

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

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

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

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

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

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

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

GOALS AND POLICIES LAND USE

GENERAL LAND USE

GOAL LU-1

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

Policies

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

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

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

LU-1.9 Infill of vacant non-agricultural lands in existing developed areas and new development within designated urban service areas are a priority. Infill development shall be compatible with surrounding land use and development.

LU-1.10 Off-site advertising shall be discouraged to enhance public safety and to avoid visual clutter and scenic intrusion. Off-site advertising may only be considered in heavy commercial and industrial zoning districts. Such signs shall not abut residential districts.

LU-1.11 Development proposals shall be consistent with the General Plan Land Use Map designation of the subject property and the policies of this plan. (*Land Use Maps for each of the following Planning Areas are shown at the end of their respective Area/Master Plan except the Coast Area, which is located at the end of this Element*).

- a. Coast Area, *Figure LU1*
- b. Cachagua (CACH), *Figure LU2*
- c. Carmel Valley Master Plan, (CV), *Figure LU3*
- d. Central Salinas Valley (CSV), *Figure LU4*
- e. Greater Monterey Peninsula (GMP), *Figure LU5*
- f. Fort Ord Master Plan, (FO), *Figure LU6*
- g. Greater Salinas (GS), *Figure LU7*
- h. North County (NC), *Figure LU8*
- i. South County (SC), *Figure LU9*
- j. Toro (T), *Figure LU10*

LU-1.12 Structures in electrical transmission corridors or rights-of-way shall be prohibited.

LU-1.13 All exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced of the lighting source, and off-site glare is fully controlled. Criteria to guide the review and approval of exterior lighting shall be developed by the County in the form of enforceable design guidelines, which shall include but not be limited to guidelines for the direction of light, such as shields, where lighting is allowed.

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

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

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

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

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

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

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

RESIDENTIAL

GOAL LU-2

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

Policies

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

- e. the total area of floor area for a detached second unit does not exceed 1,200 square feet.
- f. height, setback, lot coverage and other applicable zoning regulations are met.
- g. a long term sustainable water supply exists

In an area governed by a County-adopted Community Plan or Specific Plan, the Community Plan or Specific Plan shall govern the permissibility of accessory housing units.

Affordable/Workforce Housing Program

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

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

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

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

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

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

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

LU-2.12 Monterey County shall establish a program for retaining affordable housing units. For-sale housing units with affordability restrictions developed within redevelopment project areas (Boronda, Castroville, Fort Ord, and Pajaro), Community Areas and Rural Centers prior to the adoption of their Plans, as well as any project developed under the Affordable Housing Overlay Program shall be consistent with term of affordability provisions in State Redevelopment law. Rental units shall be deed restricted in perpetuity countywide. For-sale units with affordability restrictions in all other areas shall have the option of conforming to State Redevelopment law term of affordability criteria or conforming to the following guidelines:

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

LU-2.13 The County shall assure consistent application of an Affordable Housing Ordinance that requires 25% of new housing units be affordable to very low, low, moderate, and workforce income households. The Affordable Housing Ordinance shall include the following minimum requirements:

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

City Centered Growth

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

Community Areas

- LU-2.20 The County shall establish and emphasize Community Areas as the preferred location and the priority for additional development in the County to support a mix of land use types at an urban level. Community Areas are planned population centers where new development in the unincorporated area shall be actively supported as the County's primary planning priority.
- LU-2.21 The following areas are designated as Community Areas (*maps are located at the end of this Element*):
- a. Boronda (*Figure CA1*)
 - b. Castroville (*Figure CA2*). (as applicable to the inland area of the County)
 - c. Chualar (*Figure CA3*). Boundaries for the Chualar Community Area are to be developed by a citizen group with recommendation to the Board of Supervisors, but shall not exceed 350 acres over the life of this Plan (20 years). Planning for the Chualar Community Area and any Community Plan ultimately adopted for Chualar shall be consistent with that certain Settlement Agreement between Chualar Area Concerned Citizens, et al. and the County of Monterey in Chualar Area Concerned Citizens, et al. v. County of Monterey (Monterey County Superior Court Case no. 107519), executed on or about October 16, 2001.
 - d. Fort Ord/East Garrison (*Figure CA4*, and *Policy LU-2.25*)
 - e. Pajaro (*Figure CA5*).
- The maps are descriptive of the Community Area, but may be modified through the Community Plan/Specific Plan process. Establishing Chualar Community Area boundaries and expansion of established Community Area boundaries shall require an amendment to this General Plan.
- LU-2.22 Community Areas shall be designed to achieve a sustainable, balanced, and integrated community offering:
- a) A vision for that community
 - b) Various types and nature of land use designations including:
 - o A diverse range of residential densities and housing types.
 - o A mix of retail commercial businesses and offices.
 - o Industrial development where appropriate.
 - o A variety of recreational opportunities and public amenities integrating enhancement of existing natural resources into the community where possible.
 - c) Adequate public facilities and services including public water and sewer, an extensive road network, public transit, safety and emergency response services, adequate flood control, parks, and schools.
 - d) Opportunities for workers to live near jobs.
- LU-2.23 Planning for Community Areas, except the East Garrison portion of Fort Ord, shall be accomplished through the adoption of Community Plans guided by

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

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

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

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

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

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

Rural Centers

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

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

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

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

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

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

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

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

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

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

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

Urban Residential

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

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

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

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

Rural Residential

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

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

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

AGRICULTURAL

GOAL LU-3

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

Policies

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

COMMERCIAL

GOAL LU-4

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

Policies

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

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

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

INDUSTRIAL

GOAL LU-5

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

Policies

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

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

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

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

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

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

PUBLIC/QUASI-PUBLIC

GOAL LU-6

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

Policies

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

WATER BODIES

GOAL LU-7

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

Policies

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

OPEN SPACE

GOAL LU-8

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

Policies

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

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

GENERAL PLAN CONSISTENCY WITH ZONING

GOAL LU-9

MAINTAIN CONSISTENCY BETWEEN THE GENERAL PLAN AND ITS IMPLEMENTING REGULATIONS.

Policies

LU-9.1 Within three months after adoption of the updated General Plan, the Director of Planning shall bring to the Board of Supervisors for their approval a work program to update the County's land use regulations to ensure their consistency with the General Plan. The work program shall identify the regulations to be updated, the timeframe for the update and identify the resources needed to implement the work program.

LU-9.2 Within one year from adoption of the General Plan, guidelines necessary for implementation of cultural resource protection shall be adopted. Such guidelines shall include:

- a. Definitions and research protocols for Phase I, II and III cultural resource, native Californian, and paleontological resource inventory and data recovery programs.
- b. Standards and practices for surveys to address natural resources related to cultural resources (e.g. sacred plants, animals, wetlands and riparian areas).

LU-9.3 Tentative subdivision maps for both standard and minor subdivisions that were approved prior to the adoption of this general plan may record final maps subject to meeting all conditions of approval and other legal requirements for the filing of parcel or final maps. Applications for standard and minor subdivision maps that were deemed complete on or before October 16, 2007 shall be governed by the plans, policies, ordinances and standards in effect at the time the application was deemed complete. Applications for standard and minor subdivision maps that were deemed complete after October 16, 2007 shall be subject to this General Plan and the ordinances, policies, and standards that are enacted and in effect as a result of this General Plan.

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

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

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

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

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

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

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

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

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

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Figure AHO3 –Reservation/Hwy 68 AHO Map to be inserted
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