

EXHIBIT EIR2

STATEMENT OF OVERRIDING CONSIDERATIONS

Even with mitigation measures identified in the EIR for the Project and incorporated into the General Plan and adopted in the MMRP, the Project will have significant impacts that are unavoidable because no feasible mitigation is available to reduce the impacts to a less-than-significant level. Having adopted all feasible mitigation measures, rejected as infeasible alternatives to the Project discussed above, and recognized all significant, unavoidable impacts, the Board has weighed the economic, legal, social, technological, and other benefits of the 2010 General Plan against unavoidable significant environmental impacts in determining whether to approve the Project. In accordance with section 15093 of the CEQA Guidelines, the Board hereby finds that the benefits of the Project outweigh its unavoidable adverse environmental effects such that the adverse environmental effects may be considered “acceptable.” Each benefit set forth below constitutes an overriding consideration warranting approval of the Project, independent of the other benefits, despite each and every unavoidable impact.

BENEFITS

Monterey County is a large, diverse area that is predominately rural/agricultural in nature. Pursuant to Government Code Section 65300, the County is required to adopt “a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning.” The California General Plan Guidelines of the Governor’s Office of Planning and Research recommend that a general plan have a 20-year planning horizon. As such, a 20-year growth plan (General Plan) will cause significant environmental impacts that cannot be fully mitigated. Substantial evidence in the record demonstrates the following benefits that the County would derive from the 2010 General Plan.

A. Fiscal and Economic Considerations

1. The 2010 General Plan best supports the local economy by designating the greatest feasible amount of land for development, while balancing the protection of agricultural and open space lands. The adopted 2010 General Plan would promote a strong, community-centered economy by focusing growth and development in Community Areas and, as a secondary objective, providing opportunities in existing Rural Centers. Such development will allow for thriving community-centered commercial uses in those areas consistent with the diversity of needs and lifestyles in the County. The 2010 General Plan recognizes that growth must be tied to infrastructure and requires concurrent provision of adequate public facilities and services.
2. The 2010 General Plan best protects the economic viability of agricultural land uses. In 2009, Monterey County was the third largest agricultural county in the State of California according to the California Department of Food and Agriculture “California Agricultural Resource Directory 2009”. The gross value of agricultural production in 2009 totaled \$4.03 billion according to the 2009 Crop Report compiled by the Monterey County Agricultural Commissioner. Agricultural operations and related industries bring substantial benefits to the local economy, including substantial employment opportunities.

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Between 1992 and 2006, 6,616 acres of agricultural land was converted to urban uses. Protection of agricultural land is a benefit to the agricultural economy and the county. The 2010 General Plan designates 1,185 million acres of land for agricultural uses, which represents 61 percent of the total land in the County.

Agricultural production in Monterey County requires substantial investment and returns fluctuate considerably depending upon weather and market conditions including international competition. In order to ensure that agriculture remains an economically viable use in the County, it is necessary to stabilize regulatory burdens on agricultural operators to the extent possible, consistent with prudent environmental management. The 2010 General Plan does this through policies in its Agriculture Element that direct the County to establish policies to exempt certain “Routine and Ongoing” Agricultural Activities from several policies of the General Plan and by providing agricultural operators with greater flexibility in complying with certain General Plan policies to minimize the regulatory burdens on agricultural production while ensuring environmentally sound agricultural operations. The 2010 General Plan also includes policies that limit the conversion of State-designated Important Farmlands to non-agricultural uses, protect existing operations through buffer policies, protect against “nuisance” claims through a strengthened “right to farm” ordinance, establish an Agricultural and Winery Corridor to provide for a better integrated and more a competitive viticulture industry, and require the passage of an ordinance to provide tax and economic incentives to enhance the competitive capability of the industry by promoting long-term conservation, enhancement and expansion of viable agricultural lands.

3. The 2010 General Plan plans for growth in a way that provides more housing and employment options for County residents (new and existing). The Economic Development Element will direct the County’s efforts toward attracting new businesses, which can supply employment opportunities for the County’s new residents. The Economic Development Element encourages the growth of key industries and targeted industry clusters to increase the County’s average wage level, encourage public/private partnerships to support economic growth, and provide a permit assistance process with incentives for projects that support key industry clusters.
4. The 2010 General Plan designates 13,959 (10,348 existing; 3,611 new) acres of land for job- and revenue-producing commercial and industrial uses. This is a 35% increase over the amount designated in the 1982 General Plan. This capacity will allow for efficient, market-based allocation of commercial and industrial growth as population increases in the County, while limiting these designations to 0.75% percent of the County’s land area.
5. The Agricultural and Winery Corridor Plan (AWCP) promotes the County’s wine growing industry by facilitating the permitting of up to 40 artisan wineries in the Salinas Valley. About 40,000 acres of Monterey County are in grape production

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(98% Salinas Valley/ 1% Carmel Valley, 1% Hames and San Antonio Valleys) with 28 established wineries. The ratio of vineyard 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.

B. Legal and Regulatory Considerations

1. The County has been working on a General Plan Update since 1999 to take the place of the 1982 General Plan for the inland portions of the County. The 2010 General Plan acknowledges landowner and resident expectations arising from historic County land use planning. This Plan was developed as a continuation from multiple versions known as GPU1, GPU2, GPU3 and GPU4, which included circulation of environmental documents and significant public participation. The General Plan update process began with an intensive facilitated workshop process at the Land Use Advisory Committee (LUAC) level that provided input on concepts for the General Plan including goals, objectives, and policies to address key public concerns. Throughout the process, there has been continued involvement of stakeholders in shaping the 2010 General Plan, and the Board appointed various advisory committees to attempt to reach a consensus on General Plan issues.
2. The 2010 General Plan balances the protection of property rights, the need for decent housing and the need for economic growth with strong commitments to environmental protection. The General Plan represents the best compromise in balancing property owners' ability to fully use and enjoy their land with necessary environmental protections to protect the public good. The 2010 General Plan provides updated policies regarding water quality, long term water supply, geologic hazards, air quality, public services and general quality of life issues (aesthetics, open space). These are balanced against the needs and priorities of the community for a more time efficient and flexible regulatory environment. The General Plan implementation process will include and require the involvement of multi-interest stakeholders, regulatory community and scientific community in the development of ordinances and policy documents mandated by the Plan, thus continuing to address the balancing of economic interests with environmental protection.
3. The 2010 General Plan does not interfere with, or rely on, relinquishment of vested property rights obtained through development agreements or other mechanisms.

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4. The main purpose of creating an AWCP is to create a planned approach to development of the County and the wine industry, and to encourage 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.
5. The 2010 General Plan represents the best compromise between accommodating new growth consistent with State General Plan law, and minimizing impacts to key resources by designating areas to accommodate growth with a focus on existing urbanized areas and existing rural centers. This is consistent with the goals of SB 375 (Steinberg) of 2008, which marries the achievement of regional greenhouse gas reduction targets and regional housing needs allocation (RHNA) targets so that greenhouse gas reduction strategies will recognize the need to accommodate community housing needs.

C. Housing Considerations

1. The State of California has made the early attainment of decent housing and a suitable living environment for every Californian a statewide priority. As set forth in Government Code section 65580, Monterey County must facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community. Similarly, CEQA recognizes the importance of balancing the prevention of environmental damage with the provision of a “decent home and satisfying living environment for every Californian.” (Public Resources Code § 21000(g)) The 2010 General Plan sets forth the County’s long-range plan for complying with regional housing needs during the present and future housing cycles, while balancing economic, environmental, fiscal factors and community goals. The 2010 General Plan acknowledges this principle and provides a variety of locales and types of communities where affordable housing may be located.
2. The 2010 General Plan is consistent with the County’s certified 2009-2014 Housing Element and provides for high density housing (30 dwelling units per acre) in the mixed use land use designation and Community Areas where the need for low cost housing is the greatest. This is also consistent with revised requirements that will be applied to the development of subsequent regional housing needs allocations to ensure that each revision to the Housing Element of the 2010 General Plan would comply with State Law. The General Plan also takes future employment opportunities into consideration consistent with the jobs/housing balance factor that was employed in the development of the Regional Housing Needs Plan by designating five Community Areas and seven Rural Centers as opportunity areas to provide higher density housing.
3. The 2010 General Plan provides numerous incentives for development, and retention, of affordable housing including density bonus (e.g. affordable housing

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overlay), fee reductions/waivers, expedited processing timeframes, modified development standards, and financial assistance. The General Plan also acknowledges the need for flexibility in providing necessary infrastructure with respect to the timing and contribution to local and regional fee programs. In addition, any residential development outside Community Areas and Rural Centers must provide at least 35% affordable housing. All development is subject to a 25% affordable component including workforce level housing. In addition, the General Plan requires developing a program for retaining affordable housing units.

4. The 2010 General Plan designates adequate land for housing, and serves to minimize to the extent feasible high housing costs in Monterey County by providing flexibility in its designation of residential lands where new development may occur and directing growth to areas where infrastructure exists or can reasonably and feasibly be provided. Studies have also shown that governmental restraints on the availability of land and a complex regulatory framework are major factors contributing to the cost of housing. (“Smart Growth: 100 Policies for Implementation”, International City/County Management Association and the Smart Growth Network, 2002) The 2010 General Plan makes the land available for housing and provides policies that encourage planning for compact growth including fee exemptions for affordable housing. It is therefore an effective option for reducing housing costs in Monterey County.

D. Environmental Considerations

1. The 2010 General Plan ensures community-centered growth by directing growth towards cities, Community Areas and Rural Centers where adequate infrastructure does or can exist. The General Plan incorporates many principles of “Smart Growth” which promotes compact land development patterns that reduce land consumption and vehicle trips. (“Ten Principles for Smart Growth on the Suburban Fringe,” Urban Land Institute, 2004) Encouraging development in existing areas results in fewer impacts from the construction of new infrastructure, maximizes use of existing impervious surfaces, reduces vehicle miles traveled which translates into a reduction in green house gas emissions, and reduces pressures on the conversion of farmland and open space (“Smart Mobility 2010 A Call to Action for the New Decade,” Caltrans, 2010).
2. The Plan requires that long term sustainable water supply needs of new development projects be taken into account before approval of discretionary permits or tentative subdivision maps. Specifically, criteria will be developed in order to demonstrate a confirmed water supply before approval of any discretionary permit, with limited exceptions.

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3. The Plan contains a development evaluation system that ensures that any development outside Community Areas and Rural Centers is evaluated based on environmental considerations, infrastructure availability and proximity to multiple modes of transportation.
4. The Plan contains policies regarding permits requirements for development on steep slopes, on erosive soils, and in areas with geologic constraints. The Plan contains policies addressing avoiding incompatible development in flood prone areas and requires an ongoing mapping program of inundation hazards, consistent with recommendations of the California Chapter of the American Planning Association regarding utilizing General Plan policies as a means of reducing the flood risk for new development. (“Show Me Flood Protection”, Cal Planner, September-October, 2006) The Plan also includes policies regarding criteria for new wastewater facilities (individual lots and systems) that take into consideration recent scientific knowledge regarding adequate systems, regulatory requirements, and ensure adequate technical, managerial and financial capability for system operators for ongoing maintenance and operation.

E. Social Considerations

1. The 2010 General Plan builds on work initiated on the Community Plans and Rural Centers from 1999-2010, and best reflects community consensus as a result of an extensive public planning process.
2. The 2010 General Plan best reflects the community’s expressions of quality of life and community values and guides the County’s future growth. The General Plan encourages a balance between population growth, economic development, and the need to protect the environment. The General Plan will expand housing and employment choices for its citizens while serving the regional demand for a diverse range of housing types, including low and very-low income housing.
3. The AWCP best reflects the community’s desire for a robust and world-class wine growing region in Monterey County.
4. The 2010 General Plan represents the best resolution of lengthy negotiations and deliberations by the Board, the Planning Commission and the community dating back to 1999 regarding land use, environmental and agricultural protection, and economic growth.

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Mitigation Monitoring and Reporting Program

Mitigation Measure (by resource topic)	Related General Plan Policy ⁱ	Responsible Party/Timing
AIR QUALITY		
<p>AQ-1/AQ-2: The County of Monterey shall require that future development implement applicable Monterey Bay Unified Air Pollution Control District control measures. Applicants for discretionary projects shall work with the Monterey Bay Unified Air Pollution Control District to incorporate feasible measures that assure that health-based standards for diesel particulate emissions are met. The County of Monterey will require that future construction operate and implement MBUAPCD PM₁₀ control measures to ensure that construction-related PM₁₀ emissions do not exceed the MBUAPCD's daily threshold for PM₁₀. The County shall implement MBUAPCD measures to address off-road mobile source and heavy duty equipment emissions as conditions of approval for future development to ensure that construction-related NO_x emissions from non-typical construction equipment do not exceed the MBUAPCD's daily threshold for NO_x.</p>	OS-10.9	<p>County of Monterey/Per General Plan Implementation Schedule</p> <p>County of Monterey/review of development applications</p>
<p>AQ-3: Implement MBUAPCD Mitigation Measures for Commercial, Industrial, and Institutional Land Uses.</p> <p>In the design of future development within Community Areas and Rural Centers, the following sustainable land use strategies shall be considered to reduce energy consumption, minimize greenhouse gas emissions, and foster healthier environments for people:</p> <ul style="list-style-type: none"> • Take an integrated approach to siting, design, and operation of buildings and infrastructure • Incorporate multiple-uses for infrastructure (e.g., recreational fields designed to capture stormwater and reduce urban runoff) • Design development to take advantage of solar orientation • Recycle brownfield sites • Employ individual and systematic water conservation measures (e.g., native vegetation, bioswales, graywater reuse, high efficiency appliances) • Promote Transit Oriented Development (TOD) to increase mobility and reduce auto dependency • Provide preferential carpool/vanpool parking spaces • Implement a parking surcharge for single occupant vehicles • Provide for shuttle/mini bus service • Provide bicycle storage/parking facilities and shower/locker facilities • Provide onsite child care centers • Provide transit design features within the development 	OS-10.10	<p>County of Monterey/Per General Plan Implementation Schedule</p> <p>County of Monterey/review of development applications</p>

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<ul style="list-style-type: none"> • Develop park-and-ride lots • Employ a transportation/rideshare coordinator • Implement a rideshare program • Provide incentives to employees to rideshare or take public transportation • Implement compressed work schedules • Implement telecommuting program • Provide bicycle paths within major subdivisions that link to an external network • Provide pedestrian facilities within major subdivisions • Locate development of new sensitive land uses (schools, hospitals, facilities for the elderly) at least 500 feet from a freeway carrying more than 100,000 vehicles per day. <p>Future development shall be designed to maximize energy efficiency to the extent feasible and accommodate energy infrastructure (i.e., transmission lines, power plants and pipelines, and fueling stations), including the potential for distributed renewable generation.</p>		
<p>AQ-4: Implement MBUAPCD Mitigation Measures for Residential Land Uses. This measure is incorporated into measure AQ-3, above.</p>	OS-10.10	See AQ-3, above
<p>AQ-5: Implement MBUAPCD Mitigation Measures for Alternative Fuels. Within 12 months of adoption of the General Plan, the County shall quantify the current and projected (2020) GHG emissions associated with County operations and adopt a GHG Reduction Plan for County Operations. The goal of the plan shall be to reduce GHG emissions associated with County Operations by at least 15% less than 2005 emission levels. Potential elements of the County Operations GHG Reduction Plan shall include, but are not limited to, the following measures:</p> <ul style="list-style-type: none"> • an energy tracking and management system; • energy-efficient lighting; • lights-out-at-night policy; • occupancy sensors; • heating, cooling and ventilation system retrofits; • ENERGY STAR appliances • green or reflective roofing; • improved water pumping energy efficiency; 	OS-10.15	<p>County of Monterey/adopt GHG Reduction Plan within 12 months of General Plan adoption</p> <p>County of Monterey/implement GHG Reduction Plan as outlined in the adopted Plan</p>

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<ul style="list-style-type: none"> • central irrigation control system; • energy-efficient vending machines; • preference for recycled materials in purchasing; • use of low or zero-emission vehicles and equipment • recycling of construction materials in new county construction; • solar roofs; and • conversion of fleets (as feasible) to: <ul style="list-style-type: none"> ▪ Electric vehicles, ▪ Ultra Low-Emission vehicles, ▪ Methanol fleet vehicles, ▪ Liquid propane gas fleet vehicles, or ▪ Compressed natural gas fleet vehicles 		
<p>AQ-6: The County of Monterey shall require that construction contracts be given to those contractors who show evidence of the use of soot traps, ultra-low sulfur fuels, and other diesel engine emissions upgrades that reduce PM₁₀ emissions to less than 50% of the statewide PM₁₀ emissions average for comparable equipment.</p>	OS-10.14	County of Monterey/Per General Plan Implementation Schedule/when reviewing bids and preparing construction contracts
<p>AQ-7: This measure is incorporated into measure AQ-3, above.</p>	OS-10.10	See AQ-3, above
<p>AQ-8: The following measures should be added as General Plan Policy AG-4.5:</p> <p>AG-4.5. Wineries shall provide for the proper storage and disposal of pomace resulting from winery operations.</p> <ul style="list-style-type: none"> • To minimize odors resulting from the storage of pomace, all residue shall be removed from the site 	AG-4.5	County of Monterey/Per General Plan Implementation Schedule

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<p>or spread in the vineyards as a soil amendment by the winery.</p> <ul style="list-style-type: none"> • To prevent complaints resulting from burning of pomace, burning of pomace as a disposal method shall be prohibited. • All wineries shall incorporate best management practices and technologies to prevent fugitive emissions and odors from escaping the winery during production. 		County of Monterey/review of development applications
BIOLOGICAL RESOURCES		
<p>BIO-1.2: Salinas Valley Conservation Strategy to preserve habitat for the San Joaquin kit fox in the Salinas Valley. The County shall, in concert with the U.S. Fish and Wildlife Service, California Department of Fish and Game, cities in the Salinas Valley, and stakeholders develop a conservation strategy for the Salinas Valley to provide for the preservation of adequate habitat to sustain the San Joaquin kit fox population. The general focus area of the plan shall be the Salinas Valley south of the community of Chualar. The conservation strategy, at a minimum, shall be adopted by Monterey County and shall be applied to all discretionary approvals (and their associated CEQA documents) with potential to affect the San Joaquin kit fox within the conservation strategy area. The County shall complete the conservation strategy within 4 years of General Plan adoption. The conservation strategy funding program shall be developed and shall consider a mitigation fee program for which development projects will be assessed a fee based on a proportional basis of impact to the San Joaquin kit fox as one of the options. The compensation strategy shall be developed and implemented in coordination with the appropriate state or federal agency and may provide mechanisms to mitigate impacts of an individual project through one or more of the following means: identifying an agency-approved mitigation bank or other compensation site (on- or off-site); and/or preserving habitat; monitoring the compensation site; and funding the management of the compensation site. Until the adoption of the conservation strategy, habitat loss due to discretionary projects shall be mitigated on a project-by-project basis.</p>	OS-5.19	<p>County of Monterey/within 4 years of General Plan adoption</p> <p>County of Monterey/review of development applications</p>
<p>BIO-1.4: By 2030, prepare an Update to the General Plan to identify expansion of existing focused growth areas and/or to identify new focused growth areas to reduce loss of natural habitat in Monterey County. At five year intervals, the County shall examine the degree to which thresholds predicted in the General Plan EIR for the timeframe 2006-2030 for increased population, residential construction, and commercial growth have been attained. If the examination indicates that actual growth is within 10% of the thresholds (10,015 new housing units; 500 acres new commercial development; 3,111 acres new industrial development, or 10,253 acres of land converted to agriculture), the County shall initiate a General Plan Amendment process to consider the expansion of focused growth areas established by</p>	OS-5.20	<p>County of Monterey/by 2030, prepare General Plan Update</p> <p>County of Monterey/5-year</p>

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<p>the General Plan and/or the designation of new focused growth areas. The purpose of such expanded/new focused growth areas would be to reduce the loss of species and habitat addressed by Policy OS-5.16 due to continued urban growth. The new/expanded growth areas shall be designed to accommodate at least 80% of the projected residential and commercial growth in the unincorporated County from 2030 to buildout. This update will also address expansion of agricultural operations and potential impacts to the species and habitat addressed by policy OS-5.16.</p>		review schedule
<p>BIO-1.5: By 2030, prepare a Comprehensive Conservation Strategy. At five year intervals, the County shall examine the degree to which thresholds for increased population, residential construction, and commercial growth predicted in the General Plan EIR for the timeframe 2006-2030 have been attained. If the examination indicates that actual growth is within 10% of the growth projected in the General Plan EIR (10,015 new housing units; 500 acres new commercial development; 3,111 acres new industrial development and 10,253 acres of land converted to agriculture), the County shall assess the vulnerability of currently non-listed species to become rare, threatened, or endangered due to projected development. The County shall complete the preparation of a conservation strategy for those areas containing substantial suitable habitat for those plant and wildlife species for which a biological report would be required pursuant to Policy OS-5.16 due to development. The County shall invite the participation of the incorporated cities, the federal land agencies, Caltrans, and other stakeholders. The conservation strategy shall also cover preservation of sensitive natural communities, riparian habitat, and wetlands, and wildlife movement corridors and include mechanisms such as on and off-site mitigation ratios and fee programs for mitigating impacts or their equivalent.</p>	OS-5.21	<p>County of Monterey/by 2030, prepare a Comprehensive Conservation Strategy</p> <p>County of Monterey/5-year review schedule</p>
<p>BIO-2.1: Stream Setback Ordinance. In order to preserve riparian habitat, conserve the value of streams and rivers as wildlife corridors and reduce sediment and other water quality impacts of new development, the county shall develop and adopt a Stream Setback Ordinance. The ordinance shall establish minimum standards for the avoidance and setbacks for new development relative to streams. The ordinance shall identify standardized inventory methodologies and mapping requirements. A stream classification system shall be identified to distinguish between different stream types (based on hydrology, vegetation, and slope, etc.) and thus allow application of standard setbacks to different stream types. The ordinance shall identify specific setbacks relative to the following rivers and creeks so they can be implemented in the Area Plans: Salinas, Carmel River, Arroyo Seco, Pajaro River, Nacimiento, San Antonio, Gabilan Creek, and Toro Creek. The ordinance may identify specific setbacks for other creeks or may apply generic setbacks based on the stream classification developed for the ordinance. The ordinance shall delineate appropriate uses within the setback area that shall not cause removal of riparian habitat, compromise identified riparian wildlife corridors, or compromise</p>	OS-5.22	<p>County of Monterey/within 3 years of General Plan adoption</p> <p>County of Monterey/review of development applications</p>

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Mitigation Measure (by resource topic)	Related General Plan Policy ⁱ	Responsible Party/Timing
<p>water quality of the relevant stream while also taking into consideration uses that serve health and safety purposes. The Stream Setback Ordinance shall apply to all discretionary development, County public projects, and to conversion of lands uncultivated for the previous 30 years, on normal soil slopes over 15% or on highly erodible soils on slopes over 10%. The stream setback ordinance shall be adopted within three (3) years of adoption of the General Plan.</p>		
<p>BIO-2.2: Oak Woodlands Mitigation Program. The County shall prepare, adopt and implement a program that allows projects to mitigate the loss of oak woodlands, while also taking into consideration wildfire prevention/protection. Consistent with California Public Resources Code Section 21083.4, the program shall identify a combination of the following mitigation alternatives:</p> <ul style="list-style-type: none"> a) ratios for replacement, b) payment of fees to mitigate the loss or direct replacement for the loss of oak woodlands and monitoring for compliance; and c) conservation easements. <p>The program shall identify criteria for suitable donor sites. Mitigation for the loss of oak woodlands may be either on-site or off-site. The program shall allow payment of fees to either a local fund established by the County or a state fund. Until such time as the County program is implemented consistent with Public Resources Code Section 21083.4(b), projects shall pay a fee to the state Oak Woodlands Conservation Fund (OWCF). Replacement of oak woodlands shall provide for equivalent acreage and ecological value at a minimum of 1:1 ratio. The program shall prioritize the conservation of oak woodlands that are within known wildlife corridors as a high priority. The oak woodlands mitigation program shall be adopted within 5 years of adoption of the General Plan.</p>	OS-5.23	<p>County of Monterey/within 5 years of General Plan adoption</p> <p>County of Monterey/apply program requirements to development as outlined in the adopted program</p>
<p>BIO-2.3: Add Considerations Regarding Riparian Habitat and Stream Flows to Criteria for Long-Term Water Supply and Well Assessment.</p> <p>Public Services Policies PS-3.2, PS-3.3, and PS-3.4 establish the criteria for proof of a long-term water supply and for evaluation and approval of new domestic and high-capacity wells. The following criteria shall be added to these policies:</p> <p>Policy PS-3.2.f—Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead, for the purpose of minimizing impacts to those resources and species.</p> <p>Policy PS-3.3.g—Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead, for the purpose of minimizing impacts to those resources and species.</p>	PS-3.2, PS-3.3, and PS-3.4 NC-3.8 CV-3.20	<p>County of Monterey/Per General Plan Implementation Schedule</p> <p>County of Monterey/review of development applications</p>

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Mitigation Measure (by resource topic)	Related General Plan Policy ⁱ	Responsible Party/Timing
<p>Policy PS-3.4b - Effects on in-stream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead, for the purpose of minimizing impacts to those resources and species.</p> <p>CV -3.20— A discretionary permit shall be required for new wells in the Carmel Valley alluvial aquifer. All new wells shall be required to fully offset any increase in extractions from this aquifer (see Policies PS-3.3 and PS-3.4). These requirements shall be maintained until such a time that the Coastal Water project (or its equivalent) results in elimination of all Cal-Am withdrawals in excess of its legal rights.</p> <p>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.</p>		
<p>BIO-3.1: Project-Level Wildlife Movement Considerations. The County shall require discretionary projects to retain movement corridors of adequate size and habitat quality to allow for continued wildlife use based on the needs of the species occupying the habitat. The County shall require that expansion of its roadways and public infrastructure projects provide movement opportunities for terrestrial wildlife and ensure that existing stream channels and riparian corridors continue to provide for wildlife movement and access.</p>	OS-5.24	<p>County of Monterey/Per General Plan Implementation Schedule</p> <p>County of Monterey/review of development applications</p>
<p>BIO-3.2: Remove Vegetation During the Nonbreeding Season and Avoid Disturbance of Nesting Migratory Birds, Including Raptors, as Appropriate (generally February 1 to September 15). Occupied nests of statutorily protected migratory birds and raptors shall not be disturbed during the breeding season (generally February 1 to September 15). The county shall:</p> <p>A. Consult, or require the developer to consult, with a qualified biologist prior to any site preparation or construction work in order to:</p> <p>(1) determine whether work is proposed during nesting season for migratory birds or raptors,</p> <p>(2) determine whether site vegetation is suitable to nesting migratory birds or raptors,</p>	OS-5.25	<p>County of Monterey/Per General Plan Implementation Schedule</p> <p>County of Monterey/review of</p>

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<ul style="list-style-type: none"> (3) identify any regulatory requirements for setbacks or other avoidance measures for migratory birds and raptors which could nest on the site, and (4) establish project-specific requirements for setbacks, lock-out periods, or other methods of avoidance of disruption of nesting birds. <p>B. Require the development to follow the recommendations of the biologist. This measure may be implemented in one of two ways:</p> <ul style="list-style-type: none"> (1) preconstruction surveys may be conducted to identify active nests and, if found, adequate buffers shall be provided to avoid active nest disruption until after the young have fledged; or (2) vegetation removal may be conducted during the non-breeding season (generally September 16 to January 31); however, removal of vegetation along waterways shall require approval of all appropriate local, state, and federal agencies. <p>This policy shall not apply in the case of an emergency fire event requiring tree removal. This policy shall apply for tree removal that addresses fire safety planning, since removal can be scheduled to reduce impacts to migratory birds and raptors.</p>		development applications
CLIMATE CHANGE		
<p>CC-1a: Modify Policy OS-10.11 regarding the Greenhouse Gas Reduction Plan</p> <p>OS-10.11. Within 24 months of the adoption of the General Plan, Monterey County shall develop and adopt a Greenhouse Gas (GHG) Reduction Plan with a target to reduce emissions by 2020 to a level that is 15% less than 2005 emission levels. At a minimum, the Plan shall:</p> <ul style="list-style-type: none"> a. Establish an inventory of 2005 GHG emissions in the County of Monterey including but not limited to residential, commercial, industrial, and agricultural emissions; and b. Forecast GHG emissions for 2020 for County operations; c. Forecast GHG emissions for areas within the jurisdictional control of the County for “business as usual” conditions; d. Identify methods to reduce GHG emissions; e. Quantify the reductions in GHG emissions from the identified methods; f. Establish requirements for monitoring and reporting of GHG emissions; 	OS-10.11	<p>County of Monterey/24 months from General Plan adoption</p> <p>County of Monterey/implement GHG Reduction Plan as outlined in the adopted Plan</p>

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Mitigation Monitoring and Reporting Program

Mitigation Measure (by resource topic)	Related General Plan Policy ⁱ	Responsible Party/Timing
<ul style="list-style-type: none"> g. Establish a schedule of actions for implementation; h. Identify funding sources for implementation; and i. Identify a reduction goal for the 2030 Planning Horizon. j. Quantify carbon sequestration in agricultural soils and crops. <p>During preparation of the Greenhouse Gas Reduction Plan, the County shall also evaluate potential options for changes in County policies regarding land use and circulation, as necessary, to further achieve the 2020 and 2030 reduction goals and measures to promote urban forestry and public awareness concerning climate change.</p>		
<p>CC-2: Add Policy OS-10.12: Adoption of a Green Building Ordinance</p> <p>OS-10.12. Within 24 months of the adoption of the General Plan, the County shall adopt a Green Building Ordinance to require green building practices and materials for new civic buildings and new private residential, commercial, and industrial buildings that will include, but are not limited to, the following technologies, strategies, or their functional equivalent:</p> <ul style="list-style-type: none"> ▪ All new County government projects and major renovations shall meet, at a minimum, LEED-Silver standards or an equivalent rating system ▪ All new commercial buildings shall meet requirements of the LEED rating system for commercial buildings or an equivalent rating system. ▪ All new residential projects of 6 units or more shall meet the GreenPoint Rating System for residential buildings, or an equivalent alternate rating system. ▪ The County shall require consideration of solar building orientation, solar roofs, cool pavements, and planting of shade trees in development review of new commercial and industrial projects and new residential projects of 6 units or more. ▪ Prioritized parking within new commercial and retail areas for electric vehicles, hybrid vehicles, bicycles, and alternative fuel vehicles shall be provided for new commercial and institutional developments. ▪ New commercial and industrial projects greater than 25,000 square feet shall be required to provide on-site renewable energy generation as part of their development proposal. This requirement can be met through a solar roof or other means. 	OS-10.12	<p>County of Monterey/24 months from General Plan adoption</p> <p>County of Monterey/incorporate into design of government projects</p> <p>County of Monterey/review of development applications</p>

EXHIBIT EIR3

Mitigation Monitoring and Reporting Program

Mitigation Measure (by resource topic)	Related General Plan Policy ⁱ	Responsible Party/Timing
<p>CC-3: New Policy OS-10.13—Promote Alternative Energy Development</p> <p>OS-10.13. The County shall use Geographic Information Systems (GIS) to map and assess local renewable resources, the electric and gas transmission and distribution system, community growth areas anticipated to require new energy services, and other data useful to deployment of renewable technologies. The County shall adopt an Alternative Energy Promotion ordinance that will:</p> <ul style="list-style-type: none"> ▪ identify possible sites for production of energy using local renewable resources such as solar, wind, small hydro, and, biogas; ▪ consider the potential need for exemption from other General Plan policies concerning visual resources, ridgeline protection, or biological resources; ▪ evaluate potential land use, environmental, economic, and other constraints affecting renewable energy development; and ▪ adopt measures to protect both renewable energy resources, such as utility easement, right-of-way, and land set-asides, as well as visual and biological resources. <p>The County shall also complete the following:</p> <ul style="list-style-type: none"> ▪ Evaluate the feasibility of Community Choice Aggregation (CCA) for the County. CCA allows cities and counties, or groups of them, to aggregate the electric loads of customers within their jurisdictions for purposes of procuring electrical services. CCA allows the community to choose what resources will serve their loads and can significantly increase renewable energy. ▪ If CCA is ultimately not pursued, the County shall evaluate the feasibility of purchasing renewable energy certificates to reduce the County’s contribution to GHG emissions related to County electricity use. ▪ The County shall develop a ministerial permit process for approval of small-scale wind and solar energy systems for on-site home, small commercial, and farm use. 	OS-10.13	<p>County of Monterey/ Per General Plan Implementation Schedule</p> <p>County of Monterey/review of applications by utilities</p> <p>County of Monterey/review of development applications</p>
<p>CC-4: New Policy PS-5.5—Promote Recycling and Waste Reduction.</p> <p>PS-5.5. The County shall promote waste diversion and recycling and waste energy recovery as follows:</p>	PS-5.5	County of Monterey/Per General Plan Implementation Schedule

EXHIBIT EIR3

Mitigation Monitoring and Reporting Program

Mitigation Measure (by resource topic)	Related General Plan Policy ⁱ	Responsible Party/Timing
<ul style="list-style-type: none"> a. The County shall adopt a 75% waste diversion goal. b. The County shall support the extension of the types of recycling services offered (e.g., to include food and green waste recycling). c. The County shall support waste conversion and methane recovery in local landfills to generate electricity. d. The County shall support and require the installation of anaerobic digesters or equivalent technology for wastewater treatment facilities. 		
<p>CC-5: Adopt GHG Reduction Plan for County Operations (this is the same as Measure AQ-5, above)</p> <p>Implement MBUAPCD Mitigation Measures for Alternative Fuels. Within 12 months of adoption of the General Plan, the County shall quantify the current and projected (2020) GHG emissions associated with County operations and adopt a GHG Reduction Plan for County Operations. The goal of the plan shall be to reduce GHG emissions associated with County Operations by at least 15% less than 2005 emission levels. Potential elements of the County Operations GHG Reduction Plan shall include, but are not limited to, the following measures:</p> <ul style="list-style-type: none"> • an energy tracking and management system; • energy-efficient lighting; • lights-out-at-night policy; • occupancy sensors; • heating, cooling and ventilation system retrofits; • ENERGY STAR appliances • green or reflective roofing; • improved water pumping energy efficiency; • central irrigation control system; • energy-efficient vending machines; • preference for recycled materials in purchasing; • use of low or zero-emission vehicles and equipment • recycling of construction materials in new county construction; 	OS-10.15	See AQ-5, above

EXHIBIT EIR3

Mitigation Monitoring and Reporting Program

Mitigation Measure (by resource topic)	Related General Plan Policy ¹	Responsible Party/Timing
<ul style="list-style-type: none"> • solar roofs; and • conversion of fleets (as feasible) to; <ul style="list-style-type: none"> ▪ Electric vehicles, ▪ Ultra Low-Emission vehicles, ▪ Methanol fleet vehicles, ▪ Liquid propane gas fleet vehicles, or ▪ Compressed natural gas fleet vehicles 		
<p>CC-11: At five year intervals, the County shall examine the degree to which thresholds predicted in the General Plan EIR for the timeframe 2006-2030 for increased population, residential construction, and commercial growth have been attained. If the examination indicates that actual growth is within 10% of the thresholds (10,015 new housing units; 500 acres new commercial development; 3,111 acres new industrial development, or 10,253 acres of land converted to agriculture), the County shall initiate a General Plan Amendment process to consider the expansion of focused growth areas established by the General Plan and/or the designation of new focused growth areas. The purpose of such expanded/new focused growth areas would be to reduce the loss of species and habitat addressed by Policy OS-5.16 due to continued urban growth. The new/expanded growth areas shall be designed to accommodate at least 80% of the projected residential and commercial growth in the unincorporated County from 2030 to buildout. This update will also address expansion of agricultural operations and potential impacts to the species and habitat addressed by policy OS-5.16.</p>	OS-5.20	County of Monterey/5-year review schedule
<p>CC-12¹: Greenhouse Gas Reduction Plan Requirements Beyond 2030</p> <p>In parallel with the development and adoption of the 2030 General Plan, Monterey County will develop and adopt a Greenhouse Gas Reduction Plan with a target to reduce 2050 GHG emissions by 80% relative to 1990 emissions.</p> <p>At a minimum, the Plan shall establish an inventory of current (2030) GHG emissions in the County of Monterey; forecast GHG emissions for 2050 for County operations and areas within the jurisdictional</p>	Not Applicable	County of Monterey/Per General Plan Implementation Schedule

¹ The Greenhouse Gas Reduction Plan prepared under MM CC-12 will be adopted separately from the General Plan. Progress will be reported to the Board of Supervisors in the annual planning report mandated under Government Code Section 65400.

EXHIBIT EIR3

Mitigation Monitoring and Reporting Program

Mitigation Measure (by resource topic)	Related General Plan Policy ⁱ	Responsible Party/Timing
control of the County; identify methods to reduce GHG emissions; quantify the reductions in GHG emissions from the identified methods; identify requirements for monitoring and reporting of GHG emissions; establish a schedule of actions for implementation; and identify funding sources for implementation.		
<p>CC-13²: Develop and Integrate Climate Change Preparedness Planning for Monterey County</p> <p>Monterey County shall prepare and implement a Climate Change Preparedness Plan to prepare proactively for the impacts of climate change to the County’s economy and natural ecosystems and to promote a climate resilient community.</p> <p>A useful guide to climate resiliency planning is <i>Preparing for Climate Change: A Guidebook for Local, Regional, and State Governments</i>. (The Climate Impacts Group, King County, Washington, and ICLEI—Local Governments for Sustainability 2007), which outlines the following steps:</p> <ul style="list-style-type: none"> ▪ Scope the climate change impacts to major County sectors and building and maintain support among stakeholders to prepare for climate change. ▪ Establish a climate change preparedness team. ▪ Identify planning areas relevant to climate change impacts. ▪ Conduct a vulnerability assessment based on climate change projections for the region, the sensitivity of planning areas to climate change impacts, and the ability of communities to adapt to climate change impacts ▪ Conduct a risk assessment based on the consequences, magnitude, and probability of climate change impacts, as well as on an evaluation of risk tolerance and community values. ▪ Establish a vision and guiding principles for climate resilient communities and set preparedness goals in priority planning areas based on these guiding principles. ▪ Develop, select, and prioritize possible preparedness actions. ▪ Identify a list of important implementation tools ▪ Develop an understanding of how to manage risk and uncertainty in the planning effort. ▪ Develop measures of resilience, and use these to track the results of actions over time 	Not Applicable	<p>County of Monterey/5 years from General Plan adoption</p> <p>County of Monterey/Per General Plan Implementation Schedule/5-year review schedule</p>

² The Climate Change Preparedness Plan prepared under MM CC-13 will be adopted separately from the General Plan. Progress will be reported to the Board of Supervisors in the annual planning report mandated under Government Code Section 65400.

EXHIBIT EIR3

Mitigation Monitoring and Reporting Program

Mitigation Measure (by resource topic)	Related General Plan Policy ⁱ	Responsible Party/Timing
<ul style="list-style-type: none"> ▪ Review assumptions and other essential information to ensure that planning remains relevant to the most salient climate change impacts. ▪ Update plans regularly. <p>Potential areas of emphasis for preparedness planning may include risk of wildfires, agricultural impacts, flooding and sea level rise, salt water intrusion; and health effects of increased heat and ozone, through appropriate policies and programs.</p> <p>Potential implementation steps could include adopting land use designations that restrict or prohibit development in areas that may be more severely impacted by climate change, e.g., areas that are at high risk of wildfire, sea level rise, or flooding; adoption of programs for the purchase or transfer of development rights in high risk areas to receiving areas of equal or greater value; and support for agricultural research on locally changing climate conditions.</p> <p>To be effective, preparedness planning needs to be an ongoing commitment of the County. The first plan shall be completed no later than 5 years after the adoption of the General Plan and shall be updated at least every 5 years thereafter.</p>		

CULTURAL RESOURCES

<p>CUL-1: Policy CSV-1.1 of the Central Salinas Valley Area Plan will be revised to read:</p> <p>CSV-1.1. <u>Special Treatment Area: Paraiso Hot Springs</u> - 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)</p>	<p>CSV-1.1</p>	<p>County of Monterey/ review of development applications</p>
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PARKS AND RECREATION

EXHIBIT EIR3

Mitigation Monitoring and Reporting Program

Mitigation Measure (by resource topic)	Related General Plan Policy ⁱ	Responsible Party/Timing
PAR-1³: The County shall adopt an ordinance that requires residential subdivision projects to provide and maintain park and recreation land and facilities or pay in-lieu fees in proportion to the extent of need created by the development. The ratio of park and recreation facilities to residents will be at least three acres for each one thousand residents.	None necessary.	County of Monterey/Per General Plan Implementation Schedule County of Monterey/review of development applications
PUBLIC SERVICES		
PS-1: The County will add the following policy to the 2007 General Plan: In order to minimize urban runoff affecting water quality, the County shall require all future development within urban and suburban areas to implement Best Management Practices (BMPs) as approved in the Monterey Regional Storm Water Management Program which are designed to incorporate Low Impact Development techniques. BMPs may include, but are not limited to, grassy swales, rain gardens, bioretention cells, and tree box filters. BMPs should preserve as much native vegetation as feasible possible on the project site.	S-3.9	County of Monterey/Per General Plan Implementation Schedule County of Monterey/review of development applications
PS-2: The County will review its Solid Waste Management Plan on a five (5) year basis and institute policies and programs as necessary to exceed the wastestream reduction requirements of the California Integrated Waste Management Act. The County will adopt requirements for wineries to undertake individual or joint composting programs to reduce the volume of their wastestream. Specific mitigation measures to reduce the impacts of future solid waste facilities are infeasible because the characteristics of those future facilities are unknown.	PS-5.6	County of Monterey/Per General Plan Implementation Schedule/5-year review schedule

³ Monterey County Code Section 19.12.010 provides these same facility standards. The General Plan does not include any provision that will eliminate the standards in Section 19.12.010 or preclude their application to projects. This mitigation measure will be implemented during the County's ordinance update following General Plan adoption.

EXHIBIT EIR3

Mitigation Monitoring and Reporting Program

Mitigation Measure (by resource topic)	Related General Plan Policy ⁱ	Responsible Party/Timing
		County of Monterey/review of winery development applications
TRAFFIC/TRANSPORTATION		
<p>TRAN-1E: Revise Safety Element S-5.17 on increasing roadway connectivity to enhance emergency access.</p> <p>S-5.17. Emergency Response Routes and Street Connectivity Plans shall be required for Community Areas and Rural Centers, and for any development producing traffic at an equivalent or greater level to five or more lots/units. Said Plan shall include:</p> <ul style="list-style-type: none"> a. Roadway connectivity that provides multiple routes for emergency response vehicles. b. Primary and secondary response routes in Community Areas and Rural Centers. c. Secondary response routes, which may include existing roads or new roads required as part of development proposals. <p>The County shall review said plans in coordination with the appropriate Fire District.</p>	S-5.17	County of Monterey in consultation with fire agencies/twice-annual monitoring of specified roads, and per General Plan Implementation Schedule
<p>TRAN-2B: Revise policies in the Carmel Valley Master Plan as follows:</p> <p>CV-2.10. The following are policies regarding improvements to specific portions of Carmel Valley Road:</p> <ul style="list-style-type: none"> a) <i>Via Petra to Robinson Canyon Road:</i> Every effort should be made to preserve its rural character by maintaining it as a 2-lane road with paved shoulders and left turn channelizations at intersections where warranted. b) <i>Robinson Canyon Road to Laureles Grade:</i> Every effort should be made to preserve its rural character by maintaining it as a 2-lane road with paved shoulders and left turn channelizations at intersections where warranted. c) <i>Carmel Valley Road/Laureles Grade:</i> A grade separation should be constructed at this location instead of a traffic signal. The grade separation needs to be constructed in a manner that minimizes impacts to the rural character of the road. An interim improvement of an all-way stop or stop signal is allowable during the period necessary to secure funding for the grade separation. d) <i>Laureles Grade to Ford Road:</i> Shoulder improvements and widening should be undertaken 	CV-2.10, CV-2.17, and CV-2.18	County of Monterey/twice-annual monitoring of and yearly evaluation report on certain roadways, adoption of CVTIP within 1 year of General Plan approval, and per General Plan Implementation Schedule

EXHIBIT EIR3

Mitigation Monitoring and Reporting Program

Mitigation Measure (by resource topic)	Related General Plan Policy ⁱ	Responsible Party/Timing
<p>hour LOS analysis.</p> <p>c) Public hearings shall be held in January immediately following the December report when only 10 or less peak hour trips remain before an unacceptable level of service (as defined by Policy CV 2-17(e)) would be reached for any of the 6 segments described above.</p> <p>d) At five year intervals, the County shall examine the degree to which estimates of changes in Levels of Service (“LOS”) in the Carmel Valley Master Plan Area may be occurring earlier than predicted in the General Plan Environmental Impact Report. If the examination indicates that LOS are likely to fall to a lower letter grade than predicted for 2030, then the County shall consider adjustments to the cap on new residential units established in (CV-1.6) and/or the cap on new visitor serving units established in (CV-1.15) or other measures that may reduce the impacts.</p> <p>e) The traffic LOS standards (measured by peak hour conditions) for the CVMP Area shall be as follows:</p> <ol style="list-style-type: none"> 1) Signalized Intersections – LOS of “C” is the acceptable condition. 2) Unsignalized Intersections – LOS of “F” or meeting of any traffic signal warrant are defined as unacceptable conditions. 3) Carmel Valley Road Segment Operations: <ol style="list-style-type: none"> a) LOS of “C” for Segments 1, 2, 8, 9, and 10 is an acceptable condition; b) LOS of “D” for Segments 3, 4, 5, 6, and 7 is an acceptable condition. <p>During review of development applications that require a discretionary permit, if traffic analysis of the proposed project indicates that the project would result in traffic conditions that would exceed the standards described above in CV 2-17(e), after the analysis takes into consideration the Carmel Valley Traffic Improvement Program to be funded by the Carmel Valley Road Traffic Mitigation Fee, then approval of the project shall be conditioned on the prior (e.g., prior to project-generated traffic) construction of additional roadway improvements or an Environmental Impact Report shall be prepared for the project. Such additional roadway improvements must be sufficient, when combined with the projects programmed in the Carmel Valley Traffic Improvement Program, to allow County to find that the affected roadway segments or intersections would meet the acceptable standard upon completion of the programmed plus additional improvements.</p>		<p>Monterey/public hearings, when required, in January</p> <p>County of Monterey/ 5 year review schedule</p> <p>County of Monterey/review of development applications</p>
<p>This policy does not apply to the first single family residence on a legal lot of record.</p>		

EXHIBIT EIR3

Mitigation Monitoring and Reporting Program

Mitigation Measure (by resource topic)	Related General Plan Policy ⁱ	Responsible Party/Timing
<p>CV-2.18 The County shall adopt a Carmel Valley Traffic Improvement Program (CVTIP) that:</p> <ul style="list-style-type: none"> a. Evaluates the conditions of Carmel Valley Road and identifies projects designed to maintain the adopted LOS standards for this roadway as follows: <ul style="list-style-type: none"> 1. In order to preserve the rural character of Carmel Valley, improvements shall be designed to avoid creating more than three through lanes along Carmel Valley Road. 2. Higher priority shall be given to projects that address safety issues and manage congestion 3. The project list may include projects previously identified for inclusion in the CVTIP or their functional equivalent. 4. Priorities shall be established through community input via a Carmel Valley Road Committee, which shall be established by the Board of Supervisors. 5. At a minimum, the project list shall be updated every five years unless a subsequent traffic analysis identifies that different projects are necessary. b. Validates and refines the specific scope of all projects proposed by the CVTIP through preparation of a Project Study Report (PSR). The PSR will be reviewed by the Carmel Valley Road Committee prior to commencement of project design. c. Establishes a fee program to fund the CVTIP. All projects within the Carmel Valley Master Plan (CVMP) area, and within the “Expanded Area” that contribute to traffic within the CVMP area, shall contribute a fair-share traffic impact fee to fund necessary improvements identified in the CVTIP, as updated at the time of building permit issuance. Fees will be updated annually as specified by the CVTIP to account for changes in construction costs and land values. The County shall adopt a CVTIP within one year of approval of the 2010 General Plan. The CVTIP does not apply to any roadways (including SR1) that are located outside the CVMP area. 		<p>County of Monterey/Update fee annually</p>

EXHIBIT EIR3

Mitigation Monitoring and Reporting Program

Mitigation Measure (by resource topic)	Related General Plan Policy ⁱ	Responsible Party/Timing
<p>that will provide additional domestic water supplies for the Monterey Peninsula and Seaside basin, while continuing to protect the Salinas and Pajaro River groundwater basins from saltwater intrusion. The County will also participate in regional groups including representatives of the Pajaro Valley Water Management Agency and the County of Santa Cruz to identify and support a variety of new water supply, water management and multiple agency agreement that will provide additional domestic water supplies for the Pajaro Groundwater Basin. The County's general objective, while recognizing that timeframes will be dependent on the dynamics of each of the regional groups, will be to complete the cooperative planning of these water supply alternatives within five years of the adoption of the General Plan and to implement the selected alternatives within five years after that time.</p>		<p>implement the selected alternative within 5 years after adoption of the planning efforts</p>
<p>WR-2: The County will pursue expansion of the Salinas Valley Water Project (SVWP) by investigating expansion of the capacity for the Salinas River water storage and distribution system. This shall also include, but not be limited to, investigations of expanded conjunctive use, use of recycled water for groundwater recharge and seawater intrusion barrier, and changes in operations of the reservoirs. The County's overall objective is to have an expansion planned and in service by the date that the extractions from the Salinas Valley groundwater basin are predicted to reach the levels estimated for 2030 in the EIR for the Salinas Valley Water Project. The County shall review these extraction data trends at five year intervals. The County shall also assess the degree to which the Salinas Valley Groundwater Basin (Zone 2C) has responded with respect to water supply and the reversal of seawater intrusion based upon the modeling protocol utilized in the Salinas Valley Water Project EIR. If the examination indicates that the growth in extractions predicted for 2030 are likely to be attained within ten years of the date of the review, or the groundwater basin has not responded with respect to water supply and reversal of seawater intrusion as predicted by the model, then the County shall convene and coordinate a working group made up of the Salinas Valley cities, the MCWRA, and other affected entities. The purpose will be to identify new water supply projects, water management programs, and multiple agency agreements that will provide additional domestic water supplies for the Salinas Valley. These may include, but not be limited to, expanded conjunctive use programs, further improvements to the upriver reservoirs, additional pipelines to provide more efficient distribution, and expanded use of recycled water to reinforce the hydraulic barrier against seawater intrusion. The county's objective will be to complete the cooperative planning of these water supply alternatives within five years and to have the projects on-line five years following identification of water supply alternatives.</p>	<p>PS-3.15</p>	<p>County of Monterey/5-year review schedule/ complete planning efforts 5 years from General Plan adoption/projects on-line within 5 years after adoption of the planning efforts</p>

ⁱ Mitigation Measures that modified or added policies have been incorporated into the General Plan adopted by the Board of Supervisors on October 26, 2010

**Board of Supervisors
County of Monterey, State of California**

Resolution No.

Resolution of the Monterey County Board of Supervisors Certifying the Final Environmental Impact Report (SCH#2007121001) and adopting the associated Findings of Fact, a Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the 2010 Monterey County General Plan.

RECITALS

WHEREAS,

A. Pursuant to and in compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq. ("CEQA") and Title 14 of the California Code of Regulations, Section 15000 et seq. ("CEQA Guidelines"), the County of Monterey prepared a Program Environmental Impact Report ("EIR") for the 2010 Monterey County General Plan ("2010 General Plan" or "Project") to analyze its environmental effects. The County of Monterey ("County") is the CEQA lead agency for the Project.

B. Throughout the development and environmental review of the Project, various names have been used to refer to the plan under review, including "General Plan Update 5 (GPU5)," "2007 General Plan," "2008 General Plan," and "2010 Draft Monterey County General Plan," "2010 General Plan," and "2010 Monterey County General Plan." All of these terms describe the General Plan update that is the subject of this resolution.

C. The 2010 General Plan provides a comprehensive update of the 1982 Monterey County General Plan and its related Area Plans for the inland unincorporated area of the County. Pursuant to Government Code section 65300, each city and county must adopt "a comprehensive, long term general plan for the physical development of the county and city." In 1982, the Board of Supervisors adopted a comprehensive update of the General Plan and subsequently adopted Area Plans for specific geographic areas of the County within the unincorporated area of the County. The 2010 General Plan updates the 1982 General Plan and Area Plans for the inland unincorporated area of the County, except for the Housing Element and the Castroville Community Plan. The 2010 General Plan includes the mandatory Land Use Element, Circulation Element, Conservation and Open Space Element (including the mandatory Conservation and Open Space elements), Safety Element (including the mandatory Noise Element and also addressing flooding and other hazards), and Public Services Element

(addressing water, wastewater treatment, and other services) and includes two optional elements, the Agriculture Element and Economic Development Element. In addition, the 2010 General Plan includes and updates the area plans for specific geographic inland areas of the County, including the Cachagua, Central Salinas Valley, Greater Monterey Peninsula (including the inland portion of the Del Monte Forest), Greater Salinas, North County – Inland, South County, and Toro Area Plans, the Carmel Valley Master Plan, and the Fort Ord Master Plan. The 2010 General Plan also includes an Agricultural and Winery Corridor Plan (AWCP) to provide development policies for agricultural and winery related uses within specific areas of the County. The only portions of the 1982 General Plan and Area Plans which will not be amended or replaced by the 2010 General Plan for the unincorporated inland area of the County are the 2009 Housing Element and the Castroville Community Plan. The 2009-2014 Housing Element was adopted by the Board of Supervisors on June 15, 2010 and certified by the state Department of Housing and Community Development on August 18, 2010. The 2010 General Plan does not amend that Housing Element. The 2010 General Plan also does not amend the Castroville Community Plan, which was adopted by the Board of Supervisors as part of the North County Area Plan (inland) on April 10, 2007.

D. Pursuant to the California Coastal Act (Public Resources Code §30000 et seq.), the County has adopted a Local Coastal Program (“LCP”), certified by the California Coastal Commission, for that portion of the County that lies within the coastal zone. The 2010 General Plan will not apply in the coastal zone and does not amend the County’s Local Coastal Program. To the extent the Local Coastal Program relies on the 1982 General Plan, adoption of the 2010 General Plan does not rescind the 1982 General Plan as applied in the coastal zone.

E. The 2010 General Plan is the culmination of more than a decade of effort to prepare a comprehensive update of the 1982 General Plan and is also known as “GPU5,” as it is the County’s fifth effort at drafting a comprehensive update of the 1982 General Plan. The draft of the 2010 General Plan, then entitled “draft 2007 Monterey County General Plan,” was released to the public on December 21, 2007, and was updated in September and December 2008 with text and map corrections as well as revisions to correspond to state law requirements.

F. As lead agency under CEQA, the County issued a Notice of Preparation (“NOP”) of a Draft EIR for the draft 2007 Monterey County General Plan. The NOP was submitted to the State Clearinghouse (SCH No. 2007121001), all responsible and trustee agencies, and interested groups and individuals on December 3, 2007 for a 34-day review period ending on January 5, 2008. Availability of the NOP was advertised through certified, direct mailing to federal agencies (including the military), state agencies, regional agencies, local agencies (including cities and counties, local districts, school districts, water agencies), other special districts and agencies, as well as private groups and individuals requesting notification. The County also posted the NOP on its website and published it in the following local newspapers: the Monterey County Herald, Watsonville Register-Pajaronian, South County News, and Salinas Californian.

G. The County held an EIR scoping meeting on December 12, 2007 to provide information about the General Plan, the potential environmental impacts and the CEQA review process, as well as a schedule for General Plan adoption and implementation. Members of the

public and other interested parties were given had the opportunity to ask questions and provide their input as to the scope and content of the environmental information to be addressed in the EIR.

H. On September 5, 2008, the County published the Draft EIR for the Monterey County 2007 General Plan (SCH # 2007121001) and distributed it to the State Clearinghouse of the Governor's Office of Planning and Research as well as responsible and trustee agencies, citizen groups, and individuals for a public review period initially scheduled for September 5, 2008 through October 20, 2008. A Notice of Completion ("NOC") and Notice of Availability ("NOA") of the DEIR were prepared, published, and distributed, as required by CEQA Guidelines Sections 15085 and 15087. On September 8, 2008, the County added Appendix C (traffic data) to the DEIR because it had been inadvertently omitted from the draft released on September 5, 2008. The County then issued an amended Notice of Availability and recommenced the comment period on September 13, 2008, with close of the public review period scheduled for October 28, 2008; the County then extended this period. The public raised concern over the form of citations to the reference documents and availability of reference documents. On December 6, 2008, the County published a revised list of citations and references and other corrections to the Draft EIR ("December 2008 errata"). The County issued a new NOC and NOA and began a second public review period on December 16, 2008, which ended on February 2, 2009. The Draft EIR with the December 2008 errata was submitted to the State Clearinghouse for circulation to state agencies for their review. Copies of the DEIR were available for public review during normal business hours at the County Planning Department in Salinas. Copies of the draft General Plan and DEIR were also available for review at libraries in Monterey County, in the County Permit Centers, and on the County's website. The County distributed notices and documents based on a distribution list ("General Plan Distribution List") that included 9 federal agencies, 13 state agencies, six regional agencies, 12 cities within Monterey County, five neighboring counties, 10 local water agencies, seven local Native American groups, 25 local districts, 16 fire districts, and 19 libraries within Monterey County. Notices and documents were also posted locally with the County Clerk and on the County website as well as published in newspapers of general circulation, including the Salinas Californian, Watsonville Register-Pajaronian, South County News, and Monterey County Herald. In total, the public review period on the Draft EIR was approximately 147 days.

I. The County received numerous letters on the Draft EIR during and after the close of the public comment period ending on February 2, 2009, totaling almost 1,100 pages.

J. On September 10, 2008, during the initial comment period on the DEIR, the Planning Commission held a workshop to receive a presentation from staff on GPU 5, errata to the draft General Plan, and mitigation measures proposed by the DEIR. Following the close of the public comment period on the DEIR, the Planning Commission held a duly noticed public hearing on February 11 and 25, 2009 to receive a staff report and public testimony. At Planning Commission workshops held on May 27, June 10, July 8, and July 29, 2009, Monterey County staff presented possible changes to the draft General Plan policies and Draft EIR mitigation measures in response to comments received on the DEIR.

K. In response to issues raised by comments on the draft EIR and in the consultation with cities, and further guided by Planning Commission discussion at workshops and hearings, staff refined the text of some of the mitigation measures and made other clarifications and clerical corrections to the text and figures (graphics) of GPU5. On or about March 8, 2010, staff released to the public GPU5 as revised to incorporate the errata, corrections, clarifications, revisions, and proposed mitigation measures and updated the title to the "2010 draft Monterey County General Plan."

L. The County prepared a Final EIR for the 2010 draft Monterey County General Plan (SCH #2007121001) and released the Final EIR for public review on or about March 21, 2010. The March 2010 Final EIR included: the 2007 Monterey County General Plan Draft EIR, Volumes 1 and 2, dated September 2008; the December 2008 errata; all comment letters received on the DEIR during the public comment period and late letters received prior to release of the Final EIR in March 2010; a list of persons, organizations, and public agencies commenting on the Draft EIR; the County's written responses to all significant environmental points raised in the comments; changes to the text of the DEIR made in response to comments; the March 8, 2010 proposed draft General Plan showing the incorporation of proposed mitigation measures as policy and other corrections and clarifications; updated list of references cited in the DEIR and March 2010 Final EIR; and technical supporting data ("Monterey County General Plan Final Environmental Impact Report, dated March 2010" or "March 2010 FEIR"). The County prepared and circulated a Notice of Availability of the FEIR on March 21, 2010 to all commenters and any person who filed a written request, as well as the General Plan Distribution List. The March 2010 FEIR was made available for public review at the Monterey County RMA-Planning Department (Salinas and Marina offices); Steinbeck Library (City of Salinas); and County libraries and for purchase upon request, and the FEIR was posted on the County's website. In addition, copies of the FEIR were sent to all cities within Monterey County as well as public agencies that submitted comments on the DEIR, including but not limited to U.S. Fish and Wildlife Service, National Oceanic and Atmospheric Administration, California Coastal Commission, California Department of Toxic Substances Control, California Public Utilities Commission, the Department of Transportation (CalTrans), Association of Monterey Bay Area Governments, Monterey Bay Unified Air Pollution Control District, Monterey Regional Waste Management District, the Transportation Agency of Monterey County, Monterey Local Agency Formation Commission, County of San Benito, Monterey County Cities (12), Pajaro Valley WMA, Monterey-Salinas Transit.

M. The Planning Commission conducted a public workshop on the draft 2010 General Plan and Final EIR on March 31, 2010.

N. Subsequently, pursuant to Government Code section 65353, the Planning Commission held a duly noticed public hearing on the Final EIR and 2010 draft General Plan beginning on April 14, 2010 and continuing on April 28, 2010, May 12, 2010, May 26, 2010, June 9, 2010, June 30, 2010, July 14, 2010, July 21, 2010, July 28, 2010, and August 11, 2010. Notice of the April 14, 2010 hearing was published as 1/8-page display ads in the Salinas Californian and Monterey County Herald on March 20 and March 21, 2010 (respectively), at least 10 days prior to the hearing. Notice of the hearing was also provided on the County

webpage for the General Plan. At the hearing on April 14 and at the hearing on each of the above dates listed until the close of the hearing on August 11, 2010, the Planning Commission continued the hearing to the following date certain. At each of the hearings, the Planning Commission considered the 2010 draft General Plan and March 2010 FEIR, discussed possible revisions to the draft General Plan, took public testimony, and considered all testimony, written and oral.

O. The Planning Commission reviewed and considered the Final EIR, including the mitigation measures and alternatives identified therein. The mitigation measures identified in both EIR are generally set forth in the form of new policies to be incorporated into the General Plan or modifications to policies already in the General Plan. The 2010 draft General Plan before the Planning Commission included policies added by and/or modified by the feasible mitigation measures identified in the EIR.

P. On August 11, 2010, following the conclusion of the public hearing before the Planning Commission, the Planning Commission adopted a resolution containing its written recommendations to the Board of Supervisors on the draft General Plan (Planning Commission Resolution No. 10-021) and also approved a letter of transmittal. The Planning Commission recommended that the Board certify the FEIR and approve the 2010 draft General Plan subject to the recommendations and modifications of the Planning Commission. The 2010 draft General Plan and the FEIR were accordingly transmitted to the Board for consideration.

Q. Pursuant to Government Code section 65355, the Final Environmental Impact Report (SCH#2007121001) for the Monterey County General Plan and the 2010 Monterey County General Plan came on for a duly noticed public hearing before the Monterey County Board of Supervisors beginning on August 31, 2010 and continuing on September 14, 21, and 28, and October 12 and 26, 2010. During the public hearing on the Final EIR and the 2010 General Plan, the Board heard presentations on the 2010 draft General Plan and FEIR, heard testimony from the public, and deliberated on the content of the 2010 draft General Plan and FEIR. Notice of the August 31, 2010 hearing was published as 1/8-page display ads in the Salinas Californian and Monterey County Herald on August 18, 2010, at least 10 days prior to the hearing. Notice of the hearing was also provided on the County webpage for the General Plan. At the hearing on August 31 and at the hearing on each of the above dates listed until the close of the hearing on October 26, 2010, the Board of Supervisors continued the hearing to the following date certain.

R. Following the March publication of the Final EIR and in the course of the Planning Commission and Board of Supervisors' hearings on the EIR and 2010 General Plan, the County received approximately 100 comment letters from members of the public. On or about September 20, 2010, the County published "Supplemental Materials to the Final EIR," including a revised Executive Summary of the EIR, which incorporated the Planning Commission's recommended revisions to the mitigation measures and addressed issues raised in comments and letters since the March 2010 release of the Final EIR. On October 15, 2010, the County published "Revised Supplemental Materials to the Final EIR," including a further revised Executive Summary to reflect the current form of the mitigation measures per the Board's

direction and updating the Supplemental Materials to respond to comments received during the Board's hearings. These revisions merely clarify and amplify and make insignificant modifications to the EIR. They do not provide significant or substantial new information, and the term "supplemental" was used for the public's convenience, not as that term is used in CEQA.

S. The Final EIR, dated October 2010, consists of: the complete contents of the March 2010 Final EIR, as set forth above, and the "Revised Supplemental Materials to the Final EIR," dated October 15, 2010. A full and complete copy of the Final EIR is on file with the Clerk of the Board, available at the Monterey County Resource Management Agency-Planning Department, and incorporated herein by reference.

T. The County provided written responses to all agencies and members of the public commenting on the Draft EIR at least ten days prior to certification of the EIR in compliance with CEQA Guidelines section 15088(b).

U. Consistent with CEQA Guidelines §15126.4(a)(2) and as further described in the Findings of Fact which are attached to this Resolution as *Exhibit EIR1*, feasible mitigation measures proposed in the EIR are incorporated into the 2010 General Plan as policy or are included in the Mitigation Monitoring and Reporting Program which is attached hereto as *Exhibit EIR3*.

V. The Board has reviewed and considered the Final EIR and the 2010 draft General Plan. The Board has considered all comments on the Draft and Final EIR, oral and written, including comments from other responsible agencies and the public, testimony before the Board of Supervisors during all public workshops and hearings, all recommendations of the Planning Commission, and the administrative record as a whole.

W. The County has prepared Findings of Fact in compliance with Public Resources Code Sections 21081 and 21081.5 and CEQA Guidelines Section 15091 for every significant impact of the 2010 General Plan identified in the EIR and for each alternative evaluated in the EIR, including an explanation of the rationale for each finding. The Findings of Fact are set forth in *Exhibit EIR1*, which is attached hereto and hereby incorporated by reference.

X. Because the 2010 General Plan will have significant and unavoidable impacts, the County has prepared a Statement of Overriding Considerations in compliance with Public Resources Code Sections 21081 and CEQA Guidelines Section 15093, which finds that specific economic, legal, social, technological or other benefits of the 2010 General Plan outweigh the significant and unavoidable impacts identified in the EIR. The Statement of Overriding Considerations is set forth in *Exhibit EIR2* and hereby incorporated by reference.

Y. The County has prepared a Mitigation Monitoring and Reporting Program in compliance with Public Resources Code Sections 21081.6 and CEQA Guidelines Section 15097 to ensure compliance with the mitigation measures identified in the EIR during project implementation and operation. The Mitigation Monitoring and Reporting Program is attached

hereto as *Exhibit EIR3* and incorporated herein by reference.

Z. Pursuant to Title 14, Section 753.5 of the California Code of Regulations and in consideration of the record as a whole, the General Plan will have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends as defined under sections 711.2 and 711.4 of the Fish and Game Code, and is therefore required to pay a filing fee to the Department of Fish and Game.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTEREY, AS FOLLOWS:

1. The foregoing recitals and findings are true and correct.
2. The Board of Supervisors hereby certifies with respect to the Final EIR dated October 2010, which is on file with the Clerk of the Board and incorporated herein by reference, that (a) the Final EIR has been completed in compliance with CEQA; (b) the Final EIR was presented to the Board of Supervisors who reviewed and considered the information contained in the Final EIR prior to approving the 2010 Monterey County General Plan; and (c) the Final EIR reflects the County of Monterey's independent judgment and analysis.
3. The Board hereby adopts the Findings of Fact attached to this Resolution as *Exhibit EIR1* and incorporated herein by reference.
4. The Board hereby adopts the Statement of Overriding Considerations attached to this Resolution as *Exhibit EIR2* and incorporated herein by reference.
5. The Board hereby adopts the Mitigation Monitoring and Reporting Program attached to this Resolution as *Exhibit EIR3* and incorporated herein by reference.

PASSED and ADOPTED this 26th day of October 2010, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

I, Gail Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes of Minute Book __, for the meeting on _____ on _____, 2010.

Dated: _____, 2010

Gail Borkowski, Clerk of the Board of Supervisors, County of Monterey, and State of California.

By _____, Deputy

MONTEREY COUNTY

GENERAL PLAN

October 26, 2010

COUNTY OF MONTEREY

DRAFT GENERAL PLAN

2010

Board of Supervisors

Fernando Armenta, District 1

Louis Calcagno, District 2

Simon Salinas, District 3

Jane Parker, District 4

Dave Potter, District 5

Planning Commission

Aurelio Salaza, District 1

Juan Sanchez, District 1

Cosme Padilla, District 2

Don Rochester, District 2

Jay Brown, District 3

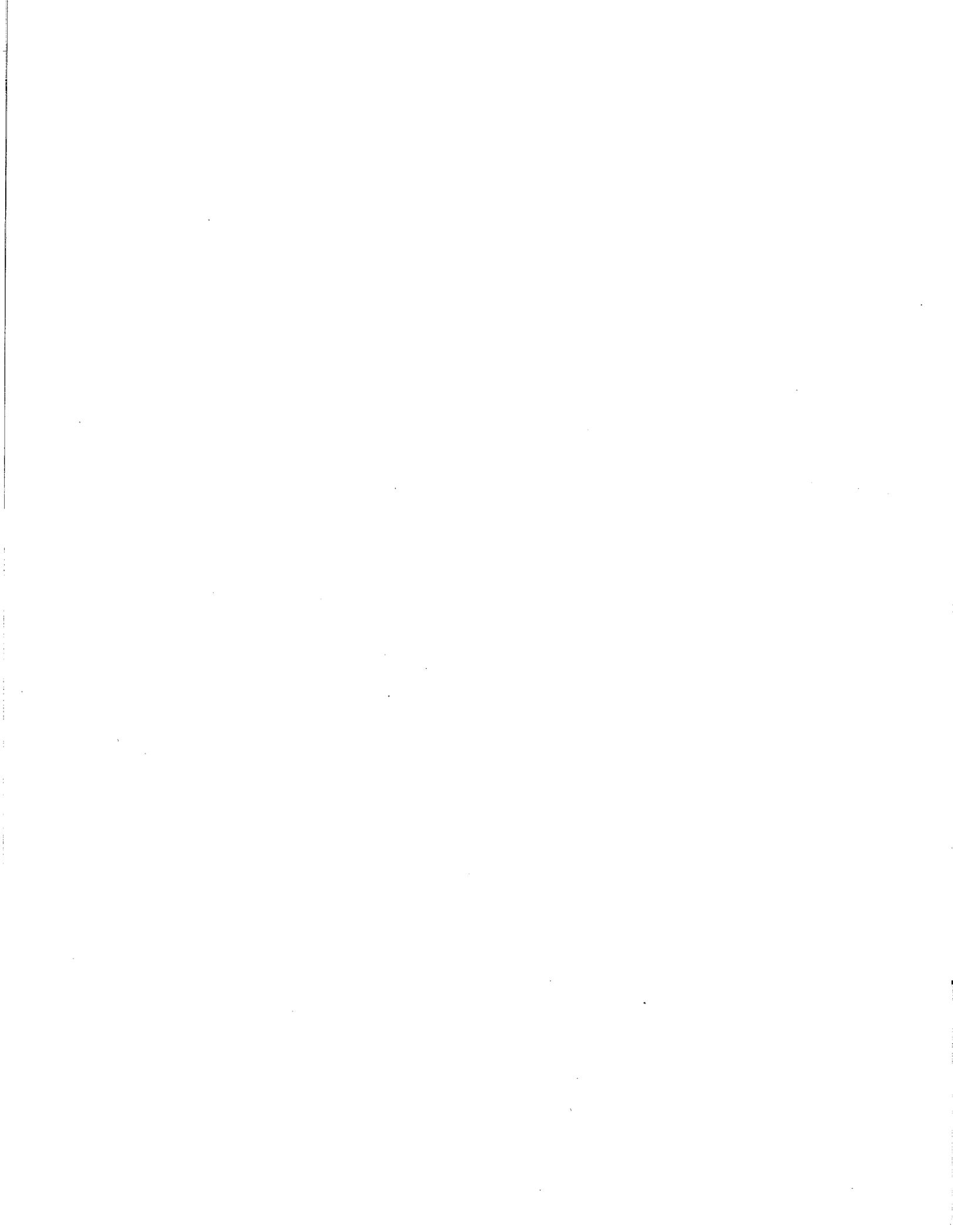
Paul Getzelman, District 3

Matthew Ottone, District 4

Amy Roberts, District 4

Martha Diehl, District 5

Keith Vandevere, District 5



ACKNOWLEDGEMENT

Updating the 1982 Monterey County General Plan began in late 1999. Since that time there have been a number of public forums as well as noticed hearings open to the public. Extensive public input has been received from state/regional/local agencies, formal/informal groups including the County's Land Use Advisory Committees for each Planning Area and the Planning Commission, and individual members of the public. In addition, staff from multiple County Departments/Agencies (Administration, Agricultural Commissioner, County Counsel, Environmental Health, Environmental Resource Policy/Housing, Fire Departments, Parks, Planning Department, Building Inspection Department, Public Works, Sheriff/Office of Emergency Services, and the Monterey County Water Resource Agency) has been involved with helping to prepare this document. This is to acknowledge all of those that have put forth their time and effort to complete this document.

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 Certified by HCD August 2010

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INTRODUCTION

1.1 What is a General Plan?

California state law requires each city and county to adopt “a comprehensive, long-term general plan for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning” (Government Code section 65300). The general plan has been called the local land use “constitution” and Monterey County’s General Plan is designed to govern the future physical development of Monterey County. As described by the State Office of Planning and Research, “the general plan expresses the community’s development goals and embodies public policy relative to the distribution of future land uses, both public and private” (State of California General Plan Guidelines, Governor’s Office of Planning and Research, 2003).

The policies of the general plan underlie most land use decisions. The county’s zoning ordinance and any specific plans are required to be consistent with the general plan. In addition, subdivisions, development projects, capital improvements, development agreements, and many other land use actions must conform to the adopted general plan.

1.2 Requirements for a General Plan

The county’s general plan must address all unincorporated areas of the county and should consider the general plans of all cities within the county to allow for cooperative planning. State law requires that the Plan cover a large range of topics, consisting of seven mandatory elements (land use, circulation, housing, conservation, open space, noise, and safety) that set forth the goals and policies to guide future decisions that relate to the physical development of Monterey County. The general plan may be in a format deemed appropriate by the County Board of Supervisors, including a format that combines the elements and adds other elements or subjects relating to the physical development of the county. The Plan and its elements must comprise “an integrated, internally consistent and compatible statement” of land use policies for the county (Government Code section 65300.5). These and other requirements for the general plan are set out in state planning law (Government Code section 65300 et seq.).

In addition, pursuant to the state Coastal Act (Public Resources Code section 30000 et seq.), each local government within the state coastal zone must prepare a Local Coastal Program (LCP) for the portion of the coastal zone within its jurisdiction. The LCP must be certified by the California Coastal Commission. The LCP includes a land use plan and implementing ordinances and actions. The land use plan that is part of the LCP indicates the kind, location, and intensity of land uses and applicable resource protection and development policies in the coastal zone.

1.3 Introduction to Monterey County

As one of the largest counties in the State of California, Monterey County covers more than 3,300 square miles and is comprised of diverse natural habitats and residential communities. Monterey County is bordered by (*Figure 1*):

- Santa Cruz County (North),

- San Benito, Fresno and King Counties (East),
- San Luis Obispo County (South), and
- the Pacific Ocean (West)

This diversity ranges from rich farmland located within the Salinas Valley to the tall peaks of the Santa Lucia Mountains whose fast steep incline helps make up the dramatic Big Sur coastline along the Pacific Ocean. The rich agricultural land, mild climate, and spectacular coastline have made Monterey County famous throughout the world.

There are 12 incorporated cities that make up 75% of the County population and about 15% of the total land area (*Figure 2*). These cities can be generally grouped into two classifications (valley and peninsula):

- a. Five (5) valley cities consist of: Gonzales, Greenfield, King City, Salinas (Monterey County seat), and Soledad.
- b. Seven (7) peninsula cities consist of: Carmel, Del Rey Oaks, Marina, Monterey, Pacific Grove, Sand City, and Seaside.

Although there are 12 planning areas (inland and coastal), only three area plans (Greater Monterey Peninsula, Greater Salinas, and Central Salinas Valley) contain cities within their boundaries. The rest of the unincorporated County includes communities that range from a small cluster of homes to small towns.

Historically, there has been a strong military presence in the area with Fort Ord along the coast and Camp Roberts at the southern end of the County. More recent base closures have resulted in reducing the military presence and the reuse of major portions of the former Fort Ord. This reuse has resulted in expanding the cities of Marina, Monterey, Del Rey Oaks, and Seaside, creating a new State University (California State University, Monterey Bay), and adding area to be developed by Monterey County.

1.4 Monterey County Planning Efforts

Planning in Monterey County began in 1930 when the Planning Commission was created. The Planning Department was established in the 1950s and the first comprehensive general plan was completed in 1968. Although various elements were added in response to changes in state law, the 1982 general plan was the first comprehensive update since the first plan was adopted in 1968.

Past planning efforts have resulted in growth primarily in or around existing population areas and cities. The main objectives, past and present, are to provide direction for growth that supports continued viability of agricultural production and preserves as much of the County's scenic and environmental resources as possible.

1.5 Overview of Monterey County General Plan

The Monterey County General Plan must include policies that address the existing and future land use for the large rural areas that are used predominately for agricultural purposes as well as for the diversity of unincorporated communities. One of the challenges is that the better

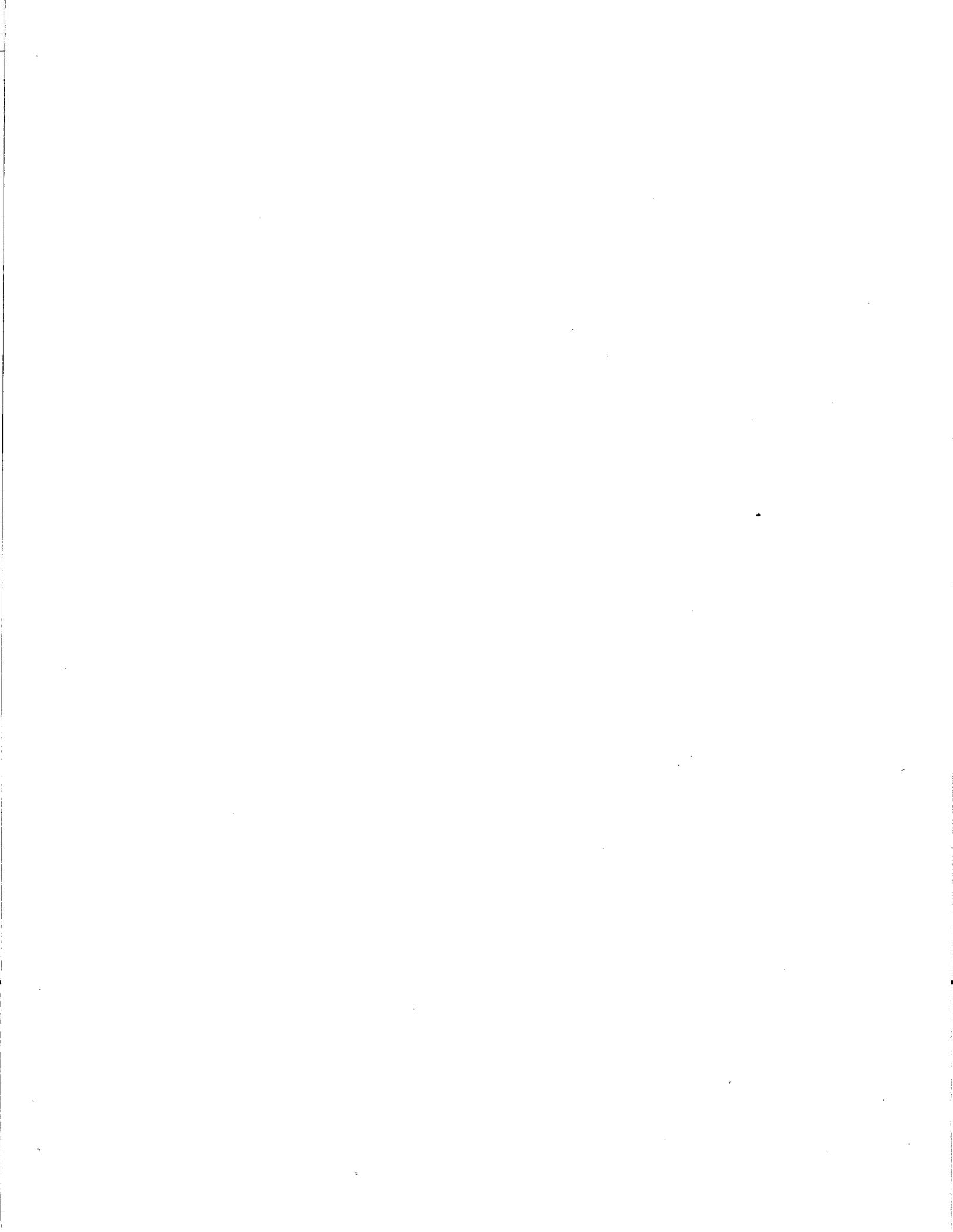
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Figure 1-County Map to be inserted
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Figure 2- Cities Map to be inserted
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farmlands are located in the lower flatter area, the area where cities have also established. On the other hand, foothills lining the valleys present scenic and environmental qualities that are unique to Monterey County. These conditions complicate planning for future growth in Monterey County.

Monterey County’s General Plan Update, which started in 1999, includes all of the mandatory elements, combining some elements as deemed appropriate by the Board of Supervisors, plus agriculture and economic development elements. In November, 2007, the Board formalized direction to staff to revise the unadopted 2006 General Plan Update (GPU4) using the 2006 General Plan Update as the template. This 2010 General Plan Update contains policy changes that are based upon the recommendations of the Planning Commission and direction of the Board of Supervisors. Monterey County’s General Plan Update consists of a total of eight (8) elements. The 2010 General Plan Update (GPU5) follows the same format. Table 1.1 compares the format of the 2010 plan with the 1982 General Plan and state law requirements.

TABLE 1.1; GP ELEMENTS		
STATE MANDATED ELEMENT	GENERAL PLAN 1982	GENERAL PLAN 2010
Land Use	Area Development	Land Use
Circulation	Area Development	Circulation
Housing	Area Development Human Resources	Housing (adopted separately)
Conservation (Natural Resources)	Natural Resources Environmental Constraints	Conservation and Open Space Public Services
Open Space	Natural Resources Environmental Constraints	Conservation and Open Space Public Services
Noise	Open Space	Natural Resources Environmental Constraints
Public Safety	Area Development	Safety
Optional		Agriculture
Optional		Economic Development

Land use designations in the 2010 General Plan provide a density range, with the density to be more specifically established by the implementing ordinances.

Due to the diversity of Monterey County, geographically smaller plans were created to provide more specific policies unique to particular geographical areas (*Figure 3*):

- a. Area Plans. The inland portion of unincorporated Monterey County is divided into seven (7) Area Plans (Cachagua, Central Salinas Valley, Greater Monterey Peninsula including the non-coastal portion of the Del Monte Forest, Greater Salinas, North County, South County and Toro). All of these Plans are being updated and included as sections in the 2010 Monterey County General Plan Update. Amendments to the Area Plans involve deleting policies that are addressed on a county-wide level in the General Plan and focusing only on provisions that are unique to each area. Area Plan policies may refine General Plan policies or provide unique policies specific to the particular geographic area.

- b. Master Plans. This 2010 General Plan contains two Master Plans, the Carmel Valley Master Plan (CVMP) and the Fort Ord Master Plan. The Monterey County Board of Supervisors adopted the CVMP on December 16, 1986 and has periodically amended the plan. The CVMP is being updated and included in the Area Plan section of this General Plan to serve as an Area Plan for the particular geographical area that it covers. The Fort Ord Master Plan was adopted by the Board of Supervisors in November 2001. It is included in the Area Plan section of this General Plan and will serve as the Community Plan for the Fort Ord Community Area, as further explained in *Policy LU-2.25* in the Land Use Element.
- c. Agricultural and Winery Corridor Plan. An Agricultural and Winery Corridor Plan that implements General Plan policies is also included. This Plan extends across three Area Plans (Central Salinas Valley, Toro, and South County).
- d. Land Use Plans. Pursuant to the California Coastal Act (Public Resources Code Section 30000 et seq.), a portion of Monterey County is designated as a “coastal zone.” The coastal zone of the County is divided into four areas governed by Land Use Plans (LUP) and Coastal Implementation Plans (CIP), which together comprise the Local Coastal Program (LCP) for Monterey County. The four Land Use Plans include Big Sur Coast, Carmel Area, Del Monte Forest (coastal portion), and North County Coastal (which also includes the Moss Landing Community Plan). These plans were certified by the California Coastal Commission in 1986, 1983, 1984, and 1982, respectively. Monterey County retains land use jurisdiction in these areas, with the Coastal Commission having appeal authority over certain issues and areas.

This General Plan does not amend and is not intended to amend the existing Monterey County Local Coastal Program (LCP). The County will review the LCP after adoption of the General Plan Update. If any of the goals, policies, and standards of the General Plan are to be incorporated into the LCP, such proposals would be subject to all appropriate public review procedures, including noticed public hearings, separate action by the County Board of Supervisors, and submission of major LCP amendments to the Coastal Commission for certification.

In the interim period between adoption of the General Plan and update of the LCP Land Use Plans, the certified Land Use Plans will continue to govern in their respective areas within the coastal zone. To the extent that the LCP relies on the 1982 General Plan, the 2010 General Plan adoption is not intended to change that reliance. Accordingly, adoption of this 2010 General Plan does not rescind the 1982 General Plan as applied in the coastal zone, and the 1982 General Plan would remain in effect in the coastal zone until the LCP is amended and such amendments are certified. The Castroville Community Area proposed in this General Plan is for the inland area of the County; extension of the Castroville Community Area into the coastal zone would require an amendment to the North County Coastal Land Use Plan to be certified by the Coastal Commission. (See *Policy LU-2.22*)

In accordance with the state Coastal Act, this approach recognizes that the coastal zone is a distinct and valuable natural resource which requires unique planning considerations and may

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Figure 3-Planning Areas to be inserted
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require different standards and policies than may apply in the non-coastal areas of the County. This approach also recognizes the unique procedural requirements for amending the Local Coastal Program. The Coastal Commission must certify major amendments to the Local Coastal Program, and the Coastal Commission may also recommend amendments to the LCP as part of its periodic review of the LCP, subject to all appropriate public review procedures.

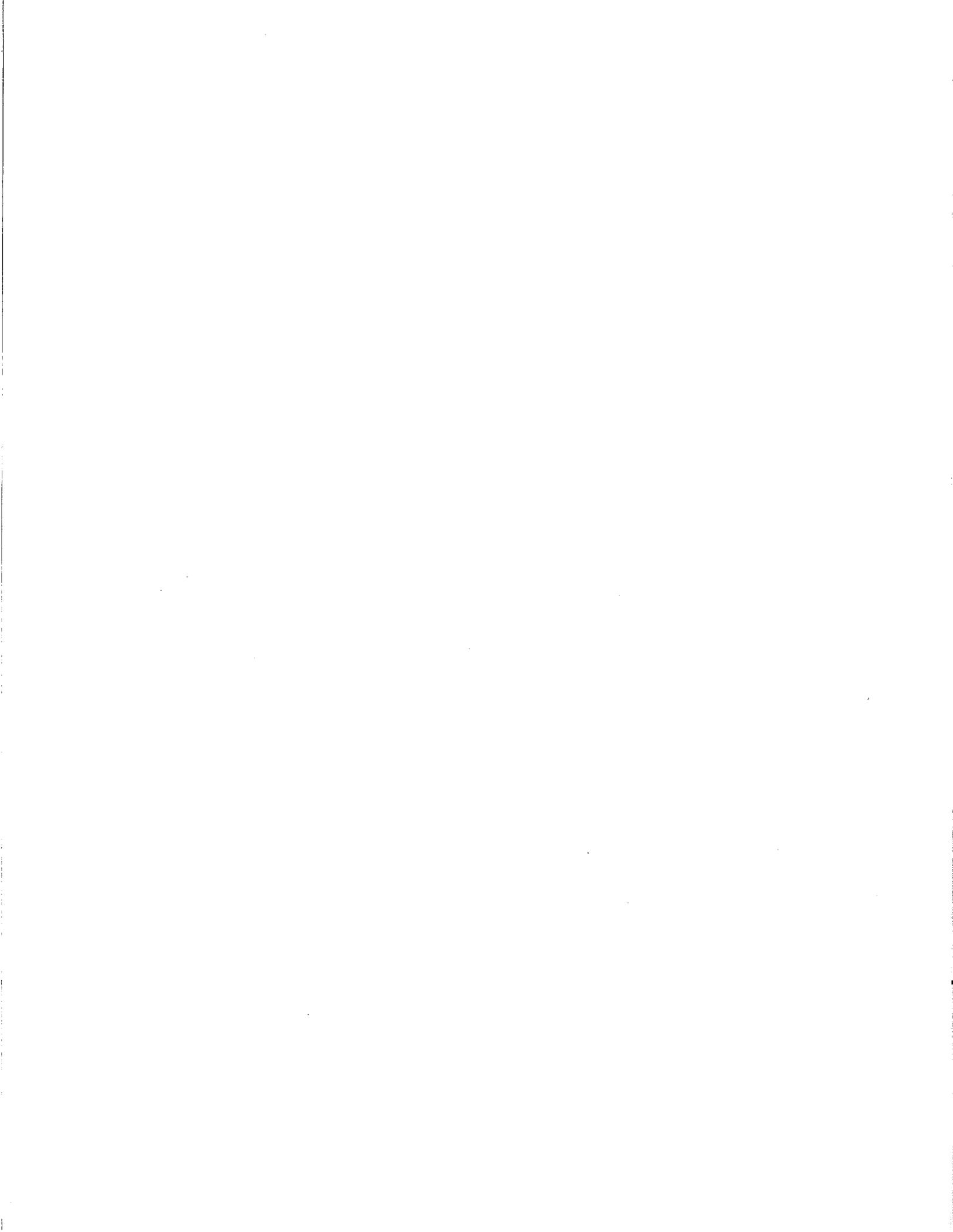
Housing Elements are mandated by state law to be updated approximately every five (5) years – recently extended to every 8 years in certain circumstances, whereas the general plan covers approximately a 20-year time period. The 2010 draft General Plan is not intended to amend the certified Housing Element. At the time of the release of the draft 2010 General Plan, Monterey County had a certified Housing Element for the 2002-2008 planning period, which was extended by the state through August 2009, and the County was undertaking a separate process in accordance with procedures required by state law to update the Housing Element for the 2009-2014 planning period. On June 15, 2010, the Board of Supervisors adopted the Housing Element 2009-2014, amending the 1982 General Plan to replace Housing Element 2002-2008 with the new Housing Element. The Housing Element, as adopted and amended, will be included as Chapter 8 of the General Plan. Housing Element updates will be reviewed for consistency with the General Plan and Land Use Plan policies.

1.6 Program EIR for Monterey County's General Plan

An environmental impact report (EIR) was prepared in conjunction with the Monterey County General Plan Update. This EIR includes background data that supplements the General Plan. It describes County conditions at a specific point in time and is not to be considered policy that would require periodic review like the general plan itself. The EIR provides a programmatic analysis of potential impacts resulting from implementation of the Plan based on existing conditions and suggests measures to offset and reduce potential environmental impacts. Mitigation measures identified in the EIR have been incorporated as policy language in the General Plan.

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CHAPTER 1.0
LAND USE ELEMENT



State Planning and Zoning Law (Government Code Section 65302(a)) establishes the requirements for the land use element of the general plan. The Land Use Element guides decision makers, planners and the general public as to the ultimate pattern of development within the unincorporated areas of the county. It designates the general distribution, location and extent of land uses, such as housing, business, industry, open space, agriculture, natural resources, recreation, and public/quasi-public uses. The Land Use Element also discusses the standards of residential density and non-residential intensity for the various land use designations.

The Land Use Element governs how land is to be utilized. Many of the issues and policies contained in other plan elements are linked in some degree to this element. For example, the amount, distribution, and timing of growth expressed within the Land Use Element must correlate with the anticipated road capacity and performance standards established in the Circulation Element. Similarly, the location and density of uses prescribed by this Element are integrally linked to policies for the protection of environmental resources included in the Conservation and Open Space Element. The Land Use element must establish the ability to provide adequate land use in order to meet regional housing needs. Housing Elements are mandated by State law to be updated every five years, so the General Plan must set the land use context for continued coordinated implementation of subsequent required updates to the Housing Element over the life of this Plan.

Residents per housing unit are based on the AMBAG 2030 regional forecast estimate (adopted 2004) regarding population, housing, and employment of 2.78 residents per housing unit.

Monterey County's Land Use Element establishes policies to designate the general distribution and intensity of residential, commercial, industrial, agricultural, public facilities, and open space uses of the land in the County. The main vision of this Element is to create a general framework that encourages growth within or near developed/developing areas in order to reduce impacts to agricultural production, natural resources, or public services. Areas where development would be encouraged include incorporated cities and designated community areas where existing services are available (*Figure 4*). These areas would be subject to additional levels of planning consisting of city general plans adopted by cities and community plans or specific plans to be adopted by the Board of Supervisors for the community areas. In addition, the Plan designates rural centers where development has started and that will be allowed to develop in a semi-rural character (*Figure 5*).

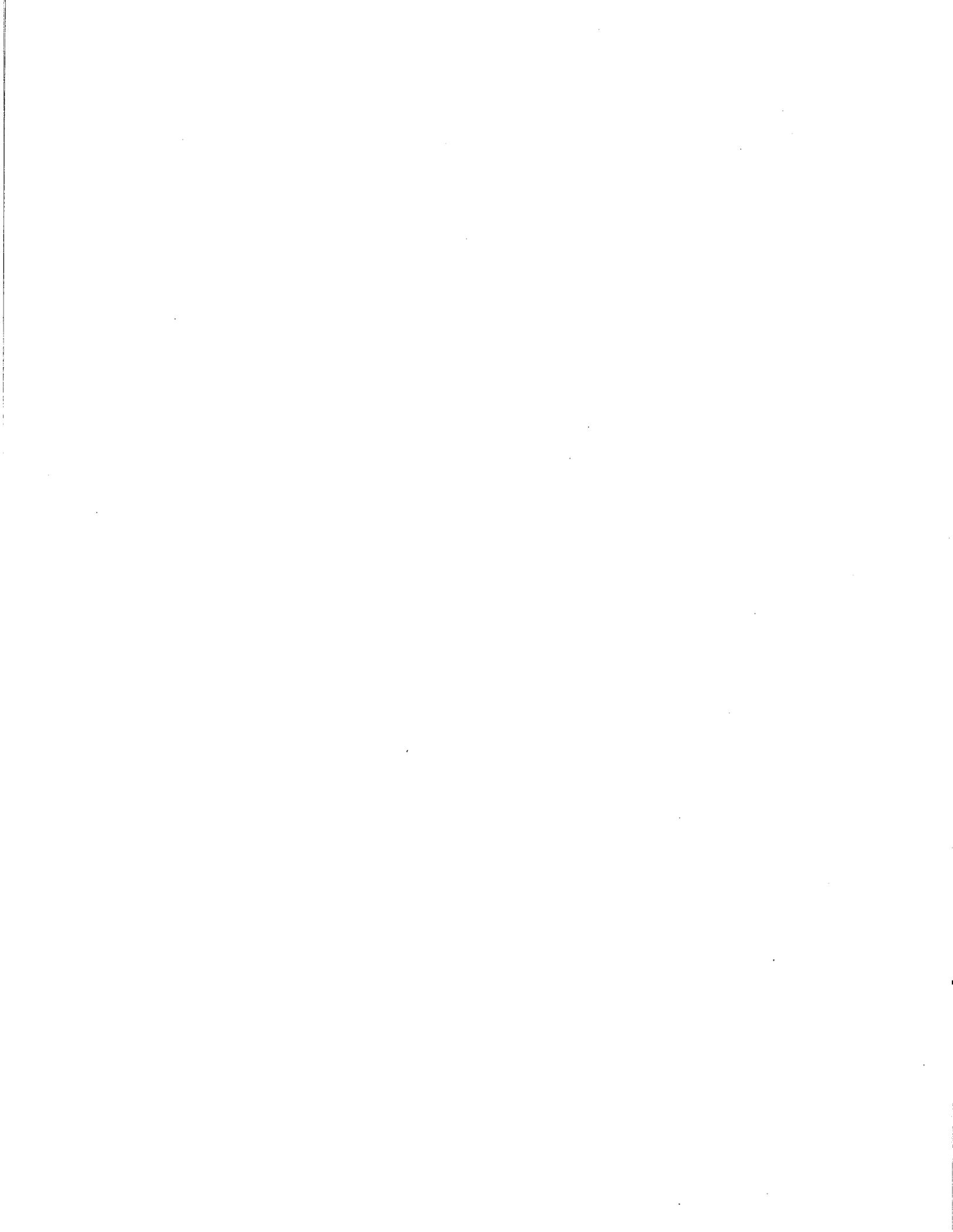
Monterey County's General Plan consists of policies that apply countywide and policies unique to a specific region. Countywide policies are applicable to the entire unincorporated area and are included within this Land Use Element. More focused policies that address specific regional or local issues are found in Area Plans. The Land Use Maps and land use designation descriptions in this general plan cover all inland, unincorporated, areas of the county. Due to the size of the County, Land Use Maps are divided by Planning Areas and are included as part of this Land Use Element (*Policy LU-1.11*).

Approximately one percent of unincorporated Monterey County has been developed with residential (0.7%), commercial (0.03%), and industrial (0.3%) uses. Most of this development is concentrated in the northern one-third of the County. Agriculture is the largest land use

representing almost 60% of the total land area. The second largest land use consists of public and quasi-public uses (about 28%) such as educational, transportation, and military facilities as well as religious, recreational/cultural and community facilities. The remaining area includes a significant amount of land within the County that is owned by the Federal Government (National Forest, Military Bases and Bureau of Land Management). The Land Use Maps include symbols to show the ownership of these lands (see Area Plans for Land Use Maps of that area). While Monterey County historically had timber production, there are currently no parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982 (Chapter 6.7 (commencing with Government Code Section 51100) of Part 1 of Division 1 of Title 5) within the County.

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Figure 4-Community Areas to be inserted
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Figure 5-Rural Centers to be inserted
(11" x 17")

GOALS AND POLICIES LAND USE

GENERAL LAND USE

GOAL LU-1

PROMOTE APPROPRIATE AND ORDERLY GROWTH AND DEVELOPMENT WHILE PROTECTING DESIRABLE EXISTING LAND USES.

Policies

- LU-1.1 The type, location, timing, and intensity of growth in the unincorporated area shall be managed.
- LU-1.2 Premature and scattered development shall be discouraged.
- LU-1.3 Balanced development of the County shall be assured by designating adequate land for a range of future land uses.
- LU-1.4 Growth areas shall be designated only where an adequate level of services and facilities such as water, sewerage, fire and police protection, transportation, and schools exists or can be assured concurrent with growth and development. Phasing of development shall be required as necessary in growth areas in order to provide a basis for long-range services and facilities planning.
- LU-1.5 Land uses shall be designated to achieve compatibility with adjacent uses.
- LU-1.6 Standards and procedures to assure proper levels of review of development siting, design, and landscaping shall be developed.
- LU-1.7 Clustering of residential development to those portions of the property which are most suitable for development and where appropriate infrastructure to support that development exists or can be provided shall be strongly encouraged. Lot line adjustments among four lots or fewer, or the re-subdivision of more than four contiguous lots of record that do not increase the total number of lots, may be allowed pursuant to this policy without requirement of a general plan amendment.
- LU-1.8 Voluntary reduction or limitation of development potential in the rural and agricultural areas through dedication of scenic or conservation easements, Transfer of Development Rights (TDR), and other appropriate techniques shall be encouraged. The Transfer of Development Credit (TDC) program in the Big Sur Land Use Plan is a separate program to address development within the critical viewshed. A TDR Program shall be established to provide a systematic, consistent, predictable, and quantitative method for decision-makers to evaluate receiver sites in areas of the unincorporated County with priority for locations within Community Areas and Rural Centers. The program shall include a

mechanism to quantitatively evaluate development in light of the policies of the General Plan and the implementing regulations, resources and infrastructure, and the overall quality of the development. Evaluation criteria shall include but are not limited to:

- a. Site Suitability
- b. Infrastructure
- c. Resource Management
- d. Proximity to a City, Community Area, or Rural Center.
- e. Environmental Impacts and Potential Mitigation
- f. Proximity to multiple modes of transportation
- g. Avoidance of impacts to productive farmland.

- LU-1.9 Infill of vacant non-agricultural lands in existing developed areas and new development within designated urban service areas are a priority. Infill development shall be compatible with surrounding land use and development.
- LU-1.10 Off-site advertising shall be discouraged to enhance public safety and to avoid visual clutter and scenic intrusion. Off-site advertising may only be considered in heavy commercial and industrial zoning districts. Such signs shall not abut residential districts.
- LU-1.11 Development proposals shall be consistent with the General Plan Land Use Map designation of the subject property and the policies of this plan. (*Land Use Maps for each of the following Planning Areas are shown at the end of their respective Area/Master Plan except the Coast Area, which is located at the end of this Element*).
- a. Coast Area, *Figure LU1*
 - b. Cachagua (CACH), *Figure LU2*
 - c. Carmel Valley Master Plan, (CV), *Figure LU3*
 - d. Central Salinas Valley (CSV), *Figure LU4*
 - e. Greater Monterey Peninsula (GMP), *Figure LU5*
 - f. Fort Ord Master Plan, (FO), *Figure LU6*
 - g. Greater Salinas (GS), *Figure LU7*
 - h. North County (NC), *Figure LU8*
 - i. South County (SC), *Figure LU9*
 - j. Toro (T), *Figure LU10*
- LU-1.12 Structures in electrical transmission corridors or rights-of-way shall be prohibited.
- LU-1.13 All exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced of the lighting source, and off-site glare is fully controlled. Criteria to guide the review and approval of exterior lighting shall be developed by the County in the form of enforceable design guidelines, which shall include but not be limited to guidelines for the direction of light, such as shields, where lighting is allowed.

- LU-1.14 Consistent with the provisions of the State Subdivision Map Act, lot line adjustments shall be between four or fewer existing adjoining parcels.
- LU-1.15 Where a lot line adjustment may be configured to result in lots conforming to the policies and standards of this General Plan, that configuration is required. Lot line adjustments that may compromise the location of wells, on-site wastewater systems or envelopes should not be approved.
- LU-1.16 Lot line adjustments between or among lots that do not conform to minimum parcel size standards may be allowed if the resultant lots are consistent with all other General Plan policies, zoning and building ordinances and the lot line adjustment would:
- a. accommodate legally constructed improvements which extend over a property line; or
 - b. facilitate the relocation of existing utilities, infrastructure, or public utility easements; or
 - c. resolve a boundary issue between or among affected owners; or
 - d. produce a superior parcel configuration; or
 - e. reduce the non-conformity of existing legal lots of record; or
 - f. promote resource conservation, including open space and critical viewshed protection, without triggering eminent domain; or
 - g. better achieve the goals, policies and objectives of the General Plan; or
 - h. facilitate Routine and Ongoing Agricultural activities.
- LU-1.17 The involuntary merger of legal lots of record that may be rendered substandard in size by this General Plan shall not be required unless the merger is required to avoid or remedy an immediate threat to the public's health and safety. Voluntary lot mergers may be allowed.
- LU-1.18 If the standards in this General Plan render a legal lot of record substandard in size, the substandard size of the parcel shall not by itself render the parcel a legal nonconforming use. Any proposed expansion, enlargement, extension, or intensification of uses on such a lot shall not be prohibited due to its substandard size unless there are overriding public health impacts. Development of the lot shall comply with all other policies, standards and designated land use requirements of this Plan.
- LU-1.19 Community Areas, Rural Centers and Affordable Housing Overlay districts are the top priority for development in the unincorporated areas of the County. Outside of those areas, a Development Evaluation System shall be established to provide a systematic, consistent, predictable, and quantitative method for decision-makers to evaluate developments of five or more lots or units and developments of equivalent or greater traffic, water, or wastewater intensity. The

system shall be a pass-fail system and shall include a mechanism to quantitatively evaluate development in light of the policies of the General Plan and the implementing regulations, resources and infrastructure, and the overall quality of the development. Evaluation criteria shall include but are not limited to:

- a. Site Suitability
- b. Infrastructure
- c. Resource Management
- d. Proximity to a City, Community Area, or Rural Center
- e. Mix/Balance of uses including Affordable Housing consistent with the County Affordable/Workforce Housing Incentive Program adopted pursuant to the Monterey County Housing Element
- f. Environmental Impacts and Potential Mitigation
- g. Proximity to multiple modes of transportation
- h. Jobs-Housing balance within the community and between the community and surrounding areas
- i. Minimum passing score

Residential development shall incorporate the following minimum requirements for developments in Rural Centers prior to the preparation of an Infrastructure and Financing Study, or outside of a Community Area or Rural Center:

- 1) 35% affordable/Workforce housing (25% inclusionary; 10% Workforce) for projects of five or more units to be considered.
- 2) If the project is designed with at least 15% farmworker inclusionary housing, the minimum requirement may be reduced to 30% total.

This Development Evaluation System shall be established within 12 months of adopting this General Plan.

LU-1.20 Residential development within unincorporated Monterey County shall be limited to area build-out. Area build-out means specific land use/density designations as mapped in the area plans and adopted as part of this General Plan. The Resource Management Agency shall develop a tracking system for build-out by Planning Area and shall present an annual report before the Planning Commission.

RESIDENTIAL

GOAL LU-2

ENCOURAGE RESIDENTIAL DEVELOPMENT OF VARIOUS TYPES AND DENSITIES FOR ALL INCOME LEVELS IN AREAS WHERE SUCH DEVELOPMENT WOULD BE ACCESSIBLE TO MAJOR EMPLOYMENT CENTERS AND WHERE ADEQUATE PUBLIC SERVICES AND FACILITIES EXIST OR MAY BE PROVIDED.

Policies

- LU-2.1 Sufficient sites for housing shall be designated, including rental housing, factory built housing and mobilehomes, to make adequate provision for the existing and projected needs of all economic segments of the community.
- LU-2.2 Residential development shall be limited in areas that are unsuited for more intensive development due to physical hazards and development constraints, the need to protect natural resources, or the lack of public services and facilities.
- LU-2.3 High density residential areas shall be designated closest to urban areas, in community areas, rural centers or existing unincorporated communities.
- LU-2.4 Areas designated for residential use shall be located with convenient access to employment, shopping, recreation, and transportation. Higher density residential areas should be located with convenient access to public transit.
- LU-2.5 Adequate circulation rights-of-way shall be delineated within each residential area.
- LU-2.6 New land use activities or changes in land use designations that may potentially be nuisances and/or hazards shall be discouraged within and in close proximity to residential areas.
- LU-2.7 Open space may be provided in and/or on the fringes of residential areas.
- LU-2.8 The County shall designate and establish regulations for an Agricultural Buffer/conservation easement (AB) designation to protect the existing agricultural operation (see *Policy AG-1.2* for buffer criteria).
- LU-2.9 In areas designated for agricultural uses where development of legally subdivided land would promote incompatible residential development, the County shall solicit and encourage the voluntary donation of conservation easements or other development restrictions to the County or to a qualified private nonprofit organization in order to preserve the agricultural use of the land.
- LU-2.10 In areas where General Plan policy has not applied policy restrictions due to resource constraints, one accessory housing unit shall be allowed on a residentially designated lot if it meets the following criteria:
- a. adequate water and sewer facilities exist, which may include on site wells and on-site wastewater treatment systems;
 - b. the lot is zoned for single family or multi family use;
 - c. the lot contains an existing single family dwelling;
 - d. the increased floor area of an attached second unit does not exceed 30% of the existing living area of the main housing unit;

- e. the total area of floor area for a detached second unit does not exceed 1,200 square feet.
 - f. height, setback, lot coverage and other applicable zoning regulations are met.
 - g. a long term sustainable water supply exists
- In an area governed by a County-adopted Community Plan or Specific Plan, the Community Plan or Specific Plan shall govern the permissibility of accessory housing units.

Affordable/Workforce Housing Program

LU-2.11 The County shall encourage the development of affordable and workforce housing projects through the establishment of an Affordable Housing Overlay Program, based on the following parameters.

- a. The following areas shall be designated as Affordable Housing Overlay (AHO) Districts (*maps are located at the end of this Element*):
 - (1) Mid-Carmel Valley (*Figure AH0-1*). Approximately 13 acres located east and west of existing mid-valley development, excluding portions of properties located within the floodplain.
 - (2) Monterey Airport and Vicinity (*Figure AH0-2*). Approximately 85 acres located south of Highway 68, excluding areas with native Monterey pine forest.
 - (3) Highway 68 and Reservation Road (*Figure AH0-3*). A 31-acre parcel located on the south side of Reservation Road shall be developed with a mix of neighborhood commercial uses and residential units that serve a range of income levels.
 - (4) Community Areas prior to the adoption of a Community Plan.
 - (5) Rural Centers prior to the adoption of an Capital Improvement and Financing Plan.
- b. Properties shall meet the following suitability criteria in order to be eligible for the Affordable Housing Overlay Program:
 - (1) The property is located within an Affordable Housing Overlay (AHO) district;
 - (2) Development within the Affordable Housing Overlay District shall be approved on a project-by-project basis and achieve the following levels of affordability (plus or minus 1%):
 - 10% Very Low
 - 15% Low
 - 15% Moderate
 - 20% Workforce I, and
 - 40% Workforce II.

Individual projects may increase the percentage of Very Low, Low and Moderate income categories by reducing the percentage of

Workforce I or Workforce II income levels. A project may be allowed to replace up to 25% of the Workforce II housing allocation with market-rate units if one or more of the following criteria are met:

- i) the County has identified a different mix of levels needed for affordable housing in the local area;
 - ii) special economic factors, such as land cost or infrastructure upgrades, affect the cost of development within the local area;
 - iii) the applicant proposes to accommodate at least 15% farmworker housing.
- (3) Mixed use development that combines residential with commercial uses shall be encouraged to tie in with surrounding commercial and residential land uses. A mix of housing types shall be provided on sites in excess of 5 acres, i.e., at least two product types, such as for-rent apartments, for-rent townhomes, ownership townhomes, or ownership single family homes. On sites of less than 5 acres, a single housing type may be allowed. The mix of housing types and designs shall be sensitive to neighboring uses.
- c. If a property meets all of the suitability criteria in (b), above, the property owner may voluntarily choose to develop an Affordable Housing Overlay project, rather than a use otherwise allowed by the underlying land use designation.
- d. The minimum density for an Affordable Housing Overlay project shall be 6 units per acre, up to a maximum of 30 units per acre. An average density of 10 units per acre or higher shall be provided. The maximum lot size for detached single-family affordable units shall be 5,000 square feet.
- e. To encourage voluntary participation in the Affordable Housing Overlay process, the County shall provide incentives for Affordable Housing Overlay projects such as:
- (1) Density bonuses;
 - (2) Streamlined permitting process, including assigning experienced staff to such projects, hiring outside contract planners, plan checkers and building inspectors (at the cost of the developer)
 - (3) Waiver or deferral of planning and building permit fees (but not fees for the purpose of financing infrastructure);
 - (4) Priority allocation of resource capacity such as water and sewer over other projects not yet approved.
 - (5) Modified development standards and grant funding assistance.
- f. Within Community Areas, affordable housing projects meeting the provisions of this policy may proceed prior to adoption of a Community

Plan and needed regional infrastructure as long as all project related infrastructure improvements are made concurrent with the development.

- g. Within Rural Centers, affordable housing projects meeting the provisions of this policy may proceed prior to preparation of an Infrastructure and Financing Study as long as all project related infrastructure improvements are made concurrent with the development.
- h. When affordable housing overlay projects are proposed in Community Areas that are also designated Redevelopment Areas, tax increment may be used from the project area to finance off-site infrastructure and level of service improvements and to subsidize the Very Low and Low income units within the Affordable Housing Overlay project.
- i. The Board of Supervisors shall review the 25% exemption cap for market rate units (*paragraph b.2 above*) every two years to assure that this Affordable Housing Overlay policy achieves its intended goal of encouraging developers to voluntarily produce Affordable Housing Overlay projects.

LU-2.12

Monterey County shall establish a program for retaining affordable housing units. For-sale housing units with affordability restrictions developed within redevelopment project areas (Boronda, Castroville, Fort Ord, and Pajaro), Community Areas and Rural Centers prior to the adoption of their Plans, as well as any project developed under the Affordable Housing Overlay Program shall be consistent with term of affordability provisions in State Redevelopment law. Rental units shall be deed restricted in perpetuity countywide. For-sale units with affordability restrictions in all other areas shall have the option of conforming to State Redevelopment law term of affordability criteria or conforming to the following guidelines:

- a) Affordable housing units shall be offered to the County of Monterey who shall have a First Right of Refusal.
- b) Units developed under this option shall be subject to a 30-year Program.
- c) Within the first 15 years of this Program:
 - 1 Units must be resold to a qualified buyer at the same income level at which the unit was first sold.
 - 2 The 30-year restriction shall restart from the date of sale if the unit is sold.
- d) Between year 16 and 30 of this Program, sale of units may be sold at market value but shall be subject to an Equity Sharing Program that increases based on the length of ownership.
- e) Units retained by the same owner for more than 30 years shall not be subject to this Program.

LU-2.13

The County shall assure consistent application of an Affordable Housing Ordinance that requires 25% of new housing units be affordable to very low, low, moderate, and workforce income households. The Affordable Housing Ordinance shall include the following minimum requirements:

- a) 6% of the units affordable to very low-income households
- b) 6% of the units affordable to low-income households
- c) 8% of the units affordable to moderate-income households
- d) 5% of the units affordable Workforce I income households

City Centered Growth

- LU-2.14 Work with AMBAG and cities to direct the majority of urban growth including higher density housing development into cities and their spheres of influence with an emphasis on redevelopment and infill.
- LU-2.15 *Urban Reserve (UR)*. An Urban Reserve overlay shall be applied in areas where an incorporated City may expand (annex) or provide the necessary infrastructure to a proposed project. Growth limits identified in a City's adopted general plan and determined to be consistent with the County's adopted General Plan may be included as part of the Urban Reserve area. Expansion of an Urban Reserve shall be subject to *Policy LU-2.18* and may be established through a Memorandum of Understanding (MOU) between a City and the County. Development in an Urban Reserve area shall be determined by the County's underlying land use designation. The County shall consult with the pertinent City regarding projects located within their Urban Reserve.
- LU-2.16 In coordination with the cities, sufficient land shall be designated to locate new housing as close to employment centers as feasible, and to minimize conflicts, competition, and consumptive land use patterns.
- LU-2.17 In cooperation with the cities and LAFCO:
- a. Spheres of influence to represent the probable 20-year growth area around each city shall be designated as an Urban Reserve (UR) overlay within this general plan.
 - b. Any city annexation request or request for a change in the city's boundaries or sphere of influence may be supported if it is found to be consistent with County General Plan policies, including:
 - 1. Directing City growth away from the highest quality farmlands.
 - 2. Providing adequate buffers (see *Policy AG-1.2*) along developing agricultural-urban interfaces.
 - 3. Mitigating impacts to County infrastructure.
 Requests inconsistent with County General Plan policies may be opposed.
- LU-2.18 The County shall critically review development proposals and general plan amendments within the cities to assure that the impacts of growth in the cities on the County's infrastructure are adequately quantified and fully mitigated.
- LU-2.19 The County shall refer amendments to the General Plan and zoning changes that would result in the creation of new residential, industrial, or commercial areas to the nearest cities for review and comment.

Community Areas

LU-2.20 The County shall establish and emphasize Community Areas as the preferred location and the priority for additional development in the County to support a mix of land use types at an urban level. Community Areas are planned population centers where new development in the unincorporated area shall be actively supported as the County's primary planning priority.

LU-2.21 The following areas are designated as Community Areas (*maps are located at the end of this Element*):

- a. Boronda (*Figure CA1*)
- b. Castroville (*Figure CA2*). (as applicable to the inland area of the County)
- c. Chualar (*Figure CA3*). Boundaries for the Chualar Community Area are to be developed by a citizen group with recommendation to the Board of Supervisors, but shall not exceed 350 acres over the life of this Plan (20 years). Planning for the Chualar Community Area and any Community Plan ultimately adopted for Chualar shall be consistent with that certain Settlement Agreement between Chualar Area Concerned Citizens, et al. and the County of Monterey in Chualar Area Concerned Citizens, et al. v. County of Monterey (Monterey County Superior Court Case no. 107519), executed on or about October 16, 2001.
- d. Fort Ord/East Garrison (*Figure CA4, and Policy LU-2.25*)
- e. Pajaro (*Figure CA5*).

The maps are descriptive of the Community Area, but may be modified through the Community Plan/Specific Plan process. Establishing Chualar Community Area boundaries and expansion of established Community Area boundaries shall require an amendment to this General Plan.

LU-2.22 Community Areas shall be designed to achieve a sustainable, balanced, and integrated community offering:

- a) A vision for that community
- b) Various types and nature of land use designations including:
 - o A diverse range of residential densities and housing types.
 - o A mix of retail commercial businesses and offices.
 - o Industrial development where appropriate.
 - o A variety of recreational opportunities and public amenities integrating enhancement of existing natural resources into the community where possible.
- c) Adequate public facilities and services including public water and sewer, an extensive road network, public transit, safety and emergency response services, adequate flood control, parks, and schools.
- d) Opportunities for workers to live near jobs.

LU-2.23 Planning for Community Areas, except the East Garrison portion of Fort Ord, shall be accomplished through the adoption of Community Plans guided by

affected residents and landowners. Completion of Community Plans for all Community Areas designated in this Plan shall be actively supported as the County's primary planning priority with Pajaro and Chualar being the highest priorities. Community Plans may be initiated by either the County or by party or parties owning property within the Community Area acting at their expense. However, any such planning process shall be conducted by the County. Proposed Community Plans may include recommendations for Community Area boundary changes, subject to a General Plan amendment. Upon adoption of a Community Plan, the County shall establish a Community Plan (CP) land use overlay designation for all properties within the Community Area. A Community Plan shall include policies designed to ensure the full implementation of *Policy LU-2.22* as well as provide for housing densities and types consistent with Housing Element policies.

LU-2.24 The Specific Plan for *East Garrison I* (part of the Fort Ord Community Area) adopted prior to this General Plan has satisfied and shall continue to satisfy the requirements for a Community Plan for that area, and the CP overlay designation shall be applied to those areas. Development agreements and tentative maps are in place and guide development of the East Garrison portion of the Fort Ord Community Area. The General Plan shall, as applicable, be construed in a manner consistent with development as provided for in these specific plans and development agreements. In addition to the above-referenced East Garrison Specific Plan, which governs a portion of the Fort Ord Community Area, the Fort Ord Master Plan (adopted as a general plan amendment in November 2001 and included in the Area Plan section of this General Plan) governs the entire Fort Ord Community Area and shall serve as the Community Plan for the Fort Ord Community Area. Any future amendments to the Fort Ord Master Plan shall be consistent with the Fort Ord Reuse Plan, as adopted by the Fort Ord Reuse Authority (FORA) in June 1997 and as may be amended by FORA, and shall follow the criteria in *Policies LU-2.22 and LU-2.23*, as applicable.

LU-2.25 Prior to the adoption of a Community Plan for a Community Area, interim development, limited in scale and in accordance with the following criteria, may be allowed:

- a. Affordable housing consistent with the density criteria established for Community Areas in the Housing Element as long as such projects do not impede overall development of the Community Area according to the design goals listed in *Policy LU-2.22*;
- b. One single family home on a lot of record;
- c. Commercial use at a neighborhood serving scale consistent with the underlying land use designation;
- d. Subdivision or lot line adjustment of agricultural parcels for agricultural uses.
- e. Minor subdivisions as long as such projects do not impede overall development of the Community Area according to the design goals listed in *Policy LU-2.23*.

- f. Development in the County's Redevelopment Project Areas consistent with an adopted Redevelopment Plan.

Interim development allowed by this policy may proceed provided the project-related, infrastructure improvements are constructed concurrent with the development and that an adequate means of providing water and wastewater disposal exist or are provided.

Rural Centers

LU-2.26 Rural Centers are existing areas containing concentration of development that includes higher intensity uses than typically found in rural areas. Rural Centers with the potential for improved infrastructure could develop into a future Community Area over the life of this general plan. New development other than within Community Areas shall be encouraged to be located within Rural Centers.

LU-2.27 The following areas are designated as Rural Centers (*maps are located at the end of this Element*):

- a. Bradley (*Figure RC1*)
- b. Lockwood (*Figure RC2*)
- c. Pine Canyon (King City) (*Figure RC3*)
- d. Pleyto (*Figure RC4*)
- e. River Road/Pine Canyon (Salinas) (*Figure RC5*)
- f. San Ardo (*Figure RC6*)
- g. San Lucas (*Figure RC7*)

The maps define the boundaries of the Rural Centers but may be modified through the General Plan amendment process. Changing a Rural Center to a Community Area shall be processed as a General Plan Amendment.

LU-2.28 Rural Centers shall be allowed to develop over the life of this plan, maintaining a village character, while allowing greater intensity development. Residential development in Rural Centers shall normally range from one to five units per acre, but may be allowed to develop at a density of 10 to 15 units per acre if processed as part of the Affordable/Workforce Housing Incentive Program, provided adequate public services, infrastructure, and access to job-centers are provided concurrent with the development. Neighborhood commercial uses may also be developed in support of the residential uses. Rural Centers shall be planned to function as small communities/villages providing a range of housing types and affordability levels appropriate to the location and population.

LU-2.29 Development of Rural Centers is a secondary planning priority for the County after the development of Community Plans for Community Areas. Prior to the approval of new development in a Rural Center, a CIFP shall be prepared and a financing mechanism identified and approved to assure that construction of needed project related infrastructure improvements occur concurrent with the

development. Capital Improvement and Financing Plans may be initiated by either the County or by party or parties owning property within the Rural Center acting at their expense. However, any such planning process shall be conducted by the County. Proposed CIFPs may include recommendations for Rural Center boundary changes, subject to a General Plan amendment. This study shall address existing infrastructure and service deficiencies, increased capacity needed to accommodate new development and ongoing operation and maintenance costs. A priority list for preparing the studies shall be developed. Prior to development of a CIFP, only development that is consistent with the underlying land use may proceed except for:

- a. residential development in accordance with the Development Evaluation System (*Policy LU-1.19*).
- b. small scale, neighborhood-serving commercial uses.

LU-2.30 In Rural Centers, a mix of small-scale retail and commercial service uses primarily serving local residents, employee housing ancillary to local businesses, low to medium density residential uses and public service facilities serving the local area, and tourist services shall be encouraged. Uses shall be at a scale and design that blends with the rural character of the area.

LU-2.31 Rural Centers may have a commercial focal point with amenities for pedestrian, bicycle, and other alternative modes of transportation being strongly encouraged and accommodated.

LU-2.32 Expansion of Rural Centers may be considered if in the preparation of a Capital Improvement and Financing Plan (*Policy LU-2.30*), an adjacent parcel(s) is required and the property owner is willing to provide the infrastructure and service improvements needed for build-out of the Rural Center, and the Capital Improvement and Financing Plan identifies a feasible financing mechanism.

Urban Residential

LU-2.33 The County shall establish regulations for and designate three categories of Urban Residential Land:

- a. *Medium Density Residential (MDR)*: Medium Density Residential areas are appropriate for a range of residential uses (1-5 units/acre) and housing types, recreational, public and quasi public, and other uses that are incidental and subordinate to the residential use and character of the area. The extent of use of land for this designation shall be limited to building coverage of 35% of the subject property.
- b. *High Density Residential (HDR)*: High Density Residential areas are appropriate for a broad range of higher intensity (5-20 units/acre) residential uses and a blend of housing types, recreational, public and quasi public, and other uses that are incidental and subordinate to the residential use and character of the area. The extent of use of land for this

designation shall be limited to building coverage of 60% of the subject property.

- c. *Mixed Use (MU)*: Mixed Use development involves residential and non-residential (primarily commercial retail and office) to encourage activity centers and pedestrian orientation. Residential uses may be either separate development on the same site or encouraged to be at least two stories tall in order to allow residential uses above non-residential uses where appropriate, subject to a General Development Plan. Residential density up to 30 units per acre shall be appropriate for the mixed use designation. The mixed use designation shall allow homeless shelters, transitional, and supportive housing types of residential uses as permitted uses. The extent of use of land for this designation shall be limited to building coverage of 60% of the subject property.

Rural Residential

LU-2.34 The County shall establish regulations for and designate three categories of Rural Residential Land:

- a. *Low Density Residential (LDR)*: Low Density Residential areas are appropriate for residential (1-5 acres/unit) recreational, public and quasi public and limited agricultural activities that are incidental and subordinate to the residential use. The extent of use of land for this designation shall be limited to building coverage of 35% of the subject property if said property is less than 20,000 square feet and 25% of the subject property if said property is 20,000 square feet or more.
- b. *Rural Density Residential (RDR)*: Rural Density Residential areas are appropriate for residential (5-40 acres/unit), recreational, public and quasi public and a broad range of agricultural uses. The extent of use of land for this designation shall be limited to building coverage of 25% of the subject property.
- c. *Resource Conservation (RC)*: The Resource Conservation designation is applied in primarily rural residential or agricultural areas with sensitive resources and areas planned for resource enhancement. Only very low intensity uses and supporting facilities may be permitted within this designation. Resource Conservation lands are envisioned to create important open space amenities for the entire community, and in some cases provide drainage and flood control facilities in conjunction with open space. A range of passive to active activities are allowed including park and recreation facilities that can be accomplished without significant structural development and also complement, protect and enhance the resources. Parcels of real property may be designated specifically for timberland production (TPZ) pursuant to the California Timberland Productivity Act, and subject to Policy OS-5.7 and Policy OS-5.10. The extent of use of land for this designation shall be limited to building coverage of 25% of the subject property.

- LU-2.35 General retail and service businesses shall be discouraged in the Rural Residential Lands, except on small commercial-designated sites located at key crossroads.
- LU-2.36 Bed and breakfast uses are a compatible land use in Rural Residential Lands, provided that the facilities are designed to blend with the rural environment and that all impacts generated by guests and employees are mitigated.
- LU-2.37 The development of regional recreation areas and uses within Rural Residential Lands that neither substantially increases the infrastructure and public service cost for local area residents, nor substantially reduces their level of service may be allowed.

AGRICULTURAL

GOAL LU-3

ESTABLISH LAND USE DESIGNATIONS FOR THE COUNTY'S AGRICULTURAL LANDS.

Policies

- LU-3.1 The County shall establish regulations for and designate three categories of Agricultural Land:
- a. *Farmlands (F)*: Farmlands are typically 40 acre minimum sites and allow a range of uses to conserve and enhance the use of the important farmlands in the County of Monterey while also providing opportunity to establish necessary support and ancillary facilities for those agricultural uses. The extent of use of land for this designation shall be limited to building coverage of 5% of the subject property, except for commercial greenhouse operations, which are permitted coverage of 50%.
 - b. *Permanent Grazing (PG)*: Permanent Grazing lands are typically 40 to 160 acre minimums and allow a range of land uses to conserve and enhance the productive grazing lands in the County. The extent of use of land for this designation shall be limited to building coverage of 5% of the subject property, except for commercial greenhouse operations, which are permitted coverage of 50%.
 - c. *Rural Grazing (RG)*: Rural Grazing lands are typically a range of 10 to 40 acre minimums and allow uses to conserve and enhance the use of productive grazing lands in the County of Monterey while also providing the opportunity to establish support facilities for grazing uses and clustered residential uses. The extent of use of land for this designation shall be limited to building coverage of 5% of the subject property, except for commercial greenhouse operations, which are permitted coverage of 50%.
- LU-3.2 Land use in these designations is guided by the policies of the Agriculture Element of this General Plan.

COMMERCIAL

GOAL LU-4

ENCOURAGE COMMERCIAL DEVELOPMENT IN CLOSE PROXIMITY TO MAJOR RESIDENTIAL AREAS AND TRANSPORTATION ROUTES.

Policies

- LU-4.1 The County shall designate and establish regulations for three categories of commercial use:
- a. *Light Commercial (LC)*: Light Commercial accommodates and allows a broad range of light commercial uses such as stores, shops, restaurants, theaters, service stations and general office uses suitable for the convenience of nearby residential areas. The extent of use of land for this designation shall be limited to building coverage of 50% of the subject property.
 - b. *Heavy Commercial (HC)*: Heavy Commercial accommodates a broad range of uses of a heavier commercial character potentially involving needs for warehousing, storage facilities, offices, trade centers, repair facilities, and fabrication shops. The extent of use of land for this designation shall be limited to building coverage of 50% of the subject property.
 - c. *Visitor Accommodations/Professional Office (VPO)*: Visitor Accommodations/Professional Office designates areas necessary to service the needs of visitors to Monterey County, such as hotels, motels and restaurants, and professional services such as doctors, attorneys, and accountants. The extent of use of land for this designation shall be limited to building coverage of 50% of the subject property.
- LU-4.2 The County shall designate sufficient land for commercial activities to support and serve the projected population while minimizing conflicts between commercial and other uses.
- LU-4.3 Commercial uses shall be developed in a compact manner.
- LU-4.4 Sufficient areas for a variety of commercial centers and a broad range of commercial uses shall be designated.
- LU-4.5 A mix of residential and commercial uses shall be encouraged in commercial areas where good site and project design and utilization of the property are demonstrated. Mixed use of sites and buildings is appropriate.
- LU-4.6 Commercially designated areas may include provisions for professional offices as well as retail and neighborhood serving uses.

LU-4.7 In areas of anticipated commercial growth and expansion, provisions shall be made to designate adequate access routes, street and road rights-of-way, off street parking, bike paths and pedestrian walkways.

LU-4.8 Commercial areas shall be designated in locations that offer convenient access.

INDUSTRIAL

GOAL LU-5

ENCOURAGE A FULL RANGE OF INDUSTRIAL DEVELOPMENT THAT IS COMPATIBLE WITH SURROUNDING LAND USES, MAINTAINS THE QUALITY OF THE ENVIRONMENT, IS ECONOMICALLY BENEFICIAL TO THE AREA, AND IS LOCATED IN CLOSE PROXIMITY TO MAJOR TRANSPORTATION ROUTES.

Policies

LU-5.1 The County shall designate and establish regulations for three categories of industrial use:

- a. *Agricultural Industrial (AI)*: Agricultural Industrial accommodates a balanced development of agriculturally oriented industrial uses that support existing and future agricultural activity and provide a broad spectrum of agricultural industrial uses that contribute to the enhancement of agriculture as a major industry of Monterey County. The extent of use of land for this designation shall be limited to building coverage of 50% of the subject property.
- b. *Light Industrial (LI)*: Light Industrial provides opportunity for those light industrial uses such as warehousing, fabrication shops, contractor's operations, repair facilities and limited commercial uses that create minimal noise, light and dust. The extent of use of land for this designation shall be limited to building coverage of 50% of the subject property.
- c. *Heavy Industrial (HI)*: Heavy Industrial locates and protects modern industry. The extent of use of land for this designation shall be limited to building coverage of 50% of the subject property.

LU-5.2 Industrial areas shall be developed in a compact manner and may include administrative and/or research facilities associated with the industrial use.

LU-5.3 Only those industries that do not violate the County's environmental quality standards shall be allowed.

LU-5.4 Industrial clusters consistent with policies of the Economic Development Element shall be encouraged and supported.

- LU-5.5 Industrial land use locations shall be designated only where adequate transportation facilities and resources exist or shall be provided concurrent with establishment of the use.
- LU-5.6 Except where safety factors are involved, industrial land use locations shall be designated only where adequate and convenient access to population centers exists or shall be provided concurrent with establishment of the use.
- LU-5.7 Industrially designated areas shall be compatible with surrounding land uses.
- LU-5.8 Industrial land sufficient to meet foreseeable industrial needs shall be designated.
- LU-5.9 The proximity of other compatible land uses having similar levels of utility and service requirements shall be considered when designating industrial areas.

PUBLIC/QUASI-PUBLIC

GOAL LU-6

ENCOURAGE USES ON PUBLIC LANDS THAT ARE COMPATIBLE WITH EXISTING AND PLANNED USES ON ADJACENT LANDS.

Policies

- LU-6.1 The *Public Quasi-Public* (PQP) land use designation accommodates publicly or privately owned uses such as schools, parks, regional parks, public works facilities and hospitals that serve the public at large. The extent of use of land for this designation shall be limited to building coverage of 25% of the subject property.
- LU-6.2 Lands that are owned by a federal, state, or local public agency may be designated as *Public/Quasi Public* (PQP). Regulations for those lands shall be established accordingly.
- LU-6.3 The County's planning activities shall be coordinated with the planning efforts undertaken by other public agencies with landholdings in Monterey County.
- LU-6.4 The planning for public lands adjacent to private lands may be undertaken as a joint effort between all of the affected agencies and private property owners.
- LU-6.5 In determining the impact of general plan land use designation amendments for land adjacent to military bases, installations, operating training areas, or underlying designated military aviation routes and airspace, information from the military and other sources shall be considered.

WATER BODIES

GOAL LU-7

ENCOURAGE THE USE OF THE COUNTY'S MAJOR INLAND WATER BODIES FOR MULTIPLE PURPOSES, SUCH AS WATER SUPPLY, FLOOD CONTROL, AND HYDROELECTRIC GENERATION.

Policies

- LU-7.1 Priorities for multiple uses of the major water bodies shall be established. Recreation shall be secondary to water supply, flood control and hydroelectric generation.
- LU-7.2 Compatibility between multiple uses of major water bodies and surrounding land uses shall be considered.

OPEN SPACE

GOAL LU-8

ENCOURAGE THE PROVISION OF OPEN SPACE LANDS AS PART OF ALL TYPES OF DEVELOPMENT INCLUDING RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND PUBLIC.

Policies

- LU-8.1 The open space needs of the community and new development shall be reviewed and addressed through the planning process. The extent of use of land for this designation shall be limited to building coverage of 25% of the subject property.
- LU-8.2 Clustering, consistent with the other policies of this Plan, shall be considered as a means of maximizing permanent open space within new development.
- LU-8.3 As part of development review and approval, on-site development density credit consistent with the underlying land use designation shall be given for developable lands placed in permanent open space as part of a development. Use of the on-site development density credit will be allowed only if environmental, health and public safety factors permit.
- LU-8.4 Wherever possible, open space lands provided as part of a development shall be integrated into an area-wide open space network.
- LU-8.5 Development may consider use of open space buffers on the perimeter and integrated into the development.

- LU-8.6 Creation of private, nonprofit land trusts and conservation organizations to receive development rights on any lands to be preserved and maintained as open space shall be supported.

GENERAL PLAN CONSISTENCY WITH ZONING

GOAL LU-9

MAINTAIN CONSISTENCY BETWEEN THE GENERAL PLAN AND ITS IMPLEMENTING REGULATIONS.

Policies

- LU-9.1 Within three months after adoption of the updated General Plan, the Director of Planning shall bring to the Board of Supervisors for their approval a work program to update the County's land use regulations to ensure their consistency with the General Plan. The work program shall identify the regulations to be updated, the timeframe for the update and identify the resources needed to implement the work program.
- LU-9.2 Within one year from adoption of the General Plan, guidelines necessary for implementation of cultural resource protection shall be adopted. Such guidelines shall include:
- a. Definitions and research protocols for Phase I, II and III cultural resource, native Californian, and paleontological resource inventory and data recovery programs.
 - b. Standards and practices for surveys to address natural resources related to cultural resources (e.g. sacred plants, animals, wetlands and riparian areas).
- LU-9.3 Tentative subdivision maps for both standard and minor subdivisions that were approved prior to the adoption of this general plan may record final maps subject to meeting all conditions of approval and other legal requirements for the filing of parcel or final maps. Applications for standard and minor subdivision maps that were deemed complete on or before October 16, 2007 shall be governed by the plans, policies, ordinances and standards in effect at the time the application was deemed complete. Applications for standard and minor subdivision maps that were deemed complete after October 16, 2007 shall be subject to this General Plan and the ordinances, policies, and standards that are enacted and in effect as a result of this General Plan.

LU-9.4 Lots that were zoned prior to the adoption of this general plan in such a manner as to preclude further subdivision (e.g., “B-6” lots) as a condition of subdivision approval shall continue to be so restricted.

LU-9.5 Except in areas for which a Community Plan or Specific Plan has been adopted, including areas subject to *Policy LU-2.25*, in areas designated as medium or high density residential, or in areas designated as commercial or industrial where residential use may be allowed, an applicant wishing to apply for a subdivision under this General Plan shall use the following procedures to calculate the maximum density that may be considered under the Plan and thereby prepare an application consistent with or less than the maximum allowable density. In areas for which a Community Plan or Specific Plan has been adopted the provisions of those plans shall apply.

- a. Calculate the maximum density allowable by land use designation by dividing the total number of acres in the proposed development by the maximum density allowed by the land use designation. For example, a 100-acre parcel with a maximum General Plan density of one (1) unit per 2.5 acres would have a General Plan density of 40 sites.
- b. The slope of the property proposed for development shall be determined and the slope-density formula defined in *Policy OS-3.6* shall be applied. For example, a 100-acre parcel might consist of 50-percent (50%) of the land having a slope of over 25-percent (25%) and the other 50-percent (50%) below 19-percent (19%). The maximum density allowable on that parcel as calculated according to slope would be 50 sites.
- c. All of the policies of the Plan must be applied to the property proposed for development. Any decrease in density resulting from application of those policies is to be subtracted from the maximum density allowable under the slope formula.
- d. The maximum density allowable according to the General Plan land use designation (Step A above) and the maximum density allowable according to the Plan policies (Steps B and C above) shall then be compared. Whichever of the two densities is the lesser shall be established as the maximum density allowable under this Plan.

LU-9.6 The County shall develop a specific process for general plan amendments recognizing:

- a. The right of an individual to apply;
- b. The need to collectively review plan amendments in a comprehensive, cumulative and timely manner;
- c. A need for an early assessment of plan amendment requests to determine the suitability of the request and provide early feedback to applicants before embarking on an extensive, expensive amendment process; and,

- d. The Board shall consider two packages of general plan amendments per year. Projects deemed complete prior to October 16, 2007 shall not be subject to this limit.

LU-9.7 The County shall develop criteria for consistently evaluating amendments. Amendments should be considered if:

- a. There is a demonstrable error or oversight in the adopted plan; or,
- b. There is a clear change of facts or circumstances; or,
- c. The amendment better carries out the overall goals and policies of the general plan and the amendment is in the public interest.

LU-9.8 The County shall periodically review and update various regulations and codes consistent with amendments to the general plan.

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Figure LU1 -Coast LU Map to be inserted
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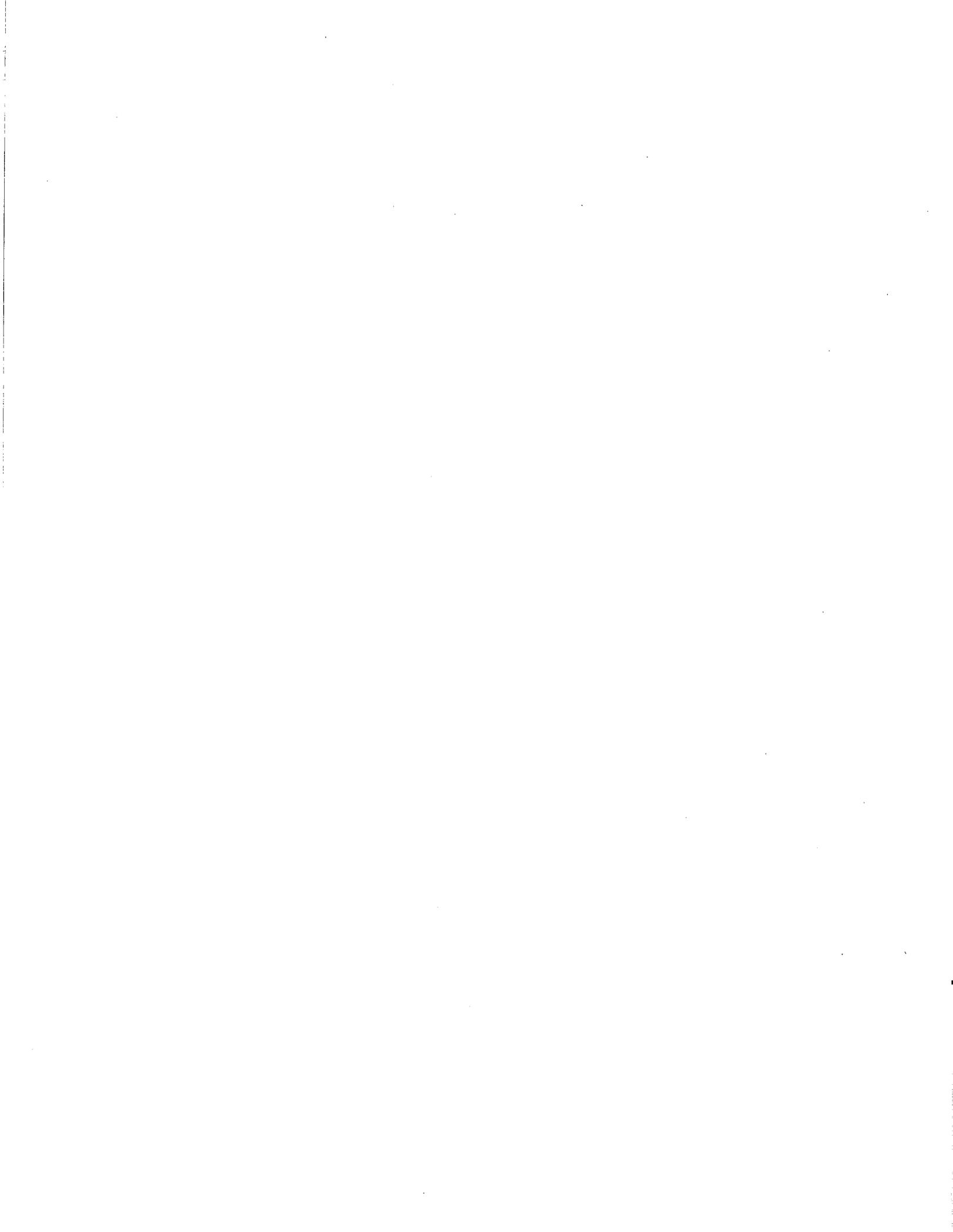
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Figure AHO1 –Mid-Carmel Valley AHO Map to be inserted
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Figure AHO2 – Hwy 68/Airport AHO Map to be inserted
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Figure AHO3 –Reservation/Hwy 68 AHO Map to be inserted
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Figure CA1 – Boronda CA to be inserted
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Figure CA2 -Castroville CA to be inserted
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Figure CA3-Chualar CA to be inserted
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Figure CA4 - Fort Ord CA to be inserted
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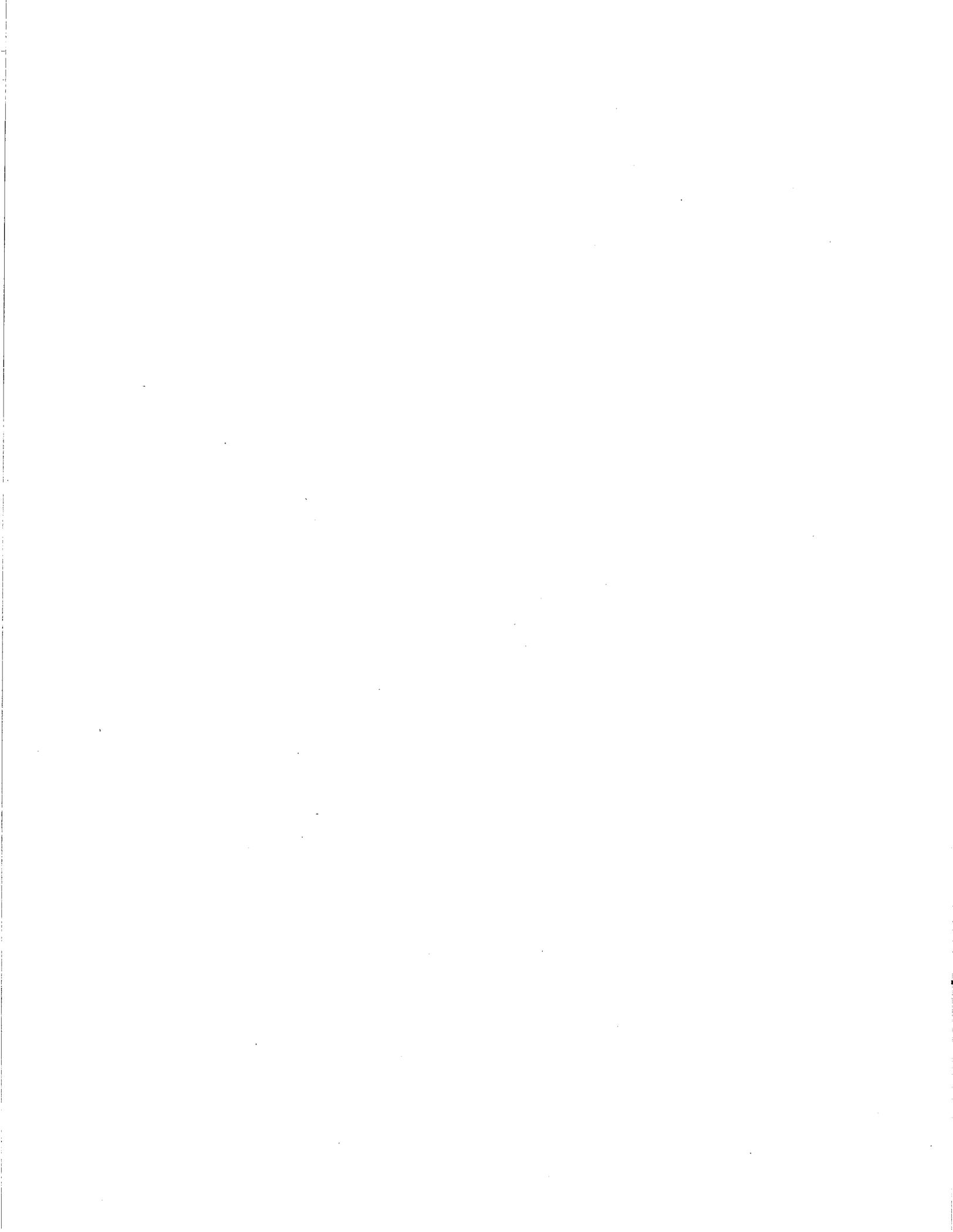
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Figure CA5 -Pajaro CA to be inserted
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Figure RC1 - Bradley RC to be inserted
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Figure RC2- Lockwood RC to be inserted
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Figure RC3 -Pine Canyon (KC) RC to be inserted
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Figure RC4- Pleyto RC to be inserted
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Figure RC5-River Road RC to be inserted
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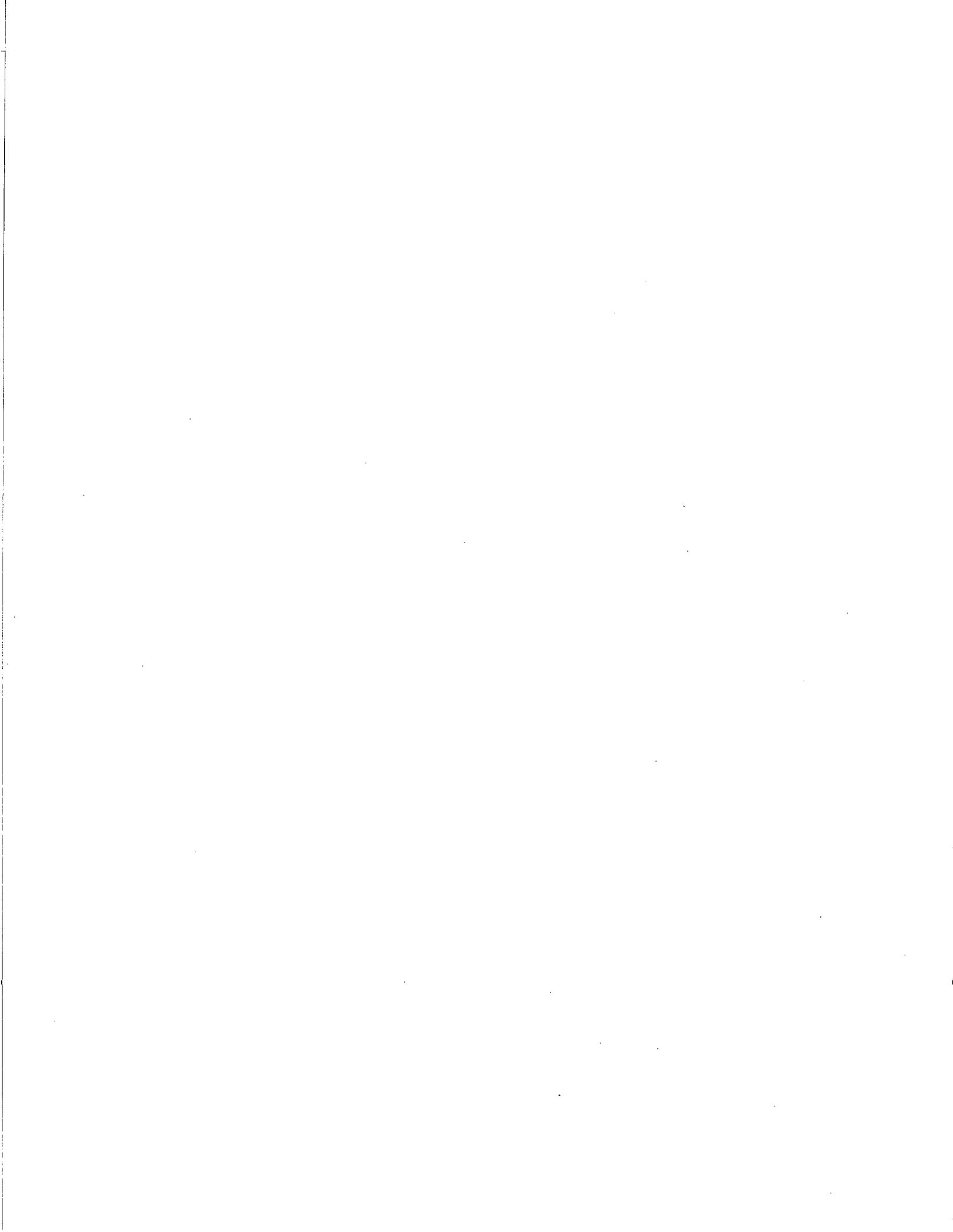


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Figure RC6 - San Ardo RC to be inserted
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Figure RC7 -San Lucas CA to be inserted
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CHAPTER 2.0
CIRCULATION ELEMENT

The Circulation Element identifies the general location and extent of existing and proposed major transportation facilities for vehicle, rail, air, water, and bicycle transportation including goals relative to:

- Major roadways.
- Movement of people and goods.
- Scenic Highways.
- Public Transit.

Streets, highways, and railroads account for less than 1% of the total land area in the County (*Figure 6*). As of April 2005, Monterey County owns and maintains 1,240 miles of roads. In addition, there are 575 miles of private roads, two minor highways (25 and 146), and five major highways that include Highways 1, 68, 101, 156, and 183.

There are two types of rail service in the County: passenger (AMTRAK) and freight (Southern Pacific). Salinas provides the only passenger stop in the County. Four freight stations are located at Castroville (Community Area), Gonzales (City), Salinas (City), and Watsonville Junction (Pajaro Community Area).

Public transit services are provided by Monterey-Salinas Transit (MST) and Greyhound Lines. MST is a publicly owned and operated system providing service to the greater Monterey and Salinas areas plus routes to Carmel Valley and North County. Greyhound provides intercity passenger service between Monterey Peninsula cities, Salinas and Salinas Valley cities as well as intra- and inter-State service.

Monterey County is served by four airports: Monterey Peninsula Airport, Salinas Municipal Airport, Marina Municipal Airport, and Mesa Del Rey Airport (King City). Monterey airport is owned and operated by the Monterey Peninsula Airport District and is served by certified air carriers. The other airports are owned and operated by their respective cities, and air traffic consists primarily of private aircraft.

There are two harbors in Monterey County, Monterey Harbor and Moss Landing Harbor (North County) that are classified as small craft harbors serving commercial fishing vessels and pleasure craft.

This Element provides policy direction for the transportation systems that serve the unincorporated lands of Monterey County and describes how the County intends to serve transportation needs for the next twenty years as the County's population grows. Meeting transportation needs in an era of limited funding presents a significant challenge. Residents want an efficient circulation network that offers travel choices on suitable routes while not damaging neighborhoods and the natural environment. Business owners also need a transportation system that can effectively move people and goods. The County recognizes that regional population growth as well as ongoing regional employment growth poses significant challenges for planning an effective long-term transportation system. Part of the response is to link circulation strategies with those of population growth, environmental quality, and economic well-being. The land use pattern proposed by this General Plan helps facilitate public transit and pedestrian connections

by directing growth to Cities and Community Areas. Higher density development near transit stations and along transit corridors can further reduce congestion and increase transit trips.

Collaboration with the State (Caltrans) and regional transportation agencies (TAMC) is a key element of the long-term transportation strategy. Developing and implementing funding solutions are also necessary.

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Figure 6 - Highways and Roads and to be inserted
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GOALS AND POLICIES TRANSPORTATION

LEVEL OF SERVICE

GOAL C-1

ACHIEVE AN ACCEPTABLE LEVEL OF SERVICE BY 2030

Policies

- C-1.1 The acceptable level of service for County roads and intersections shall be Level of Service (LOS) D, except as follows:
- a. Acceptable level of service for County roads in Community Areas may be reduced below LOS D through the Community Plan process.
 - b. County roads operating at LOS D or below at the time of adopting this General Plan shall not be allowed to be degraded further except in Community Areas where a lower LOS may be approved through the Community Plan process.
 - c. Area Plans prepared for County Planning Areas may establish an acceptable level of service for County roads other than LOS D. The benefits which justify less than LOS D shall be identified in the Area Plan. Where an Area Plan does not establish a separate LOS, the standard LOS D shall apply.
- C-1.2 The goal of achieving the level of service noted in *Policy C-1.1* is to be pursued through a combination of:
- a. Expenditures from available funds out of the County Road Fund;
 - b. Circulation improvements that mitigate direct on site and off site development project impacts (see *Policy C-1.3*);
 - c. Development and adoption of a Traffic Impact Fee (TIF) as part of a Capital Improvement and Financing Plans (CIFP) to:
 1. Identify and prioritize the improvements to be completed in the benefit areas over the life of the General Plan;
 2. Ensure a funding mechanism for transportation improvements to county facilities in accordance with *Policy C-1.8*.
 3. Categorize transportation projects as “high,” “medium,” or “low” priority
 - d. Coordination with all adopted transportation improvement programs within the County of Monterey including but not limited to TAMC, FORA, and cities.
- CIFPs shall be developed pursuant to *Policy PS-1.1*. Construction costs and land values shall be adjusted annually and the CIFP shall be reviewed every five (5) years in order to evaluate the effectiveness of meeting the LOS standard for County roads. Road segments or intersections identified to be below LOS D shall be a high priority for funding.

- C-1.3 Circulation improvements that mitigate Traffic Tier 1 direct on-site and off-site project impacts shall be constructed concurrently (as defined in subparagraph (a) only of the definition for “concurrency”) with new development. Off-site circulation improvements that mitigate Traffic Tier 2 or Traffic Tier 3 impacts either shall:
- a. be constructed concurrently with new development, or
 - b. a fair share payment pursuant to *Policy C-1.8* (County Traffic Impact Fee), *Policy C-1.11* (Regional Development Impact Fee), and /or other applicable traffic fee programs shall be made at the discretion of the County.
- C-1.4 Notwithstanding *Policy C-1.3*, projects that are found to result in reducing a County road below the acceptable LOS standard shall not be allowed to proceed unless the construction of the development and its associated improvements are phased in a manner that will maintain the acceptable LOS for all affected County roads. Where the LOS of a County road impacted by a specific project currently operates below LOS D and is listed on the CIFP as a high priority, *Policy C-1.3* shall apply. Where the LOS of a County road impacted by a specific project currently operates below LOS D and is not listed on the CIFP as a high priority, development shall mitigate project impacts concurrently. The following are exempt from this Policy except that they shall be required to pay any applicable fair share fee pursuant to *Policies C-1.8*, *C-1.11*, and /or other applicable traffic fee programs:
- a. first single family dwelling on a lot of record;
 - b. allowable non-habitable accessory structures on an existing lot of record;
 - c. accessory units consistent with other policies and State Second Unit Housing law;
 - d. Any use in a non-residential designation for which a discretionary permit is not required or for which the traffic generated is equivalent to no more than that generated by a single family residence (10 ADT); and
 - e. Minimal use on a vacant lot in a non-residential designation sufficient to enable the owner to derive some economically viable use of the parcel.
- C-1.5 County transportation planning activities shall be coordinated with all affected agencies and jurisdictions. County shall support collection of impact fees on all development projects to address impacts to City and County roads plus regional roads and highways.
- C-1.6 Efforts by the Transportation Agency for Monterey County (TAMC) to find multiple, alternative sources to fund the circulation improvements needed to achieve the circulation goals and policies of this Plan shall be supported and encouraged.
- C-1.7 Funding for the improvements to County roads that serve as regional corridors shall be sought from TAMC and other available resources.

- C-1.8 Development proposed in cities and adjacent counties shall be carefully reviewed to assess the proposed development's impact on the County's circulation system. The County, in consultation with TAMC and Monterey County cities shall, within 18 months of adoption of the General Plan, develop a County Traffic Impact fee that addresses Tier 2 impacts of development in cities and unincorporated areas. From the time of adoption of the General Plan until the time of adoption of a County Traffic Impact Fee, the County shall impose an ad hoc fee on its applicants based upon a fair share traffic impact fee study.
- C-1.9 All available public and private sources shall be used for the funding of road and highway development, improvement, and maintenance.
- C-1.10 The County, in coordination with TAMC and other affected agencies, shall continue efforts to improve traffic congestion at critical locations.
- C-1.11 In addition to the County Traffic Impact Fee established in *Policy C-1.8*, the County shall require new development to pay a Regional Traffic Impact Fee developed collaboratively between TAMC, the County, and other local and state agencies to ensure a funding mechanism for regional transportation improvements mitigating Traffic Tier 3 impacts.
- C-1.12 The County Traffic Impact Fee Program and CIFP shall include roadway segments within the AWCP that exceed LOS standards. Improvement of these segments would be funded through a combination of project-specific mitigation for individual developments, and through a Capital Improvement and Financing Plan fair-share funding mechanism established for the Agricultural and Winery Corridor by the County Public Works Department. These improvements would be implemented when:
1. A proposed development's project-specific assessment identifies a direct impact to the facility in terms of either LOS or safety.
 2. A proposed development gains access from an intersection within the segment.
 3. A corridor-wide nexus study prepared for the required Capital Improvement and Financing Plan identifies the level of development that can occur before triggering the improvements.
- To maintain the rural character of the area, there are no plans to widen these roadways to four lane facilities. Therefore, the capacity of these segments will be increased by:
1. Providing left turn lanes at intersections without left turn lanes and where the frequency of turning vehicles affects through vehicle movement; and/or
 2. Increasing the width of the roadway shoulder at intersections to allow vehicles to pass turning vehicles; and/or
 3. Constructing passing lanes as determined in the Capital Improvement and Financing Plan.

Until such time as the County Traffic Impact Fee Program and CIFP for the AWCP are adopted, all new development in the AWCP will be required to prepare a Traffic Impact Analysis (TIA) regardless of the level of CEQA analysis conducted for the Project. Project-specific (Tier 1) mitigation measures identified in the TIA will be required to be implemented concurrently. If a TIA identifies a Traffic Tier impact, the development will be required to make a "fair share" payment for that impact. For discretionary permits and approvals, *Policies C-1.3 and C-1.4* shall apply. In addition, all projects are subject to payment of the TAMC Regional Development Impact Fee.

TRANSPORTATION FACILITIES

GOAL C-2

OPTIMIZE THE USE OF THE COUNTY'S TRANSPORTATION FACILITIES.

Policies

- C-2.1 Land uses requiring concentrated commodity movements shall be located with adequate access to necessary transportation facilities.
- C-2.2 Existing and proposed public transportation facilities shall be protected from the encroachment of incompatible land uses.
- C-2.3 The safety standards established by transportation-related agencies shall be supported and be used to guide land use to ensure the safe operation of the County's transportation systems.
- C-2.4 A reduction of the number of vehicle miles traveled per person shall be encouraged.
- C-2.5 Overall land use patterns that reduce the need to travel by automobile shall be encouraged.
- C-2.6 Bicycle and automobile storage facilities shall be encouraged in conjunction with public transportation facilities.
- C-2.7 New development shall be located and designed with convenient access and efficient transportation for all intended users and, where possible, consider alternative transportation modes.

ROAD AND HIGHWAY TRANSPORTATION

GOAL C-3

MINIMIZE THE NEGATIVE IMPACTS OF TRANSPORTATION IN THE COUNTY.

Policies

- C-3.1 Transportation modes shall be planned and strategies developed to:
- a. Protect air quality;
 - b. Reduce noise;
 - c. Reduce the consumption of fossil fuels; and,
 - d. Minimize the acquisition of land for roadway construction.
- C-3.2 Measures to reduce air pollution from transportation sources shall be supported.
- C-3.3 Traffic noise on County roads shall be addressed by implementing noise policies (*Goal S-7*) of this Plan.
- C-3.4 Strategies to encourage travel in non-peak hours shall be supported.
- C-3.5 Transportation alternatives such as bicycles, car pools, public transit, and compact vehicles shall be encouraged and accommodated within and outside the public right-of-way and may be included as part of an Area Plan and also in *Policy OS-1.10*.
- C-3.6 The County shall establish regulations for new development that would intensify use of a private road or access easement. Proof of access shall be required as part of any development application when the proposed use is not identified in the provisions of the applicable agreement.

MOVEMENT OF PEOPLE AND GOODS

GOAL C-4

PROVIDE A PUBLIC ROAD AND HIGHWAY NETWORK FOR THE EFFICIENT AND SAFE MOVEMENTS OF PEOPLE AND COMMODITIES.

Policies

- C-4.1 Rights-of-way shall be planned for needed new roads or expansion of existing roads. Land uses that would preclude the acquisition and development of such rights-of-way shall be prohibited.

- C-4.2 All new road and interior circulation systems shall be designed, developed, and maintained according to adopted County standards or allowed through specific agreements and plans.
- C-4.3 The needs of bicyclists and pedestrians, as well as provisions for utilities and drainage, shall be considered and, where appropriate, provided in all public rights-of-way in a manner that minimizes impacts to adjacent land uses.
- C-4.4 Proposals to abandon County roads shall address impacts of the abandonment on local land uses identified in the General Plan, and existing alternate public uses of the rights-of-way, such as bikeways, or horseback riding and hiking trails.
- C-4.5 New public local and collector roads shall be located and designed to minimize disruption of existing development, discourage through auto traffic and provide for bicycle and pedestrian traffic within the right-of-way.
- C-4.6 Driveways, mid-block access points, intersections and on-street parking along major roads and highways shall be minimized and consolidated.
- C-4.7 Where appropriate and sufficient public right-of-way is available, bicycle paths shall be separated from major roads and highways and be provided between adjacent communities.
- C-4.8 Roadway safety programs, including rest areas for truck drivers that help reduce accidents and improve overall roadway safety shall be continued.
- C-4.9 In cooperation with TAMC and Caltrans, the County shall monitor key County-maintained roadways, intersections, bikeways, and pedestrian facilities to observe and analyze the functioning of these roadways, as well as to identify capacity and safety concerns.
- C-4.10 Priority shall be given to the improvement and maintenance of highways and arterial roads that carry a significant amount of people and goods movement, particularly agricultural goods.
- C-4.11 New commercial and industrial developments shall include provisions for off-street loading and unloading areas.

SCENIC HIGHWAYS

GOAL C-5

MAINTAIN AND ENHANCE A SYSTEM OF SCENIC ROADS AND HIGHWAYS THROUGH AREAS OF SCENIC BEAUTY WITHOUT IMPOSING UNDUE RESTRICTIONS ON PRIVATE PROPERTY OR CONSTRICTING THE NORMAL FLOW OF TRAFFIC.

Policies

- C-5.1 Area Plans may propose roadways, or specific segments thereof, to be considered for designation as State Scenic Highways or County Scenic Routes. Existing and proposed designated corridors are illustrated in *Figures 13 -16*.
- C-5.2 Application for official designations of State Scenic Highways or County Scenic Routes shall be coordinated between all appropriate state and local jurisdictions and affected property owners.
- C-5.3 Guidelines shall be developed to assure that development and land use in the Scenic Highway Corridors are compatible with the surrounding area using techniques that include, but are not limited to:
- a. placement of utilities underground, where feasible;
 - b. architectural and landscape controls,
 - c. outdoor advertising restrictions;
 - d. encouragement of area native plants, especially on public lands and dedicated open spaces; and,
 - e. cooperative landscape programs with adjoining public and private open space lands.
- C-5.4 Land use controls shall be applied or retained to protect the Scenic Highway Corridor and to encourage sensitive selection of sites and open space preservation within such areas. Where land is designated for development at a density that would create a substantial adverse visual impact, the landowner shall be encouraged to voluntarily dedicate a scenic easement to protect the Scenic Highway corridor.
- C-5.5 Agencies involved in officially designating State Scenic Highways and/or County Scenic Roads shall coordinate their efforts for the integrated design and implementation of such designations.
- C-5.6 Special scenic treatment and design within the rights-of-way of officially designated State Scenic Highways and/or County Scenic Roads shall be implemented and may include highway directional signs, guardrails and fences, lighting and illumination, provision of scenic outlooks, road lanes, frontage roads, vegetation, grading, and highway structures.

PUBLIC TRANSIT SERVICES

GOAL C-6

PROMOTE VIABLE TRANSPORTATION ALTERNATIVES.

Policies

- C-6.1 The County shall endorse the efforts of transit operators to improve their services and equipment, including aggressive marketing and education campaigns.
- C-6.2 Major traffic generating events, activities and development shall provide facilities adequate to meet the anticipated demand and to encourage the use of mass transit options, consistent with the Monterey-Salinas Transit's Designing for Transit manual.
- C-6.3 The County shall encourage new development to concentrate along major transportation corridors and near cities to make transit services to these areas more feasible.
- C-6.4 Transit services using public funds shall coordinate service with other transit operators.
- C-6.5 The County shall encourage use of public transit and alternative modes of transportation through land use designations and zoning which cluster employment centers with a mix of other uses, and project design that incorporates car pool areas, "park and ride" facilities and similar incentives.
- C-6.6 The County shall require transit and bus parking facilities at major hotels, motels, convention centers, other tourist-serving areas and events.
- C-6.7 The County shall encourage door-to-door transportation services to increase the mobility of persons that have substantial challenges using standard transit services.
- C-6.8 The County shall encourage coordination between all social service transportation providers.
- C-6.9 The County shall endorse efforts to accommodate mobility-impaired persons on regularly scheduled public transit operations.

AIR TRANSPORTATION

GOAL C-7

PROMOTE SAFE, EFFECTIVE, AND EFFICIENT USE OF EXISTING AND FUTURE AIR FACILITIES.

Policies

- C-7.1 The County shall prohibit land use activities that interfere with the safe operation of aircraft.

- C-7.2 Land uses in areas that may be impacted by airport operations shall be compatible with those operations and incorporate measures to mitigate potential safety and noise impacts on those uses.
- C-7.3 The County shall implement measures to provide for the continued safe operation of airports.
- C-7.4 Land uses in the vicinity of public airports shall be consistent and compatible with the airport comprehensive land use plans.
- C-7.5 The County shall ensure that private airstrips and agricultural landing fields:
 - a. do not permanently preclude cultivation of prime farmlands or farmlands of statewide importance;
 - b. are outside of flight paths to and from existing airports;
 - c. do not impact or limit public roadways and facilities; and,
 - d. do not provide a substantial hazard or annoyance for neighboring areas.

RAILROAD TRANSPORTATION

GOAL C-8

ENCOURAGE A RAIL SYSTEM THAT OFFERS EFFICIENT AND ECONOMICAL TRANSPORT OF PEOPLE AND COMMODITIES.

Policies

- C-8.1 The County shall protect the potential for future rail transportation.
- C-8.2 The County shall encourage major industrial and commercial centers to accommodate future rail support facilities as appropriate.
- C-8.3 The County shall encourage passenger rail, light rail, or bus rapid transit service to urban centers.
- C-8.4 The County shall encourage transit-oriented development around existing and future rail, light rail, or bus rapid transit stations.

BICYCLE TRANSPORTATION

GOAL C-9

PROMOTE A SAFE, CONVENIENT BICYCLE TRANSPORTATION SYSTEM INTEGRATED AS PART OF THE PUBLIC ROADWAY SYSTEM.

Policies

- C-9.1 The County shall coordinate with TAMC and all appropriate private and public interests and agencies to develop an integrated, comprehensive bicycle plan.
- C-9.2 Construction or expansion of roadways within major transportation corridors shall consider improved bike routes.
- C-9.3 The County shall promote the safe integration of bicycle systems with other public transportation modes.
- C-9.4 The County shall encourage bicycling as a viable transportation mode for visitor-serving areas.
- C-9.5 Visitor-serving facilities shall provide adequate bicycle access and secure bicycle parking facilities.
- C-9.6 New and improved multi-modal transfer facilities, such as transit centers and park-and-ride lots, shall include adequate bicycle access and secure bicycle parking facilities.

CHAPTER 3.0
CONSERVATION AND OPEN SPACE
ELEMENT

The Conservation and Open Space Element guides the County in the long-term conservation and preservation of open space lands and natural resources while protecting private property rights. The County's intent is not to alter existing regional, state or federal laws and regulations, but rather to enable greater cooperation among public agencies and the public to share management responsibilities in accomplishing the shared goal of conserving and protecting the resources of the region.

This Element incorporates the state-mandated requirements for the Open Space and Conservation Elements and also addresses scenic resources, cultural and historic resources, and energy and mineral resources. Policies regarding natural environmental hazards, such as flooding, are addressed in the Safety Element, and recreational policies are addressed within the Public Services Element.

State law mandates that: *“Open space in support of the mission of military installations that comprises areas adjacent to military installations, military training routes, and underlying restricted airspace that can provide additional buffer zones to military activities and complement the resource values of the military lands.”* The primary land uses around the two active military installations in Monterey County (Fort Hunter Leggett and Camp Roberts) are Resource Conservation or a form of Agricultural Land use.

Among the more prominent features within Monterey County are the Santa Lucia and Gabilan Mountain Ranges, the Salinas and Carmel Valleys, and about 100 miles of coastline. Of special note are such features as the Elkhorn Slough (North County), sandy beaches of Monterey and Carmel Bays, and the rocky shores/cliffs of the Monterey Peninsula and the Big Sur coast.

Granite and metamorphic rocks form the Gabilan and Santa Lucia mountain ranges, characterized by steep slopes and complex drainage patterns. The Salinas Valley, although underlain by granite, contains several thousand feet of sediment that have a greater seismic hazard but are the source of productive agricultural soils. Although the County contains useful minerals, the tremendous complex geology caused by extensive faulting and deformation makes investigation difficult and inconclusive.

Plants representative of almost all parts of California (except for the highest mountains and driest deserts) are found in Monterey County. Monterey is the biological center of California; many plant species that find either their northern or southern limits can be found in Monterey County. In addition, a high number of plant species are native only to Monterey County.

The County's coast offers a wide range of habitats, including sandy beaches, rocky shoreline, kelp beds, estuaries, wetlands, and submarine canyons. An abundance of sea life and coastal marine life off the Monterey County coast is directly related to the variety and quality of habitat. Although a few broad policies are provided in this General Plan, most policies addressing coastal resources are included separately as part of the Local Coastal Program.

The County has recognized the need to discover and identify places of historical and cultural significance and to preserve the physical evidence of its historic past. A countywide historic preservation ordinance is implemented by the Parks Department's Historical Coordinator and

Historic Resources Review Board. Policies of this ordinance stress incentives to preserve sites that have proven historical or cultural significance, including any identified as part of an adopted County Historic Preservation Plan.

Monterey County, along with the Counties of Santa Cruz and San Benito, lies within the North Central Coast Air Basin. Air quality within this basin is monitored by the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The District maintains three air quality monitoring stations (Salinas, Monterey, and mid-Carmel Valley) in Monterey County. The District sets limits on the quantities of air pollution which may be emitted and has permit authority over new or major modifications to existing stationary sources of air pollution. Control of mobile sources is exercised at the state (California Air Resources Board) and federal (Environmental Protection Agency) levels for the Monterey Bay area.

GOALS AND POLICIES CONSERVATION AND OPEN SPACE

SCENIC RESOURCES

GOAL OS-1

RETAIN THE CHARACTER AND NATURAL BEAUTY OF MONTEREY COUNTY BY PRESERVING, CONSERVING, AND MAINTAINING UNIQUE PHYSICAL FEATURES, NATURAL RESOURCES, AND AGRICULTURAL OPERATIONS.

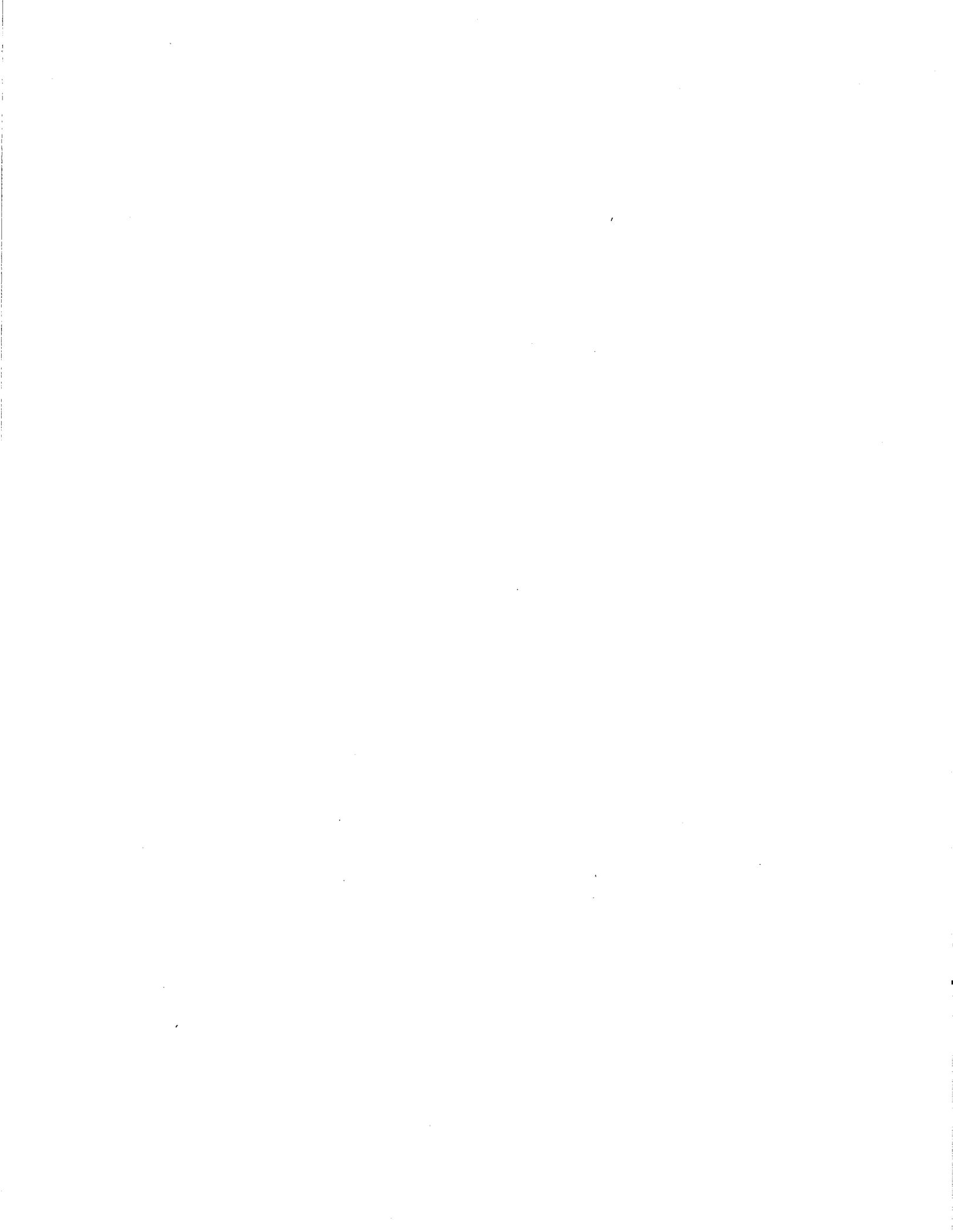
Policies

- OS-1.1 Voluntary restrictions to the development potential of property located in designated visually sensitive areas shall be encouraged.
- OS-1.2 Development in designated visually sensitive areas shall be subordinate to the natural features of the area.
- OS-1.3 To preserve the County's scenic qualities, ridgeline development shall not be allowed. An exception to this policy may be made only after publicly noticed hearing and provided the following findings can be made:
- a. The ridgeline development will not create a substantially adverse visual impact when viewed from a common public viewing area; and either,
 - b. The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives; or,
 - c. There is no feasible alternative to the ridgeline development.
- Pursuant to *Policy OS-1.6*, in areas subject to specific plans, the ridgeline policies and regulations of the applicable specific plan shall govern.
- OS-1.4 Criteria shall be developed to guide the design and construction of ridgeline development where such development has been proposed pursuant to *Policy OS-1.3*.
- OS-1.5 New subdivisions shall avoid lot configurations which create building sites that will constitute ridgeline development. Siting of new development visible from private viewing areas may be taken into consideration during the subdivision process.
- OS-1.6 In areas subject to specific plans, the ridgeline policies and regulations of the applicable specific plan shall govern. Each specific plan shall address viewshed issues, including ridgeline development, as part of the plan, including, but not limited to, provisions for setbacks, landscaping, height limits, or open space buffers.

- OS-1.7 A voluntary, transfer of development rights program to direct development away from areas with unique visual or natural features, critical habitat, or prime agricultural soils shall be established.
- OS-1.8 Programs to encourage clustering development in rural and agricultural areas to maximize access to infrastructure, protect prime agricultural land, and reduce impacts to designated visually sensitive and critical habitat areas shall be established.
- OS-1.9 Development that protects and enhances the County's scenic qualities shall be encouraged. All Routine and Ongoing Agricultural Activities are exempt from the viewshed policies of this plan, except as noted in *Policy OS-1.12*.
- OS-1.10 Recognizing the value of trails in Monterey County, policies to establish a trails program, including bike paths (Class 1), and walking and equestrian facilities used by the general public, shall be addressed in each Area Plan within the following parameters:
- a. Public lands shall be used as the primary source for establishing non-motorized trails. Cooperation between public agencies and the public in the creation of trails is encouraged.
 - b. Dedication of public trails or trail easements on private property shall be voluntary, except as may be required by State Law.
 - c. Crop protection and food safety of agricultural crops shall be a primary factor in disallowing trails.
 - d. Potential new trails on private land or public land are subject to appropriate design including location, screening, safety, reducing potential for trespass onto private property, protection of the public health and safety, and protection of agricultural products.
 - e. The location and design of trails on public or private land shall be done in consultation with affected public agencies, landowners, and other interested parties.
 - f. New commercial development and residential subdivisions shall mitigate significant adverse disruption of views from common viewing points on public trails through a variety of strategies including but not limited to the use of appropriate materials, scale, lighting and siting of development. This policy shall not apply to existing residential development or to any agricultural activity or operation.
- The design and development of the inland portion of the Monterey Bay Sanctuary/Scenic Trail is exempt from this policy.
- OS-1.11 Maintain GIS mapping for all lands containing visually sensitive resources and corridors. Mapped information shall be reanalyzed and updated at least every five (5) years, as necessary.

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Reserved for Figure 7



- OS-1.12 The significant disruption of views from designated scenic routes shall be mitigated through use of appropriate materials, scale, lighting and siting of development. Routine and Ongoing Agricultural Activities shall be exempt from this policy, except:
1. large-scale agricultural processing facilities, or
 2. facilities governed by the Agricultural and Winery Corridor Plan

MINERAL RESOURCES

GOAL OS-2

PROVIDE FOR THE CONSERVATION, UTILIZATION, AND DEVELOPMENT OF THE COUNTY'S MINERAL RESOURCES.

Policies

- OS-2.1 Potentially significant mineral deposits and existing mining operations identified through the State Division of Mines and Geology, including idle and reserve properties, shall be protected from on-site and off-site land uses that would be incompatible with mineral extraction activities.
- OS-2.2 Mineral extraction operations shall be in keeping with sound conservation practices consistent with the Surface Mining and Reclamation Act (SMARA) and other applicable standards and adequate financial security shall be required to insure reclamation of the extraction site to a condition consistent with the surrounding natural landscape and environmental setting.
- OS-2.3 Efforts to conserve raw mineral resources through recycling shall be supported.
- OS-2.4 Lands containing known valuable mineral deposits shall be mapped in the County GIS system. Mapped information shall be updated as needed.
- OS-2.5 The County shall inventory, assess, and characterize the location and condition of identified pre-SMARA abandoned gold, mercury and coal mines and implement such measures as may be necessary to ensure that such mines do not contribute to a significant risk to public health or safety or non-compliance with water quality standards and criteria.

SOILS

GOAL OS-3

PREVENT SOIL EROSION TO CONSERVE SOILS AND ENHANCE WATER QUALITY.

Policies

- OS-3.1 Best Management Practices (BMPs) to prevent and repair erosion damage shall be established and enforced.
- OS-3.2 Existing special district, state, and federal soil conservation and restoration programs shall be supported. Voluntary restoration projects initiated by landholders, or stakeholder groups including all affected landowners, shall be encouraged.
- OS-3.3 Criteria for studies to evaluate and address, through appropriate designs and BMPs, geologic and hydrologic constraints and hazards conditions, such as slope and soil instability, moderate and high erosion hazards, and drainage, water quality, and stream stability problems created by increased stormwater runoff, shall be established for new development and changes in land use designations.
- OS-3.4 Those areas where slopes pose severe constraints for development shall be mapped in the County's GIS. The information shall be updated at least every five (5) years.
- OS-3.5 The County shall regulate activity on slopes to reduce impacts to water quality and biological resources:
- 1) Non-Agricultural.
 - a) Development on slopes in excess of twenty five percent (25%) shall be prohibited except as stated below; however, such development may be allowed pursuant to a discretionary permit if one or both of the following findings are made, based upon substantial evidence:
 1. there is no feasible alternative which would allow development to occur on slopes of less than 25%;
 2. the proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans, and all applicable master plans.
 - b) Development on slopes greater than 25-percent (25%) or that contain geologic hazards and constraints shown on the County's GIS Geologic (*Policy S-1.2*) or Hydrologic (*Policy PS-2.6*) Hazard Databases shall require adequate special erosion control and construction techniques and the discretionary permit shall:
 1. evaluate possible building site alternatives that better meet the goals and policies of the general plan;
 2. identify development and design techniques for erosion control, slope stabilization, visual mitigation, drainage, and construction techniques; and

3. minimize development in areas where potentially unstable slopes, soil and geologic conditions, or sewage disposal pose substantial risk to public health or safety.
- c) Where proposed development impacting slopes in excess of twenty five percent (25%) does not exceed ten percent (10%), or 500 square feet of the total development footprint (whichever is less), a discretionary permit shall not be required.
- d) It is the general policy of the County to require dedication of a scenic easement on a slope exceeding twenty five percent (25%).
- 2) Agricultural. Conversion of uncultivated land to cultivated land on slopes greater than 25% shall require a discretionary permit.
 - a) The discretionary permit shall:
 1. Evaluate possible alternatives that better meet the goals and policies of the general plan.
 2. Identify development and design techniques for erosion control, slope stabilization, visual mitigation, drainage, and construction techniques.
 3. Minimize development in areas where potentially unstable slopes, soil and geologic conditions, or sewage disposal pose substantial risk to public health or safety.
 - b) A ministerial permit process shall be developed and implemented for conversion of lands that have not been cultivated for the previous 30 years on slopes between 15 and 24 percent (15-24%), and on such lands on slopes between 10 and 15 percent (10-15%) on highly erodible soils. The permit processes shall be designed to require that an erosion control plan be developed and implemented that addresses slope stabilization, and drainage and flood hazards.

OS-3.6 Except in Community Areas where Community Plans or Specific Plans are adopted (*Policy LU-2.24*), areas designated as Medium Density Residential or High Density Residential, or in areas designated as commercial or industrial where residential use may be allowed, a formula based on slope shall be established to calculate the maximum possible residential density for individual parcels:

- a. Those portions of parcels with cross-slope of between zero and 19.9 percent shall be assigned one (1) building site per each one (1) acre.
- b. Those portions of parcels with a cross-slope of between 20 and 29.9 percent shall be assigned one (1) building site per each two (2) acres.
- c. Those portions of parcels with a cross-slope of 30 percent or greater shall be assigned zero building sites.
- d. The density for a particular parcel shall be computed by determining the cross-slope of the various portions of the parcel applying the assigned densities listed above according to the percent of cross-slope and by adding the densities derived from this process. The maximum density derived by the procedure shall be used as one of the factors in final determination of the actual density that shall be allowed on a parcel.

Clustering is encouraged as a technique to avoid development on slopes over 25 percent (25%). Where an entire parcel would not be developable because of plan policies, an extremely low density of development or single family home will be allowed, as appropriate.

- OS-3.7 Voluntary preparation and implementation of a coordinated resource management plan shall be encouraged in watersheds of State designated impaired waterways.
- OS-3.8 The County shall cooperate with appropriate regional, state and federal agencies to provide public education/outreach and technical assistance programs on erosion and sediment control, efficient water use, water conservation and re-use, and groundwater management. This cooperative effort shall be centered through the Monterey County Water Resources Agency.
- OS-3.9 The County shall develop a Program to address the potential cumulative hydrologic impacts of the conversion of hillside rangeland areas to cultivated croplands. The Program shall be designed to avoid or minimize:
- a) off-site soil erosion,
 - b) increased runoff-related stream stability impacts, and/or
 - c) potential violation of adopted water quality standards.
- The County shall convene a committee comprised of county staff, technical experts (including staff of the Natural Resources Conservation Service), and stakeholders to develop the Program, including implementation recommendations. This program shall be adopted within five (5) years of adoption of the General Plan.

MARINE AND RIVER RESOURCES

GOAL OS-4

PROTECT AND CONSERVE THE QUALITY OF COASTAL, MARINE, AND RIVER ENVIRONMENTS, AS APPLIED IN AREAS NOT IN THE COASTAL ZONE.

Policies

- OS-4.1 Federal and State listed native marine and fresh water species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant shall be protected. Species designated in Area Plans shall also be protected.
- OS-4.2 Direct and indirect discharges of harmful substances into marine waters, rivers or streams shall not exceed state or federal standards.
- OS-4.3 Estuaries, salt and fresh water marshes, tide pools, wetlands, sloughs, river and stream mouth areas, plus all waterways that drain and have impact on State

designated Areas of Special Biological Significance (ASBS) shall be protected, maintained, and preserved in accordance with state and federal water quality regulations.

- OS-4.4 Reasonable development of harbor facilities for fishing, research, and recreational boating that are compatible with conservation policies shall be allowed.

BIOLOGICAL (NATURAL) RESOURCES

GOAL OS-5

CONSERVE LISTED SPECIES, CRITICAL HABITAT, HABITAT AND SPECIES PROTECTED IN AREA PLANS; AVOID, MINIMIZE AND MITIGATE SIGNIFICANT IMPACTS TO BIOLOGICAL RESOURCES.

Policies

- OS-5.1 The extent and acreages of critical habitat shall be inventoried to the extent feasible and mapped in GIS. Conservation of listed species shall be promoted.
- OS-5.2 The extent and acreages of the potentially suitable habitat for listed species shall be inventoried to the extent feasible and mapped in GIS. Conservation of species shall be promoted as provided in the Area Plans.
- OS-5.3 Development shall be carefully planned to provide for the conservation and maintenance of critical habitat.
- OS-5.4 Development shall avoid, minimize, and mitigate impacts to listed species and critical habitat to the extent feasible. Measures may include but are not limited to:
- a. clustering lots for development to avoid critical habitat areas,
 - b. dedications of permanent conservation easements; or
 - c. other appropriate means.
- If development may affect listed species, consultation with United States Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG) may be required and impacts may be mitigated by expanding the resource elsewhere on-site or within close proximity off-site. Final mitigation requirements would be determined as required by law.
- OS-5.5 Landowners and developers shall be encouraged to preserve the integrity of existing terrain and native vegetation in visually sensitive areas such as hillsides, ridges, and watersheds. Routine and Ongoing Agricultural Activities shall be exempt from this policy.
- OS-5.6 Native and native compatible species, especially drought resistant species, shall be utilized in fulfilling landscaping requirements.

- OS-5.7 Proposals for harvesting commercially valuable timber or as a part of a Timberland Conversion Project (as defined by the California Department of Forestry) shall:
- a. include filing of a Timber Harvest Plan that provides for selective, sustained yield harvesting and reforestation, and erosion control;
 - b. consider opportunities for concurrent and subsequent use of publicly owned timberland for public recreation;
 - c. require approval by the California Department of Forestry;
 - e. complete environmental review by the County and other appropriate agencies; and
 - f. comply with the resource protection goals and policies of this General Plan
- OS-5.8 Small-scale milling operations may be allowed subject to compatibility with resource protection policies and the peace of adjacent residences.
- OS-5.9 Tree removal that requires a permit shall be established by Area Plans.
- OS-5.10 Regulations for tree removal, including Timberland Conversion, shall be established and maintained by ordinance, implementing Area Plan policies that address the following:
- a. Criteria when a permit is required including:
 1. number of trees,
 2. minimum size of tree,
 3. Post Timberland conversion land-use
 - b. How size is measured for each protected species of tree, and what constitutes a landmark tree depending on the rate of growth for that species.
 - c. Hazardous trees
 - d. Pest and disease abatement
 - e. Replacement criteria
 - f. Ensure minimal removal
- OS-5.11 Conservation of large, continuous expanses of native trees and vegetation shall be promoted as the most suitable habitat for maintaining abundant and diverse wildlife.
- OS-5.12 The California Department of Fish and Game shall be consulted and appropriate measures shall be taken to protect Areas of Special Biological Significance (ASBS).
- OS-5.13 Efforts to obtain and preserve natural areas of particular biologic, scientific, or educational interest, and restrict incompatible uses from encroaching upon them, shall be encouraged.

- OS-5.14 Policies and procedures that encourage exclusion and control or eradication of invasive exotic plants and pests shall be established. Sale of such items within Monterey County shall be discouraged.
- OS-5.15 A fee waiver program for environmental restoration projects shall be established.
- OS-5.16 A biological study shall be required for any development project requiring a discretionary permit and having the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species.
- An ordinance establishing minimum standards for a biological study and biological surveys shall be enacted. A biological study shall include a field reconnaissance performed at the appropriate time of year. Based on the results of the biological study, biological surveys may be necessary to identify, describe, and delineate the habitats or species that are potentially impacted. Feasible measures to reduce significant impacts to a less than significant level shall be adopted as conditions of approval.
- OS-5.17 The County shall prepare, adopt, and implement a program that allows projects to mitigate the loss of critical habitat. The program may include ratios, payment of fees, or some other mechanisms in consultation with responsible state and/or federal regulatory agencies. Until such time as the program has been established, projects shall mitigate the loss of critical habitat on an individual basis in consultation with responsible state and/or federal regulatory agencies. A Community Plan or Rural Center Plan that includes a mitigation program shall not be subject to this policy.
- OS-5.18 Prior to disturbing any federal or state jurisdictional areas, all applicable federal and state permitting requirements shall be met, including all mitigation measures for development of jurisdictional areas and associated riparian habitats.
- OS-5.19 The County shall, in concert with the U.S. Fish and Wildlife Service, California Department of Fish and Game, cities in the Salinas Valley, and stakeholders develop a conservation strategy for the Salinas Valley to provide for the preservation of adequate habitat to sustain the San Joaquin kit fox population. The general focus area of the plan shall be the Salinas Valley south of the community of Chualar. The conservation strategy, at a minimum, shall be adopted by Monterey County and shall be applied to all discretionary approvals (and their associated CEQA documents) with potential to affect the San Joaquin kit fox within the conservation strategy area. The County shall complete the conservation strategy within four (4) years of General Plan adoption. The conservation strategy funding program shall be developed and shall consider a

mitigation fee program for which development projects will be assessed a fee based on a proportional basis of impact to the San Joaquin kit fox as one of the options. The compensation strategy shall be developed and implemented in coordination with the appropriate state or federal agency and may provide mechanisms to mitigate impacts of an individual project through one or more of the following means: identifying an agency-approved mitigation bank or other compensation site (on- or off-site); and/or preserving habitat; monitoring the compensation site; and funding the management of the compensation site. Until the adoption of the conservation strategy, habitat loss due to discretionary projects shall be mitigated on a project-by-project basis.

OS-5.20 At five year intervals, the County shall examine the degree to which thresholds predicted in the General Plan EIR for the timeframe 2006-2030 for increased population, residential construction, and commercial growth have been attained. If the examination indicates that actual growth is within 10% of the thresholds (10,015 new housing units; 500 acres new commercial development; 3,111 acres new industrial development, or 10,253 acres of land converted to agriculture), the County shall initiate a General Plan Amendment process to consider the expansion of focused growth areas established by the General Plan and/or the designation of new focused growth areas. The purpose of such expanded/new focused growth areas would be to reduce the loss of species and habitat addressed by *Policy OS-5.16* due to continued urban growth. The new/expanded growth areas shall be designed to accommodate at least 80% of the projected residential and commercial growth in the unincorporated County from 2030 to buildout. This update will also address expansion of agricultural operations and potential impacts to the species and habitat addressed by *Policy OS-5.16*.

OS-5.21 At five year intervals, the County shall examine the degree to which thresholds for increased population, residential construction, and commercial growth predicted in the General Plan EIR for the timeframe 2006-2030 have been attained. If the examination indicates that actual growth is within 10% of the growth projected in the General Plan EIR (10,015 new housing units; 500 acres new commercial development; 3,111 acres new industrial development and 10,253 acres of land converted to agriculture), the County shall assess the vulnerability of currently non-listed species to become rare, threatened, or endangered due to projected development. The County shall complete the preparation of a conservation strategy for those areas containing substantial suitable habitat for those plant and wildlife species for which a biological report would be required pursuant to *Policy OS-5.16* due to development. The County shall invite the participation of the incorporated cities, the federal land agencies, Caltrans, and other stakeholders. The conservation strategy shall also cover preservation of sensitive natural communities, riparian habitat, and wetlands, and wildlife movement corridors and include mechanisms such as on and off-site mitigation ratios and fee programs for mitigating impacts or their equivalent.

OS-5.22 In order to preserve riparian habitat, conserve the value of streams and rivers as wildlife corridors and reduce sediment and other water quality impacts of new development, the county shall develop and adopt a Stream Setback Ordinance. The ordinance shall establish minimum standards for the avoidance and setbacks for new development relative to streams. The ordinance shall identify standardized inventory methodologies and mapping requirements. A stream classification system shall be identified to distinguish between different stream types (based on hydrology, vegetation, and slope, etc.) and thus allow application of standard setbacks to different stream types. The ordinance shall identify specific setbacks relative to the following rivers and creeks so they can be implemented in the Area Plans: Salinas, Carmel River, Arroyo Seco, Pajaro River, Nacimiento, San Antonio, Gabilan Creek, and Toro Creek. The ordinance may identify specific setbacks for other creeks or may apply generic setbacks based on the stream classification developed for the ordinance. The ordinance shall delineate appropriate uses within the setback area that shall not cause removal of riparian habitat, compromise identified riparian wildlife corridors, or compromise water quality of the relevant stream while also taking into consideration uses that serve health and safety purposes. The Stream Setback Ordinance shall apply to all discretionary development, County public projects, and to conversion of lands uncultivated for the previous 30 years, on normal soil slopes over 15% or on highly erodible soils on slopes over 10%. The stream setback ordinance shall be adopted within three (3) years of adoption of the General Plan.

OS-5.23 The County shall prepare, adopt and implement a program that allows projects to mitigate the loss of oak woodlands, while also taking into consideration wildfire prevention/protection. Consistent with California Public Resources Code Section 21083.4, the program shall identify a combination of the following mitigation alternatives:

- a) ratios for replacement,
- b) payment of fees to mitigate the loss or direct replacement for the loss of oak woodlands and monitoring for compliance; and
- c) conservation easements.

The program shall identify criteria for suitable donor sites. Mitigation for the loss of oak woodlands may be either on-site or off-site. The program shall allow payment of fees to either a local fund established by the County or a state fund. Until such time as the County program is implemented consistent with Public Resources Code Section 21083.4(b), projects shall pay a fee to the state Oak Woodlands Conservation Fund (OWCF). Replacement of oak woodlands shall provide for equivalent acreage and ecological value at a minimum of 1:1 ratio. The program shall prioritize the conservation of oak woodlands that are within known wildlife corridors as a high priority. The oak woodlands mitigation program shall be adopted within 5 years of adoption of the General Plan.

OS-5.24 The County shall require discretionary projects to retain movement corridors of adequate size and habitat quality to allow for continued wildlife use based on the needs of the species occupying the habitat. The County shall require that expansion of its roadways and public infrastructure projects provide movement

opportunities for terrestrial wildlife and ensure that existing stream channels and riparian corridors continue to provide for wildlife movement and access.

OS-5.25 Occupied nests of statutorily protected migratory birds and raptors shall not be disturbed during the breeding season (generally February 1 to September 15). The county shall

- A. Consult, or require the developer to consult, with a qualified biologist prior to any site preparation or construction work in order to:
- (1) determine whether work is proposed during nesting season for migratory birds or raptors,
 - (2) determine whether site vegetation is suitable to nesting migratory birds or raptors,
 - (3) identify any regulatory requirements for setbacks or other avoidance measures for migratory birds and raptors which could nest on the site, and
 - (4) establish project-specific requirements for setbacks, lock-out periods, or other methods of avoidance of disruption of nesting birds.
- B. Require the development to follow the recommendations of the biologist. This measure may be implemented in one of two ways:
- (1) preconstruction surveys may be conducted to identify active nests and, if found, adequate buffers shall be provided to avoid active nest disruption until after the young have fledged; or
 - (2) vegetation removal may be conducted during the non-breeding season (generally September 16 to January 31); however, removal of vegetation along waterways shall require approval of all appropriate local, state, and federal agencies.

This policy shall not apply in the case of an emergency fire event requiring tree removal. This policy shall apply for tree removal that addresses fire safety planning, since removal can be scheduled to reduce impacts to migratory birds and raptors.

ARCHAEOLOGICAL RESOURCES

GOAL OS-6

ENCOURAGE THE CONSERVATION AND IDENTIFICATION OF THE COUNTY'S ARCHAEOLOGICAL RESOURCES.

Policies

OS-6.1 Important representative and unique archaeological sites and features shall be identified and protected for all parcels with undisturbed natural conditions (i.e., ungraded properties), consistent with State Office of Historic Preservation guidelines and definitions employed on a statewide basis, including Phase I, II, and III studies.

- OS-6.2 Information on the location and significance of the County's archaeological resources shall be compiled and used in the environmental and development review process. The County shall rely on and participate in the statewide inventory work of the California Native American Heritage Commission and the State Office of Historic Preservation. All Phase I, II, and III studies, and records of Native Californian consultation, shall be filed with appropriate state agencies and local tribes as well as local data source compilations maintained by the County. The County shall work with local tribes to update County GIS maps showing high, moderate, and low archaeological sensitivity areas.
- OS-6.3 New development proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase I survey including use of the regional State Office of Historic Preservation or the California Native American Heritage Commission's list of sacred and traditional sites. Routine and Ongoing Agricultural Activities shall be exempted from this policy in so far as allowed by state or federal law.
- OS-6.4 Development proposed in low sensitivity zones are not required to have an archaeological survey unless there is specific additional information that suggests archaeological resources are present.
- OS-6.5 Policies and procedures shall be established that encourage development to avoid impacts to sensitive archaeological sites including:
- a. designing or clustering development to avoid archaeological site deposits, historic sites and resources, and Native Californian cultural sites;
 - b. requiring dedication of permanent conservation easements where subdivisions and other developments can be planned to provide for such protective easements.
- OS-6.6 Efforts by historical, educational or other organizations to improve the public's recognition of the County's cultural heritage and the citizen's responsibilities for archaeological or cultural resource preservation shall be encouraged. The County shall adopt a uniform set of guidelines to define Phase I, II, and III significance assessment and data recovery programs. Similar guidelines shall be created to set standards for requirements for consultation with Native Californian descendants to establish procedures for determining the presence or absence of sacred or traditional sites. These guidelines shall address monitoring requirements and participation in cultural resource data recovery programs.

PALEONTOLOGICAL RESOURCES

GOAL OS-7

ENCOURAGE THE CONSERVATION AND IDENTIFICATION OF THE COUNTY'S PALEONTOLOGICAL RESOURCES.

Policies

- OS-7.1 Important representative and unique paleontological sites and features shall be identified and protected. Developers shall be required to complete Phase I (reconnaissance level) paleontological reviews in any formation known to yield important elements of the fossil record. If significant fossil deposits are found during grading activities, data recovery shall be required to obtain a sample of materials from such deposits prior to their systematic destruction.
- OS-7.2 Information on the location and significance of the County's paleontological resources shall be compiled and used in the environmental and development review process. This compilation process shall involve consulting with knowledgeable academic professionals.
- OS-7.3 Development proposed within high and moderate sensitivity zones and known fossil bearing formations shall require a paleontological field inspection prior to approval. Routine and Ongoing Agricultural Activities are exempted from this policy in so far as allowed by state or federal law.
- OS-7.4 Development proposed in low sensitivity zones are not required to have a paleontological survey unless there is specific additional information that suggests paleontological resources are present.
- OS-7.5 Policies and procedures shall be established that encourage development to avoid impacts to sensitive paleontological sites including:
- a. designing or clustering development to avoid paleontological deposits;
 - b. requiring dedication of permanent conservation easements where subdivisions and other developments can be planned to provide for such protective easements.

***NATIVE CALIFORNIAN CULTURAL SITES, SACRED PLACES,
AND BURIAL SITES***

GOAL OS-8

**ENCOURAGE THE CONSERVATION AND IDENTIFICATION OF THE COUNTY'S
NATIVE CALIFORNIAN CULTURAL SITES, SACRED PLACES, AND BURIAL
SITES.**

Policies

- OS-8.1 Unique burial sites shall be identified and protected. All Native Californian cemeteries, burials, shrine sites, and sacred place locations shall be preserved in

place to the greatest extent possible and as permitted by law. In cases where such sites and locations cannot be retained in place without modification, governing requirements in the Government Code, Health and Safety Code, California Environmental Quality Act and Native American Religious Freedom Act shall be taken into account in consulting with local Native Californian Tribal Groups with documented aboriginal ties to the study area and shall be carried out, as necessary, with the assistance and input of the California Native American Heritage Commission. Documentation of descent shall be based on Genealogical Proof Standards.

- OS-8.2 Information on the location and significance of the County's burial sites shall be compiled and used in the environmental and development review process. All such data sources shall be recorded with the State Office of Historic Preservation coincident with development review.
- OS-8.3 Development proposed at sites where known burials or human cemeteries are located shall in no case modify, disturb, excavate, or develop within such locations until all steps in compliance with CEQA, Native American Heritage Commission, Health and Safety Code and Government Code, and in accordance with any completed MOU with a local tribe, have been completed. Routine and Ongoing Agricultural Activities are exempted from this policy in so far as allowed by state or federal law. In the case of any conflict of interpretation, state requirements for the protection of burial sites are applicable and shall be implemented in good faith.
- OS-8.4 Policies and procedures shall be established that encourage development to avoid impacts to burial sites including:
- a. designing or clustering development to avoid archaeological deposits that typically contain human remains and to avoid any known cemeteries or other concentrations of human remains;
 - b. requiring dedication of permanent conservation easements if subdivisions and other developments can be planned to provide for such protective easements;
 - c. In all cases where human remains are identified through CEQA review, archaeological research, ethnohistoric research, inadvertent grading disturbance, or historic record research, the County shall consult with the designated "most likely descendants" as identified by any Memorandum of Understanding (MOU) adopted pursuant to *Policy OS-8.7*. In the event no MOU is executed, the Native American Heritage Commission shall be consulted to help determine the appropriate Tribal Group in that portion of the County where the burial remains are identified.
- OS-8.5 Efforts by historical, educational or other organizations to improve the public's recognition of the County's cultural heritage and the citizen's responsibilities for burial site preservation shall be encouraged. The County shall establish a Native Californian Advisory Panel that could provide technical assistance to staff in

determining how best to address monitoring and site treatment consistent with the policies in this General Plan. Decisions about human remains and heritage resources shall be made in consultation with Tribal representatives consistent with procedures established in *Policy OS-8.1*.

- OS-8.6 Tribal representatives will be consulted, consistent with state preservation law, about the location of sacred places, ancestral sites, archaeological remains of village sites, burial and cemetery sites, and other significant cultural resources during the preparation of any General Plan amendment, Master Plan, Community Plan, or Specific Plan.
- OS-8.7 While all interested Native Americans shall be encouraged to participate in the CEQA data review and evaluation stages of cultural resource policy implementation, the Ohlone/Coastanoan/Esselen Nation (OCEN) is a designated *Most Likely Descendent* group identified by the Native American Heritage Commission of the State of California. An Implementation Plan for this General Plan shall include, but not be limited to:
- a. Designating OCEN as the clearinghouse group for the coordination of data recovery monitoring and the disposition of human remains in Monterey County.
 - b. Creating a Memorandum of Understanding adopted to implement California's Local Government Tribal Inter-Governmental Consultation Act (SB18) consistent with this General Plan.
 - c. Establishing a technical advisory committee pursuant to *Policy OS-8.5* and consisting of appropriate tribal representatives and qualified archaeologists.

ENERGY RESOURCES

GOAL OS-9

PROMOTE EFFICIENT ENERGY USE.

Policies

- OS-9.1 The use of solar, wind and other renewable resources for agricultural, residential, commercial, industrial, and public building applications shall be encouraged.
- OS-9.2 Development shall be directed toward cities, Community Areas, and Rural Centers where energy expended for transportation and provision of services can be minimized.
- OS-9.3 Areas of urban concentration shall provide convenient access for employment, commercial, and other activities.

- OS-9.4 Lots shall be oriented to maximize the energy gains from solar and/or wind resources in order to minimize energy losses where possible.
- OS-9.5 Clustered development is favored where such development will conserve energy.
- OS-9.6 Development shall incorporate features that reduce energy used for transportation, including pedestrian and bicycle pathways, access to transit, and roadway design as appropriate.
- OS-9.7 Weatherization of existing buildings is encouraged.
- OS-9.8 Solar heating shall be required as the primary source for heat in all new swimming pools where it is proven most cost-effective.

AIR QUALITY

GOAL OS-10

PROVIDE FOR THE PROTECTION AND ENHANCEMENT OF MONTEREY COUNTY'S AIR QUALITY WITHOUT CONSTRAINING ROUTINE AND ONGOING AGRICULTURAL ACTIVITIES.

Policies

- OS-10.1 Land use policy and development decisions shall be consistent with the natural limitations of the County's air basins.
- OS-10.2 Mass transit, bicycles, pedestrian modes of transportation, and other transportation alternatives to automobiles shall be encouraged.
- OS-10.3 Monterey County shall promote conservation of naturally vegetated and forested areas for their air purifying functions.
- OS-10.4 Monterey County shall encourage concentrating industrial and commercial development in areas that are more easily served by public transit.
- OS-10.5 Mixed land uses that reduce the need for vehicular travel shall be encouraged.
- OS-10.6 The Monterey Bay Unified Air Pollution Control District's air pollution control strategies, air quality monitoring, and enforcement activities shall be supported.
- OS-10.7 Use of the best available technology for reducing air pollution emissions shall be encouraged.

- OS-10.8 Air quality shall be protected from naturally occurring asbestos by requiring mitigation measures to control dust and emissions during construction, grading, quarrying, or surface mining operations. This policy shall not apply to Routine and Ongoing Agricultural Activities except as required by state and federal law.
- OS-10.9 The County of Monterey shall require that future development implement applicable Monterey Bay Unified Air Pollution Control District control measures. Applicants for discretionary projects shall work with the Monterey Bay Unified Air Pollution Control District to incorporate feasible measures that assure that health-based standards for diesel particulate emissions are met. The County of Monterey will require that future construction operate and implement MBUAPCD PM₁₀ control measures to ensure that construction-related PM₁₀ emissions do not exceed the MBUAPCD's daily threshold for PM₁₀. The County shall implement MBUAPCD measures to address off-road mobile source and heavy duty equipment emissions as conditions of approval for future development to ensure that construction-related NO_x emissions from non-typical construction equipment do not exceed the MBUAPCD's daily threshold for NO_x.
- OS-10.10 In the design of future development within Community Areas and Rural Centers, the following sustainable land use strategies shall be considered to reduce energy consumption, minimize greenhouse gas emissions, and foster healthier environments for people:
- Take an integrated approach to siting, design, and operation of buildings and infrastructure
 - Incorporate multiple-uses for infrastructure (e.g., recreational fields designed to capture stormwater and reduce urban runoff)
 - Design development to take advantage of solar orientation
 - Recycle brownfield sites
 - Employ individual and systematic water conservation measures (e.g., native vegetation, bioswales, graywater reuse, high efficiency appliances)
 - Promote Transit Oriented Development (TOD) to increase mobility and reduce auto dependency
 - Provide preferential carpool/vanpool parking spaces
 - Implement a parking surcharge for single occupant vehicles
 - Provide for shuttle/mini bus service
 - Provide bicycle storage/parking facilities and shower/locker facilities
 - Provide onsite child care centers
 - Provide transit design features within the development
 - Develop park-and-ride lots
 - Employ a transportation/rideshare coordinator
 - Implement a rideshare program
 - Provide incentives to employees to rideshare or take public transportation
 - Implement compressed work schedules
 - Implement telecommuting program

- Provide bicycle paths within major subdivisions that link to an external network
- Provide pedestrian facilities within major subdivisions
- Locate development of new sensitive land uses (schools, hospitals, facilities for the elderly) at least 500 feet from a freeway carrying more than 100,000 vehicles per day.

Future development shall be designed to maximize energy efficiency to the extent feasible and accommodate energy infrastructure (i.e., transmission lines, power plants and pipelines, and fueling stations), including the potential for distributed renewable generation.

- OS-10.11 Within 24 months of the adoption of the General Plan, Monterey County shall develop and adopt a Greenhouse Gas (GHG) Reduction Plan with a target to reduce emissions by 2020 to a level that is 15% less than 2005 emission levels. At a minimum, the Plan shall:
- a. Establish an inventory of 2005 GHG emissions in the County of Monterey including but not limited to residential, commercial, industrial, and agricultural emissions; and
 - b. Forecast GHG emissions for 2020 for County operations;
 - c. Forecast GHG emissions for areas within the jurisdictional control of the County for “business as usual” conditions;
 - d. Identify methods to reduce GHG emissions;
 - e. Quantify the reductions in GHG emissions from the identified methods;
 - f. Establish requirements for monitoring and reporting of GHG emissions;
 - g. Establish a schedule of actions for implementation;
 - h. Identify funding sources for implementation; and
 - i. Identify a reduction goal for the 2030 Planning Horizon.
 - j. Quantify carbon sequestration in agricultural soils and crops.
- During preparation of the Greenhouse Gas Reduction Plan, the County shall also evaluate potential options for changes in County policies regarding land use and circulation, as necessary, to further achieve the 2020 and 2030 reduction goals and measures to promote urban forestry and public awareness concerning climate change.

- OS-10.12 Within 24 months of the adoption of the General Plan, the County shall adopt a Green Building Ordinance to require green building practices and materials for new civic buildings and new private residential, commercial, and industrial buildings that will include, but are not limited to, the following technologies, strategies, or their functional equivalent:
- All new County government projects and major renovations shall meet, at a minimum, LEED-Silver standards or an equivalent rating system
 - All new commercial buildings shall meet requirements of the LEED rating system for commercial buildings or an equivalent rating system.

- All new residential projects of 6 units or more shall meet the GreenPoint Rating System for residential buildings, or an equivalent alternate rating system.
- The County shall require consideration of solar building orientation, solar roofs, cool pavements, and planting of shade trees in development review of new commercial and industrial projects and new residential projects of 6 units or more.
- Prioritized parking within new commercial and retail areas for electric vehicles, hybrid vehicles, bicycles, and alternative fuel vehicles shall be provided for new commercial and institutional developments.
- New commercial and industrial projects greater than 25,000 square feet shall be required to provide on-site renewable energy generation as part of their development proposal. This requirement can be met through a solar roof or other means.

OS-10.13 The County shall use Geographic Information Systems (GIS) to map and assess local renewable resources, the electric and gas transmission and distribution system, community growth areas anticipated to require new energy services, and other data useful to deployment of renewable technologies. The County shall adopt an Alternative Energy Promotion ordinance that will:

- identify possible sites for production of energy using local renewable resources such as solar, wind, small hydro, and, biogas;
- consider the potential need for exemption from other General Plan policies concerning visual resources, ridgeline protection, or biological resources;
- evaluate potential land use, environmental, economic, and other constraints affecting renewable energy development; and
- adopt measures to protect renewable energy resources, such as utility easement, right-of-way, and land set-asides, as well as visual and biological resources.

The County shall also complete the following:

- Evaluate the feasibility of Community Choice Aggregation (CCA) for the County. CCA allows cities and counties, or groups of them, to aggregate the electric loads of customers within their jurisdictions for purposes of procuring electrical services. CCA allows the community to choose what resources will serve their loads and can significantly increase renewable energy.
- If CCA is ultimately not pursued, the County shall evaluate the feasibility of purchasing renewable energy certificates to reduce the County's contribution to GHG emissions related to County electricity use.
- The County shall develop a ministerial permit process for approval of small-scale wind and solar energy systems for on-site home, small commercial, and farm use.

OS-10.14 The County of Monterey shall require that construction contracts be given to those contractors who show evidence of the use of soot traps, ultra-low sulfur fuels, and other diesel engine emissions upgrades that reduce PM₁₀ emissions to

less than 50% of the statewide PM₁₀ emissions average for comparable equipment.

OS-10.15 Within 12 months of adoption of the General Plan, the County shall quantify the current and projected (2020) GHG emissions associated with County operations and adopt a GHG Reduction Plan for County Operations. The goal of the plan shall be to reduce GHG emissions associated with County Operations by at least 15% less than 2005 emission levels. Potential elements of the County Operations GHG Reduction Plan shall include, but are not limited to, the following measures:

- an energy tracking and management system;
- energy-efficient lighting;
- lights-out-at-night policy;
- occupancy sensors;
- heating, cooling and ventilation system retrofits;
- ENERGY STAR appliances
- green or reflective roofing;
- improved water pumping energy efficiency;
- central irrigation control system;
- energy-efficient vending machines;
- preference for recycled materials in purchasing;
- use of low or zero-emission vehicles and equipment
- recycling of construction materials in new county construction;
- solar roofs; and
- conversion of fleets (as feasible) to;
 - Electric vehicles,
 - Ultra Low-Emission vehicles,
 - Methanol fleet vehicles,
 - Liquid propane gas fleet vehicles, or
 - Compressed natural gas fleet vehicles

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CHAPTER 4.0
SAFETY ELEMENT

This Safety Element combines the state mandated safety and noise elements. This Element establishes policies and programs to protect the public from risks associated with seismic, geologic, flood, and wildfire hazards. This Element also identifies sources of noise and provides policies addressing existing and foreseeable noise problems.

Monterey County lies within a region of high seismic activity in the form of frequent medium earthquakes with nearby epicenters, as well as infrequent major earthquakes. Earthquakes can cause two types of hazards: primary and secondary. Primary seismic hazards include ground shaking and ground displacement, which in turn can induce secondary hazards. Secondary hazards include ground failure (lurch cracking, lateral spreading, and slope failure), liquefaction, seismic induced water waves (tsunamis and seiches), and dam failure. In addition to the hazards from seismic activity, Monterey County's varied landforms (rugged mountains, river-cut valleys, and wetlands) are subject to landslides, erosion and subsidence.

The San Andreas Fault runs through the southeastern portion of the County for approximately 30 miles and poses the single greatest seismic hazard to the County. Two other active faults affecting Monterey County include the Palo Colorado-San Gregorio Fault zone and the Monterey Bay Fault zone. The Palo Colorado-San Gregorio Fault zone connects the Palo Colorado Fault near Point Sur, south of Monterey, with the San Gregorio Fault near Point Ano Nuevo in Santa Cruz County. The Monterey Bay Fault lies seaward of the City of Seaside extending northwesterly to the Pacific Ocean. *Figure 8A* illustrates the general locations of these active faults as well as lesser active faults within Monterey County.

Development in the flood-prone fertile valleys has resulted in flooding conditions mostly in the Salinas Valley, but also in the Carmel, Pajaro, Big and Little Sur River Valleys. Factors that contribute most significantly to potential flooding risk are development within the 100-year floodplain, levee failure, localized drainage problems (e.g.; estuaries, marshes and river basins) and dam failure. In Monterey County, the Salinas River and Carmel River Valleys face the greatest risk from dam failure. The Salinas Valley is influenced by two County-owned dams (Nacimiento and San Antonio), and the Carmel Valley has the Los Padres and San Clemente dams. The Monterey County Water Resources Agency reviews hydrological data, oversees structural development, and implements land use regulations to reduce the risk of flooding.

Monterey County experiences a variety of types of fires: wildland, structural, and chemical. Over half of the land area in Monterey County is mountainous and covered with highly combustible vegetation. Wildland fires are part of the ecosystem that are both a beneficial and destructive force. Monterey County has some older communities (Chualar, Spreckels, San Lucas, Bradley, North County, and Carmel Valley Village) where structural failure could occur as a result of out-dated electrical or mechanical conditions. In addition to wildland and structural fires, Monterey County is subject to fire hazards from oil and natural gas fields, gasoline storage wells and flammable chemicals.

The California Department of Forestry and Fire Protection (CAL FIRE) is charged with wildland fire protection for much of Monterey County. CAL FIRE provides wildland fire protection to 1.3 million acres of State Responsibility Area (SRA) from seven fire stations and one conservation camp located in Monterey County. In addition to the CAL FIRE equipment located within Monterey County, there are two air tankers, an aerial command aircraft and a helicopter located in adjacent San

Benito County. The state funded fire equipment located in Monterey County is sufficient to meet the stated CAL FIRE goal of controlling 95% of SRA wild fires in the first burning period.

Older buildings that do not have adequate fire protection devices pose a high fire hazard risk. Structural fire protection in the county (Local Responsibility Area or LRA) is the responsibility of local government and is provided by various fire protection districts and special districts, of which five have contracts with CAL FIRE to manage and staff their departments. Pebble Beach Community Services District, Cypress Fire Protection District, Carmel Highlands Fire Protection District, Aromas Tri-County Fire Protection District, and South Monterey County Fire Protection District all contract with CAL FIRE.

The Agricultural Commissioner's Office and County Health Department are responsible for enforcing state (Department of Food and Agriculture) and federal (Environmental Protection Agency, Occupational Safety and Health Administration) regulations. The County Office of Emergency Services (OES) maintains and implements the County's emergency response plan, which includes a comprehensive disaster preparedness program. This program describes the organizational framework and respective duties of County departments in order to coordinate separate departments into a cohesive unit during times of emergency.

Miscellaneous hazards occur when toxic chemicals (pesticides, herbicides, and fertilizers) and/or dangerous substances (petroleum, natural gas, and radio-active, flammable or explosive materials) are mismanaged or misused. The leading users of chemicals in Monterey County generally include agriculture, hospitals, heavy industry, laboratories and utilities. As a leader in agricultural production, Monterey County's farm industry is a heavy user of pesticides and fertilizers to control weeds, fungi, rodents, and insects that are harmful to their crops. Production and storage also pose potential hazard where leaks or spills could contaminate air or water, generate fire, or cause an explosion.

Principal noise sources in Monterey County include transportation facilities, several industrial and food-packing plants, several mining operations, Laguna Seca Raceway, and a power-generating plant. The transportation-related noise sources include roadways, railroads and airports (see *Circulation Element*), but for the most part these sources are isolated from noise sensitive areas and do not interfere with sensitive wildlife habitat due to the fact that principle noise sources are located primarily in urbanized or agricultural areas within Monterey County and are expected to remain this way.

Railroad noise is generated by the following lines:

- a. Union Pacific Railroad's Coast Line. Spans the length of the county, north to south.
- b. Coast Line. Traverses the unincorporated communities of Aromas, Pajaro, Castroville, Chualar, San Lucas, San Ardo, and Bradley and the cities of Salinas, Gonzales, Soledad, Greenfield, and King City. This line is used primarily for freight traffic, though Amtrak operates a daily train in each direction.
- c. Monterey Branch Line. A 14-mile length that diverges from the Coast Line in Castroville and serves the Monterey Peninsula. This line is currently inactive.
- d. A branch line also diverges off the Coast Line north of Castroville to serve the industrial uses in the Moss Landing area.

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Figure 8A -Regional Faults to be inserted
(8.5" x 11")

GOALS AND POLICIES

SAFETY

SEISMIC AND OTHER GEOLOGIC HAZARDS

GOAL S-1

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

Policies

- S-1.1 Land uses shall be sited and measures applied to reduce the potential for loss of life, injury, property damage, and economic and social dislocations resulting from ground shaking, liquefaction, landslides, and other geologic hazards in the high and moderate hazard susceptibility areas.
- S-1.2 A Geologic Constraints and Hazards Database shall be developed and maintained in the County Geographic Information System (GIS). The GIS shall be used to identify areas containing hazards and constraints (see *Policy PS-2.6*) that could potentially impact the type or level of development allowed in these areas (*Policy OS-3.5*). Maps maintained as part of the GIS include:
- a. Active Regional Faults
 - b. Relative Seismic Shaking Hazards
 - c. Relative Landslide Susceptibility
 - d. Relative Earthquake-Induced Liquefaction Susceptibility
 - e. Steep Slope Constraints (see *Policy OS-3.5*)
 - f. Coastal Erosion
 - g. Moderate and High Erosion Hazards
 - h. Highly Erodible Soils
- S-1.3 Site-specific geologic studies may be used to verify the presence or absence and extent of the hazard on the property proposed for new development and to identify mitigation measures for any development proposed. An ordinance including permit requirements relative to the siting and design of structures and grading relative to seismic hazards shall be established.
- S-1.4 The Alquist-Priolo Earthquake Fault Zoning Act shall be enforced.
- S-1.5 Structures in areas that are at high risk from fault rupture, landslides, or coastal erosion shall not be permitted unless measures recommended by a registered engineering geologist are implemented to reduce the hazard to an acceptable level. Development shall be discouraged in the following areas:

- a. Areas within 50 feet of active faults. Within State or County Earthquake Fault Zones, trenching or other suitable methodology shall be used to determine the location of the fault.
- b. Areas within or adjacent to large active landslides. Large active landslides are those that are economically or technically infeasible to mitigate because of their rate of movement or size and volume.

S-1.6 New development shall not be permitted in areas of known geologic or seismic hazards unless measures recommended by a California certified engineering geologist or geotechnical engineer are implemented to reduce the hazard to an acceptable level. Areas of known geologic or seismic hazards include:

- a. Moderate or high relative landslide susceptibility.
- b. High relative erosion susceptibility.
- c. Moderate or high relative liquefaction susceptibility.
- d. Coastal erosion and seacliff retreat.
- e. Tsunami run-up hazards.

S-1.7 Site-specific reports addressing geologic hazard and geotechnical conditions shall be required as part of the planning phase and review of discretionary development entitlements and as part of review of ministerial permits in accordance with the California Building Standards Code as follows:

- a. Geotechnical reports prepared by State of California licensed Registered Geotechnical Engineers are required during building plan review for all habitable structures and habitable additions over 500 square feet in footprint area. Additions less than 500 square feet and non-habitable buildings may require geotechnical reports as determined by the pre-site inspection.
- b. A Registered Geotechnical Engineer shall be required to review and approve the foundation conditions prior to plan check approval, and if recommended by the report, shall perform a site inspection to verify the foundation prior to approval to pour the footings. Setbacks shall be identified and verified in the field prior to construction.
- c. All new development and subdivision applications in State- or County-designated Earthquake Fault Zones shall provide a geologic report addressing the potential for surface fault rupture and secondary fracturing adjacent to the fault zone before the application is considered complete. The report shall be prepared by a Registered Geologist or a Certified Engineering Geologist and conform to the State of California's most current Guidelines for evaluating the hazard of surface fault rupture.
- d. Geologic reports and supplemental geotechnical reports for foundation design shall be required in areas with moderate or high landslide or liquefaction susceptibility to evaluate the potential on- and off-site impacts on subdivision layouts, grading, or building structures.
- e. Where geologic reports with supplemental geotechnical reports determine that potential hazards effecting new development do not lead to an unacceptable level of risk to life and property, development in all Land

Use Designations may be permissible, so long as all other applicable General Plan policies are complied with.

- f. Appropriate site-specific mitigation measures and mitigation monitoring to protect public health and safety, including deed restrictions, shall be required.

S-1.8 As part of the planning phase and review of discretionary development entitlements, and as part of review of ministerial permits in accordance with the California Building Standards Code, new development may be approved only if it can be demonstrated that the site is physically suitable and the development will neither create nor significantly contribute to geologic instability or geologic hazards.

S-1.9 A California licensed civil engineer or a California licensed landscape architect can recommend measures to reduce moderate and high erosion hazards in the form of an Erosion Control Plan.

FLOOD HAZARDS

GOAL S-2

REDUCE THE AMOUNT OF NEW DEVELOPMENT IN FLOODPLAINS AND, FOR ANY DEVELOPMENT THAT DOES OCCUR, MINIMIZE THE RISK FROM FLOODING AND EROSION.

Policies

S-2.1 Land Use planning to avoid incompatible structural development in flood prone areas shall be the primary means of minimizing risk from flood hazards. (Refer to *Figure 8b* FEMA Flood Insurance Rate, *Figure 8c* Awareness Floodplain Maps, and *Figure 8d* Dam Inundation Map)

S-2.2 Uses such as agriculture, passive to low intensity recreation, and open space/conservation are the most acceptable land uses in the 100-year floodplain to lessen the potential for loss of life, injury, property damage, and economic and social dislocations to the maximum extent feasible.

S-2.3 All new development, including filling, grading, and construction, within designated 100-year floodplain areas shall conform to the guidelines of FEMA and the National Flood Insurance Program and ordinances established by the County Board of Supervisors. With the exception of the construction of structures, Routine and Ongoing Agricultural Activities shall be exempt from this policy.

S-2.4 Monterey County shall strive to improve its National Flood Insurance Program Community Rating System classification.

- S-2.5 In Community Areas, the suitability of new development in the FEMA-defined 100-year floodplain shall be addressed through the Community Plan process in consultation with the Monterey County Water Resources Agency. The County shall prioritize, support, encourage, and participate to the greatest extent feasible in collaborative efforts to address flooding in or around Community Areas in order to facilitate development identified in the Community planning process.
- S-2.6 Drainage and flood control improvements needed to mitigate flood hazard impacts associated with potential development in the 100-year floodplain shall be determined prior to approval of new development and shall be constructed concurrently with the development.
- S-2.7 Outside Community Areas, subdivisions that create lots where the only developable sites for new structures are within the 100-year floodplain shall be discouraged.
- S-2.8 Alternative project designs and densities to minimize development in the floodplain shall be considered and evaluated.
- S-2.9 New insurable buildings on existing lots of record shall be located outside the flood plain where possible.
- S-2.10 New insurable buildings to be located in the floodplain shall require mitigation measures, including but not limited to raising lowest floor elevations to one-foot above the 100-year flood level, to reduce flood impacts on the development to a less-than-significant level, subject to the approval of the Monterey County Water Resources Agency.
- S-2.11 All insurable buildings rebuilt or remodeled within a FEMA designated 100-year floodplain shall be elevated consistent with the guidelines of the National Flood Insurance Program if the cumulative work over a 10-year period exceeds 50-percent (50%) of the appraised value of the structure. Relocation to locations outside of the 100-year floodplain shall be encouraged.
- S-2.12 Discretionary permits for development in or partially in the 100-year floodplain shall be conditioned to require recordation of a notice stating that the property is located within or partially within the 100-year floodplain and may be subject to building and/or land use restrictions.

DRAINAGE

GOAL S-3

ENSURE EFFECTIVE STORM DRAINAGE AND FLOOD CONTROL TO PROTECT LIFE, PROPERTY, AND THE ENVIRONMENT.

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Figure 8B – FEMA Flood Insurance Rate Map to be inserted
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Figure 8C – Awareness Floodplain Maps to be inserted
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Figure 8D – Dam Inundation Map to be inserted
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Policies

- S-3.1 Post-development, off-site peak flow drainage from the area being developed shall not be greater than pre-development peak flow drainage. On-site improvements or other methods for storm water detention shall be required to maintain post-development, off-site, peak flows at no greater than pre-development levels, where appropriate, as determined by the Monterey County Water Resources Agency.
- S-3.2 Best Management Practices to protect groundwater and surface water quality shall be incorporated into all development.
- S-3.3 Drainage facilities to mitigate the post-development peak flow impact of new development shall be installed concurrent with new development.
- S-3.4 A County Flood Management Program that helps reduce flood risks shall be established consistent with FEMA requirements at a minimum. The program shall consider both structural and non-structural solutions to address flooding.
- S-3.5 Runoff Performance Standards that result in an array of site planning and design techniques to reduce storm flows plus capture and recharge runoff shall be developed and implemented, where appropriate, as determined by the Monterey County Water Resources Agency.
- S-3.6 An inventory of areas where there is a high probability of accelerated erosion, sedimentation, and/or chemical pollution shall be maintained as part of the County's GIS mapping database.
- S-3.7 The Monterey County Water Resources Agency shall prepare a Flood Criteria or Drainage Design Manual that establishes floodplain management policies, drainage standards and criteria, stormwater detention, and erosion control and stormwater quality protection measures in order to prevent significant impacts from flooding and ensure that development does not increase flooding risk over present conditions. The manual shall include, as appropriate, hydrologic and hydraulic analysis procedures, procedures to assess stream geomorphology and stability, potential development impacts on streams, and design guidelines for channel design, including biotechnical bank stabilization. Until the Drainage Design Manual is prepared, the County shall continue to apply existing policies and ordinances to manage floodplains and minimize flood risk, erosion control, and water quality impacts.
- S-3.8 To assist planners in determining potential inundation hazards for existing and future development, the County shall coordinate the periodic review, completion, and filing (with appropriate State and County Offices of Emergency Services) of inundation maps for all dams and levees whose failure could cause loss of life or

personal injury within Monterey County. Where inundation maps indicate dam or levee failure could cause loss of life or property or personal injury, the corresponding responsible party shall investigate levee or dam stability and management, identifying emergency alert, evacuation, rehabilitation, and maintenance needs, as appropriate.

- S-3.9 In order to minimize urban runoff affecting water quality, the County shall require all future development within urban and suburban areas to implement Best Management Practices (BMPs) as approved in the Monterey Regional Storm Water Management Program which are designed to incorporate Low Impact Development techniques. BMPs may include, but are not limited to, grassy swales, rain gardens, bioretention cells, and tree box filters. BMPs should preserve as much native vegetation as feasible possible on the project site.

FIRE HAZARDS

GOAL S-4

MINIMIZE THE RISKS FROM FIRE.

Policies

- S-4.1 Risks and losses from fire hazards shall be reduced by encouraging public education programs on fire hazards and citizen awareness and responsibility in preventing fires.
- S-4.2 The County shall encourage and support fire protection agencies to provide communities they serve with educational materials on local fire hazards and how each community can be protected. This information should be continually available at the local fire station, local library, other convenient locations, and through the media.
- S-4.3 The County shall encourage and support educational programs, including but not limited to bilingual programs on fire safety by school districts, in cooperation with fire protection agencies, including Monterey County Office of Education (MCOE) and a nationally recognized fire safety education program county-wide.
- S-4.4 Detailed scientific analysis of fire hazards in the County shall be provided periodically.
- S-4.5 The wildland fire hazard severity map should be updated periodically as more precise information becomes available.

- S-4.6 Structural and other non-wildland fire risks within wildland urban interface areas should be identified and maintained as a layer in the County's GIS in cooperation with fire officials and updated periodically.
- S-4.7 The County and authorities having jurisdiction shall develop and maintain a procedure to inform potential developers of the requirements for development in high and very high fire hazard areas. This information shall be made available through the Planning Department.
- S-4.8 Fire hazards shall be reduced to an acceptable level of risk by prescribing the use, location, type, and design of roadways.
- S-4.9 Roadways shall be constructed and maintained in accordance with Monterey County Code Chapter 18.56 or the California Fire Code, as they may be updated from time to time, as determined by the fire authority having jurisdiction.
- S-4.10 The County shall require the creation of road maintenance agreements for all new private subdivision roads.
- S-4.11 The County shall require all new development to be provided with automatic fire protection systems (such as fire breaks, fire-retardant building materials, automatic fire sprinkler systems, and/or water storage tanks) approved by the fire jurisdiction.
- S-4.12 The County shall require all modifications, additions, and remodeling of existing development exceeding thresholds adopted by the fire jurisdictions to be provided with automatic fire protection systems (such as fire breaks, fire-retardant building materials, automatic fire sprinkler systems, fire detection and alarm systems), water storage tanks and/or a Fuel Modification Zone plan as required by the fire jurisdiction.
- S-4.13 The County shall require all new development to have adequate water available for fire suppression. The water system shall comply with Monterey County Code Chapter 18.56, NFPA Standard 1142, or other nationally recognized standard. The fire authority having jurisdiction, the County Departments of Planning and Building Services, and all other regulatory agencies shall determine the adequacy and location of water supply and/or storage to be provided.
- S-4.14 Water systems constructed, extended, or modified to serve a new land use or a change in land use or an intensification of land use, shall be designed to meet peak daily demand and recommended fire flow.
- S-4.15 All new development shall be required to annex into the appropriate fire district. Where no fire district exists, project applicants shall provide verification from the most appropriate local fire authority of the fire protection services that exist.

Project approvals shall require a condition for a deed restriction notifying the property owner of the level of service available and acceptance of associated risks to life and property. Where annexations are mandated, the County shall negotiate a tax share agreement with the affected fire protection district.

- S-4.16 New and reconstructed bridges shall be constructed in accordance with Monterey County Code Chapter 18.56 and the California Fire Code as amended.
- S-4.17 Drainage details for the road or driveway shall conform to current engineering practices, including erosion control Best Management Practices.
- S-4.18 All access roads and driveways shall be maintained by the responsible parties to ensure the fire department safe and expedient passage at all times.
- S-4.19 Gates on emergency access roadways shall be constructed in accordance with Monterey County Code Chapter 18.56 and the California Fire Code as amended.
- S-4.20 Reduce fire hazard risks to an acceptable level by regulating the type, density, location, and/or design and construction of development.
- S-4.21 All permits for residential, commercial, and industrial structural development (not including accessory uses) shall incorporate requirements of the fire authority having jurisdiction.
- S-4.22 Every building, structure, and/or development shall be constructed to meet the minimum requirements specified in the current adopted state building code, state fire code, Monterey County Code Chapter 18.56, and other nationally recognized standards.
- S-4.23 The County shall adopt the Fire Code document adopted by the State of California and appropriate amendments.
- S-4.24 Property addresses shall be required to be posted in accordance with Monterey County Code Chapter 18.56.
- S-4.25 Address issuance and street naming shall be coordinated between the incorporated cities and the County in accordance with Monterey County Codes to avoid duplication or confusion to public safety agencies.
- S-4.26 When public facilities and above-ground utilities are located in high or very high fire hazard areas, special precautions shall be taken to mitigate the risks from wildfire and to ensure uninterrupted operation.
- S-4.27 The County shall continue to review the procedure for proposed development, including minor and standard subdivisions, and provide for an optional pre-

submittal meeting between the project applicant, planning staff, and fire officials.

- S-4.28 The County shall provide a list of acceptable fire-resistant plants suited to each of the County's various micro-climates, in accordance with *Policy OS-5.14* to avoid invasive species. This list should be developed with the cooperation of the County and fire authorities having jurisdiction, and made available at the Monterey County Planning Department.
- S-4.29 The County shall assure that successive uses of individual buildings that require new permits for a new use comply with appropriate building standards.
- S-4.30 New swimming pools may be required to be plumbed to allow connection to fire fighting equipment, if requested by the local fire jurisdiction.
- S-4.31 A zone that can inhibit the spread of wildland fire shall be required of new development in fire hazard areas. Such zones shall consider irrigated greenbelts, streets, and/or Fuel Modification Zones in addition to other suitable methods that may be used to protect development. The County shall not preclude or discourage a landowner from modifying fuel within the Fuel Modification Zone, or accept any open space easement or other easement over land within a Fuel Modification Zone that would have that effect.
- S-4.32 Property owners in high, very high, and extreme fire hazard areas shall prepare an overall Fuel Modification Zone plan in conjunction with permits for new structures, subject to approval and to be performed in conjunction with the CDFFP and/or other fire protection agencies in compliance with State Law.
- S-4.33 Where new developments are required to provide for fuel modification zones, the cost of such construction shall be borne by the developer. Future maintenance of such fuel modification zones shall be in accordance with the fire defense standards adopted by the State of California. Homeowners shall be responsible for said maintenance.

EMERGENCY PREPAREDNESS

GOAL S-5

ASSURE THE COUNTY IS PREPARED TO ANTICIPATE, RESPOND AND RECOVER FROM EMERGENCIES.

Policies

- S-5.1 The County shall participate in developing emergency plans that provide preparation for, as well as a coordinated and effective response to, emergency and disaster events. Plans include, but are not limited to, a multi-jurisdictional Local

Hazard Mitigation Plan (LHMP) and Community Wildfire Protection Plans (CWPPs).

- S-5.2 The Monterey County Operational Area Emergency Operations Plan shall include general procedures to implement the nationwide National Incident Management System (NIMS) and statewide Standardized Emergency Management System (SEMS), activate and operate the Operational Area Emergency Operations Center (EOC), coordinate responders, and implement other tactical response measures.
- S-5.3 The Coordinated Emergency Response Plans (CERP) for specific threat areas that include specific response and tactical procedures shall be maintained and updated as needed.
- S-5.4 Training programs shall incorporate interagency coordination and joint response simulation exercises to include all elements and disciplines of the Monterey County Operational Area Authority.
- S-5.5 Emergency preparation shall be enhanced by:
- a. Continuing to improve preparedness programs and utilizing the best practices to increase public awareness, educate and organize the public to respond appropriately to disasters, in addition to public safety and emergency service providers.
 - b. Providing emergency and disaster related information to the public as events occur and coordinating with utility providers during disaster events.
 - c. Maintaining an ongoing program to train building and safety personnel in risk assessment and ensuring that County building codes keep current with state requirements.
- S-5.6 Inter-jurisdictional coordination shall be enhanced by maintaining agreements with local, state, and federal agencies to provide coordinated emergency response. The Monterey County Operational Area Emergency Plan shall be maintained and enhanced in consultation with all applicable agencies.
- S-5.7 The County shall maintain current mapping and Geographic Information System (GIS) databases on the location of hazards within Monterey County, shall develop programs for sharing of information with other jurisdictions, and provide appropriate access to databases for emergency public service providers to improve delivery of public safety services.
- S-5.8 Emergency services in all areas of the County shall continue to be improved. Priority for those improvements shall be given to the areas of greatest need.
- S-5.9 Emergency roadway connections may be developed where distance to through streets is excessive, or where a second means of emergency ingress or egress is critical. New residential development of three units or more shall provide more than one access route for emergency response and evacuation unless exempted by

the Fire jurisdiction. Such protection requirements shall be consistent with adopted fire safety standards.

S-5.10 Critical facilities under County jurisdiction shall be located, designed, and operated in a manner that maximizes their ability to remain functional in a disaster event.

S-5.11 A Development Impact Ordinance to obtain and maintain an acceptable level of emergency services shall be enacted so that new development, to the extent permitted under State law, shall provide its fair share of funding for public facilities and equipment concurrent with the development.

The funds collected under this ordinance shall be designated for the establishment of the public safety facilities serving the new development, either by a newly established public safety jurisdiction or by the existing public safety jurisdiction into which the development exists or is annexed.

S-5.12 New roads, bridges, and utility lines shall be designed and constructed in accordance with applicable seismic safety standards.

S-5.13 Utilities serving new development shall be sited and constructed to minimize the risks from hazards to the greatest extent feasible.

S-5.14 All public thoroughfares, private roads, and deeded emergency accesses shall be considered potential evacuation routes. The Monterey County Coordinated Emergency Response Plans shall provide basic information on the evacuation routes for specific areas. The routes listed in *Table S-1 (next page)*, as well as any other route deemed appropriate to the situation, shall be considered “Pre-designated Emergency Evacuation Routes” and may be employed during tactical situations at the discretion of the Monterey County Sheriff and/or the Incident Commander.

Table S-1 – Evacuation Routes

U.S. Highways:	• U.S. Highway 101	
State Highways:	• Highway 1 • Highway 25 • Highway 68 • Highway 129 • Highway 146	• Highway 156 • Highway 183 • Highway 198 • Highway 218
Numbered County Roads:	• Arroyo Seco Road (G17) • Bitterwater Road (G13) • Carmel Valley Road (G16) • Fort Romie Road (G17) • Hall Road (G12) • Interlake Road (G14) • Jolon Road (G14) • Jolon Road (G18)	• Nacimiento Lake Drive (G19) • Laureles Grade (G20) • Metz Road (G15) • Reservation Road (G17) • River Road (G17) • San Juan Road (G11) • San Miguel Canyon Road (G12)
Other County	• Alisal Road	• Johnson Canyon Road

Table S-1 – Evacuation Routes

Roads:	<ul style="list-style-type: none"> • Aromas Road • Blackie Road • Blanco Road • Bradley Road • Bryson-Hesperia Road • Cachagua Road • Calera Canyon Road • Camphora Gloria Road • Carpenteria Road • Castroville Boulevard • Cattlemen Road • Cholame Road • Chualar Canyon Road • Cooper Road • Corral de Tierra Road • Crazy Horse Canyon Road • Davis Road • Dolan Road • Echo Valley Road • Elkhorn Road • Elm Avenue • Espinosa Road (Salinas) • Gloria Road • Gonzales River Road • Harkins Road • Indian Canyon Road • Indians Road 	<ul style="list-style-type: none"> • Lockwood-San Lucas Road • Lone Oak Road • Milpitas Road • Mission Road • Molera Road • Nacimiento-Fergusson Road • Nashua Road • Oasis Road • Old Stage Road • Palo Colorado Canyon Road • Paris Valley Road • Parkfield-Coalinga Road • Peach Tree Road • Pesante Road • Pine Canyon Road • Priest Valley Road • Reliz Canyon Road • Robinson Canyon Road • Salinas Road • San Benancio Road • San Juan Grade Road • San Lucas Road • 17 Mile Drive • Spreckels Road • Strawberry Road • Tassajara Road • Vineyard Canyon Road
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S-5.15 Tsunami Evacuation Routes are any routes in an incorporated or unincorporated area leading inland away from the coastline to elevations twenty feet or higher.

S-5.16 Inventories of at-risk structures and buildings, including unreinforced masonry buildings, shall be developed by the County to the extent feasible. Measures to abate potentially dangerous buildings through retrofitting or demolition shall be identified and encouraged.

S-5.17 Emergency Response Routes and Street Connectivity Plans shall be required for Community Areas and Rural Centers, and for any development producing traffic at an equivalent or greater level to five or more lots/units. Said Plan shall include:

- a. Roadway connectivity that provides multiple routes for emergency response vehicles.
- b. Primary and secondary response routes in Community Areas and Rural Centers.
- c. Secondary response routes, which may include existing roads or new roads required as part of development proposals.

The County shall review said plans in coordination with the appropriate Fire District.

EMERGENCY SERVICES

GOAL S-6

ENSURE THAT AMBULANCE, SHERIFF, AND FIRE SERVICES ARE AVAILABLE FOR THE PROTECTION OF LIFE AND PROPERTY.

Policies

- S-6.1 The availability of sheriff, ambulance, and fire services, resources personnel and equipment shall be considered prior to approving the creation of new lots or the intensification of use on an existing lot, pursuant to *Table PS-1 (Public Services Element)*.
- S-6.2 The provision of services shall be prioritized to give the highest priority to areas where the highest concentrations of people reside.
- S-6.3 A Development Impact Ordinance shall be established to provide adequate protection coverage and emergency services (sheriff, fire, etc) facilities consistent with State law and the standards in *Table PS-1 (Public Services Element)*.
- S-6.4 Establishment of new or expansion of existing Community Areas shall not be allowed in areas where emergency response times would exceed the standards in *Table PS-1 (Public Services Element)*.
- S-6.5 Service level goals for fire and ambulance/emergency service are:
- a. 8 minutes or less, 90% of the time in urban areas and Community Areas;
 - b. 12 minutes or less, 90% of the time in suburban areas and Rural Centers;
 - c. 45 minutes or less, 90% of the time in rural areas (areas not included in a or b above).. (See *Policy S-5.11*)
- S-6.6 Informational brochures regarding the levels of fire and ambulance/emergency service available throughout the County may be developed.
- S-6.7 Public safety measures, including sequential house numbering, non-repetitive street naming, standardized lettering of house numbers in subdivision design, lighting, and park designs, that allow for adequate view from streets shall be included in the design and construction of new development.
- S-6.8 Efforts to reduce crimes and fires through greater application of neighborhood, rural, and industrial crime prevention techniques, and fire prevention education programs, shall be encouraged.

NOISE HAZARDS

GOAL S-7

MAINTAIN A HEALTHY AND QUIET ENVIRONMENT FREE FROM ANNOYING AND HARMFUL SOUNDS.

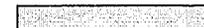
Policies

- S-7.1 New noise-sensitive land uses may only be allowed in areas where existing (*Figures 9 A-H*) and projected (*Figures 10 A-E*) noise levels are “acceptable” according to “Land Use Compatibility for Community Noise Table” (*Table S-2, next page*). A Community Noise Ordinance shall be established consistent with said Table that addresses, but is not limited to the following (*Noise level maps are located at the end of this Element*):
- a. Capacity-related roadway improvement projects.
 - b. Construction-related noise impacts on adjacent land uses.
 - c. New residential land uses exposed to aircraft operations at any airport or air base.
 - d. Site planning and project design techniques to achieve acceptable noise levels such as: building orientation, setbacks, earthen berms, and building construction practices. The use of masonry sound walls for noise control in rural areas shall be discouraged.
 - e. Design elements necessary to mitigate significant adverse noise impacts on surrounding land uses.
 - f. Impulse noise.
 - g. Existing railroad locations & noise levels.
- S-7.2 Proposed development shall incorporate design elements necessary to minimize noise impacts on surrounding land uses and to reduce noise in indoor spaces to an acceptable level.
- S-7.3 Development may occur in areas identified as “normally unacceptable” provided effective measures to reduce both the indoor and outdoor noise levels to acceptable levels are taken.
- S-7.4 New noise generators may be allowed in areas where projected noise levels (*Figure 10*) are “conditionally acceptable” only after a detailed analysis of the noise reduction requirements is made and needed noise mitigation features are included in project design.
- S-7.5 New noise generators shall be discouraged in areas identified as “normally unacceptable.” Where such new noise generators are permitted, mitigation to reduce both the indoor and outdoor noise levels will be required.

**TABLE S-2
Community Noise Exposure
Ldn or CNEL, dB**

Land Use Category	55	60	65	70	75	80
Residential – Low Density Single Family, Duplex, Mobile Homes	Normally Acceptable					
		Conditionally Acceptable				
Residential – Multi-Family	Normally Acceptable					
		Conditionally Acceptable				
Transient Lodging – Motels, Hotels	Normally Acceptable					
		Conditionally Acceptable				
Schools, Libraries, Churches, Hospitals, Nursing Homes	Normally Acceptable					
		Conditionally Acceptable				
Auditoriums, Concert Halls, Amphitheaters	Normally Acceptable					
		Conditionally Acceptable				
Sports Arena, Outdoor Spectator Sports	Normally Acceptable					
		Conditionally Acceptable				
Playgrounds, Neighborhood Parks	Normally Acceptable					
		Conditionally Acceptable				
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Normally Acceptable					
		Conditionally Acceptable				
Office Buildings, Business Commercial and Professional	Normally Acceptable					
		Conditionally Acceptable				
Industrial, Manufacturing, Utilities, Agriculture	Normally Acceptable					
		Conditionally Acceptable				

INTERPRETATION:

 **Normally Acceptable**
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

 **Conditionally Acceptable**
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply or air conditioning will

 **Normally Unacceptable**
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

 **Clearly Unacceptable**
New construction or development should generally not be undertaken.

Source: OPR General Plan Guidelines

- S-7.6 Acoustical analysis shall be part of the environmental review process for projects when:
- a. Noise sensitive receptors are proposed in areas exposed to existing or projected noise levels (*Figures 9 and 10*) that are “normally unacceptable” or higher according to *Table S-2* (“Land Use Compatibility for Community Noise”).
 - b. Proposed noise generators are likely to produce noise levels exceeding the levels shown in the adopted Community Noise Ordinance when received at existing or planned noise-sensitive receptors.

S-7.7 All proposed discretionary residential projects that are within roadway or railroad noise contours of 60 CNEL or greater shall include a finding of consistency with the provisions of the Noise Hazards section of the Safety Element. If found that roadway noise exceeds the 60 CNEL within the project site, a project-specific noise impact analysis shall be required. If impacts are identified, the applicant shall conduct mitigation analysis using published Caltrans/Federal Highway Administration guidelines and implement mitigation measures as required. Mitigation measures may include, but are not limited to sound walls, adjacent roadway design, dual pane glass, building location or design, etc. Any proposed mitigation measures shall be concurrently implemented with the implementation of the project.

S-7.8 All discretionary projects that propose to use heavy construction equipment that has the potential to create vibrations that could cause structural damage to adjacent structures within 100 feet shall be required to submit a pre-construction vibration study prior to the approval of a building permit. Projects shall be required to incorporate specified measures and monitoring identified to reduce impacts. Pile driving or blasting are illustrative of the type of equipment that could be subject to this policy.

S-7.9 No construction activities pursuant to a County permit that exceed “acceptable” levels listed in *Policy S-7.1* shall be allowed within 500 feet of a noise sensitive land use during the evening hours of Monday through Saturday, or anytime on Sunday or holidays, prior to completion of a noise mitigation study. Noise protection measures, in the event of any identified impact, may include but not be limited to:

- Constructing temporary barriers, or
- Using quieter equipment than normal.

S-7.10 Construction projects shall include the following standard noise protection measures:

- Construction shall occur only during times allowed by ordinance/code unless such limits are waived for public convenience;

- All equipment shall have properly operating mufflers; and
- Lay-down yards and semi-stationary equipment such as pumps or generators shall be located as far from noise-sensitive land uses as practical.

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Figures 9 A-H-Existing Noise Contours to be inserted
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Figures 10 A-E -Projected Noise Contours to be inserted
(8.5" x 11")

CHAPTER 5.0
PUBLIC SERVICES
ELEMENT



The Public Services Element addresses critical infrastructure and service issues, including water supply and conservation, water quality, parks, wastewater collection and disposal, solid waste management, and key social services such as schools, libraries and medical care. Police and fire protection services are addressed in the Safety Element.

The geographic location and configuration create a variety of climatic conditions within the County. The adjoining ocean creates a Mediterranean climate characterized by year-round moderate temperatures, short winter rainy seasons, and cool dry summers. Areas further inland experience more extreme temperatures with less precipitation. While allowing predictably dry weather for tourism throughout much of the year, rainfall patterns require reservoir and groundwater storage to meet year-round commercial and domestic water needs.

Monterey County is underlain with aquifers that provide a high quality water source essential for agriculture as well as every other type of land use. Groundwater is the principal source of water in the County, accounting for more than 80% of the total water use. Wells that are used to obtain groundwater are operated by many different entities (cities, special assessment districts, investor-owned utilities, mutual water companies and individual property owners), making ground water resource management difficult. Increases in groundwater pumping practices have resulted in localized overdrafting and have caused salt water intrusion in the Pajaro and Salinas River groundwater basins.

There are six water basins within Monterey County: Pajaro Valley, Prunedale, Salinas Valley, Marina-Fort Ord, Carmel, and El Toro. Most of these areas include sub-basins that help further define and localize water issues. *Figure 11* illustrates the boundary lines of the three (3) agencies involved with water management in Monterey County.

Water is necessary for domestic, industrial and agricultural use, recreational uses, as well as sustaining fish and wildlife habitats. Five aquatic areas within Monterey County have been designated by the state as Areas of Special Biological Significance (ASBS) and therefore require special protection (Pacific Grove Marine Gardens Fish Refuge and Hopkins Marine Life Refuge, Point Lobos Ecological Preserve, Carmel Bay, Julia Pfeiffer Burns Underwater Park, and the ocean area surrounding the mouth of Salmon Creek).

Water quality problems are predominately related to waste emissions from point and non-point sources and geologic limitations. Typical point sources are domestic and industrial wastewater sites. Non-point sources are more difficult to address and may include animal husbandry operations, natural mineralization, automobile emissions, and urban runoff. Three principal problems affect the County's groundwater basins (salt water intrusion, nitrate pollution, natural reactions). Suspected sources of nitrate pollution include wastewater discharges, agriculture return water, and on-site wastewater treatment system overloading.

Two means of sewage disposal consist of on-site wastewater treatment disposal systems and wastewater treatment facilities. The on-site wastewater treatment systems are used primarily in rural areas where there is low density residential development. Since groundwater quality is critical for continued operation within the County, higher density development and urban areas generally are required to include wastewater treatment facilities to handle the higher

sewage loads. Monterey County's Health Department reviews and monitors sewage capabilities in conjunction with the Regional Water Quality Control Board (Region 3-Central Coast).

Almost 14% of the County's land area is devoted to parks and recreation facilities operated by various governmental agencies (State Parks, National Parks, National Forests, Federal Bureau of Land Management, and Local Park Agencies/Districts). The County parks system makes up about 10% of the County's total park acreage.

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Figure 11 - Water Management Agencies to be inserted
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GOALS AND POLICIES

PUBLIC SERVICES

ADEQUATE PUBLIC FACILITIES AND SERVICES (APFS)

GOAL PS-1

ENSURE THAT ADEQUATE PUBLIC FACILITIES AND SERVICES (APFS) AND THE INFRASTRUCTURE TO SUPPORT NEW DEVELOPMENT ARE PROVIDED OVER THE LIFE OF THIS PLAN.

Policies (Generally applicable unless specifically indicated otherwise in other General Plan policies)

- PS-1.1 Adequate Public Facilities and Services (APFS) requirements shall:
- a. Ensure that APFS needed to support new development are available to meet or exceed the level of service of “Infrastructure and Service Standards” (*Table PS-1*) concurrent with the impacts of such development;
 - b. Encourage development in infill areas where APFS are available, while acknowledging the rights of property owners to economically viable use of existing legal lots of record throughout the county; and
 - c. Seek to achieve acceptable level of service (LOS) standards through improvements funded by fair share impact fees and planned capital improvements (CIFPs).
- PS-1.2 The County shall develop and adopt Capital Improvement and Financing Plans (CIFPs) and implementing ordinances that:
- a. Define benefit areas (geographical or functional) to be included in a CIFP. Benefit areas could include Planning Areas, Community Areas, or the County as a whole, as well as, functional areas such as roadway improvements, water, or wastewater infrastructure.
 - b. Identify and prioritize the improvements to be completed in the benefit areas over the life of the General Plan. (also see *Policies LU-2.30, C-1.2, PS-3.9*)
 - c. Estimate the cost of the improvements over the life of the General Plan.
 - d. Identify the funding sources and mechanisms for the CIFP.
 - e. Provide an anticipated schedule for completion of the improvements.
- CIFPs may refer to and incorporate Plans and fee programs existing as of the date of the adoption of the General Plan. Construction costs and land values shall be adjusted annually and the CIFP shall be reviewed every five (5) years in order to evaluate the effectiveness of meeting the infrastructure needs. A general county-wide CIFP shall be completed within 18 months from the adoption of the County Traffic Impact Fee (*Policy C-1.2*). CIFPs for Community Areas shall be completed concurrent with the Community Plan.

CIFPs for Rural Centers shall be completed prior to the approval of new development.

- PS-1.3 No discretionary application for new development shall be approved unless the County finds that APFS for that use exist or will be provided concurrent with the development.
- PS-1.4 New development shall pay its fair share of the cost of providing APFS to serve the development.
- PS-1.5 Improvements shall be installed concurrently with each phase of new development in accordance with an infrastructure phasing plan. An infrastructure phasing plan, if needed, shall be approved in concept at the time of project approval.
- PS-1.6 Only those developments that have or can provide adequate public services and facilities shall be approved.

Table PS-1
Infrastructure and Service Standards
for Creation of New Residential and Commercial Lots
(This table does not apply to existing legal lots of record.)

<i>Major Land Groups</i>	<i>Maximum Emergency Response Time for Fire, Sheriff, and Ambulance</i>	<i>Road Intersection Level of Service, Improvements</i>	<i>Water</i>	<i>Sanitation</i>	<i>Solid Waste</i>	<i>Park Schools⁶</i>	<i>Stormwater and drainage</i>
Rural Standards							
Public Lands	45 min. ¹	LOS D	Individual Wells Permitted in Areas with Proven Long Term Water Supply ^{2,5}	Septic on Lots 1 acre or greater ²	On-site Garbage and Recycling Pick	N/A	No Net Increase in harmful Run-off from parcel
Agriculture Lands	45 min. ¹	LOS D	Individual Wells Permitted in Areas with Proven Long Term Water Supply ^{2,5}	Septic on Lots 1 acre or greater ²	On-site Garbage and Recycling Pick	Consult with local school district	No Net Increase in harmful Run-off from parcel

Rural Lands	45 min. ¹	LOS D	Individual Wells Permitted in Areas with Proven Long Term Water Supply ^{2,5}	Septic on Lots 1 acre or greater ²	On-site Garbage and Recycling Pick	Consult with local school district	No Net Increase in harmful Run-off from parcel
Suburban Standards (limited array of public services)							
Rural Centers	12 min. ¹ Structural Coverage	LOS D ⁴	Public System; Individual Wells Allowed in limited situations ^{2,5}	Public System; Septic on Lots 1 acre or greater ²	On-site Garbage and Recycling Pick Up	Neighborhood Parks/ Consult with local school district	Drainage Plan Required
Urban Standards (Full array of public facilities, including schools, libraries, parks, childcare, emergency service stations, community centers, transit, storm drainage, curbs, and sidewalks)							
Community Areas	5-8 min. Structural Coverage	LOS D - curb, gutters, sidewalks ³	Public System	Public System ²	On-site Garbage and Recycling Pick Up	Neighborhood Parks/ Consult with local school district	Drainage Plan Required

Table PS-1 Notes:

- ¹ If response time exceeds 45 minutes for fire and/or ambulance service, minor subdivision development (including secondary structures) is permissible according to the underlying land use designation and zoning district; however, notice of the emergency service limitations shall be recorded on the Parcel Map. It is recognized that sheriff responses will vary since sheriff services are delivered by both community-based offices as well as patrol officers that travel throughout a beat area. Emergency water supply is required for all new development, per *Policy S-4.14*.
- ² Construction of new on-site septic systems is not permitted for development within existing service area of a regional or subregional wastewater collection and treatment system. Annexation to existing service areas is preferred to construction of new on-site septic systems.
- ³ Level of service standards should be flexible within Community Areas so as not to hinder infill development and transit friendly and walkable community design (See *Policy C-1.1(a)*).
- ⁴ Development in Rural Centers may proceed, even if the operating level of service is lower than the applicable LOS standard on adjacent roads, if the certified Housing Element in effect at the time requires that the land in question be made available for development in order to meet the County's Regional Housing Needs Allocation. Development will be required to participate in any applicable regional or local road impact fee program once adopted.

⁵ The minimum lot size shall be 2.5 acres if an individual well is proposed as the water source or a well exists or is proposed for other uses and sewage disposal is by means of a septic system. *Table PS-2*, following, is a decision matrix for processing applications for well permits on existing lots of record.

⁶ Standards for parks and schools do not apply to commercial or industrial uses

Table PS-2 Decision Matrix for Processing Application for Well Permits on existing lots of record.		
Characteristics of Property	Water Connection Existing or Available from the Water System	Not within a Water System or a Water Connection Unavailable
Greater than or equal to 2.5 Acres connected to a Public Sewage System or an on-site wastewater treatment system.	Process Water Well Permit	Process Water Well Permit
Less than 2.5 Acres and connected to a Public Sewage System	Process Water Well Permit	Process Water Well Permit
Less than 2.5 Acres and connected to an on-site wastewater treatment system.	Do not Process Water Well Permit	Process Water Well Permit

WATER QUALITY AND SUPPLY

GOAL PS-2

ASSURE AN ADEQUATE AND SAFE WATER SUPPLY TO MEET THE COUNTY'S CURRENT AND LONG-TERM NEEDS.

Policies

PS-2.1 Coordination among, and consolidation with, those public water service providers drawing from a common water table to prevent overdrawing the water table is encouraged.

PS-2.2 The County of Monterey shall assure adequate monitoring of wells in those areas experiencing rapid growth provided adequate funding mechanisms for monitoring are established in the CIFP.

- PS-2.3 New development shall be required to connect to existing water service providers where feasible. Connection to public utilities is preferable to other providers.
- PS-2.4 Regulations for installing any new domestic well located in consolidated materials (e.g., hard rock areas) shall be enacted by the County.
- PS-2.5 Regulations shall be developed for water quality testing for new individual domestic wells on a single lot of record to identify:
- a. Water quality testing parameters for a one-time required water quality test for individual wells at the time of well construction.
 - b. A process that allows the required one-time water quality test results to be available to future owners of the well.
- Regulations pursuant to this policy shall not establish criteria that will prevent the use of the well in the development of the property. Agricultural wells shall be exempt from the regulation.
- PS-2.6 A Hydrologic Resources Constraints and Hazards Database shall be developed and maintained in the County Geographic Information System (GIS). The GIS shall be used to identify areas containing hazards and constraints (see *Policy S-1.2*) that could potentially impact the type or level of development allowed in these areas (*Policy OS-3.5*). Maps maintained as part of the GIS will include:
- a. Impaired water bodies on the State Water Resources Control Board 303d (Clean Water Act) list.
 - b. Important Groundwater Recharge Areas
 - c. 100-year Flood Hazards
 - d. Hard rock areas with constrained groundwater
 - e. Areas unsuitable to accommodate an on-site wastewater treatment system
 - f. Contaminated groundwater plumes and contaminated soil and groundwater sites.
 - g. Saltwater intrusion
- PS-2.7 As part of an overall conservation strategy and to improve water quality, Area Plans may include incentive programs that encourage owners to voluntarily take cultivated lands on slopes with highly erosive soils out of production.
- PS-2.8 The County shall require that all projects be designed to maintain or increase the site's pre-development absorption of rainfall (minimize runoff), and to recharge groundwater where appropriate. Implementation shall include standards that could regulate impervious surfaces, vary by project type, land use, soils and area characteristics, and provide for water impoundments (retention/detention structures), protecting and planting vegetation, use of permeable paving materials, bioswales, water gardens, and cisterns, and other measures to increase runoff retention, protect water quality, and enhance groundwater recharge.

PS-2.9 The County shall use discretionary permits to manage construction of impervious surfaces in important groundwater recharge areas in order to protect and manage groundwater as a valuable and limited shared resource. Potential recharge area protection measures at sites in important groundwater recharge areas may include, but are not limited to, the following:

- a. Restrict coverage by impervious materials.
- b. Limit building or parking footprints.
- c. Require construction of detention/retention facilities on large-scale development project sites overlying important groundwater recharge areas as identified by Monterey County Water Resources Agency.

The County recognizes that detention/retention facilities on small sites may not be practical, or feasible, and may be difficult to maintain and manage.

LONG-TERM WATER SUPPLY

GOAL PS-3

ENSURE THAT NEW DEVELOPMENT IS ASSURED A LONG-TERM SUSTAINABLE WATER SUPPLY.

Policies

PS-3.1 Except as specifically set forth below, new development for which a discretionary permit is required, and that will use or require the use of water, shall be prohibited without proof, based on specific findings and supported by evidence, that there is a long-term, sustainable water supply, both in quality and quantity to serve the development.

This requirement shall not apply to:

- a. the first single family dwelling and non-habitable accessory uses on an existing lot of record; or
- b. specified development (a list to be developed by ordinance) designed to provide: a) public infrastructure or b) private infrastructure that provides critical or necessary services to the public, and that will have a minor or insubstantial net use of water (e.g. water facilities, wastewater treatment facilities, road construction projects, recycling or solid waste transfer facilities); or
- c. development related to agricultural land uses within Zone 2C of the Salinas Valley groundwater basin, provided the County prepare a report to the Board of Supervisors every five (5) years for Zone 2C examining the degree to which:
 - 1) total water demand for all uses predicted in the General Plan EIR for the year 2030 will be reached;
 - 2) groundwater elevations and the seawater intrusion boundary have changed since the prior reporting period; and

3) other sources of water supply are available.

If, following the periodic report, the Board finds, based upon substantial evidence in the record, that:

- the total water demand for all uses in Zone 2C in 2030 as predicted in the General Plan EIR is likely to be exceeded; or
- it is reasonably foreseeable that the total water demand for all uses in Zone 2C in 2030 would result in one or more of the following in Zone 2C in 2030: declining groundwater elevations, further seawater intrusion, increased substantial adverse impacts on aquatic species, or interference with existing wells,

then the County shall initiate a General Plan amendment process to consider removing this agricultural exception in Zone 2C. Development under this agricultural exception shall be subject to all other policies of the General Plan and applicable Area Plan; or

d. development in Zone 2C for which the decision maker makes a finding, supported by substantial evidence in the record, that the:

- 1) development is in a Community Area or Rural Center and is otherwise consistent with the policies applicable thereto;
- 2) relevant groundwater basin has sufficient fresh water in storage to meet all projected demand in the basin for a period of 75 years; and,
- 3) benefits of the proposed development clearly outweigh any adverse impact to the groundwater basin.

PS-3.2

Specific criteria for proof of a Long Term Sustainable Water Supply and an Adequate Water Supply System for new development requiring a discretionary permit, including but not limited to residential or commercial subdivisions, shall be developed by ordinance with the advice of the General Manager of the Water Resources Agency and the Director of the Environmental Health Bureau. A determination of a Long Term Sustainable Water Supply shall be made upon the advice of the General Manager of the Water Resources Agency. The following factors shall be used in developing the criteria for proof of a long term sustainable water supply and an adequate water supply system:

- a. Water quality;
- b. Authorized production capacity of a facility operating pursuant to a permit from a regulatory agency, production capability, and any adverse effect on the economic extraction of water or other effect on wells in the immediate vicinity, including recovery rates;
- c. Technical, managerial, and financial capability of the water purveyor or water system operator;
- d. The source of the water supply and the nature of the right(s) to water from the source;
- e. Cumulative impacts of existing and projected future demand for water from the source, and the ability to reverse trends contributing to an overdraft condition or otherwise affecting supply; and

- f. Effects of additional extraction or diversion of water on the environment including on in-stream flows necessary to support riparian vegetation, wetlands, fish or other aquatic life, and the migration potential for steelhead, for the purpose of minimizing impacts on the environment and to those resources and species.
- g. Completion and operation of new projects, or implementation of best practices, to renew or sustain aquifer or basin functions.

The hauling of water shall not be a factor nor a criterion for the proof of a long term sustainable water supply.

PS-3.3 Specific criteria shall be developed by ordinance for use in the evaluation and approval of adequacy of all new domestic wells. Criteria shall assess both water quality and quantity including, but not limited to:

- a. Water quality.
- b. Production capability.
- c. Recovery rates.
- d. Effect on wells in the immediate vicinity as required by the Monterey County Water Resources Agency or Environmental Health Bureau.
- e. Existing groundwater conditions.
- f. Technical, managerial, and financial capability of the water purveyor of a water system.
- g. Effects on in-stream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead, for the purpose of minimizing impacts to those resources and species.

This policy is not intended to apply to replacement wells.

PS-3.4 The County shall an assessment of impacts on adjacent wells and in-stream flows for new high-capacity wells, including high-capacity urban and agricultural production wells, where there may be a potential to affect existing adjacent domestic or water system wells adversely or in-stream flows, as determined by the Monterey County Water Resources Agency. In the case of new high-capacity wells for which an assessment shows the potential for significant adverse well interference, the County shall require that the proposed well site be relocated or otherwise mitigated to avoid significant interference. Specific criteria shall be developed by ordinance for use in the evaluation and approval of adequacy of all such high-capacity wells, including but not limited to:

- a. Effect on wells in the immediate vicinity as required by the Monterey County Water Resources Agency or Environmental Health Bureau.
- b. Effects on in-stream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead, for the purpose of minimizing impacts to those resources and species.

This policy is not intended to apply to replacement wells.

PS-3.5 The Monterey County Health Department shall not allow construction of any new

wells in known areas of saltwater intrusion as identified by Monterey County Water Resources Agency or other applicable water management agencies:

- a. Until such time as a program has been approved and funded that will minimize or avoid expansion of salt water intrusion into useable groundwater supplies in that area; or
- b. Unless approved by the applicable water resource agency.

This policy shall not apply to deepening or replacement of existing wells, or wells used in conjunction with a desalination project.

PS-3.6 The County shall coordinate and collaborate with all agencies responsible for the management of existing and new water resources.

PS-3.7 A program to eliminate overdraft of water basins shall be developed as part of the Capital Improvement and Financing Plan (CIFP) for this Plan using a variety of strategies, which may include but are not limited to:

- a. Water banking;
- b. Groundwater and aquifer recharge and recovery;
- c. Desalination;
- d. Pipelines to new supplies; and/or
- e. A variety of conjunctive use techniques.

The CIFP shall be reviewed every five (5) years in order to evaluate the effectiveness of meeting the strategies noted in this policy. Areas identified to be at or near overdraft shall be a high priority for funding.

PS-3.8 Developments that use gray water and cisterns for multi-family residential and commercial landscaping shall be encouraged, subject to a discretionary permit.

PS-3.9 A tentative subdivision map and/or vesting tentative subdivision map application for either a standard or minor subdivision shall not be approved until the applicant provides evidence of a long-term sustainable water supply in terms of yield and quality for all lots that are to be created through subdivision.

PS-3.10 In order to maximize agricultural water conservation measures to improve water use efficiency and reduce overall water demand, the County shall establish an ordinance identifying conservation measures that reduce agricultural water demand.

PS-3.11 In order to maximize urban water conservation measures to improve water use efficiency and reduce overall water demand, the County shall establish an ordinance identifying conservation measures that reduce potable water demand.

PS-3.12 The County shall maximize the use of recycled water as a potable water offset to manage water demands and meet regulatory requirements for wastewater discharge, by employing strategies including, but not limited to, the following:

- a. Increase the use of treated water where the quality of recycled water is maintained, meets all applicable regulatory standards, is appropriate for

the intended use, and re-use will not significantly impact beneficial uses of other water resources.

- b. Work with the agricultural community to develop new uses for tertiary recycled water and increase the use of tertiary recycled water for irrigation of lands currently being irrigated by groundwater pumping.
- c. Work with urban water providers to emphasize use of tertiary recycled water for irrigation of parks, playfields, schools, golf courses, and other landscape areas to reduce potable water demand.
- d. Work with urban water providers to convert existing potable water customers to tertiary recycled water as infrastructure and water supply become available.

PS-3.13 To ensure accuracy and consistency in the evaluation of water supply availability, the Monterey County Health Department, in coordination with the MCWRA, shall develop guidelines and procedures for conducting water supply assessments and determining water availability. Adequate availability and provision of water supply, treatment, and conveyance facilities shall be assured to the satisfaction of the County prior to approval of final subdivision maps or any changes in the General Plan Land Use or Zoning designations.

PS-3.14 The County will participate in regional coalitions for the purpose of identifying and supporting a variety of new water supply projects, water management programs, and multiple agency agreements that will provide additional domestic water supplies for the Monterey Peninsula and Seaside basin, while continuing to protect the Salinas and Pajaro River groundwater basins from saltwater intrusion. The County will also participate in regional groups including representatives of the Pajaro Valley Water Management Agency and the County of Santa Cruz to identify and support a variety of new water supply, water management and multiple agency agreement that will provide additional domestic water supplies for the Pajaro Groundwater Basin. The County's general objective, while recognizing that timeframes will be dependent on the dynamics of each of the regional groups, will be to complete the cooperative planning of these water supply alternatives within five years of the adoption of the General Plan and to implement the selected alternatives within five (5) years after that time.

PS-3.15 The County will pursue expansion of the Salinas Valley Water Project (SVWP) by investigating expansion of the capacity for the Salinas River water storage and distribution system. This shall also include, but not be limited to, investigations of expanded conjunctive use, use of recycled water for groundwater recharge and seawater intrusion barrier, and changes in operations of the reservoirs. The County's overall objective is to have an expansion planned and in service by the date that the extractions from the Salinas Valley groundwater basin are predicted to reach the levels estimated for 2030 in the EIR for the Salinas Valley Water Project. The County shall review these extraction data trends at five year intervals. The County shall also assess the degree to which the Salinas Valley Groundwater Basin (Zone 2C) has responded with respect to water supply and the

reversal of seawater intrusion based upon the modeling protocol utilized in the Salinas Valley Water Project EIR. If the examination indicates that the growth in extractions predicted for 2030 are likely to be attained within ten years of the date of the review, or the groundwater basin has not responded with respect to water supply and reversal of seawater intrusion as predicted by the model, then the County shall convene and coordinate a working group made up of the Salinas Valley cities, the MCWRA, and other affected entities. The purpose will be to identify new water supply projects, water management programs, and multiple agency agreements that will provide additional domestic water supplies for the Salinas Valley. These may include, but not be limited to, expanded conjunctive use programs, further improvements to the upriver reservoirs, additional pipelines to provide more efficient distribution, and expanded use of recycled water to reinforce the hydraulic barrier against seawater intrusion. The county's objective will be to complete the cooperative planning of these water supply alternatives within five years and to have the projects on-line five years following identification of water supply alternatives.

WASTEWATER TREATMENT

GOAL PS-4

ENSURE ADEQUATE TREATMENT AND DISPOSAL OF WASTEWATER.

Policies

- PS-4.1 New development shall assure that adequate wastewater treatment facilities are completed concurrent with new development.
- PS-4.2 Developers shall construct or contribute their fair share to the funding of new or expanded wastewater treatment facilities needed to serve their development.
- PS-4.3 The County shall pursue all available public and private financing sources and techniques to fund wastewater treatment facilities.
- PS-4.4 The County shall encourage groundwater recharge through the use of reclaimed wastewater, not including primary treated wastewater, in accordance with federal, state, and local laws, regulations and ordinances.
- PS-4.5 New development proposed in the service area of existing wastewater collection, treatment, and disposal facilities shall seek service from those facilities unless it is clearly demonstrated that the connection to the existing facility is not feasible.
- PS-4.6 New independent wastewater treatment facilities shall not be allowed unless it is clearly demonstrated that connection to a regional facility is not feasible.

- PS-4.7 Specific criteria for new wastewater treatment facilities and proof of the adequacy of existing facilities to service new development shall be developed as part of the implementation of this Plan. Criteria may include but are not limited to the following:
- a. Service area.
 - b. Demand for service.
 - c. Wet weather storage.
 - d. Recycling of treated wastewater and the proper handling of brine.
 - e. Existing groundwater conditions.
 - f. Effect of recharge on existing groundwater.
 - g. Technical, managerial, and financial capability of the wastewater treatment provider, including long-term capability to operate the system in an acceptable manner, professional qualifications of the staff, and long-term financial stability.
 - h. Sludge Removal.
- The County prefers wastewater systems to be owned and operated by public service providers rather than private entities, when feasible
- PS-4.8 Consistent with *Table PS-1*, specific criteria for sewage disposal systems to serve individual uses when new lots are being created and where connection to a wastewater treatment facility is not feasible shall be developed as part of the implementation of this Plan. Criteria may include but are not limited to the following:
- a. Minimum lot size.
 - b. Location of wells.
 - c. Soils testing.
 - d. Areas for backup and repair of leaching systems.
 - e. Existing groundwater conditions.
 - f. Effect of recharge on existing groundwater.
- PS-4.9 The adequate provision of new or expanded wastewater treatment facilities that meet Regional Water Quality Control Board waste discharge requirements shall be assured, to the satisfaction of the County and Regional Water Quality Control Board, prior to the approval of new residential subdivision maps or zone changes.
- PS-4.10 Alternative on-site wastewater treatment systems may be considered for repairs to existing systems and new systems on existing lots of record. Approval of said systems shall be at the discretion of the Director of Environmental Health. The design and operation of the alternative on-site wastewater treatment system must conform to Monterey County Code 15.20 and the Central Coast Basin Plan.
- PS-4.11 All new wastewater treatment facilities or expansion/major remodel of existing facilities shall be encouraged to use or upgrade to tertiary treatment standards to minimize any health threat to waters of the federal, state, and County. This policy shall not apply to on-site wastewater treatment systems.

- PS-4.12 The County Health Department, Environmental Health Bureau, shall develop On-site Wastewater Management Plans (OWMP) for areas with high concentrations of development that are served primarily by individual sewage systems such as El Toro, Prunedale, Carmel Highlands, and Carmel Valley.
- PS-4.13 Wastewater treatment and disposal for community areas and rural centers shall be through the consolidation of services into Regional or Sub-regional facilities. Subdivisions shall be required to consolidate wastewater collection and treatment and disposal systems, connecting to existing systems where feasible. The County shall not allow the use of package plants when connection to a regional facility is feasible.

RECYCLING

GOAL PS-5

MAXIMIZE THE AMOUNT OF SOLID WASTE THAT IS DIVERTED FROM LOCAL LANDFILLS THROUGH RECYCLING, COMPOSTING AND SOURCE REDUCTION.

Policies

- PS-5.1 Programs to reduce the amount of waste generated in the County, to the maximum extent feasible and in accordance with state law and regulations adopted by the California Integrated Waste Management Board, shall be supported, including programs such as:
- a. increased recycling.
 - b. establishment of yard waste collection services for businesses and residents in all Community Areas and Rural Centers, and
 - c. encouraging the participation of residents and businesses in other waste diversion programs.
- PS-5.2 The designation, development, and maintenance of efficient, environmentally-compliant, and cost-effective disposal sites shall be supported.
- PS-5.3 Programs to facilitate recycling/diversion of waste materials at new construction sites, demolition projects, and remodeling projects shall be implemented.
- PS-5.4 The maximum use of solid waste source reduction, reuse, recycling, composting, and environmentally-safe transformation of wastes, consistent with the protection of the public's health and safety, shall be promoted.
- PS-5.5 The County shall promote waste diversion and recycling and waste energy recovery as follows:
- a. The County shall adopt a 75% waste diversion goal.

- b. The County shall support the extension of the types of recycling services offered (e.g., to include food and green waste recycling).
- c. The County shall support waste conversion and methane recovery in local landfills to generate electricity.
- d. The County shall support and require the installation of anaerobic digesters or equivalent technology for wastewater treatment facilities.

PS-5.6 The County will review its Solid Waste Management Plan on a five (5) year basis and institute policies and programs as necessary to exceed the wastestream reduction requirements of the California Integrated Waste Management Act. The County will adopt requirements for wineries to undertake individual or joint composting programs to reduce the volume of their wastestream. Specific mitigation measures to reduce the impacts of future solid waste facilities are infeasible because the characteristics of those future facilities are unknown.

SOLID WASTE

GOAL PS-6

ENSURE THE DISPOSAL OF SOLID WASTE IN A SAFE AND EFFICIENT MANNER.

Policies

- PS-6.1 Efficient, cost-effective solid waste disposal sites and diversion programs shall be a requirement for future waste disposal contracts with the County.
- PS-6.2 All new and expanded solid waste facilities shall be located in areas where potential environmental impacts can be mitigated and where the facilities can be rendered compatible with surrounding land uses.
- PS-6.3 New solid waste facilities, or the expansion portion of an existing facility, shall be protected from encroachment and incompatible uses.
- PS-6.4 To protect the public from potential health hazards from landfills, the County shall adopt an ordinance or development standards for land use development within 1,000 feet of an open or closed solid waste facility.
- PS-6.5 New development projects shall provide for handling of waste in a manner that conforms to State-mandated diversion and recycling goals. Site development plans shall include adequate solid waste recycling collection areas.

EDUCATIONAL FACILITIES

GOAL PS-7

PROMOTE A RANGE OF EDUCATIONAL OPPORTUNITIES WITHIN EXISTING AND FUTURE POPULATION CENTERS.

Policies

- PS-7.1 The need to reserve sites for future schools in or near areas of development shall be considered and addressed, in consultation with the affected districts, in the County's planning and development review processes.
- PS-7.2 School siting shall be encouraged in locations that establish schools as focal points in a community. New school sites should be located so that they are served by adequate infrastructure including vehicle, pedestrian, and bicycle access.
- PS-7.3 The cost-effective use of multi-purpose school facilities during off-school hours for community meeting space and recreation space shall be encouraged.
- PS-7.4 The incorporation of joint-use opportunities in the planning and design of new school facilities and the remodeling of existing facilities shall be encouraged.
- PS-7.5 Collaboration between education and business to ensure future employees enter the workplace with the needed qualifications shall be promoted.
- PS-7.6 The development and coordination of partnerships among the business community and educational institutions shall be encouraged.
- PS-7.7 Programs to provide meaningful work experience to qualified high school and college students shall be encouraged.
- PS-7.8 New development shall assist in land acquisition and financial support for school facilities, as required by state law. Where school districts have adopted appropriate resolutions, written confirmation from the school district that applicable fees and contributions have been paid or are ensured to the satisfaction of the district shall be required prior to the issuance of building permits. The County shall, as a condition of approval of development projects, require the project applicant to pay the fees required by statute (Government Code section 65996, as it may be periodically amended) to mitigate the impact of the proposed development on school facilities.

HEALTH AND MEDICAL SERVICES

GOAL PS-8

PROMOTE THE AVAILABILITY OF HEALTH AND MEDICAL SERVICES, PARTICULARLY IN RURAL AREAS.

Policies

- PS-8.1 Programs that provide a full range of health care from local and regional health care programs for Monterey County residents, including preventive care, primary care, hospitals, and long-term care services, shall be promoted.
- PS-8.2 Programs to promote access to health care and support the establishment of needed health care services in areas with high population concentrations, such as cities, Community Areas, and Rural Centers, shall be supported. Where services do not exist, medical transportation programs to address the unmet transportation needs of residents shall be coordinated with the Transportation Agency of Monterey County.
- PS-8.3 Programs for the routine inspection of food, water systems, sewage disposal, public housing, institutions, labor camps, swimming pools, recreation facilities, locations of hazardous substances, and noise hazards shall be established or maintained.
- PS-8.4 Public health nurse services at levels that meet the health needs of the County's rural residents shall be supported.
- PS-8.5 The Family Practice and Residency Program at Natividad Medical Center shall be supported.
- PS-8.6 Resources for the following public health programs shall be provided:
- a. Communicable disease prevention, surveillance and control;
 - b. Periodic community health assessment;
 - c. Immunization;
 - d. Maternal health;
 - e. Child abuse and neglect;
 - f. Wellness and developmental examinations
 - g. Wellness and health promotion
 - h. Injury prevention
 - i. Nutrition
 - j. Prenatal care
 - k. Drug and alcohol abuse prevention and treatment
 - l. Prevention and early diagnosis of mental illness;
 - m. Treatment for acute and chronic mental illness
 - n. child health screening;

- PS-8.7 The County shall promote compact, mixed use development utilizing the concepts of the walkable community, which are designed to encourage physical activity and fitness by permitting walking and bicycle riding to shopping, work, and entertainment venues as an alternative to the use of motor vehicles.

SOCIAL SERVICES

GOAL PS-9

ASSIST RESIDENTS TO PROVIDE THE SUBSISTENCE NEEDS OF THEMSELVES AND THEIR FAMILIES.

Policies

- PS-9.1 Community crisis facilities shall be accessible throughout the County and the County shall encourage bilingual staffing in appropriate locations.
- PS-9.2 Safe home environments and the reduction of child abuse shall be promoted through public awareness programs and other measures.
- PS-9.3 The County shall promote making services accessible to seniors and disabled and secure the necessary funding for special transit programs.
- PS-9.4 The County shall promote meeting the needs of the elderly and establish adult day care facilities or other services that maintain older persons in an independent setting.
- PS-9.5 The County shall promote establishing senior citizen multi-use centers in those areas demonstrating need. Such facilities should be geographically accessible in those areas demonstrating need and shall encourage bilingual staffing, where appropriate.
- PS-9.6 The County shall promote increasing capacity to store and retrieve social services data and provide computer linkage with other related county departments.

LIBRARY SERVICES

GOAL PS-10

INCREASE EDUCATIONAL, INFORMATIONAL, AND LEISURE OPPORTUNITIES IN THE COUNTY BY PROVIDING ADEQUATE LIBRARY SERVICES.

Policies

- PS-10.1 The County shall reserve sites for future library facilities in major growth areas.
- PS-10.2 The County shall encourage delivery of library services to all areas and residents of the County.
- PS-10.3 The County shall support cooperation and collaboration among neighboring counties to enhance the quality and delivery of library services.
- PS-10.4 The County shall pursue additional funding for library services, including state funds and private contributions.
- PS-10.5 The County shall promote expanded access to library facilities and services as needed, including to the aged and disabled, and to persons distant from population centers.

PARK AND RECREATION FACILITIES

GOAL PS-11

MAINTAIN AND ENHANCE THE COUNTY'S PARKS AND TRAILS SYSTEM IN ORDER TO PROVIDE RECREATIONAL OPPORTUNITIES, PRESERVE NATURAL SCENIC RESOURCES AND SIGNIFICANT WILDLIFE HABITATS, AND PROVIDE GOOD STEWARDSHIP OF OPEN SPACE RESOURCES.

Policies

- PS-11.1 Priority shall be given to the acquisition of land and development and maintenance of new parks in areas that are deficient in park services and in rapidly growing areas. Evaluation of this need shall include consideration of the costs for development of facilities as well as on-going management and maintenance. After evaluation of regional needs, locations where park acquisition should be pursued in concert with willing property owners shall be identified.
- PS-11.2 Park acquisition, development, and maintenance guidelines based upon acreage, population, parkland ratios, and consideration of natural resource values that will provide adequate park and recreation facilities for existing and future residents shall be established. Broad public participation in the development of these guidelines shall be assured.
- PS-11.3 In cooperation with other park and public lands agencies, an equitable geographic distribution of neighborhood, community, and regional park facilities commensurate with the needs of the surrounding residents shall be established.

- PS-11.4 Park development that includes interpretive and recreational services, including youth camping, shall be encouraged. Maintenance of existing facilities shall be prioritized.
- PS-11.5 The County shall encourage full utilization of park and recreation facilities owned and/or operated by other agencies.
- PS-11.6 County funding sources and special operating agreements shall be used to make County parks and recreation facilities available and ensure their on-going maintenance.
- PS-11.7 Accessibility, in terms of affordability, physical access and hours of operation of the County's park and recreation facilities shall be assured to the maximum extent practicable.
- PS-11.8 To join the separated portions of the Lake San Antonio Park, acquisition of the publicly owned lands at the Old Hacienda and the northern Lake San Antonio area shall be sought if Fort Hunter-Liggett is closed.
- PS-11.9 A wide range of mechanisms to acquire and maintain parkland, including a variety of funding sources such as land donations, public conveyances from other agencies, and development impact fees shall be utilized.
- PS-11.10 Pursuant to the provisions of the State Subdivision Map Act, residential subdivision projects shall be conditioned to provide and maintain park and recreation land and facilities, or pay in-lieu fees, in proportion to the extent of need created by the development.
- PS-11.11 Management plans for all County park and recreational areas and facilities, emphasizing protection of environmental resources and best management practices for open space on these lands, shall be prepared and adopted.
- PS-11.12 Parks for more active uses shall be distinguished from parks and open space areas rich in biological resources suitable for more passive enjoyment of those resources. Management Plans shall reflect these differences and specify appropriate management for each use.
- PS-11.13 New park facilities shall not be opened to public use until adequate, long-term facility management is provided.
- PS-11.14 Community Area Plans shall identify adequate sites for park and recreation facilities.

HISTORIC PRESERVATION

GOAL PS-12

IDENTIFY, DESIGNATE, PROTECT, PRESERVE, ENHANCE, AND PERPETUATE THOSE STRUCTURES AND AREAS THAT CONTRIBUTE TO THE HISTORICAL HERITAGE OF MONTEREY COUNTY.

Policies

- PS-12.1 The historic preservation plan and a historic preservation ordinance shall be updated and implemented to maintain the necessary tools to protect the County's cultural resources.
- PS-12.2 The inventory of cultural resources in unincorporated areas shall be regularly updated.
- PS-12.3 Voluntary applications from property owners to qualify appropriate properties and buildings on the National Register of Historic Places and/or the California Register of Historical Resources shall be encouraged and assisted.
- PS-12.4 Properties and buildings on the National Register of Historic Places and/or the California Register of Historical Resources shall be designated with a Historic Resource ("HR") overlay on the zoning map.
- PS-12.5 The Monterey County Historic Resources Review Board shall:
- a. Review and make recommendations on restoration, rehabilitation, alteration, and demolition proposals affecting identified historical and cultural resources.
 - b. Work for the continuing education of county residents concerning historic resources;
 - c. Seek financial support from local, state, and federal governments as well as the private sector to protect, preserve, and enhance the County's historic resources;
 - d. Coordinate its activities with all groups concerned with the preservation of historic resources; and
 - e. Review projects that involve historic resources on the National Register of Historic Places, California Register of Historical Resources, or the County's Local Register of Historic Resources to assure projects are consistent with good preservation practices.
- PS-12.6 The County shall support incentives that will help to preserve historic and cultural resources including but not limited to:
- a. provisions of the Mills Act (Government Code sections 50280-50290 and Revenue and Taxation Code sections 439-439.4),
 - b. mutual covenants,

- c. protective covenants,
- d. purchase options,
- e. preservation easements,
- f. building, fire, health and County code modifications; and
- g. any other methods deemed mutually agreeable between County and landowner.

- PS-12.7 Revenue sources that provide funds for the restoration and enhancement of historic resources shall be identified and pursued.
- PS-12.8 Lending institutions shall be encouraged to reinvest in culturally significant neighborhoods.
- PS-12.9 Zoning, land use plans, and regulations shall be reviewed and maintained to ensure consistency with the guidelines and requirements of state and federal historic preservation laws.
- PS-12.10 Historic landscape, consisting of resource features important to the setting of a designated historic site, such as mature trees and vegetation, walls and fences, within historic neighborhoods, districts, and heritage corridors for which there is an adopted plan shall be protected.
- PS-12.11 An active involvement in historic and cultural resource management programs and support for the efforts of the Monterey County's historical organizations to preserve the County's historical resources shall be continued.
- PS-12.12 Historical and cultural resources and sites shall be protected through zoning and other regulatory means. New development shall be compatible with existing historical resources to maintain the special values and unique character of the historic properties.
- PS-12.13 Repair or rehabilitation of historic structures may be permitted upon determination that the proposed improvements shall not preclude the structure's continued designation as a historic structure or that appropriate mitigation measures have been taken to comply with the Secretary of the Interior's Standards.
- PS-12.14 Historic preservation shall be integrated where possible into County programs administered by the Resource Management Agency.
- PS-12.15 The special character of designated historic districts and neighborhoods shall be retained.
- PS-12.16 Public information programs on the opportunities and programs to preserve historic and cultural resources shall be developed to the extent feasible. The

programs shall also identify the restrictions and limitations associated with listing of historic structures.

- PS-12.17 Heritage tourism shall be promoted by highlighting Monterey County's diverse cultural background and the use of historic resources for the enjoyment, education, and recreational use of visitors to Monterey County.

PUBLIC UTILITIES

GOAL PS-13

ENSURE THE EFFICIENT DISTRIBUTION OF PUBLIC UTILITIES BY RESERVING SUFFICIENT LAND OR RIGHTS OF WAY TO PROVIDE UTILITIES FOR THE COUNTY'S CURRENT AND FUTURE NEEDS.

Policies

- PS-13.1 The County shall, when planning for development, require utility corridor rights-of-way or other easements of sufficient size to accommodate current and future needs.
- PS-13.2 All new utility lines shall be placed underground, unless determined not to be feasible by the Director of the Resource Management Agency.
- PS-13.3 Existing utility lines shall be placed underground whenever feasible.

CHAPTER 6.0
AGRICULTURE ELEMENT

Monterey County has elected to include an Agriculture Element as part of the General Plan. Agriculture consisting of crop farming and livestock grazing is the largest industry in the County and contributes a significant amount of money to Monterey County's economy. Out of approximately 1.3 million acres of County land dedicated to agriculture, most of this area (approximately 80%) is used for grazing. The most productive and lucrative farmlands in the County are located in the North County, Greater Salinas, and Central Salinas Valley Planning Areas. The main type of crop production in the County consists of cool season vegetables, strawberries, wine grapes and nursery crops.

The California Department of Conservation manages the State of California Farmland Mapping and Monitoring Program (FMMP), which evaluates productive agricultural lands. It also oversees the Williamson Act Program (California Land Conservation Act of 1965), which is designed to keep agricultural lands in production through the creation of Agricultural Preserve and Farmland Security Zones long term contracts, in return for reduced property taxes. Currently (2007) 735,000 acres of land are under Williamson Act contract in Monterey County with 32,000 acres under the Farmland Security Zone ("FSZ"). FSZs are generally required to be at least 100 acres in size and offer landowners greater property tax reduction.

In addition, Monterey County has the Monterey County Agricultural and Historical Land Conservancy, Incorporated, which was created in 1984 by Monterey County residents (currently known as the Ag Land Trust). The Ag Land Trust accepts agricultural conservation easements by gift or as a result of direct purchase from landowners to serve as a flexible resource protection tool. As of 2006, the Conservancy has completed approximately 45 agricultural conservation easements protecting more than 15,000 acres and has nine current projects that could add another 3,000 acres. As of 2010, the Ag Land Trust has completed more than 65 agricultural easements protecting more than 22,000 acres.

This Agriculture Element establishes policies directed at enhancing and supporting long-term productivity and commercial viability of the County's agricultural industry. The purpose of this Element is to:

- a. Identify ways in which agricultural uses are addressed differently than other land use policies in the General Plan,
- b. Establish exemptions for routine agricultural activities,
- c. Include measures designed to protect agriculture operations (e.g. buffers, compatible uses) and to help strengthen the County's "Right-to-Farm" Ordinance.

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GOALS AND POLICIES AGRICULTURE

GENERAL AGRICULTURE

GOAL AG-1

PROMOTE THE LONG-TERM PROTECTION, CONSERVATION, AND ENHANCEMENT OF PRODUCTIVE AND POTENTIALLY PRODUCTIVE AGRICULTURAL LAND.

Policies

AG-1.1 Land uses that would interfere with routine and ongoing agricultural operations on viable farmlands designated as Prime, of Statewide Importance, Unique, or of Local Importance shall be prohibited.

AG-1.2 The County shall require that well-defined buffer areas be provided as partial mitigation for new non-agricultural development proposals that are located adjacent to agricultural land uses on farm lands designated as Prime, of Statewide Importance, Unique, or Local Importance.

a. Criteria. The following criteria shall be used to establish agricultural buffers to protect current and reasonably foreseeable future agricultural operations:

1. The type of non-agricultural use proposed, site conditions and anticipated agricultural practices.
2. Weather patterns, crop type, machinery and pesticide use, existence of topographical features, trees and shrubs, and possible development of landscape berms to separate the non-agricultural use from the existing agricultural use.

b. Buffers. Buffers and/or easements shall be:

1. Designed to comply with applicable state and local laws regulating school buffers, pesticide buffers, and other controls.
2. Provided on the land designated for the proposed new use and not on the adjacent agricultural land unless by mutual agreement between the two landowners. Buffer maintenance will be the responsibility of the underlying fee title owner and shall be enforceable by the County of Monterey.
3. Designed to be used for the purposes and manner described in this policy and for no other purposes unless agreed to by abutting landowners. Drainage, shading, vegetation, and erosion control shall be made beneficial to the adjacent agricultural use.

In circumstances in which a buffer is not meant to be permanent, it will be terminated once the underlying agricultural purpose for the buffer no longer

exists. The Agricultural Advisory Committee shall review and make recommendations on establishment of, and changes to, buffer zones.

- AG-1.3 Subdivision of Important Farmland, as mapped by the California Department of Conservation Farmland Mapping and Monitoring Program, and designated by the County as “Farmland,” shall be allowed only for exclusive agricultural purposes. Exceptions to this policy are:
- a. A Community Plan, or Infrastructure and Financing Study for a Rural Center, that implements an alternative farmland preservation strategy.
 - b. Division of land for the creation of farmworker or employee/family housing as allowed in *Policies AG-1.6* and *AG-1.7*.
- AG-1.4 Viable agricultural land uses, including ancillary and support uses and facilities on farmland designated as Prime, of Statewide Importance, Unique, or of Local Importance shall be conserved, enhanced and expanded through agricultural land use designations and encouragement of large lot agricultural zoning, except as provided in a Community Plan. Agriculture shall be established as the top land use priority for guiding further economic development on agricultural lands.
- AG-1.5 An ordinance establishing policies that provide tax and economic incentives to enhance the competitive capabilities of farms and ranches, thereby promoting long-term conservation, enhancement, and expansion of viable agricultural lands, shall be enacted.
- AG-1.6 In areas designated for agricultural land use, farmworker housing may be considered, subject to appropriate public health and environmental review in accordance with state law. Farmworker housing projects shall be located to minimize the conversion of viable agricultural lands and shall be consistent with the nature of the surrounding land uses.
- AG-1.7 In the Agricultural land use designations, housing facilities for family members and/or employees and their families employed on-site or off-site are allowed. Such housing shall be sited to minimize the conversion of viable agricultural lands, and is subject to approval of a discretionary permit. The clustering of residential uses accessory to the agricultural use of the land in locations that will have minimal impact on the most productive land shall be encouraged.
- AG-1.8 Development projects on lands designated for agricultural use that require a discretionary permit shall be referred to the County’s Agricultural Advisory Committee for their review and recommendation to the decision-making body.
- AG-1.9 Agricultural operations in accord with all applicable laws and regulations and consistent with properly accepted customs and practices shall be given increased protection from nuisance claims through strengthening the County’s “Right-to-Farm” ordinance. Said ordinance shall establish the strongest, most effective

possible noticing requirements to make property owners located near agricultural operations aware of potential conditions that are accepted practices within Monterey County.

- AG-1.10 The Farmland Mapping and Monitoring Program (FMMP) Important Farmland Categories developed by the California Department of Conservation shall be used as a primary means to identify important agricultural lands in the County.
- AG-1.11 Permits for agriculture activities shall be integrated with applicable permit coordination (streamlining) programs.
- AG-1.12 The County shall prepare, adopt, and implement a program that requires projects involving a change of land use designation resulting in the loss of Important Farmland (as mapped by the California Department of Conservation Farmland Mapping and Monitoring Program) to mitigate the loss of that acreage. For such land to be annexed to incorporated areas, the County shall work in consultation with the cities to mitigate the loss of Important Farmland resulting from annexation. The program may include ratios, payment of fees, or some other mechanisms. Mitigation mechanisms established through this program shall be based upon a graduated value of the Important Farmland, with mitigation for loss of prime land having the highest agricultural value. The County shall support private, non-profit land trusts and conservation organizations to promote the policies of this General Plan, facilitate the implementation of the program, and to receive, by voluntary donation or purchase, development rights on any lands to be preserved as part of this program's implementation strategy.

The acreage within a project or annexation that is to be utilized for inclusionary housing shall not be subject to this mitigation policy. A Community Plan or Rural Center Plan that includes a mitigation program shall not be subject to this policy. 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.

Until such time as the program has been established, the County shall consult and cooperate with the cities so that projects shall mitigate the loss of Important Farmland on an individual basis as much as is feasible as determined by the Board of Supervisors.

AGRICULTURAL SUPPORT USES

GOAL AG-2

PROVIDE OPPORTUNITIES TO RETAIN, DEVELOP, AND EXPAND THOSE AGRICULTURE-RELATED ENTERPRISES AND AGRICULTURAL SUPPORT USES

ESSENTIAL TO THE CONTINUING VIABILITY OF THE AGRICULTURAL INDUSTRY.

Policies

- AG-2.1 Agricultural support facilities such as coolers, cold storage, warehouses, parking lots, greenhouses, temporary and permanent worker housing and offices, processing equipment and facilities, agricultural research facilities, loading docks, workshops established to serve on-site and/or off-site farming and ranching activities shall be considered compatible and appropriate uses in the Farmlands, Permanent Grazing, and Rural Grazing land use designations. The County shall establish an ordinance that determines which uses require a discretionary permit.
- AG-2.2 The establishment and retention of a broad range of agricultural support businesses and services to enhance the full development potential of the agricultural industry in the County shall be encouraged and supported.
- AG-2.3 Agricultural processing facilities for products grown in and out of the County are compatible and appropriate land uses in the Farmlands, Permanent Grazing, and Rural Grazing land use designations.
- AG-2.4 Agriculture-related enterprises and agricultural support uses shall be sited and designed to minimize the loss of productive agricultural lands and to minimize impacts on surrounding land uses.
- AG-2.5 Collaboration with research institutions and other agencies to research domestic and global markets for Monterey County products shall be supported and encouraged.
- AG-2.6 Development of agricultural research facilities and activities shall be encouraged and supported. Continuing innovation in areas such as plant breeding, cultural practices, post-harvest handling, organic farming, and biotechnology is vital to maintain a competitive agricultural industry.
- AG-2.7 Collaboration with agricultural businesses and organizations to promote a healthy and competitive agricultural industry whose products are recognized as being produced in Monterey County shall be supported and encouraged.
- AG-2.8 Recreational uses that do not adversely impact the long-term productivity of on-site agricultural uses or on adjacent lands are considered compatible uses in the Farmlands, Permanent Grazing, and Rural Grazing land use designations.
- AG-2.9 On-site farm equipment storage facilities shall be allowed within agricultural land use designations and shall be sited to minimize the conversion of viable agricultural lands. Such facilities are defined as buildings and land used to

provide storage of a range of farm equipment, such as trucks, trailers, buses, harvesters, tractors, plows, fertilizer and spray rigs, and water tenders. Farm equipment storage facilities that serve off-site agricultural operations, not a part of the same farming or ranching operation, shall be considered with a discretionary permit.

ROUTINE AND ONGOING

GOAL AG-3

ASSURE THAT THE COUNTY'S LAND USE POLICIES DO NOT INAPPROPRIATELY LIMIT OR CONSTRAIN "ROUTINE AND ONGOING AGRICULTURAL ACTIVITIES."

Policies

- AG-3.1 "Routine and Ongoing Agricultural Activities" shall be allowed pursuant to the policies in this plan. Activities that may have significant impacts are subject to a greater level of review.
- AG-3.2 In order to encourage the continuation and economic viability of the agricultural industry, the County shall work with the agricultural industry and state and federal agencies to streamline permit procedures for "Routine and Ongoing Agricultural Activities" as enumerated in policy.
- AG-3.3 In lands with a Farmlands, Permanent Grazing, or Rural Grazing land use designation, farming and ranching activities that are "Routine and Ongoing Agricultural Activities" should be exempted from the General Plan policies listed below to the extent specified in those policies, except for activities that create significant soil erosion impacts or violate adopted water quality standards. The County shall, after consultation with the Agricultural Commissioner and with appropriate review by the Agricultural Advisory Committee, establish by ordinance a list of "Routine and Ongoing Agricultural Activities" that can, in harmony with General Plan goals and in accordance with state and federal law, be exempted from the listed General Plan policies as described. Activities to be considered for inclusion in the list of "Routine and Ongoing Agricultural Activities" may include, but are not limited to:
- a. pasture and rangeland management;
 - b. conversion of agricultural land to other agricultural uses;
 - c. preparation of product for market, and delivery of product to market;
 - d. planting, harvesting, cultivation, tillage, selection, rotation, irrigation, fallowing, and all soil preparation activities;
 - e. raising of livestock, poultry, fur bearing animals, dairying, or fish;
 - f. maintenance of sediment basins, stock ponds, irrigation and tail water return systems, stream bank and grade stabilization, water retention and pumping facilities, erosion control and surface drainage activities;

- g. maintenance of farm access roads, trails, and parking facilities;
- h. fencing, corrals, animal handling facilities;
- i. greenhouses, sheds, storage and outbuildings;
- j. emergency activity that protects the health and safety of the general public.

“Routine and Ongoing Agricultural Activities” are exempt from the following General Plan policies to the extent specified by those policies: *C-5.3 (Scenic Highway Corridors)*, *C-5.4 (Scenic Highway Corridors)*, *OS-1.9 (views)*, *OS-1.12 (scenic routes)*, *OS-5.5 (native vegetation)*, *OS-6.3 (archaeological)*, *OS-7.3 (paleontological)*, *OS-8.3 (burial sites)*, *OS-10.8 (air quality)*, *S-2.3 (floodplain)*. Further modifications may be made in Area Plans as part of this process.

The ordinance to be enacted by the County will also identify County permit requirements for specific “Routine and Ongoing Agricultural Activities” consistent with these exemptions, General Plan goals, and state and federal law.

WINE INDUSTRY

GOAL AG-4

SUPPORT THE DEVELOPMENT OF A FULLY INTEGRATED WINE INDUSTRY.

Policies

- AG-4.1 In order to promote the continuation and economic viability of the agricultural industry, development of a fully integrated wine industry incorporating cultivation, processing, marketing, sales, and tourism to fully utilize the wine grape production of the County shall be supported.

- AG-4.2 To achieve a balance between the wine grape production and wine processing capacity within the County, and to enhance the industry’s marketing of Monterey County wines, a winery corridor shall be designated in the Salinas Valley that consists of the following segments (*See Agricultural and Winery Corridor Plan Figure AWCP3*):
 - a. Central/Arroyo Seco/River Road;
 - b. Metz Road; and
 - c. Jolon Road.

- AG-4.3 The County shall develop and maintain an Agricultural and Winery Corridor Plan (AWCP) that establishes guidelines and standards to encourage development of the wine industry within the designated corridor.

- AG-4.4 Policies of *Goal AG-4* do not limit the development of wineries within or outside of the designated winery corridor. Wineries outside of the designated winery corridors and additional wineries within the corridors beyond those specifically

listed are allowed, subject to conformance with all regulations of the underlying zoning district.

- AG-4.5 Wineries shall provide for the proper storage and disposal of pomace resulting from winery operations.
- To minimize odors resulting from the storage of pomace, all residue shall be removed from the site or spread in the vineyards as a soil amendment by the winery.
 - To prevent complaints resulting from burning of pomace, burning of pomace as a disposal method shall be prohibited.
 - All wineries shall incorporate best management practices and technologies to prevent fugitive emissions and odors from escaping the winery during production.

ENVIRONMENTAL RESOURCES

GOAL AG-5

ENSURE COMPATIBILITY BETWEEN THE COUNTY'S AGRICULTURAL USES AND ENVIRONMENTAL RESOURCES.

Policies

- AG-5.1 Programs that reduce soil erosion and increase soil productivity shall be supported.
- AG-5.2 Policies and programs to protect and enhance surface water and groundwater resources shall be promoted, but shall not be inconsistent with State and federal regulations.

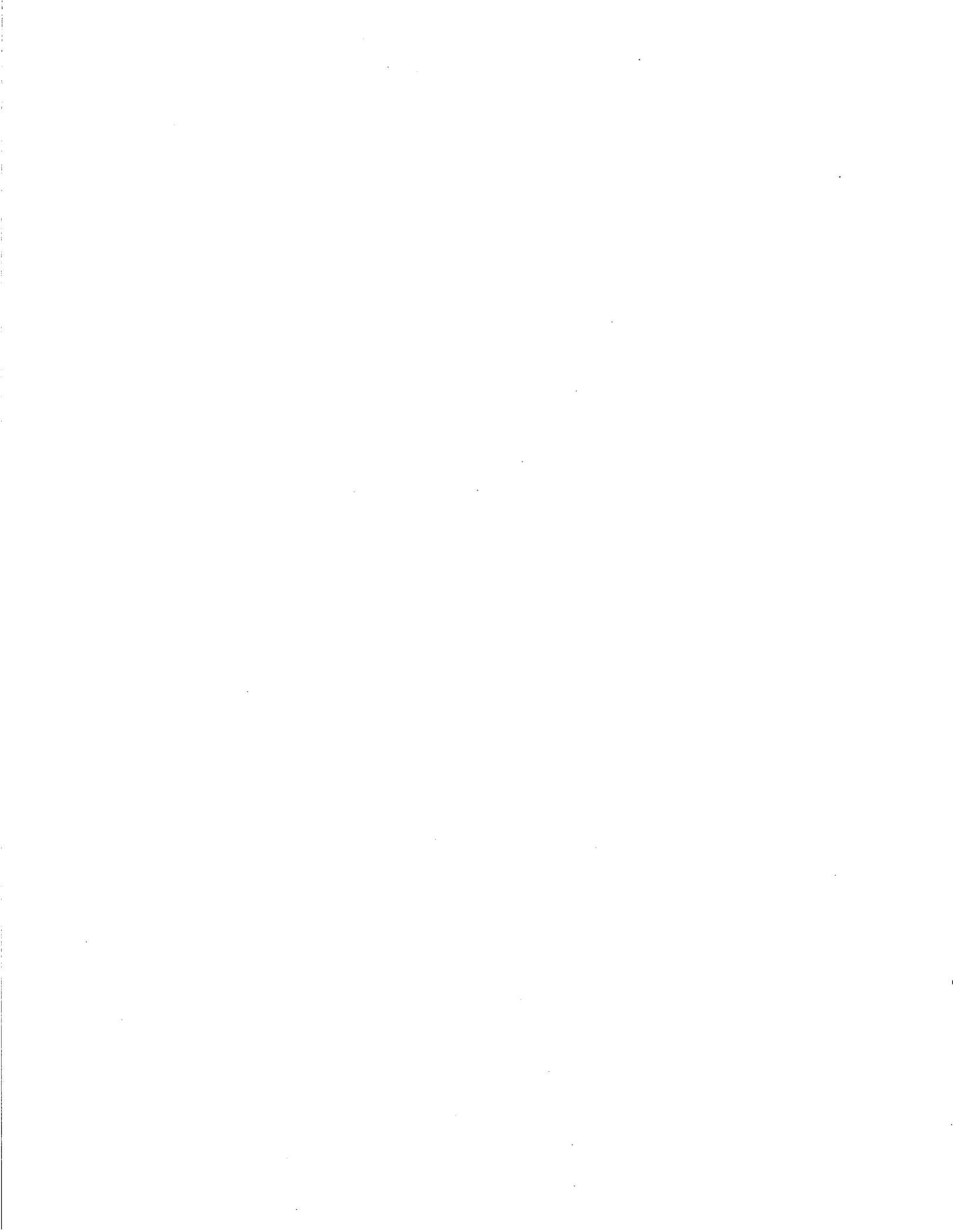
CIRCULATION

GOAL AG-6

DEVELOP AND MAINTAIN A CIRCULATION SYSTEM THAT SUPPORTS THE COUNTY'S AGRICULTURAL INDUSTRY.

Policies

- AG-6.1 Improvement of regional transportation systems to support the needs of the agricultural industry shall be encouraged and supported.



CHAPTER 7.0
ECONOMIC DEVELOPMENT
ELEMENT



Monterey County has elected to include an Economic Development Element as part of the General Plan. County leaders believe that economic prosperity is essential for assuring that residents will have jobs and income that will enable them to enjoy a good quality of life and that jurisdictions will have revenue to provide essential services for their residents. Monterey County's economy is based upon its two most important and unique natural resources: (1) the fertile Salinas River Valley, and (2) the Monterey Bay and Pacific coastline. Approximately 33% of the region's population works in the agriculture industry, about 14% in education, and about 13% in tourism or the hospitality industry. Unfortunately, these industries tend to provide a higher proportion of lower paying jobs than other industries. This condition, combined with a relatively high cost of living in Monterey County, creates a growing disparity between income and cost-of-living.

Goals and policies in this Economic Development Element are designed to promote economic development in key industries to create jobs and business opportunities, maintain the existing workforce, and improve the business climate in Monterey County. Prepared with the assistance of the County's Overall Economic Development Commission (OEDC), these goals and policies stress the need for a coordinated approach to economic development based upon mutually supportive arrangements among the County, cities, other public agencies, and private enterprise.

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**GOALS AND POLICIES
ECONOMIC DEVELOPMENT**

JOBS AND BUSINESS OPPORTUNITIES

GOAL ED-1

SUPPORT THE DEVELOPMENT OF JOBS AND BUSINESS OPPORTUNITIES IN MONTEREY COUNTY.

Policies

- ED-1.1 The County shall work with the cities to create a wider diversity of employment opportunities.
- ED-1.2 The County shall work with public and private entities to promote sustainable economic growth.
- ED-1.3 The County shall encourage the growth of key industries and targeted clusters that result in the creation of career ladder jobs to increase the County's average wage level shall be supported. Linkage among identified clusters shall be encouraged.

PUBLIC-PRIVATE PARTNERSHIPS

GOAL ED-2

DEVELOP PUBLIC/PRIVATE PARTNERSHIPS AMONG CONSTITUENTS, COUNTY, CITY, BUSINESS ORGANIZATIONS, AND KEY INDUSTRIES TO SUPPORT ECONOMIC GROWTH WITHIN EACH OF THE KEY INDUSTRY CLUSTERS.

Policies

- ED-2.1 A comprehensive public/private economic development strategy and program that will enhance the competitiveness of Monterey County's key industry clusters shall be designed and implemented.
- ED-2.2 The progress and evolution of all of the County's industry clusters shall be tracked, reassessed, and revised annually to the extent feasible.
- ED-2.3 Work with the cities to place commercial and industrial development in the most appropriate locations.

MAINTAIN WORKFORCE

GOAL ED-3

CREATE AND MAINTAIN AN ADAPTIVE/SKILLED WORKFORCE TO MEET THE NEEDS OF EXISTING AND FUTURE BUSINESSES.

Policies

- ED-3.1 The County shall provide incentives for employers to educate and train their workforce.
- ED-3.2 The Overall Economic Development Commission (OEDC) and the Workforce Investment Board shall work together to develop and implement coordinated programs that meet the employment training needs of businesses.
- ED-3.3 The activities of the Overall Economic Development Commission (OEDC) and the Workforce Investment Board (WIB) may be linked to ensure a seamless delivery of needed services.
- ED-3.4 The Overall Economic Development Commission (OEDC) shall work with the region's higher-level educational institutions, universities and research facilities to encourage the creation of highly skilled jobs in the County.

IMPROVE BUSINESS CLIMATE

GOAL ED-4

IMPROVE THE BUSINESS CLIMATE TO RETAIN AND EXPAND EXISTING BUSINESSES OF ALL SIZES, RECRUIT NEW BUSINESSES, AND SUPPORT EMERGING INDUSTRIES.

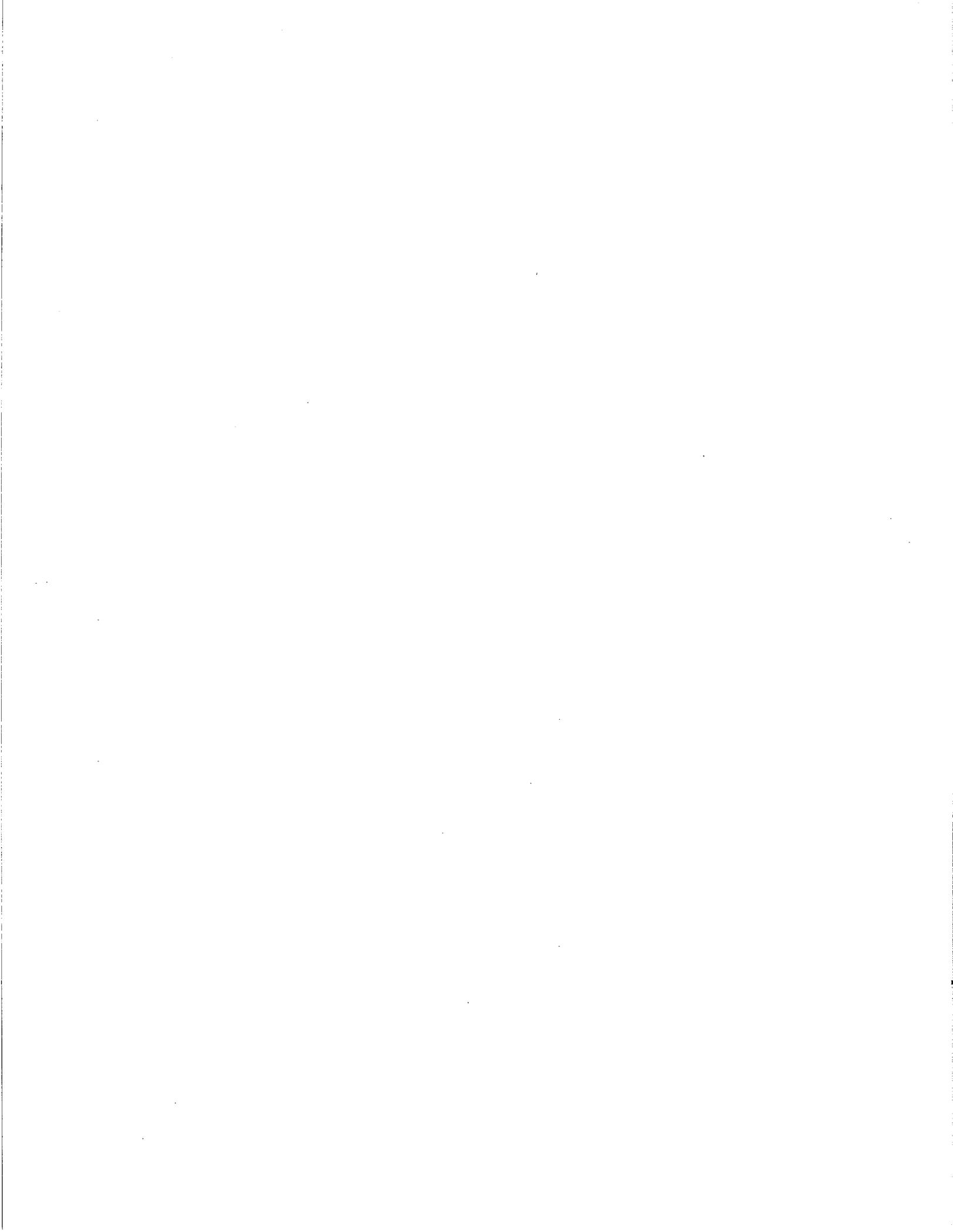
Policies

- ED 4.1 A permit assistance process for projects that support the key industry clusters shall be developed and implemented.
- ED-4.2 A mechanism to maintain and update the inventory of vacant and underutilized commercial and industrial land within the cities and unincorporated areas of the County shall be developed.
- ED-4.3 Incentives shall be provided for businesses that locate or expand in the major employment centers as deemed appropriate by the Board of Supervisors.

- ED-4.4 The County shall work with the stakeholders of the key industry clusters to prioritize industry needs and to obtain support for the development of funding initiatives and potential solutions that support the industry clusters.
- ED-4.5 Incentives for value-added industries to locate within Monterey County shall be provided as deemed appropriate by the Board of Supervisors.
- ED-4.6 Continued growth and development of aquaculture as an economic, research, and educational activity, consistent with overall conservation policies shall be encouraged.
- ED-4.7 Oceanographic research in Monterey County shall be encouraged.
- ED-4.8 The County shall promote and support the deployment and adoption of broadband among its businesses and residents as part of its long range strategy to ensure the economic prosperity and quality of life of its communities.

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CHAPTER 8.0
HOUSING ELEMENT



CHAPTER 9.0
AREA/MASTER PLANS

CHAPTER 9-A
CACHAGUA
AREA PLAN

**CACHAGUA AREA PLAN
SUPPLEMENTAL POLICIES**

1.0 - Land Use

- CACH-1.1 Provision should be made for service centers in Cachagua that meet the following criteria:
- a. low visibility;
 - b. safe and unobtrusive access;
 - c. low noise impact on surrounding uses;
 - d. conform to all other Plan requirements.
- Service centers shall be limited to those enterprises that provide services and facilities for persons engaged in the construction, maintenance and repair trades and not enterprises whose chief business is on-site retail sales.
- CACH-1.2 Jensen's Camp (APN: 418-261-049) and Prince's Camp (APN: 418-261-046) shall be designated Residential to recognize the primary use of these locations as mobile home parks. Limited expansion of existing non-residential uses at these locations may be considered, subject to obtaining a use permit.
- CACH-1.3 Industrial land uses, other than those that are agriculturally related, shall not be permitted.
- CACH-1.4 New development adjacent to the Ventana Wilderness shall not impact the purpose of the wilderness areas.
- CACH-1.5 Special Treatment Area: Syndicate Camp - The Syndicate Camp property shall be designated as a "Special Treatment Area." The following specific policies shall regulate uses within the Syndicate Camp Special Treatment Area. Development shall be subject to the policies for development in the Rural Grazing land use designation, except those relating to density of development. Development shall meet all building code requirements, fire protection standards, road standards, grading specifications, and Planning Department requirements based upon the zoning ordinance and be consistent with the applicable land use designation. (APN: 417-091-019)
- a. The existing recreational facilities consist of 24 cabin sites. Of the 24 sites, 13 are vacant as of June 1, 1994. No additional cabin sites shall be allowed. The construction, remodeling, or rebuilding of approved cabins or development of cabins on approved cabin sites shall be allowed.
 - b. Further expansion of accessory uses, not including cabins, is subject to the requirements of the underlying zoning district in *Title 21*.
 - c. Permanent residency is allowed.
 - d. At anytime, but prior to issuance of any building permits, the undivided ownership shall record a notice that the property is located within or partially within a floodplain and may be subject to building and/or land use

restrictions. A copy of the recorded notice shall be provided to the Monterey County Water Resources Agency.

CACH-1.6 To assure that the value of the night sky is not compromised, exterior lighting should not exceed the minimum required to assure safety (See *Policy LU-1.13*).

2.0 - Circulation

CACH-2.1 The safety of motorists, bicyclists, equestrians, and pedestrians shall be promoted on County roads in the Cachagua Planning Area by marking roadways to alert the various types of users to unusual or dangerous conditions affecting the roads or segments of the roads.

CACH-2.2 To enhance and maintain sensitive visual resources, designation of Carmel Valley Road as a scenic county route shall be pursued.

CACH-2.3 Private airstrips and agricultural landing fields shall require a use permit and be controlled to ensure that they:

- a. do not permanently preclude cultivation of farmlands of local importance;
- b. are outside of flight paths to and from existing airports;
- c. do not provide a hazard or annoyance for neighboring areas.

CACH-2.4 The County shall require that any major timber, mining, or public works projects incorporate features, such as flag persons, signs, or warning lights, into the project to ensure the safety of persons using public roads.

CACH-2.5 Any major timber, mining, or public works projects that use heavy vehicles on public roads shall be required to maintain and restore such roads to the pre-project level.

CACH-2.6 The acceptable level of service for County roads and intersections within the Cachagua Planning Area shall be Level of Service (LOS) C.

3.0 - Conservation/Open Space

CACH-3.1 Within areas designated as "sensitive" or "highly sensitive" on the Cachagua Scenic Highway Corridors and Visual Sensitivity Map (*Figure 12*), landscaping or new development may be permitted if the development is located and designed in such a manner that public views are not disrupted.

CACH-3.2 Consider including stronger ambient noise abatement requirements in this planning area.

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Figure 12 - CACH Visual Sensitivity to be inserted
(8.5" x 11")

- CACH-3.3 Alteration of hillsides and natural landforms caused by cutting, filling, grading, or vegetation removal shall be minimized through sensitive siting and design of all improvements and maximum feasible restoration. Where cut and fill is unavoidable on steep slopes, disturbed areas shall be re-vegetated.
- CACH-3.4 Removal of healthy, native oak, madrone, and redwood trees in the Cachagua 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
- CACH-3.5 Mining, commercial timber, or other resource production operations that include methods to screen areas, vehicle access, impacts on roadways, noise impacts, measures to control on site and off site drainage, and reclamation plans for mined or quarried areas may be considered in the Planning Area. Impacts on watersheds, local roads, flora and fauna shall be mitigated.
- CACH-3.6 In cooperation with the United States Forest Service and private property owners, work to ensure that Santa Lucia fir are protected due to their significance to the natural history of the Planning Area.
- CACH-3.7 New development shall be sited to protect riparian vegetation and threatened fish species, minimize erosion, and preserve the visual aspects of the Carmel and Arroyo Seco Rivers. Private property owners are encouraged to preserve the Carmel River in its natural state, to prevent erosion and protect fishery habitat. Fishery habitats located above the Los Padres and San Clemente Dams shall be maintained in a productive state accessible to fish populations, especially steelhead.
- CACH-3.8 As development of bike paths and a coordinated, area-wide trails system are essential for circulation, safety, and recreation in the Cachagua Planning Area, dedication of trail easements may be required as a condition of development approval, notwithstanding *Policy OS-1.10(b)*.

4.0 - Safety

- CACH-4.1 Commercial mining, timber, and other resource production operations shall be so designed that additional run-off, additional erosion, or additional sedimentation will not occur off the project site.
- CACH-4.2 Dam construction should be undertaken only in areas where the risk of loss of life or property damage due to dam failure is low.

CACH-4.3 Formation of a fire protection district in the Planning Area shall be encouraged and assisted to ensure a minimum level of fire protection and related services for area residents.

CACH-4.4 The County shall cooperate with the United States Forest Service and private property owners to implement prescribed burning programs.

5.0 - Public Services

CACH-5.1 The Planning Area should not be deprived of water reasonably required for the beneficial needs of its inhabitants. Groundwater shall not be exported to points outside the Planning Area boundaries.

CACH-5.2 Park development in the Planning Area shall require a use permit and be limited to facilities that are scaled in relationship to and compatible with existing infrastructure and the rural environment. Private sector recreational opportunities that are compatible with policies in this Area Plan should be considered.

CACH-5.3 Private recreational development in the Planning Area shall require a use permit and be limited to facilities that are scaled in relationship to, and compatible with, existing infrastructure and the rural environment, such as, but not limited to, campgrounds, riding stables, guest ranches, pack stations, and music, religious, art, and nature retreats.

6.0 - Agriculture

No supplemental Agricultural policies at this time.

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Figure LU2 - CACH LU Map to be inserted
(8.5" x 11")

CHAPTER 9-B
CARMEL VALLEY
MASTER PLAN



**CARMEL VALLEY MASTER PLAN
SUPPLEMENTAL POLICIES**

1.0 - Land Use

- CV-1.1 All policies, ordinances, and decisions regarding Carmel Valley shall be consistent with the goal of preserving Carmel Valley's rural character. In order to preserve the rural character of Carmel Valley, development shall follow a rural architectural theme with design review.
- CV-1.2 When an ownership is covered by two or more land use designations, the total allowable development should be permitted to be located on the most appropriate portion of the property.
- CV-1.3 Open space uses shall be located between the development areas in order to clearly define them and maintain a distinction between the more rural and more suburban areas of the valley. Small and large open space areas should be created with preference given to those that add open space to existing open space areas.
- CV-1.4 Existing higher intensity residential and recreational uses in the Valley are intended to be recognized by this Plan.
- CV-1.5 In the residential areas, maximum densities are as shown on the Carmel Valley Master Plan Land Use Map. However, attainment of maximum density in these areas is dependent upon conformity of the proposed project to plan goals and policies.
- CV-1.6 New residential subdivision in Carmel Valley shall be limited to creation of 200 new units as follows:
- a. There shall be preference to projects including at least 50% affordable housing units.
 - b. Lots developed with affordable housing under the Inclusionary Housing Ordinance or an Affordable Housing Overlay (*Policy LU-2.12*) may have more than one unit per lot. Each unit counts as part of the total unit cap.
 - c. Existing lots with five (5) acres or more may have the first single family dwelling plus one auxiliary unit. Units added on qualifying existing lots shall not count as part of the total unit cap. New auxiliary units shall be prohibited on lots with less than five (5) acres, except that this provision shall not apply to projects that have already been approved, environmental review for auxiliary units has already been conducted, and in which traffic mitigation fees have been paid for such auxiliary units prior to adoption of this Carmel Valley Master Plan.
 - d. New lots shall be limited to the first single family dwelling. Auxiliary units shall be prohibited.

- e. Of the 200 new units, 24 are reserved for consideration of the Delfino property (30 acres consisting of APN: 187-521-014-000, 187-521-015-000, 187-512-016-000, 187-512-017-000, 187-512-018-000, and 187-502-001-000) in Carmel Valley Village (former Carmel Valley Airport site) to enable subdivision of the property into 18 single family residential lots and one lot dedicated for six affordable/inclusionary units, provided the design of the subdivision includes at least 14 acres available for community open space use subject to also being used for subdivision related water, wastewater, and other infrastructure facilities.
- f. New units or lots shall be debited from the unit count when an entitlement is granted or a building permit is issued, whichever occurs first.

The County shall develop a tracking system and shall present an annual report of units remaining before the Planning Commission.

CV-1.7 Subdivision for conservation purposes that is in the public interest is exempt from any quota and allocation system where such subdivision does not create additional residential building sites. It is preferable that parcels thus created shall be owned by an appropriate public entity or a non-profit public benefit corporation.

CV-1.8 Cluster development:

- a. must meet the objectives of the Master Plan.
- b. shall be used to protect visible open space in sensitive visual areas or to protect natural resources.
- c. adjacent to vertical forms, although preferable to development in open spaces, will be considered in light of the visual sensitivity of the building site.
- d. Should be consistent with wastewater application rates of the Carmel Valley Wastewater Study that generally would require clustering of five units or less on a minimum of five acres of land.
- e. may be permitted only where it will result in the preservation of visible open space and is in compliance with other applicable policies.
- f. Open space shall be dedicated in perpetuity.

CV-1.9 Structures proposed in open grassland areas that would be highly visible from Carmel Valley Road or Laureles Grade shall be minimized in number and be clustered near existing natural or man-made vertical features.

CV-1.10 The Val Verde Drive area is planned for residential use at a basic density of one (1) unit per acre. With suitable clustering, up to two (2) units per acre may be allowed. However, a density of up to four (4) units per acre may be allowed provided that at least 25% of the units are developed for individuals of low and moderate income or for workforce housing. This policy is intended to be independent from *Policy CV-1.11*, and not counted in conjunction with the density bonus identified in that policy.

- CV-1.11 Projects for senior citizens of low or moderate income may have up to twice the number of units normally allowed on a site. Such increased density shall only be allowed where it is determined to be feasible and consistent with other plan policies. Each new unit shall be subtracted from the 20-year buildout quota on a basis of one such unit reducing the remaining buildout by one unit.
- CV-1.12 Areas designated for commercial development in the valley shall:
- a. be placed in design control overlay districts (“D”),
 - b. have planted landscaping covering no less than 10% of the site, and
 - c. provide adequate parking.
- CV-1.13 To preserve the character of the village, commercially designated lots in Carmel Valley shall not be used for exclusively residential purposes.
- CV-1.14 Provision should be made for service centers in Carmel Valley. They shall be limited to urbanized areas such as the mouth of the Valley, Carmel Valley Village or mid-Valley area. Sites shall meet the following criteria:
- a. Low visibility
 - b. Safe and unobtrusive access away from pedestrian traffic areas
 - c. Low noise impact on surrounding uses
 - d. Conform to all other Plan requirements
- Service centers shall be limited to those enterprises that provide services and facilities for persons engaged in the construction, maintenance, and repair trades and not allow enterprises whose chief business is on-site retail sales.
- CV-1.15 Visitor accommodation uses shall follow the following guidelines:
- a. Expansion of existing hotels, motels, and lodges should be favored over the development of new projects.
 - b. Visitor accommodation projects must be designed so that they respect the privacy and rural residential character of adjoining properties.
 - c. Bed and breakfast facilities shall be counted as visitor accommodation units and be limited to a maximum of five (5) units clustered on five (5) acres in accord with Monterey County Code *Chapter 15.20*, unless served by public sewers.
 - d. All further development of visitor accommodations in the area west of Via Mallorca and north of Carmel River shall be limited to moderately-sized facilities, not to exceed a total of 175 units.
 - e. There shall be a maximum of 110 additional visitor accommodation units approved east of Via Mallorca, including units at Carmel Valley Ranch.
 - f. As a provision for lower cost housing and a contribution toward lessening traffic in the valley, large-scale visitor-serving development requiring employees should comply with the provisions of the Inclusionary Housing Ordinance.
- CV-1.16 Applications for service and special use facilities (including in Carmel Valley, Hidden Valley Music Seminars), as defined by the General Plan, are to be

considered on their merits and shall not automatically be deemed inconsistent with the Plan. They must, however, conform to all applicable plan policies.

- CV-1.17 Publicly used buildings and areas should be encouraged to be oriented to views of the river.
- CV-1.18 Facilities classified as either Public/Quasi-Public or Special Use (such as schools, churches, hospitals, convalescent homes, rehabilitation centers, hospice facilities, emergency facilities, and public facilities such as community halls) may be considered in any land use category provided that they meet the following criteria:
- a. Low visibility
 - b. Safe and unobtrusive access away from pedestrian traffic areas.
 - c. Low noise impact on surrounding uses.
 - d. Development should follow a rural architectural theme with design review.
 - e. Conform to all other Plan requirements.
- CV-1.19 Mines or quarries shall:
- a. be screened from public view by use of natural terrain, vegetation, or artificial screening compatible with the environment;
 - b. have safe and unobtrusive access;
 - c. minimize noise impact on surrounding areas; and
 - d. conform to all other Plan requirements, except the restriction on development on slopes over 30% within the limits of quarry operations.
- CV-1.20 Design (“D”) and site control (“S”) overlay district designations shall be applied to the Carmel Valley area. Design review for all new development throughout the Valley, including proposals for existing lots of record, utilities, heavy commercial, and visitor accommodations, but excluding minor additions to existing development where those changes are not conspicuous from outside of the property, shall consider the following guidelines:
- a. Proposed development encourages and furthers the letter and spirit of the Master Plan.
 - b. Development either shall be visually compatible with the character of the valley and immediate surrounding areas or shall enhance the quality of areas that have been degraded by existing development.
 - c. Materials and colors used in construction shall be selected for compatibility with the structural system of the building and with the appearance of the building’s natural and man-made surroundings.
 - d. Structures should be controlled in height and bulk in order to retain an appropriate scale.
 - e. Development, including road cuts as well as structures, should be located in a manner that minimizes disruption of views from existing homes.
 - f. Minimize erosion and/or modification of landforms.
 - g. Minimize grading through the use of step and pole foundations.

- CV-1.21 Commercial projects shall meet the following guidelines:
- a. Buildings shall be limited to 35 feet in height and shall have mechanical apparatus adequately screened, especially on the roofs.
 - b. Commercial projects shall include landscaping that incorporates large-growing street trees. Parking areas shall be screened with exclusive use of native plants or compatible plant materials. Land sculpturing should be used where appropriate.
- CV-1.22 Special Treatment Area: Carmel Valley Ranch – The Carmel Valley Ranch (shall be designated as a “Special Treatment Area.” The Amended Carmel Valley Ranch Specific Plan, dated 11/3/76, is incorporated by reference into this Plan and the provisions of this Specific Plan shall continue to apply. However, attainment of densities authorized by this Specific Plan is dependent upon conditions existing at the time each future increment of development is sought and is further dependent upon conformity with the Specific Plan Amended Conditions of Approval as well as the goals and policies of this General Plan, whichever is most restrictive. Any amendment of the Specific Plan must be consistent with the policies and provisions of this General Plan. (APNs 416-522-020-000 and 416-522-017-000)
- CV-1.23 Special Treatment Area: Condon/Chugach Property – The Condon/Chugach property shall be designated as a Special Treatment Area. In recognition of the unique circumstances of the property, including the past gift conveyances of several hundred acres to Garland Park, the Condon/Chugach property shall be allowed to be subdivided into four parcels consistent with the 2004 Subdivision Ordinance Standards. (approximately 51 acres; APN’s 189-111-022 and 189-111-024)
- CV-1.24 The property located between the end of Center Street and north of the Carmel River within the mid-valley area shall be retained as one building site (APN: 169-131-024, 169-131-025).
- CV-1.25 Special Treatment Area: Rancho San Carlos - Residential development is permitted on the portions of the Santa Lucia Preserve (formerly Rancho San Carlos) within the Carmel Valley Master Plan 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 GMP-1.6*).
- CV-1.26 Study Area: Gardiner/Tennis Club - The County shall establish a study area near the Carmel Valley Village where there is a mix of visitor serving uses. A Study will be performed to evaluate the potential for development in light of the environmental conditions of the area (traffic, water quantity, water quality, wastewater disposal). If deemed appropriate and resource constraints have been resolved, the County may establish a Special Treatment Area and adopt specific

land use policies that would apply to new development. (APNs: 189-121-001-000, 189-201-003-000, 189-201-013-000, 189-251-014-000, 189-251-015-000, 189-251-016-000, 189-252-002-000, 189-261-001-000, 189-261-005-000, 189-261-006-000, 189-261-009-000, 189-261-010-000, 189-261-011-000, 189-261-012-000, 189-261-013-000, 189-261-015-000, 189-261-016-000, and 189-261-017-000).

CV-1.27 Special Treatment Area: Rancho Canada Village – Up to 40 acres within properties located generally between Val Verde Drive and the Rancho Canada Golf Course, from the Carmel River to Carmel Valley Road, excluding portions of properties in floodplain shall be designated as a Special Treatment Area. Residential development may be allowed with a density of up to 10 units/acre in this area and shall provide a minimum of 50% Affordable/Workforce Housing. Prior to beginning new residential development (excluding the first unit on an existing lot of record), projects must address environmental resource constraints (e.g.; water, traffic, flooding). (APN: 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-039-000 and 015-162-040-000, 015-162-033-000, 015-162-035-000, 015-162-036-000, 015-162-037-000, 015-162-038-000, 015-021-005-000)

CV-1.28 Updates to the Master Plan shall include a public forum with the local citizen advisory committee to provide recommendations that reflect a comprehensive cross-section of local attitudes toward the future of the valley as a living environment.

2.0 - Circulation

CV-2.1 Public transit should be explored as an alternative to the use of private automobiles and to help preserve air quality. Whenever feasible all new development shall include a road system adequate not only for its internally generated automobile traffic but also for bus (both transit and school), pedestrian, and bicycle traffic, which should logically pass through or be generated by the development.

CV-2.2 Consideration should be given to locating a County road and utility maintenance facility in the Carmel Valley area. Such facility would provide for storage of equipment as well as materials.

CV-2.3 All new road work or major work on existing roads within the commercial core areas shall provide room for use of bicycles and separate pedestrian walkways. The County shall provide bicycle routes on the shoulders between development areas throughout the Carmel Valley.

CV-2.4 All new bridge construction or remodeling shall include provision for pedestrians and bicyclists.

- CV-2.5 Circulation in the village should emphasize pedestrian access. Walkways and paths are to be provided rather than conventional sidewalks. Pedestrian walkways should be used to provide access among new or remodeled commercial and other higher density uses.
- CV-2.6 Multiple driveway accesses to Carmel Valley Road should be discouraged. Approval of future development of land having frontage on Carmel Valley Road must be conditioned upon minimizing access to Carmel Valley Road, or denying it if access is otherwise available.
- CV-2.7 Off-street parking should be developed at suitable locations within development areas.
- CV-2.8 In hillside areas, relaxation of road standards should be permitted for low density developments where it can be demonstrated that reduced standards result in fewer or less severe cut and fill slopes, and where bicycle, vehicular, and pedestrian safety is not adversely affected. In such cases, it must also be demonstrated that the relaxed standards positively contribute to furtherance of plan policies related to hazards avoidance, protection of biological resources, or protection of viewshed.
- CV-2.9 No roads should cross slopes steeper than 30-percent (30%) unless factors of erosion and visible scarring can be mitigated.
- CV-2.10 The following are policies regarding improvements to specific portions of Carmel Valley Road:
- a) *Via Petra to Robinson Canyon Road*: Every effort should be made to preserve its rural character by maintaining it as a 2-lane road with paved shoulders and left turn channelizations at intersections where warranted.
 - b) *Robinson Canyon Road to Laureles Grade*: Every effort should be made to preserve its rural character by maintaining it as a 2-lane road with paved shoulders and left turn channelizations at intersections where warranted.
 - c) *Carmel Valley Road/Laureles Grade*: A grade separation should be constructed at this location instead of a traffic signal. The grade separation needs to be constructed in a manner that minimizes impacts to the rural character of the road. An interim improvement of an all-way stop or stop signal is allowable during the period necessary to secure funding for the grade separation.
 - d) *Laureles Grade to Ford Road*: Shoulder improvements and widening should be undertaken here and extended to Pilot Road, and include left turn channelization at intersections as warranted.
 - e) *East of Esquiline Road*: Shoulder improvements should be undertaken at the sharper curves. Curves should be examined for spot realignment needs.
 - f) *Laureles Grade improvements*: 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.

- CV-2.11 Left turn channelizations and/or ingress-egress tapers at significant access points on Carmel Valley Road should be high priority improvements to alleviate existing hazards.
- CV-2.12 The County shall consider constructing minor interchanges as an alternative to signalizing Carmel Valley Road intersections. This would result in an unimpeded flow of traffic on Carmel Valley Road and would facilitate left turning movements from and onto Carmel Valley Road.
- CV-2.13 A northbound climbing lane should be considered for construction on Laureles Grade to accommodate future traffic volumes.
- CV-2.14 New major developments with access adjacent to Carmel Valley Road shall be required to provide space for the transit buses to stop, the parking of cars, and facilities for the safe storage of bicycles.
- CV-2.15 County Scenic Route status shall be sought for Carmel Valley Road.
- CV-2.16 Any major improvements to Carmel Valley Road shall require, where feasible, the undergrounding of utility lines.
- CV-2.17 To implement traffic standards to provide adequate streets and highways in Carmel Valley, the County shall conduct and implement the following:
- a) Twice yearly monitoring by Public Works (in June and October) of peak hour traffic volumes and daily traffic volumes at the six (6) locations in the following list noted in bold type:
- Carmel Valley Road*
1. East of Holman Road
 2. Holman Road to Esquiline Road
 3. **Esquiline Road to Ford Road**
 4. **Ford Road to Laureles Grade**
 5. **Laureles Grade to Robinson Canyon Road**
 6. **Robinson Canyon Road to Schulte Road**
 7. **Schulte Road to Rancho San Carlos Road**
 8. Rancho San Carlos Road to Rio Road
 9. Rio Road to Carmel Rancho Boulevard
 10. Carmel Rancho Boulevard to SR1
- Other Locations*
11. Carmel Rancho Boulevard between Carmel Valley Road and Rio Road
 12. **Rio Road between its eastern terminus at Val Verde Drive and SR1**
- Monitoring may be reestablished on other segments when traffic studies

- indicate that they are approaching 80% of existing thresholds.
- b) A yearly evaluation report shall be prepared jointly by the Department of Public Works in December to evaluate the peak-hour level of service (LOS) for the six (6) monitoring locations and determine if any of those segments are approaching a peak hour traffic volume that would lower levels of service below the LOS standards established below under *Policy CV 2-17(e)*. The report will summarize monitored peak hour volumes and daily traffic volumes and present the peak hour LOS analysis.
 - c) Public hearings shall be held in January immediately following the December report when only 10 or less peak hour trips remain before an unacceptable level of service (as defined by *Policy CV 2-17(e)*) would be reached for any of the six (6) segments described above.
 - d) At five year intervals, the County shall examine the degree to which estimates of changes in Levels of Service (“LOS”) in the Carmel Valley Master Plan Area may be occurring earlier than predicted in the General Plan Environmental Impact Report. If the examination indicates that LOS are likely to fall to a lower letter grade than predicted for 2030, then the County shall consider adjustments to the cap on new residential units established in (*Policy CV-1.6*) and/or the cap on new visitor serving units established in (*Policy CV-1.15*) or other measures that may reduce the impacts.
 - e) The traffic LOS standards (measured by peak hour conditions) for the CVMP Area shall be as follows:
 - 1) Signalized Intersections – LOS of “C” is the acceptable condition.
 - 2) Unsignalized Intersections – LOS of “F” or meeting of any traffic signal warrant are defined as unacceptable conditions.
 - 3) Carmel Valley Road Segment Operations:
 - a) LOS of “C” for Segments 1, 2, 8, 9, and 10 is an acceptable condition;
 - b) LOS of “D” for Segments 3, 4, 5, 6, and 7 is an acceptable condition.

During review of development applications that require a discretionary permit, if traffic analysis of the proposed project indicates that the project would result in traffic conditions that would exceed the standards described above in *Policy CV 2-17(e)*, after the analysis takes into consideration the Carmel Valley Traffic Improvement Program to be funded by the Carmel Valley Road Traffic Mitigation Fee, then approval of the project shall be conditioned on the prior (e.g., prior to project-generated traffic) construction of additional roadway improvements or an Environmental Impact Report shall be prepared for the project. Such additional roadway improvements must be sufficient, when combined with the projects programmed in the Carmel Valley Traffic Improvement Program, to allow County to find that the affected roadway segments or intersections would meet the acceptable standard upon completion of the programmed plus additional improvements.

This policy does not apply to the first single family residence on a legal lot of record.

- CV-2.18 The County shall adopt a Carmel Valley Traffic Improvement Program (CVTIP) that:
- a. Evaluates the conditions of Carmel Valley Road and identifies projects designed to maintain the adopted LOS standards for this roadway as follows:
 1. In order to preserve the rural character of Carmel Valley, improvements shall be designed to avoid creating more than three through lanes along Carmel Valley Road.
 2. Higher priority shall be given to projects that address safety issues and manage congestion
 3. The project list may include projects previously identified for inclusion in the CVTIP or their functional equivalent.
 4. Priorities shall be established through community input via a Carmel Valley Road Committee, which shall be established by the Board of Supervisors.
 5. At a minimum, the project list shall be updated every five years unless a subsequent traffic analysis identifies that different projects are necessary.
 - b. Validates and refines the specific scope of all projects proposed by the CVTIP through preparation of a Project Study Report (PSR). The PSR will be reviewed by the Carmel Valley Road Committee prior to commencement of project design.
 - c. Establishes a fee program to fund the CVTIP. All projects within the Carmel Valley Master Plan (CVMP) area , and within the “Expanded Area” that contribute to traffic within the CVMP area, shall contribute a fair-share traffic impact fee to fund necessary improvements identified in the CVTIP, as updated at the time of building permit issuance. Fees will be updated annually as specified by the CVTIP to account for changes in construction costs and land values. The County shall adopt a CVTIP within one year of approval of the 2010 General Plan. The CVTIP does not apply to any roadways (including SR1) that are located outside the CVMP area.

- CV-2.19 The County shall consider an action to abandon the Official Plan Line for the Rio Road Extension.

3.0 - Conservation/Open Space

- CV-3.1 A minimum setback of 100 feet shall be established for all properties abutting Carmel Valley Road. An exception may be granted in cases where:
- a. an existing structure permitted for construction prior to adoption of the original Carmel Valley Master Plan (December 16, 1986) would become non-conforming, or
 - b. implementation would render an existing lot of record unbuildable.
- CV-3.2 Public vista areas shall be provided and improved.

- CV-3.3 Development (including buildings, fences, signs, and landscaping) shall not be allowed to significantly block views of the viewshed, the river, or the distant hills as seen from key public viewing areas such as Garland Ranch Regional Park, along Carmel Valley Road, and along Laureles Grade Road. This policy applies to commercial and private parcels including existing lots of record. Removal of existing solid fences and rows of Monterey pine trees that block views of the river and the mountains shall be encouraged.
- CV-3.4 Alteration of hillsides and natural landforms caused by cutting, filling, grading, or vegetation removal shall be minimized through sensitive siting and design of all improvements and maximum feasible restoration including botanically appropriate landscaping. Where cut and fill is unavoidable on steep slopes, disturbed areas shall be revegetated.
- CV-3.5 Signs should be low-key and shall not be allowed to block views, cause visual clutter, or detract from the natural beauty. Commercial signs shall not be constructed of plastic or be internally lighted. Neon signs shall not be permitted where visible from the street.
- CV-3.6 No off-site outdoor advertising is allowed in the Plan area.
- CV-3.7 Areas of biological significance shall be identified and preserved as open space. These include, but are not limited to:
- a. The redwood community of Robinson Canyon;
 - b. The riparian community and redwood community of Garzas Creek;
 - c. All wetlands, including marshes, seeps, and springs (restricted occurrence, sensitivity, outstanding wildlife value).
 - d. Native bunchgrass stands and natural meadows (restricted occurrence and sensitivity).
 - e. Cliffs, rock outcrops, and unusual geologic substrates (restricted occurrence).
 - f. Ridgelines and wildlife migration routes (wildlife value).
- When a parcel cannot be developed because of this policy, a low-density, clustered development (but no subdivision) may be approved on those portions of the land not biologically significant or on a portion of the land adjoining existing development so that the development will not diminish the visual quality of such parcels or upset the natural functioning of the ecosystem in which the parcel is located.
- CV-3.8 Development shall be sited to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the Carmel River. In places where the riparian vegetation no longer exists, it should be planted to a width of 150 feet from the river bank, or the face of adjacent bluffs, whichever is less. Density may be transferred from this area to other areas within a lot.

- CV-3.9 Willow cover along the banks and bed of the Carmel River shall be maintained in a natural state for erosion control. Constructing levees, altering the course of the river, or dredging the river shall only be allowed by permit from the Monterey Peninsula Water Management District or Monterey County.
- CV-3.10 Predominant landscaping and erosion control material shall consist of plants native to the valley that are similar in habitat, form, and water requirements. The following guidelines shall apply for landscape and erosion control plans:
- a. Existing native vegetation should be maintained as much as possible throughout the valley.
 - b. Valley oaks should be incorporated on floodplain terraces.
 - c. Weedy species such as pampas grass and genista shall not be planted in the Valley.
 - d. Eradication plans for weedy species shall be incorporated.
 - e. The chaparral community shall be maintained in its natural state to the maximum extent feasible in order to preserve soil stability and wildlife habitat and also be consistent with fire safety standards.
- CV-3.11 Removal of healthy, native oak, madrone, and redwood trees in the Carmel Valley 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
- CV-3.12 Open space areas should include a diversity of habitats with special protection given to areas where one habitat grades into another (these ecotones are ecologically important zones) and areas used by wildlife for access routes to water or feeding grounds.
- CV-3.13 Historic and Archaeological Resources, including buildings and sites of historical significance, located in Carmel Valley shall:
- a. be reviewed on a site by site basis.
 - b. be rezoned to the "HR" District as a condition of permit approval for any development impacting such sites.
 - c. require preservation of the integrity of historic sites and/or structures.
- A committee to evaluate the current condition of each and recommend deletions, additions or other measures shall be drawn from members of local historical, architectural, and/or educational societies as determined by the Planning Commission.

- CV-3.14 Wherever possible a network of shortcut trails and bike paths should interconnect neighborhoods, developments, and roads. These should be closed to motor vehicles and their intent is to facilitate movement within the Valley without the use of automobiles.
- CV-3.15 Public and private agencies such as the Big Sur Land Trust, the Monterey Peninsula Regional Park District, and others may acquire development rights and/or accept easements and dedications for significant areas of biological, agricultural, or other open space land.
- CV-3.16 Lighting for outdoor sports shall not be allowed where it would be visible from off-site.
- CV-3.17 Street lighting shall be designed to promote traffic safety and be unobtrusive and harmonious with the local character. Such lighting must be constructed and located to illuminate only the intended area and prevent off-site glare.
- CV-3.18 Except where inconsistent with sound environmental planning, new aboveground transmission facilities shall incorporate the following design guidelines:
- a. follow the least visible route (e.g., canyons, tree rows, and ravines),
 - b. cross ridgelines at the most visually unobtrusive locations,
 - c. follow, not compete with, either natural features of the terrain or man-made features in developed areas,
 - d. Create a simple and unobtrusive appearance,
 - e. minimize the bulk of structures,
 - f. use the minimum number of elements permitted by good engineering practice, and
 - g. incorporate colors and materials compatible with local surroundings.
- CV-3.19 As development of bike paths and a coordinated, area-wide trails system are essential for circulation, safety, and recreation in the Carmel Valley Planning Area, dedication of trail easements may be required as a condition of development approval, notwithstanding *Policy OS-1.10(b)*.
- CV-3.20 A discretionary permit shall be required for new wells in the Carmel Valley alluvial aquifer. All new wells shall be required to fully offset any increase in extractions from this aquifer (see *Policies PS-3.4 and PS-3.5*). These requirements shall be maintained until such a time that the Coastal Water project (or its equivalent) results in elimination of all Cal-Am withdrawals in excess of its legal rights.
- CV-3.21 Equestrian-oriented recreational activities shall be encouraged when consistent with the rural character of the valley.

4.0 - Safety

- CV-4.1 In order to reduce potential erosion or rapid runoff:
- a. The amount of land cleared at any one time shall be limited to the area that can be developed during one construction season.
 - b. Motorized vehicles shall be prohibited on the banks or in the bed of the Carmel River, except by permit from the Water Management District or Monterey County.
 - c. Native vegetative cover must be maintained on areas that have the following combination of soils and slope:
 1. Santa Lucia shaly clay loam, 30-50% slope (SfF)
 2. Santa Lucia-Reliz Association, 30-75% slope (Sg)
 3. Cieneba fine gravelly sandy loam, 30-70% slope (CcG)
 4. San Andreas fine sandy loam, 30-75% slope (ScG)
 5. Sheridan coarse sandy loam, 30-75% slope (SoG)
 6. Junipero-Sur complex, 50-85% slope (Jc)
- CV-4.2 A comprehensive drainage maintenance program should be established by the identification of either sub-basins or valley-wide watershed zones.
- CV-4.3 In addition to required on-site improvements for development projects, a fee shall be imposed to help finance the improvement and maintenance of the drainage facilities identified in the Drainage Design Manual for Carmel Valley.
- CV-4.4 The County shall require emergency road connections as necessary to provide controlled emergency access as determined by appropriate emergency service agencies (Fire Department, OES). The County shall coordinate with the emergency service agencies to periodically update the list of such connections.

5.0 - Public Services

- CV-5.1 Pumping from the Carmel River aquifer shall be managed in a manner consistent with the Carmel River Management Program. All beneficial uses of the total water resources of the Carmel River and its tributaries shall be considered and provided for in planning decisions.
- CV-5.2 Water projects designed to address future growth in the Carmel Valley may be supported.
- CV-5.3 Development shall incorporate designs with water reclamation, conservation, and new source production in order to:
- a. maintain the ecological and economic environment;
 - b. maintain the rural character; and
 - c. create additional water for the area where possible including, but not limited to, on-site stormwater retention and infiltration basins.

- CV-5.4 The County shall establish regulations for Carmel Valley that limit development to vacant lots of record and already approved projects, unless additional supplies are identified. Reclaimed water may be used as an additional water source to replace domestic water supply in landscape irrigation and other approved uses provided the project shows conclusively that it would not create any adverse environmental impacts such as groundwater degradation.
- CV-5.5 Parts of the Carmel Valley aquifer are susceptible to contamination from development in areas not served by a regional wastewater treatment facility. Development projects that include an on-site wastewater treatment system shall provide geologic and soils surveys that assess if conditions could preclude or restrict the possibility of satisfactorily locating such a system where it would not pose a threat of contamination to the aquifer. New development on existing lots of record shall be carefully reviewed for proper siting and design of any conventional or alternative on-site wastewater treatment systems in accordance with standards of the Monterey County Code 15.20, the Central Coast Basin Plan and the Carmel Valley Wastewater Study.
- CV-5.6 Containment structures or other measures shall be required to control the runoff of pollutants from commercial areas or other sites where chemical storage or accidental chemical spillage is possible.
- CV-5.7 Existing school facilities should be used as a nucleus for expansion of recreational uses. Land next to the Carmel Middle School should be considered for recreational uses.

6.0 - Agriculture

- CV-6.1 Development adjacent to agricultural lands shall be planned to minimize adverse effects on the productivity of the agricultural soils.
- CV-6.2 Gardens, orchards, row crops, grazing animals, farm equipment, and farm buildings are part of the heritage and the character of Carmel Valley. This rural agricultural nature should be encouraged, except on slopes of 25-percent (25%) or greater or where it would require the conversion or extensive removal of existing native vegetation.
- CV-6.3 Croplands and orchards shall be retained for agricultural use. When a parcel cannot be developed because of this policy, a low-density, clustered development may be permitted in accordance with the following guidelines:
- a. Development shall be located on portions of the land not in cultivation or on a portion of the land adjoining existing development in a manner that said development will not diminish the visual quality of such parcels.
 - b. Overall density shall not exceed one (1) unit per 2.5 acres
 - c. New residential units shall be sited on one-third (1/3) of the property or less.

- d. Required agriculturally related structures and housing for workers of that parcel may be allowed on the property in a manner that does not diminish the visual quality of the open space.

CV-6.4 In Carmel Valley, conversion for agricultural purposes on slopes in excess of 25 percent (25%) shall be prohibited.

CV-6.5 Notwithstanding *Policy OS-3.5*, new development shall be prohibited on slopes: 1) with highly erodible soils, and 2) in excess of twenty five percent (25%).

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Figure LU3 -CVMP LU Map to be inserted
(11" x 17")

