

1982 NORTH COUNTY LAND USE PLAN LAND USE POLICIES

NCLUP Key Policy No. 4.3.4

All future development within the North County coastal segment must be clearly consistent with the protection of the area's significant human and cultural resources, agriculture, natural resources, and water quality.

NCLUP General Policy No. 4.3.5.1

The rural character of the coastal area of North County with its predominant agricultural, low density residential and open space land uses shall be retained. Prime and productive agricultural soils shall be protected for agricultural use.

NCLUP General Policy No. 4.3.5.2

Residential development at medium to high densities shall be concentrated in areas with adequate sewer, water, and transportation services. The Las Lomas/Fruitland area, Oak Hills, and Moss Landing areas are appropriate for concentrated development. These areas shall be developed within established urban/rural boundaries before additional land is designated for concentrated development.

NCLUP General Policy No. 4.3.5.3

The provision of recreational opportunities and facilities shall be compatible with the preservation of the natural resources of the coast. Low to moderate intensity outdoor recreational use shall be emphasized within the State beaches and wildlife refuges. Higher intensity use shall be emphasized in Moss Landing and inland recreation areas.

NCLUP General Policy No. 4.3.5.4

Where there is limited land, water, or public facilities to support development, coastal-dependent agriculture, recreation, commercial and industrial uses shall have priority over residential and other non-coastal-dependent uses.

NCLUP General Policy No. 4.3.5.5

Development of non-coastal-dependent commercial facilities shall be limited to that necessary to serve local neighborhoods and communities. Strip commercial development shall be prohibited. Area-wide shopping facilities should be centrally located in areas of urban

1982 NORTH COUNTY LAND USE PLAN LAND USE POLICIES

development that are easily accessible. Potential areas for such uses are adjacent to the coastal zone at Castroville and Prunedale.

NCLUP General Policy No. 4.3.5.6

Industrial uses shall be located near major transportation facilities and population centers. The only industrial facilities appropriate for the area are coastal or agriculture-dependent industries which do not demand large quantities of fresh water and contribute low levels of air and water pollution. Industries not compatible with the high air quality needed for the protection of agriculture shall be restricted.

NCLUP General Policy No. 4.3.5.7

New subdivision and development dependent upon groundwater shall be limited and phased over time until an adequate supply of water to meet long-term needs can be assured. In order to minimize the additional overdraft of groundwater accompanying new development, water conservation and on-site recharge methods shall be incorporated into site and structure design.

NCLUP General Policy No. 4.3.5.8

Development within the North County coastal zone shall be consistent with the land uses shown on the plan map and as described in the text of this plan.

NCLUP General Policy No. 4.3.5.9

Development and use of the land, whether public or private, must conform to the policies of the plan, must be consistent with the availability of public services and with established urban service lines, and must meet resource protection standards set forth in the plan.

NCLUP Specific Policy No. 4.3.6.A.1 – Resource Conservation

Adequate on-site parking and public access to the beach should be a condition of development permit approvals on the Island.

NCLUP Specific Policy No. 4.3.6.A.2 – Resource Conservation

1982 NORTH COUNTY LAND USE PLAN LAND USE POLICIES

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NCLUP Specific Policy No. 4.3.6.B.1 – Agriculture

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NCLUP Specific Policy No. 4.3.6.B.4 – Agriculture

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NCLUP Specific Policy No. 4.3.6.C.1 – Recreation

The North County beaches and dunes, with the exception of the Moss Landing State Beach, the beach adjacent to the developed area of the Moss Landing "Island" and the existing parking lot areas of the Salinas River State Beach shall be maintained at a low level of development to protect dune habitats and preserve the natural character of the Monterey Bay coastline. These areas are designated as Scenic and Natural Resource Recreation Areas. Only uses dependent on the resource shall be permitted. The State should acquire privately owned dune areas which are offered for sale.

NCLUP Specific Policy No. 4.3.6.C.2 – Recreation

1982 NORTH COUNTY LAND USE PLAN LAND USE POLICIES

Coastal estuary and wetland areas designated as Resource Conservation on the plan map are suitable for conditional development of recreational uses defined in the Scenic and Natural Resource Recreation Areas category of the plan. Use and development shall be consistent with the findings and recommendations of specific management plans to be prepared for the areas by the agencies that manage or operate them. Optimum carrying capacities should be determined in the plans and not exceeded. Management responsibility for recreational use of the Elkhorn Slough/Bennett Slough area shall be actively assumed by an agency or agencies with recreation management capabilities.

NCLUP Specific Policy No. 4.3.6.C.3 – Recreation

Upland areas shown on the plan map as Rural Residential are suitable locations for conditional development of recreational uses permitted under the at Scenic and Natural Resource Recreation Areas category of the plan. This designation will not preclude other uses of the area such as agriculture or residential development. Upon further evaluation of soil conditions and resource constraints, some hill areas may be re-designated as Outdoor Recreation Areas.

NCLUP Specific Policy No. 4.3.6.C.4 – Recreation

A system of recreational hiking and equestrian trails should be developed in accordance with Figure 6.

NCLUP Specific Policy No. 4.3.6.C.5 – Recreation

Rivers and their immediate shorelines are designated Resource Conservation on the land use plan map and shall be kept in open space for passive, low-intensity recreation, for wildlife habitat, and to minimize potential flood hazard.

NCLUP Specific Policy No. 4.3.6.C.6 – Recreation

Overnight camping facilities should be located in areas protected from the wind and buffered from surrounding and potentially conflicting uses.

NCLUP Specific Policy No. 4.3.6.C.7 – Recreation

The Sandholdt Pier and the soon to be replaced Highway 1 Bridge over Elkhorn Slough should be considered for renovation as fishing piers and docks.

1982 NORTH COUNTY LAND USE PLAN LAND USE POLICIES

Recreation Management

1. Recreation in environmentally sensitive areas such as dunes, wetlands, riverbanks, and areas with rare, endangered, or threatened plant or animal communities shall be limited to passive, low-intensity recreation use dependent on the resource and compatible with its long term protection.
2. Recreation management and facility development plans for all public recreational areas and facilities shall be adopted by the managing agency whose duties shall include minimizing damage to property and natural resources. New recreational facilities shall not be opened to public use until adequate management is assured.
3. Funding of recreational areas should seriously consider user fees in development, maintenance, and supervision of these areas.
4. Adequate supervision and maintenance of beach and dune recreation areas shall be provided as necessary to protect visitor safety and the natural resources of the area. Damaged dunes shall be restored, replanted with native vegetation, and closed to use during the period of recovery.

Recommended Actions

1. The State Department of Parks and Recreation should upgrade recreational facilities at Moss Landing State Beach. This would permit increased visitation and diversity of use. Improvements may include restrooms, firepits, fish cleaning facilities, increased parking space, bus stop and shelter, and camping areas. Improvements should not infringe upon dune or wetland areas. The area of land in private ownership between Zmudowski State Beach and 74 Moss Landing State Beach should be acquired by the State and incorporated into an overall recreation management and development plan.
2. A dune restoration program should be initiated by the State Department of Parks and Recreation for the State beaches along the North County Coast.
3. Increased supervision of the North County beaches should be provided by the State Department of Parks and Recreation and the Monterey County Sheriff's Department. The potential for a resident ranger in North County should be investigated. If the Department

1982 NORTH COUNTY LAND USE PLAN LAND USE POLICIES

of Parks and Recreation is unable to fulfill its management, options such as leasing property to the County Parks Department or other organizations capable of providing adequate maintenance, improvements, and supervision should be considered.

4. A management plan for the Salinas Wildlife Area should be developed by the State Department of Fish and Game and the U. S. Wildlife Service. The area should continue to be managed as a low use intensity recreational and educational facility. The area should be patrolled more often by the Department of Fish and Game. The dune area north of Marina to the mouth of the Salinas River should be acquired by the U. S. Fish and Wildlife Service or the State Department of Fish and Game and managed as a wildlife reserve and for low intensity recreation opportunities.

5. Recreation management plans should be coordinated with wetland management plans for Moro Cojo, Bennett, and Elkhorn Sloughs. The California Department of Fish and Game and the Moss Landing Harbor District should be lead agencies for the plans. Within the plans, the removal of obstructions to navigation of shallow draft boats on Moro Cojo Slough, and the development of a hiking trail on the abandoned railroad levee through Bennett Slough should be investigated.

6. A comprehensive management plan for Manzanita Park should be completed by the County Parks Department before the park is opened to public use. Trails should be constructed to minimize erosion. Sensitive habitat areas and maritime chaparral communities should be protected. Recreational uses conflicting with preservation of the natural resources of the area should be restricted.

NCLUP Specific Policy No. 4.3.6.D.1 – Residential

Land divisions for residential purposes shall be approved at a density determined by evaluation of site and cumulative impact criteria set forth in this plan. These include geologic, flood, and fire hazard, slope, vegetation, environmentally sensitive habitat, water quality, water availability, erosion, septic tank suitability, adjacent land use compatibility, public service and facility, and where appropriate, coastal access and visual resource opportunities and constraints.

NCLUP Specific Policy No. 4.3.6.D.2 – Residential

Medium and high density residential areas shall be located only where urban services; water, sewers, roads, transit, fire protection, etc. are available. A mix of residence types and price ranges should be made available through the development of these areas. These areas should be fully developed before new areas are designated for medium and high density development.

1982 NORTH COUNTY LAND USE PLAN LAND USE POLICIES

NCLUP Specific Policy No. 4.3.6.D.3 – Residential

Low density residential areas should be located in rural areas where an essentially residential character exists. These areas should be developed and infilled to the extent that site and cumulative impact constraints allow before Rural Residential areas are designated for low density residential development. Housing densities and lot sizes shall be consistent with the ability of septic systems to dispose of waste without contamination of groundwater or the creation of hazards to public health on an individual site and cumulative basis.

NCLUP Specific Policy No. 4.3.6.D.4 – Residential

A mix of agricultural and residential use is encouraged in Rural Residential areas. Residential subdivision and development in these areas shall be located according to site constraints. The most viable agricultural areas of the parcel should remain open for agricultural use.

NCLUP Specific Policy No. 4.3.6.D.5 – Residential

Where public facilities or water supply necessary to support residential development are limited, residential growth should be phased to allow sufficient time for these essential elements to be provided.

NCLUP Specific Policy No. 4.3.6.D.6 – Residential

An area of high density residential development is planned at Las Lomas between Hall and Sill roads in order to encourage the provision of low and moderate income housing consistent with the Las Lomas Development Incentive Zone of the Monterey County Housing Element. The area designated for High Density Residential development contains approximately 44 acres and may, consistent with the availability of public services and other resource considerations, be developed at a gross density of 7 to 7.5 dwellings per acre, or a total of about 320 units. The Special Treatment Area designation is applied in order to encourage planned development that will ensure retention of the site's natural amenities, particularly its mature oaks and also to provide for community needs such as a meeting hall or recreation area, and convenience shopping.

NCLUP Specific Policy No. 4.3.6.D.7 – Residential

The Long Valley watershed area shall be bounded by the ridgelines located south of Strawberry Canyon Road and north Paradise Canyon Road; by Elkhorn Road and Walker Valley Road on the west; and the Coastal Zone boundary on the east. Preservation of both the natural habitat and watershed shall be of the utmost priority. Maritime Chaparral and stands of Monterey Pine, Coast Live Oak, Madrone, and

1982 NORTH COUNTY LAND USE PLAN LAND USE POLICIES

Manzanita shall be protected to the maximum extent feasible. The highly erodible, Arnold Loamy Sand soils shall be protected to the maximum extent feasible.

Proposed development within the Long Valley watershed shall be required to minimize, to the greatest extent feasible, removal of vegetation, erosion, and contamination of groundwater resulting from the use of residential septic systems, agricultural pesticides, or fertilizers. Erosion control plans for proposed development shall be approved by the Building Inspection Department. All potable-water and residential-wastewater-disposal systems shall be approved by the Environmental Health Department, as Long Valley may provide a source of potable water to other water problem areas in North County.

When development is proposed on a parcel, the following conditions shall be required for approval of any Coastal Development Permit. Scenic easements shall be dedicated in all areas with slopes greater than 25% slope. A public access easement shall be dedicated for the establishment of a trails system. Proposed development which necessitates grading for dwellings, driveways, and appurtenant uses shall be required to appropriately replace topsoil to minimize erosion. Wherever feasible, revegetation with native plants shall be required in all graded areas. Improved access, roads, and drainage facilities for all proposed development within the Long Valley watershed area shall meet the standards and requirements of the Monterey County Public Works Department, North County Fire Protection District, and the Flood Control and Water Conservation District.

Low and Moderate Income Housing

The County is required by State laws mandating the Housing Element of the General Plan, to provide programs to increase the availability of low and moderate income housing. The following policies which are based on the goals of the adopted County Housing Element, reflect those actions that will be most effective in the North County coastal zone.

1. The County shall protect existing affordable housing opportunities in the North County coastal area from loss due to deterioration, conversion, or any other reason. The County will:
 - a) Discourage demolitions, but, require replacement on a one by one basis of all demolished or converted units which were affordable to or occupied by low and moderate income persons.
 - b) Promote housing improvement and rehabilitation programs for low and moderate income persons in both owner-occupied and renter-occupied units.

1982 NORTH COUNTY LAND USE PLAN LAND USE POLICIES

c) Study relaxation of building code requirements and if appropriate adopt minimum building code regulations for the rehabilitation of older housing units.

d) Replacement affordable housing units shall be retained as low and moderate income units through deed restrictions or other enforceable mechanisms.

2. The County shall encourage the expansion of housing opportunities for low and moderate income households.

a) Re-evaluate ordinances and policies which impose constraints to low and moderate income housing opportunities.

b) Require employee housing as a condition of all permits related to additions to existing visitor facilities or the construction of new facilities. Such housing must be provided prior to or concurrent with the proposed development, and must be permanently linked to the visitor-serving use through appropriate binding guarantees.

3. The County shall provide where feasible, affordable housing through the continuing good faith and the diligent efforts by the public sector. The County will:

a) Establish a fund, from in-lieu fees, sales of land, and transfer payments, for direct assistance to low and moderate income proposals.

b) Protect the rights of both tenants and landlords with regard to housing issues.

c) Provide means to expedite projects which demonstrate innovative ways to implement housing policy.

4. Consider adopting comprehensive guidelines for farm labor housing in Monterey County including the North County coastal zone as a separate entity. This should include an analysis of existing conditions, i.e., social, economic, cumulative impacts, public health concerns, environmental impacts, etc., and programs for alleviating these problems and establishing acceptable housing. Annual inspections should be required by Health and Building Departments of all units approved, by the Planning Commission and Building Departments, as farm labor housing.

5. Development of farmworker and non-farmworker cooperatives should be encouraged at appropriate locations and at site densities designated in the plan for residential use of an area.

1982 NORTH COUNTY LAND USE PLAN LAND USE POLICIES

6. The trailer and mobile home exclusion districts in the County Zoning Ordinance should be repealed to increase affordable housing opportunities and increase access to the Coastal Area for low and moderate income families.

NCLUP Specific Policy No. 4.3.6.E.1 – Commercial and Visitor-Serving Facilities

New general commercial uses shall be provided only at locations designated on the land use plan map. Limited expansion or improvements to existing commercial uses shown on the plan map will be considered on an individual basis.

NCLUP Specific Policy No. 4.3.6.E.2 – Commercial and Visitor-Serving Facilities

New or expanded general commercial facilities in the North County Coastal Zone and visitorserving commercial facilities in Moss Landing shall provide adequate parking, either on or off site, and safe access, including necessary turning lanes, acceleration lanes, and signing. Wherever possible, access to commercial facilities from major roads and highways should be consolidated. Strip commercial development shall not be allowed.

NCLUP Specific Policy No. 4.3.6.E.3 – Commercial and Visitor-Serving Facilities

Renewal of use permits for existing commercial uses shall require careful consideration of the impact of use on surrounding land, and traffic safety and congestion.

NCLUP Specific Policy No. 4.3.6.E.4 – Commercial and Visitor-Serving Facilities

Recreation and Visitor-Serving Commercial and General Commercial uses shall be developed in the Moss Landing Community Plan area in accordance with the following policies and guidelines and with Section 5.2.1.B.

- Permit a total of up to 150 hotel/motel units based on available land and wastewater collection system capacity. These shall generally be provided by several smaller establishments not exceeding 30 units each.
- Encourage the expansion and improvement of existing recreation and visitor-serving facilities.
- Design and locate new commercial visitor-serving facilities to minimize traffic and natural resource impacts.
- Encourage the development of low and moderate-cost commercial recreation and visitor-serving facilities in preference to high cost facilities.
- Encourage mixed use commercial development that includes housing units.
- Encourage development of commercial uses providing necessary service to coastaldependent industries such as commercial fishing,

1982 NORTH COUNTY LAND USE PLAN LAND USE POLICIES

aquaculture, and energy production, and commercial facilities providing goods and services related to the use of local recreational opportunities.

NCLUP Specific Policy No. 4.3.6.F.1 – Industry

Lands designated for Heavy and Light industrial use in the North County Coastal Zone, shall be reserved for coastal dependent industry as defined in Sections 4.3.1. L and M., and in the glossary of this plan. New heavy or light Industrial manufacturing or energy related facilities shall be located only in areas designated for these uses in this plan.

NCLUP Specific Policy No. 4.3.6.F.2 – Industry

Existing industrial uses outside the designated industrial areas, are non-conforming uses under the plan. Expansion of such uses shall not be permitted. The County's general policy is to encourage these uses to relocate to appropriate industrial areas. Remaining vacant parcels within the Dolan Industrial Park shall be reserved for coastal-dependent industries.

NCLUP Specific Policy No. 4.3.6.F.3 – Industry

Development of new agricultural facilities of an industrial nature shall be located in areas designated for Light Industry or Agricultural Industrial, or as a conditional use in Rural Residential and Agricultural Conservation areas. In Agricultural Conservation or Rural Residential areas, such uses shall be permitted only in the portions of the property that do not contain viable prime or productive farm lands.
AMENDED JUNE 9, 1993

NCLUP Specific Policy No. 4.3.6.F.4 – Industry

A basic standard for all new or expanded industrial uses is the protection of North County's natural resources. Only those industries determined to be compatible with the limited availability of fresh water and the high air quality required by agriculture shall be allowed. New or expanded industrial facilities shall be sited to avoid impacts to agriculture or environmentally sensitive habitats.

NCLUP Specific Policy No. 4.3.6.F.5 – Industry

The Light Industrial Area north of the City of Marina is designated as a Special Treatment Area in order to encourage planned development

1982 NORTH COUNTY LAND USE PLAN LAND USE POLICIES

of agricultural-related or coastal dependent industries. Development proposals for this area should emphasize protection of the site's vernal ponds and adjacent agricultural lands, and should be designed and landscaped to be aesthetically pleasing to travelers on Highway One.

NCLUP Specific Policy No. 4.3.6.G.1 – Other Uses

Schools and other educational facilities should be expanded to accommodate anticipated population increases in North County.

NCLUP Specific Policy No. 4.3.6.G.2 – Other Uses

Areas designated for intense industrial, commercial, and residential development should receive special project planning in order to facilitate efficient use of the land while minimizing adverse impacts.

NCLUP Specific Policy No. 4.3.6.G.3 – Other Uses

Public and quasi-public uses should be located in areas where they will be compatible with adjacent land uses and local traffic conditions.