

Monterey County  
Planning and Building  
Inspection Administration

FEB 06 2009

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10:41 AM

-----Original Message-----

**From:** Tim Jensen [mailto:tjensen@mprpd.org]

**Sent:** Friday, February 06, 2009 10:41 AM

**To:** Holm, Carl P. x5103

**Subject:** GPU5 Comments

Good Morning Carl;

I apologize for the late submission. Could you review the District's comments and reply with a short summary opinion on their validity. Thx. If I don't hear back from you these are what the District will submit.

**Tim Jensen**  
**Planning & Conservation Manager**

Monterey Peninsula Regional Park District  
60 Garden Court, Suite 325  
Monterey, CA 93940

(831) 372-3196 x2 (office)

(831) 372-3197 (facs)

[tjensen@mprpd.org](mailto:tjensen@mprpd.org)

[www.mprpd.org](http://www.mprpd.org)

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

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

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

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

Approximately one percent of Monterey County has been developed with residential (0.7%), commercial (0.03%), and industrial (0.3%) uses. Most of this development is concentrated in the northern one-third of the County. Agriculture is the largest land use representing almost 60% of the total land area. The second largest land use consists of public and quasi-public uses (about 28%) such as educational, transportation, and military facilities as well as religious, recreational/cultural and community facilities.

**GOALS AND POLICIES  
LAND USE**

**GENERAL LAND USE**

**GOAL LU-1**

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

*Policies*

- LU-1.1 The type, location, timing, and intensity of growth in the unincorporated area shall be managed.
- LU-1.2 Premature and scattered development shall be discouraged.
- LU-1.3 Balanced development of the County shall be assured by designating adequate land for a range of future land uses.
- LU-1.4 Growth areas shall be designated only where an adequate level of services and facilities such as water, sewerage, fire and police protection, transportation, and schools exists or can be assured concurrent with growth and development. Phasing of development shall be required as necessary in growth areas in order to provide a basis for long-range services and facilities planning.
- LU-1.5 Land uses shall be designated to achieve compatibility with adjacent uses.
- LU-1.6 Standards and procedures to assure proper levels of review of development siting, design, and landscaping shall be developed.
- LU-1.7 Clustering of residential development to those portions of the property which are most suitable for development and where appropriate infrastructure to support that development exists or can be provided shall be strongly encouraged. Lot line adjustments among four lots or fewer, or the re-subdivision of more than four contiguous lots of record that do not increase the total number of lots may be allowed pursuant to this policy without requirement of a general plan amendment.

1 | LU-1.8  Voluntary reduction or limitation of development potential in the rural and agricultural areas through dedication of scenic or conservation easements, Transfer of Development Rights (TDR), and other appropriate techniques shall be encouraged. The Transfer of Development Credit (TDC) in the Big Sur Land Use Plan is a separate program to address development within the critical viewshed. A TDR Program shall be established to provide a systematic, consistent, predictable, and quantitative method for decision-makers to evaluate receiver sites in areas of the unincorporated County with priority for locations within

**Summary of Comments on Policy LU-9**

Page: 5

-  Author: Tim Subject: Rectangle Date: 1/2/2009 11:43:33 AM -08'00'
-  Author: Tim Subject: Note Date: 1/2/2009 11:46:59 AM -08'00'

*\*Voluntary reduction..., and other appropriate techniques shall be solicited and encouraged in cooperation with other public and private conservation agencies and organizations.*

- 2 LU-2.2  Residential development shall be limited in areas that are unsuited for more intensive development due to physical hazards and development constraints, the need to protect natural resources, or the lack of public services and facilities.
- LU-2.3 High density residential areas shall be designated closest to urban areas, in community areas, rural centers or existing unincorporated communities.
- LU-2.4 Areas designated for residential use shall be located with convenient access to employment, shopping, recreation, and transportation. Higher density residential areas should be located with convenient access to public transit.
- LU-2.5 Adequate circulation rights-of-way shall be delineated within each residential area.
- 3 LU-2.6  New land use activities or changes in land use designations that may potentially be nuisances and/or hazards shall be discouraged within and in close proximity to residential areas.
- 4 LU-2.7  Open space should be provided in and/or on the fringes of residential areas.
- LU-2.8 The County will designate and establish regulations for an Agricultural Buffer/conservation easement (AB) designation to protect the existing agricultural operation (see *Policy AG-1.2* for buffer criteria).
- 5 LU-2.9  In areas designated for agricultural uses where development of legally subdivided land would promote incompatible residential development, the County shall solicit and encourage the voluntary donation of conservation easements or other development restrictions to the County or to a qualified private nonprofit organization in order to preserve the agricultural ~~interest~~.
- LU-2.10 In areas where Adequate Public Facilities ~~are~~ ~~services~~ ~~(APF)~~ exist, one accessory dwelling unit shall be allowed on a residentially designated lot if it meets the following criteria:
  - a. adequate water and sewer facilities exist, which may include on site wells and septic;
  - b. the lot is zoned for single family or multi family use;
  - c. the lot contains an existing single family dwelling;
  - d. the increased floor area of an attached second unit does not exceed 30% of the existing living area of the main dwelling unit;
  - e. the total area of floor area for a detached second unit does not exceed 1,200 square feet.
  - f. height, setback, lot coverage and other applicable zoning regulations are met.

-  Author: Tim Subject: Rectangle Date: 1/2/2009 11:47:54 AM -08'00'
-  Author: Tim Subject: Note Date: 1/2/2009 11:49:44 AM -08'00'  
"Residential development...due to physical hazards..., the need to protect natural resources and common public viewing areas of parks and open spaces, or the lack..."
-  Author: Tim Subject: Rectangle Date: 1/2/2009 11:50:21 AM -08'00'
-  Author: Tim Subject: Note Date: 1/2/2009 11:51:51 AM -08'00'  
"New land use...in close proximity to residential areas and regional parks and open spaces."
-  Author: Tim Subject: Note Date: 1/2/2009 11:54:07 AM -08'00'  
"Open space should ... of residential areas and regional parks and open spaces"
-  Author: Tim Subject: Rectangle Date: 1/2/2009 11:52:31 AM -08'00'
-  Author: Tim Subject: Rectangle Date: 1/2/2009 11:18:56 AM -08'00'
-  Author: Tim Subject: Note Date: 1/2/2009 11:22:33 AM -08'00'  
"In areas..., the County shall solicit and encourage with land use and development incentives, the voluntary donation... to the County, other public agency, or to a qualified..."

LU-5.9 The proximity of other compatible land uses having similar levels of utility and service requirements shall be considered when designating industrial areas.

***PUBLIC/QUASI-PUBLIC***

6

**GOAL LU-6**  
**ENCOURAGE USES ON PUBLIC LANDS THAT ARE COMPATIBLE WITH EXISTING AND PLANNED USES ON ADJACENT LANDS.**

***Policies***

LU-6.1 The *Public Quasi-Public* (PQP) land use designation accommodates publicly or privately owned uses such as schools, parks, regional parks, public works facilities and hospitals that serve the public at large.

LU-6.2 Lands that are owned by a federal, state, or local public agency may be designated as *Public/Quasi Public* (PQP). Regulations for those lands will be established accordingly.

LU-6.3 The County's planning activities shall be coordinated with the planning efforts undertaken by other public agencies with landholdings in Monterey County.

7

LU-6.4 The planning for public lands adjacent to private lands should be undertaken as a joint effort between all of the affected agencies and private property owners.

LU-6.5 In determining the impact of general plan land use designation amendments for land adjacent to military bases, installations, operating training areas, or underlying designated military aviation routes and airspace, information from the military and other sources shall be considered.

***WATER BODIES***

**GOAL LU-7**

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

***Policies***

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

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Author: Tim Subject: Note	Date: 1/2/2009 10:30:58 AM -08'00'
The reciprocal must also hold true.	
Author: Tim Subject: Note	Date: 1/2/2009 10:32:30 AM -08'00'
The reciprocal must also hold true.	
Author: Tim Subject: Rectangle	Date: 1/2/2009 10:31:52 AM -08'00'

LU-7.2 Compatibility between multiple uses of major water bodies and surrounding land uses shall be considered.

**OPEN SPACE**

**GOAL LU-8**

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

*Policies*

LU-8.1 The open space needs of the community and new development shall be reviewed and addressed through the planning process.

LU-8.2 Clustering, consistent with the other policies of this Plan, shall be considered as a means of maximizing permanent open space within new development.

LU-8.3 As part of development review and approval, on-site development density credit consistent with the underlying land use designation shall be given for developable lands placed in permanent open space as part of a development. Use of the on-site development density credit will be allowed only if environmental, health and public safety factors permit.

8

LU-8.4 Wherever possible, open space lands provided as part of a development should be integrated into an area-wide open space network.

9

LU-8.5 Development should consider use of open space buffers on the perimeter and integrated into the development.

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

**GENERAL PLAN CONSISTENCY WITH ZONING**

**GOAL LU-9**

**MAINTAIN CONSISTENCY BETWEEN THE GENERAL PLAN AND ITS IMPLEMENTING REGULATIONS.**

*Policies*

LU-9.1 Within three months after adoption of the updated General Plan, the Director of Planning shall bring to the Board of Supervisors for their approval a work

- Author: Tim Subject: Rectangle Date: 1/2/2009 10:33:29 AM -08'00'
- Author: Tim Subject: Note Date: 1/2/2009 10:37:20 AM -08'00'  
\*wherever possible... into an area-wide publicly accessible open space network through contiguous lands or inter-connecting trail and conservation easement corridors.
- Author: Tim Subject: Rectangle Date: 1/2/2009 10:37:52 AM -08'00'
- Author: Tim Subject: Note Date: 1/2/2009 11:26:55 AM -08'00'  
\*Development should consider ...into the development. When development is adjacent to a public park or open space the buffer shall be at least 1000 feet (reference

**WATER TRANSPORTATION**

**GOAL C-9**

**TO PROMOTE SAFE, CONVENIENT, AND APPROPRIATE WATER TRANSPORTATION FOR MONTEREY COUNTY.**

*Policies*

- C-9.1 Land use activities in the immediate vicinity of harbors shall be compatible with the continued optimum commercial and recreational operations of the harbor.
- C-9.2 Plans for significant increases in harbor and adjacent activities shall address environmental and transportation impacts
- C-9.3 Any construction or operation of mooring facilities that may pose significant hazards or threats to marine or coastal resources shall be opposed.

**BICYCLE TRANSPORTATION**

**GOAL C-10**

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

*Policies*

- C-10.1 An integrated system of suggested bicycle routes for Monterey County shall be established.
- C-10.2 A comprehensive bicycle plan consistent with *Policy C-10.1* shall be coordinated among all appropriate private and public interests and agencies.
- C-10.3 Construction or expansion of roadways within major transportation corridors shall consider improved bike routes.
- C-10.4 The integration of bicycle systems with other public transportation modes shall be promoted.
- C-10.5 Bicycling shall be encouraged as a viable transportation mode for visitor-serving areas.
- C-10.6 Visitor-serving facilities shall be encouraged to provide adequate and secure bicycle parking facilities.

10

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Author: Tim Subject: Note Date: 1/2/2009 12:22:19 PM -08'00'

\*Construction...shall include improved bicycle routes where the corridor and route are identified in the comprehensive bicycle plan and considered for all other roadways.

C-10.7 New and improved multi-modal transfer facilities, such as transit centers and park-and-ride lots, shall include adequate and secure bicycle parking facilities.

- Author: Tim Subject: Rectangle Date: 1/2/2009 12:22:53 PM -08'00'
- Author: Tim Subject: Note Date: 1/2/2009 12:25:34 PM -08'00'  
C-10.8 *New commercial office and retail development greater than 5000sf shall include showers, bike lockers, and other facilities that will encourage bicycle commuting of employees.*

11



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

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

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

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

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

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

The County has recognized the need to discover and identify places of historical and cultural significance and to preserve the physical evidence of its historic past. A countywide historic preservation ordinance is implemented by the Parks Department's Historical Coordinator and Historic Resources Review Board. Policies of this ordinance stress incentives to preserve sites which have proven historical or cultural significance as part of the County's Historic Preservation Plan.

Monterey County, along with the Counties of Santa Cruz and San Benito, lies within the North Central Coast Air Basin. Air quality within this basin is monitored by the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The District maintains three air

Author: Tim Subject: Rectangle	Date: 1/1/2009 12:59:55 PM -08'00'
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Author: Tim Subject: Rectangle	Date: 1/1/2009 1:03:38 PM -08'00'
Author: Tim Subject: Rectangle	Date: 1/1/2009 1:05:09 PM -08'00'

12

GOALS AND POLICIES  
CONSERVATION AND OPEN SPACE

SCENIC RESOURCES

**GOAL OS-1**  
**RETAIN THE CHARACTER AND NATURAL BEAUTY OF MONTEREY COUNTY BY PRESERVING, CONSERVING, AND MAINTAINING UNIQUE PHYSICAL FEATURES, NATURAL RESOURCES, AND AGRICULTURAL OPERATIONS.**

13 Policies

14 OS-1.1 Voluntary restrictions to the development potential of property located in designated visually sensitive areas shall be encouraged.

15 OS-1.2 Development in designated visually sensitive areas shall be subordinate to the natural features of the area.

16 OS-1.3 To preserve the County's scenic qualities, ridgeline development shall not be allowed. An exception to this policy may be made only after publicly noticed hearing and provided the following findings can be made:  
a. The ridgeline development will not create a substantially adverse visual impact when viewed from a common public viewing area; and,  
b. That the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives; or,  
c. There is no feasible alternative to the ridgeline development.  
Pursuant to *Policy OS-1.6*, in areas subject to specific plans, the ridgeline policies and regulations of the applicable specific plan shall govern.

17 OS-1.4 Criteria shall be developed to guide the design and construction of ridgeline development where such development has been proposed pursuant to *Policy OS-1.3*.

OS-1.5 New subdivisions shall avoid lot configurations which create building sites that will constitute ridgeline development. Siting of new development visible from private viewing areas may be taken into consideration during the subdivision process.

18 OS-1.6 In areas subject to specific plans, the ridgeline policies and regulations of the applicable specific plan shall govern. Each specific plan shall address viewshed issues, including ridgeline development as part of the plan, including but not limited to provisions for setbacks, landscaping, height limits, or open space buffers.

- Author: Tim Subject: Rectangle Date: 1/1/2009 1:06:33 PM -08'00'
- Author: Tim Subject: Note Date: 1/2/2009 12:12:20 PM -08'00'  
OS-1.1 "Land uses that would interfere with routine and ongoing park and open space operations on Public/Quasi-Public conservation lands shall be prohibited. (Taken from AG-1.1)
- OS-1.2 The County shall require that well-defined buffer areas be provided as partial mitigation for new development proposals which are located adjacent to public parks and open spaces and other conservation lands. The following criteria shall be used to establish development buffers to protect existing park, open spaces, and conservation operations:  
a. Factors to consider include the type of development proposed, site conditions and anticipated impacts, especially to common public viewing areas.  
b. Drainage, shading, vegetation, and erosion control shall be considered in the establishment of the buffer area and be made beneficial to the adjacent park, open space, or conservation use.  
c. Buffers shall be designed to comply with applicable state and local laws regulating school buffers, pesticide setbacks, and other controls.  
d. Development buffers and/or easements shall be provided on the land designated for the proposed new use or development and not on the adjacent park, open space, or conservation land unless by mutual agreement between the two landowners.  
e. Development buffers are designed to be used for the purposes and manner described in this policy and for no other purposes unless agreed to by the County and the abutting landowners.  
f. Buffer maintenance will be the responsibility of the underlying fee title owner and shall be enforced by the County of Monterey.
- Renumber...
- Author: Tim Subject: Note Date: 1/2/2009 12:15:09 PM -08'00'  
"The County shall solicit and encourage voluntary restrictions...in designated visually sensitive areas.  
The Park District would like to have the County designate Garland Ranch Regional Park and Palo Corona Regional Park as visually sensitive areas so that views from these regionally significant parks can be recognized as sensitive and protected.
- Author: Tim Subject: Rectangle Date: 1/1/2009 1:07:43 PM -08'00'
- Author: Tim Subject: Rectangle Date: 1/1/2009 1:12:04 PM -08'00'
- Author: Tim Subject: Note Date: 1/2/2009 12:52:31 PM -08'00'  
How will subordinate be determined? Does the County have a list of "visually sensitive natural features?"  
"A minimum setback of 1000 feet shall be established for all properties abutting Regional Park and Open Space Preserves, especially Garland Ranch Regional Park and Palo Corona Regional Park. An exception may be granted where:  
a. an existing structure permitted for construction prior to January 1, 2009 would become non-conforming; or  
b. implementation would render an existing lot of record unbuildable. (from CV-3.1)
- Author: Tim Subject: Rectangle Date: 1/1/2009 1:14:41 PM -08'00'
- Author: Tim Subject: Note Date: 1/1/2009 1:31:30 PM -08'00'  
Need to insert "a"
- Author: Tim Subject: Note Date: 1/2/2009 10:46:45 AM -08'00'  
Lacking a definition of "substantial", this policy provides reasonable clarity for both developer and those responsible for protecting "common public viewing areas", like parks and open spaces.
- Author: Tim Subject: Rectangle Date: 1/1/2009 1:19:29 PM -08'00'
- Author: Tim Subject: Note Date: 1/1/2009 1:23:23 PM -08'00'  
The criteria need to be included in the plan or at least spelled-out in a supplemental document so they may be reviewed, referred to, and referenced. Park, open space, land trusts, and conservation organizations should be party to drafting the criteria since they are the agencies and organizations upholding the Public Trust values of viewshed.
- Author: Tim Subject: Rectangle Date: 1/1/2009 1:25:26 PM -08'00'
- Author: Tim Subject: Note Date: 1/1/2009 1:30:18 PM -08'00'  
Meaning policies OS1.1 - OS1.6 RE: ridgeline development only apply to the unincorporated areas OUTSIDE Specific Plan boundaries.

19

OS-1.7 A voluntary transfer of development rights program to direct development away from areas with unique visual or natural features, critical habitat, or prime agricultural soils shall be established.

Author: Tim Subject: Note Date: 1/1/2009 1:36:08 PM -08'00'

Delete the comma

Author: Tim Subject: Rectangle Date: 1/1/2009 1:32:51 PM -08'00'

Author: Tim Subject: Note Date: 1/1/2009 1:35:15 PM -08'00'

Why not an incentive program to encourage voluntary transfer of development away from ...? This section should also include "common public viewing areas" as one of the listed "areas".

Author: Tim Subject: Note Date: 1/2/2009 12:17:01 PM -08'00'

1.8: "Incentive" Programs would be the appropriate language here.

1.9: This policy is stating two distinct intentions; one broad and overarching and the other specific. Separate the first sentence and make it a stand alone policy as 1.7 and renumber; it better fits as the transition between ridgeline policies and scenic policies. The ag lands exception policy can then stand on its own as a distinct intention.

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Author: Tim Subject: Rectangle Date: 1/1/2009 1:56:49 PM -08'00'

Author: Tim Subject: Note Date: 1/1/2009 3:40:41 PM -08'00'

If public trails have a recognized value in Monterey County then why is it nearly impossible under this policy to actually provide any of any value?

(a) What is the intent of segregating motorized and non-motorized trails? Is the County implying that private lands are the primary source for motorized trails?

If any trails program is to have value it is going to have to rely on private lands to connect the public lands that are the primary source of trails. This policy makes that almost impossible. Internally, the policy is unfair. It gives extreme deference to ag-lands without ever defining them. Ag-land owners and protections are given veto opportunity for trails and easements not on ag-lands while the trail users of the county do not have the reciprocal privilege of weighing in on activities on ag-lands that may have an impact on adjacent non-ag-land property general public interests. the playing field needs definition and leveling.

Suggest changing the second sentence to read, "Incentives for cooperation between public agencies and private land owners in the creation of connector trails between public properties will be developed." Encouragement is meaningless.

(c) The County has already clearly stated that new public trails on private property will be voluntary OS-1.10(b). So it follows that any public trails on private ag-land will be by consent of the owner. The language here is obtuse and subject to broad interpretation. It does not add clarity but instead adds uncertainty. It could be interpreted to apply to all trails throughout the entire county. The language here could be less hostile and more clear by maintaining internal language consistency with, "Crop protection and food safety guidelines shall be developed to guide the design and location of public trails and trail easements in agriculturally zoned lands." This is of course based on the presumption that there may be a private ag-land owner who voluntarily supports a public trail or easement on their ag-zoned land (OS-1.10(b). Otherwise, if the intent of the policy is to prevent any trails or easements from ever being dedicated in ag-zoned land in the county then the language could be less obtuse and clearly state that, "Dedication of public trails or trail easements will not be allowed in agriculturally zoned private lands without the consent of the property owner, except as may be required by State Law. If adjacent ag-land owners oppose their ag-land neighbor's support for a public trail or easement then that conflict is addressed in OS-1.10(d)(e).

(d) Public and private do not need to be separated here; the issue is the trail and not whether it is on public or private land: "Potential new trails are subject to appropriate design..."

(e) See (d), above: "The location and design of trails shall be done..."

(f) This policy omits the reality of existing commercial and residential re-development and is too obtuse on the agricultural issue.. Suggest: "New commercial and residential development (by definition this includes subdivisions) and existing commercial and residential re-development shall mitigate ... This policy shall not apply to ... any agricultural activity or operation on zoned agricultural land."

(g) This exemption should also include the California Coastal Trail, all new side-paths associated with a County or State roadway improvement project.

Author: Tim Subject: Note Date: 1/1/2009 1:57:01 PM -08'00'

delete the comma and add "and"

20

OS-1.8 Programs to encourage clustering development in rural and agricultural areas to maximize access to infrastructure, protect prime agricultural land, and reduce impacts to designated visually sensitive and critical habitat areas shall be established.

OS-1.9 Development that protects and enhances the County's scenic qualities shall be encouraged. All routine and ongoing agricultural activities are exempt from the viewshed policies of this plan, except as noted in Policy OS 1.12.

21

OS-1.10 Recognizing the value of trails in Monterey County, policies to establish a trails program, including bike paths (Class 1), walking and equestrian facilities used by the general public, shall be addressed in each Area Plan within the following parameters:  
a. Public lands shall be used as the primary source for establishing non-motorized trails. Cooperation between public agencies and the public in the creation of trails is encouraged.  
b. Dedication of public trails or trail easements on private property shall be voluntary except as may be required by State Law.  
c. Crop protection and food safety of agricultural crops shall be a primary factor in disallowing trails.  
d. Potential new trails on private land or public land are subject to appropriate design including location, screening, safety, reducing potential for trespass onto private property, protection of the public health and safety, and protection of agricultural products.  
e. The location and design of trails on public or private land shall be done in consultation with affected public agencies, landowners, and other interested parties.  
f. New commercial development and residential subdivisions shall mitigate significant adverse disruption of views from common viewing points on public trails through a variety of strategies including but not limited to the use of appropriate materials, scale, lighting and siting of development. This policy shall not apply to existing residential development or to any agricultural activity or operation.  
g. The design and development of the Monterey Bay Sanctuary/Scenic Trail is exempt from this policy.

OS-1.11 Maintain GIS mapping for all lands containing visually sensitive resources and corridors. Mapped information shall be reanalyzed and updated at least every five (5) years, as necessary.

Author: Tim Subject: Rectangle Date: 1/1/2009 3:25:06 PM -08'00'

Author: Tim Subject: Note Date: 1/1/2009 3:24:55 PM -08'00'  
This should be reserved for the "Visually Sensitive Resources GIS map."

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22

Reserved for Figure 7  
NO MAP AT THIS TIME

- Author: Tim Subject: Rectangle Date: 1/1/2009 3:24:32 PM -08'00'

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- Author: Tim Subject: Note Date: 1/2/2009 10:54:58 AM -08'00'  
This is internally inconsistent and should read as, "The significant disruption of views from common public viewing areas shall be mitigated..."  
The County should include criteria such as a certain disruption percent of view based on a baseline view from known "common public viewing areas". Subsequent visual analysis can then easily compute a percent impact to view and measure it against whatever threshold is established for "significant". This will give the County an objective criteria to measure against.  
The second sentence should be more specific; "Routine ... activities on agriculturally zoned land shall be exempt..."  
(1) Large-scale should be defined; perhaps by square-footage or percent land cover or some other measurable criteria and not left so obtuse.

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- Author: Tim Subject: Note Date: 1/1/2009 3:35:57 PM -08'00'  
Lower-case; "on-going".

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- Author: Tim Subject: Note Date: 1/1/2009 3:36:46 PM -08'00'  
Lower-case; "agricultural".

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- Author: Tim Subject: Note Date: 1/2/2009 10:59:38 AM -08'00'  
OS-2.5 Mineral extraction and mining operations on Public/Quasi-Public lands shall not be permitted.

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- Author: Tim Subject: Rectangle Date: 1/2/2009 10:57:14 AM -08'00'

23

OS-1.12 The significant disruption of views from designated scenic routes shall be mitigated through use of appropriate materials, scale, lighting and siting of development. Routine and On-going Agricultural activities shall be exempt from this policy, except:

1. large-scale agricultural processing facilities, or
2. facilities governed by the Agricultural Winery Corridor Plan

**MINERAL RESOURCES**

**GOAL OS-2**

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

*Policies*

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

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**SOILS**

**GOAL OS-3**

**PREVENT SOIL EROSION TO CONSERVE SOILS AND ENHANCE WATER QUALITY**

CARMEL VALLEY MASTER PLAN  
SUPPLEMENTAL POLICIES

1.0 - Land Use

- CV-1.1 Policies relative to the Carmel Valley Area are intended to retain a rural character.
- CV-1.2 When an ownership is covered by two or more land use designations, the total allowable development should be permitted to be located on the most appropriate portion of the property.
- CV-1.3 Open space uses shall be located between the development areas in order to clearly define them and maintain a distinction between the more rural and more suburban areas of the valley. Small and large open space areas should be created with preference given to those that add open space to existing open space areas.
- CV-1.4 Existing higher intensity residential and recreational uses in the Valley are intended to be recognized by this Plan.
- CV-1.5 In the residential areas, maximum densities are as shown on the Carmel Valley Master Plan Land Use Map. However, attainment of maximum density in these areas is dependent upon conformity of the proposed project to plan goals and policies.
- CV-1.6 New residential subdivision in Carmel Valley shall be limited to creation of 266 new lots with preference to projects including at least 50% affordable housing units. The County shall develop a tracking system and shall present an annual report before the Planning Commission.
- CV-1.7 Subdivision for conservation purposes which is in the public interest is exempt from any quota and allocation system where such subdivision does not create additional residential building sites. It is preferable that parcels thus created shall be owned by an appropriate public entity or a non-profit public benefit corporation.
- CV-1.8 Cluster development:
  - a. must meet the objectives of the Master Plan.
  - b. shall be used to protect visible open space in sensitive visual areas or to protect natural resources.
  - c. Clustering adjacent to vertical forms, although preferable to development in open spaces, will be considered in light of the visual sensitivity of the building site.
  - d. should be consistent with wastewater application rates of the Carmel Valley Wastewater Study that generally would require clustering of five units or less on a minimum of five acres of land.

25

- e. may be permitted only where it will result in the preservation of visible open space and is in compliance with other applicable policies.
- f. Open space for clustered developments shall be dedicated in perpetuity.

Author: Tim Subject: Rectangle Date: 1/1/2009 3:51:23 PM -08'00'

Author: Tim Subject: Note Date: 1/2/2009 12:27:18 PM -08'00'  
Garland Ranch Regional Park is the most significant public viewing area in the entire Specific Plan and needs to be recognized and protected as such; "Structures proposed in open grassland areas that would be highly visible from Carmel Valley Road, Laureles Grade, or Garland Ranch Regional Park shall..."

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

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

CV-1.11 Projects for low or moderate income family housing shall be exempt from any annual allocation provisions, but shall be subtracted from the 20-year buildout quota on a basis of one such unit reducing the remaining buildout by one unit. Projects for senior citizens of low or moderate income may have up to twice the number of units normally allowed on a site. Such increased density shall only be allowed where it is determined to be feasible and consistent with other plan policies. Such projects shall be subtracted from the 20-year buildout quota on a basis of two such units reducing the remaining buildout by one unit.

CV-1.12 Areas designated for commercial development in the valley shall:

- a. be placed in design control overlay districts ("D"),
- b. have planted landscaping covering no less than 10% of the site, and
- c. provide adequate parking.

CV-1.13 To preserve the character of the village, commercially designated lots in Carmel Valley shall not be used for exclusive residential purposes.

CV-1.14 Provision should be made for service centers in Carmel Valley. They shall be limited to urbanized areas such as the mouth of the Valley, Carmel Valley Village or mid-Valley area. Sites shall meet the following criteria:

- a. Low visibility
- b. Safe and unobtrusive access away from pedestrian traffic areas
- c. Low noise impact on surrounding uses
- d. Conform to all other Plan requirements

Service centers shall be limited to those enterprises which provide services and facilities for persons engaged in the construction, maintenance and repair trades and not allow enterprises whose chief business is on-site retail sales.

- CV-1.15 Visitor accommodation uses shall follow the following guidelines:
  - a. Expansion of existing hotels, motels and lodges should be favored over the development of new projects.
  - b. Visitor accommodation projects must be designed so that they respect the privacy and rural residential character of adjoining properties.
  - c. Bed and breakfast facilities shall be counted as visitor accommodation units and be limited to a maximum of five (5) units clustered on five (5) acres in accord with Monterey County Code *Section 15.20.060.M* unless sewerred by public sewers.

CV-1.16 Applications for service and special use facilities (including in Carmel Valley, Hidden Valley Music Seminars), as defined by the General Plan, are to be considered on their merits and shall not automatically be deemed inconsistent with the Plan. They must, however, conform to all applicable plan policies.

CV-1.17 Publicly used buildings and areas should be encouraged to be oriented to views of the river.

- CV-1.18 Facilities classified as either Public/Quasi-Public or Special Use (such as schools, churches, hospitals, convalescent homes, rehabilitation centers, hospice facilities, emergency facilities and public facilities such as community halls) may be considered in any land use category provided that they meet the following criteria:
  - a. Low visibility
  - b. Safe and unobtrusive access away from pedestrian traffic areas.
  - c. Low noise impact on surrounding uses.
  - d. Development should follow a rural architectural theme with design review.
  - e. Conform to all other Plan requirements.

- CV-1.19 Mines or quarries shall:
  - a. be screened from public view by use of natural terrain, vegetation, or artificial screening compatible with the environment;
  - b. have safe and unobtrusive access;
  - c. minimize noise impact on surrounding areas; and
  - d. conform to all other Plan requirements except the restriction on development on slopes over 30% within the limits of quarry operations.

- CV-1.20 Design (“D”) and site control (“S”) overlay district designations shall be applied to the Carmel Valley area. Design review for all new development throughout the Valley, including proposals for existing lots of record, utilities, heavy commercial and visitor accommodations but excluding minor additions to existing development where those changes are not conspicuous from outside of the property shall consider the following guidelines:
  - a. Proposed development encourages and furthers the letter and spirit of the Master Plan.

Author: Tim Subject: Rectangle Date: 1/1/2009 4:00:20 PM -08'00'

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Author: Tim Subject: Note Date: 1/2/2009 10:50:12 AM -08'00'

(e) not be permitted on Public/Quasi-Public zoned lands.

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- b. Development either shall be visually compatible with the character of the valley and immediate surrounding areas or shall enhance the quality of areas that have been degraded by existing development.
- c. Materials and colors used in construction shall be selected for compatibility with the structural system of the building and with the appearance of the building's natural and man-made surroundings.
- d. Structures should be controlled in height and bulk in order to retain an appropriate scale.
- e. Development, including road cuts as well as structures, should be located in a manner that minimizes disruption of views from existing homes.
- f. Minimize erosion and/or modification of landforms.
- g. Minimize grading through the use of step and pole foundations.

Author: Tim Subject: Note Date: 1/1/2009 4:03:43 PM -08'00'  
Delete the ellipse.

Author: Tim Subject: Note Date: 1/2/2009 12:29:06 PM -08'00'  
Delete the ellipse.

- CV-1.21 Commercial projects shall meet the following guidelines:
- a. Buildings shall be limited to 35 feet in height and shall have mechanical apparatus adequately screened, especially on the roofs.
  - b. Commercial projects shall include landscaping that incorporates large-growing street trees. Parking areas shall be screened with exclusive use of native plants or compatible plant materials. Land sculpturing should be used where appropriate.

CV-1.22 Special Treatment Area: Carmel Valley Ranch – The Carmel Valley Ranch (shall be designated as a “Special Treatment Area.” The Amended Carmel Valley Ranch Specific Plan, dated 11/3/76, is incorporated by reference into this Plan and the provisions of this Specific Plan shall continue to apply. However, attainment of densities authorized by this Specific Plan is dependent upon conditions existing at the time each future increment of development is sought and is further dependent upon conformity with the Specific Plan Amended Conditions of Approval as well as the goals and policies of this General Plan, whichever is most restrictive. Any amendment of the Specific Plan must be consistent with the policies and provisions of this General Plan. APNs 416-522-020-000 and 416-522-017-000)

CV-1.23 Special Treatment Area: Condon/Chugach Property – The Condon/Chugach property shall be designated as a Special Treatment Area. In recognition of the unique circumstances of the property, including the past gift conveyances of several hundred acres to Garland Park, the Condon/Chugach property shall be allowed to be subdivided into four parcels consistent with the 2004 Subdivision Ordinance Standards. (approximately 51 acres; APN's 189-111-022 and 189-111-024)

CV-1.24 The property located between the end of Center Street and north of the Carmel River within the mid-valley area shall be retained as one building site (APN: 169-131-024, 169-131-025).

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CV-1.25 Special Treatment Area: Rancho San Carlos - Residential development is permitted on the portions of the Santa Lucia Preserve (formerly Rancho San Carlos) within the Greater Monterey Peninsula Planning Area, and shall follow densities and policies as specified in Board of Supervisor *Resolution No. 93-115*, "Comprehensive Planned Use" Overlay for Rancho San Carlos and the Comprehensive Development Plan for the Santa Lucia Preserve (See also *Policy GMP-1.6*).

CV-1.26 Study Area: Gardiner/Tennis Club - The County shall establish a study area near the Carmel Valley Village where there is a mix of visitor serving uses. A Study will be performed to evaluate the potential for development in light of the environmental conditions of the area (traffic, water quantity, water quality, wastewater disposal). If deemed appropriate and resource constraints have been resolved, the County may establish a Special Treatment Area and adopt specific land use policies that would apply to new development. (APNs: 189-121-001-000, 189-201-003-000, 189-201-013-000, 189-251-014-000, 189-251-015-000, 189-251-016-000, 189-252-002-000, 189-261-001-000, 189-261-005-000, 189-261-006-000, 189-261-009-000, 189-261-010-000, 189-261-011-000, 189-261-012-000, 189-261-013-000, 189-261-015-000, 189-261-016-000, and 189-261-017-000).

CV-1.27 Special Treatment Area: Rancho Canada Village - Approximately 40 acres consisting of properties 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 shall be designated as a Special Treatment Area. Residential development may be allowed with a density of up to 10 units/acre in this area and shall provide a minimum of 50% Affordable/Workforce Housing. Prior to beginning new residential development (excluding the first unit on an existing lot of record), projects must address environmental resource constraints (e.g.: water, traffic, flooding). (APN: 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-039-000 and 015-162-040-000)

- Author: Tim Subject: Note Date: 1/2/2009 12:29:25 PM -08'00'  
CV-1.28: Special Treatment Area: Garland Ranch Regional Park -  
Monterey Peninsula Regional Park District would like to discuss "Special Treatment Area" status for Garland Ranch Regional Park.
- Author: Tim Subject: Rectangle Date: 1/1/2009 4:05:48 PM -08'00'
- Author: Tim Subject: Note Date: 1/1/2009 4:11:09 PM -08'00'  
Trails need to be addressed in this section.
- Author: Tim Subject: Rectangle Date: 1/1/2009 4:10:35 PM -08'00'

29

30

**2.0 - Circulation**

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

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

3.0 - Conservation/Open Space

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CV-3.1  A minimum setback of 100 feet shall be established for all properties abutting Carmel Valley Road. An exception may be granted in cases where:

- a. an existing structure permitted for construction prior to adoption of the original Carmel Valley Master Plan (December 16, 1986) would become non-conforming, or
- b. implementation would render an existing lot of record unbuildable.

CV-3.2 Public vista areas shall be provided and improved.

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CV-3.3  Development (including buildings, fences, signs and landscaping) shall not be allowed to significantly block views of the viewshed, the river or the distant hills as seen from key public viewing areas such as Garland Ranch Regional Park, along Carmel Valley Road, and along Laureles Grade Road. This policy applies to commercial and private parcels including existing lots of record. Removal of existing solid fences and rows of Monterey Pine trees which block views of the river and the mountains shall be encouraged.

CV-3.4 Alteration of hillsides and natural landforms caused by cutting, filling, grading or vegetation removal shall be minimized through sensitive siting and design of all improvements and maximum feasible restoration including botanically appropriate landscaping. Where cut and fill is unavoidable on steep slopes, disturbed areas shall be revegetated.

CV-3.5 Signs should be low-key and shall not be allowed to block views, cause visual clutter, or detract from the natural beauty. Commercial signs shall not be constructed of plastic or be internally lighted. Neon signs shall not be permitted where visible from the street.

CV-3.6 No off-site outdoor advertising is allowed in the Plan area.

CV-3.7 Areas of biological significance shall be identified and preserved as open space. These include, but are not limited to:

- a. The redwood community of Robinson Canyon;
- b. The riparian community and redwood community of Garzas Creek;
- c. All wetlands, including marshes, seeps and springs (restricted occurrence, sensitivity, outstanding wildlife value).
- d. Native bunchgrass stands and natural meadows (restricted occurrence and sensitivity).
- e. Cliffs, rock outcrops and unusual geologic substrates (restricted occurrence).
- f. Ridgelines and wildlife migration routes (wildlife value).

When a parcel cannot be developed because of this policy, a low-density, clustered development (but no subdivision) may be approved on those portions of

-  Author: Tim Subject: Rectangle Date: 1/1/2009 4:13:45 PM -08'00'
-  Author: Tim Subject: Note Date: 1/2/2009 12:31:33 PM -08'00'  
"A minimum setback of 100 feet shall be established ...Carmel Valley Road. A minimum setback of 1000 feet shall be established for all properties abutting Garland Ranch Regional Park. An exception may be granted ..."
-  Author: Tim Subject: Rectangle Date: 1/1/2009 4:12:57 PM -08'00'
-  Author: Tim Subject: Note Date: 1/1/2009 4:13:20 PM -08'00'  
Excellent!

CV-3.12 Open space areas should include a diversity of habitats with special protection given to areas where one habitat grades into another (these ecotones are ecologically important zones) and areas used by wildlife for access routes to water or feeding grounds.

CV-3.13 Historic and Archaeological Resources, including buildings and sites of historical significance, located in Carmel Valley shall:  
a. be reviewed on a site by site basis.  
b. be rezoned to the "HR" District as a condition of permit approval for any development impacting such sites.  
c. require preservation of the integrity of historic sites and/or structures.  
A committee to evaluate the current condition of each and recommend deletions, additions or other measures shall be drawn from members of local historical, architectural, and/or educational societies as determined by the Planning Commission.

CV-3.14 Wherever possible a network of shortcut trails and bike paths should interconnect neighborhoods, developments and roads. These should be closed to motor vehicles and their intent is to facilitate movement within the Valley without the use of automobiles.

CV-3.15 Public and private agencies such as the Big Sur Land Trust, the Monterey Regional Park District and others may acquire development rights and/or accept easements and dedications for significant areas of biological, agricultural or other open space land.

CV-3.16 Lighting for outdoor sports shall not be allowed where it would be visible from off-site.

CV-3.17 Street lighting shall be designed to promote traffic safety and be unobtrusive and harmonious with the local character. Such lighting must be constructed and located to illuminate only the intended area and prevent off-site glare.

CV-3.18 Except where inconsistent with sound environmental planning, new aboveground transmission facilities shall incorporate the following design guidelines:  
a. follow the least visible route (e.g., canyons, tree rows, and ravines),  
b. cross ridgelines at the most visually unobtrusive locations,  
c. follow, not compete with, either natural features of the terrain or man-made features in developed areas,  
d. Create a simple and unobtrusive in appearance,  
e. minimize the bulk of structures,  
f. use the minimum number of elements permitted by good engineering practice, and  
g. incorporate colors and materials compatible with local surroundings.

Author: Tim Subject: Rectangle Date: 1/1/2009 4:20:12 PM -08'00'  
Author: Tim Subject: Note Date: 1/1/2009 4:23:22 PM -08'00'  
"Public and ... Monterey Peninsula Regional Park District... may acquire ... biological, agricultural, trail, or other..."

33

- CV-3.19 As development of bike paths and a coordinated, area-wide trails system are essential for circulation, safety and recreation in the Carmel Valley Planning Area, dedication of trail easements may be required as a condition of development approval, notwithstanding *Policy OS-1.10(b)*.

#### **4.0 - Safety**

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

#### **5.0 - Public Services**

- CV-5.1 Pumping from the Carmel River aquifer shall be managed in a manner consistent with the Carmel River Management Program. All beneficial uses of the total water resources of the Carmel River and its tributaries shall be considered and provided for in planning decisions.
- CV-5.2 Water projects designed to address future growth in the Carmel Valley may be supported.
- CV-5.3 Development shall incorporate designs with water reclamation, conservation, and new source production in order to:

COUNTY OF MONTEREY  
FORT ORD MASTER PLAN  
LAND USE ELEMENT

The Fort Ord Land Use Element is part of the Greater Monterey Peninsula Area Plan and the Monterey County General Plan and consists of those portions of the County of Monterey Land Use Concept (Figure 1) adopted by the Fort Ord Reuse Authority (FORA) on June 13, 1997, that pertain to the areas of Fort Ord currently under the jurisdiction of the County and located east of Highway 1, and includes the following text. The Land Use Element contains land use designations specific to Fort Ord. These land use designations are consistent with the land use designations (as base designations) included in the adopted FORA Reuse Plan. For each of the Planning Districts, overlay designations are included that provide additional description and clarification of the intended land uses and additional design objectives for that specific Planning District. The Fort Ord land use designations also include the applicable land use Goals, Objectives, Policies and Programs directly from the Reuse Plan. These will constitute all the policies and programs to be applied to the Fort Ord Land Use Element. Background information, land use framework and context discussions, as they relate to the subject area are hereby incorporated by reference into the Fort Ord Land Use Element from the FORA adopted Reuse Plan. In addition, the Land Use Map contained in this plan is the County of Monterey Land Use Concept (Figure 1) adopted by FORA into the Reuse Plan.

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

**Design Principals:**

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

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Author: Tim Subject: Note Date: 1/1/2009 4:55:02 PM -08'00'  
 (8) Establish a network of riding, bicycling, and walking trails that interconnect the villages, educational facilities, neighborhoods, and conservation lands.

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Author: Tim Subject: Rectangle Date: 1/1/2009 4:52:21 PM -08'00'

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35

Author: Tim Subject: Note Date: 1/1/2009 5:04:31 PM -08'00'  
 This is the only designation to state, "...not prohibited by..." How about, "The Open Space Recreation Base Designation allows public parks and recreation activities, habitat protection and management, public amphitheaters, environmental education facilities, trails, and limited commercial recreation and recreation-based convenience retail."  
 Author: Tim Subject: Rectangle Date: 1/1/2009 4:56:48 PM -08'00'

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

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

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

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

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

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

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

***DESCRIPTION OF PLANNING AREAS AND OVERLAY PLANNING DISTRICTS***

The following descriptions of the Planning Areas and Planning Districts are compatible with and consistent with those contained in the adopted Reuse Plan. The location and boundaries of the Planning Areas and Planning Districts are found in Figure 2. In some cases the descriptions of future development have been simplified and clarified, particularly if a Planning District is subject to a Master Plan or Habitat Plan to be adopted and implemented by another agency. In addition, General Development Character and Design Objectives from the adopted Reuse Plan have been supplemented for the East Garrison, University Corporate Center, and Parker Flats Planning Districts to provide a more refined development vision for those areas as guidance in preparing the required Specific Plans or other appropriate planned development mechanism.

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**TORO AREA PLAN  
SUPPLEMENTAL POLICIES**

**1.0 - Land Use**

- T-1.1 Development proposals on Corral de Tierra Road from “Four Corners” to Corral del Cielo shall complete safety improvements concurrently with development.
- T-1.2 Industrial land uses other than utilities shall not be permitted in the Toro area.
- T-1.3 The designated agricultural lands as shown on the Toro Area Plan Land Use Map (*Figure LU10*) shall be conserved and, where feasible, expanded.
- T-1.4 Special Treatment Area: Greco - The Greco property on River Road across from the Indian Springs Ranch Subdivision shall be designated as a "special treatment" area to be zoned Heavy Commercial. Although the use of the property for the removal of sand and gravel ceased in the year 2000, use of the property for a contractor's yard, shop, and residence may continue pursuant to PLN980448 as approved August 29, 2001 or as that permit may be amended or extended. (APN: 139-021-005-000)
- T-1.5 Subdivision shall be designed so that new lots have building sites located outside of the critical viewshed.
- T-1.6 Existing legal lots of record located in the critical viewshed may transfer density from the acreage within the critical viewshed to other contiguous portions of land under the same ownership, provided the resulting development meets all other Toro Area and General Plan policies.
- T-1.7 Development on properties with residential land use designations located within the Toro Area Plan along the Highway 68 corridor shall be limited to the first single family home on a legal lot of record. The County shall conduct a comprehensive review of infrastructure constraints regarding circulation, wastewater, and water supply. Said restriction shall not apply to development within adopted Community Areas, Rural Centers, or Affordable Housing Overlays.

**2.0 - Circulation**

- T-2.1 Employers in surrounding areas should be encouraged to stagger employees' work hours in order to ease peak hour traffic congestion on Highway 68 and in other areas.
- T-2.2 Davis and Reservation Roads shall be encouraged as alternate routes between the Monterey Peninsula and Salinas to alleviate traffic on Highway 68.

Author: Tim Subject: Note Date: 1/1/2009 5:14:32 PM -08'00'  
 Needs to address community recreational and connectivity trails here. Also, bicycle paths and side-paths, especially along the Hwy 68 corridor (and proposed new highway), Laureles Grade and Corral de Tierra/San Benancio need to be added here.

Author: Tim Subject: Rectangle Date: 1/1/2009 5:08:46 PM -08'00'

T-3.2 Land use, architectural, and landscaping controls shall be applied and sensitive site design encouraged to preserve Toro's visually sensitive areas and scenic entrances:

- River Road/Highway 68 intersection; and
- Laureles Grade scenic vista overlooking the Planning Area.

- Author: Tim Subject: Rectangle Date: 1/1/2009 5:15:02 PM -08'00'
- Author: Tim Subject: Note Date: 1/1/2009 5:16:00 PM -08'00'  
 \*Portions...Except for driveways, pedestrian walkways, and bike paths...
- Author: Tim Subject: Rectangle Date: 1/1/2009 5:16:24 PM -08'00'
- Author: Tim Subject: Note Date: 1/1/2009 5:22:59 PM -08'00'  
 Large acreage... shall be preserved and enhanced for grazing, where grazing is found to be a viable use. Where grazing is not economically viable but historically established, incentives for collaborating with public agencies and/or private land conservation organizations will be established to preserve grazing on the land.

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~~T-3.3 Portions of County and State designated scenic routes shall be designated as critical viewshed as shown on the Toro Visual Sensitivity Map. Except for driveways, pedestrian walkways and paths, a 100-foot building setback shall be required on all lots adjacent to these routes to provide open space and landscape buffers. This setback may be reduced for existing lots of record that have no developable area outside the setback and to accommodate additions to existing structures that become non-conforming due to this policy. New development shall dedicate open space easements over set back areas established by this policy.~~

T-3.4 Placement of existing utility lines underground shall be encouraged, particularly along Laureles Grade Road, Corral de Tierra, San Benancio, River Road, and Highway 68.

T-3.5 Exterior/Outdoor lighting shall be located, designed and enforced to minimize light sources and preserve the quality of darkness. Street lighting shall be as unobtrusive as practicable and shall be consistent in intensity throughout the Toro area.

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T-3.6 Large acreages in higher elevations and on steeper slopes shall be preserved and enhanced for grazing, where grazing is found to be a viable use.

T-3.7 The preservation of oak trees within Toro Area Plan shall be promoted by discouraging removal of healthy trees with diameters in excess of 6-inches d.b.h.

**4.0 - Safety**

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

**5.0 - Public Services**

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

**6.0 - Agriculture**

*No supplemental Agricultural policies at this time.*

GREATER MONTEREY PENINSULA AREA PLAN  
SUPPLEMENTAL POLICIES

1.0 - Land Use

GMP-1.1 The County shall overlay properties north and south of Highway 68 and west of Laureles Grade with a Visually Sensitive District ("VS") and/or other appropriate zoning designation to regulate the location, height and design of structures within this unique scenic corridor.

GMP-1.2 The undeveloped portion of *High Meadow I* (APNs: 015-451 to 045 and APNs: 015-461-001 to 017) shall receive density credit for the open space originally dedicated as part of the entire *High Meadow I* development approval not to exceed a total of 18 units.

GMP-1.3 Bed and breakfast uses may be considered in any land use category provided that such use is compatible with existing land uses in the area.

GMP-1.4 Development proposals should include compatible open space uses located between other developed areas in order to maintain a rural atmosphere and to protect scenic resources.

GMP-1.5 Open space, low intensity educational and recreational uses should be considered to be appropriate and compatible land uses in environmentally sensitive areas and areas of high visual sensitivity.

GMP-1.6 Special Treatment Area: Rancho San Carlos - Residential development is permitted on the portions of the Santa Lucia Preserve (formerly Rancho San Carlos) within the Greater Monterey Peninsula Planning Area, and shall follow densities and policies as specified in Board of Supervisor Resolution No. 93-115, "Comprehensive Planned Use" Overlay for Rancho San Carlos and the Comprehensive Development Plan for the Santa Lucia Preserve (See also *Policy CV-1.25*).

GMP-1.7 Special Treatment Area: White Rock Club - The White Rock Club shall be designated as a "Special Treatment Area." The following specific policies shall regulate uses within the White Rock Club Special Treatment Area. Development shall be subject to the policies of the Rural Grazing land use designation. (APN: 417-041-014-000)  
a. The existing recreational facilities, consisting of 100 cabin sites and one gatehouse, allows the construction and remodeling of the existing 100 cabin sites. No additional cabin sites shall be allowed.  
b. Conversion of the cabins to permanent residential units shall not be permitted. The purpose of the cabins is transient recreational use, however, no more than eight of the 100 cabin sites may be occupied year round for the maintenance and operations of White Rock Club.

- Author: Tim Subject: Rectangle Date: 1/1/2009 4:26:44 PM -08'00'
- Author: Tim Subject: Note Date: 1/1/2009 4:28:43 PM -08'00'  
Is this consistent with the intent and purpose of the original dedication? Is this double-dipping into the dedication?
- Author: Tim Subject: Rectangle Date: 1/1/2009 4:29:25 PM -08'00'
- Author: Tim Subject: Note Date: 1/1/2009 4:31:08 PM -08'00'  
"open space, ...uses are appropriate and compatible..."

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

GMP-1.8 **Special Treatment Area: San Clemente Ranch** - The San Clemente Ranch shall be designated as a "Special Treatment Area." The following specific policies shall regulate uses within the San Clemente Ranch Special Treatment Area. Development shall be subject to the policies for the Rural Grazing land use designation.

- a. 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. Cabin sites may be moved only with consent of the Hearing Officer subject to consistency with the policies of this Plan. The reconstruction, remodeling or rebuilding of approved cabins or development of new cabins on approved cabin sites shall be allowed, with appropriate Planning and Building Inspection Department and Health Department permits.
- b. Further expansion of accessory uses, not including cabins, is subject to the requirements of Rural Grazing land use designation.
- c. Conversion of the 101 cabins to permanent residential units shall not be permitted. The use of the cabins shall remain a recreational use, and occupancy shall be limited to no more than 45 consecutive days.
- d. Agricultural uses on the property shall be allowed.

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

- a. Development shall meet minimum setback requirements and provide adequate buffers from the Marina landfill.
  - b. Development shall meet all requirements of the Marina Airport Comprehensive Land Use Plan (CLUP) and letter from the Airport Land Use Commission (ALUC) to the Board of Supervisors dated December 20, 2006. Proposed development shall be considered by the ALUC prior to approval.
  - c. A minimum of 50-percent (50%) of the units developed on this site shall meet Affordable/Workforce Housing criteria.
  - d. Future development will address environmental constraints.
  - e. Development may occur on the bluffs above the Salinas Valley floor. No new residential development may occur on prime valley farmland.
- (also see *Policy GS-1.12*)

Author: Tim Subject: Note Date: 1/2/2009 10:51:15 AM -08'00'  
 GMP-1.10 **Special Treatment Area: Palo Corona Regional Park**:  
 The Park District would like special treatment area status and discuss what that means.  
 Author: Tim Subject: Rectangle Date: 1/1/2009 4:32:31 PM -08'00'



Author: Tim Subject: Note Date: 1/1/2009 4:35:43 PM -08'00'  
Trails and side-paths need to be addressed here.

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**2.0 - Circulation**

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

GMP-2.9 Construction and expansion of all highways and major arterials should provide for bike paths. It is desirable that bike paths be physically separate from motorized traffic.

GMP-2.10 Work with the United States Coast Guard to assure that sea lanes for tanker traffic off the Monterey County coast are well outside the three-mile limit in order to protect the entire shoreline from possible spills or coincidental pumping of bilges.

**3.0 - Conservation/Open Space**

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GMP-3.1 The County shall encourage creative public and private efforts to restore the scenic beauty of visually impacted areas.

GMP-3.2 Development on canyon edges and hilltops shall be designed to minimize the visual impact of the development.

GMP-3.3 The Greater Monterey Peninsula Scenic Highway Corridor and Visual Sensitivity Map (Figure 14, next page) shall be used to designate visually "sensitive" and "highly sensitive" areas generally visible from designated Scenic Highways. The following policies shall apply to areas that have one of these designations:

- a. All areas designated as "sensitive" or "highly sensitive" shall be interpreted within the meaning of this policy and are to be protected.
- b. Landowners will be encouraged to dedicate scenic easements to an appropriate agency or non-profit organization over portions of their land shown as "sensitive" or "highly sensitive" on the Map.
- c. Areas shown as "highly sensitive" on the Map should be preserved as open space to the maximum extent possible through scenic easements or, if necessary, fee acquisition.
- d. New development should not be sited on those portions of property which have been mapped as "highly sensitive." Where exceptions are appropriate to maximize the goals, objectives and policies of this plan, development shall be sited in a manner which minimizes visible effects of proposed structures and roads to the greatest extent possible and shall utilize landscape screening and other techniques to achieve maximum protection of the visual resource.
- e. New development to be located in areas mapped as "sensitive" or "highly sensitive" and which will be visible from a designated scenic route shall maintain the visual character of the area. In order to adequately mitigate the visual impacts of development in such areas, the following shall be required:

Author: Tim Subject: Note Date: 1/1/2009 4:40:25 PM -08'00'  
\*The County shall... of visually impacted common public viewing areas.\*

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GMP-3.9 Critical habitat areas should be preserved as open space. When an entire parcel cannot be developed because of this policy a low intensity, clustered development may be approved. However, the development should be located on those portions of the land least biologically significant so that the development will not upset the natural function of the surrounding ecosystem.

GMP-3.10 Work with appropriate state and federal agencies to ensure that oil transport activities near the Monterey County coast include adequate procedures to protect marine bird and mammal (particularly sea otter) populations and to clean up oil spills.

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

- a) a permanent riding and hiking trail from Roach Canyon to Jacks Peak Park;
- b) an easterly ridgeline trail from Jacks Peak Park to Laureles Grade;
- c) a major trail link which generally traverses in a southeasterly direction from Carmel Valley and forms a trail connection with the Los Padres National Forest trail system; and
- d) a connection trail from the Jacks Peak Park/Laureles Grade ridgeline trail to the entrance of Laguna Seca Recreation Area to be used as a point of departure to Toro Regional Park along Highway 68.

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

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

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

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\*Riding, bicycling, and hiking trails should ...

(e) a Carmel River Parkway Trail within and connecting State Park property at Carmel River State Beach and Carmel Hill (Hutton Canyon) with Palo Corona Regional Park and Jacks Peak County Park and the lower Carmel River.

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