

3.1 Introduction to the 2007 Monterey County General Plan Update

The General Plan is the blueprint for land use in Monterey County through 2030 (see attached CD for the complete 2007 General Plan). Full buildout is projected to occur in 2092. Monterey County is located on California's central coast and is bounded by the Pacific Ocean to the west, Santa Cruz County to the north, San Benito, Fresno, and Kings Counties to the east, and San Luis Obispo County to the south. (See Exhibit 1.1.) The 2007 General Plan provides a framework for future land use patterns in the unincorporated areas of the County in the form of goals and policies that are designed to facilitate planned, orderly growth.

California Planning Law requires all counties and cities in the State to prepare and maintain a general plan for the long-term growth, development, and management of the community. The general plan acts as a "constitution" for development, and is the County's lead legal document in relation to growth, development, and resource management issues. Development regulations (e.g., zoning and subdivision standards), community plans, and specific plans are required by law to be consistent with the General Plan. Every general plan must contain the following seven mandatory elements:

- **Land Use** designates the general distribution, density, and intensity of residential, commercial, industrial, agricultural, open space, and other categories of public and private land uses.
- **Circulation** is correlated with the land use element and identifies the general locations and extent of existing and proposed major thoroughfares, transportation routes, and infrastructure.
- **Housing** policies provide a detailed program to ensure adequate housing opportunities for all economic segments of the community, including provisions for the County to accept its "fair share" of regional housing needs of low- and moderate-income households.
- **Open Space** establishes policies for use of open space in the preservation of natural resources, outdoor recreation, public health and safety, support of the missions of military installations, and protection of Native American sacred lands.

- **Conservation** establishes policies for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. This includes flood management and water conservation.
- **Safety** establishes policies encompassing public health and safety in relation to such environmental hazards as earthquakes and associated seismically induced hazards, flooding, wildland fire, and soil erosion.
- **Noise** establishes policies to identify and appraise noise problems in the community. This element includes implementation measures and possible solutions that address existing and foreseeable noise problems.

A city or county may organize its general plan as it sees fit, including combining and renaming the mandatory elements. It may also—as Monterey County has done—adopt optional elements that apply to its circumstances, but are not otherwise required by California Planning Law.

The 2007 General Plan covers all unincorporated portions of the County. Lands within unincorporated areas that are owned by the federal government (e.g., Camp Roberts [northern part], Fort Hunter Liggett Military Reservation, Los Padres National Forest, Pinnacles National Monument, etc.) and lands owned by State government (e.g., Andrew Molera State Park, Salinas Valley State Prison, California State University Monterey Bay, California Department of Transportation properties, etc.) are not subject to County jurisdiction. However, state lands in the coastal zone are subject to the County’s Local Coastal Program (LCP) provisions.

The 2007 General Plan describes anticipated future growth over the long term, based on a planning horizon of 2030, and is the subject of this EIR. Buildout under the 2007 General Plan is not anticipated to occur until approximately the year 2092. The 2007 General Plan is meant to express the community’s goals with respect to the human-made and natural environments and to set forth the policies and implementation measures needed to achieve those goals for the welfare of those who live, work, and do business in Monterey County.

3.1.1 History of the Monterey County General Plan

Planning activities in Monterey County date back to the 1930s, with the creation of the County Planning Commission. In the 1950s, the Planning Department was established. The first comprehensive General Plan was adopted in 1968, and later updated in 1982. The original 1968 plan contained nine elements: land use, circulation, population, conservation, open space, economics, public facilities, historical resources, and ocean resources. Between 1968 and the mid-1970s, additional elements were added to the 1968 General Plan in accordance with new requirements in State General Plan law. The 1982 update reorganized the

General Plan, combining its elements into four components: Natural Resources, Environmental Constraints, Human Resources, and County Development.

Since 1982, various amendments have been made to the General Plan. Amendments have included Area Plans, Master Plans, Land Use Plans, element updates, and changes to the General Plan land use map.

3.1.2 General Plan Update

Community roundtable meetings in November and December 1999 initiated a new general plan update process with a draft General Plan Update released in January of 2002 (GPU1). A Notice of Preparation (NOP) for preparing an EIR on GPU1 was issued on June 8, 2001. Hearings on the first draft were conducted throughout 2002 and a revised draft was completed in February of 2003 (GPU2). The Board of Supervisors held a series of public hearings between May and October 2003, and gave direction to staff on changes. The Public Review Draft of the 21st Century Monterey County General Plan, dated January 2004 (GPU3), represented a significant update to the 1982 General Plan, Area Plans, and Coastal Land Use Plans. GPU3 had been prepared to provide a framework for managing growth over the next 20 years. Multiple hearings on GPU3 were held between March and May 2004.

In March 2004, the Board of Supervisors rejected the draft GPU3 (dated January 2004), and EIR (dated February 2004), and directed staff to prepare a General Plan Update that would largely maintain the land use designations of the 1982 General Plan, but incorporate some of the policies with respect to focusing growth in community areas and rural centers that had been a key feature of three prior draft updates. On January 3, 2007, the Monterey County Board of Supervisors certified an EIR on the 2006 General Plan and adopted General Plan 2006 (GPU4). Subsequently, due to opposition to GPU 4, the Board placed a referendum measure on the June 2007 ballot asking the voters whether they wanted to rescind the resolutions adopting the General Plan. There were two additional, competing measures on the June ballot asking the voters whether they wanted to adopt the General Plan, or adopt a community general plan initiative. Voters were split on what road to take. The results of the June 2007 election showed that the majority of voters did not want to repeal the Board-approved GPU4, but also did not want to adopt either the GPU4 or the competing Community General Plan initiative.

In the aftermath of the uncertainty resulting from the election, the Board of Supervisors directed staff to develop amendments to GPU4. The Board requested that the Planning Commission appoint a subcommittee to develop proposals for changes that would take into account some of the diverse opinions in the community. The Commission took the matter into consideration and provided specific recommendations to the Board of Supervisors.

Based on the Planning Commission recommendations and as a result of several public hearings before the Board of Supervisors, the Board of Supervisors has

given direction for changes to GPU4, resulting in a fifth version of the General Plan update (“2007 General Plan” also known as “GPU5”). This environmental review pertains to the 2007 General Plan.

3.2 General Plan Objectives and Organization

The primary goal of the 2007 General Plan is to provide residents of the County with a blueprint for public and private development, and act as the foundation upon which County leaders will make decisions related to growth and land use. This 2007 General Plan expresses Monterey County’s goals with respect to human-made and natural environments and sets forth the policies and implementation measures to achieve them. These goals and policies are set forth by topic throughout this document.

3.2.1 Project Objectives

Per Section 15124 of the CEQA Guidelines, an EIR must provide a statement of objectives sought by the 2007 General Plan. This statement of objectives is intended to guide the environmental impact analysis and be used as the basis of evaluating alternatives to the 2007 General Plan (Section 5, Alternatives to the 2007 General Plan).

Monterey County’s process of updating its General Plan has been ongoing for nearly a decade. The 2007 General Plan update is the fifth proposed general plan update version. The 2007 General Plan update has been developed to reconcile, to the extent practical, the community’s differing points of view of what should be addressed in the General Plan and how it should be addressed. As provided in California Planning Law (Government Code Section 65100 et seq.), the 2007 General Plan will establish the County’s long-term goals and policies for development (including transportation and housing concerns), conservation of resources, and safety. The complexity of the general plan, with its interacting goals and policies, requires that it meet all of the following objectives in order to be effective.

- 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.
- Provide decision makers, County staff, and the public with an updated General Plan that reflects the existing physical conditions and constraints in the County and provides a range of comprehensive policies to guide future development based upon those conditions and constraints.
- Modify existing land use designations to patterns that accommodate the most recent population growth, housing, and employment projections in an orderly manner that minimizes environmental impacts as feasible while meeting the

County's obligations under California Planning Law to provide housing for all income levels.

- Direct new development to Community Areas and Rural Centers to facilitate the efficient provision of infrastructure and services while reducing the impacts of population growth, additional housing, and employment opportunities on agriculture, water supplies, and environmental resources.
- Establish policies that will conserve limited water supplies for current and projected future uses, including urban, rural, and agricultural uses.
- Establish new comprehensive policies and modify existing policies in the 1982 General Plan that reflect the latest legal, statutory, scientific, and technical changes and advances.
- Consider advice, concerns, and suggestions regarding future growth and development from all segments of the County population and, to the extent feasible, address these issues through new or modified goals, policies, or land use concepts.
- Support the continued viability of the agricultural industry by allowing routine and ongoing agricultural uses to proceed subject to standard regulations.
- Establish the Agricultural Winery Corridor Plan (AWCP) to facilitate the development of wineries along a corridor in the central and southern Salinas Valley to achieve a balance between the wine-grape production and wine processing capacity within the County.

3.2.2 Plan Organization

Monterey County has adopted all of the state-mandated general plan elements, as well as several optional elements. Since the County has a certified Housing Element for the 2003–2007 planning cycle, this element will not be updated until the next housing planning cycle. The 2007 General Plan is consistent with the policies in the current Housing Element. The other elements contained in the 2007 General Plan are listed below. Specific goals and policies contained in each element are analyzed in the applicable topical section in this EIR.

- **Land Use.** This element describes policies for the appropriate type and intensity of land use within unincorporated Monterey County including lands for housing, business, agriculture, industry, public facilities, open space, recreation, and other uses. The primary focus is to encourage city-centered growth within the 12 cities in Monterey County. However, given forecasted population growth for Monterey County (Table 3-1), as well as the desire to retain prime agricultural lands, scenic hillsides, and provide affordable housing in close proximity to employment centers, the 2007 General Plan identifies 12 locations within the unincorporated area of the County where population centers have been established and can accommodate additional growth. Five Community Areas are identified as areas where, with a more detailed plan for that area (Community Plan), additional growth would occur.

In addition, a second tier called Rural Centers identifies seven smaller population areas that, if provided with adequate facilities after adoption of a Capital Improvement and Financing Plan, would accommodate growth if Community Areas would not fulfill the need. The element also identifies three AHOs where landowners would be encouraged to build affordable housing at high density. Other provisions of the land use element include encouragement of clustering and the use of transfer of development rights to conserve land, and establishment of a “pass-fail” Development Evaluation System to judge the suitability of a given site for development projects of 5 units or more.

- **Circulation.** The element describes polices to support a multi-modal transportation system, including intensive improvements to the existing roadway and highway system, and to facilitate mobility of people and goods throughout unincorporated Monterey County. The element also supports regional cooperation on meeting transportation and transit needs, including a regional traffic impact fee. The circulation element would establish a Level of Service (LOS) standard of D for most county roads. A Capital Improvement and Financing Plan is to be adopted in order to achieve that LOS standard county-wide by 2027. Discretionary development projects would be required to meet the LOS D standard concurrently with development.
- **Conservation and Open Space.** This element combines two of the mandatory elements, describing polices to protect open space and other environmental resources. These portions of the 2007 General Plan aim at preserving lands needed for the managed production of resources (e.g., agricultural lands), protection of public health and safety (e.g., floodplains), outdoor recreation (e.g., parks), and protection of environmental resources (e.g., sensitive natural habitat areas). Additional policies provide for management of key environmental resources such as scenic vistas, wildlife habitats, water resources, historic resources, and air quality. Air quality policies include a commitment to develop and adopt a Greenhouse Gas Reduction Plan to reduce emissions of greenhouse gases to 1990 levels by 2020. The plan would be developed within 24 months of adoption of this general plan. This element also establishes a general prohibition on developing slopes in excess of 30%, and requires that the county establish permitting processes for development on slopes between 25–30% and for agriculture that would convert previously uncultivated lands on slopes exceeding 25%. A ministerial permit process would be established for agriculture that would convert previously uncultivated lands on slopes from 15–24 % and 10–15%.
- **Safety.** This element combines the mandatory Safety and Noise Elements. Its policies encompass public health and safety in relation to such environmental hazards as earthquakes and associated seismically induced hazards, flooding, wildland fire, and soil erosion. Noise policies identify noise-related hazards and include standards to achieve and maintain noise-compatible land use relationships. Among its features, the element calls for development of a “Geologic Constraints and Hazards Database” to allow the county to keep track of seismic, slope, and erosion hazards. Seismic and

geotechnical reports would be required before development could be approved in areas of known hazards. A number of policies address the issue of wildland fire protection, including provisions for adequate fire-fighting water supply, emergency access, project design, and fuel modification zones.

- **Public Services** (optional element). This element sets out standards for public service and utility systems through a set of “Adequate Public Facilities and Services” requirements, including water, wastewater, solid waste, schools, emergency response, road LOS, parks and schools, and storm water drainage. A “Hydrologic Resources Constraints and Hazards Database” would be developed and maintained by the County to make information about these resources easily available. Key policies require concurrency between new development and the installation of infrastructure to serve the development; link development to a long-term sustainable water supply; encourage water supply inventories, protection of groundwater supplies, and water supply planning through a variety of initiatives including a “Capital Implementation and Financing Plan;” work to identify and reduce groundwater overdraft; improve wastewater disposal, including “Onsite Wastewater Management Plans” for areas with high concentrations of development that are currently using septic tanks; enhance the park system; and protect cultural resources.
- **Agricultural** (optional element). This element’s policies identify the ways in which agricultural uses are addressed and include measures designed to protect agriculture operations to help strengthen the agricultural industry. This includes policies encouraging the establishment of well-defined buffer areas between agriculture and incompatible uses; creation of a program, in consultation with the cities, requiring projects that would convert important farmland to mitigate the loss of that acreage, with highest mitigation for the areas of the highest agricultural value; and allowances for “Routine and Ongoing Agricultural Activities,” exempting them from some general plan policies while protecting the environment. The element also establishes an AWCP with policies for enhancing the agriculture and wine industries within three planning areas along Central/Arroyo Seco/River Road, Metz Road, and Jolon Road. The AWCP is discussed in greater detail later in this chapter.
- **Economic Development** (optional element). This element addresses commerce-related matters, such as job creation, workforce training, and business development. It establishes policies that are designed to create jobs and business opportunities to help maintain the existing workforce and improve the business climate in Monterey County.
- **Area and Master Plans** provide more specific, supplemental policies to the 2007 General Plan that addresses unique conditions within a planning area that are not applicable to other areas of the County. Key area and master plan policies in the 2007 General Plan include limiting new development within the Greater Salinas, North County, and Toro Area Plans to a single family residence and accessory building on each lot of record; and limiting residential subdivision in the Carmel Valley Master Plan to creation of 266 new lots with preference to projects including at least 50% affordable housing units.

3.3 Monterey County Growth under the 2007 General Plan

3.3.1 Analysis Assumptions and Methodology

This EIR will analyze impacts at the 2030 planning horizon and at full buildout in the year 2092. The adopted 1982 General Plan land use map serves as the basis for the following projections. Once adopted, the 2007 General Plan will serve as the basis for population growth projections in unincorporated Monterey County. Given the historic county growth rate and the limitations set out in the 2007 General Plan policies, it would be highly unlikely and next to impossible for every parcel in the County to develop to its maximum potential within the 2030 planning horizon. Therefore, a second analysis is provided of longer-term, full buildout as well.

3.3.1.1 2030 Planning Horizon

The year 2030 is used as the “planning horizon,” reflecting the planning period of the 2007 General Plan. Consistent with the recommendations of the State General Plan Guidelines¹, Monterey County has chosen a general plan horizon of approximately 20 years. The first analysis will examine impacts between 2006 and 2030.

Growth assumptions contained in this 2007 General Plan for the 2030 planning horizon are derived from population growth forecasts prepared by AMBAG, which is the designated Metropolitan Planning Agency for Monterey, Santa Cruz, and San Benito counties. AMBAG projects growth for the cities and the unincorporated area within each county for purposes of transportation planning and the allocation of regional housing needs. AMBAG’s 2004 projections for population growth in Monterey County through 2030 are summarized in Table 3-1. The projections for 2006 have been adjusted to correct for traffic analysis zones (TAZs) that will be annexed into the cities.

AMBAG’s projections considered growth trends and the availability of water, among other things, and allocated its growth projections accordingly. Thus, the Monterey Peninsula, which has significant water constraints, is projected to accommodate much lower levels of growth than the Salinas Valley, which is not as constrained in terms of water supply. Between 2000 and 2030, AMBAG projects that Monterey County (including the incorporated cities) will grow to a population of approximately 602,731. This translates to an average annual growth rate of about 1.36%. As shown on Table 3-1, AMBAG anticipates that the unincorporated area of the county will lose population between 2005 and 2010 due to city annexations of county territory.

¹ Office of Planning and Research, 2003 General Plan Guidelines at pp. 13–14.

This EIR considers AMBAG’s growth projections in relation to physical constraints such as potable water supply available (Section 4.11, Public Services and Utilities) and roadway capacity (Section 4.6, Transportation). In order for a future development proposal to be found consistent with the 2007 General Plan, it would need to demonstrate that adequate resources and facilities are available or can be provided. Where projects are found to be consistent with the development density established by the 2007 General Plan and within the scope of the EIR certified for that Plan, additional environmental review will not be necessary unless there are significant effects peculiar to the project, including offsite and cumulative effects, that were not analyzed as significant effects in a previous EIR. (14 Cal. Code Reg. §15183(a)–(d).) An additional requirement for this exemption is that all previously identified feasible mitigation for previously identified significant effects must be implemented or required by the agencies with authority to impose the identified mitigation. Where there are new or more severe impacts peculiar to the project, the impacts must be considered potentially significant and a separate mitigated negative declaration or EIR will be prepared.

Table 3-1. AMBAG Growth Projections

Year	Monterey County Population	Change From Previous (%)	Unincorporated County Population	Change From Previous (%)
2000	401,312	–	100,252	–
2005	432,600	7.8	110,083	9.8
2010	464,847	7.5	105,485	–4.2
2015	495,961	6.7	114,776	8.8
2020	527,069	6.3	124,067	8.1
2025	564,903	7.2	129,721	4.6
2030	602,731	6.7	135,375	4.4

Source: Association of Monterey Bay Area Governments 2004.

The California Department of Finance also produces population projections for counties. DOF projections for population growth in Monterey County through 2030 are summarized in Table 3-2. DOF anticipates that the County will grow to a total population (including cities) of 529,145 by 2030 (County Department of Finance 2007d). This is 73,586 fewer persons than projected by AMBAG in its 2004 Growth Projections. To be conservative in the evaluation of impacts from implementing the 2007 General Plan, the higher AMBAG projections are being used as the basis for the 2030 growth assumptions used in this EIR’s analyses.

Table 3-2. Department of Finance Population Growth Projections

Year	Monterey County Population	Change From Previous (%)	Annual Average (%)
2005	421,211	–	–
2010	433,283	7	0.7
2020	476,642	10	1.0
2030	529,145	11	1.1

Source: State of California Department of Finance 2007d.

3.3.1.2 Full Buildout

In order to provide a longer-term view, this EIR will also examine impacts that may occur at “full buildout” of the County; that is, changes from 2006 to 2092. Full buildout is the state in which all existing, undeveloped residential lots of record (total = 4,629) have been built on up to the maximum density allowed by zoning. This includes existing lots of record. At Monterey County’s 2006 through 2030 projected rate of growth (about 417 building permits for residents per year), full buildout is projected to occur in 2092. Impact analyses for 2092 will be qualitative, not quantitative, for the most part because of the uncertainty over what life might be like over 84 years into the future. Residential growth rate was chosen as the indicator of full buildout because it is relatively constant and is easier to extrapolate than other factors. Commercial and industrial parcels were assumed to be fully developed at the same time that housing buildout is reached.

The reader should understand that there is no officially sanctioned population estimate for 2092. The DOF’s most recent long-range population projection goes no farther than 2050. In this July 2007 Report 06 P-1, the DOF projects that by 2050 the total population of Monterey County and its cities will be 646,878 (California Department of Finance 2007). This represents an increase in population of approximately 9.9% per decade for the period from 2000–2050. Assuming that this rate continues further into the future, the total county population in 2092 would be 943,763.

This EIR uses a different method to estimate 2092 population based on using the projected housing unit growth and a fixed persons/housing unit ratio from the AMBAG 2004 projections for 2030. This results in a 2092 population estimate for the County of 937,322 (and 207,424 for the unincorporated County). Interestingly, this amount is roughly consistent with a projection based on the DOF estimated 2050 population.

3.3.2 Existing Land Use and Projected Growth

The AMBAG forecasts that Monterey County (including its cities) will add approximately 201,419 residents between 2000 and 2030 (Association of Monterey Bay Area Governments 2004). The population of the unincorporated County (not including the cities) is projected to account for about 40,381 of these new residents. Table 3-3 summarizes the projected increases in population and the historic and projected split of population between cities and the Monterey County. As shown in the table, the percentage of total county residents living in the cities is steadily increasing relative to the number living in unincorporated areas. In 1980, approximately 71% of the total residents lived in cities and 29% in the unincorporated area. By 2006, the ratio of city residents to unincorporated county residents had increased to 76/24. By 2030, the ratio is projected to be 78/22.

Table 3-3. Overview of Monterey County Population Growth (including percentage of population)

Area	1980 Population	Estimated 2006 Population(1)	Projected 2030 Population	Projected Buildout Population
Cities	205,947 (71%)	332,699 (76%)	467,356 (78%)	729,898 (78%)
Unincorporated	84,497 (29%)	106,279 (24%)	135,375 (22%)	207,424 (22%)
Total County	290,444 (100%)	438,979 (100%)	602,731 (100%)	932,322 (100%)

(1): 2006 Population for cities and unincorporated adjusted to include areas of future annexations within the City total and to exclude such areas from the unincorporated areas; this allow for accurate estimation of changes in population by jurisdiction for 2030.

Source: Association of Monterey Bay Area Governments 2004. Buildout population prepared by Monterey County as part of the EIR (unincorporated county based on 2007 GP; city growth based on static percentage split continued to assumed buildout year of 2092).

Between 1980 and 2006, Monterey County and its cities added more than 148,500 residents, representing a population increase of about 51%. Monterey County’s total population in 2030 is projected to be 602,731, an increase of 37% over its estimated 2006 population. As illustrated in Table 3-4, as the overall population increased by 51%, the population within the cities grew by about 62% and the population within the unincorporated county by 26%.The County’s overall population is projected to increase by 37% by 2030. As that occurs, the population of the cities is expected to increase by 40%, while the population within the unincorporated County grows by 27%.

This table illustrates a trend for the population to shift toward cities between 1980 and 2005, and this trend is consistent with the 1982 General Plan policies for city-centered growth. Growth projections from AMBAG through 2030 reflect a continuation of this trend.

Table 3-4. Percentage Increase in Monterey County Population between 1980–2005 and 2005–2030

Area	1980–2006	2006–2030
Cities	62%	40%
Unincorporated	26%	27%
Total County	51%	37%

The 2006 population estimate was based on AMBAG 2004 estimate, corrected for annexation of Traffic Analysis Zones (TAZs).

Source: Association of Monterey Bay Area Governments 2004.

The following tables summarize existing land uses and the land use changes projected to occur over the 2030 planning horizon and eventual buildout of the county in 2092. Table 3-5 reflects the Monterey County estimates for population and housing and employment projected in the 2030 planning horizon and buildout in the year 2092. Table 3-6 reflects the approximate extent of existing land uses, by planning area. Table 3-7 reflects existing land use by community area and rural center. Table 3-8 reflects new growth anticipated within the planning areas, community areas, and rural centers. Table 3-9 reflects the type of new growth anticipated.

Table 3-5. Monterey County 2030 and Buildout-Estimated Population and Housing

Inland	2000 ^a	2005 ^a	2006 Adjusted ^b	AMBAG 2030 ^a	GP Buildout ^c	2006– 2030	2006 to Buildout	2030 to Buildout
Housing Units								
Unincorporated County	37,047	40,006	38,655	48,670	74,573	10,015	35,918	25,903
Incorporated Cities ^d	92,531	98,374	101,520	138,331	216,040	36,811	114,520	77,709
Total	129,578	138,380	140,175	187,001	290,613	46,826	150,438	103,612
Population								
Unincorporated County ^e	100,252	110,083	106,279	135,375	207,424	29,096	101,145	72,049
Incorporated Cities ^f	301,060	322,517	332,699	467,356	729,898	134,657	397,199	262,542
Total	401,312	432,600	438,979	602,731	937,322	163,752	498,344	334,591
Employment								
Unincorporated County ^g	68,915	73,389	70,384	97,113	148,798	26,729	78,414	55,333
Incorporated Cities ^f	153,526	165,583	172,100	238,268	372,118	66,168	200,018	130,202
Total	222,441	238,972	242,484	335,381	520,916	92,897	278,432	185,535

Sources:

- ^a Association of Monterey Bay Area Governments 2004.
- ^b Scaled on 00–05 and adjusted to place TAZs for future annexations in City totals..
- ^c Buildout amount for unincorporated County determined based on 2007 GP. Buildout year determined by applying unit rate of growth (417/year) in unincorporated County after 2030. Buildout year calculated as 2092.
- ^d Cities—AMBAG 2004 projection used for 2030; For buildout used 3 times County units based on AMBAG 2008 estimated City (75%)/County (25%) split.
- ^e Unincorporated County—Population based on AMBAG 2030 estimate of 2.78 persons/unit for 2030 and buildout population estimates.
- ^f Cities—Used AMBAG 2030 estimated 3.38 persons/unit for 2030 and buildout population estimates.
- ^g County—Used AMBAG 2030 estimated 0.72 persons/job for 2030 and buildout employee estimates.

Table 3-6. Existing Land Use by Planning Area in Monterey County (2006—Based on Parcel Data)

	Total Area (Acres)	Residential Acres	Commercial Acres	Industrial Acres	Agricultural Acres	Resource Conservation	Public/ Quasi-Public	Other
PLANNING AREA								
Cachagua	135,269	4,119	171	40	58,518	1,719	58,891	11,811
Carmel Valley	27,798	7,048	928	10	797	3,226	2,613	13,176
Central Salinas Valley	533,580	5,115	1,001	2,821	429,538	2,660	80,605	11,840
Fort Ord	0	–	–	–	0	–	–	–
Greater Monterey Peninsula	79,125	4,225	2,334	40	–	20,754	34,175	17,597
Greater Salinas	92,220	2,184	274	1,407	82,749	657	1,033	3,916
North County	30,731	9,709	200	251	16,043	168	798	3,562
South County	815,645	11,230	71	103	571,211	628	205,296	27,106
Toro	48,302	6,937	114	108	26,945	2,150	5,051	6,997
Inland Subtotals	1,762,670	50,567	5,093	4,780	1,185,801	31,962	388,462	96,005
Coastal/Non-Coastal Areas	109,311	1	84	–	17	78	108,070	1,061
Total Inland County	1,871,981	50,568	5,177	4,780	1,185,818	32,040	496,532	97,066
Coastal Areas	197,343							
Cities	41,055							
Total County	2,110,379							

Table 3-7. Existing Land Use by Community Area and Rural Center in Monterey County (2006—Based on Parcel Data)

	Total Area (Acres)	Residential Acres	Commercial Acres	Industrial Acres	Agricultural Acres	Resource Conservation	Public/ Quasi-Public	Other
COMMUNITY AREA								
Boronda	342	131	13	28	89	–	21	60
Castroville	868	177	35	150	330	–	34	142
Chualar	315	22	4	5	215	–	12	57
Fort Ord	18,730	4	–	–	1	–	18,724	1
Pajaro	218	42	34	42	18	–	15	67
Total	20,472	375	86	225	653	0	18,806	327
RURAL CENTER								
San Lucas	128	22	1	7	55	–	7	37
Bradley	51	21	1	–	16	–	4	9
Lockwood	353	64	1	–	141	–	8	139
Pine Canyon	774	267	5	–	24	–	12	466
Pleyto	295	147	53	–	–	–	–	96
River Road	2,866	641	9	–	110	–	29	2,077
San Ardo	73	25	4	1	4	–	11	29
Total	4,411	1,165	72	1	294	0	64	2,815

Table 3-8. New Growth by Planning Area, Community Area and Rural Center, 2006–2030 and 2092 Buildout

Inland Areas	Total Area (Acres)	Vacant Residential Lots	Potential New Buildout Units	Potential New 2030 Units	New Buildout Commercial (Acres)	New Commercial by 2030 (Acres)	New Buildout Industrial (Acres)	New Industrial by 2030 (Acres)	Notes
CACHAGUA									
Cachagua	136,580	263	132	18	22	5	0	0	
Subtotal	136,580	263	132	18	22	5	0	0	
CARMEL VALLEY									
Carmel Valley	26,736	492	758	101	239	52	0	0	0 Not including housing overlay area. Policy CV-1.6 allows 266 new subdivided lots.
Carmel Mid-Valley AHO	40	0	390	149	0	0	0	0	0 Assume approximately 13 acres of land likely for development with max 30 du/ac density.
Subtotal	26,736	492	1,148	251	239	52	0	0	
CENTRAL SALINAS VALLEY									
Central Salinas Valley	545,022	357	456	61	323	70	140	21	21 Not including cities, community areas, rural centers.
Chualar CA	350	20	1,500	574	4	2	27	65	65 Boundary TBD. Estimates based on expanding existing town by 350 acres (200 acres residential, 50 acres commercial, 25 acres industrial).
Pine Canyon RC	766	35	1,704	652	5	2	0	0	
San Lucas RC	155	71	169	65	2	1	32	77	
Subtotal	545,022	483	3,829	1,352	334	75	199	163	

Inland Areas	Total Area (Acres)	Vacant Residential Lots	Potential New Buildout Units	Potential New 2030 Units	New Buildout Commercial (Acres)	New Commercial by 2030 (Acres)	New Buildout Industrial (Acres)	New Industrial by 2030 (Acres)	Notes
FORT ORD									
Fort Ord	19,138	0	8,610	3,295	226	88	0	0	
Subtotal	19,138	0	8,610	3,295	226	88	0	0	
GREATER MONTEREY PENINSULA									
Greater Monterey Peninsula	57,056	642	3,995	534	62	13	0	0	Acreage for entire area. 2030/Buildout numbers do not including cities or housing overlay area.
Hwy 68/Airport AHO	130	1	2,550	976	0	0	0	0	Assume approximately 85 acres of land likely for development with max 30 du/ac density.
Subtotal	57,056	643	6,545	1,510	62	13	0	0	
GREATER SALINAS									
Greater Salinas	105,242	406	1,395	187	160	35	1,528	226	Acreage for planning area. 2030/Buildout numbers do not including cities and community areas. Includes Butterfly Village.
Boronda CA	353	116	726	278	69	27	96	231	
Subtotal	105,242	522	2,121	464	229	62	1,624	457	Policy GS-1.13 limits development in area north of Salinas.
NORTH COUNTY									
North County	30,910	577	3,260	436	238	50	40	6	Acreage for planning Area. 2030/Buildout numbers do not including community areas.
Pajaro CA	256	64	676	259	38	15	122	293	
Castroville CA	1,058	234	1,632	625	0	0	344	827	

Inland Areas	Total Area (Acres)	Vacant Residential Lots	Potential New Buildout Units	Potential New 2030 Units	New Buildout Commercial (Acres)	New Commercial by 2030 (Acres)	New Buildout Industrial (Acres)	New Industrial by 2030 (Acres)	Notes
Subtotal	30,910	875	5,568	1,319	266	65	506	1,126	Policy NC-1.5 limits development in all North County.
SOUTH COUNTY									
South County	820,628	746	939	126	77	17	8,713	1,290	Acreage for planning area. 2030/Buildout numbers do not include rural centers.
Bradley RC	65	30	800	306	3	1	0	0	
Lockwood RC	353	10	221	85	131	51	0	0	
Pleyto RC	441	16	160	61	152	59	0	0	
San Ardo RC	119	47	480	184	13	5	26	62	
Subtotal	820,628	849	2,600	761	376	133	8,739	1,352	
TORO									
Toro	47,263	251	4,046	541	41	9	90	13	Acreage for planning area. 2030/buildout numbers do not include rural center or housing overlay area.
River Road RC	630	251	389	149	0	0	0	0	
Hwy 68/Reservation AHO	31	0	930	356	0	0	0	0	Assume all 31 acres of land likely for development with max 30 du/ac density.
Subtotal	47,263	502	5,365	1,046	41	9	90	13	Policy T-1.7 limits development in Highway 68 corridor.
TOTAL INLAND AREAS	1,788,575	4,629	35,918	10,015	1,795	500	11,158	3,111	Not including cities

Table 3-9. New Growth by Type, 2006–2030 and Buildout

Inland Area	Total Area (Acres)	Vacant Residential Lots	Potential Buildout Units	Potential 2030 Units	New Buildout Commercial (Acres)	New Commercial by 2030	New Buildout Industrial (Acres)	New Industrial by 2030	Notes
COMMUNITY AREAS									
Chualar CA	350	20	1,500	574	4	2	27	65	Boundary TBD. Estimates based on expanding existing town by 350 acres (200 acres residential, 50 acres commercial, 25 acres industrial).
Fort Ord CA	19,138	0	8,610	3,295	226	88	0	0	Fort Ord Reuse Plan = Master Plan = CA
Boronda CA	353	116	726	278	69	27	96	231	
Pajaro CA	256	64	676	259	38	15	122	293	
Castroville CA	1,058	234	1,632	625	0	0	344	827	
Subtotal	21,155	434	13,144	5,030	337	131	589	1,416	
RURAL CENTERS									
Pine Canyon RC	766	35	1,704	652	5	2	0	0	
San Lucas RC	155	71	169	65	2	1	32	77	
Bradley RC	65	30	800	306	3	1	0	0	
Lockwood RC	353	10	221	85	131	51	0	0	
Pleyto RC	441	16	160	61	152	59	26	62	
San Ardo RC	119	47	480	184	13	5	6	1	
River Road RC	630	251	389	149	0	0	0	0	
Subtotal	2,529	460	3,923	1,501	306	119	58	139	

Inland Area	Total Area (Acres)	Vacant Residential Lots	Potential Buildout Units	Potential 2030 Units	New Buildout Commercial (Acres)	New Commercial by 2030	New Buildout Industrial (Acres)	New Industrial by 2030	Notes
AHOS									
Carmel Mid-Valley AHO	40	0	390	149	0	0	0	0	Assume approximately 13 acres of land likely for development with max 30 du/ac density.
Hwy 68/Airport AHO	130	1	2,550	976	0	0	0	0	Assume approximately 85 acres of land likely for development with max 30 du/ac density.
Hwy 68/Reservation AHO	31	0	930	356	0	0	0	0	Assume all 31 acres of land likely for development with max 30 du/ac density.
Subtotal	201	1	3,870	1,481	3	1	0	0	
Total of CA, RA, AHOs	23,885	895	20,937	8,012	643	250	647	1,556	
UNINCORPORATED OUTSIDE OF CA, RA, AHOS									
Cachagua	136,580	263	132	18	22	5	0	0	
Carmel Valley	26,736	492	758	101	239	52	0	0	
Central Salinas Valley	545,022	357	456	61	323	70	140	21	
Greater Monterey Peninsula	57,056	642	3,995	534	62	13	0	0	
Greater Salinas	105,242	406	1,395	187	160	35	1,528	226	
North County	30,910	577	3,260	436	228	50	40	6	
South County	820,628	746	939	126	77	17	8,713	1,290	
Toro	47,263	251	4,046	541	41	9	9	13	

Inland Area	Total Area (Acres)	Vacant Residential Lots	Potential Buildout Units	Potential 2030 Units	New Buildout Commercial (Acres)	New Commercial by 2030	New Buildout Industrial (Acres)	New Industrial by 2030	Notes
Subtotal	1,769,437	3,734	14,981	2,003	1,152	250	10,511	1,556	
INLAND AREA TOTAL	1,793,322	4,629	35,918	10,015	1,795	500	11,158	3,111	
2030 new growth assumed in CA/RC/AHO			80%	8,012	50%	250	50%	1,556	
2030 new growth assumed not in CA/RC/AHO			20%	2,003	50%	250	50%	1,556	
Percent of new growth by 2030			28%	10,015	28%	500	28%	3,111	

3.4 General Plan Characteristics

This EIR addresses the environmental effects associated with implementation of the 2007 General Plan. The 2007 General Plan's policies provide a balanced pattern of growth that accommodates the demand for housing, employment opportunities, and public facilities and services while minimizing the adverse impacts of increased urban development. The 2007 General Plan contains general goals and policies to guide future growth in the unincorporated areas and ensure that new and existing development is served with adequate public services and facilities.

3.4.1 Summary of General Plan Components

As depicted on Exhibit 3.1, Monterey County is divided into eight inland and four coastal planning areas designed to reflect geographical areas where there are common physical conditions.

Table 3-10 provides a summary of the planning areas within the Coastal and Inland areas of the County.

Table 3-10. Summary of General Plan Components

Plan	Acreage
North County Area Plan	30,910
Greater Salinas Area Plan	105,242
Central Salinas Valley Area Plan	545,022
Greater Monterey Peninsula Area Plan (Including Carmel Valley)	83,792
Toro Area Plan	47,263
Cachagua Area Plan	136,580
South County Area Plan	820,628
Coastal/Non-Coastal Areas*	109,311
Inland Subtotal	1,878,748
North County Land Use Plan	145,837
Del Monte Land Use Plan	8,473
Carmel Land Use Plan	4,172
Big Sur Coastal Land Use Plan	38,861
Coastal Subtotal	197,343
County Total	2,076,091

* The term "Coastal/Non-Coastal Areas" refers to lands within the Los Padres National Forest.

Source: Monterey County.

Planning activities that occur in the inland, unincorporated portions of the County are solely under the jurisdiction of the County of Monterey. Planning activities within the unincorporated Coastal Zone are under the jurisdiction of the County of Monterey, subject to its certified LCP, with appeal to the California Coastal Commission in certain circumstances. The 2007 General Plan Update does not apply to coastal areas.

3.4.2 Land Use Groups

The land use designations of the 2007 General Plan fall within six land use categories. These land use categories are summarized in Table 3-11. Exhibits 3.2, 3.2a, 3.2b, and 3.2c illustrate the generalized land uses proposed by the 2007 General Plan.

Table 3-11. Land Use Categories

Category	Types of Uses
Residential	Includes Rural, Low-, Medium-, and High-Density Residential.
Commercial	Includes General Commercial, Light Commercial, Heavy Commercial, Neighborhood Commercial, Planned Commercial, and Visitor Accommodations/Professional Office Space.
Industrial	Includes Agricultural Industrial, Light Industrial, and Mineral Extraction.
Agricultural	Includes Farmland, Permanent Grazing, and Rural Grazing.
Resource Conservation	Includes Resource Conservation, Open Space, Rivers, and Water Bodies.
Public/Quasi-Public	Includes Federal, State, and locally owned lands such as National Forests, State Parks, and Regional Parks, and publicly or privately owned uses such as schools, public works facilities, and hospitals that serve the public at large.

Source: Monterey County General Plan Land Use Element 2007.

3.4.3 Overlays

In addition to the land use groups, the 2007 General Plan also includes overlays. These overlays include Master Plan, Community Plan, Agricultural Winery Corridor Plan, Special Treatment Area, and Urban Reserve. A brief description of each overlay designation is provided below. Exhibit 3.3 illustrates the Community Areas, Rural Centers, Affordable Housing Overlay Districts, and Agricultural Winery Corridor.

- **Community Area:** This overlay identifies the boundaries of existing unincorporated communities and preferred locations for additional development to support a mix of land use types at an urban level. Policies of the 2007 General Plan identify the Community Areas as the primary locations for future development within the unincorporated area, concurrent

with infrastructure improvements. While the 2007 General Plan includes general policies for development within the Community Areas, a specific development plan will eventually be adopted for each area that establishes distinctive development policies. Specific Plans for East Garrison (part of Fort Ord Community Area) and Castroville, adopted October 4, 2005, and in 2007, respectively, would serve as Community Plans for those areas upon adoption of the 2007 General Plan. More information about Community Plans follows.

- **Rural Center:** A Rural Center overlay identifies the boundaries of an existing concentration of development that has the potential to develop into a future Community Area. The Rural Centers are existing locations that are already developed with higher-intensity land uses than are typical for rural areas. The 2007 General Plan policies identify the Rural Centers as secondary points for future development within the County, concurrent with infrastructure improvements. More information about Rural Centers follows.
- **Special Treatment/Study Area:** The Special Treatment overlay is intended to provide specific direction for future development in an area based on site-specific considerations or constraints. Study Areas are designated for areas where the County desires to look further at the constraints of an area to determine if a Special Treatment Area should be established and to what extent. More information about Special Treatment Areas follows.
- **Urban Reserve:** The Urban Reserve overlay identifies unincorporated islands that are within incorporated cities.
- **Master Plan:** Master Plans are used to identify unique policies for delineated geographic areas within the County. This applies to the Carmel Valley and Fort Ord Master Plan areas.
- **Agricultural Winery Corridor Plan:** The AWCP overlay identifies lands along three travel corridors within which wineries and related business and tourist-serving facilities would be encouraged to locate. More information about the AWCP follows.
- **Affordable Housing Overlay Districts:** The AHO identifies areas that are suitable for the development of affordable and workforce housing projects. A property owner within an AHO may voluntarily propose an affordable housing project rather than a use otherwise allowed by the underlying land use designation. Three AHOs have been identified in the 2007 General Plan: Mid-Carmel Valley; Highway 68/Monterey Peninsula Airport; and Reservation Road/Highway 68. In addition, Community Areas prior to adoption of a Community Plan and Rural Centers prior to the adoption of an Infrastructure and Financing Study are designated as AHOs.

3.4.4 Countywide Land Use

Land use in unincorporated Monterey County is primarily agricultural, with large areas of public and quasi-public lands. Urban land uses represent approximately 3% of the total unincorporated area. Table 3-12 summarizes the existing land

cover in unincorporated Monterey County as of 2006, as well as the land use groups of the 2007 General Plans.

Table 3-12. Countywide General Plan Land Use Designations

Land Use	Acres	Percent of Total
Residential	47,887	3%
Commercial	1,606	0%
Industrial	8,049	0%
Agricultural	1,176,386	63%
Resource Conservation	390,984	21%
Public/Quasi-Public	212,882	11%
Other	15,531	1%
Total	1,853,326	100%

Note: These totals do not match the parcel data described above for existing land uses due to differences in how the parcel data categorizes use and how the acreage is determined.

Table 3-13 summarizes the existing population, dwelling units, and employment within the entire General Plan planning area (as of 2006), as well as the development potential for the 2007 General Plan.

Table 3-13. General Plan Planning Area Population, Housing, and Employment

Land Use	2006 Estimate	2007 General Plan Land (2030)
Population	106,279 persons	135,375 persons
Housing	38,665 dwelling units	48,670 dwelling units
Employment	70,384 jobs	97,113 jobs

Note: 2006 estimate based on the 2004 AMBAG estimate, with growth extrapolated an additional year and adjusted for future annexations. This does not include areas within the incorporated cities.

As of January 2006, there were 4,629 undeveloped residential parcels in the inland portion of unincorporated Monterey County, including many large agricultural land holdings. Given the limitations on development in the North County, Greater Salinas, and Toro Area Plans and the cap on new units in the Carmel Valley Master Plan, the County estimates that up to 10,015 new residential units would be built within the unincorporated area between 2006 and the end of the 2030 planning horizon. Up to 35,918 residential units would be built in the unincorporated areas by 2092 (full buildout) if sufficient water supply and other services are available.

3.4.5 Area Plans

The 2007 General Plan contains eight Area Plans for the inland portion of the County, which are described below in further detail and depicted in Exhibit 3.1. Each Area Plan contains supplemental policies that guide, or conversely, limit growth within its boundaries. The Greater Monterey Peninsula Area Plan contains the Carmel Valley Master Plan within its boundaries.

The following discussion provides a description of each Area Plan. The Coastal/Non-Coastal area noted in Table 3-10 has no Area Plan and is the only portion of the County that does not have an Area Plan with supplemental policies.

The existing land uses for each area were presented in Tables 3-6 and 3-7 above. The estimated new growth in each area under the proposed 2007 General Plan is shown in Tables 3-8 and 3-9 above.

3.4.5.1 North County Area Plan

Description

The North County Area Plan comprises approximately 49 square miles. The northern and eastern boundaries are the Santa Cruz and San Benito County lines, respectively (Exhibit 3.4). The northern County line follows the Pajaro River. Monterey Bay borders the area to the west. The Salinas River and the communities of Castroville and Prunedale are located adjacent to the southern boundary of this area. Unincorporated communities in this Area Plan include Aromas, Castroville, Pajaro, and Prunedale. The Greater Salinas Area Plan and the Greater Monterey Peninsula Area Plan border the North County Area Plan to the south.

Significant geographic features in this area include: the Gabilan Mountain Range, to the east, which reaches a peak elevation of 3,171 feet; steep ravines and slopes, which exceed 75% in places; the Pajaro Valley, and the Pajaro and Salinas Rivers.

Cities

None.

Community Areas

Pajaro and Castroville.

Rural Centers

None.

Special Treatment Areas

None.

Land Use

The 2007 General Plan provides that development on properties with residential land use designations located within the North County Area Plan will be limited to the first single family dwelling on a legal lot of record. This restriction does not apply to development within the adopted Community Areas.

3.4.5.2 Greater Salinas Area Plan

Description

The Greater Salinas Area Plan comprises approximately 143 square miles. This Area Plan is bordered by the Greater Monterey Peninsula Area Plan (west); the inland portion of the North County Area Plan (north); San Benito County (east); and the Central Salinas Valley and Toro Area Plans (south); (Exhibit 3.5). The City of Salinas (population 148,350) occupies approximately 18 square miles of this Area Plan and is the largest city in Monterey County. Unincorporated communities include Boronda, the historic community of Spreckels, and the migrant farming community of San Jerardo.

Significant geographic features in this area include Fremont Peak, located to the east and at an elevation of approximately 3,171 feet above mean sea level, and Mount Toro to the west and at an elevation of approximately 3,560 feet. The Salinas River traverses this area plan southeast to northwest.

Cities

Salinas.

Community Areas

Boronda.

Rural Centers

None.

Special Treatment Areas

Butterfly Village

Approximately 671 acres located north of San Juan Grade Road and east of Harrison Road. It authorizes a planned development including:

- Public park including trails.
- Public parking lot for public facilities.
- Open space to preserve sensitive habitat areas.
- Community health and wellness center that offers a variety of health, fitness and nutrition uses.
- Public facilities, including fire/sheriff substation, library, maintenance yard, wastewater treatment facility, and a school site.
- Neighborhood Commercial, including mixed use development, to help provide a jobs-housing balance within the project.
- Up to 1,147 residential units for various income levels with at least 32% at affordable/workforce levels including but not limited to senior living facilities.

Spence/Potter/Encinal Road

This Special Treatment Area (STA) is intended to permit on-site, soil-dependent agricultural operations such as greenhouses. Subdivisions would be limited to 10 acres minimum parcel size, with residential uses allowed only on parcels of 40 acres or more. Residential development rights created by subdivision are to be dedicated to the County or a qualified non-profit conservation organization.

Highway 68/Foster Road Area

This site is intended to be used as a visitor farm. It would be subject to restrictions on the sale of produce at the on-site produce stand.

Natividad/Rogge Road

This STA is intended to permit on-site, soil-dependent agricultural operations such as greenhouses. Subdivisions would be restricted.

Jefferson

Residential development will be permitted at the maximum equivalent density of 2.5 acres per unit on 40 acres in order to contribute to meeting the affordable housing goals on the peninsula. Development would be required to meet minimum setback requirements and provide adequate buffers from the Marina landfill, meet all requirements of the Marina Airport Comprehensive Land Use

Plan, and a minimum of 50% of the units developed on this site shall meet Affordable/Workforce Housing criteria.

Land Use

The 2007 General Plan provides that development on properties with residential land use designations located within the Greater Salinas Area Plan north of the City of Salinas generally between Williams Road and Highway 101 will be limited to the first single family home on a legal lot of record. This restriction does not apply to development within the adopted Community Area.

3.4.5.3 Central Salinas Valley Area Plan

Description

The Central Salinas Valley Area Plan comprises approximately 840 square miles. This Area Plan includes the incorporated cities of Gonzales (population 8,455), Soledad (population 28,075), Greenfield (population 15,335), and King City (population 11,333) (Exhibit 3.6). Smaller communities in the unincorporated area include Chualar, Arroyo Seco, Pine Canyon (King City), and San Lucas. The Central Salinas Valley Area Plan contains roughly all land between Chualar in the north to San Lucas in the south. The San Benito County line forms the eastern boundary, while the Hunter Liggett Military Reservation and Los Padres National Forest border the Area Plan to the west. The Salinas River bisects this geographic area, and the Arroyo Seco River joins the Salinas River about midway through this Area Plan. Adjacent Area Plans consist of the Cachagua and Toro Area Plans (west); the Greater Salinas Area Plan (north); the South County Area Plan (west and south).

The most prominent feature in this area is the floor of the Salinas Valley, which is 4 miles wide in King City and expands to 9 miles in width in Greenfield. Junipero Serra Peak's elevation is 5,862 feet and it is the highest point in this Area Plan.

Cities

Gonzales, Greenfield, King City, Soledad.

Community Areas

Chualar.

Rural Centers

Pine Canyon (King City), San Lucas.

Special Treatment Areas

Spence/Potter/Encinal Road

See the discussion under the Greater Salinas Area Plan.

Paraiso Hot Springs

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, mineral water bottling, hiking trails, vineyards, and orchards. The general development plan will address fire safety, access, sewage treatment, water quality, water quantity, drainage, and soil stability issues.

Old Mission Union School

The Old Mission Union School STA would conditionally allow winery-related facilities including a food service, gift shop, and a reception hall. The facilities will be subject to the review and requirements of the Monterey County Public Works Department, Director of Environmental Health, Flood Control and Water Conservation District, and Director of Planning.

Lohr

The Lohr property is designated as an STA to enable two adjoining 20-acre parcels to be reconfigured into a 39-acre parcel and a one (1) acre parcel to enhance the agricultural capabilities of the land. The Lohr property will be rezoned to prohibit further subdivision. Deed restrictions will also be implemented to prohibit further subdivision in the special treatment area.

Millers Lodge

This STA is adopted to recognize historical day use, camping, recreation, and residential uses that have been present on the parcel since the 1940s. Special Treatment will allow the owners to apply for a use permit and general development plan. This policy shall not permit expansion or intensification of the Miller's Lodge property beyond what is currently developed (adoption of the 2007 General Plan), nor allow any new uses not already occurring on the site.

3.4.5.4 Greater Monterey Peninsula Area Plan

Description

The Greater Monterey Peninsula Area Plan comprises approximately 115 square miles. The Greater Monterey Peninsula Area Plan is bordered by the North County and Greater Salinas Area Plans to the north, the Toro and Cachagua Area Plans on the east, and the Del Monte Forest, Carmel, and Big Sur Coast Land Use Plan areas to the west and south (Exhibit 3.7). The former Fort Ord military reservation and a portion of the Los Padres National Forest are located in this Area Plan. Approximately 17% of the Area Plan is within the cities of Carmel-by-the-Sea (population 4,038), Del Rey Oaks (population 1,622), Marina (population 18,824), Monterey (population 30,161), Pacific Grove (population 15,305), Sand City (population 300), and Seaside (population 34,454). The remaining 73,480 acres are located in the unincorporated portion of the County. Distinct geographic areas in the unincorporated area include the former Fort Ord, Laguna Seca, Bay Ridge, Hidden Hills, Aguajito, the Monterey Peninsula Country Club (non-coastal area of Pebble Beach), lower and mid-Carmel Valley, and Carmel Valley Village.

The topography in this Area Plan varies, ranging from level land at the mouth of Carmel Valley to extremely steep slopes, which form the south wall of upper Carmel Valley. The highest point in this Area Plan is Mt. Carmel, with an elevation of 4,417 feet and located in the southern portion of this area.

Cities

Carmel-by-the-Sea, Del Rey Oaks, Marina, Monterey, Pacific Grove, Sand City, and Seaside.

Community Areas

Fort Ord (within Fort Ord Master Plan).

Rural Centers

None.

Special Treatment Areas

Rancho San Carlos

Residential development is permitted on the portions of the Santa Lucia Preserve (formerly Rancho San Carlos) within the Greater Monterey Peninsula Planning Area, and will 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.”

White Rock Club

Development will be subject to the policies of the Rural Grazing land use designation. The existing recreational facilities, consisting of 100 cabin sites and one gatehouse, can be maintained and remodeled. No additional cabin sites will be allowed, nor will than more than eight of the 100 cabin sites be occupied year round for the maintenance and operations.

San Clemente Ranch

The existing recreational facilities, consisting of 101 cabin sites, 5 permanent residents, tennis courts, swimming pool and fishing ponds are allowed uses. No additional cabin sites shall be allowed. Reconstruction, remodeling or rebuilding of approved cabins or development of new cabins on approved cabin sites will be allowed, with appropriate Planning and Building Inspection Department and Health Department permits.

Jefferson

See the discussion under the Greater Salinas Area Plan.

3.4.5.5 Carmel Valley Master Plan

The Carmel Valley Master Plan area is within the Greater Monterey Peninsula Area Plan. The Master Plan area is approximately 41 square miles, extends west from Highway 1 to Carmel Valley Village in the east, and includes the valley floor as well as the upland areas that face the valley (Exhibit 3.8).

At the time of this writing, a request to incorporate the proposed Town of Carmel Valley is pending before the Monterey County Local Agency Formation Commission. The proposed boundaries of the Town are co-terminus with the boundaries of the Carmel Valley Master Plan, with the inclusion of the Sleepy Hollow subdivision, which is currently in the Cachagua Area Plan discussed below. Incorporation of the town would be contingent upon approval of the community’s voters. Should a simple majority of the electorate approve the incorporation proposal, the new Town would assume authority over land use decisions within its boundaries.

Cities

None.

Community Areas

None.

Rural Centers

None.

Special Treatment Areas

Carmel Valley Ranch

This encompasses the Amended Carmel Valley Ranch Specific Plan, dated November 3, 1976. However, attainment of densities authorized by the 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.

Condon/Chugach Property

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 will be allowed to be subdivided into four parcels consistent with the 2004 Subdivision Ordinance.

Rancho San Carlos

See the discussion under the Greater Monterey Peninsula Area Plan.

Rancho Canada Village

This area consists of about 40 acres located generally between Val Verde Drive and the Rancho Canada Golf Course clubhouse, from the Carmel River to Carmel Valley Road, excluding portions of properties in floodplain. Residential development may be allowed with a density of up to 10 units/acre and will 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).

Land Use

Under the 2007 General Plan, new residential subdivision in Carmel Valley will be limited to creation of 266 new lots with preference to projects including at least 50% affordable housing units. The County will develop a tracking system and present an annual report before the Planning Commission to enable them to enforce this limit.

3.4.5.6 Fort Ord Community Area

The Fort Ord Master Plan area (Exhibit 3.9) encompasses the former Fort Ord military installation near the City of Marina and the City of Seaside. The Fort Ord Reuse Authority has previously prepared a reuse plan for the former base which also serves as the Fort Ord Master Plan.

Cities

None.

Community Areas

Fort Ord.

Rural Centers

None.

East Garrison Specific Plan

The East Garrison Specific Plan, which was adopted by the Monterey County Board of Supervisors in October 2005, would serve as the Community Plan to establish policies and guidelines for future growth in a portion of the Fort Ord Community Area. This plan includes 1,470 dwelling units, 75,000 square feet of commercial uses, and 49 acres of parks, open space, and natural areas. The land uses contemplated in East Garrison are summarized in Table 3-14.

Table 3-14. East Garrison Specific Plan Land Uses

Land Use	Acreage	Notes
Residential	98.3	A maximum of 1,470 dwelling units is allowed.
Town Center	7.9	Includes 75,000 square feet of commercial uses.
Public Use/Cultural	10.1	Contains 11,000 square feet of public use and 100,000 square feet of art/cultural/educational uses.
Parks and Open Space	49.5	Contains 12.7 acres of improved parks, 23.9 acres of open space, and 12.9 acres of natural areas.
Roadways	78.6	Includes streets, lanes, and Reservation Road.
Total	244.4	

Source: County of Monterey, East Garrison Specific Plan, adopted October 4, 2005.

3.4.5.7 Toro Area Plan

The Toro Area Plan (Exhibit 3.10) comprises approximately 74 square miles and is located in the north-central area of Monterey County. Toro includes the communities of Toro Park, Las Palmas, River Road (Indian Springs Ranch, Berry Drive, Heritage Ranch, etc.), Pine Canyon (Salinas), and San Benancio/Corral de Tierra. The Fort Ord Master Plan abuts the planning area on the northwest side and the Salinas River forms the northeast boundary with the Greater Salinas Area Plan. A ridgeline defines the south and southwest boundary adjacent to the Greater Monterey Peninsula Area Plan, Carmel Valley Master Plan, and Cachagua Area Plan. Mt. Toro is the highest peak in this geographic area with an elevation of 3,560 feet. Adopted in 1983, the Toro Area Plan is the oldest of all the area/land use plans. There are no incorporated cities located in this Area Plan.

Most of the Toro area is dominated by the mountains and rolling hills of the Sierra de Salinas Range. Relatively flat areas are located along the Salinas River and El Toro Creek. Topography in this area includes steep ravines with slopes exceeding 75%, tapering to hillsides and ridgelines with slopes greater than 30%, as well as canyon floors and the flat floodplains adjacent to the Salinas River.

Cities

None.

Community Areas

None.

Rural Centers

River Road-Las Palmas.

Special Treatment Area

Greco

Use of the property for the removal of sand and gravel ceased in the year 2000, use of the property for a contractor's yard, shop, and residence may continue pursuant to County permit, as approved August 29, 2001, or as that permit may be amended or extended.

Land Use

The 2007 General Plan provides that development on properties with residential land use designations located within the Toro Area Plan along the Highway 68 corridor will be limited to the first single family home on a legal lot of record. The County will conduct a comprehensive review of infrastructure constraints regarding circulation, wastewater, and water supply. This restriction does not apply to development within the adopted Rural Center.

3.4.5.8 Cachagua Area Plan

Description

The Cachagua Area Plan comprises approximately 212 square miles and is located in the center of Monterey County (Exhibit 3.11). This area plan includes the communities of Prince's Camp, Jensen's Camp, Jamesburg, and Tassajara. Tassajara consists primarily of the historically designated Zen Center. The Big Sur Coast Land Use Plan and Greater Monterey Peninsula planning areas border the site to the west. The northern boundary of the Cachagua Area Plan is adjacent to the Carmel Valley Master Plan and the Toro Area Plan. The southern boundary is the Arroyo Seco River and adjacent to the Coastal/Non-Coastal Zone area. To the east is the Central Salinas Valley Area Plan. The eastern boundary is essentially parallel to the community of Chualar, south to the City of Greenfield. Public land ownership comprises almost half of the land in Cachagua, which primarily consists of the Los Padres National Forest. Chews Ridge is the highest point in this Area Plan with an elevation of 5,045 feet. The San Clemente and Los Padres Reservoirs are also located in this Area Plan.

Prominent geographic features in Cachagua include the Carmel River, which runs year-round, and the Arroyo Seco River. A significant amount of this Area Plan comprises very steep slopes, which limit the type of land use and development in this area. Numerous canyons, valleys, and streams are scattered throughout Cachagua.

Cities

None.

Community Areas

None.

Rural Centers

None.

Special Treatment Area

Syndicate Camp

The existing recreational facilities consist of 24 cabin sites. Of the 24 sites, 13 were vacant as of June 1, 1994. No additional cabin sites will be allowed. The construction, remodeling or rebuilding of approved cabins or development of cabins on approved cabin sites will be allowed. Permanent residency is allowed.

3.4.5.9 South County Area Plan

Description

The South County Area Plan comprises approximately 1,281 square miles. This Area Plan includes the communities of Bradley, Jolon, Lockwood, Parkfield, and San Ardo (Exhibit 3.12). The northern boundary of the South County Area Plan is adjacent to the Central Salinas Area Plan and generally follows Highway 198, San Lucas and Jolon Roads, as well as the boundaries of the Hunter Liggett Military Reservation and Los Padres National Forest. The eastern boundary follows the San Benito, Fresno, and Kings County lines. To the west is the Big Sur Coast Land Use Plan defined by Fort Hunter Liggett and Los Padres National Forest. The ridgeline of the Santa Lucia Mountain Range also defines the western limit of the South Coast area. The San Luis Obispo County line borders this area to the south.

Prominent geographic features in this area include portions of the Diablo and Santa Lucia Mountain Ranges and the benchlands of the upper Salinas Valley. Rivers in South County are the Salinas, San Antonio, and the Nacimiento. The San Antonio Reservoir is also located in this Area Plan. Numerous canyons, valleys, and creeks are scattered throughout South County.

Cities

None.

Community Areas

None.

Rural Centers

Bradley, Lockwood, Pleyto, and San Ardo.

3.4.5.10 Coastal/Non-Coastal Zone Areas

Description

“Coastal/Non-Coastal Zone” is the term used to identify two portions of the rugged Los Padres National Forest totaling 170 square miles. These lands are not subject to any of the County Coastal Land Use Plans and are under federal jurisdiction. The area includes the Ventana and Silver Creek Wilderness areas. The Coastal/Non-Coastal areas are bounded by the Big Sur Coast Land Use Plan (west); the Cachagua Area Plan (north); the South County Area Plan (east and south); and the San Luis Obispo County line (south). These areas are not within any designated planning area boundaries of the 2007 General Plan. Because Federal authority supersedes State or local authority, land use activities within the Los Padres National Forest are not required to follow local policy or regulation.

This area is characterized as rugged forested terrain. No communities exist in the Coastal/Non-Coastal areas. Major geographical features include the Santa Lucia Mountains and the Los Padres National Forest (including the Ventana Wilderness area).

Cities

None.

Community Areas

None.

Rural Centers

None.

Land Use

In addition to cattle grazing, various commercial recreational uses currently exist within the National Forest under permit from the U.S. Forest Service. Future development and expansion of existing uses will be regulated by the Forest

Service under the adopted Los Padres Forest Management Plan. Because much of this land is remote, rugged, and ecologically sensitive, the Forest Service limits substantial new development (U.S. Department of Agriculture 2005).

3.4.6 Agricultural Winery Corridor Plan

The AWCP is intended to facilitate the development of wineries along a corridor in the central and southern Salinas Valley. The corridor consists of three road segments (Central/Arroyo Seco/River Road, Metz Road, and Jolon Road) that overlap with portions of the Central Salinas Valley, Toro, and South County Area Plans (depicted on Exhibit 3.13). The AWCP is a component of the 2007 General Plan.

The objectives of the AWCP are as follows:

- Achieve a balance between the wine grape production and wine processing capacity within Monterey County;
- Enhance the wine industry’s marketing of Monterey County appellation that includes connection between Monterey County’s agricultural and tourism industries; and
- Encourage planned growth of the wine industry in Monterey County.

To accomplish these objectives, the AWCP would establish a permit process for development of as many as 50 wineries and 10 off-site tasting rooms along the corridor. Of these 50 wineries, as many as 40 would be “artisan” wineries (i.e., 58,000 square feet of surface area with 35,000 square feet of building coverage) and as many as 10 would be full-scale wineries (i.e., 2 million cases annually; 410,000 square feet of surface area; 300,000 square feet of building coverage). Wineries may include on-site tasting rooms. In addition, the AWCP allows development of an additional 10 offsite tasting rooms that would be associated either with wineries within the corridor or other wineries not located within the corridor. Each winery would be allowed a single-family residence, a guesthouse, and as many as three employee housing units.

A total of three new restaurants would be allowed, with no more than one per road segment. As many as five new delicatessens would be allowed on the same site as a winery, with no more than three delicatessens along the River Road segment and no more than one on each of the other segments. As many as eight new inns would be permitted, with five on the River Road segment, one on the Metz Road segment, and two on the Jolon Road segment. A “business cluster” providing a location for wine-industry-related businesses would be allowed near an urban area. Visitor centers providing information about the Corridor would be allowed within the vicinity of Highway 101/Arroyo Seco and near Highway 68.

Table 3-15 summarizes the winery development potential for the AWCP by segment:

Table 3-15. Agricultural Winery Corridor Development Potential

Development Type	River Road Segment	Metz Road Segment	Jolon Road Segment	Total
Artisan Winery	24	4	12	40
Full-Scale Winery	5	2	3	10
Winery Tasting Rooms	5	2	3	10
Restaurant	1	1	1	3
Delicatessen (at winery)	3	1	1	5
Inns	5	1	2	8

Source: Monterey County Planning and Building Inspection Department, Agricultural Winery Corridor Plan, March 6, 2007.

In conjunction with adoption of the AWCP, the County will amend the zoning map to include a Zoning District Overlay designation for properties located within the AWCP boundaries. Once rezoned, projects deemed consistent within the criteria and conditions of the AWCP and Zoning District Overlay would require no additional zoning review. Permits would be required prior to development as illustrated in Table 3-16. Activities allowed by right or subject to a ministerial permit would be exempt from environmental review under the California Environmental Quality Act (CEQA). However, zoning regulations, as well as County and Uniform Building Code requirements would apply. More intensive uses or uses not otherwise consistent with the AWCP provisions would require the issuance of some type of discretionary permit. Discretionary permits would be subject to later CEQA review. Where the proposals are consistent with the AWCP and zoning, the later CEQA review may be limited to site-specific issues pursuant to Public Resources Code Section 21083.3 and 14 California Code of Regulations Section 15183.

Wineries and related facilities located outside of the corridor would be subject to discretionary permits, depending upon the zoning of the specific site. Those projects would be subject to full CEQA review.

Table 3-16. Agricultural Winery Corridor Permitting Requirements

Activity	Allowable by Right	Ministerial Permit	Administrative Permit
Artisan winery		X	
Full-Scale winery (including tasting facility and catering kitchen)			X
Tasting room (including catering kitchen)		X	
Winery-related food service facility		X	
Winery event (as many as 150 attendees)	X		
Private winery event	X		
Winery event (151 to 500 attendees)		X	
Restaurant			X
Delicatessen (at winery)			X
Inn			X
Ag- or winery-related visitor serving use		X	
Business Cluster			X
Winery residence, guest house, or employee residences		X	

3.4.7 Local Coastal Planning

The California Coastal Act was approved by the voters in 1972 to preserve public access to California’s coastline. Based on the parameters of this Act, the State legislature established regulations and a Coastal Commission to implement these regulations. The Coastal Act gave the Coastal Commission land use authority until a local jurisdiction prepares a LCP to govern land use along the coast. A LCP consists of a Land Use Plan which provides coastal development policy and a Coastal Implementation Plan which provides coastal regulation and zoning.

Development within the coastal zone is subject to a coastal development permit issued by a local government pursuant to a certified LCP. Coastal zone boundaries are determined by geographic, hydrographic, and biological features that influence California’s coastline. Any change to the LCP requires certification by the Coastal Commission. Although certification of the LCP by the Coastal Commission transfers land use control to the local authority, the Coastal Commission retains appeal authority for many types of projects. In addition, the Coastal Commission may retain certain areas of original jurisdiction where they serve to review all land use issues.

Monterey County’s LCP was completed in 1987. It consists of four plans for the County’s designated coastal areas: the North County Land Use Plan, the Del Monte Forest Land Use Plan, the Carmel Land Use Plan, and the Big Sur Coast

Land Use Plan. The Community Plan for Moss Landing within the North County Coastal Land Use Plan is not the same as the Community Plans described in the 2007 General Plan, but is instead a component of the Coastal Land Use Plan.

The 2007 General Plan does not propose any changes to the LCP. Accordingly, these plans and land use patterns will not be analyzed in this EIR, except where impacts from 2007 General Plan buildout would affect these areas (e.g., cumulative air quality emissions). Any changes or updates made to these plans once the 2007 General Plan is adopted would require environmental review independent of this EIR.

3.4.8 Community Areas

As part of the 2007 General Plan process, areas have been identified within the unincorporated County that can accommodate future growth. These five areas, designated as Community Areas, are listed below. Aerial views and the boundary of each Community Area are shown on Exhibit 3.14 through Exhibit 3.18.

- Boronda,
- Castroville,
- Chualar,
- Ford Ord, and
- Pajaro.

Each Community Area (except Chualar) will have a specific boundary that can only be changed by a General Plan amendment. The precise boundary of the Chualar Community Area has yet to be formally established; however, it may not exceed 350 acres over the life of this plan. This EIR evaluates potential buildout impacts based on the size restriction and limitations of surrounding lands under Williamson Act contracts. Establishing a formal boundary and/or Community Plan will require a subsequent planning and environmental review process.

The 2007 General Plan and Area Plan goals and policies are designed to accommodate growth in Community Areas while ensuring that new development provides adequate public facilities and services to future residents. Community Plans have been completed or are underway for some areas:

- East Garrison portion of the Fort Ord Community Area—Specific Plan adopted and EIR certified.
- Castroville Community Area—Community Plan approved on April 10, 2007 and EIR certified. Separately from the 2007 General Plan, the Castroville Community Plan adopted by the County in April 2007 is currently before the Coastal Commission for ratification and related amendment of the County's LCP. As of July 2008, the Commission had not set a date to hear this Plan.

- Pajaro Community Area—There is an adopted Redevelopment Plan, but development of a Community Plan will require future community involvement and Board Approval.
- Boronda Community Area—A Draft Community Plan will require future Board action.

Community Plans will further guide growth in each Community Area in accordance with 2007 General Plan and Area Plan policies. The boundaries of the Community Areas, as well as land use designations, may change during the Community Plan process, but would be subject to future general plan amendments. As such, each Community Plan will be required to undergo its own separate environmental review.

The initial phase of Community Area growth would be concentrated in these five areas. Contemplated growth in Boronda, Castroville, Fort Ord, and Pajaro would be facilitated by redevelopment activities. Subsequent phases of development in Fort Ord are likely to occur at a later date than development of the other Community Areas. The initial phase of planning for the future Community Area of Chualar will not occur until after adoption of the 2007 General Plan.

Table 3-7 summarizes the existing land uses within each Community Area and Table 3-8 summarizes the additional development that would occur in each Community Area under the 2007 General Plan.

3.4.9 Rural Centers

Rural Centers are existing rural and semi-rural communities where planning for future growth would occur. The 2007 General Plan states that development of Rural Centers is a secondary planning priority after the development of the Community Plans for the Community Areas.

The seven Rural Centers are listed below. An aerial view and the boundary of each Rural Center are shown on Exhibit 3.19 through Exhibit 3.25.

- Bradley,
- River Road,
- Lockwood,
- San Ardo,
- Pine Canyon (King City),
- Pleyto, and
- San Lucas

Rural Centers are intended to support low- to medium-density residential uses with a mix of small-scale retail and commercial service uses primarily serving

local residents. The 2007 General Plan allows for Rural Center growth at a density of 1 to 6 units per acre, so long as adequate potable water and wastewater facilities are provided concurrently with development. Densities from 10–15 units per acre would be allowed if development is processed as part of an Affordable/Workforce Housing incentive program.

The 2007 General Plan stipulates that a Capital Improvement and Financing Study must be prepared prior to any new development in a Rural Center. Exceptions would be made for residential development in accordance with the Development Evaluation System (a pass-fail system of evaluating developments of five or more lots or units or development of an equivalent intensity) and small-scale, neighborhood-serving commercial uses.

Table 3-7 summarizes the existing land uses within each Rural Center and Table 3-8 summarizes the maximum development that would occur in each Rural Center under the 2007 General Plan.

3.4.10 Special Treatment Areas

The 2007 General Plan establishes STAs at designated locations in the County to promote specific types of development that are compatible with site constraints and surrounding land uses. The 17 STAs are listed below, with the associated Area Plan in parenthesis. Twelve of the STAs were designated in the 1982 General Plan; several of these have already been developed consistent with the General Plan designation. The land use maps (listed in parenthesis and next to each STA below) identify the outlines of STAs. The STAs have been discussed under the pertinent Area Plans above.

- Highway 68/Foster Road (Greater Salinas);
- Natividad/Rogge Road (Greater Salinas);
- Butterfly Village (Greater Salinas);
- Spence/Potter/Encinal Roads (Greater Salinas/Central Salinas Valley);
- Paraiso Hot Springs (Central Salinas Valley);
- Old Mission Union School (Central Salinas Valley);
- Lohr Property (Central Salinas Valley);
- Miller's Lodge (Central Salinas Valley);
- White Rock Club (Greater Monterey Peninsula);
- San Clemente Ranch (Greater Monterey Peninsula);
- Jefferson (Greater Monterey Peninsula);
- Carmel Valley Ranch (Greater Monterey Peninsula; Carmel Valley Master Plan);

- Rancho San Carlos (Greater Monterey Peninsula, Carmel Valley Master Plan);
- Rancho Canada Village (Carmel Valley Master Plan);
- Condon/Cugach Property (Greater Monterey Peninsula; Carmel Valley Master Plan);
- Greco (Toro); and
- Syndicate Camp (Cachagua).

In addition, the 2007 General Plan would establish three Study Areas that would be analyzed to determine if they could support a STA designation. These three Study Areas are listed below with the associated Area Plan in parenthesis:

- Spence/Potter Road (Central Salinas Valley, Greater Salinas);
- Espinosa Road (Greater Salinas); and
- Gardiner/Tennis Club (Carmel Valley Master Plan).

3.4.11 Affordable Housing Overlays

In order to encourage the production of affordable housing, the County would designate the following three areas as AHO districts. Within an AHO district, the minimum residential density would be 6 units per acre, up to a maximum of 30 units per acre. An average density of 10 units per acre or higher would be required within each AHO. The maximum lot size for detached single-family affordable units would be 5,000 square feet. Landowners would have the option of this higher density of development, if their projects meet the affordability criteria listed below. In addition, the AHO provisions would apply to Community Areas prior to the adoption of a Community Plan and Rural Centers prior to the adoption of an Infrastructure and Financing Study.

- Mid-Carmel Valley (Exhibit 3.26). Approximately 13 acres located east and west of existing mid-valley development, excluding portions of properties located within the floodplain.
- Highway 68/Monterey Peninsula Airport (Exhibit 3.26). Approximately 85 acres located east of Highway 68, excluding areas with native Monterey pine forest.
- Reservation Road/Highway 68 (Exhibit 3.26). 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.

An AHO has a number of qualifying criteria that would have to be met by the developer in order to build at AHO densities.

- Development within an AHO would be approved on a project-by-project basis and achieve the following levels of affordability (plus or minus 1%):

10% very low income; 15% low income; 15% moderate income; 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. Up to 25% of the Work Force II housing may be market-rate if necessary to achieve the higher levels of affordability of the development or to accommodate at least 15% farmworker housing. This exception shall be based on one or more of the following criteria: the specific project characteristics and location relative to housing needs in the local area; and special economic factors, such as land cost or infrastructure upgrades, affecting the cost of development within the local area.
- CEQA analysis for the project does not disclose any significant unavoidable adverse impacts for which findings of overriding considerations cannot be made.
- Mixed Use development that combines residential with commercial uses would 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, 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.

To encourage voluntary participation in the AHO process, the County would provide incentives for qualifying projects such as:

- Density bonuses;
- 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);
- Waiver or deferral of planning and building permit fees (but not fees for the purpose of financing infrastructure);
- Priority allocation of resource capacity such as water and sewer over other projects not yet approved;
- Development standards and grant funding assistance.

Where applicable, the County would also use redevelopment powers to assist AHO development.

3.4.12 Routine and Ongoing Agriculture

In order to retain viable agricultural production in the face of increasing regulation and competition, Monterey County's 2007 General Plan proposes activities that are may be considered "routine and ongoing" (Policy AG-3.3 of the Agriculture Element). The County will, 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 will be allowed without discretionary permits. These may include, but are not limited to:

- Pasture and rangeland management;
- Conversion of agricultural land to other agricultural uses;
- Preparation of product for market, and delivery of product to market;
- Planting, harvesting, cultivation, tillage, selection, rotation, irrigation, fallowing, and all soil preparation activities;
- Raising of livestock, poultry, fur-bearing animals, dairying, or fish;
- 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;
- Maintenance of farm access roads, trails, and parking facilities;
- Fencing, corrals, animal handling facilities;
- Greenhouses, sheds, storage and outbuildings; and
- Emergency activities that protect 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, except for activities that would create significant soil erosion impacts or violate adopted water quality standards:

- *C-5.3*—develop guidelines to assure that development and land use in the Scenic Highway Corridors are compatible with the surrounding area.
- *C-5.4*—apply land use controls to protect the Scenic Highway Corridor and to encourage sensitive selection of sites and open space preservation within such areas.
- *OS-1.9*—encourage development that protects and enhances the County’s scenic qualities.
- *OS-1.12*—establish viewshed requirements along scenic routes. This would apply to large-scale agricultural processing facilities or facilities governed by the AWCP that would otherwise qualify as routine and ongoing.
- *OS-3.5*—regulate development on steep slopes. This would apply to routine and ongoing conversion of previously uncultivated lands.
- *OS-3.6*—develop slope density requirements and standards for clustering development.
- *OS-5.4*—avoid impacts to State and federally listed plant and animal species and designated critical habitat for federally listed species.

- *OS-6.3*—require new development proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site to complete a Phase I survey.
- *OS-7.3*—require a paleontological field inspection prior to approval of development proposed within high and moderate sensitivity zones and known fossil-bearing formations.
- *OS-8.3*—impose requirements for the protection of burial sites. Routine and ongoing activities would be subject to these requirements only to the extent that State law requires.
- *OS-10.8*—protect the public from naturally occurring asbestos by requiring mitigation measures to control dust and emissions during construction, grading, quarrying, or surface mining operations. This policy would apply to routine and ongoing agricultural activities only to the extent required by State and federal law.
- *S-2.3*—require all new development, including filling, grading, and construction, within designated 100-year floodplain areas to 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 would be exempt from this policy.