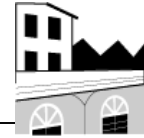
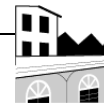


# Chapter III. LAND USE ELEMENT







***Comment:*** *The comments are included to explain some of the rationale for the recommended changes. The comments are intended to stay with these recommendations but not be included in final policy language.*



## Chapter III. LAND USE ELEMENT

### Part I: Introduction

This introductory narrative is provided for background purposes only. It is not policy, and shall not be cited as policy or used to interpret or construe the policies of this plan.

***Comment:*** *It is recommended that after a brief introductory paragraph such as below, that all narrative discussion be done in a format that physically separates it from actual policy (i.e. Administrative Record Appendix).*

The Land Use Element functions as a guide to 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 General Plan consists of two levels of policies that direct land use and development in the County: policies that apply countywide and those that are 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 the Coastal and Inland Areas Element of this Plan. The Land Use Plan map and land use designation descriptions in this Element cover all unincorporated areas of the county.



The Land Use Element is organized around the six Major Land Groups presented in the Plan Concept Chapter of this Plan. These Major Land Groups are: Community Areas, Cities, Rural Centers, Rural Lands, Agriculture Lands, and Public Lands. This Element defines the rules for how development is to take place within the mapped boundary of each Major Land Group (see Maps LU-IA-G at the end of this Element). Overlay designations are also used in this Plan to define areas requiring special attention.

This Element provides goals and policies that carry out the Guiding Objectives of this Plan. The goals and policies included in this Element apply countywide. Additional policies that apply solely within one or more of the Planning Areas are presented in Chapter XII, Coastal and Inland Areas Element.

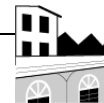
### Guiding Objectives

The Objectives that are in part achieved through this Element are the following:

#1. *Preserve the unique character of areas throughout Monterey County as represented by the different Area Land Use Plans.*

#2. *Identify land that is adequate and appropriate for the residential, commercial, and industrial development needs of Monterey County during the next twenty years, taking into account land located within the cities, existing legal lots of record, and resource and infrastructure constraints.*

#3. *Preserve a distinction between urban and rural areas. Channel new growth to areas already committed to an urban level of development (e.g., cities, areas directly adjacent to cities, and densely developed unincorporated communities).*



Preserve rural areas for resource-based industries (e.g., farming, livestock grazing, mining, eco-tourism), natural resource protection and open space recreation uses.

#4. Strongly encourage new commercial, industrial and residential development to provide actual, new, permanently affordable living quarters, including housing for people with low, very low, and moderate incomes who live and/or are employed in Monterey County. Promote density, creative an innovative design concepts, and employer-produced housing which will increase affordable housing opportunities convenient to the workplace. Promote a healthy job and housing balance in all areas.

#5. Promote the development of walkable communities that meet the daily needs of their residents, offer a high quality of life for their residents, and reduce the need for automobile trips.

#6. Promote, preserve and support agriculture and the industries that serve it. Promote industries that preserve and support environmental quality or serve the local needs of our communities.

#7. Minimize development of commercially viable agricultural land. Ensure that recognized needs for growth are met by infill and contiguous, compact development.

#8. Provide adequate infrastructure and public services for existing residents and businesses. Ensure that infrastructure and public services are available, fully funded, and constructed concurrently with new development. Ensure that new development neither increases the infrastructure and public service cost for existing residents and businesses nor reduces their quality of service by any significant amount.

#9. Provide long-term protection of identified resource rich and critical habitat areas.

#12. Provide a clear statement of county land use values and policies to provide clarity in the county's permit processing system and to simplify review of projects that are consistent with the General Plan.

**Comment: The Organization of Element section was amended and moved to the Land Use Introduction.**

## Part 2: Goals and Policies

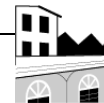
### **Goal LU-1 - Land Supply Needed for Growth**

**Maintain long range (20-year) and short range (5-year) population growth targets for Monterey County that accommodate the County's growth rate which includes its fair share of State and regional population growth,**

Policy LU-1.1 **Deleted**

**Comment: Policy 1.1 was deleted as the interplay between the County and Cities regarding where growth will occur is covered in under Policy LU-4.**

Policy LU-1.2 **County Land Supply** – The County shall identify an unincorporated urban land supply that will accommodate the County's share of the 5-year and 20-year projected population growth.



Policy LU-1.3 **Deleted**

***Comment: The order of development should be based on market forces.***

Policy LU-14 **Population and Employment Forecasts** – The County shall work with the Association of Monterey Bay Area Governments (AMBAG) to assure that future population and employment forecasts are fully considered.

## **Goal LU-2 - Urban/Rural Distinction**

**Provide an orderly and functional balance of residential, commercial, industrial, agricultural, recreational and natural open space land uses by differentiating the treatment of urban and rural lands.**

Policy LU-2.1 **Classification of Major Land Groups** – To manage land use within Monterey County, the County shall use a Major Land Groups classification system. All lands within Monterey County shall be classified in one of six Major Land Groups: Community Areas, Cities, Rural Centers, Rural Lands, Agriculture Lands, and Public Lands.

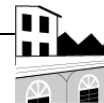
Policy LU-2.2 **Correlation of General Plan Land Use Designations with Major Land Group Classifications** – The County shall correlate specific General Plan land use designations (e.g., Medium Density Residential) with each of the six Major Land Groups. A Major Land Groups Table and Map shall be used to denote the placement of parcels by land use designation.

***Comment: Tables and maps are not consistent or correct – accordingly reference to them has been deleted.***

Policy LU-2.3 **Distinguish Between Urban and Rural Areas** – The County shall preserve a distinction between urban areas and rural areas of the County.

Policy LU-2.4 **Definitions of Major Land Groups** – The definition of the Major Land Groups and their assignment to urban and rural categories shall be as follows:

- a. **Urban Areas** – The following Major Land Groups shall be considered urban in nature:
  - (1) **Community Areas** – These are unincorporated communities with existing or planned public water and sewer systems, a balanced mix of land uses, diverse housing types and public amenities, and where further subdivision and urban-level development is planned. General Plan land use designations in these areas are predominantly Medium Density Residential, High Density Residential, Commercial, Industrial, and Public/Quasi Public.
  - (2) **Cities** – This category comprises the twelve incorporated jurisdictions within the County. Cities are characterized by urban development and urban-level public services and facilities. The cities have full authority over land use planning within their city limits. The city spheres of influence are those lands adjacent to existing city boundaries that have been identified by LAFCO and planned for city expansion.
- b. **Rural Areas** – Rural areas include the following Major Land Groups:
  - (1) **Rural Centers** – These are unincorporated communities that have a mix of land uses, but consist primarily of residential uses. These areas typically have a rural character, both in terms of development density and community design. Land use



designations are predominantly Low Density Residential, Rural Community Center, Commercial, Light Industrial, and Public/Quasi Public.

- (2) **Rural Lands** – This category is characterized by agricultural and grazing activities, mineral extraction, low-density or clustered residential development, small groupings of visitor-serving uses or commercial businesses, and agricultural processing and support facilities. These lands have rural levels of infrastructure and services. Land use designations may include predominantly Rural Mountain, Rural Countryside, Watershed and Scenic Conservation, Resource Conservation, and Open Space.
- (3) **Agriculture Lands** – These are the lands where commercial agriculture uses predominate. Also included in this category are agriculture-related processing and support industries, low density or clustered residential development, and mineral extraction operations (oil, rock, sand and gravel). These lands have rural levels of infrastructure and services. Land use designations may include Farmland, Permanent Grazing, Agricultural Preserve, Agricultural Conservation, Agricultural Industrial, Heavy Industrial, and Mineral Extraction.
- (4) **Public Lands** – These are public or quasi-public-lands, including military bases, national forests, state and county parks, public institutions and other open space. The corresponding land use designation is Public/Quasi-Public.

### **Goal LU-3 - Major Land Group: Community Areas**

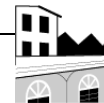
**Promote the development of walkable communities that meet the daily needs of residents, balance jobs and housing, offer a high quality of life, reduce the need for automobile trips, and result in the creation of distinctive and attractive communities with a strong sense of place.**

Policy LU-3.1 **Description of Community Areas** – Community Areas are unincorporated lands that are served, or are planned to be served, with a full range of urban services, such as public water and sewer, an extensive road network, public transit, safety and emergency response services, parks, schools, trails and open space. Community Areas include a balanced mix of medium to high-density residential uses, retail and service businesses, offices and industrial development.

Policy LU-3.2 **Designated Community Areas** – The following areas are designated as Community Areas and depicted on the Major Land Groups map:

- a. Redevelopment project areas of Pajaro, Castroville and Boronda, with some expansion areas around Pajaro and Castroville;
- b. Eastern portion of former Fort Ord;
- c. Rancho San Juan, with expansion areas to the north and east;
- d. Pine Canyon (west of King City); and
- e. San Lucas.

***Comment: Phasing is eliminated. Market forces should dictate order of development.***



Policy LU-3.3 **Deleted**

***Comment: Policy 3.3 was deleted as the criteria set forth in Policy 3.1 should be the standard applied to determine Community Areas.***

Policy LU-3.4 **Development Phasing in Pajaro** – Development of that portion of the Pajaro Community Area outside the Pajaro redevelopment project area boundary may not proceed with urban development unless adequate flood protection improvements are concurrently constructed.

***Comment: Policy 3.4 uses the timing of development in relations to construction of regional flood control improvements as means of constraining development in the vicinity of Pajaro. “Constructed” as the threshold for initiating development projects outside the Pajaro Redevelopment Project Boundary unnecessarily delays the construction of much needed affordable housing in the Pajaro Community Area, and artificially discriminates between projects that are within, and outside, of the RDA boundary.***

Policy LU-3.5 **Deleted**

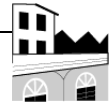
***Comment: Policy 3.5 is deleted as RSJ should be governed by the RSJ Specific Plan.***

Policy LU-3.5 **New Land For Urban Growth** – Enough land shall be initially designated within each Community Area to accommodate the 2020 projected growth beyond that which maybe accommodated in rural areas. The County shall manage urban expansion over time to ensure efficient use of the land and to minimize adverse impacts on the long-term productivity of prime and other agricultural lands. If it is determined that additional urban land supply is needed in the future, the following options shall be considered in priority order:

- a. ***This policy needs to be consistent with the City /County Agreement language.***
- b. Reevaluate land use designations and residential densities for vacant and underutilized lands within existing Community Area boundaries.
- c. Expand existing Community Area boundaries where there are contiguous lands suitable for urban development.
- d. Redesignate a Rural Center to a Community Area where there is support for urban-level development and public services and infrastructure can be made available
- e. Identify and designate new unincorporated Community Areas suitable for urban-level development, including but not limited to Chualar, River Road below Pine Canyon, consistent with the Plan’s Guiding Objectives.

***Comment: The priority of development in Community Areas should be driven by the marketplace.***

Policy LU-3.6 **Prioritize County Investment in Communities** – The County shall establish as a priority investment in infill, redevelopment and expansion of Community Areas. The County shall focus investment in Community Areas in order to maximize the County’s goals for creating compact, livable urban communities that provide a broad mix of housing types, opportunities to live and work in the same community, retail services meeting the daily needs



of local residents, fiscally supporting urban services and infrastructure, as well as open space corridors, trails and pedestrian amenities.

***Comment:*** *The priority of development in Community Areas should be driven by the marketplace.*

Policy LU-3.7 **Deleted**

***Comment:*** *The infrastructure plan requirement is too onerous. Phasing should be market driven.*

Policy LU-3.8 **Community Plans** – A Community Plan or Specific Plan shall be prepared for each Community Area, using private or public funding or both. Community Plans shall meet the design criteria in Policy LU-3.9. Community Plans shall be adopted by the Board of Supervisors and processed concurrently with any needed General Plan amendments. The Rancho San Juan Specific Plan currently being prepared shall be treated as the Community Plan for the Rancho San Juan Community Area.

Policy LU-3.9 **Design Criteria and Permitted Land Uses for Community Areas** – Community Plans and Specific Plans for Community Areas shall strive to achieve all of the following design criteria:

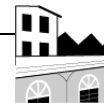
- a. Compact, mixed use development pattern with urban-level services and infrastructure;
- b. Diversity of housing types, including housing priced to meet the needs of the local workforce;
- c. Balanced mix of uses, containing neighborhoods, schools, parks, open space, retail establishments and workplaces;
- d. Mix of residential densities, with a maximum of 30 units per acre.
- e. An Accessory Dwelling Unit (ADU) allowed in addition to the principal residence on single-family residential lots;



- f. **Deleted.**
- g. **Deleted.**

***Comment:*** *Item g. is inconsistent with other policies.*

- h. Renumbered to f.
- i. Renumbered to g.
- j. Renumbered to i.
- k. **Deleted**
- l. Renumbered to j.
- m. **Deleted**
- n. **Deleted**
- o. Renumbered to k.
- p. Renumbered to l.



- q. **Deleted**
  
- f. Innovative parking design to reduce amount of surface parking;
- g. Eliminate regulatory constraints, such as height restrictions, which would limit the ability to achieve Goal LU-3;
- h. Trails and related amenities required so that development is more conducive to bicyclists and pedestrians;
- i. Transit-oriented facilities and design features used that encourage transit use;
- j. Infrastructure and services in place concurrent with the phasing of new development  
NOTE: (see definition of “Concurrency”).

***Comment: The version GPU 2.5 stating, “No reduction of levels of service for adjacent development below the standards...” is not supported.***

- k. Best available technology and best management practices for energy and water conservation provided, to the extent feasible in all development and infrastructure; and
- l. Environmental impacts mitigated to the extent feasible and design standards incorporated to minimize negative impacts.

Policy LU-3.10

**Interim Uses in Community Areas** – Prior to adoption of a Community Plan or Specific Plan, and construction of needed infrastructure and services, the following land use guidelines shall apply within Community Areas:

- a. All new development should be sited and designed to accommodate full urban build-out of the property over time; and
- b. Development on existing commercial and public/quasi-public designated parcels shall be at a neighborhood-serving scale.

The above shall not be construed as precluding 1) development that occurs within the County’s redevelopment project areas for which Redevelopment Plans have been adopted 2) development that meets the Affordable Housing Overlay criteria, and 3) remodels, additions or expansion of an existing residential, commercial or public/quasi-public use at the scale described above. Such development may proceed in advance of a Community Plan as long as all project related infrastructure improvements are made concurrent with the development.

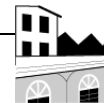
## **Goal LU-4 - Major Land Group: Cities**

**The major share of future growth in Monterey County shall occur within city boundaries where the infrastructure is available to accommodate new development and away from rural areas where land-dependent resource activities and open space recreation uses predominate. The County shall actively work with cities and LAFCO to promote orderly, efficient, compact urban development patterns as cities expand into unincorporated areas to accommodate future growth.**

Policy LU-4.1

**City/County Coordination** – The County shall encourage city/county coordination in the planning for urban growth, based on the following principles:

- a. Recognizing that cities are better equipped than the county to provide housing for all income levels and other urban uses and amenities, the county supports directing the majority of urban growth into cities and their spheres of influence.



If any city desires to pursue a formal agreement with the county to coordinate the proposed growth of the city, the city may include the following topics in its proposal for such an agreement:

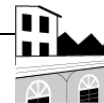
- (1) A program implemented by each city to ensure efficient use of land resources and infill opportunities and provision of adequate infrastructure and services.
  - (2) New areas for development within city spheres of influence are annexed after an agreed upon amount of vacant developable lands within the city limits are built out except within the Fort Ord Reuse Plan boundary.
  - (3) A jobs and housing phasing program to pace the development of housing with job growth to maintain a jobs/housing balance within the city or adjacent economic area.
  - (4) Project design provides for compact, neighborhood creating, transit-oriented development, with an agreed upon minimum or average residential density.
  - (5) Conversion of prime agricultural land is mitigated through agreements with the county such as the Boronda MOU, or other measures taken by the city to direct planned growth away from the most important agricultural land.
  - (6) Provision is made for receiver sites for transfer of development rights (TDR) within the city, with developer incentives incorporated to support permanent conservation of agricultural lands outside the cities.
  - (7) An agreed upon percentage of county credit for affordable housing units planned within the city.
- b. If any city proposes a formal agreement with the county pursuant to paragraph (b) above, the county should propose the following topics for inclusion in such an agreement:
- (1) Revisions to the formula governing city/county property tax sharing agreements, including unincorporated area development served by city services.
  - (2) Adoption of comparable development and impact fees between the city and county.
  - (3) More stringent development limitations imposed by the county on industrial uses that are not agriculture based and regional retail uses on unincorporated lands near the city.
  - (4) Strong county support at LAFCO for city annexations consistent with the city/county agreement.

Policy LU-4.2

**Land Supply for Job and Housing Balance** – The County shall encourage, through coordination with cities, or, in the case of Monterey Peninsula cities, through its own land use authority, the designation of sufficient land to enable the location of job-creating economic development and new housing close to employment centers and such new economic development. The County shall also encourage a balance between new jobs that economic development generates and new housing for the people who fill those jobs. In evaluating jobs/housing balance, it is intended that the Major Employment Centers be as illustrated on Map ED-1.

Policy LU-4.3

**City Spheres of Influence** – City Spheres of Influence (SOI), as defined by LAFCO, represent the probable 20-year growth area around each city. The County encourages SOI



areas, and any LAFCO-approved expansion of these areas, to reflect the terms of any applicable agreement as described in Policy LU-4.1 above.

Policy LU-4.4 **Deleted.**

***Comment: Growth should be driven by market forces; this policy ties City's hands.***

Policy LU-4.5 **Conversion of Farmlands** – The County shall concentrate unincorporated area growth within designated Community Areas and disallow the conversion of farmland to urban uses outside of Cities, their Spheres of Influence and their general plan planning areas. Consistent with this direction, the County shall disallow any development within the area northeast of Salinas (from the Rancho San Juan Community Area boundary east to Williams Road) that would have the effect of hindering the City's long-term expansion into this area.

Policy LU-4.6 **Coordinate General Plan Amendments with Cities** – Requests for amendment to County General Plan land use designation and zoning that would result in the creation of new residential, industrial, or commercial areas within the unincorporated area shall be forwarded to the nearest cities for their review and comment when such a request is made. The County shall place information about these requests on its website so that interested cities may comment on the potential impacts of proposed development.

Policy LU-4.7 **Easements and Williamson Act Contracts Outside of Cities** – The County and cities shall work with private groups that acquire easements around cities to coordinate the direction of growth away from the most valuable farmlands, and to accommodate long-range growth projections of cities. The County shall discourage conservation easements and shall disallow new Williamson Act contracts or the creation of any Farmland Security Zones within the Sphere of Influence or adopted general plan of a city.

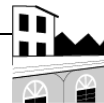
## **Goal LU-5 - Major Land Group: Rural Centers**

**Maintain rural commercial centers that primarily serve the local needs of residents in rural areas.**

Policy LU-5.1 **Description of Rural Centers** – Rural Centers are areas with a concentration of higher intensity uses than is typically found throughout rural areas. Rural Centers have a semi-rural character, both in terms of development intensity and community design. There is a mix of land uses, consisting primarily of low-density residential uses; with general merchandise businesses serving local residents; and public/quasi public uses (e.g. churches, schools, fire stations, parks).

Policy LU-5.2 **Designated Rural Centers** – The following areas are designated as Rural Centers and are depicted on the Major Land Groups map:

- a. Bradley
- b. San Ardo
- c. Aromas
- d. Chualar
- e. Del Monte Forest
- f. Las Lomas



- g. Lockwood
- h. Moss Landing
- i. Mouth of Carmel Valley
- j. Pleyto
- k. Prunedale
- l. Carmel Highlands
- m. Camel Valley Village
- n. Corral de Tierra/San Benancio
- o. Mid Carmel Valley
- p. River Road Area
- q. Spreckels
- r. Toro Park

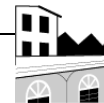
***Comment: Policies 7.2; 6.2 and 5.2 are really just text which should be in a text box rather than a policy***

Policy LU-5.3 **Deleted**

***Comment: Policy 5.3 is deleted because Rural Centers should be established based on the criteria of Policies LU-5.1 above and LU 5.4 below – The Policy 5.3 criteria is too rigid and does not even fit Rural Center boundaries presented in the draft GPU.***

Policy LU-5.4 **Rural Center Expansion** – The County shall allow expansion of Rural Centers into surrounding Rural Lands and Agriculture Lands if any one of the following applies:

- a. The County finds that the original Rural Center boundary is inconsistent with the description contained in listed in Policy LU-5.1 and a boundary modification is appropriate.
- b. The County finds that, in the preparation of an Infrastructure and Financing Study, an adjacent parcel (or parcels) is required to provide the infrastructure and service improvements needed for build-out of the Rural Center, and the Infrastructure and Financing Study identifies a feasible financing mechanism.
- c. Along state-designated scenic highways and roads, property abutting a Rural Center boundary may be subdivided in a manner that clusters the allowable units on-site (based on density of underlying land use designation) as an extension of the Rural Center, if the following requirements are met:
  - (1) The clustered lots are located outside of the public viewshed, stream setbacks and slopes over 30%;
  - (2) The clustered lots are each a minimum of one acre in size and compatible with the density of the adjacent development within the Rural Center;
  - (3) The clustered lots are designed to blend with the rural character of the area, using variable lot sizes and configurations that blend with the natural features of the site and that minimize grading;
  - (4) The portion of the property from which the density is transferred (remainder parcel) are contiguous lands under the same ownership as the property where the clustered lots are proposed;



- (5) If the remainder parcel is in agricultural use, the Right-to-Farm notification and agricultural buffer provisions of Policies and LU-9.13, respectively, apply;
- (6) An Infrastructure and Financing Study is completed addressing the build-out of the Rural Center as well as the proposed cluster development; and
- (7) The provisions of Policy LU-9.9 that differ from the requirements above shall not apply.

***Comment: GPU 2.5 eliminates all of item c. (above). Refinement Group recommends it be retained with changes.)***

A Rural Center may also qualify as a Community Area and its boundary expanded, if the Board of Supervisors finds the area consistent with the policies under Goal LU-3 of this Plan.

Policy LU-5.5 **Deleted**

***Comment: Tiering should be eliminated. Rural Center development should be driven by the market place.***

Policy LU-5.6 **Deleted**

***Comment: Development in the Del Monte Forest is regulated by Measure A adopted by a vote of the people.***

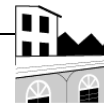
Policy LU-5.7 **Infrastructure and Financing Studies** – Prior to the approval of new standard subdivisions (5 or more lots) within a Rural Center, an Infrastructure and Financing Study shall be prepared to:

- a. identify existing infrastructure deficiencies;
- b. determine a reasonable relationship between the need for infrastructure improvements and the new standard subdivision proposed;
- c. allocate to the new development a fair share of the costs of the identified infrastructure arising from the new development;
- d. determine the operating and maintenance costs for such infrastructure; and
- e. determine a financing mechanism to assure construction of identified infrastructure and operation and maintenance costs for the new subdivision occurs concurrently with the phasing of the subdivision development.

A study area may be reduced or extended beyond the boundaries of a Rural Center depending on the reasonable relationship and the nature of the infrastructure, the services needed, and the extent of new development involved. .

Each Infrastructure and Financing Study shall be conducted in the following manner:

- a. The studies may be triggered by a request from the local Land Use Advisory Committee, by the County, or the property owner seeking to subdivide.
- b. As the first phase of this study, a conceptual overview of infrastructure needs within the Rural Center will be reviewed in a publicly noticed meeting. This overview will identify both existing infrastructure deficiencies and those infrastructure needs related to the new subdivision development.



- c. As a second phase of the study, conceptual engineering studies shall be prepared for the infrastructure improvements related to the new subdivision. Additionally financing mechanisms shall be identified for both existing infrastructure deficiencies and infrastructure improvements related to the new subdivision.
- d. Where existing infrastructure deficiencies have already been identified, the existing information may be relied upon or used to satisfy the preparation of the Infrastructure Financing Study. Additionally, existing studies, surveys and other documents which may be applicable to the new development may be used, in part or in whole, to satisfy the requirement of the Infrastructure Financing Study. To facilitate the preparation of Infrastructure and Financing Studies, the County shall maintain an index of all studies and reports prepared for each Rural Center and shall make said index and reports available to the public.
- e. Funding mechanisms to remedy existing infrastructure deficiencies may include, but are not limited to, community wide/regional assessments to which all property owners contribute in proportion to the benefit received [should voters wish to tax themselves to finance these improvements], grants, and/or local, state and federal funds,
- f. Funding mechanisms to fund identified improvements reasonably related to the new subdivision may include, but are not limited to, developer contributions, grants, fees established pursuant to Government Code section 66000, or similar funding mechanisms that earmark funds for the protected purpose identified.
- g. The failure to obtain earmark funding for identified existing infrastructure deficiencies described in (e) above, shall not preclude development of the new subdivision if the developer contributes its fair share to the improvements reasonably related to the new development as set forth in (f) above, and the new development neither increases the infrastructure and public services cost for existing residents and business nor reduces their quality of life by any significant amount.

Exceptions to the Infrastructure and Financing Study requirement are: 1) any development that meets the Affordable Housing Overlay criteria, pursuant to Policy LU-10.1, and 2) remodels, additions and expansions to existing residential, commercial or public/quasi-public uses. Such projects may proceed in advance of an infrastructure study within a Rural Center as long as all project related infrastructure improvements are made concurrent with the development.

***Comment: The plan should provide a mechanism for separately evaluating existing infrastructure deficiencies and those associated with new development and identify methods to fund both.***

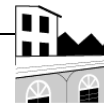
Policy LU-5.8 **Deleted**

***Comment: Phasing sets onerous standards which cannot be met.***

Policy LU-5.9 **Deleted**

***Comment: Development in the Del Monte Forest is regulated by Measure A adopted by a vote of the people.***

Policy LU-5.10 **Las Lomas Development** – In order to provide more housing opportunities for the local work force in the Las Lomas area, several vacant parcels are included within this Rural Center boundary. These vacant parcels abut the existing residential areas to the northeast of Hall Road. Any subdivision of these vacant parcels (at a density higher than 1 unit per 40 acres) or intensification of use of the existing parcels (beyond the first single family home) is contingent upon annexation into the Pajaro Valley Water Management Agency and extension



of water service to the site, and dedication of a permanent open space or agriculture conservation easement on the contiguous lands (outside the Rural Center) that are under the same ownership.

Policy LU-5.11 **Permitted Land Uses within Rural Centers** – Within Rural Centers, the County shall encourage a mix of small-scale retail and commercial service uses serving local, employee housing ancillary to local businesses, low to medium density residential uses, public service facilities serving the local area, and tourist services. Uses shall be at a scale and design that blends with the rural character of the area. Residential densities should typically range from 1 unit per acre to a maximum of 6 units per acre. Only those housing projects that meet the Affordable Housing Overlay criteria may exceed the maximum density of 6 units per acre.

Policy LU-5.12 **Rural Level of Service Standard** – The County shall establish rural level of service standards for water, wastewater, emergency services and other public services and infrastructure within Rural Centers. Roads shall be constructed in accordance with rural design standards and, if pedestrian trails are provided, they shall be designed to blend with the rural character of the area.

***Comment:*** *If Table PS-1 standards recommended by the Refinement Group are adopted then reference to the Table can be inserted into the policy. If the PS-1 Table remains as drafted, reference to it should be eliminated.*

## **Goal LU-6 - Major Land Group: Rural Lands**

**Preserve Rural Lands for farming and grazing activities, natural resources, and watershed protection, passive recreation, and very low-density rural residential uses.**

Policy LU-6.1 **Description of Rural Lands** – Rural Lands are those lands that may have steep and varied terrain, wildlife habitat, aquifer recharge areas, farming and grazing operations, recreation, and low density residential uses.

***Comment:*** *The last two sentences are deleted as they are commentary and opinion.*

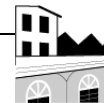
Policy LU-6.2 **Boundary of Rural Lands** – Rural Lands are depicted on the map of Major Land Groups

***Comment:*** *Policies 7.2; 6.2 and 5.2 are really just text which should be in a text box rather than a policy*

Policy LU-6.3 **Deleted**

Policy LU-6.4 **Permitted Land Uses Within Rural Lands** – Within Rural Lands the County shall encourage low density rural residential uses, farming and grazing, agricultural processing and support facilities, mineral extraction and processing recreational uses such as hunting and fishing, camping, riding and hiking, and resource conservation.

Policy LU-6.5 **Residential Density** – The County shall provide a range (1 unit/1 acre to 1 unit/ 160 acres) of low density residential development within Rural Lands.



Policy LU-6.6 **Rural Mountain and Rural Countryside Land Use Designations** – Lands meeting the definition of Rural Lands outside the Coastal Zone that were in grazing and resource conservation designations under past General Plan and Area Plans, shall be designated Rural Mountain and Rural Countryside on the Land Use Plan (see Map LU-2A-H), in order to better reflect the actual use of such lands. Consistent with the Rural Lands definition, areas historically designated as RDR, LDR, MDR and HDR are redesignated Rural Countryside.

Policy LU-6.7 **Deleted**

***Comment: This policy on Rural Siting is deleted as it is covered by Policies LU 9.14 and AG 1.4 on Buffers.***

Policy LU-6.8 **Commercial Development** – The County shall allow small scale retail and service businesses within Rural Lands, to serve the needs of the area. .

Policy LU-6.9 **Bed and Breakfast Facilities** – Bed and breakfast uses shall be allowed with a use permit and considered a compatible land use in Rural Lands, provided that the facilities are designed to blend with the rural environment and that all impacts generated by guests and employees are mitigated.

Policy LU-6.10 **Rural Level of Service Standard** – The County shall establish rural levels of service standards for water, wastewater, emergency services and other public services and infrastructure within Rural Lands. Roads shall be constructed in accordance with rural design standards. The construction of new roads shall not have the effect of increasing the permissible intensity of development within Rural Lands.

***Comment: If Table PS-1 standards recommended by the Refinement Group are adopted then reference to the Table can be inserted into the policy. If the PS-1 Table remains as drafted, reference to it should be eliminated.***

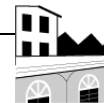
Policy LU-6.11 **New Development Infrastructure** – New standard subdivision development shall pay for its share of costs of infrastructure and services associated with the development. The County shall require that infrastructure and public services for new development as specified for Rural Lands, are constructed or funded concurrent with new development. (See definition of “Concurrency.”)

Policy LU-6.12 **Regional Recreation Infrastructure** – The County shall ensure that development of regional recreation areas and uses within Rural Lands neither increases the infrastructure and public service cost for local area residents nor reduces their level of service.

**Goal LU-7-Major Land Group: Agriculture Lands**

**Promote the long-term productivity of agriculture and other natural resources, and accommodate related services and industries that support the viability of agriculture and other resource uses and further the County’s economic development goals.**

Policy LU-7.1 **Description of Agriculture Lands** – Agriculture Lands are unincorporated areas that have a special combination of the best soils, favorable growing climate, and generally adequate water supplies to support long-term commercial agriculture operations. Predominant uses are farming, grazing, agricultural processing facilities and other agricultural support facilities. The Agriculture Lands category also comprises some industrial-designated



lands, with primarily agriculture industrial uses. Only agriculture-related industrial uses may be developed in the future, except on parcels designated Heavy Industrial where general industrial uses may continue to be the principal use. This category also includes mineral extraction and processing (oil, rock, sand and gravel).

***Comment: Agricultural processing includes wineries.***

Policy LU-7.2 **Boundary of Agriculture Lands** – Agriculture Lands are depicted on the map of Major Land Groups

***Comment: Policies 7.2; 6.2 and 5.2 are really just text which should be in a text box rather than a policy***

Policy LU-7.3 **Agriculture Viability Programs** – The County shall establish and maintain programs to enhance the long-term viability of agriculture, such as Right-to-Farm notification, Transfer of Development Rights and Williamson Act contracts, conservation easements, and agricultural buffers

Policy LU-7.4 **Deleted**

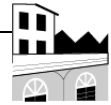
Policy LU-7.5 **Rural Level of Service Standard** – The County shall establish rural levels of service standards for water, wastewater, emergency services and other public services and infrastructure within Agriculture Lands. Roads shall be constructed in accordance with rural design standards.

***Comment: If Table PS-1 standards recommended by the Refinement are adopted then reference to the Table can be inserted into the policy. If the PS-1 Table remains as drafted, reference to it should be eliminated.***

Policy LU-7.6 **Parcel Sizes** – The parcel sizes within Agriculture Lands are ranges between 40 and 160 acres, except for the following:

- a. As provided in designated winery corridors for artisan wineries, pursuant to Policy LU-7.15;
- b. A one-acre lot created for a family member within the Farmland and Permanent Grazing designations, pursuant to Policy LU-7.8;
- c. As provided in Policies GS LU-7, GS LU-10 and CSV LU-10 of the Coastal and Inland Areas Element;
- d. As provided in the lot line adjustment provisions of Policy LU-9.6;
- e. Cluster developments meeting the requirements of Policy LU-9.9; and
- f. Areas designated as commercial or industrial;
- g. Areas provided for Farm worker and Farm Employee housing meeting the requirements of Policy LU-9.3 and 9.4;
- h. 1-acre to 40-acre parcels for agricultural processing and support facilities.

Policy LU-7.7 **Subdivisions Within Agriculture Lands** – The County shall allow subdivisions within Agriculture Lands that preserve long-term agricultural viability of the site and adjoining



parcels, consistent with the minimum parcel size requirements of the underlying land use designations. Cluster developments shall be allowed pursuant to Policy LU-9.9.

Policy LU-7.8 **Residential Use** – One single family home may be constructed on a legal lot of record. Subsequently constructed residences on the same parcel must be accessory to agricultural use and shall not be separated from the Exceptions to this policy are secondary units and restricted units which meet the provisions of Policy LU 9.1(B) & (C); Farmworker housing and Farm Employee housing meeting the provisions of Policy LU 9. 3 or LU 9.4, AG 1.9 and Family Member lots meeting the provisions of Policy LU 7.8

Policy LU-7.9 **Family Member Lot** – The County shall allow a single one-acre minimum lot to be created on farms and ranches in the Agriculture Lands if the division is to accommodate housing for members of the immediate family of the property owner. The following criteria shall apply to such a division:

- a. The family members residing on the one-acre minimum lot shall earn a substantial portion of their livelihood from the agricultural use of the family land contiguous to the lot being created by the subdivision.
- b. The subdivision shall be conditioned to allow for the exclusive occupancy by immediate family members and spouses and shall require the lot to be an accessory use to the subdivided property or to adjoining property.
- c. The residence must be accessory to the agricultural use of the properties and be occupied exclusively by immediate family members and spouses of the owners or lessors.

Policy LU-7.10 **Bed and Breakfast Facilities** – Bed and breakfast uses shall be allowed with a use permit and considered a compatible land use in Agriculture Lands provided that the facilities are designed to blend with the environment and that all impacts generated by guests and employees are mitigated.

Policy LU-7.11 **General Commercial** – The County shall allow small scale retail and service businesses to serve the local area

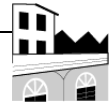
Policy LU-7.12 **Deleted**

***Comment:*** *Policy 7.12 is an unnecessary ban on all greenhouses.*

Policy LU-7.13 **Recreational Uses** – The County shall allow limited, recreational uses that are compatible with and complementary to the principal agricultural use on-site. Compatible uses include farm stay accommodations, dude ranches and campgrounds, subject to approval of a discretionary permit. Hunting and fishing, horseback riding, hiking and similar uses are also compatible uses, but do not require a discretionary permit.

Policy LU-7.14 **Industrial Uses** – The County shall allow appropriately sited lands for agricultural processing and other agricultural support industries and businesses, including truck storage. Within Agriculture Lands, allow general industrial uses only on Heavy Industrial-designated parcels. All other industrial uses shall be agriculture or mineral resource related uses.

Policy LU-7.15 **Farm Equipment Storage Facilities** – On-site farm equipment storage facilities shall be allowed within agricultural land use designations and shall be sited to minimize the conversion of viable agricultural lands. Such facilities are defined as buildings and land used to provide storage of a range of farm equipment, such as trucks, trailers, buses, harvesters, tractors, plows, fertilizer spray rigs and water tenders. Farm equipment storage facilities that



serve off-site agricultural operations not a part of the same farming or ranching operation, shall be considered with a discretionary permit.

### **Goal LU-8 - Major Land Group: Public Lands**

**Require proper planning of public lands so that uses on public lands are compatible area's environment and with existing and planned uses on adjacent privately owned lands.**

Policy LU-8.1 **Description of Public Lands** –Public Lands are unincorporated lands owned by a federal, state or local public agency and are typically in large ownership. The County shall preserve such lands for open space, recreation, crop and tree farming, grazing, timber harvest, institutional and other public uses.

Policy LU-8.2 **Compatibility With Surrounding Uses** - Ensure compatibility between surrounding land uses and Public Lands. Ensure proper coordination among public agencies and adjacent private landowners in the management and planning of Public Lands. This policy shall apply only to a public use that actually exists at the time the permit application is initiated.

### **Goal LU-9 – All Major Land Groups: General Land Use Provisions**

**The County shall ensure consistency in the application of land use policies that apply broadly throughout unincorporated areas.**

Policy LU-9.1(A) **Principal Dwellings** – Up to three principal dwellings per parcel in Rural Centers, Rural Lands and Agricultural Lands, not exceeding the overall zoning density of the parcel, shall be allowed. Principal units may be subdivided from one another, through the subdivision process, as long as the overall zoning density of the property is met.

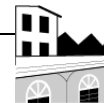
***Comment: This policy reflects current County policy.***

Policy LU-9.1(B)  
**New**

**Secondary Dwellings** – The County shall promote secondary dwelling units as an important source of affordable housing. Promoting the development of secondary dwellings per parcel eases the rental housing deficit, maximizes limited land resources and existing infrastructure and provides homeowners with supplemental income. In addition to a principal residence on a parcel, the County shall allow secondary dwellings as described below:

In addition to Principal Residences as described above, one secondary unit, which may exceed the overall zoning density of the parcel, shall be allowed in all Major Land Groups allowing residential dwellings as follows:

- (I) A secondary unit shall be allowed ministerially provided it meets the following:
  - (a) adequate water and sewer facilities exist, which may include on site wells and septic;
  - (b) the unit is not intended for sale and may be rented;
  - (c) the lot is zoned for single family or multi family use;
  - (d) the lot contains an existing single family dwelling;



- (e) the second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling;
  - (f) the increased floor area of an attached second unit does not exceed 30% of the existing living area;
  - (g) the total area of floorspace for a detached second unit does not exceed 1200 square feet
  - (h) height, setback, lot coverage and other applicable zoning regulations are met.
- (2) A secondary unit not meeting the above criteria may be allowed with an administrative permit.

Secondary units may not be subdivided from the principal residence. Secondary units are not subject to the PS-Table I standards.

Guesthouses are not considered “secondary units” as they have no cooking facilities, and are allowed in all districts allowing residential use.

**Comment: This policy reflects current state law.**

Policy LU 9.1(C)  
**New**

**Additional Units** – In addition to a Principal dwelling and a secondary dwelling as described above, an additional, “deed restricted unit” such as a caretaker unit or a senior citizen unit, may be allowed with an administrative permit on parcels with adequate water and sewage facilities, which may include on-site wells and septic.

Policy LU-9.2

**Density Exclusions** – For purposes of calculating allowable density on parcels, the County shall not include secondary units pursuant to Policy LU 9.1(B), (including caretaker units, guesthouses, senior citizen, farm employee dwellings accessory to the principal residence pursuant to Policy LU 9.3 or other principal permitted use on site, as well as farmworker housing pursuant to Policy LU 9.4.

Policy LU-9.\_\_\_\_  
**NEW**

**Farm Employee Housing** – Within Agriculture Lands and Rural Lands, farm employee housing facilities for farm employees or families employed principally on site or on contiguous land within the same agricultural operation are allowed. Such housing shall be sited to minimize the conversion of viable agricultural lands, and is subject to approval of a discretionary permit.

Policy LU 9.3

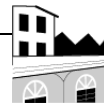
**Farm Worker Housing** – Within Agriculture Lands and Rural Lands, farm worker housing facilities for farm employees or families employed off the site where the farm worker housing is located, are allowed. Such housing shall be sited to minimize the conversion of viable agricultural lands, and is subject to approval of a discretionary permit.

**Comment: GPU 3 combined Farm Worker Housing with Farm Employee Housing text. Refinement Group separated them with correct definitions.**

Policy LU-9.4

DELETED

**Comment: House size limitations are unwarranted.**



Policy LU-9.5 **Cottage Industries** – The County shall allow cottage industries within residential areas with an Administrative Permit.

Policy LU-9.6 **Lot Line Adjustments** – Lot line adjustments complying with this General Plan as well as all zoning and building regulations, including minimum parcel size standards shall be allowed. Lot line adjustments between or among lots that do not conform to minimum parcel size standards shall be allowed if the resultant lots are consistent with all other General Plan policies, Local Coastal Program policies, as applicable, and 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, while avoiding the acquisition of private property; or.
- g. better achieve the goals, policies and objectives of the General Plan.

The slope policies of LU 9.17 (A), (B) and (C) shall not apply to Lot-line adjustments.

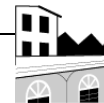
**Comment: Lot-line Adjustments are an effective and necessary tool for owners to correct errors, solve disputes and make the best use of their land.**

Policy LU-9.7 **Lot Mergers** – The County shall not require the involuntary merger of legal lots of record rendered substandard in size by this General Plan, and merger of such parcels shall not be required unless merger is required to avoid an immediate threat to health and safety. Lot mergers resulting from voluntary participation in a transfer of development rights program or other voluntary means consistent with the Subdivision Map Act may be allowed.

Policy LU-9.8 **Minimum Parcel Size** – If minimum parcel size standards in this General Plan render an existing legal lot of record substandard in size, the substandard size of the parcel will 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 solely on the basis of its substandard size. Setback standards applicable to such a lot immediately prior to the effective date of the 2004 update of this General Plan shall continue to apply. In all respects other than parcel size and setback standards, proposed uses shall be consistent with applicable zoning regulations, permit requirements, and development standards.

**Comment: This policy is in response to the concerns raised that thousands of lots throughout Monterey County would become legal non-conforming if a 40-acre minimum lot size was established in the General Plan.**

Policy LU-9.9 **Residential Cluster Development** – Cluster subdivisions are allowed in Rural Lands and Agriculture Lands as an incentive to promote long term agricultural viability and make efficient use of the land (“Clusters”). All Clusters shall be subject to the following criteria:



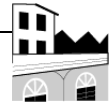
- a. This alternative subdivision option is voluntary; the County shall not require property owners to Cluster property as part of any application.
- b. The property utilizing the Cluster policies shall retain its original zoning designation. However, for purposes of this Policy LU-9.9 and the approval process, the property shall be allowed to be subdivided, without the requirement of a zoning change or general plan amendment, and identified in two land use categories: (i) land designated as residential parcels (“Clustered Lots”), and (ii) land remaining for agricultural production or permanent grazing uses (“Open Land”). Collectively, the affected property, the Clustered Lots and Open Land, shall be referred to as “Clustered Property.”
- c. The available number of Clustered Lots shall be determined using any one or all of the following:
  - i. Adding all of the acreage involved in the Clustered Property and dividing that acreage by the particular zoning designation on the property. If zoning districts vary on the property, the number of available lots shall be calculated in each zoning district and then added together;
  - ii. Legal lots of record, or
  - iii. Transfer Development Rights, as that term is defined in LU-9.10.
- d. Legal lots of record may be included in determining the number of available clustered lots on the Clustered Property, regardless of gross density or size, so long as the property owner has the right to build on the legal lot without having to cluster.
- e. A zoning restriction shall be placed on the remaining Open Land.
- f. The size of Clustered Lots shall vary from 1 acre to 2.5 acres in size.
- g. Clustered Lots must be designed to be compatible with the character of the rural area, using variable lot sizes and configurations that blend with the natural features of the site and that minimize grading.
- h. A Right-to-Farm notice shall be recorded for each clustered lot adjacent to existing agricultural operations.
- i. Except for the density adjustments outlined in Policy LU-9.9(b), Clusters shall comply with all applicable land use and California Environmental Quality Act law and regulation.
- j. Clustered Lots, or potential Clustered Lots (the number of lots that could be created if the property owner elected to Cluster), shall automatically qualify for the Transfer of Development Rights program discussed in Policy LU-9.10.

The County shall develop a residential cluster program for Rural Lands and Agriculture Lands as an alternative to conventional subdivisions. Cluster subdivisions within Agriculture Lands shall also comply with the provisions of Agriculture Element Policy AG-1.6.

***Comment: Cluster development is important for landowners to provide flexibility yet maintain agricultural operations.***

Policy LU-9.10

**Transfer of Development Rights** – The County shall develop a Transfer of Development Rights (TDR) program aimed at promoting long-term agricultural viability. This program is voluntary for both the Sending Sites and Receiving Sites (as those terms are defined below); the County shall not require property owners to provide or receive TDR’s (as that term is defined below) as part of any application. This program is designed to allow landowners to transfer their development rights to other Lands. The TDR program shall have the following criteria:



- a. Sending Sites – A property owner who desires to transfer their right to develop, in the form of transfer development rights (“TDR’s”), shall be considered a “Sending Site” for purposes of this policy.
  - i. The number of TDR’s allowed under this policy from a Sending Site shall be determined in the same manner as the number of available Clustered Lots are determined in Policy LU-9.9.
  - ii. A deed restriction shall be recorded on the sending site upon acceptance of the TDR by the Receiving Site.
- b. Receiving Sites. A property owner’s land that qualifies under Policy LU-9.9 for Clusters that elects to receive TDR’s from a Sending Site shall be considered a “Receiving Site” for purposes of this policy.
  - i. A Receiving Site may either convert a TDR to a Clustered Lot, pursuant to LU-9.9, or be held for future use or sale (“Held TDR”).
  - ii. TDR’s that are converted to Clustered Lots on Receiving Sites shall be subject to the same rules as Clustered Lots in Policy LU-9.9.
  - iii. The Receiving Site must record a deed restriction stating where the TDR originated (“Originating Site”), the Sending Site (if different from the Originating Site), and its use on the Receiving Site (as either a Clustered Lot or Held TDR).
- c. TDR’s may be transferred by deed to other properties, in which case the new property would become, and be subject to the same rules as, the Receiving Site and the old property would become the Sending Site.

Policy LU-9.11 **Deleted**

***Comment: Policy 9.11 is deleted as it is addressed in ERME and Agricultural Elements.***

Policy LU-9.12 **Deleted**

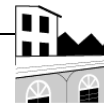
Policy LU-9.13 **Residential Development Adjacent to Agricultural Operations** – The County shall require new subdivisions and residential units proposed adjacent to agricultural operations to record a Right-to-Farm Notice (see Agriculture Element Policy AG-1.5) accepting impacts associated with normal farming and grazing activities, such as noise and dust, and that an established agricultural operation, in full compliance with applicable laws- Such impacts shall not be considered a nuisance due to changes in the surrounding area.

Policy LU-9.14 **Agricultural Buffers** – The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring a buffer for any new non-agriculture development located adjacent to agricultural lands, as set forth in Policy AG 1-4. The purpose of the agricultural buffer is to protect the existing agricultural operation.



**Land Use Element Goal LU-9, Policy LU-9.14 – Agricultural Buffers**

Policy LU-9.15 **Mineral Extraction Buffers** – The County shall protect mineral extraction operations from conflicts with incompatible land uses, such as residential development, schools, libraries and hospitals, by requiring buffers between the proposed non-resource use and adjacent mining operations. Buffers shall be located on the land where the use is being changed. These buffer areas shall be determined pursuant to Policy ER – 6.2 and shall mitigate the effects of



resource operations on adjacent land uses, shall be credited as open space shall terminate when there is no longer a potential for conflict, and shall be maintained by the landowners of the non-resource use.

Policy LU-9.16 **Solid Waste Landfill Buffers** – The County shall protect solid waste landfill operations from conflicts with incompatible land uses by establishing buffer areas around active and closed landfills. All active and closed landfills are depicted on the Land Use Plan (Maps LU-2A-H).

Policy LU-9.17(A) **Slope Restrictions** – Development on slopes 30% and greater may be allowed with a Use Permit and a requirement that geotechnical and geologic studies be performed on the site. Mitigation will be required for all impacts identified as causing significant actual harm to resources. Development approval may be based on evidence that there is no feasible alternative which would allow development to occur on slopes of less than 30%, or that the proposed development better achieves the goals, policies and objectives of the General Plan.

If this slope restriction renders a maximum density for the parcel that differs from the maximum density otherwise allowed in this General Plan, the lower density shall apply. If this slope restriction renders an existing lot of record unbuildable, project approval shall be considered on a case-by-case basis.

***Comment: Preventing development on slopes in excess of 30% is in conflict with the protection of agricultural land. There is no rational reason to prohibit building on slopes in excess of 30%, and, in fact, it should be encouraged to protect the farmland on the valley floor.***

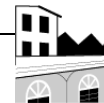
Policy LU-9.17(B)  
**New**

**Subdivision Density** – Except in Community Areas, Rural Centers, 100% Affordable Overlay Areas, or other areas designated for medium or high density residential use, an applicant wishing to apply for a subdivision under this General Plan must use the following procedures to calculate the maximum density that can be considered under the Plan and thereby prepare an application consistent with or less than the maximum allowable density:

- (1) The first factor is density determined by dividing the total number of acres of the parcel by the applicable zoning density, e.g., a 360 acre parcel zoned 1 unit/ 40 acres would have a general plan density of 9 units.
- (2) The second factor is density determined by a “slope density” formula of 0-19.9% = 1 unit/acre; 20-29% - 1 unit/2 acres; with no density credit for property over 30% slope.
- (3) The maximum allowable density determined under (a) above and the maximum density determined under (b) above shall then be compared. Whichever density is the lesser shall be the maximum allow density for the parcel. ERME Policies shall not be applied to decrease density pursuant to this policy

Density for subdivisions in Community Areas, Rural Centers, 100% Affordable Overlay Areas, or other areas designated for medium or high density residential use shall be allowed at the designated General Plan/zoning density without consideration of a slope density formula. The ERMP of this Plan shall not apply in calculating slope density.

***Comment: This revision essentially maintains current County policy.***



Policy LU-9.17(C)

**New**

**Agricultural Conversion** – Conversion of uncultivated land to cultivated land on slopes in excess of 30% shall be allowed with an administrative permit.

***Comment: Prior Policy 9.17 mixes development issues with agricultural issues. There is no practical way to determine historically uncultivated lands, and all usable farmland in Monterey County has been farmed at some time in the past. There is no basis to impose a prohibition on cultivation of slopes over 30% or to impose a new requirement on farmland at 15% slope. This policy could particularly impact owners of grazing land (currently uncultivated) who may convert to more economically viable crops. It would create a new requirement for a “permit to farm.”***

Policy LU-9.18

**Public and Private Golf Courses** – Public golf courses, defined as having all start times available to the public, shall qualify to meet a portion of the recreational land dedication requirements of the Monterey County Subdivision Ordinance (Title 19, Section 19.12.010). Private or semi-private golf courses, defined as having less than 100% of start times available to the public, shall be considered commercial open space and shall not qualify to meet the recreational land dedication required by the County’s Subdivision Ordinance.

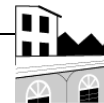
Policy LU-9.19

**Designated Winery Corridors** – The County shall designate three winery corridors within the Salinas Valley, with a two-pronged goal: 1) to achieve a balance between the wine grape production and wine processing capacity within the county, and 2) to enhance the marketing capabilities of the industry to promote local Monterey County wines.

The three designated winery corridors are: 1) Central/Arroyo Seco/River Road Corridor, 2) Metz Road Corridor, and 3) Jolon Road Corridor (see Maps LU-3A and 3B at the end of this Element).

Within the three designated winery corridors, the following criteria shall apply to winery development, based on the environmental analysis conducted for this General Plan:

- a. Up to 40 artisan wineries, subject to an administrative permit, and 10 full-scale wineries, subject to a use permit, may be constructed.
- b. A maximum of 40 five-acre or larger sized lots may be created for artisan wineries, as follows:
- c. Up to 24 such lots may be located within the Central/Arroyo Seco/River Road Corridor; up to four such lots may be located within the Metz Road Corridor; and the remaining 12 lots may be located within the Jolon Road Corridor;
- d. The creation of a five-acre lot or any lot smaller than the zoning minimum parcel size will not be permitted unless the remaining parcel still conforms to the minimum parcel size of the underlying zoning district;
- e. For any new five-acre or larger lot created that is less than the minimum parcel size of the underlying zoning district, the only allowable use of such lot shall be a bonded and licensed artisan winery;
- f. One residential unit and one guest house up to 600 square feet in size may be approved as an accessory use with each new artisan winery, subject to the same discretionary permit requirements as the associated principal use; and



- g. All owners of the original parcel and new lot created shall record a deed restriction providing that, if after five years from recordation of a final map creating a lot that is less than the minimum parcel size of the underlying zoning district, actual construction of an artisan winery has not commenced, such owners shall petition the County to revert lot to acreage pursuant to the Reversion to Acreage provisions of the Subdivision Map Act. The discretionary permit for the artisan winery shall be processed concurrently with any preliminary subdivision map creating a lot that is less than the minimum parcel size of the underlying zoning district.
- h. Up to five new full-scale wineries may be located within the Central/Arroyo Seco/River Road Corridor; up to two such wineries may be located within the Metz Road Corridor; and up to three such wineries may be located within the Jolon Road Corridor.
- i. Up to three wineries (existing as of the date of adoption of this General Plan Update) located within the Central/Arroyo Seco/River Road Corridor may add a winery tasting facility, with a maximum size of 2,500 square feet, to the existing operation; one winery (existing as of the date of adoption of this General Plan Update) located within the Jolon Road Corridor may add a winery tasting facility, with a maximum size of 2,500 square feet, to the existing operation. Such winery tasting facilities shall require an administrative permit.
- j. Up to five new stand alone winery tasting facilities, with a maximum size of 2,500 square feet, may be located within the Central/Arroyo Seco/River Road Corridor; up to two such facilities may be located within the Metz Road Corridor; and up to three such facilities may be located within the Jolon Road Corridor. Such facilities shall require an administrative permit.
- k. The following uses are allowed on the same site as a winery or other visitor-serving use (e.g., produce stand) within the designated corridors, subject to a use permit:
  - (1) A total of three new restaurants, with no more than one in each designated corridor; and
  - (2) A total of five new delicatessens, with no more than three located within the Central/Arroyo Seco/River Road Corridor and no more than one delicatessen within each of the remaining two designated corridors.

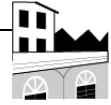
Only those specific uses listed above are incorporated into the environmental analysis conducted for this General Plan. Since it is not possible to accurately predict the number and location of winery uses that actually will be developed within the three winery corridors, a monitoring program will be conducted at five-year intervals. This program will assess if the impacts were correctly anticipated and mitigated in the environmental analysis conducted for this Plan and, if not, what additional measures should be taken.

This policy is not intended to limit the overall development of wineries in the County. Wineries outside of the designated winery corridors and additional wineries within the corridors are subject to conformance with the regulations of the underlying zoning district.

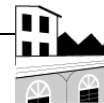
**Goal LU-10 - Overlay Area: Affordable Housing Overlay**

**The County shall provide additional affordable housing opportunities in unincorporated areas to improve the balance between jobs and local workforce housing.**

Policy LU-10.1 **100% Affordable Housing Projects** – The County shall encourage the development of 100% affordable and workforce housing projects through the establishment of an Affordable Housing Overlay, based on the following parameters.



- a. Overlay applies to all unincorporated lands within Greater Monterey Peninsula, Carmel Valley Planning Areas, Big Sur, as well as all Community Areas and the Rural Centers. (See Map LU-5.)
- b. Properties must meet the following suitability criteria in order to be eligible for the Affordable Housing Overlay:
  - (1) The property is located within the Affordable Housing Overlay area;
  - (2) The housing types proposed result in sales and rental prices that are affordable to the local workforce, based on the distribution of 10% Very Low, 15% Low, 15% Moderate, 20% Workforce I, and 40% Workforce II income levels (see Housing Element for income level descriptions). 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. Exemptions to this distribution to allow for market rate units up to, but not exceeding 25% of total units, may be made for individual projects by approval of the Board of Supervisors, based on one or more of the following criteria: i) the specific project characteristics and location relative to housing needs in the local area; ii) special economic factors, such as land cost or infrastructure upgrades, affecting the cost of development within the local area;
  - (3) CEQA analysis for the project does not disclose any significant unavoidable adverse impacts for which findings of overriding considerations cannot be made;
  - (4) Development is allowed in the 100-year floodplain with mitigating measures.
  - (5) A mix of housing types on sites in excess of 5 acres, i.e., at least two product types, such as for rent apartments, for rent townhomes, ownership townhomes, ownership single family homes. On sites of less than 5 acres, a single housing type may be allowed. The mix of housing types and designs shall be sensitive to neighboring uses.
- 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, shall be established to encourage voluntary participation in this program.



- 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. Where infrastructure deficiencies or other conditions qualify, include Affordable Housing Overlay projects within redevelopment areas. Use the tax increment 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 (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.

***Comment: Policy language adopted by Refinement Group – September 15, 2003***

Policy LU-10.2 **Deleted**

### **Goal LU-11 - Overlay Area: Special Treatment Areas**

**The County shall apply special policies and development standards to specific properties to recognize unique site conditions or opportunities that warrant special treatment.**

Policy LU-11.1 **Site-Specific Standards** – The County shall establish policies and standards governing the type and intensity of uses and the location and design of development for designated “Special Treatment Areas.” Such policies shall be used in conjunction with the land use designation on the Land Use Plan map. Special Treatment Area designations shall address unique circumstances of a property, special natural features or scenic resources, or significant recreational/visitor-serving opportunities that warrant treatment different than similarly designated lands within the surrounding area. Particular attention shall be given to ensuring that the development is designed to be compatible with existing resources on-site, adjacent land uses, and available infrastructure and services.

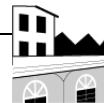
### **Goal LU-12 - Planning Areas**

**Preserve the unique character of areas throughout Monterey County.**

Policy LU-12.1 **Unique Vision of Planning Areas** – The County shall ensure that the unique vision of each area of the County is carried forth in the policies and implementation programs of this Plan.

Policy LU-12.2 **Local Citizen Participation** – The County shall utilize Land Use Advisory Committees, composed of citizen representatives of the discrete regions of the County, to gather local input on land use issues and to make recommendations to the County as needed.

Policy LU-12.3 **Relationship Between Area-Specific and Countywide Policies** – Some subject matter may be addressed in this General Plan by more than one policy, with more specific policies applying to specific Planning Areas and more general policies applying



countywide or throughout the Central Areas Element. In applying these policies, an area-specific policy in the Coastal Areas and Inland Areas Elements shall take precedence over a countywide or coastal-wide policy that addresses the same subject matter, and a coastal-wide policy in the Coastal Areas Element shall take precedence over a countywide policy addressing the same subject matter.

### Part 3: Land Use Designations and Map

This Plan includes residential, commercial, industrial, agricultural and other land use designations that specify the types of land uses that will be allowed throughout the unincorporated County, including both coastal and non-coastal areas. These designations are broken down into two categories: primary and overlay.

The primary land use designations consist of standard land use designations that appear on the Land Use Plan (see Map LU-2A-H). Each land use designation is defined in terms of allowable uses and intensity standards. Allowable uses for each land use designation are set out in the descriptions that follow. Overlay land use designations modify the policies, standards, or procedures established for the underlying primary land use designation. The two overlay designations identified on the Land Use Plan are Affordable Housing Overlay and Special Treatment Areas.

Standards of development density for residential uses are stated as the allowable range of dwelling units per gross acre. The term “gross acre” includes all land (including streets and rights-of-way) designated for a particular residential use, while net acreage excludes streets and rights-of-way. In urban areas, net acreage is normally 20 to 25 percent less for a given area than gross acreage. In rural areas, the difference between net and gross can be as low as five percent. Net acreage is the standard typically used in zoning, while gross acreage is more commonly used in general plan designations. In this Element, gross acreage is used to define development densities.

Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per gross acre by the average number of persons per dwelling unit assumed for the applicable residential designation. In 2000, the average household size countywide was 3.1 persons per dwelling unit.

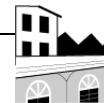
Standards of building intensity for non-residential uses, such as commercial and industrial development, are stated as maximum floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot (or parcel).

For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building. On the same 10,000-square-foot lot, an FAR of 0.50 would allow 5,000 square feet of floor area, and an FAR of 0.25 would allow 2,500 square feet.

The Land Use Plan map consists of multiple diagrams. There is a countywide diagram that is broadest in scope and covers all unincorporated lands (see Map LU-2). Due to the more detailed nature of the land use designations within Community Areas and Rural Centers, larger scale land use diagrams are also provided by region (see Maps LU-2A-H). Those land use designations that apply solely within the Coastal Zone have “Coastal” after their name in the map legends.

#### **Comment: Maps need to be revised to reflect changes to the GPU.**

The Land Use Plan is diagrammatic in nature and is intended to express relationships rather than parcel-specific detail. The diagrams that comprise the Land Use Plan represent approximate locations of land use types. Parcel-specific land use designation information, as well as implementing zoning maps and other informational maps, is on file with the County Planning and Building Inspection Department. Persons contemplating decisions about development proposals on a particular property should consult the parcel-specific maps available in the Planning and Building Inspection Department.



## Primary Land Use Designations

### **Residential**

This general land use category applies to areas to be used for the development of housing at various densities. The specific land use designations in this category are described as follows.

**Rural Mountain:** This designation is intended to allow limited residential and agricultural use of properties while ensuring protection of a wide variety of the County's resources. Allowed density range between 1 unit/10-160 acre. Typical of lands included in this category are watershed areas, riparian habitats, scenic resources, and lands that are generally remote, have steep slopes, or are inaccessible. For example, allowed uses may include grazing and other agricultural uses, including agricultural processing, compatible recreation, visitor serving uses, light commercial, single-family residences, and timber harvesting conducted under an approved forest management plan.

**Rural Countryside:** This designation is applied to lands that have a mix of rural residential and agricultural uses and have been developed to a degree where the average parcel size, ownership pattern, and extent of non-farm uses are not conducive to exclusive agricultural use. Allowed density range between 1 unit/10-160 acres. The existing mix of low density residential uses, farm and grazing activities, compatible recreation, visitor serving uses, light commercial, agricultural processing, and other low intensity rural uses should continue to predominate.

**Rural Density:** This designation provides for single-family dwellings at a density of 1 unit/10-160 acres, accessory buildings, and agricultural operations, including agricultural processing, compatible recreation, visitor serving uses, and light commercial.

**Low Density:** This designation provides for residential development at a density of 1 unit/1-9 acres that combines the space and privacy of a rural or suburban setting. These are areas where amenities and services are available to serve such residential uses. The predominant residential type is the single-family dwelling unit, compatible recreation, visitor serving uses, and light commercial.

**Medium Density:** This designation provides for single-family dwellings or multi-family dwellings, at a density of 1-5 units/1 acre, accessory structures, churches, schools and libraries in an urban setting

**High Density:** This designation provides for a mix of multi-family dwellings at a density of 5 – 20 units/1 acre, accessory structures, churches, schools and libraries in an urban setting.

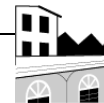
**Comment:** *The densities set forth above are consistent with the current General Plan*

### **Commercial**

This category applies to areas that are suitable for the development of retail and service commercial uses, including, but not limited to, visitor accommodation and professional office uses. Mixed use developments, including both commercial and residential uses, are also allowed. Building intensity for commercial areas shall be higher in Communities and Rural Centers and lower in other major land use groups. The specific land use designations in this category are described as follows.

**Commercial/General Commercial:** This designation allows a wide range of commercial uses, including, but not limited to, merchandise and service facilities. Small-scale commercial uses serving local neighborhoods are also included in this designation.

**Heavy Commercial:** [NOTE – Need to add a Heavy Commercial description]



**Visitor Serving/Professional Office:** This designation allows uses that service the needs of visitors and professional services to Monterey County.

**Recreation and Visitor-Serving Commercial:** This designation allows moderate to high intensity uses providing basic support services and accommodations to meet visitor needs associated with coastal recreation and travel, including, but not limited to hotel or inn accommodations as principal permitted uses.

**Planned Commercial:** This description allows missed use residential and commercial uses with development plan for site.

### ***Industrial***

This category applies to areas designated for the development of suitable types of activities, including, but not limited to manufacturing, research, mineral extraction and processing, and agricultural processing operations. . The specific land use designations in this category are described as follows.

**Agricultural Industrial:** This designation includes, but is not limited to, agricultural processing plants and agricultural support industries, warehousing, trucking operations within the major land group of Rural Lands and Agriculture Lands.

**Light Industrial:** This designation includes industries such as, but not limited to, fish processing, aquaculture processing, limited-scale boat building, boat repair, mineral extraction, agriculture processing, and other agriculture-related or coastal dependent operations not engaged in heavy manufacturing or requiring extensive plants in all major land use groups.

**Mineral Extraction:** This designation applies to mineral extraction sites, such as the San Ardo oil fields and dolomite quarry north of Salinas.

**Heavy Industrial:** This designation applies to larger-scale industrial facilities, such as, but not limited to, power plants, or other general industrial uses of a smaller scale.

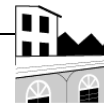
### ***Agricultural***

This category provides for the production of crops and livestock, and for location of necessary agricultural processing facilities, accessory uses and compatible recreation uses and visitor serving uses. The mapping of this category is generally based upon the farmlands designated by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), as prime, of statewide importance, unique or grazing land. The specific land use designations in this category are located in the Agriculture Lands major land group and are described as follows.

**Farmland:** These are areas that display the best growing conditions for cultivated crop production and are to be protected for long-term agricultural use. Only when they are clearly an accessory use to the agricultural use of the property may other uses be allowed. This does not apply to the first single family home on an existing legal lot of record or cluster subdivisions meeting the provisions of this Element.

**Permanent Grazing:** These are areas that display a high or moderate degree of suitability for grazing of livestock and are to be protected for long-term agricultural use. Only when they are clearly an accessory use to the agricultural use of the property may other uses be allowed. This does not apply to the first single family home on an existing legal lot of record and cluster subdivisions meeting the provisions of this Element.

**Agricultural Preservation:** These are areas within the Coastal Zone that are for exclusive agricultural use and generally do not exceed an average 10percent slope. Major importance is given to the protection of large, continuous areas of agricultural land capable of long-term productivity in order to protect its viability from encroaching conflicting land uses. Development of residences, accessory buildings and uses required for



agricultural activities on the parcel is allowed. Development of non-agricultural uses and facilities is not allowed, except for cluster subdivisions meeting the provisions of this Element.

**Agricultural Conservation:** These are areas within the Coastal Zone that are for exclusive agricultural use, but typically comprise relatively small pockets of prime agricultural soils for crop production or grazing lands where such a low intensity agricultural use is the most compatible use. Agriculture-related uses and low density residential use is allowed on the less agriculturally viable areas of the parcel. Cluster subdivisions meeting the provisions of this Element are also allowed.

### **Resource Conservation**

***Comment:*** *This is an important designation – GPU-3 language differs significantly from current 1982 designation. Time limited the Refinement Group from providing language for this designation. The Refinement Group will provide this language with its comments on the 1982 Plan.*

### **Open Space**

***Comment:*** *Time limited the Refinement Group from providing language for this important designation. The Refinement Group will provide this language with its comments on the 1982 Plan.*

### **Recreation**

This category provides for a wide range of recreational uses with accompanying facilities, compatible with the natural resources of the site. The specific land use designations in this category are located within the Rural Lands major land group and are described as follows.

**Scenic and Natural Resource Recreation:** This designation allows low intensity recreational and educational uses that are compatible with the natural resources of the area and require a minimum level of development accommodating basic user needs and necessitating minimal alteration of the natural environment. Uses may include hiking, fishing, picnicking, nature study, backpacking, horse riding and walk-in camping.

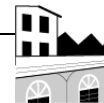
**Outdoor Recreation:** This designation allows low intensity recreational uses, such as trails, picnic areas, walk-in camping, tent camping where the campsites are separated from one another and supporting facilities. Campgrounds are limited to a maximum of 60 spaces. These are considered to be principal allowed uses. Minimal necessary housing and maintenance facilities and moderate intensity recreational uses, defined as tent platforms, cabins, RV campgrounds (up to 60 units per site), parks, stables, bicycle paths, improved restrooms, and interpretive centers are allowed as secondary and conditional uses. On-site dining facilities may be allowed to serve on-premises overnight guests. Such secondary and conditional moderate intensity uses are allowed provided that they be allowed in undeveloped park units only where it is infeasible to locate them in the existing developed park areas and only where strict conformance to viewshed protection policies can be achieved.

**Recreational Golf Course:** This designation allows golf courses and related clubhouse facilities.

### **Public Quasi-Public**

This category is applied to a wide variety of existing and proposed uses that are either operated by a public agency or that serve a large segment of the public. Large areas of public/quasi-public uses are located within the Public Lands major land group, while individual parcels or smaller areas housing such uses are generally found in other major land groups. Public/quasi-public uses include the following:

- Schools (public and private)



- Libraries
- Parks, recreation areas, and public and privately operated recreational facilities (e.g., tennis clubs and golf courses with accessory uses such as a clubhouse, pro shop, restaurant, and administrative offices)
- Natural reserves (e.g., Elkhorn Slough Estuarine Sanctuary and undeveloped portions of Los Padres National Forest)
- Emergency services (e.g., sheriff, fire, and hospital)
- Solid and liquid waste disposal
- Military bases
- Religious facilities
- Other public facilities

### **National Forest**

The U.S. Forest Service manages the Los Padres National Forest within the Big Sur area under a multiple use concept in which conservation of plant and wildlife communities, protection of watersheds, maintenance of scenic beauty, and low intensity recreation are principal land use activities. Forestry, mineral extraction and grazing can also be practiced under careful controls. Land uses permitted in the Ventana Wilderness portion of the National Forest are limited to backcountry recreation.

Non-federal development within this designation will be subject to the same development standards and criteria as the Watershed and Scenic Conservation category. Existing administrative and community uses may continue to operate on National Forest land (e.g., Caltrans maintenance stations, local fire suppression facilities, and Pacific Valley School). Federal Land uses within this designation shall be consistent with the coastal policies of the certified Local Coastal Plan.

### **Military: Deleted**

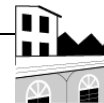
**Comment: Cannot limit civilian use of surplus military land.**

## **Special Land Use Designations for Del Monte Forest Planning Area**

The Del Monte Forest Planning Area is recognized for its unique development character and location adjacent to the cities of Pacific Grove, Monterey and Carmel, extensive natural and scenic resources, the capacity of existing infrastructure to accommodate further development, and the extent and variety of visitor-serving and local commercial uses. This unique character is reflected in the Land Use Plan by a separate set of land use designations that apply in the Del Monte Forest area. The basic categories of land use designations are: 1) residential, 2) commercial, and 3) open space.

In November 2000, the voters modified the land use designations by the passage of an initiative (Measure A), entitled “Del Monte Forest Plan: Forest Preservation and Development Limitations.” The modified land use designations are fully described in the following discussion, and are depicted on Land Use Plan Map LU-2H at the end of this Element. Environmental maps used in the development of the Land Use Plan for Del Monte Forest are included in Chapter XII, Coastal and Inland Areas Element. In addition to the policies in this Land Use Element, the Del Monte Forest section of the Coastal and Inland Areas Element also includes policies that apply to the following land use categories.





## **Residential**

New residential land uses planned for the Del Monte Forest Area range in average density from one to four dwelling units per gross acre. For convenience of designation, they are described in terms of low density (maximum of one unit per acre), and medium density (maximum of four units per acre). Most of the existing and new residential development areas within the Forest fall within the low or medium categories.

## **Commercial**

Three classes of commercial uses are indicated. They include: 1) Visitor-Service Commercial, 2) General Commercial, and 3) Institutional. They are described as follows:

**Visitor-Service Commercial:** This category allows for uses providing basic support services and visitor needs associated with coastal recreation and travel. Major hotel or inn accommodations and support commercial facilities are principal uses. Residential uses consistent with the Land Use Plan Map and intensities may be permitted as secondary uses under this category at the density specified. The four areas in this category are the existing lodge and environs at Pebble Beach, the Spanish Bay resort, the visitor-serving facilities at the NCGA Golf Course, and no more than 24 future golf suites to be located in Areas M and N.

**General Commercial:** This category provides for commercial-use areas to support community needs; it includes the professional/administrative offices near the community hospital, and the rock quarry at Sunridge and Lopez Roads, where reclamation for reuse is planned. Future uses will be required to be compatible with the general retailing and community service character of this designation, as well as community services and storage facilities.

**Institutional:** This designation is applied to a variety of uses, including the community hospital, Robert Louis Stevenson School, firehouses, and a utility substation.

## **Open Space**

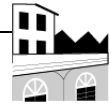
All areas considered critical to maintenance of the natural systems of the Forest are encompassed in this category, including environmentally sensitive habitat areas, the sites of endangered species, riparian areas, wetland areas, and sensitive coastal strand areas. In addition to the open space designation and policies within this General Plan, a separate, more detailed plan has been prepared for these areas by the Del Monte Forest Open Space Advisory Committee (OSAC). This OSAC Plan is adopted as a part of this plan. This Open Space Management Plan, to be administered by the Del Monte Forest Foundation, is generally consistent in terms of both land use designations and policies with this General Plan and provides more detailed maintenance standards and funding mechanisms for management of open space. However, where there may be conflicts between the Open Space Management Plan and this General Plan, the General Plan policies will take precedence.

Three classes of open space are indicated. They include: 1) Recreational, 2) Forest, and 3) Shoreline. They are described as follows:

**Recreational:** This category permits golf courses, the Beach and Tennis Club, and the equestrian center, as well as necessary support and maintenance facilities such as the pro shops, cart shops, parking areas, stables, and barns.

**Forest:** This category includes the S.F.B. Morse Botanical Reserve riparian corridors, rare plants and specimen trees, and geological hazard areas. Permitted developments are trails, low-intensity recreational facilities, tree cutting, and public works only if consistent with all other plan policies.

**Shoreline:** This category includes sandy beaches, rocky shorelines and tidepools, and remnant sand dunes. Permitted are associated support areas for public access including parking turnouts, trails, vista points, and related facilities, consistent with all other plan policies.



Other developments listed in the OSAC Plan are also permitted in all the above classes subject to the limitations described above.

### ***Area of Special Concern***

The Area of Special Concern category is intended to be used in conjunction with the underlying land use designation. Its purpose is to facilitate a comprehensive planned approach for a specifically designated property where there are unique natural and scenic resources and archaeological resources. Particular attention is to be given towards siting and planning development to assure compatibility with existing resources and adjacent land uses. The property designated Area of Special Concern is shown on the Land Use Plan (Map LU-2H).

### **Overlay Designations**

There are two overlay designations. The Affordable Housing Overlay and the Special Treatment Areas.

Policy LU-10.1 provides the special provisions that apply to the Affordable Housing Overlay designation. Policy LU-11.1 and certain policies in the Coastal and Inland Areas Element provide the special provisions that apply to lands within the Special Treatment Areas overlay.