on substantial evidence that this action would:
 - 1) reduce the number of conforming agricultural lots from being subdivided; and
 - 2) limit development in a manner to retain the rural character of the corridor.
 - b. Development of the lot must be in conformance with allowable uses identified in this Agricultural and Winery Corridor Plan only.
 - c. The total number of lots created does not exceed 66 lots within the AWCP as adopted.

2. Subdivision of parcels under Williamson Act contract shall be in conformance with Williamson Act regulations.
3. Creation through subdivision within the Corridor is permissible subject to the Subdivision Map Act and County Subdivision Ordinance.

B. *Building Site Coverage.* 30% maximum, excluding parking and landscaping.

C. *Structure Height.* The maximum height of structures associated with a winery facility shall be 35 feet. Structural height may be increased to 45 feet without a variance to accommodate processing facilities.

D. *Setbacks.* All winery structures and outdoor use areas shall be a minimum of 100 feet from each property line and no closer than 200 feet to any existing residence outside of the ownership of the applicant. Where a winery has public tours, tasting, retail sales, or special events, the setback shall be increased to 200 feet from each property line and no closer than 400 feet to any existing residence outside the ownership of the applicant. Projects that meet these setbacks are permitted pursuant to Sections 3.2, 3.3, and 3.4. These setbacks can be modified subject to an Administrative Permit finding that the request satisfies one of the following:

1. there is no feasible way to meet the required setbacks without creating environmental impacts or impacting important agricultural land;
2. required setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation; or
3. an existing structure was legally constructed prior to 1980 and it can be clearly demonstrated that the structure was intended for a legitimate agricultural or residential use.
4. Setback requirements may be adjusted where the line of sight criteria provided by the Public Works Department must be met to ensure the safety of those driving within the Corridor.

E. *Parking Regulations.* The number of required off-street parking spaces shall be determined by a Development Plan prepared for all uses associated with the winery. At a minimum the Plan shall include the following:

1. Employee Parking; One (1) space for each employee
2. Tourist Parking; calculated at 2.5 persons per vehicle with enough parking to meet the maximum capacity.
3. Event Parking; Identify adequate on-site or off site parking, with permission from property owner(s), for events over 20 persons.

All other parking regulations shall follow provisions (e.g. restaurants) of Chapter 21.58 of the Monterey County Code (Zoning Ordinance). An exception for required parking for uses included as part of the Corridor Plan and located within the corridor may be approved by the Zoning Administrator, subject to a parking analysis prepared by a certified traffic engineer. Parking within any adjoining road right-of-way shall not count for meeting parking requirements of this Plan. Parking for facilities within the corridor shall follow the design standards in Section 3.7(F-H) of this Plan.

- F. *Noise.* All winery structures and outdoor uses shall comply with the County's adopted Noise Codes.

3.6 SPECIAL WINERY RELATED EVENT PERMIT

Facilities/Properties within the Winery Corridor that intend to hold special events for 500 or more people on-site shall obtain a separate permit that involves review of the event conditions by the Sheriff's, Fire, and Public Works Departments relative to public health and safety. An Administrative Permit may be considered for all events that will occur over a one year period. No such event may be held without first obtaining an Administrative Permit from the Director of Planning that meets the following:

- A. *Application.* An application shall be submitted that includes:
1. Name, address, and contact information of the applicant.
 2. Name, address, and contact information of person(s) in immediate charge of the event(s).
 3. Time(s) and place(s) where the event(s) will be held
 4. The type of event(s) and maximum number of persons anticipated to attend each event.
 5. Site Plan illustrating where event(s) will be held, with proper setbacks from neighboring uses.
 6. Proposed location(s) and availability for off-site parking to support the number of persons anticipated at the event(s).
 7. Description of proposed music and sound equipment for each event, including the name and contact if a live band is to perform.
 8. Period when the permit is desired, not to exceed one year.
- B. *Referral.* Upon receiving an application, the Director of Planning shall refer the request to the Sheriff, local fire official, County Public Works, Division of Environmental Health, or other departments as a matter of ensuring the public health and safety of those using the Corridor.
- C. *Review Process.* Special Winery-Related permits shall be subject to the Administrative Permit process for review and notice established in the Zoning Code.
- D. *Criteria.* The Director, or their designee, shall approve a permit if the event:
1. is not of such a character as to disturb the public peace or be injurious or detrimental to the public health or safety,
 2. is in a location that will not disturb the peace and quiet of any considerable number of persons residing in the vicinity thereof, and
 3. will not violate any ordinance of the County of Monterey.
- If any one of these criteria cannot be met, then the event shall not be approved.
- E. *Conditions.* Reviewing agencies are authorized to attach such conditions as deemed necessary to protect the health, safety, and general welfare of the community and the persons attending the event. Such conditions may include, but need not be limited to:
1. Carrying of public liability insurance.

2. Employment of special police.
3. Maximum number of persons permitted to attend the event.
4. Outdoor amplified music shall only be allowed from 10 a.m. to 10 p.m. No outside amplified sound shall occur before 10 a.m. or after 10 p.m. Amplified music may only be waived or modified where a finding can be made by the Review Authority that the noise at the property line of a neighboring residential use will not exceed 65dB.

F. *Special Police* are required when the Sheriff determines that special police shall be employed to maintain order at the event and/or for traffic control:

1. The Sheriff may condition his or her approval on the engagement by the applicant of a specific number of Deputy Sheriffs or a specific number of persons duly licensed or registered under Chapter 11 of Division 3 (commencing with Section 7500) of the Business and Professions Code to attend the event.
2. Application and payment for Deputy Sheriffs shall be in accordance with the provisions of Chapter 2.76 of the County Code. The applicant must make his or her own arrangements for payment of other than Deputy Sheriffs.
3. The Sheriff may from time to time review the matter and may increase or decrease the number of Deputy Sheriffs or other persons to attend and keep order. If the Sheriff determines that a change in the number of deputies or other persons is necessary to keep order, he or she shall give the applicant five days notice of the change in writing at the address listed on the application. The applicant shall comply with said notice.

3.7 DESIGN CRITERIA

This Plan includes general design statements and guidelines to be applied on a project-wide basis for structures developed as part of the Agricultural and Winery Corridor Plan. The intent is not to require rigid adherence to one particular building style or limit the range of materials, but to achieve continuity and establish a larger visual context that creates a sense of place. These guidelines seek to encourage creativity while creating an overall vision for the Corridor that is in keeping with the existing rural character.

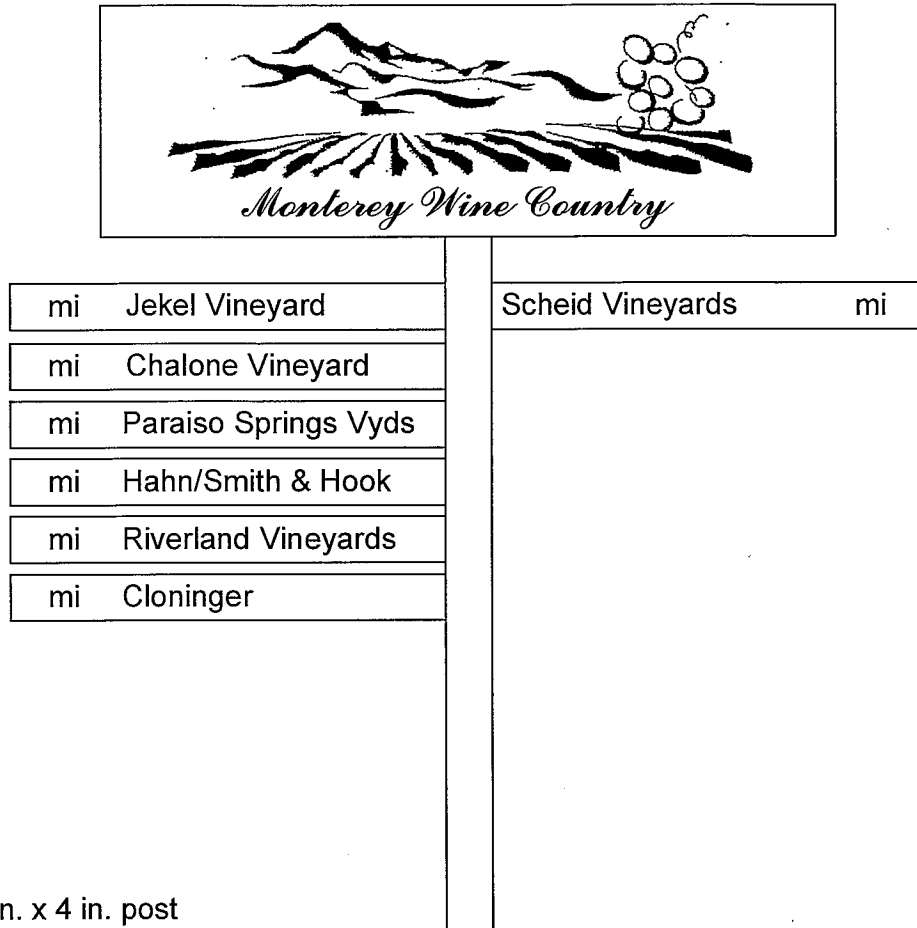
A. *Gateway Signs*. Three points have been identified as gateways to the Agricultural and Winery Corridor:

1. Highway 68/River Road. The intersection of Highway 68 and River Road is the main gateway for the Corridor where it provides connection to the major tourist activity on the Monterey Peninsula.
2. Arroyo Seco/Highway 101. The area between Greenfield and Soledad is considered the heart of the wine corridor.
3. Central Avenue/Highway 101. South side of Central Avenue at the intersection of Central Avenue and the south Highway 101 access.

Each location will be allowed to have one sign that identifies entry into the corridor and may be coordinated with a visitor center to provide other amenities such as kiosks.

B. *Directional Signs*. Since the road system within the Corridor has many twists and turns, off-site directional signs should be installed in conjunction with the gateway signs so that

Figure #AWCP5



4 in. x 4 in. post
5 in. x 28 in. slats

Typical Signing



travelers can easily find their destinations within the Corridor. In order to facilitate the economic enhancement of the wine industry in Monterey County, the Monterey County Vintners and Growers Association (Association), or its successor, may work with Monterey County Public Works Department to install and maintain directional signs within the public right of way. The Association may request up to a total of 50 signs subject to review by the Public Works Director. Sign locations may include, but are not limited to:

1. River Road & Chualar River Road, Chualar
2. River Road & Gonzales River Road
3. Alta Street & Gonzales River Road, Gonzales
4. Alta Street & Gloria Exit, Gonzales
5. Alta Street & Gloria Road, Gonzales
6. Foothill Road & Fort Romie Road, Soledad
7. Foothill Road & Mission, Soledad
8. Foothill Road & Colony, Soledad
9. Foothill Road & Paraiso Springs Road, Soledad
10. Thorne Road & Los Coches Road, Soledad
11. Arroyo Seco Road & Los Coches Road, Soledad
12. Arroyo Seco Exit & Doud Road, Soledad
13. Arroyo Seco Road & Paraiso Springs Road, Soledad
14. Arroyo Seco Road above Green Bridge
15. Arroyo Seco Road at Green Bridge
16. Hobson Avenue & Central Avenue, Greenfield
17. Elm Avenue & Central Avenue, Greenfield
18. Elm Avenue & Metz Road, Greenfield
19. Elm Avenue & Fourteenth, Greenfield
20. El Camino Real & Elm Avenue, Greenfield
21. El Camino Real & Walnut Avenue, Greenfield
22. El Camino Real & Thorne Road, Greenfield
23. Fourteenth & Walnut Avenue, Greenfield
24. Highway 146 East & Metz Road, Soledad

Directional signs within the Corridor shall be subject to the following specifications:

1. Signs shall be mounted on a 4-inch by 4-inch white post.
2. No more than ten (10) slats plus a logo sign on one post shall be installed at any one location.
3. Lettering height shall not be less than 3-inches (3") nor more than 4-inches (4") except for the abbreviation of mile (MI). Wording must be approved by Monterey County Public Works.
4. Logo sign size shall not exceed 4.5 square feet.
5. Signs at all locations shall be uniform in design and color.
6. Signs shall not be advertising in nature.
7. Signs shall be used for facilities located within the Corridor as a priority. Facilities not located within the Corridor may be included on directional signs at the discretion of the Monterey County Vintners and Growers Association.

Signs may be removed or relocated at any time, as directed by the Public Works Director, for reasons such as: traffic safety, construction projects, closing of wineries, failure of the Association to provide materials or funds for sign maintenance, blight, etc.

- C. *Entry Signs.* Each individual business may want to have some type of sign that will identify the entrance into their facility. Each business will be allowed one monument sign at the main access to the winery site. Signs will be subject to design review using the following criteria:
1. The sign complements the design theme used by the winery.
 2. The sign does not create any safety hazard (e.g. sight distance) for vehicle traffic.
 3. No internal illumination or neon tubing. Limited back lighting for visibility in fog and dim lighting may be allowed.
 4. The area immediately around the monument sign may be landscaped to create a formal entry statement.
 5. New monument signs shall be limited to 50 square feet in surface area. Signs may be double-sided.
 6. New signs installed after the adoption of this Plan may not exceed six (6) feet in height. Exceptions to the height may be approved by the Zoning Administrator provided the sign meets the criteria noted above. An example of this would be to create a gateway sign instead of a monument sign.
- D. *Kiosk.* Visitor centers should include a kiosk to provide a map of the entire corridor along with contact information for the various facilities located within the corridor.
- E. *Architectural Guidelines.* All structures associated with the winery (including production facilities) shall have an exterior design style that is agricultural or residential in nature using non-reflective siding and roofing materials. Design shall use a consistent style for all buildings on the same lot. Style limitations shall not be too restrictive in order to encourage unique expression.
- F. *Parking Areas.* Parking should be located where topography or existing on-site vegetation (including vineyards) provides for adequate screening. Where a parking area is generally visible from a public road, landscaping shall be integrated to soften the appearance and to buffer headlights from shining onto the roadway.
- G. *Lighting.* Lighting poles and fixtures shall be designed, located, and operated in a manner to focus light on the subject property and limit off-site glare.
- H. *Access Design.* Access to facilities where the general public is allowed shall be designed to meet safe sight distance standards as determined by the Monterey County Public Works Department.

4.0 IMPLEMENTATION

4.1 GENERAL ADMINISTRATION

Figure AWCP-3 of this Plan depicts the areas where the AWCP policies apply. Since it is not possible to accurately predict the number and location of winery uses that actually will be developed within the three segments of the Corridor, a monitoring program will be conducted at five-year intervals in conjunction with the Monterey County Vintners and Growers Association or its successor. This program will assess if the impacts were correctly anticipated and mitigated in the environmental analysis conducted for this Plan and, if not, what additional measures shall be taken.

4.2 SUBSEQUENT REVIEW AND APPROVAL

This Plan is not intended to limit the overall development of wineries in the County. While this Agricultural and Winery Corridor Plan is designed to encourage development of the wine industry within a defined area, it is not intended to limit development of this industry inside or outside the corridor. Property owners within the winery corridor segments would still have the option of pursuing permits and approvals in the conventional manner, outside of the Winery Corridor Plan's treatment. Wineries outside of the designated Agricultural and Winery Corridor are subject to conformance with the regulations of the underlying zoning district. Once the limits identified in Section 3.1 of this Plan are reached, the Plan can be amended.

Additional entitlements may be required based on the nature of each individual project.

4.3 ENVIRONMENTAL REVIEW

An environmental impact report (EIR) is being prepared in conjunction with the AWCP to assess potential environmental impacts for buildout of the entire Corridor. The intent is to allow the individual project in the AWCP to benefit from comprehensive, advance environmental review of the entire Corridor. As a result, individual projects would have limited environmental review depending on site-specific conditions and impacts, to the extent permissible under CEQA.

Winery development within the corridor not processed under this Plan, or winery facilities outside of the corridor, must evaluate cumulative impacts of adding said facility to the buildout of the AWCP.

4.4 ESTABLISHMENT OF ZONING DISTRICT

In conjunction with adoption of this Agricultural and Winery Corridor Plan (AWCP), the County shall amend the zoning map to include an "AWCP" Zoning District Overly for properties located within the Plan boundaries.

4.5 FINANCING PLAN

See General Plan *Policies PS-1.1* and *C-1.12*

This Page Intentionally Left Blank

CHAPTER 10.0
GLOSSARY



DEFINITIONS

A

ACCESSORY DWELLING UNIT (ADU) means a self-contained housing unit, not including a senior citizen unit or caretaker unit, with a separate entrance and kitchen that functions independently from the principal residence on the same lot.

ACCESSORY USE means any use that is appurtenant to and customarily a part of the permitted use, clearly incidental and secondary to the permitted use, and which does not change the character of the permitted use.

ACRES; GROSS means the entire acreage of a lot prior to the dedication of land for public or private purposes.

ACRES, NET means the area of a lot after dedication of land for public or private purposes.

ACTIVE FAULT means a fault along which there has been displacement during the last 11,000 years.

ADU (See ACCESSORY DWELLING UNIT)

ADEQUATE WATER SUPPLY SYSTEM means a water system or distribution system with the ability to provide water to existing and projected development in a localized service area for at least a twenty (20) year period

ADEQUATE PUBLIC FACILITIES AND SERVICES (APFS) means the public facilities, infrastructure, and services required so that new development does not reduce service or safety levels below minimum standards established in this Plan or by ordinance.

AFFORDABILITY means the ability of low and moderate income households to accommodate housing costs without having to pay a disproportionate share of their income.

AFFORDABLE HOUSING means housing units affordable to persons and families whose income does not exceed 120 percent of area median income, adjusted for family size, and includes housing affordable to very low, low, and moderate income households as those terms are defined in State law. (Also see WORKFORCE HOUSING)

AGRICULTURE means the science, art, and business of cultivating the soil, harvesting of crops, rearing and management of livestock, tillage, husbandry, farming, horticulture, and forestry; the science and art of the production of plants and animals useful to man.

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

AGRICULTURAL PRESERVE: Land conserved for agricultural use under the State Williamson Act. (See WILLIAMSON ACT)

AGRICULTURAL PROCESSING FACILITY/PLANT: An agricultural processing facility means a structure, building, area, open or enclosed, or any other location for the refinement, treatment, or conversion of agricultural products where a physical, chemical, or similar change of an agricultural product occurs. Examples of agricultural processing include, but are not limited to, coolers, dehydrators, cold storage houses, hulling operations, and the sorting, cleaning, packing, and storing of agricultural products preparatory to sale or shipment in their natural form, including all customarily incidental uses. Agricultural processing facilities include wineries.

AGRICULTURAL SUPPORT FACILITY means the use of a structure, land, or land and structure principally established to support on-site and/or off-site farming or ranching activities including but not limited to coolers, cold storage, loading docks, and workshops.

AGRICULTURAL VIABILITY: As used to describe agricultural lands, including all categories of farmlands and grazing lands, it is a measure of potential productivity of commercial agricultural commodities. Factors for consideration include, but are not limited to, the soils' inherent crop producing potential (or range site potential), climatic conditions, water accessibility, availability of developable water, topography, parcel size when not contiguous to other agricultural lands, whether the land is contiguous with other agricultural lands, and whether modern management techniques are feasible on the property. Land does not cease to be agriculturally viable upon becoming feasible for development or through non-management.

AGRICULTURAL TOURISM means the act of visiting a working farm or any agricultural, horticultural, or agribusiness operation for the purpose of enjoyment, education, or recreational involvement in the activities of the farm or ranch whether remuneration to the owner/operator is direct or indirect.

AIR POLLUTION means the presence of contaminants or pollutant substances in the air that interfere with human health or welfare, or produce other harmful environmental effects.

ALTERNATIVE ON-SITE WASTEWATER TREATMENT SYSTEM means an on-site wastewater treatment system that provides a higher level of treatment to the wastewater than a conventional on-site wastewater treatment (septic) system. This type of system may include but is not limited to sand filters, aerobic treatment units, disinfection devices, and alternative subsurface infiltration designs such as mounds, gravel-less trenches, and pressure and drip distribution. This type of system requires ongoing maintenance by trained and knowledgeable personnel. This type of system is not a package treatment plant or a wastewater facility.

AMBAG refers to the Association of Monterey Bay Area Governments.

APFS (See ADEQUATE PUBLIC FACILITIES AND SERVICES)

APFS-CUMULATIVE OFF-SITE IMPROVEMENTS means the public service and facility improvements needed off the project site to feasibly mitigate the off-site incremental impacts of the development when added to the impacts of other past, present and reasonably foreseeable development.

APFS-DIRECT OFF-SITE means those improvements required off the development site necessary to fully serve the development and feasibly mitigate the off-site impacts of the development.

APFS-DIRECT ON-SITE means those improvements required on the development site necessary to fully serve the development and feasibly mitigate the on-site impacts of the development.

AQUIFER means an underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage.

B

BACT (See BEST AVAILABLE CONTROL TECHNOLOGY)

BEST AVAILABLE CONTROL TECHNOLOGY (BACT) means an emission limitation based on the maximum degree of reduction for each pollutant that would be emitted from any new or modified source, which on a case by case basis, taking into account energy, environmental, economic impacts, and other costs, is achievable for such class or category of source or modification through an application of production processes or available methods, systems, and techniques.

BEST MANAGEMENT PRACTICE (BMP) means any program, technology, process, siting criteria, operating method, measure, or device that controls, prevents, removes, or reduces topic related impacts.

BIOLOGICAL SURVEY means a study that includes the results of detailed field reconnaissance surveys performed at the appropriate time of year to determine, identify, describe, and delineate areas where there may be significant impacts to species covered under policies of this Plan.

BMP (See BEST MANAGEMENT PRACTICE)

BUILDING means:

- a. A structure with two or more outside rigid walls and a fully secured roof, that is affixed to a permanent site and is intended for the shelter, housing, or enclosure of any person, equipment, or animal, or

- b. A manufactured home (a.k.a.; a mobile home) meaning a structure built on a permanent chassis, transported to its site in one or more sections, and affixed to a permanent foundation); or
- c. A travel trailer without wheels, built on a chassis and affixed to a permanent foundation, that is regulated under the community's floodplain management and building ordinances or laws.

Building does not mean a gas or liquid storage tank or a recreational vehicle, park trailer, or other similar vehicle, except as described above.

BUILDING ENVELOPE means that area of a lot of record designated on a recorded final map or parcel map as the intended location for all structures to be placed on the lot, including landscaping improvements.

BUILDING SITE means an area within a lot occupied or intended to be occupied by a main structure and accessory structures and uses.

C

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) refers to State law requiring environmental review of land use projects (Public Resources Code section 21000 *et seq.*).

CAPITAL IMPROVEMENT AND FINANCING PLAN (CIFP) means plan(s) adopted by the Board of Supervisors for the capital projects and expenditures needed to achieve the service levels specified in the General Plan.

CARETAKER UNIT means a permanent residence, secondary and accessory to an existing main dwelling for persons employed 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.

CEQA (See CALIFORNIA ENVIRONMENTAL QUALITY ACT)

CHAPARRAL means evergreen plant communities of drought-adapted shrubs usually found on dry slopes and ridges.

CIFP (See CAPITAL IMPROVEMENT AND FINANCING PLAN)

CLUSTER DEVELOPMENT/SUBDIVISION means a development/subdivision design where the structures or lots or structures and lots are located on a portion of the land to be developed rather than spread throughout the land.

CNEL (See COMMUNITY NOISE EQUIVALENT LEVEL)

COLLECTOR ROAD means a road for traffic moving between arterial and local roads, generally providing access to adjoining land.

COMMERCIALLY VALUABLE TIMBER means wood product used for building or carpentry, harvested at a rate greater than 2,500 board-feet per month or greater than 15,000 board-feet per year.

COMMON PUBLIC VIEWING AREA means a public area, such as a public street, public road, designated vista point, or commonly utilized areas of a public park from which the general public ordinarily views the surrounding viewshed.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL) e.g. the average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after addition of ten (10) decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

CONCURRENT/CONCURRENCY (SUBDIVISIONS) means that prior to recording a parcel map or final map for a subdivision:

- a. All direct on-site and direct off-site APFS improvements exist, are constructed, assured, or otherwise secured in a subdivision improvement agreement; and,
- b. the fair-share contributions to feasibly mitigate cumulative off-site APFS impacts have been made, are assured, or are otherwise secured in a subdivision improvement agreement.

CONCURRENT/CONCURRENCY (OTHER DEVELOPMENT) means that prior to the issuance of building permits:

- a. all direct on-site and direct off-site APFS exist or are assured to be completed prior to occupancy of any portion of the development; and,
- b. the fair-share contributions to feasibly mitigate cumulative off-site impacts have been made, are assured, or are otherwise secured.

CONSERVATION means planned management of natural resources to prevent waste, destruction, or neglect.

CONSISTENCY/CONSISTENT WITH means substantially in keeping with or compatible with the overall goals or policies of this General Plan.

COUNTY SCENIC ROUTE means a segment of roadway that has been officially designated as a County Scenic Route by the Director of California Department of Transportation.

CRITICAL HABITAT means the specific areas designated by federal authorities as critical habitat pursuant to the Endangered Species Act of 1973, as amended. "Critical Habitat" and "designated critical habitat" have the same meaning.

CRITICAL VIEWSHED means those areas that are clearly representative of the rural and agricultural character within a Planning Area and are clearly visible from public roads and picnic areas in County parks.

CRITICAL FACILITY means a facility whose continued use is crucial during and after a disaster. Examples of critical facilities include hospitals, utility centers, fire and police stations, bridges, jails, emergency telecommunication facilities, and structures/facilities that can accommodate large numbers of persons, such as civic buildings and civil defense shelters. Schools, churches, hotels, and other places where people may gather in an emergency are not critical facilities.

CULTIVATED means to prepare or use the land for crops through the tillage of soil or planting of vines or trees. Cultivation includes periods of fallow rotation that are part of an agricultural production system.

CUMULATIVE OFF-SITE APFS IMPROVEMENTS (See APFS)

D

dBA means sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network that measures sound frequency components in a manner similar to the response of the human ear.

DEVELOPABLE LANDS: Those lands that are considered developable under the County's policies, criteria, and standards as well as state law.

DEVELOPMENT means any activity that occurs on land or water that involves the placement of any structure, the discharge or disposal of any waste material, grading, dredging or mineral extraction, any change in density and/or intensity of use including the subdivision of land, construction of any structure, and the harvesting of major vegetation other than the growing and harvesting of agricultural crops.

DEVELOPMENT RIGHTS means those rights, including but not limited to mineral rights and water rights, that are commonly associated with real property ownership.

DIRECT OFF-SITE APFS (See APFS)

DIRECT ON-SITE APFS (See APFS)

DOMESTIC WATER SYSTEM means any one of the following:

- a. **Public Water System:** A system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes:
 1. Any collection, treatment, storage, and distribution facilities under control of the operator of the system that are used primarily in connection with the system;
 2. Any collection of pretreatment storage facilities not under the control of the operator that are used primarily in connection with the system;

3. Any water system that treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.
- b. **Community Water System:** A public water system that serves at least 15 service connections used by year-long residences or regularly serves at least 25 year-long residents of the area served by the system.
- c. **Non-Community Water System:** A public water system that is not a community water system.
- d. **State Small Water System:** A water system for the provision of piped water to the public for human consumption that serves at least five, but not more than 14 service connections and does not regularly serve drinking water to more than an average of 25 individuals daily for more than 60 days of the year. A state small water system includes:
 1. any collection, treatment, storage, and distribution facilities under control of the operator of such system that are used primarily in connection with such system;
 2. any collection or pretreatment storage facilities not under the control of the operator that are used primarily in connection with such system.
- e. **Local Small Water System:** A system for the provision of piped water for human consumption to two, three, or four service connections. A local small water system includes:
 1. any collection, treatment, storage, and distribution facilities under control of the operator of such system that are used primarily in connection with such system;
 2. any collection or pretreatment storage facilities not under the control of the operator that are used primarily in connection with such system.

A local small water system does not include two or more service connections that supply dwelling units occupied by members of the same family on one lot.

E

ECO-TOURISM means those tourism activities that involve traveling to relatively undisturbed natural areas to study, admire, or enjoy the scenery, wild plants and animals, or cultural aspects of those areas.

ECONOMIC BASE means those basic and export industries that produce goods and services that bring in income from outside the area or goods and services that are consumed by local residents.

ECONOMIC DEVELOPMENT means a process to influence local economic conditions by stimulating public or private investment in existing and potential firms, thereby expanding an area's employment opportunities.

ENCOURAGE means general endorsement, but not necessarily by providing administrative, financial, or other county resources. Encourage does not mean require as a condition of permit approval.

EROSION means (a) the loosening and transportation of rock and soil debris by wind, rain, or running water or (b) the gradual wearing away of the upper layers of earth that presents a significant threat to public health or safety, impacts to adjacent properties, or significant harm to resources.

F

FAIR SHARE means a contribution that a new development is required to pay for cumulative off-site APFS improvements, proportionate to its impact on the APFS, without assessment for existing APFS deficiencies.

FARMLAND MAPPING AND MONITORING PROGRAM (FMMP) IMPORTANT FARMLAND CATEGORIES means those lands classified in one of the following categories of the Important Farmlands Inventory developed through the USDA Soil Conservation Service.

- a. *Prime Farmlands* - Land best suited for producing food, feed, forage, fiber, and oilseed crops, and having the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed according to modern farming methods. In California, these lands must be irrigated to qualify.
- b. *Farmland of Statewide Importance* - Land other than prime farmland that has a good combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. In California, these lands must be irrigated to qualify.
- c. *Unique Farmlands* - Land other than prime farmland and farmland of statewide importance that is currently used for the production of specific high value food and fiber crops.
- d. *Farmland of Local Importance* - Land which meets all the criteria for Prime Farmlands or Farmlands of Statewide Importance except that it is not irrigated.

FARMLAND SECURITY ZONE (See AGRICULTURAL PRESERVE).

FAULT means a fracture in the earth's crust along which there has been displacement of land masses relative to one another.

FAULT ZONE means an area consisting of interconnected, closely spaced faults and fault traces.

FEASIBLE means a particular action or requirement capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technical factors.

FIRE DEPARTMENT means the local fire authority, fire district, or for areas that are not covered by a special district, the California Department of Forestry.

FEMA means Federal Emergency Management Agency.

FIRM means Flood Insurance Rate Maps

FLOODPLAIN means that land subject to one percent or greater chance of flooding in any given year (e.g., 100 year floodplain).

FLOODWAY means that portion of the floodplain required to carry the flow that may, on the average, occur once every 100 years (a 100 year flood) as shown on the Flood Insurance Rate Maps (FIRM).

FLOODWAY FRINGE means that portion of the floodplain outside of the floodway normally required to carry the flow that may, on the average, occur once every 100 years (a 100 year flood), and which could be completely obstructed without increasing the floodwater surface elevation more than one foot at any point as shown on the FIRM.

FMMP (See FARMLAND MAPPING AND MONITORING PROGRAM)

FOREST means a stand of trees where the canopy of foliage typically touches or overlaps, although there may be minor open gaps. A Woodland is differentiated from a forest by having more open canopy and trees spaced further apart.

FUEL MODIFICATION ZONE means an area where the fuel loading has been reduced by converting one vegetative cover for another, trimming, or cutting vegetation.

G

GOAL means the ultimate purpose of an effort stated in a way that is general in nature; a broad statement of intended direction and purpose.

GROUND RUPTURE means a break in the earth's surface along a fault (aka, surface faulting).

GROWTH AREAS means those areas designated for additional focused, planned growth by the General Plan as a Community Area or Rural Center.

H

HIGH CAPACITY WELL means a well that has a flow over 1,000 gallons per minute.

HIGHLY ERODIBLE SOILS are soil types with K-factors higher than 0.4, as defined by the Natural Resources Conservation Services (NRCS).

HOUSEHOLD means all persons occupying a housing unit.

HOUSING UNIT means the place of permanent or usual abode, including a single family dwelling, a single unit in a two family dwelling, multi-family or multiple dwelling, a unit of a condominium or cooperative housing project, a non-kitchen unit, a mobile home, or

any other residential unit that either is considered to be real property under state law or cannot be moved without substantial damage or unreasonable cost.

I

IMPORTANT FARMLAND (See FARMLAND MAPPING AND MONITORING PROGRAM)

IMPORTANT GROUNDWATER RECHARGE AREAS means floodplains along major streams and rivers.

INACTIVE FAULT means a fault along which there has been no major displacement for more than 1.6 million years.

INDUSTRY CLUSTER means a geographically specific grouping of inter-connected companies that may include specialized suppliers, service providers and support institutions.

INDUSTRY-WIDE (WINERY) EVENT are special events, festivals and programs sponsored by vintner(s) or the Vintner Growers Association to feature Monterey County wineries and wine, educate the public on viticulture or generally promote the Agricultural and Winery Corridor.

K

KEY INDUSTRY means an industry or emerging industry that fits the special character of Monterey County.

KEY INDUSTRY CLUSTERS are the significant Industry Clusters for Monterey County. In 2010, the key industry clusters have been identified as the agriculture cluster, tourism cluster, education and research cluster, building and design cluster, and the wellness and lifestyle cluster.

L

L_{dn} means the day-night average sound level during a 24-hour day, obtained after addition of ten decibels to sound levels before 7:00 a.m. and after 10:00 p.m.

LEVEL OF SERVICE (LOS) means that rating of a road's performance based on an evaluation of driving conditions ranging from "ideal" (LOS A) to "forced flow" (LOS F).

LIQUEFACTION means the loss of soil strength due to seismic forces acting on water-saturated granular soil.

LISTED SPECIES means those species that have been listed as:

- a) Threatened or endangered pursuant to the federal Endangered Species Act of 1973 as amended, or
- b) Rare, Threatened, or Endangered pursuant to the California Endangered Species Act of 1984 as amended.

LOCAL ROAD means a road providing direct access to abutting land and designed to discourage through traffic.

LONG TERM SUSTAINABLE WATER SUPPLY means a water supply from any source (e.g. groundwater, surface water, aquifer storage recovery project or other) that can provide for the current and projected future demand for water from that source as determined pursuant to the criteria required to be adopted by *Policy PS-3.2*.

LOS (See LEVEL OF SERVICE)

LOT means a unit of land which has been created under the provisions of the Subdivision Map Act or determined to be a legal lot of record under the Map Act.

LOT LINE ADJUSTMENT means a relocation of lot lines among four or fewer existing adjoining lots where a greater number of parcels than originally existed is not thereby created.

M

MINOR SUBDIVISION means the division of land into:

- a. four or fewer lots; or,
- b. five or more lots, each of which is a quarter-section or 40 acres or larger.

MITIGATION means those actions taken to reduce the potential impacts of a project including:

- a. Avoiding the impact altogether by not taking a certain action or parts of an action.
- b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- c. Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- e. Compensating for the impact by replacing or providing substitute resources or environments.

MIXED-USE DEVELOPMENT means a development incorporating a range of diverse uses, such as office, commercial, institutional, and residential, into a single building or complex.

MODERATE INCOME HOUSEHOLD means a household whose income does not exceed 120-percent (120%) of the median household income in a given Standard Metropolitan Statistical Area (SMSA).

MULTIPLE DWELLING UNIT means any structure containing more than one dwelling unit.

N

NATIONAL FLOOD INSURANCE PROGRAM (NFIP) means the program, established by Congress in 1968 that allows property owners to purchase federally backed flood insurance within communities that participate in the program. To participate in NFIP, a community must adopt and enforce a floodplain management ordinance to reduce future flood risks to new construction in designated areas.

NO_x is the generic term for a group of highly reactive gases, all of which contain nitrogen and oxygen in varying amounts. Nitrogen oxides form when fuel is burned at high temperatures, as in a combustion process. The primary sources of NO_x are motor vehicles, electric utilities, and other industrial, commercial, and residential sources that burn fuels.

O

OFF-SITE means off the lot on which the development is proposed.

ON-SITE means on the lot on which the development is proposed.

ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) means a system relying on natural processes and/or mechanical components that are used to collect and treat wastewater from single family dwellings or buildings dispose of the treated wastewater below ground on the same parcel as the structure that the OWTS serves or will serve. This term includes conventional septic systems as well as alternative wastewater treatment systems

P

PACKAGE TREATMENT PLANT means a non-regional wastewater treatment facility that treats two-thousand and five hundred gallons or more per day of wastewater and uses a process involving energy and mechanical, biological, chemical and/or physical treatment of the wastewater to reduce Biological Oxygen Demand, suspended solids, nitrogen, bacteria, and other sewage constituents. Package Treatment Plants are of a degree of complexity that a certified wastewater treatment plant operator is required. It includes any proposal to use wastewater in a manner subject to wastewater reclamation standards as set forth in Title 22 of the California Code of Regulations. Package plants do not include on-site wastewater treatment systems.

PARA-TRANSIT means accessory transportation systems, such as shuttles, car pooling, van pooling, taxi service, and dial-a-ride arrangements.

PHASE I STUDY (ARCHAEOLOGICAL RESOURCES) means an inventory of Cultural Resources in accordance with the requirements of the California Office of Historic Preservation. A Phase I study typically involves a records search and a field survey to determine if cultural resources are present.

PHASE II STUDY (ARCHAEOLOGICAL RESOURCES) means an evaluation of Cultural Resources in accordance with the requirements of the California Office of Historic Preservation. A Phase II study is conducted to determine whether any potential Cultural Resource identified in the Phase I study is “Important” according to the criteria outlined in Section 15064.5 of CEQA.

PHASE III STUDY (ARCHAEOLOGICAL RESOURCES) means the approach for treating impact, significant Cultural Resources. Phase III involves identification of ways to treat and mitigate impacts to these resources including avoidance, site capping, creation of conservation easements and/or data recovery.

PLANNING AREA means one of the geographic sub-areas of Monterey County established for the purposes of planning at a level that is more specific to that region than in the General Plan. Inland areas include Area Plans, which are part of this General Plan.

PM₁₀ (PARTICULATE MATTER) is a measure of particles in the atmosphere with a diameter of 10 or less micrometers. Particle pollutants include dust, ash, soot, lint smoke, and other suspended materials.

POLICY means a specific statement guiding action and implying a clear commitment to a shared outcome.

PRESERVATION means the use of long-term or permanent safeguards to guarantee the viability of natural or man-made resources.

PRIME FARMLAND (See FARMLAND MAPPING AND MONITORING PROGRAM)

PROMOTE means an endorsement reinforced with a moderate level of administrative, financial, or other county support.

PUBLIC UTILITY means a company regulated by the California Public Utilities Commission.

PUBLIC UTILITIES FACILITIES means the production, storage, transmission, distribution, and recovery facilities for water, sewage, energy, and other similar utilities owned or operated by a public utility.

R

RIDGELINE DEVELOPMENT means development on the crest of a hill which has the potential to create a silhouette against the sky or other substantial adverse impact when viewed from a common public viewing area.

RIGHT-OF-WAY means a strip of land, held in either fee title or easement, commonly allocated for transportation purposes, such as a public road, a railroad, or a utility transmission line.

RIPARIAN HABITAT means a natural plant community dependent upon a water body or water course, generally supporting a rich diversity of wildlife.

RIPARIAN WOODLAND means a plant community with growths of trees and shrubs, supported by wet conditions along seasonally and permanently flowing fresh water streams and rivers.

ROAD, CITY means roads within the boundaries of an incorporated city that are not state roads.

ROAD, COUNTY means roads located within the unincorporated areas of Monterey County that are not state roads.

ROAD, STATE means roads maintained by the State of California Department of Transportation (CalTrans).

S

SCENIC EASEMENT means an easement granted to the County of Monterey or other appropriate agency to limit the use of portions of property to preserve certain scenic attributes of the property.

SCENIC HIGHWAY CORRIDOR means the visible area outside the right-of-way of a designated County Scenic route or designated State Scenic Highway, generally described as "the view from the road."

SEICHE means the back and forth waves of landlocked or semi-landlocked bodies of water caused either by sudden changes in atmosphere and wind pressure or by seismic activities.

SEPTIC SYSTEM means a conventional on-site wastewater treatment system that includes a water tight settling tank that provides for the primary treatment of the wastewater and that subsequently discharges the treated effluent to a subsurface dispersal field, or to another approved means of disposal.

SLOPE means the natural or artificial incline of ground, with the measurement of incline numerically expressed as "percent slope," or the vertical rise divided by the horizontal run.

SPECIAL TREATMENT AREA (STA) means an individual lot or a group of lots where unique conditions warrant special studies and policies.

SPHERE OF INFLUENCE means the plan for the probable 20-year physical boundaries and service areas for local cities and/or special districts as approved by the Local Agency Formation Commission (LAFCO).

STATE SCENIC HIGHWAY means a segment of a state highway that has been officially designated by the Director of California Department of Transportation (CalTrans) as part of the State Scenic Highway System.

STANDARD SUBDIVISION means the division of land into five or more lots.

STRATEGY means the way plans are devised and carried out to achieve a desired situation.

STRUCTURE means anything constructed or erected, except fences under six (6) feet in height, the use of which requires location on the ground or attachment to something having location on the ground, but not including any trailer or tent; however, in the floodplain, trailers and fences are considered structures.

SUBDIVISION means the division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease, or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement, or railroad rights-of-way. Subdivision includes a community apartment project or the conversion of five (5) or more existing dwelling units to a stock cooperative.

SUBSTANTIAL ADVERSE VISUAL IMPACT means a visual impact which, considering the condition of the existing viewshed, the proximity and duration of view when observed with normal unaided vision, causes an existing visual experience to be materially degraded.

SUPPORT means an endorsement reinforced with a high level of administrative, financial, or other county support.

T

TIERS (TRAFFIC IMPACTS)

Tier 1 means impacts that are direct impacts on site, or off-site, but in the immediate vicinity of the project.

Tier 2 means direct or cumulative impacts to county roadways not in the immediate vicinity of development.

Tier 3 means impacts to regional roadways and highways identified in the TAMC Regional Development Impact Fee Program.

TRANSFER OF DEVELOPMENT RIGHTS (TDR) means a tool for land use planning to allow for development rights to be extinguished in whole or in part on a lot or lots (e.g.

donor lot) and be legally transferred to another lot or lots (receiver lot) and be used to develop the receiver lot at a higher intensity of use.

TRANSIT means the vehicles or systems engaged in the transportation of people by public or private conveyance, primarily rail or bus systems.

TSUNAMI means an ocean wave generated by a submarine earthquake, volcano, or landslide. (Also known as a “seismic sea wave”)

U

UNIQUE FARMLAND (See FARMLAND MAPPING AND MONITORING PROGRAM)

V

VACANCY RATE means the ratio of vacant available housing units to the total number of housing units.

VERY LOW INCOME HOUSEHOLDS means a household whose income does not exceed 50 percent (50%) of the median household income in a given Standard Metropolitan Statistical Area (SMSA).

VOLUNTARY means acting or done without compulsion or obligation.

W

WASTEWATER means sewage, gray water, and any and all other contaminated liquid waste substances associated with human habitation.

WASTEWATER TREATMENT FACILITY means a facility designed to receive wastewater from a regional area and includes a collection and transmission system, wastewater works, a reuse or disposal system, and the residuals management system, e.g. The Monterey Regional Water Pollution Control Agency (MRWPCA) or the Carmel Area Wastewater District (CAWD). This does not include on-site wastewater treatment systems.

WATERSHED means an area or region drained by, or contributing water to, a spring, stream, river, lake, or other bodies of water.

WATERWAY means a natural drainage course for water, either perennial or intermittent, including rivers, streams, and creeks.

WETLANDS means those plant communities that include fresh and salt water marshes, generally found in areas of shallow, standing, or sluggishly moving water. Salt water marshes are partially in contact with the ocean so that they are influenced by tidal action and currents.

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

WINERY, ARTISAN means a winery that produces between 2,000 and 50,000 cases per year, with a Winery Tasting Facility up to 2,500 square feet in size.

WINERY, FULL-SCALE means a winery that produces more than 50,000 cases per year.

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

WINERY CORRIDOR means a Corridor designated in this General Plan to help achieve a balance between the wine grape production and wine processing capacity within Monterey County, to enhance the marketing capabilities of the industry, and to promote local Monterey County wines and enhance the overall economic development of the County. A number of wineries and related visitor-serving uses are planned along three designated Winery Corridors: 1) River Road, 2) Metz Road, and 3) Jolon Road.

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

WILLIAMSON ACT (aka Land Conservation Act of 1965) means that body of State law that allows local government to enter into long-term contracts with agricultural land owners to lower property taxes as an incentive to continue agricultural use of the land.

WORKFORCE HOUSING means housing that is priced where it is affordable to households earning between 120%-180% of the County median income.

Workforce I means housing that is priced where it is affordable to households earning between 120%-150% of the County median income

Workforce II means housing that is priced where it is affordable to households earning between 150%-180% of the County median income