

UPDATE INDEX

CACHAGUA AREA PLAN UPDATE - AMENDMENTS *(For detail information, see amendments; following color General Plan Map)*

As Adopted by the Monterey County Board of Supervisors for the following dates:

1. **December 14, 1993** - MAP CHANGE - APN 418-301-044 - Change land use designation from "Permanent Grazing 45 Acre Minimum" to "Resource Conservation, 22 Acre Minimum."
2. **June 14, 1994** - MAP CHANGE - APN 197-081-026 - Change land use designation from "Medium Density Residential, 2 Units/Acre" to "Low Density Residential, 1 Acre/Unit (PC 7454)."
3. **November 29, 1994** - MAP CHANGE AND TEXT - APN 417-091-006-000 - Change land use designation from "Resource Conservation, 20 Acre Minimum" to "Resource Conservation, 80 Acre Minimum" for an 80 acre parcel known as Syndicate Camp located south of Cachagua Road in the Cachagua area, and adopt a "Special Treatment" designation in the area plan recognizing Syndicate Camp (PC 94058) (by Monterey County).
4. **January 9, 1996** - AMEND AND ADD LANGUAGE TO CACHAGUA AREA PLAN POLICY 26.1.4.3 - Amend and add language to Cachagua Area Plan Policy 26.1.4.3(c) regarding the timing of proof of water for subdivision applications.

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PHILOSOPHY

The Indians believed all things in nature are sacred and interrelated. They used the hot springs at Tassajara as a cleansing ground for body and soul, as they are still used today. The Indians left the area virtually untouched and unscarred. Their respect for balance in nature is reflected in the Area Plan.

Years of conservation efforts by early ranchers, and by those who tend the land today, have resulted in viewshed, watershed and wildlife habitat worthy of protection. Throughout the years these families have trod lightly on the land. Their philosophy, "Leave us alone", is part of this plan.

Cachagua is a unique area which benefits all of its neighbors. It is a place of scenic vistas, unspoiled wilderness, creeks, rivers, trees, wildlife and natural hot springs. It is a place to get away from noise, traffic and cities. Residents, by choice, give up urban benefits to live here. We need protection from the influences of development in adjacent planning areas to preserve our rural lifestyle.

Our philosophy derives from a synthesis of viewpoints. A desire to preserve the natural beauty of the Cachagua Planning Area is foremost. We have concerns regarding the problems of public trails through private land and extensive tourism. Vineyards are a relatively new agricultural use and may prove more economically viable than cattle. We encourage agricultural uses of the land. Major projects, large public or commercial buildings are undesirable. The integrity of the Cachagua Area should not be sacrificed to satisfy the needs of development in other planning areas.

The philosophic thread which links us with the past guides us in planning for the future. It is our concern that all future development be in harmony with the natural beauty, fragile ecology and delicate infrastructure of the Cachagua Planning area as it exists today.

- The Cachagua Citizens Advisory Committee

INTRODUCTION

Cachagua is one of eight planning areas in Monterey County. After the preparation and adoption of the 1982 ~~Monterey County General Plan~~* individual area plans began to be written to address relevant concerns and conditions and to further define County policies as they relate to each of these planning areas. The preparation of the Cachagua Area Plan represents another step towards the completion of this process. This document contains plan assumptions, issues and policies recommended by the Cachagua Citizens Advisory Committee. An area plan must be consistent with the General Plan and must address all subjects required by State law.

Preparing an Area Plan involves several steps. In preparing the Area Plan for Cachagua**, it was essential to have an understanding of the opportunities and limitations presented by the areas topography and natural resources. Natural characteristics shape the setting in which development may take place. In Cachagua, these natural characteristics are remarkable not for what they have allowed people to do with the land, but rather the opposite, that they have allowed little to be done with the land. The result is an area that has a rugged beauty that is, in many respects, still primitive and wild with many resources that are truly natural.

All of the factors that comprise the natural setting of Cachagua, the constraints that they place on the use of the land, the people living in Cachagua and general land use information are described in the Inventory and Analysis section of the Cachagua Area Plan. Background information contained in this document is summarized from the ~~Inventory and Analysis~~***.

Considerable attention to detail has been devoted to ensure that the ~~Inventory and Analysis~~ would be an accurate presentation of the Cachagua Planning Area as it exists in 1987. From this base assumptions have been made, issues have been identified, and policies have been developed to establish a framework for development and conservation of Planning Area resources for the next twenty years.

Citizen advisory committees (CACs) guide the formulation of goals, objectives, and policies of both the General Plan and the eight area plans. The Cachagua Citizens Advisory Committee has met at regularly scheduled public meetings for over a year to develop this plan. The CAC and the Planning Department encouraged citizen input during the CAC public meeting process. Citizen participation has been an integral and valuable part of the planning process.

When adopted, the plan must be implemented so that it applies in an explicit manner to each parcel of land and address every development proposal made in the Planning Area. Regulations and programs will properly implement the plan once it is adopted. These include zoning and subdivision regulations, capital improvements programs, and project review under the California Environmental Quality Act. Each of these implementations has its own focus and purpose and all of these must be in accord with the goals, objectives, and policies adopted in the General Plan, as supplemented and amended by the assumptions, issues, objectives, and policies of this new Cachagua Area Plan.

* "Monterey County General Plan" or "General Plan" refers to any part of the body of information which includes the countywide policy plan, the land use plan, and/or the eight area plans.

** The Cachagua Citizens Advisory Committee was formed in 1987 to advise the Planning Department on the development of the Cachagua Area Plan.

PART 1: Inventory and Analysis

CHAPTER I: NATURAL RESOURCES

The natural resources discussed here can be characterized either as those which are unaffected by people, or those which may be depleted or destroyed through improper management. Climate and geology are natural phenomenon which have remained essentially unchanged by human activities. The remaining categories of this section; minerals, soils, water, vegetation, wildlife, geography, environmentally sensitive areas, and archaeological resources; may be significantly altered, or even destroyed, through misuse.

NATURAL RESOURCES

GEOGRAPHY

As illustrated by Figure 1, Cachagua is located near the center of Monterey County, with most of its area just north and west of that center. Cachagua lies within the Coast Range system of central California. As seen in the Major Geographic Features Map, Figure 2, much of Cachagua's boundary is defined by natural features. Elevations in Cachagua range from 400 feet above sea level near Carmel Valley Village to 5045 feet near the Chews Ridge lookout.

In terms of size, Cachagua ranks fifth in land area compared to other County Planning Areas. There are approximately 135,426 acres in Cachagua, comprising about 212 square miles of central Monterey County, with a 1980 population density of approximately 3.4 persons per square mile. Public land ownership in Cachagua comprises over 41% of the acreage listed above. This would include lands within the Los Padres National Forest, the Hastings Natural History Reservation, the Blomquist Open Space and acreages owned by the Bureau of Land Management. The primary settlement areas of Cachagua are Jamesburg and the immediate vicinity of Jensen's Camp and Prince's Camp. Additional settlement occurs in areas that are scattered along Cachagua Road, Tassajara Road, Carmel Valley Road and Arroyo Seco Road.

Cachagua also contains extremely valuable watershed for the Carmel and Arroyo Seco Rivers, ultimately contributing to the water supplies of the Monterey Peninsula and the Salinas Valley, respectively. Two reservoirs developed on the Carmel River, one entirely within Cachagua and one on its western border, further enhance water supplies for Carmel Valley, the Monterey Peninsula and Marina.

CLIMATE

Like other inland areas of Monterey County, Cachagua experiences a Mediterranean climate, characterized by mild, wet winters and hot, dry summers. The general climate patterns of the Planning Area are cool and moist conditions to the west and dryer conditions in the east, with seasonal variations.

While prevailing ocean breezes and coastal fog offer a moderating influence in this area, it is considerably less than along the coast.

Temperatures in winter tend to be mild, except in the higher elevations where they can drop below the freezing point. High summer temperatures may exceed 90 degrees in certain locations, but it should be pointed out that temperatures may vary widely due to micro-climates. Elevation, location of mountains, amount of solar radiation and other similar factors account for the existence of these micro-climates.

Rainfall periods occur between November and April. Higher elevations in the area are occasionally covered with snow after winter storms.

FIGURE 1

FIGURE 2

GEOLOGY

The Cachagua area went through periods of uplift, erosion, deposition, folding and faulting. There are portions of Mesozoic granitic rocks and the pre-Cretaceous rocks that were resistant to erosional forces and stand out as mountains in the area. Water, wind, and in colder periods, ice, eroded the weaker portions of these rocks creating a dendritic drainage pattern. Materials eroded from mountains during recent, or Quaternary geologic time, appear as alluvial fans and terrace deposits. Most Quaternary material is found in the floodplains of the various rivers and creeks of the area.

There are several faults that are located within the Planning Area, as depicted in Figure 3, Geologic Hazards. The predominant faults include the Tularcitos Fault, the Miller Creek Fault, the Blue Rock Fault, the Church Creek Fault and the Cachagua Fault. Not much is known of the geological activity of all of the faults in Cachagua. There have been reports that the Tularcitos Fault has had movement within the last 11,000 years and that the Blue Rock Fault may be active, with some ground displacement occurring, yet there is no scientific documentation at this time.

MINERAL RESOURCES

There are no large mines or mining operations currently in production in Cachagua, although limited mining of decomposed granite and other rocks and minerals by individuals is a continuing activity. At the time of the writing of this plan the future prospects for mining remain uncertain. The only future potential for construction related mining operations foreseen at this time, would be if public approval were given for the enlargement of water storage reservoirs or the construction of new reservoirs that would use earth fill materials.

SOILS AND SLOPE

The slope map in Figure 4 indicates the large area of Cachagua that is above 30% slope. Such steep slope increases the erosion potential for certain soil groups and places severe constraints for the construction of homes and the placement of septic tank leachfields.

Slope also has an impact on soil erosion associated with the aftermath of wildfires. The degree of slope has a direct impact on erosion that may occur before a vegetative cover can be re-established.

Steeply sloping land is generally unsuitable for agriculture, with the exception of grazing lands and development. The Planning Area has some gently sloping soils of limited extent that could accommodate these land uses.

FIGURE 3

FIGURE 4

AGRICULTURAL LANDS

The Soil Conservation Service has developed and adopted a system for categorizing important farmlands. The system distinguishes four categories of farmlands, each with specific criteria. The categories are "Prime Farmlands", "Farmlands of Statewide Importance", "Unique Farmlands" and "Farmlands of Local Importance." The Planning Area contains soils that are of local importance.

It should be noted that the Carmel Valley to the east of Carmel Valley Village has been designated by the U.S. Bureau of Alcohol, Tobacco and Firearms as a distinct viticultural area. Areas that are currently in agricultural use, areas that contain soils of local importance and the Carmel Valley Viticultural area are depicted in Figure 5.

Cattle ranching operations are the primary agricultural activity because of the suitability of the rolling hills and steeper slopes for grazing. Several vineyards are located in Cachagua and these operations are compatible with the soil types and climate found there.

WATER RESOURCES

Water resources are a dominant feature of Cachagua, which provides many square miles of primary watershed for the Carmel and Arroyo Seco River basins. These watershed resources benefit a substantial number of County residents. Non-intensive land uses in Cachagua consume a negligible part of the areals water resources. However, the Carmel River watershed is the major source of water for Carmel Valley, the Monterey Peninsula and Marina. The Arroyo Seco watershed which drains into the Arroyo Seco River is crucial for land uses in that area and in the Salinas Valley. The division of these watersheds and their major drainage courses in Cachagua can be seen in the Watersheds and Major Drainage Courses Map, Figure 6.

The mean annual natural flow of the Carmel River above San Clemente Dam (with a watershed of 125 square miles) is estimated to be 67,000 acre-feet, but this figure varies widely from year to year depending on rainfall. Highest flows in the river and its tributaries are reached during the winter rainy season, while in dry summer months surface flow in creeks is generally negligible to nonexistent. The Carmel River runs all year in the Cachagua Planning Area.

Recharge of the Carmel Valley aquifer is augmented by the San Clemente and Los Padres Reservoirs, both of which are in the Cachagua area on the Carmel River. The Los Padres Reservoir, with a spillway elevation of 1,040 feet, when full, has an approximate storage capacity of 2,180 acre-feet. The San Clemente Reservoir, at an elevation of 525 feet when full, has an approximate storage capacity of 800 acre-feet with flashboards raised. Both of these dams are owned and operated by the California-American Water Company. Residents of the Sleepy Hollow subdivision are the only residents of the Cachagua Planning Area provided with domestic water service by the California-American Water Company.

FIGURE 5

FIGURE 6

Private wells are the primary source of water in Cachagua. There are also residents who depend on springs or surface flow as a water source. Vineyards are the only significant agricultural users of water in the Planning Area. Because of their intensive use, they have a greater impact on the water table of their immediate area than do residential users.

There have been studies conducted by the Monterey Peninsula Water Management District to increase the size of the San Clemente Reservoir by constructing a new dam downstream from the existing one. The estimated cost of this project is 45 million dollars (1987 dollars). It could create a reservoir of up to 45,000 acre feet and would flood riparian habitat and steelhead trout spawning area.

In the southeastern portion of the Planning Area is the Arroyo Seco River. It is a tributary of the Salinas River and many of its tributaries are spring-fed.

VEGETATION

The Cachagua area has five plant communities typical of the mid to southern California coastal ranges (Figure 7). They include mixed evergreen forest, foothill woodland, riparian woodland, chaparral and grassland (Griffin, 1974). The physical distribution of these communities vary depending on their requirements with respect to the availability of water, elevation, soil type and exposure to the sun.

WILDLIFE

The wide diversity of plant communities in Cachagua provides a corresponding diversity in habitats for animal life. Foremost in habitat value is the riparian community that supports the most abundant animal life in the region. Included in this community are the aquatic areas of free running streams and shallow ponds, as well as freshwater marshes. Gravel stream beds provide spawning grounds for fish. The availability of food, water and shelter provide habitat for a great variety of animals.

The forest and woodland areas of Cachagua, with their diversity of plants, also have abundant wildlife. In contrast, the chaparral community has a relatively low productivity and most of the dominant shrubs have few edible parts, so animal life is not as abundant. The simplicity of the grassland community and its seasonal productivity limits diverse animal life. However, various plant communities support rodent populations and these in turn, provide food for predatory birds and mammals from neighboring communities.

ENVIRONMENTALLY SENSITIVE AREAS

There has been no comprehensive survey of Cachagua undertaken to determine the species and locations of rare and endangered plants and animals in the area. The Ventana Wilderness Management Environmental Assessment does indicate threatened and endangered wildlife and vegetation species whose range may be found in Cachagua. The California Native Plant Society lists general locations in which rare and endangered vascular plants may be found and several appear in the Cachagua area. (Figure 8)

The natural integrity of the area is well represented by the communities contained within the Hastings Natural History Reservation and the Los Padres National Forest including the Ventana Wilderness Area. As seen in Figure 2, the latter two areas almost cover the entire southern half of Cachagua.

ARCHAEOLOGY

The Cachagua area lies entirely within the former range of the Esselen Indians, the smallest of the three tribes that once inhabited Monterey County. It is also possible that other tribes may have inhabited sites in the Planning Area. Knowledge of the Esselen is very limited since evidence of their use of the area is restricted to what can be interpreted from archaeological remains.

Archaeological investigations of the Esselen indicate their activities were centered in the less rugged areas of Cachagua. There seems to be three primary areas of heavy occupation in the vicinities of the Carmel River, the lower Tularcitos Creek, Church Creek and Arroyo Seco.

To aid in the effort of identifying archaeological sites the County has developed a map (Figure 9) identifying the most likely areas for archaeological resources to exist. The County can use this relatively undetailed map as an indication that more detailed site information may or may not be required in the event of a development proposal. of course, as new information becomes available, the map will be revised for greater accuracy.

HISTORIC SITES

The Cachagua Area was primarily settled in the latter part of the 1800's, but some settlement did occur in the earlier portion of that century. There were a variety of activities that occurred in the area from homesteading, to the construction of the Carmel River Dam (1883-84), to various mining activities.

One of the oldest areas of community settlement in Cachagua is Jamesburg. Jamesburg dates back to about 1885 and was relocated to the site of the present day Lambert Ranch House. Jamesburg developed as a stage stop to Tassajara Hot Springs and became the economic and social focus for area residents. A post office was established in 1886, a school was established in 1891 and a branch of the County Library was established in 1914.

Other identified sites of historic value and interest in the Planning Area would include: Tassajara Hot Springs, the Lambert Ranch House, the Scott Cabin and barn, China Camp, the Rock House and the Search Ranch House - which has been in continual use since the 1840's.

FIGURE 7

FIGURE 8

FIGURE 9

There may be other unidentified historical sites in Cachagua as well. The importance of identifying historical sites is that they represent the past history of Monterey County in a era that is quite unlike our own. Historic sites should be identified when possible and preserved where feasible.

The Monterey County Planning Department has worked to identify existing historic structures in Cachagua. The list is located in Table 1. These structures will be considered by the Board of Supervisors for possible inclusion in the county register of historic structures.

RECREATIONAL AREAS

Recreational activities have always been a pursuit of visitors to the Cachagua area. A spa was developed at Tassajara Hot Springs, Monterey County's oldest resort, during the 1800's. Russian bears were introduced into the area in 1923. This stimulated the guide and hunting business. Hunting and fishing were and still are popular activities.

Current recreational activities in Cachagua are varied. The Los Padres Reservoir allows for rafting and fishing. The Los Padres National Forest has campsites in the area at Arroyo Seco, China Camp, White Oaks and primitive campsites are located in the forest and the Ventana Wilderness. camping is also available at Jensen's Campground, located near the Nason Road access to the Ventana Wilderness. There is a Forest Service picnic area at Arroyo Seco. Lastly, there is the Arroyo Seco Resort, a private resort, located in the southeastern portion of the Planning Area.

The Los Padres National Forest has a developed trail system for hikers and equestrians, with at least one riding stable adjacent to the forest service boundary on Tassajara Road. The Blomquist Open Space, a day use facility, allows for hiking, biking and equestrian use by permit only.

Future recreational development in the Planning Area is promising. Currently, a local citizens group is undertaking an effort to develop a community park for use by area residents. An interest in developing private recreational facilities associated with the use of the National Forest has also been expressed.

TABLE 1
CACHAGUA HISTORIC STRUCTURES

	<i>NAME</i>	<i>DATE</i>	<i>LOCATION</i>
1.	Lambert Ranch House	1924	Tassajara Road
2.	Scott Cabin	1860's	Carmel Valley Road
3.	Scott Barn	1860's	Carmel Valley Road
4.	Carmel Valley Ranch School	1929	Carmel Valley Road
5.	Carmel River Dam	1883-84	Carmel Valley Road
6.	San Clemente Dam	1924	Carmel Valley Road
7.	Church Homestead	1890's	Tassajara Road
8.	Tassajara Hot Springs Resort	1880's	Tassajara Road
9.	Jamesburg School-Bell Ranch	1891	Carmel Valley Road
10.	Jamesburg School-Boronda Creek Ranch	1920's	Cachagua Road
11.	Tregea Ranch Structures	1860's & up	Carmel Valley Road
12.	Search Ranch	1840's	Tassajara Road
13.	Prince's Camp Tavern	1890's	Nason Road
14.	Miller Camp	1890's	Tassajara Road
15.	the Rock House	1920's	Nason Road
16.	the Parrott Ranch		Cachagua Road
	Wood Frame House	1870's	Cachagua Road
	Adobe & Stone Structures	1920's	Cachagua Road
17.	Burritt Cahoon Home	1890's	Carmel Valley Road
18.	Arnold Cabin	1900	Carmel Valley Road

Source: Monterey County Planning and Building Inspection Department, November, 1988.

CHAPTER II: ENVIRONMENTAL CONSTRAINTS

The Environmental Constraints analysis is intended to identify conditions that have the potential to threaten the safety of people and their property. The analysis identifies hazard prone or sensitive areas that should or should not be inhabited by people. This analysis will also consider the safety and well being of plant and animal communities that may be adversely disrupted by changes in land use.

Constraints may be placed on development or changes in land uses to insure that the safety of county residents and their property are provided for and to insure the continued existence of unique or rare and endangered plant communities. The term “constraints” implies that because of possible negative effects of development in specific hazardous or unique areas, land uses must be critically analyzed and, where necessary, restricted. Environmental constraints include the following hazards; seismic, geologic, fire, flood, noise, and microwave radiation; air and water quality; and the treatment of areas that contain environmentally sensitive plant and/or animal communities.

ENVIRONMENTAL CONSTRAINTS

SEISMIC AND GEOLOGIC HAZARDS

Although there may be no active faults within Cachagua, seismic activity along any of the region's active faults would be felt in the area along with other portions of the County. In order to consider seismic hazards in the planning process the County has prepared the map shown in Figure 10. Active faults in this region include the San Andreas Fault to the east, those of the Monterey Bay Fault Zone to the northwest and those in the Palo Colorado - San Gregorio Fault Zone to the southwest.

The major risk from seismic activity would undoubtedly come from the active San Andreas Fault, about 20 miles east of Cachagua. The greatest hazards would be from ground shaking and the secondary effects of liquefaction or slope failure.

There are several recognized landslide areas in Cachagua near the northwest and southeast corners of the Planning Area boundaries. In addition, a wide band of land following Carmel Valley Road has a high susceptibility to landslides and erosion (Figure 3).

Cachagua is also susceptible to soil erosion problems, due to soil characteristics, slope and rainfall. The greatest potential for widespread erosion damage in Cachagua results from wildfires. The loss of vegetation and the exposure of soils to wind and water forces increases the probability of erosion following wildland fires. Erosion also can occur from -grading roads and building pads and makes drainage control necessary.

FLOOD HAZARDS

The major cause of flooding in Monterey County is surface runoff caused when storms of high intensity or long duration exceed the soils ability to absorb water. Run-off from these storms is influenced by soil type, ground cover, slope and saturation of the soil from previous storms. Since over 90% of the rainfall occurs between November and April, flooding is a seasonal hazard. Areas most susceptible to flooding, as seen by the 100 year flood plain in Figure 11, are the level areas adjacent to Chupines, Tularcitos, Finch and Cachagua Creeks and the Carmel and Arroyo Seco Rivers. Although 100 year floods may be infrequent, floods of lesser magnitudes such as the 10 or 25 year floods may not be.

Failure of the Los Padres or San Clemente Dams, most likely precipitated by a major earthquake, could also result in flooding. The areas inundated downstream along the Carmel River would be slightly larger than that of the 100 year flood plain. Some additional homes would be flooded by dam failure, above the 100 year flood level, in low lying areas.

FIGURE 10

FIRE HAZARDS

The principal ingredients of wildland fires; fuel, topography and weather, combine to make highly hazardous fire conditions throughout most of Cachagua (Figure 12). To compound the problem, the local topography tends to both accentuate the spread of fires due to the varied movement of winds and to make fire fighting with heavy equipment very difficult or nearly impossible.

The very high fire hazard conditions throughout most of Cachagua make the area unsafe for development and occupancy unless strong fire safety measures are taken. A portion of Cachagua that is under county jurisdiction is without organized structural fire protection. Wildland fires near the Sierra de Salinas Range are suppressed by the California Department of Forestry (CDF).

In the remainder of the Planning Area structural and wildland fires are suppressed through mutual aid response from CDF, the Cachagua Volunteer Fire Company and the Arroyo Seco Volunteer Fire Company. The volunteers respond to calls on their respective sides of Cahoon Grade on Carmel Valley Road. Even in areas where organized protection does exist, fire suppression is hampered by lack of water, the rugged terrain and delayed response times. Fire safeguards must be inherent in the location and construction of all development within Cachagua.

AIR QUALITY

Air quality as a regional resource is generally good throughout Monterey County. The region's weather, topography and low population density allow for dispersal of the relatively modest amounts of airborne pollutants emitted in the County. Monterey County does, however, experience regional air pollution but is attaining federal and state standards for all pollutants except ozone.

While the non-attainment status for ozone applies to the entire region, it is likely that the air quality in the Cachagua area is entirely within federal and state standards. The air quality in Cachagua has not been analyzed, but its relative isolation from urban and industrial pollution sources allows greater dispersion of those pollutants before air masses hit Cachagua. This, and the fact that the production of airborne pollutants within cachagua is almost non-existent, allows for excellent air quality except, of course, during wildfires.

WATER QUALITY

As stated in the section describing Cachagua's water resources, the Planning Area encompasses portions of the watersheds for the Carmel and Arroyo Seco Rivers. With their headwaters located in the National Forest the water quality of these rivers in the Planning Area would be considered excellent. Suspended sediments or siltation may affect the quality of water in these watersheds.

Naturally occurring dissolved solids, including sulfates, chlorides and trace minerals, may affect the quality of well water. Wells supplying water to single households in Cachagua are not monitored, however, the Monterey County Environmental Health Department is aware of potential problems and monitors water systems serving two or more residences.

NOISE HAZARDS

Current noise levels in the area are low because of the absence of the noise sources generally associated with intensive development, although rural noise sources, such as portable electric generators, may be found. Even though they are not measured, existing ambient noise levels are probably between 30 and 40 decibels during the day and 20 to 30 decibels at night.

There is one portion of the Planning Area that is subject to noise from a stationary source that exceeds the levels mentioned above. The COMSAT Jamesburg Earth Station is owned and operated as one of the major stations for satellite communications in the Pacific Ocean region by AT&T Communications. The principal noise sources from this facility are ventilation and air conditioning equipment and a diesel generator.

MICROWAVE RADIATION HAZARDS

Microwaves are non-ionizing electromagnetic radiation similar to the radio frequency waves commonly used in radio communications. Different applications of microwave technology require sources of differing frequency and wavelength. Biological effects of microwaves also vary according to frequency (expressed as gigahertz [GHz]) and intensity (expressed as microwatts per square centimeter [$\mu\text{W}/\text{cm}^2$]).

The Jamesburg Earth Station employs microwave radiation to broadcast communications between the U.S. and countries in the Far East. Advanced technology in satellite and communications equipment may cause microwave radiation levels to vary in the future. If a permit is granted to increase the communications capacity of the Jamesburg Earth Station microwave radiation levels may be expected to increase somewhat, given the existing technology.

ENVIRONMENTALLY SENSITIVE PLANT AND ANIMAL COMMUNITIES

Cachagua is unique in that there are natural areas that contain examples of pristine environments and native plant communities that may contain rare and endangered animal species that can be experienced by backcountry hikers and scientific researchers. The value of these communities lies in the species that are contained within them. They do not place environmental constraints on land uses in the same way floods and fires do, but they do place a constraint on changes in the land that affect their environment,, to which they may be sensitive.

The California Native Plant Society and other studies have indicated several species of rare and endangered plants that are in the area. Figure 8 and Table 2 identify locations, areas and species that have known rare and endangered plant communities.

Also found in the study area are two plants that are classified by the California Native Plant Society as being plants of limited distribution. They are uncommon enough that their status needs to be monitored.

They are: GALIUM CLEMENTIS (GACL) , Family Rubiaceae: the Santa Lucia bedstraw and LUPINUS CERVINUS (LUCE), Family Fabaceae: the Santa Lucia lupine.

FIGURE 11

FIGURE 12

TABLE 2: RARE AND ENDANGERED VASCULAR PLANTS IN THE CACHAGUA AREA

Table 2 is organized in the following manner:

Plant-Abbreviation
 Family
 Common Name
 USGS Quadrangle Location

ARCTOSTAPHYLOS MONTEREYENSIS-ARMO

Ericaceae
 Toro manzanita
 Rana Creek

DISSANTHELIUM CALIFORNICUM*-DICA

Poaceae
 California dis santhelium
 Tassajara Hot Springs

ERIOGONUM NORTON II-ERNO

Polygonaceae
 Pinnacles buckwheat
 Rana Creek, Chews Ridge

FRITILLARIA FALCATA-FRFA

Liliaceae
 talus fritillary
 Ventana Cones

GALIUM CALIFORNICUM ssp. LUCIENSE-GACAL

Rubiaceae
 Cone Peak bedstraw
 Ventana Cones

MALACOTHRIX SAXATILIS var. ARACHNOIDEA -MASAA

Asteraceae
 Carmel Valley malacothrix
 Rana Creek

RAILLARDELLA MUIRII-RAMU

Asteraceae
 Muir's raillardella
 Ventana Cones

SIDALCEA HICKMANII ssp. HICKMANII-SIHH

Malvaceae
 Hickman's checker mallow
 Tassajara Hot Springs

*Presumed extinct in California.

SOURCE: Inventory of Rare and Endangered Vascular Plants of California. 3rd Edition, 1984.

CHAPTER III: HUMAN RESOURCES

The human resources component encompasses the demographic and socioeconomic analysis of the Cachagua area. The size, characteristics, distribution and structure of the Planning Area's population, growth trends and population projections are explored in the demographic section. The social and economic characteristics of the population are analyzed in the socio-economic section. The characteristics include level of education, personal income, number of low income households and employment opportunities within Cachagua's economic base. The size and composition of the current and projected population and its economic resources form the foundation for major planning decisions and are essential in forecasting demand for housing, jobs, land, water, recreational facilities and transportation systems.

HUMAN RESOURCES

DEMOGRAPHIC ANALYSIS

Table 3 summarizes recent population trends in Cachagua and will enable the reader to compare populations and trends to other unincorporated portions of Monterey County by planning area.

TABLE 3

POPULATION CHANGE FOR UNINCORPORATED PORTIONS OF MONTEREY COUNTY BY PLANNING AREA 1970, 1976, AND 1980

	<i>1970</i>	<i>1976</i>	<i>1980</i>	<i>% Change 1970 - 1980</i>
Cachagua	614	649	729*	18.73*
Central Salinas Valley	10,103	11,160	12,393*	22.7*
Coast	898	1,727	1,271	41.5
Greater Monterey Peninsula	30,168	20,196	21,883*	-27.5* ^a
Greater Salinas	8,049	8,031	9,038	12.3
North County	20,093	24,808	29,163	45.1
South County	2,989	2,723	3,597	20.3
Toro	3,858	5,579	6,423	66.5
Total Unincorporated	<u>76,772</u>	<u>74,873</u>	<u>84,497</u>	9.2

* Statistics revised from the 1982 General Plan.

^a Excludes Fort Ord's Population and includes Marina's annexation in 1975.

SOURCE: 1970 and 1980 U.S. Census of Population; California Mid-Decade Census, 1976.

The proportion of County growth Cachagua can be expected to incur during the life of this plan is difficult to calculate. Finalized building permits were tallied for the Cachagua area for the period of from 1981 to October 1987. Permits were for new homes and mobile homes constructed or moved into the area. The Monterey County Housing Element indicates that the average household size for the unincorporated area is 3 persons per household. There were 64 permits issued for single family homes or mobile homes. This would indicate that there is the potential for an additional 192 individuals to be residing in the Cachagua Planning Area; a 26.3% increase from the 1980 population of 729. Please note that this statistic only indicates the potential population increase as a result of new dwelling units and does not attempt to calculate for outmigration, loss of housing, rate of natural population increase (births minus deaths) or other similar factors.

Population density represents the average number of persons per square mile in a given area. Cachagua, with a 1980 population of 729 persons and 212 square miles is very sparsely populated, with approximately 3.4 persons per square mile. The more remote and mountainous areas in Cachagua are very sparsely populated, due to limiting factors such as public land ownership, access, water supply, provision of utilities and constraints for septic tanks.

The age composition of Cachagua's population does not resemble those for the County or other Planning Areas. Chart 1 shows a population pyramid for Monterey County in 1980. Chart 2 represents the same information for residents of Cachagua. The county population of male and female residents increases in the 20 to 24 age bracket, while the pyramid for Cachagua shows a decrease. This may be explained by the lack of employment in this area, the mobility of people in this age group and perhaps, the lack of affordable housing.

The bulge in the 25 to 35 age group may be explained by the number of persons in the baby boom population increasing in age. Perhaps this increase, as seen in Chart 2, can also be explained by the ability of persons in this age group to afford housing in this area or their desire to live in a rural area. This may also contribute to the corresponding increase that can be seen in the under 5 category as "boomers" enter the reproductive stages of their lives.

The upper age groupings differ from the county groupings in that there is an increase in the 45 to 54 age group for men and also there are more men than women in the higher portions of the pyramid. Generally, women have longer lifespans than men, which is evident in Chart 1. This may be explained by the fact that there are a high proportion of housing units in Cachagua that are held for occasional use. Perhaps during the 1980 U.S. census survey period a higher than normal proportion of elderly men were respondents to the census questionnaire. This explanation would be consistent with the traditional use of the Cachagua area by sportsmen.

SOCIO-ECONOMIC ANALYSIS

According to the 1980 Census, the residents of Cachagua are generally well educated. Chart 3 statistically depicts the years of school completed for Cachagua residents. Approximately 46% of the population has had some degree of college education, with 19.67% of all census respondents having completed 5 or more years of college. Most residents have completed their high school education, with 39% of the population having completed 12 years of schooling at the time of the census.

Most residents source of income are from earnings, wages and salaries (56.44%), with the second highest source of income being social security and public assistance (11.82%). Median household

income in Cachagua would be difficult to estimate for 1980 because Cachagua is bisected by two census tracts that are different in socioeconomic composition. Median family income in 1979 would be estimated below \$23,818.

AT&T, Hastings Reserve, CAL-AM, the California Division of Forestry, the U.S. Forest Service, agricultural/ranching operations and local commercial establishments are among the employers in Cachagua. Because there is no labor market capable of supporting a sizable influx of new residents there is a lot of commuting by residents from Cachagua to other areas of the County for employment.

CHART 1 & CHART 2

CHART 3 & CHART 4

CHAPTER IV: AREA DEVELOPMENT

The area development component of the General Plan includes the subjects of land use, zoning, holding capacity, housing, transportation and public services and facilities. These represent the major considerations in the spatial distribution of human activities and the facilities necessary to support them. Area development encompasses the environment built in recent times.

The land use analysis examines the pattern of existing development; that is, it examines the extent and location of land developed with various uses. Zoning officially designates the permitted uses and densities of all land in Cachagua. Current holding capacity analysis examines the availability of vacant land for various development uses and provides an estimation of total development potential under the existing land use designations; zoning must be consistent with adopted land use designations by State law. The housing analysis describes characteristics and trends in housing supply and conditions. The transportation section describes Cachagua's transportation network for the movement of people and goods. The adequacy of services and infrastructure is analyzed in public services and facilities.

AREA DEVELOPMENT

EXISTING LAND USE

A considerable amount of land in Cachagua is undeveloped and devoted to non-intensive land uses. Table 4 was developed from land use codes provided from the Monterey County Tax Assessor's office and from Planning Department data. The table is only meant to provide a general indication of current land uses in Cachagua and should not be interpreted as exact acreage for each category listed. The uses are summarized below and would coincide with the uses in Figure 13, Existing Land Use.

Residential land uses occupy approximately 310 acres. There are single family homes and mobile homes but no multiple units in the area.

There are few commercial uses in Cachagua. The main commercial area is in the vicinity of Jensen's Camp and Prince's Camp. This area includes a store, a small restaurant and two bars. This limited commercial area necessitates vehicle trips into other planning areas for the shopping and employment needs of residents.

Industrial land uses are minimal in the Cachagua Planning Area. Currently forty acres are designated for industrial use. Of this, approximately 8 acres are actively used for communications and water treatment facilities associated with the AT&T Jamesburg Earth Station. Communications facilities do not actually constitute an industrial use. The AT&T facility, formerly operated by COMSAT, was approved by the County of Monterey as a public/quasi-public facility.

Public/quasi-public land uses encompass the largest amount of acreage in the Planning Area. Natural resource management uses make up the largest sub-category of this group, with Los Padres National Forest and Bureau of Land Management lands totaling almost 54,000 acres. The next largest sub-category, educational facilities, totals approximately 1,900 acres. This land is the site of the University of California Hastings Natural History Reservation. Remaining sub-categories of public and quasi-public uses in the Cachagua area include religious, recreational/cultural and emergency services facilities.

Streets and highways account for approximately 285 acres. All public roads within the Planning Area are owned and maintained by the County. The major roads in this area are Carmel Valley Road and Cachagua Road. There are no state highways or railroads in the area.

Agricultural lands encompass roughly 31,206 acres in the Planning Area. Agricultural uses are primarily grazing lands, with some limited areas in grape production.

Unimproved lands and watershed areas make up the second largest land use in the Cachagua area. Generally lands in this category include areas that are too rugged for grazing and are not included in the Los Padres National Forest or in another land use category.

TABLE 4
GENERAL LAND USE IN CACHAGUA

<i>Existing Use</i>	<i>Acreege</i>	<i>% of Planning Area</i>	
RESIDENTIAL	Total	310 ac.	.23%
Single Family	310 ac.	.23%	
Multiple Family	0 ac..	.00%	
COMMERCIAL	Total	4 ac.	less than .01%
INDUSTRIAL	Total	8.ac.	.01%
PUBLIC/QUASI-PUBLIC	Total	55,763 ac.	41.20%
Educational Facilities	1,900 ac.	1.40%	
Emergency Services	8 ac.	.01%	
Transportation	0 ac.	.00%	
Religious	40 ac.	.03%	
Other	0 ac.	.00%	
Military	0 ac.	.00%	
Natural Res. Mgmt.	52,728 ac.	38.94%	
Recreational/Cultural	1,087 ac.	.09%	
STREETS & HIGHWAYS	Total	285 ac.	.21%
AGRICULTURAL	Total	31,206 ac.	23.04%
UNIMPROVED LANDS & WATERSHED AREAS	Total	47,751 ac.	35.26%
MAJOR WATER BODIES	Total	99 ac.	.07%
TOTAL UNINCORPORATED AREA	135,426 ac.	100.0%	
TOTAL INCORPORATED AREA	0 ac.	.00%	
TOTAL PLANNING AREA	135,426 ac.	100.0%	

NOTE: Figures may not equal 100 due to independent rounding.

SOURCES: Existing Land Use Analysis of Monterey County, Monterey County Planning & Building Inspection Department, 1980. Monterey County Assessor's Office, file report, May 1986.

**FIGURE 13
EXISTING LAND USE**

Major water bodies are the Los Padres Reservoir and a portion of the San Clemente Reservoir. These reservoirs are operated for the purpose of supplying water to the Carmel Valley, the Monterey Peninsula and Marina.

CURRENT HOLDING CAPACITY

The term "holding capacity" refers to the sum of existing development (1980 Census) and potential development allowable under the Monterey County General Plan. Changes in the holding capacity proposed as a part of this area plan will be discussed in a later chapter. The calculation of current holding capacity provides a general indication of the amount of development possible if every parcel in the Planning Area were developed to the extent permitted under the adopted General Plan. Since it is difficult to determine the time frame within which buildout would be reached, holding capacities calculations are considered to represent ultimate holding capacity under the adopted General Plan.

The holding capacity calculations (Table 5) were based on the General Plan rather than zoning because after the adoption of the General Plan on September of 1982, all zoning inconsistent with the General Plan was superseded. Regardless of the existing zoning designation, Interim Ordinance #2864 requires that development be consistent with the General Plan.

There are 84,125 acres of land in Cachagua currently designated for residential, agricultural and resource conservation use. Theoretically, if all parcels presently designated for residential use were subdivided to the maximum extent possible, 284 single-family residential units could be developed at the rural residential density of one unit per 5 acres. If the same were done for agricultural and resource conservation designated lands 1,502 and 554 units, respectively, would be permitted. These yield figures do not reflect site limitations, existing development densities, development restrictions of Williamson Act lands or other subdivision/development restrictions on individual parcels.

There are an estimated 301 legal dwellings in the Planning Area. This figure, subtracted from the above mentioned build out projections would yield 2039 new units. Given the physical characteristics of the area, the lack of public services, prohibitions of development on lands over 30% slope and Monterey County's desire to conserve agricultural lands, this theoretical buildout is quite unlikely.

TABLE 5
POTENTIAL HOLDING CAPACITY BY LAND USE CATEGORY

<i>Land Use Category</i>	<i>Acreage</i>	<i>Potential Units</i>
Rural Residential (5 acre min. lot size)	1,422	284
Agriculture-Permanent Grazing (40 acre min. lot size)	60,093	1,502*
Resource Conservation (10-160 acre min. lot size)	22,610	554*
Public/Quasi-Public	51,236	0****
Industrial	40	0
Commercial	25	0
TOTAL	135,426	2,340

* Potential for farm labor units would, at the minimum, be the same. For subdivisions of agricultural lands an agricultural viability report would be necessary.

** Due to the nature of this land use category a 40 acre minimum-lot size was used to determine units.

*** In a Public/Quasi Public land use designation housing units have not been calculated. It should be noted that units may be allowed for housing employees associated with the use of the land.

SOURCE: Monterey County Planning & Building Inspection Department, 1986.

HOUSING

In 1976, there were 229 housing structures in Cachagua, increasing to 237 in 1990 and then an estimated 301 as of October 1987. This is approximately a 3.1% average annual increase in housing stock for that 11 year period. The 1980 Census indicated that there were 7 units vacant for sale and 9 units vacant for rent, for effective vacancy rates of 2.4 percent and 3.1 percent, respectively. According to the State Department of Housing and Community Development, the overall vacancy rate should be at approximately 4 percent for the market to operate efficiently and this rate is generally uniform for all price levels.

There is a variety of housing in the Planning Area. The majority of housing found and being constructed,

are intended for groups that can afford custom homes. Generally speaking, it would be assumed that a high proportion of these homes are owner-occupied. of the 64 building permits issued from 1981 to October 1987, 61 were for the construction of single family dwellings.

There is also a relatively high percentage of units for low to moderate income groups in the Planning Area. These would include mobile homes and manufactured housing. They are primarily found in the area of Prince's Camp and Jensen's Camp. It is estimated that there are at least 80 such units in this area housing 27% of the estimated 237 households identified in the 1980 census. Much of this housing stock is quite old.

TRANSPORTATION

County Roads

Access to Cachagua is solely by Carmel Valley Road. This road offers access to Carmel Valley at its northwestern end and to Arroyo Seco at its southeastern end. In between, the road is generally narrow and winding with few turnouts and poor visibility on curves. Carmel Valley Road is a proposed County Scenic Highway.

Two other roads, Cachagua Road and Tassajara Road, provide the other major access to the interior of Cachagua. Cachagua Road is a paved narrow and winding road. It heads in a southeasterly loop from its beginning junction at Carmel Valley Road, providing access to the Cachagua Valley, to its termination at Tassajara Road.

Tassajara Road heads south from Carmel Valley Road. It is paved to Jamesburg where it becomes a maintained narrow, winding dirt road that leads all the way to Cachagua southern border at Tassajara Hot Springs. En route it provides access to Jamesburg, Chews Ridge and Los Padres National Forest campgrounds and trailheads. The dirt portion of Tassajara Road may be impassable in wet weather.

Roadway Performance

Performance of the County's roads and highways is evaluated based on level of service (LOS) calculations. Letter grades "All descending to "F" are assigned according to such criteria as traffic type and volume, prevailing speeds, roadway conditions and controls, alignment, grade and freedom to maneuver. Level of service "C" or better is the objective for all roads in the County.

Another measure of roadway performance is the number of vehicles that use a specific roadway segment. This measure is expressed in terms of Average Annual Daily Traffic (AADT). AADT is calculated by the Department of Public Works by using a traffic counter. Traffic counts are then averaged for daily, weekly and seasonal variations in roadway use. These figures, expressed as AADT'S, indicate the average number of vehicles expected to use a measured roadway segment on any given day.

The following table is a summary of estimated LOS ratings for area roads along with AADT figures. There is no LOS rating for Tassajara Road and AADT figures are not compiled for Martin or Nason Roads.

TABLE 6
CACHAGUA PLANNING AREA ROADWAY PERFORMANCE

<i>ROAD NAME</i>	<i>FROM</i>	<i>TO</i>	<i>LENGTH</i>	<i>EST LOS</i>	<i>AADT 1982</i>	<i>AADT 1984</i>	<i>AADT 1985</i>	<i>AADT 1986</i>	<i>PADT 2000</i>
Arroyo Seco Rd	Indians Rd	Carmel Valley Rd	4.99	C	300	300	300	300	400
Cachagua Rd	Tassajara Rd	Carmel Valley Rd	10.38	D	400	500	500	500	800
Carmel Valley Rd	Esquiline Rd	Cachagua Rd	4.02	C	1600	1900	2000	2000	3000
Carmel Valley Rd	Cachagua Rd	Martin Rd	9.95	C	600	600	600	600	1000
Carmel Valley Rd	Martin Rd	Arroyo Seco Rd	14.45	C	300	350	350	350	500
Tassajara Rd	End	Cachagua Rd	15.83	*	250	300	300	300	350
Tassajara Rd	Cachagua Rd	Carmel Valley Rd	1.35	*	400	400	400	400	500

*Tassajara Road does not have an estimated LOS Rating

SOURCE: Monterey County Department of Public Works 1986 Annual Average Daily Traffic. Traffic Engineering Division. 1987. Personal Communication, Traffic Engineering Division. October 1987.

In July 1987 the Department of Public Works conducted traffic counts for a 24 hour weekday period. The raw data in Table 7 provides an indication of weekday traffic volumes that may be expected on area roads. This table should not be interpreted as AADT volumes.

Scenic Highways and Visual Sensitivity

There are no state designated scenic highways in Cachagua. Carmel Valley road was proposed as a scenic highway in the 1982 General Plan.

Cachagua is an area of diverse natural landscapes that provide an abundance of visual experiences that can be appreciated from a number of locations on county roadways. Areas that have been identified as having scenic qualities are shown in Figure 14, Scenic Highway and Visual Sensitivity map.

FIGURE 14

TABLE 7

1987 CACHAGUA PLANNING AREA TRAFFIC COUNTS

Carmel Valley Road:	
west of Cachagua Road	1,569 vehicles/24 hour period
east of Cachagua Road	819 vehicles/24 hour period
west of Tassajara Road	707 vehicles/24 hour period
east of Tassajara Road	261 vehicles/24 hour period
Cachagua Road:	
south of Carmel Valley Road	665 vehicles/24 hour period
Tassajara Road:	
south of Carmel Valley Road	505 vehicles/24 hour period

SOURCE: Personal communication, Monterey County Public Works, July 1987.

Other Transport Facilities

There are no rail, water or air transport facilities in Cachagua. The nearest airstrip for light planes is Carmel Valley Airport. However, there is a private airstrip within the Planning Area.

PUBLIC SERVICES AND FACILITIES

Fire Protection Service

Fire protection service is provided in Cachagua by the two all-volunteer fire companies. The Arroyo Seco Volunteer Fire Company and the Cachagua Volunteer Fire Company primarily respond to structural fires. Wildland fires are suppressed by the California Division of Forestry with assistance from these volunteers. Within the Los Padres National Forest a seasonal lookout is maintained and fire protection is provided by the United States Forest Service.

Police Protection Service

The Sheriff's Office is the primary provider of police services to the unincorporated areas of the County, including Cachagua. Patrols within Cachagua vary depending on activity in the patrol area, but the potential is for two patrols to pass through the area daily. Response time would be fairly lengthy unless a patrol car is in the vicinity of Carmel Valley Village, in which case the response time would be 20 - 25 minutes.

Educational Facilities

There are no public schools in Cachagua. Most of Cachagua is within school districts extending from the northwest, such as Carmel Unified School District and the Monterey Peninsula College District. However, the southeastern corner of Cachagua is within the Greenfield Union Elementary School District, the King City Joint Union High School District and the Hartnell Community College District. Additionally, Cachagua has no public library, the closest County library branch being in Carmel Valley Village.

Education facilities that are located in Cachagua consist of the University of California Hastings Natural History Reservation, the private astronomical observatory operated by the Monterey Institute for Research in Astronomy (MIRA) and the privately operated Jamesburg School.

Health and Medical Services

There are no medical facilities located in Cachagua. Residents rely on services available in Carmel Valley Village, the Monterey Peninsula or the Salinas Valley. The nearest acute care hospitals are located on the Monterey Peninsula and in King city. First response emergency medical service is provided by the volunteer fire companies. Visiting nurses also make calls in the Planning Area.

Social Services

The Department of Social Services and the Community Services Department provide a wide range of public assistance programs and programs aimed at improving the socioeconomic conditions of disadvantaged County residents. Offices and facilities for these two departments are available to Cachagua residents in both Salinas and the Monterey Peninsula.

County Government Facilities and Services

Most of the County's functions are administered from the Salinas Courthouse. Some functions have branch offices in the Courthouse Annexes in Monterey and King City. Cachagua is split between the Third and Fifth Supervisorial Districts.

Park and Recreation Facilities

There are no county parks in Cachagua. The Monterey Peninsula Regional Park District manages the Blomquist Open Space as a permit only day use area. The rural remoteness and the proximity of Los Padres National Forest, Ventana Wilderness Area and Los Padres Reservoir provide such recreation opportunities as fishing, hiking, backpacking and equestrian use without the amenities of a formal park.

Domestic Water Services

California American Water Company is the only public water service in cachagua, providing domestic water in Cachagua to the Sleepy Hollow Subdivision. All other areas are served by private systems.

Sanitation

All sanitary waste disposal of sewage in Cachagua is by septic tanks. Garbage is handled individually or by Carmel Valley Disposal Service Inc. and the King City Disposal Service which have regular routes through Cachagua.

Gas, Electrical and Telephone Services

Most of the Cachagua area has electrical service, but not natural gas service. Gas must be delivered in compressed form as either propane or butane. Telephone service is available in the more densely populated areas of Cachagua by Pacific Telephone.

Television and Radio Communication Facilities

There are several television stations serving the county, each affiliated with one of the major national networks. Several television transmitters, including the CBS affiliate, KMST, are located on Mount Toro, at the northernmost extreme of Cachagua. Other television reception is available in other areas. Of the 17 local radio stations, seven are AM and 10 are FM.

PART II: AREA PLAN

CHAPTER V: THE PLAN

THE PLAN

This plan focuses on the balancing of present and future needs, conservation of resources and opportunities for development, and the sentiments of area residents. Interested persons were provided the opportunity, at a variety of levels, to participate in the development of this plan.

The foundation of the plan is the body of goals, objectives, and policies of the Monterey County General Plan. The Cachagua Area Plan shall supersede the countywide land use plan for this area. The Cachagua Area Plan, including the land use plan map, will be adopted as an amendment to the Monterey County General Plan and must be consistent with the intent and philosophy of the Countywide plan.

Major assumptions and issues of the Cachagua Area Plan are as follows:

ASSUMPTIONS

1. The scenic qualities and open spaces characteristic of Cachagua are valued resources and worthy of protection.
2. Economic factors, such as pumping costs for electricity and fuel, will continue to be an incentive for agricultural water conservation in the Planning Area.
3. Premium wine grapes are an important cash crop in Cachagua.
4. The business economics of the agricultural industry has affected ranching in Cachagua.
5. Planning Area road systems will remain largely unchanged.
6. Carmel Valley Road will continue to provide the only ingress and egress to the Planning Area from both the Carmel Valley and Arroyo Seco.
7. The automobile will continue to be the primary mode of transportation in Cachagua.
8. Additional development will increase traffic flows on area roadways.
9. People moving to and living in Cachagua will continue to be attracted to the rural lifestyle and the natural environment.
10. There are few, if any, formal trails outside of the National Forest.

ISSUES

Natural Resources

1. Commercial mining, timber, and other resource production operations may create unforeseen problems in the Planning Area. How can these operations be addressed in the area plan?
2. Any type of resource production operation conducted in the National Forest would impact local roads. Resource production may also impact watersheds and plant and animal communities to name a few. How can these issues be addressed in the area plan?
3. Slope is a particularly useful factor for determining land use suitability. Should a slope density formula be applied in determining whether land is suitable for subdivision?
4. Vegetation provides habitat, nourishment, and protection for wildlife populations. What measures can be taken to ensure that this vegetation is preserved?
5. Riparian vegetation may be disturbed by development. What measures can be taken to ensure that this does not occur?
6. Santa Lucia firs are unique and significant in terms of the natural history of the Planning Area. What can be done to ensure their conservation?
7. Rare and endangered plant species are found in the Planning Area. How can they be preserved?
8. The riparian environment of Cachagua is vital to the propagation of the native fish population, especially the steelhead trout. What measures can be taken to ensure that fishery habitat can be preserved or enhanced?
9. Adequate water supply in Planning Area rivers and tributaries is important to natural habitat. What measures can be taken to permit aquatic migratory species ingress and egress?
10. The protection of fish species and their environment is the charge of 'public agencies. How can the fish of the Carmel River system be protected?
11. If a new San Clemente Dam is constructed, an estimated one-third of steelhead spawning area would be inundated. What shall be done if spawning area of similar value can not be provided elsewhere in the Planning Area?
12. The steelhead of the Carmel River are threatened by dams and reservoirs. What can be done to protect the steelhead?

13. Residents of the Planning Area would like fishing to continue above Los Padres Dam. What can be done to ensure this takes place?

Archaeological and Historical Resources

1. What can the County do to ensure that archaeologically or historically significant sites are protected?
2. Existing maps do not adequately locate archaeologically or historically significant sites in the Planning Area. What can be done to locate these sites on maps?

Seismic and Other Geologic Hazards

1. Earthquake faults, and slopes subject to slides or liquefaction are not adequately identified in the Planning Area. How can the County ensure that development in these unstable areas, that would jeopardize public safety, does not take place?

Flood, Fire, and Miscellaneous Hazards and Emergency Preparedness

1. Residential land uses occur in the 100 year floodplain; to what extent should this practice be curtailed?
2. Sleepy Hollow residents could be adversely impacted by the possibility of dam failure should a new, larger, San Clemente Dam be constructed above their land. What can be done to mitigate this impact if a new dam is built?
3. Cachagua is located in high and very high fire hazard areas. What measures can be taken to provide adequate fire protection for area plan residents?
4. Cachagua is served by two volunteer fire companies that provide first response for structural fires, medical emergencies, and wildland fires in the area. With increased development can the two fire companies provide the formalized fire protection and immediate medical response that is needed to protect the health, safety and welfare of a growing population?

Air and Water Quality

1. Water quality varies in the Planning Area. What can be done to ensure a safe domestic water supply for single family residences?
2. In areas of high development concentration there is the possibility of contamination of riparian and groundwater due to failure of septic systems. What can be done to ensure that this does not occur?
3. Water quality may be adversely affected by run-off from paved surfaces, chemical spills, toxic spills and agricultural use of pesticides, herbicides, insecticides and fungicides. What can be

done to protect water quality from being impaired by these sources?

4. Future development of large tracts of land lying within the Planning Area could affect the water supply of adjacent land owners. What can be done to ensure that the water supply of adjacent landowners is not jeopardized by the development of large subdivisions within the Planning Area?
5. Residents of Cachagua are entirely dependent upon their own resources for all of their water needs. Water sufficient to meet their needs is critical for the use and enjoyment of their land. The Planning Area contains much of the watershed for the Carmel River Basin. There is a demand for water originating in Cachagua for use in areas outside of the Planning Area. What can be done to ensure that the water supply of area residents is not jeopardized by this demand?

Noise Hazards

1. How can low noise levels that enhance the enjoyment of the rural environment of the Planning Area be maintained?

Human Resources

1. The development of retreats in the Planning Area may benefit the local economy. Should these be provided for in the area plan?

Land Use

1. What methods are available to accommodate anticipated development while maintaining the area's rural, scenic, character.
2. Should land uses that are non-compatible in a largely rural environment, or that are non-compatible with uses on adjacent lands, be allowed or expanded?
3. What measures can be taken to encourage ranching activities to continue and to prevent the undesirable conversion of grazing lands to other uses?
4. Agriculture can be threatened by rural development. What can be done to protect agricultural areas from incompatible land uses?
5. Acreages planted in wine grapes may expand in the future. How should this agricultural activity be addressed in the area plan?
6. Should vineyards be encouraged to expand as an agricultural land use in the Planning Area?
7. Should some development or alternative uses be allowed on agricultural lands? If so, what types, and to what extent?

8. Should wineries be allowed as an agriculturally related use in the Planning Area? Should tasting rooms be allowed?
9. What types of existing land use categories should be converted to rural residential land use categories in order to reflect current use and accommodate anticipated growth and development in Cachagua?
10. Should rural residential development take place in a scattered pattern or in areas of existing development to allow for more effective provision of public and volunteer services?
11. Should recreational or commercial activities be allowed to expand in the Planning Area? If so,, how can the remote, rural character of the area be preserved?
12. What land use designations and parcel sizes should be recommended for private land holdings in the National Forest?
13. Should any industrial uses be allowed in the Planning Area, other than those that are related to or compatible with agriculture and the remote, rural character of Cachagua?
14. The development of bed and breakfast lodging facilities has been increasing in Monterey County. Should provisions for bed and breakfast facilities be made in the area plan?
15. Cottage industry may be a desirable means for area residents to produce and market their handicrafts, artwork, or other products made on their property. Should a cottage industry designation be implemented to allow this type of use?
16. What can be done to allow sites for maintenance and repair of private heavy equipment used for service in the Planning Area?
17. In the future a need could arise for household and construction related service businesses in the Planning Area. How can this be addressed in the area plan?
18. High intensity lights are used in some areas. What can be done to prevent adverse impacts from these and other types of overly bright night time lighting in the Planning Area?

Transportation

1. There are roadway deficiencies in the current transportation system. What can the County do to alleviate these deficiencies?
2. Increased traffic volumes on Tassajara Road have contributed to a need for road improvements and the potential for conflicts between roadway use and public safety. How can these issues be addressed in the area plan?
3. Increasing traffic on area roads will result in lower Level of Service (LOS) ratings for area roads. How can LOS be adequately maintained as development occurs?
4. Major timber, mining or public works projects may decrease the performance and safety of

Planning Area roads. What measures can be taken in the area plan to ensure that this does not happen?

5. To what extent should private airstrips be allowed to develop in the Planning Area?

Preservation of Scenic Resources

1. The rural character and the variety of scenic aspects of Cachagua will require special attention if they are to be preserved. Is the interplay of vegetation and landform particularly valued?
2. The undeveloped rural character and variety of scenic qualities of the Planning Area are worthy of protection. How can visually sensitive areas be addressed in the area plan?
3. County roads have many scenic qualities. How can the most significant views from these roadways be protected? What methods should be pursued to maintain and enhance these scenic areas?
4. Carmel Valley Road was proposed for a scenic highway designation in the 1982 General Plan. What measures can be taken to protect the scenic qualities of the Carmel Valley Road corridor?

Public Services and Facilities

1. Residents have complained about vandalism and shooting problems along Tassajara Road within the National Forest and at the Forest Service boundary. What can be done to resolve this problem to the satisfaction of residents and forest users?
2. A desire for a community park has been expressed in the Planning Area and a local citizens group is working with public agencies to acquire land. What can be done to mainly encourage local use?
3. There is a potential for conflicts in use of Planning Area roads by motorists and bicyclists. What can be done to avoid this conflict?
4. The establishment of recreational trails or National Forest access trails may create problems for private property owners. What can be done to mitigate these problems?
5. There may be a desire for private recreational facilities in the Planning Area. How can private recreational development be addressed in an area plan?
6. Are there methods of protecting and preserving historic sites without cost or detriment to the property owner?
7. Litter, untended garbage containers on area roadways, and especially abandoned motor vehicles, create an obnoxious and undesirable visual impact on the area viewshed from roadways. What can be done to eliminate and prevent further adverse environmental impacts

from litter, and other refuse?

SUPPLEMENTAL OBJECTIVES AND POLICIES FOR THE CACHAGUA AREA PLAN

Geology, Minerals, and Soils

2.3.3 (C) Mining and quarrying operations may be considered in the Planning Area. Proposals for these operations shall include methods to be used to screen areas, vehicle access, impacts on roadways, noise impacts, measures to control on site and off site drainage and reclamation plans for mined or quarried areas.

3.2.4 (C) In areas designated Rural Density Residential, Low Density Residential, Rural Grazing or Resource Conservation, where residential use may be allowed, the following formula shall be used in the calculation of maximum possible residential density for individual parcels based upon slope:

1. Those portions of parcels with a cross-slope of between zero and 19.9 percent shall be assigned 1 building site per each 1 acre.
2. Those portions of parcels with a cross-slope of between 20 and 29.9 percent shall be assigned 1 building site per each 2 acres.
3. Those portions of parcels with a cross-slope of 30 percent or greater shall be assigned zero building sites.
4. The density for a particular parcel shall be computed by determining the cross-slope of the various portions of the parcel, applying the assigned densities listed above according to the percent of cross-slope, and by adding the densities derived from this process. The maximum density derived by the procedure shall be used as one of the factors in final determination of the actual density that shall be allowed on a parcel.

Where an entire parcel would not be developable because of plan policies, an extremely low density of development should be allowed.

4.2.2 (C) Large acreages on steep slopes should be protected and enhanced.

Water Resources

- 5.1.2.1 (C)** Areas identified by the County as prime groundwater recharge areas shall be preserved and protected from sources of pollution and blockage. Development in prime groundwater recharge areas shall be restricted to land uses which will not cause groundwater contamination.
- 5.1.2.2 (C)** Groundwater recharge areas should be protected from all sources of pollution. Groundwater recharge systems shall be designed to protect groundwater from contamination and shall be approved by both the Director of Environmental Health and the Flood Control and Water Conservation District.
- 5.1.2.3 (C)** The County shall identify and protect areas in Cachagua which are valuable for the purposes of either natural groundwater recharge or the development of artificial groundwater recharge projects. Development shall not diminish the groundwater recharge capabilities of such areas, especially those which are highly susceptible to water quality degradation because of either high water tables or rapid percolation rates. Existing uses in such areas should be maintained in a manner that will preserve groundwater quality.
- 6.1.3 (C)** Development shall be phased to ensure that existing groundwater supplies are not committed beyond their safe, sustainable yields in areas where such yields can be determined by both the Director of Environmental Health and the Flood Control and Water Conservation District. Development levels which generate a water demand exceeding the safe, long-term yields of local aquifers shall only be allowed when additional satisfactory water supplies are secured.
- 6.2.1.1 (C)** Groundwater shall not be exported to points outside of the Planning Area boundaries.
- 6.2.1.2 (C)** The Planning Area should not be deprived of water reasonably required for the beneficial needs of its inhabitants.
- 6.2.2 (C)** Water conservation measures should be implemented in districts or areas receiving or serviced by public water systems.

Objective

- 6.3 (C)** Prepare an integrated, basin-wide, long range water resource plan for the County by 1992.
- 6.3.1 (C)** Development which will have a high water use potential or significant cumulative impacts should be approved in accordance with an integrated, basin wide, long range water resource plan which will be developed by the County.

Vegetation and Wildlife Habitats

7.1.3 (C) The protection of rare and endangered plant species should be encouraged through an education process in conjunction with the California Native Plant Society, the University of California Extension Service and other appropriate agencies to ensure that all rules and regulations set forth in the Federal Endangered Species Act of 1973, as amended, are enforced.

8.2.1 (C) The County shall cooperate with the United States Forest Service and private property owners to ensure that Santa Lucia fir are protected due to their significance to the natural history of the Planning Area.

8.2.2 (C) The removal of native trees shall be discouraged and shall be allowed only under the following conditions:

1. in conjunction with an approved timber harvest plan, or
2. in conjunction with an approved agricultural management plan, or
3. in conjunction with an approved discretionary permit application, or
4. with administration permit approval for removal of 4 or more trees with a trunk diameter in excess of 6 inches, measured two feet above ground level, on any given parcel in any twelve (12) month period, or
5. in emergency situations caused by the hazardous or dangerous condition of a tree, provided that the County is notified of the removal within ten (10) working days.

A minimum fine, equivalent to the retail value of the wood removed, shall be imposed for each violation. Exemptions shall include tree removal by public utilities, as specified in the California Public Utility Commission's General Order 95.

8.2.3 (C) The County shall cooperate with the United States Forest Service and private property owners to implement prescribed burning programs.

9.1.3 (C) Development shall be sited to protect riparian vegetation and threatened fish species, minimize erosion, and preserve the visual aspects of the Carmel and Arroyo Seco Rivers. Private property owners are encouraged to preserve the Carmel River in its natural state, to prevent erosion and protect fishery habitat. This policy is intended to be consistent with the Fish and Game Code.

9.2.2.1 (C) A proposed new San Clemente Dam may impact the Carmel River steelhead spawning areas that are located in the proposed reservoir inundation area. The County should work with the appropriate agencies to provide similar nursery habitat within the Planning Area. Such habitat would provide fry with the ability to migrate to lower portions of the Carmel River.

- 9.2.3 (C)** The County should work with the Department of Fish and Game to ensure that the fishery located above the Los Padres Dam is maintained in a productive state.
- 9.2.4 (C)** Fishery habitat located above the San Clemente Dam should be accessible to fish populations, especially steelhead.
- 9.2.5 (C)** The County should work with the appropriate agencies to develop a water supply system that will be sufficient to allow fish populations ingress and egress to all portions of the Carmel and Arroyo Seco Rivers throughout the year. This system would also consider provisions to allow fish populations to pass over river obstructions.
- 9.2.6 (C)** Major project proposals that impact areas of critical steelhead habitat in the riparian corridor should enhance the habitat.
- 9.3.1 (C)** The County should work with the California Department of Fish and Game to ensure that the fishery located above Los Padres Dam is maintained and is open to fishing during the appropriate season and in the appropriate locations.
- 9.3.2 (C)** The County should work with the Department of Fish and Game to ensure that established fishing locations above Los Padres Dam are available to the general public during the fishing season as such use does not threaten any endangered fish species.

Archaeological Resources

- 12.1.1.1 (C)** The County shall encourage protection of archaeological and historic sites within the Planning Area.
- 12.1.7.1.1 (C)** The discovery of archaeological, historic, ethnographic or ethnohistoric sites will be followed by procedures which employ project modification, relocation or on-site mitigation measures appropriate to the location, significance of the find and potential impacts of development.

Seismic and Other Geologic Hazards

- 15.1.16 (C)** Areas identified as being subject to landsliding, faulting, or other geologic hazards shall receive competent review by professionals acceptable to the County Planning and Building Inspection Department. The findings of such review shall be used in determining possible development constraints and in defining appropriate mitigation measures.
- 15.4.5.1 (C)** The County should encourage a mapping program that will serve to identify parcels that have had special studies (slope, geologic reports, etc...) so that information can be located and reviewed for other projects in a specific study area.

Flood Hazards

- 16.2.11 (C)** Development within the 100 year flood plain shall be subject to the provisions of the County Flood Plain Ordinance #3272; and development shall be set back at least 20 feet from the top of the bank of any tributary, except as permitted by ordinance.
- 16.2.12 (C)** Dam construction should be undertaken only in areas where the risk of loss of life or property damage due to dam failure is low.

Fire Hazards

- 17.1.4 (C)** The County should encourage and assist in the formation of a fire protection district in the Planning Area in order to ensure a minimum level of fire protection and related services for area residents.
- 17.3.1.1 (C)** For the purposes of fire equipment access to structural fires, the road widths shall be a minimum of 20 feet for all roads or driveways serving more than two habitable structures, and a minimum of 12 feet for those serving two or less unless subsequent Uniform Fire Code standards are adopted by the County.
- Where this would result in excessive grading or tree removal, all weather roads with a minimum width of 12 feet with 12 x 20 foot turnouts every 500 feet may be provided, with approval of the fire agency.
- 17.3.5.1 (C)** In all new developments water supply for fire protection shall be designed to meet the fire flow requirements of the development, but in no case less than that required by the standards in Table 2 of the Monterey County General Plan.
- Where the provisions of Table 2 do not apply, a minimum of 10,000 gallons is required subject only to changes authorized pursuant to Policy 17.4.2 of the Monterey County General Plan.
- 17.3.8.1 (C)** Roads serving new residential development shall be adequate to allow access by emergency vehicles while permitting evacuation of the area by residents.

Objective

- 17.4.a (C)** Reduce fire hazards to an acceptable level of risk by regulating the type, density, location, design and construction of development, and by prescribing the use, location, type and design of roadways.
- 17.4.a.1 (C)** The fire hazard policies contained in the safety element of the Monterey County General Plan shall be regularly reviewed and consistently applied.
- 17.4.1.1 (C)** The potential for wildland fires in the Planning Area must be recognized in

development proposals and adequate mitigation measures incorporated in the design.

All proposed development, Residential, Commercial and Industrial, including accessory uses and existing lots of record, shall incorporate recommendations by the fire agency before a building permit can be issued.

17.4.2.1 (C)

In high and very high fire hazard areas as defined by the California Department of Forestry and Fire Protection, roof construction (except for partial repairs) of fire retardant materials shall be required as per Section 3203 (E) of the Uniform Building Code, subject to the following restrictions:

1. Class "A" fire rated roofs required in very high fire hazard areas.
2. Class "B" or better fire rated roofs required in high fire hazard areas.

NOTE: Class "C" fire rated roofing is not accepted for use in the Planning Area. Exterior walls constructed of fire resistant materials are recommended but not required.

17.4.2.2 (C)

For structures supported wholly or in part on stilts all underfloor areas are to be encased to the groundline with materials meeting the following standards:

1. High hazard area: one hour fire rating.
2. Very high hazard area: two hour fire rating.

17.4.2.3 (C)

Eaves, cantilever balconies, decks and other similar overhangs are to have the undersides constructed of or encased with materials meeting the following standards:

1. High hazard area: one hour fire rating.
2. Very high hazard area: two hour fire rating.

17.4.2.4 (C)

The guidelines contained in the cooperative Federal/State Fire Safe Guide for Residential Development in California should be considered by the County for adoption as the basis for building standards in areas of high to very high wildland fire hazard potential, especially those guidelines that pertain to water supply, fire hydrants and other fire prevention and control features.

17.4.3 (C)

The County shall adopt the Uniform Fire Code and appropriate amendments.

(NOTE: Verbatim from the 1982 County General Plan; Page 63)

17.4.3.1 (C)

The provisions of California Public Resources Code, Section 4291: "Reduction of Fire Hazards Around Buildings", shall be consistently applied and enforced by the fire agency through the entire Planning Area.

17.4.5.1 (C)

The Monterey County Street Address Plan for the unincorporated areas of the County should be implemented in the Planning Area for all new development

and the existing star route addresses should be converted at the earliest possible date.

17.4.13 (C) The Cachagua Fire Hazards map shall be used in applying General Plan and Area Plan policies for projects proposed in high and very high fire hazard areas.

17.4.14 (C) New development proposals or development-inducing projects which would not be served by adequate fire protection services, public or private roads, or water for fire suppression should be limited to a low-intensity use commensurate with such increased risk.

Water Quality

Objective

21.1 (C) Protect and enhance surface and groundwater quality by implementing current adopted water quality programs and by continuing to evaluate new problems.

21.1.1.1 (C) The County shall establish growth management policies which are integrated with the natural limitations of the County's surface and groundwater bodies to sustain acceptable quality and quantity.

21.1.2.1 (C) The County shall assume an active role in enforcing and supporting water quality programs.

21.1.2.2 (C) The Monterey Peninsula Water Management District shall monitor water quality within its district boundaries in Cachagua.

21.3.1.4 (C) Development shall meet both water quality and quantity standards expressed in Title 22 of the California Administrative Code and Title 15.04 of the Monterey County Code subject to review of the Director of Environmental Health.

21.3.1.5 (C) New development shall meet the minimum standards of the Regional Water Quality Control Basin Plan when septic systems are proposed. The minimum lot size shall be one acre. New development shall provide evidence to the Director of Environmental Health that any proposed septic systems will not adversely affect groundwater quality. Inclusionary and clustered housing shall also meet the 1 acre/unit density when septic systems are proposed.

21.3.6 (C) The Monterey County Health Department shall monitor riparian water in creeks and streams in areas of high development concentration where septic system failure could contaminate waters. In the event that contamination is found, measures shall be taken to ensure that the source is eliminated in a timely manner.

Noise Hazards

22.2.3.1 (C)

The County shall require environmental review of all proposed new development, with special attention to development that will not be serviced by a public electric utility, with regard to cumulative increases in noise levels in surrounding areas.

22.4.7 (C)

Noise from major construction project sites shall not exceed 55 dBA Ldn as measured at the affected residences.

General Land Use

- 26.1.4.3 (C)** A standard tentative subdivision map and/or vesting tentative and/or Preliminary Project Review Subdivision map application for either a standard of minor subdivision shall not be approved until:
- 1) The applicant provide evidence of an assured longterm water supply in terms of yield and quality for all lots which are to be created through subdivision. A recommendation on the water supply shall be made to the decision making body by the County's Health Officer and the General Manager of the Water Resources Agency, or their respective designees.
 - 2) The applicant provides proof that the water supply to serve the lots meets both the water quality and quantity standards as set forth in Title 22 of the California Code of Regulations, and Chapters 15.04 and 15.08 of the Monterey County Code subject to the review and recommendation by the County's Health Officer to the decision making body.
- 26.1.5.1 (C)** The County shall encourage low densities, as defined on the Cachagua Area Plan Land Use Map, on lands immediately adjacent to the Hastings Natural History Reservation and the Blomquist open Space in order to prevent residential encroachment.
- 26.1.5.2 (C)** Uses on private lands that are located within the Los Padres National Forest should be low density uses that are compatible with the use of the forest and wilderness areas, and are compatible with the availability of public services.
- 26.1.6.1 (C)** Within areas designated as highly sensitive on the Cachagua Visual Sensitivity and Scenic Routes map, (Figure 14) development shall be permitted with a finding by the Board of Supervisors or its designee that such development will not adversely affect the scenic beauty of the area.
- 26.1.6.2 (C)** The local citizens advisory committee should review all project proposals to assess the visual impacts of projects on the viewshed of the Planning Area. This viewshed consideration should be a required recommendation to the Planning Commission.
- 26.1.6.3 (C)** The Planning Commission and the Planning and Building Inspection Department should give strong consideration to recommendations made by local citizen advisory committees.
- 26.1.21 (C)** The maximum density allowable according to the slope/density formula and the maximum density allowable according to other plan policies should be compared. Whichever of the two densities is the lesser shall be established as the maximum density allowable under this plan.
- 26.1.23 (C)** Development shall be limited to that which can be safely accommodated by on-

site sewage disposal.

26.1.24 (C) Legal non-conforming historic structures, as identified in Table 1, may undergo structural repair to meet minimum building code standards, subject to obtaining a use permit.

26.1.25 (C) Development may occur in areas of critical sensitivity, as indicated in Figure 14 - Cachagua Visual Sensitivity and Scenic Routes map, if structures are located in such a manner that views are not disrupted.

26.1.26 (C) The visible alteration of natural landforms caused by cutting, filling, grading or vegetation removal shall be minimized through sensitive siting and design of all improvements and maximum possible restoration.

26.1.27 (C) Every attempt should be made to minimize hillside scarring by avoiding cuts and fills where possible. Where cuts and fills are unavoidable slopes shall be revegetated. Permanent non-revegetated scarring of hillsides is strongly discouraged and should occur only if no other reasonable alternative is available and if adverse impacts can be mitigated.

26.1.29 (C) Provision should be made for service centers in Cachagua and shall meet the following criteria:

1. low visibility;
2. safe and unobtrusive access;
3. low noise impact on surrounding uses;
4. conform to all other Plan requirements.

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

Residential

27.3.1.1 (C) Cottage shop industry, defined as small scale manufacturing of artistic or craft items, is encouraged as a traditional activity in the area, subject to obtaining an administrative permit. It shall be treated as an appropriate home occupation in any area where residences are permitted and shall not be restricted to areas designated for commercial uses.

27.3.1.2 (C) The County shall establish an ordinance for home operated businesses in residential areas. Such businesses shall require a use permit. Conditions of use permits for home operated businesses shall require that a proposed business will employ only those persons residing in the household; that there be no retail sales on the premises of the business; that there be no outdoor advertising or display of products; and that the business will not create significant visual, noise, traffic, or parking problems, or other land use conflicts for neighboring land uses. The

permits shall be reviewed and reissued periodically to ensure conformance with the conditions of the permit.

- 27.3.5 (C)** Bed and breakfast uses should be allowed with a use permit and considered a compatible land use in the Planning Area provided that facilities are designed to blend with the environment and that traffic impacts generated by guests and employees are mitigated.

Commercial

- 28.1.6 (C)** Areas designated for commercial development in Cachagua should have planted landscaping covering no less than 10% of the site, provide adequate parking and mitigate identified impacts on adjacent residential areas.
- 28.1.7 (C)** Future commercial areas shall only be located within one-half mile of commercial areas as designated with an asterisk on the Cachagua land use plan map. County road frontage shall be required. once an application is approved for a commercial project a fixed location for commercial development allowed by the asterisk shall be established. The maximum commercial area allowed by the use of the asterisk shall not be larger than 3 acres and shall be contiguous.
- 28.1.8 (C)** Jensen's Camp and Prince's Camp shall be designated commercial to recognize the primary use of these locations as mobile home parks. Limited expansion of existing non-residential uses at these locations may be considered, subject to obtaining a use permit.

Industrial

- 29.3.5 (C)** Industrial land uses, other than those that are agriculturally related, shall not be permitted.

Agricultural

- 30.0.8 (C)** Agricultural land use designations shall allow all uses as listed in the Land Conservation Agreement (Williamson Act) where it can be demonstrated that such uses will not interfere with the lands agricultural viability.
- 30.0.9 (C)** Wineries may be permitted,, subject to obtaining a use permit.
- 30.0.10.1 (C)** Within visually sensitive areas, agricultural outbuildings, such as barns, stables and equipment storage sheds, shall be subject to the approval of an administrative permit.

Public/Quasi-Public

- 32.1.4 (C)** Land uses adjacent to the Ventana Wilderness shall not impact the purpose of the wilderness areas.

Objective

- 32.2 (C)** To work with appropriate agencies that plan for and administer public lands within the County to ensure that conflicts are adequately resolved.
- 32.2.1 (C)** The County should encourage the United States Forest Service to post a sign near Jamesburg indicating the distance from Jamesburg to the National Forest Service Boundary.
- 32.2.2 (C)** The County should encourage the United States Forest service to mitigate any impacts that future -mining or commercial timber, or other resource production operations may have on watersheds, local roads, flora and fauna.

Watershed Areas

- 35.1.3 (C)** Conversion of uncultivated lands to crop lands shall not be permitted on slopes in excess of 30%.
- 35.1.4 (C)** Conversion of historically uncultivated lands to farmlands on parcels having an average cross slope of between 15% to 30% shall require a use permit. Approval of the use permit shall follow the submission of an adequate agricultural management plan. The plan should include an analysis of soils; erosion potential and control; water demand and availability; proposed methods of water conservation and water quality protection; preservation of important vegetation and wildlife habitats; numbers and species of trees to be removed; crop rotation schedules; and such other means appropriate to ensure the long-term viability of agriculture on the parcel.
- 35.1.5 (C)** Commercial mining, timber, and other resource production operations shall be so designed that additional run-off, additional erosion or additional

sedimentation will not occur off the project site.

Holding Capacity and Zoning

36.0.4 (C)

In areas designated as Low Density Residential, Rural Density Residential, Rural Grazing or Resource Conservation, where residential use may be allowed, an applicant wishing to apply for a subdivision under the countywide General Plan and the Cachagua Area Plan must use the following procedures to calculate the maximum density that can be considered in order to prepare an application consistent with, or less than, the maximum allowable density:

1. One factor in density determination shall be the land use designation. The maximum density allowable under the Area Plan land use designation for a parcel shall be divided into the total number of acres found within the parcel. For example, a 100-acre parcel with a maximum density of 1 unit per 10 acres would have a density of 10 sites.
2. The slope of the property shall be determined and the slope-density formula defined in Policy 3.2.4 (C) applied. For example, a 100-acre parcel might consist of 50 percent of the land having a slope of over 30 percent and the other 50 percent below 19 percent. The maximum density allowable on that parcel as calculated according to slope would be 50 sites.
3. All of the policies of the Area Plan and countywide General Plan must be applied to the parcel. Any policies resulting in a decrease in density must be tabulated. This decrease in density would then be subtracted from the maximum allowable under the slope formula.
4. The maximum density allowable according to the Area Plan and use designation (Step 1 above) and the maximum density according to Plan policies (Steps 2 and 3 above) shall then be compared. Whichever of the two densities is the lesser shall be established as the maximum density allowable under this Area Plan.
5. The calculations of maximum density made by an applicant will be reviewed during public hearings prior to the approval of any permits pursuant to this Area Plan.

Road and Highway Transportation

39.1.1.1 (C)

The County shall require financial contributions from projects that would increase intensities of use on Tassajara Road to fund roadway improvements.

39.1.1.2 (C)

The County should sponsor an advisory vote to determine if an assessment district should be established to fund road improvements on Tassajara Road.

- 39.2.2.1 (C)** The needs of bicyclists, pedestrians, and particularly equestrians shall be considered and, where appropriate, provided for on all County road rights-of-way.
- 39.2.7 (C)** Where possible, equestrian trail easements should be encouraged within County-required easements for public roads.
- 39.3.3 (C)** The County shall consider traffic impacts on local roads that will be generated by projects. Projects that provide services and that will have the effect of reducing trips to points outside of the Planning Area should be encouraged.
- 39.3.4 (C)** The County shall require that any major timber, mining, or public works projects incorporate features, such as flagpersons, signs, or warning lights, into the project to ensure the safety of persons using public roads.
- 39.3.5 (C)** The County shall require that any major timber, mining or public works projects that use heavy vehicles on public roads restore such roads to the pre-project level.

Scenic Highways

- 40.1.2 (C)** To enhance and maintain sensitive visual resources, the County shall pursue measures to designate Carmel Valley Road as a scenic county route.
- 40.2.3 (C)** Clustering of development shall be allowed to promote the continued visual qualities of acreage designated within a highly sensitive area, as shown in Figure 14 - Visual Sensitivity and Scenic Routes. Clustering of development from highly sensitive areas to other portions of the same parcel is encouraged, but must meet all other Area and General Plan policies.

Air Transportation

- 42.3.1 (C)** Private airstrips and agricultural landing fields shall require a use permit and be controlled to ensure that they do not permanently preclude cultivation of farmlands of local importance; that they are outside of flight paths to and from existing airports; and that they do not provide a hazard or annoyance for neighboring areas.

Bicycle Transportation

Objective

- 45.3 (C)** Promote safety for the motorist as well as the equestrian and cyclist on rural county roads in the Cachagua Planning Area.
- 45.3.1 (C)** The safety of motorists, bicyclists, equestrians and pedestrians shall be promoted on County roads in the Cachagua Planning Area by marking roadways to alert the various types of users to unusual or dangerous conditions affecting the roads or segments of the roads.

Park and Recreation Facilities

- 51.1.4 (C)** The County should implement a trails plan which shall consist of a Cachagua Trails map and policies. The Cachagua Trails Committee, appointed by the Board of Supervisors, shall refine the trails plan and supervise its implementation. The trails system shall be established for pedestrian, equestrian, and bicycling uses only. Unauthorized motor vehicles shall be prohibited from using the trails system.
- 51.1.5 (C)** The dedication of recreational trail easements shall be encouraged where appropriate either for establishing a planned Cachagua trails system, or where an established trail is jeopardized by impending development.
- 51.1.6 (C)** Recreational trail easements should be located within County-required easements of private roads.
- 51.1.7 (C)** A land owner shall not be held responsible for either trail maintenance or public liability when a public-recreational trail easement is appurtenant to private land. Public-recreational trail easements shall not be required to be open to public use until either a public agency or private association agrees to accept liability and responsibility for maintenance of the trail easement. The County shall implement necessary measures for services that cannot be adequately provided by private organizations. The implementation of such measures shall be funded by user fees and tax revenues.
- 51.1.8 (C)** The County may, through the public hearing process, cancel its agreements with private landowners for existing, public-recreational trail easements under the

following conditions:

- (1) the easement must not be used as an existing public-recreational trail easement, and
- (2) the easement must not be a useful segment of the Cachagua trails system because of either its location or some other reason.

51.1.9 (C) The County shall enforce public access on legally established public recreational trail easements.

51.1.10 (C) Trails along river and stream corridors should be sited and designed to avoid impacts to riparian vegetation, wildlife, and water quality.

51.4.2 (C) Park development in the Planning Area shall require a use permit and be limited to facilities that are scaled in relationship to and compatible with existing infrastructure and the rural environment.

51.4.3 (C) The County should work with the appropriate agencies to develop a community park/community center to benefit residents of the Planning Area who would use such a facility.

5 1. 4. 4 (C) Private sector recreational opportunities that are compatible with Cachagua should be considered.

51.4.5 (C) Private recreational development in the Planning Area shall require a use permit and be limited to facilities that are scaled in relationship to, and compatible with, existing infrastructure and the rural environment. Such as, but not limited to, campgrounds, riding stables, guest ranches, pack stations, and music,, religious, art and nature retreats.

Historic Preservation

52.1.9 (C) The sites of structures listed in Table 1, Cachagua Historic Structures, and other sites recommended by the Monterey County Historical Advisory Committee or the Historic Resources Review Board shall be considered for inclusion in a historical resources (HR) zoning district.

52.1.10 (C) The Monterey County Historical Inventory files for the Planning Area shall be completed and updated and will be made available for the use of historical researchers. These files shall be amended to include ethnographic and ethnohistoric resources. Complete copies of all files pertaining to the Cachagua Planning Area shall be made available to (1) the Bancroft Library at the University of California, Berkeley, and (2) the archives vault of the Monterey County Historical Society in Salinas.

52.1.11 (C) The County shall consider adoption of the California State Historic Buildings Code.

Solid Waste

55.1.5 (C)

The County should maintain an ongoing program for the removal of abandoned vehicles.

AREA LAND USE PLAN

AREA LAND USE PLAN

The Cachagua Planning Area land use plan, Figure 15, is a graphic representation of the general distribution and location, extent, and intensity of future land uses and transportation routes in this Planning Area. The land use plan contains objectives and policies which must be used in conjunction with countywide General Plan goals, objectives, and policies. The supplemental policies contained within this Plan constitute a "blueprint for the future" for Cachagua during the next 20 years. This land use plan represents the desires of the Cachagua Planning Area community as expressed by the Cachagua Citizens Advisory Committee (CAC) in the opening philosophy of this document and their development of the area plan during the CAC public hearing process, and through public participation during both the Planning Commission public hearing process and the Board of Supervisors public hearing process.

The Cachagua Area Plan is intended to provide refinement to the countywide General Plan in order to reflect local concerns which could not be addressed at the countywide level. However, policies and land use modifications contained within this area plan must be consistent with the intent and overall direction of the countywide General Plan. Thus, modifications at the area plan level which require alterations in land use type or intensity are consistent with the General Plan's goals, objectives, and policies.

PREPARATION OF THE LAND USE PLAN

The land use plan was prepared after careful consideration of the various factors which are critical to the County's planning program. These factors include the countywide General Plan, the existing land use patterns, recent subdivision activity, adopted and proposed specific plans, including the U.S. Forest Service plan for the Los Padres National Forest and the Monterey Peninsula Water Management District's Carmel River Watershed Management Plan. Finally, aspects of the land suitability study were incorporated into land use and density decisions.

Information was solicited at a variety of levels during the preparation of this land use plan. The Cachagua Area Plan Questionnaire asked residents and property owners about planning concerns in the area. Speakers from various agencies and organizations presented information at CAC meetings. Interested persons were provided the opportunity to participate in the planning process through appointment to CAC subcommittees. Additional concerns were identified through numerous conversations with area residents and public participation at CAC bimonthly meetings. CAC members listened to individual concerns of area residents and incorporated many public recommendations into the Area Plan. Extensive public comment and testimony presented at public hearings before the Planning Commission and the Board of Supervisors were considered and, in many cases, incorporated as a refinement to the Draft CAC plan that was adopted by the Board.

Land Suitability

The first step in developing the land use plan for the Cachagua Planning Area was a comprehensive study of the areals resources and environmental constraints. The best available information for the area was collected, studied, and mapped where appropriate. Some of the subjects of study were water quality and availability, slope, soils analysis, seismic and geologic factors, flooding, fire hazards, visual sensitivity, land use and environmentally sensitive areas. Findings on these topics are summarized in the Inventory and Analysis section of this document. The above factors were studied to determine the relative land suitability within the Planning Area for four broad categories of land use: resource conservation, agriculture, public lands and development.

Once the relative suitability of different areas for these three general land uses has been determined, policy decisions based on countywide and area policies must be made to weigh the relative values of each suitable use for different areas. By considering the suitability maps, the existing land use patterns, and the capacity of present and anticipated public services, a sound land use map has been developed.

Of the four land use types considered in the land suitability analysis, inherent physical characteristics of the Planning Area dictate that a significant amount of land is suitable for conservation of natural resources while allowing for a limited level of development. Public land uses, unimproved lands and watershed areas currently occupy approximately 76% of the land in the Planning Area. These areas constitute both public and private lands.

Grazing and farming are also highly suited to the Planning Area. Agricultural uses, primarily ranching and viticultural operations, occupy 23% of land in the Planning Area. With the exception of the steepest slopes found in the Planning Area, portions of the Los Padres National Forest, and areas of existing residential development, much of the Planning Area is highly or moderately suited to grazing. Many of the moderate grazing suitability lands are either too steep or remote to be acceptable for any other land use and, in most cases, have extremely low development potential.

Acreages planted in wine grapes are a growing facet of Cachagua's agricultural acreages. Availability of water and suitable well drained soils where vines can be planted to avoid frost damage will determine the potential for viticultural growth in Cachagua. Appropriate planning for the conservation of farmlands and good rangeland management are the keys to continued viability of agriculture.

Public lands were analyzed in the Land Suitability report due to the fact that 41% of all land in Cachagua is currently in public ownership. Existing public lands should be retained for low intensity agricultural, recreational and scientific uses.

Analysis of development suitability findings show that most of the areas highly and moderately suited to development occur along Carmel Valley Road in the same areas that have been identified as highly suited for grazing. Limited areas along Cachagua and Tassajara Roads, in river and creek floodways, and in the National Forest also exhibit a high to moderate development suitability. The remainder of the Planning Area exhibits extremely low development suitability.

Although the land suitability analysis may indicate that a particular parcel has characteristics which render it relatively developable, the land use plan must consider how that development will affect the larger land use pattern of the Planning Area and the County as a whole. Factors such as public facilities and services and existing infrastructure, which were not part of the land suitability study, should be considered in the formulation of the land use plan. Competing needs for land should also be considered

and procedures determining which of those needs are most important should be established.

Existing development patterns indicate possible competition between grazing and residential land uses in those areas highly suited to both. A balanced land use plan establishes a framework for agriculture, housing, recreation, and other activities essential to Planning Area residents. Due to its importance to the local economy, long-term grazing and wine grape production are probably the highest and best use of land in the Planning Area. A balanced plan may require that development be directed to highly and moderately suited areas away from grazing areas.

LAND USE DESIGNATIONS

All major land uses are indicated by one of six basic designations; residential, commercial, agricultural, resource conservation, public/quasi-public, and transportation. These basic designations in the General Plan are discussed in the following paragraphs. It should be noted that all references to development densities are expressed in gross acres and all densities are maximum densities. These maximum densities will be allowed only where there is provision for an adequate level of facilities and services and where plan policy requirements and criteria can be met.

Residential

This category applies to areas to be used for the development of housing at various densities. Within the time frame of this plan, the County will direct residential development into areas designated according to the following density category. Given existing development patterns and the facilities for development within Cachagua there are 3 residential categories that have been identified for Cachagua:

- Low Density Residential, 3 - 5 acres/unit;
- Medium Density Residential, 2 units/acre;
- Rural Density Residential, 9 - 20 acres/unit.

Commercial

This category applies to areas which are suitable for the development of retail and service commercial uses, including visitor accommodations and other commercial recreational uses. In general, building intensity for commercial areas shall conform to standards which limit building height to a maximum of 35 feet and lot coverage to a maximum of 50 percent, excluding parking and landscaping requirements. In Cachagua existing and proposed residential uses are permitted in commercial areas. Future residential uses proposed for commercial areas would be permitted by first obtaining a use permit.

Agricultural

This category includes the sub-categories of farmlands, rural grazing lands, and permanent grazing lands.

The farmlands sub-category includes those farmlands designated by the USDA Soil Conservation Service Important Farmland Inventory system as prime, of statewide importance, unique, or of local importance. The minimum parcel size for these farmlands shall be 40 acres.

The permanent grazing sub-category is applied to those portions of Cachagua in which grazing, dry farming, or other agricultural uses are to be preserved, enhanced, and expanded. on permanent grazing

lands, minimum parcel sizes shall be 40 acres and larger. Subdivision of land may be allowed for agricultural purposes, for farm labor housing, or in order to create a building site for immediate family members and spouses. Subdivision of land may also be allowed for limited residential development where it can be demonstrated that such development will not interfere with agricultural viability. Residential development in these areas should be clustered.

The rural grazing sub-category is applied to grazing lands which are located in the County's developing areas, which are not restricted by a 20-year Williamson Act contract, and on which the County intends to allow mixed residential and agricultural land uses. In rural grazing areas in Cachagua, minimum parcel sizes shall range from a 20 acre minimum to a 40 acre minimum. Clustering of residential uses shall be encouraged provided that total site density shall not exceed that allowed by the appropriate rural grazing land use category. Density for clustering shall be numerically consistent with established minimum lot size; e.g., in an area which is designated rural grazing with a 20 acre minimum, allowable density shall be 20 acres per dwelling unit. As a condition of clustered residential development approval, the developer shall be required to enter into a permanent restriction to ensure continued grazing use on those portions of the property not developed for residential use.

Resource Conservation

This category is intended to ensure conservation of a wide variety of the Planning Areas resources while allowing for some limited use of these properties. Typical of lands included in this category are watershed areas, riparian habitats, scenic resources, and lands which are generally remote, have steep slopes, or are inaccessible. This category also includes the floodways of the Planning Areas major rivers as well as its major water bodies. Uses in resource conservation areas must be in keeping with the conservation intent of this category. For example, allowed uses may include grazing and other agricultural uses and passive recreation such as camping, riding, and hiking.

Note: Where plan policies allow for clustering of residential units, total site density shall not exceed the density allowed by the appropriate land use designation. In addition, on development sites where clustering is allowed, minimum lot sizes may be reduced consistent with environmental, health, and other planning requirements.

Minimum parcel sizes in resource conservation areas shall range from 10 acre to 1,000 acre minimums. Residential uses are not a primary use in this category and will be allowed only if the applicant can demonstrate that conservation values are not compromised. Density for residential uses, if allowed, shall range from 10 acres or more per unit to 1,000 acres or more per unit.

Public/Quasi-Public

This category is applied to a wide variety of existing and proposed uses which are either operated by a public agency or which serve a large segment of the public. Public/quasi-public uses include the following:

- 1) Schools (public and private)
- 2) Parks, Recreation Areas, and Public and Privately Operated Recreational Facilities (i.e. tennis clubs and golf courses with accessory uses such as clubhouse, pro shop, restaurant and/or administrative/business office)
- 3) Natural Reserves
- 4) Emergency Services
- 5) Solid and Liquid Waste Disposal
- 6) Military Facilities
- 7) Religious Facilities
- 8) Other Public Facilities

Transportation

This category includes highways, major arterials (i.e. major county roads), county scenic routes, recreational trails and airports.

Special Use

Schools, churches, hospitals, and public facilities such as community halls, although classified as public/quasi-public uses, may be considered in any land use category provided that such use is compatible with existing land uses in the area.

Special Treatment

The "Special Treatment" overlay is intended to be used in conjunction with the underlying land use designation. Its purpose is to facilitate a comprehensive planned approach for specifically designated properties. Particular attention is to be given towards the historic uses and planning development to be compatible with existing resources and adjacent land uses. Properties designated for "Special Treatment" will be shown on a map following the proposed land use in this area plan. This is the Syndicate Camp property (APN 417-091-006-000) consisting of 80 acres. Policies governing the type and intensity of uses and the location of development are as follows:

1. SYNDICATE CAMP

The Syndicate Camp property shall be designated on the land use map as "Special Treatment". The following specific policies shall regulate uses within the Syndicate Camp Special Treatment area. Development shall be subject to the policies for development in the Resource Conservation land use area, except those relating to density of development, and meet all building code requirements, fire protection standards, road standards, grading specifications, planning department requirements based upon the zoning ordinance and be consistent with the Cachagua Area Plan Land Use designation.

- a. The existing recreational facilities consist of 24 cabin sites. Of the 24, 13 are vacant as of June 1, 1994. No additional cabin sites shall be allowed. The construction, remodeling or rebuilding of approved cabins or development of cabins on approved cabin sites shall be allowed.
- b. Further expansion of accessory uses, not including cabins, is subject to the requirements of Title 21 governing development in the Resource Conservation District.
- c. Permanent residency is allowed.
- d. At anytime, but prior to issuance of any building permits, the undivided ownership shall record a notice that the property is located within or partially within a floodplain and may be subject to building and/or land use restrictions. A copy of the recorded notice shall be provided to the County Water Resources Agency.

MAJOR LAND USE RECOMMENDATIONS

The following sections describe major recommendations for each of the designations shown graphically on the land use plan adopted for the Cachagua Planning Area (Figure 15). The land uses and designated densities must be reviewed in conjunction with policies of both the General Plan and this area plan. Certain areas may be less suited for a particular density due to environmental constraints or overriding scenic value than other areas with the same density. For example, areas with steep terrain will have a lower density because of the slope density policy.

Residential

The Plan concentrates new residential development in areas which are already committed to some degree of residential development.

Rural density residential land uses have been designated at a portion of Rancho Chupinos, Sky Ranch Estates, Willow Creek Subdivision and to the south of Carmel Valley Road from the Sleepy Hollow Subdivision to the area of Cachagua Road. The subject Rancho Chupinos parcel is 18 acres in size, with two existing dwellings units on it. A Rural Density Residential, 9 acre/unit land use designation was placed on this parcel to reflect current development density. The Board's directive for any future subdivision at this location is that the creation of two 9 acre parcels shall only be approved if each of the newly created parcels contains one of the two existing dwellings on it.

Low density residential land uses have been designated with a 3 acre minimum at the corner of Carmel Valley and Cachagua Roads and one on a 3 acre portion of the Sunkler Trust property on Carmel

Valley Road in the Paloma Creek area. Low Density residential land uses with a 5 acre minimum have been designated in the Princes Camp area.

Commercial

Commercial designations have been placed to reflect existing commercial uses and mobilehome park uses at Princes Camp and Jensens Camp. An additional commercial designation was adopted for a vacant parcel on the southeast corner of Cachagua and Nason Roads.

The plan calls for generalized locations for future commercial use in Cachagua at Jamesburg and on Tassajara Road at the Lambert Ranch house. These generalized locations have been designated on the land use plan map with an asterisk. Future commercial uses may be proposed along a one-half mile distance from areas designated with an asterisk, once an application for a commercial project is approved a fixed location for commercial development is established. County road frontage is required and all proposed commercial uses must be low intensity and appertenant to the rural lifestyle found in Cachagua.

Industrial

No industrial uses are shown on the land use plan. Policy 29.3.5 (C) indicates that "industrial land uses, other than those that are agriculturally related, shall not be permitted in the Cachagua Area".

Agricultural

Agricultural designations shown on the countywide land use plan have been broadened due to several land use changes. All Permanent Grazing designations adjacent to, and northerly of Carmel Valley Road have been changed to a 160 acre minimum parcel size, with one 45 acre minimum sized parcel designated in the Paloma Creek area. In some cases, changes in the Paloma Creek area have been from resource conservation,, 10 to 160 acre minimum parcel size, to permanent grazing, 160 acre minimum. In the Cachagua Valley, permanent gazing parcel sizes are 40 or 160 acre minimum, depending on parcel size, proximity to existing vineyards, access, existing vegetation, historic use and parcel location.

Other land use designation changes in the Planning Area have been changed as follows:

from resource conservation to permanent grazing, 160 acre minimum parcel size, on the southern side of the Carmel River below the San Clemente Reservoir and near Palo Escrito Peak;

from resource conservation and permanent grazing to farmlands, 40 acre minimum, in the areas of the Durney, Galante, Georis, Joullian and Talbott vineyards; and

from resource conservation and permanent grazing to rural grazing, 20 and 40 acre minimum, in the areas south of the Rancho Tularcitos boundary and southwest of Sky Ranch Estates.

Resource Conservation

Resource conservation designations shown on the countywide land use plan have been expanded in the following areas:

from permanent grazing to resource conservation, 40 acre minimum, in the areas of Paloma Creek and the Tregea Ranch;

from permanent grazing to resource conservation, 160, 700 and 1,000 acre minimum, on lands adjacent to the Carmel River and the San Clemente Reservoir below the Sleepy Hollow Subdivision;

from permanent grazing to resource conservation, 20, 40, and 140 acre minimum in the areas of the Parrott Ranch subdivision, Tassajara Road, Trampa Canyon and the Ardilla Grade.

Public/Quasi-Public

All public/quasi-public uses shown on the countywide General Plan are retained as a part of this area plan. Existing public/quasi-public designations include the Los Padres National Forest, Hastings Natural History Reservation and the Blomquist Open Space Park.

Public/quasi-public designations shown on the countywide land use plan have been expanded in the following areas:

from resource conservation to public/quasi-public to reflect existing uses at the Jamesburg School and the Zen Mountain Center on Tassajara Road, the U.S. Forest Service Carmel River Station, located off Nason Road, and a proposed community park site adjacent to Prince's Camp; and

from permanent grazing, 40 acre minimum parcel size, to public/quasi-public for the California Department of Forestry Tularcitos Fire Station, located near the intersection of Carmel Valley and Cachagua Roads.

Transportation

All transportation provisions of the countywide General Plan are retained in the Area Plan, with a clarification that Carmel Valley Road is intended to be a scenic county route.

Recreational Trails

At the present time the Planning Area benefits from a trail network that includes trails in the Los Padres National Forest, access trails to the national forest and a trail to the Blomquist Open Space Park. Informal "trails" used by equestrians include the shoulders of Cachagua and Nason Road. The Cachagua Area Plan was adopted with several recreational trails policies that will contribute to the development of a county-wide recreational trails system.

Future recreational trails in the Cachagua Planning Area would be in considered conjunction with the development of a "new" San Clemente Dam and reservoir or a "new" Los Padres Dam and reservoir. In this case, a public vote on the dam will decide the future of any proposed trails in this area.

FIGURE 15

PLAN IMPLEMENTATION

As in the Monterey County General Plan, the Cachagua Area Plan consists of policies and a future land use map, and is a comprehensive long range plan designed to guide the area's development and resource conservation. It is the product of an analysis of information found in a background report and resource maps compiles in a study of the Planning Area. It reflects physical opportunities and limitations for growth.

The Cachagua Area Plan, as a part of the General Plan, is to be used as the basis for discretionary action by the Board of Supervisors and the Planning Commission. While the General Plan sets the framework for community development, the day-to-day actions of the County truly shape the community. Thus, the manner in which the Plan is implemented is the real test of the worth of the General Plan goals, objectives, and policies, and of the eight area plans.

The following sections discuss aspects of implementing the countywide General Plan which will also apply to the eight area plans. Because each area plan is a sub-unit of the General Plan, references to the "General Plan" are intended to include the Cachagua Area Plan.

The tools for implementation of the General Plan are derived from the County's corporate powers and police powers. State law requires the County to have subdivision and building regulations; most other measures are optional. If the goals, objectives, and policies of the General Plan are to be served effectively, the implementing measures must be carefully chosen, adapted to local needs, and carried out as integrated program of complementary and mutually reinforcing actions. In addition to the requirements that the General Plan address seven specific elements and be internally consistent, implementing measures must be consistent with the General Plan. Ordinarily an action, program, or project is consistent with the General Plan if it will further the objectives and policies of the General Plan and not obstruct their attainment.

Some of the more important implementation measures for the County include zoning regulations, subdivision regulations, capital improvements programming, preparation of specific plans, and project review under the California Environmental Quality Act (CEQA).

ORDINANCES

Zoning Ordinance

Zoning is the primary tool for implementing the General Plan. In its simplest form, zoning is the division of a geographical area into districts, accompanied by a written description of allowable and conditional land uses and development standards for each of the districts. The function of zoning is to translate the comprehensive, long-range, and relatively broad policies of the General Plan into single purpose, short range, and specific development standards for each piece of property in the County. Proper zoning will help to ensure that development on any parcel in the County is in conformance with the updated General Plan.

Planning law stipulates that no open space zoning ordinance may be approved unless consistent with the Plan's policies regarding open space. Revising the zoning ordinance to secure conformity with the General Plan will include the establishment of appropriate zoning districts and densities to implement the Plan, specification of zoning for each parcel, and continued enforcement and amendment as appropriate.

Subdivision Ordinance

In order to ensure conformity to the General Plan, the County is directed to regulate the “design and improvement” of subdivisions, which includes the physical layout of lots, dedication of public improvements and easements, and other measures. Furthermore, the County is authorized by the Subdivision Map Act to require dedication of public improvements or require payment of in-lieu fees for improvements such as street, drainage, local transit, school sites, parks and recreation, coastal access, and erosion control.

Other Ordinances

Other existing ordinances and policies which will be reviewed in the interest of consistency with the General Plan and to facilitate its implementation include the Abandoned Vehicle Ordinance (Ordinance Nos. 1671 and 1783), the Erosion Control Ordinance, the Flood Plain Ordinance, the Noise Pollution Ordinance, the Official Plan Line (OPL) Ordinance, the Building Ordinance, energy policies, and the Growth Management Policy. These must reflect the goals, objectives and policies adopted in the Monterey County General Plan.

OTHER IMPLEMENTING PROGRAMS

There are several other implementing programs recommended in this plan. At the planning level it is suggested that an Administrative Permit procedure be developed to provide a process whereby certain development permits can be considered at an administrative level. The scope of work of the local advisory committee is expanded to encourage them to review visual impacts of projects and for them to recommend approval of commercial and recreational uses.

Water is an issue in the Planning Area and to implement the plan it will be necessary for the County to

develop water quality/quantity programs for surface and groundwaters. It is also suggested that a water quality monitoring program be developed in accordance with Proposition 65, the Tanner Bill.

A noise monitoring program will have to be developed for point sources of noise pollution. The plan requires environmental review of all new development due to increased use of portable electric generators in the Planning Area.

The plan requires that the County adopts the Uniform Fire Code and appropriate amendments. The plan encourages the County to adopt the State Historic Buildings Code.

Lastly, the plan indicate that there should be a coordinated effort between all local, County, State and Federal agencies to enforce laws in their respective jurisdictions.

CAPITAL IMPROVEMENTS PROGRAM

The network of public owned facilities such as roads, water facilities, public buildings, and parks forms the skeletal structure of a community. Certain public facilities in Cachagua play a major role in determining the location, intensity, and timing of future development.

Because of their importance in the growth of the community, state law requires that decisions about capital facilities be reviewed for consistency with the adopted General Plan. All departments within the County and all other local governmental agencies, including cities, school districts, and special districts that construct capital facilities, must annually submit to the Planning Commission a list of projects being planned or constructed in conformity to the General Plan. A similar review for individual capital projects is also required.

Rather than consider individual capital improvement projects or only those projects to be undertaken in a single year, the County will prepare and annually revise a Capital Improvements Program (CIP) covering a period of at least six years. Because of the tremendous influence that capital improvement projects have on physical development within a jurisdiction, the Capital Improvements Program has important strategic value for implementing General Plan policies. It can help shape and phase growth according to adopted policies.

Major steps in the development of a CIP are (1) selection of necessary improvements and projects to implement the General Plan, (2) coordination with Public Works and other agencies responsible for construction and maintenance of public facilities, (3) establishment of priorities to promote staged development of capital facilities in a manner consistent with the General Plan, and (4) development of adequate and equitable financing for each project. The CIP should be reviewed annually and revised to reflect the County's evolving needs and fluctuating budgetary constraints.

ONGOING REVIEW

Due to the nature of the General Plan, most of its implementation is an ongoing process. Further specification and guidance is extended through the development of area plans, specific plans, and review under CEQA.

Specific plans may be used in all or part of the County to ensure systematic execution of the General Plan. A specific plan must include all detailed regulations, conditions, programs, and proposed legislation to implement each of the required General Plan elements. By coordination efforts of the public and private sectors in a detailed manner, specific plans provide for the efficient and focused application of General Plan policies in developing portions of the County.

Every proposed development project must be evaluated for potential environmental effect under regulations set forth in CEQA. This review ensures that the same concern for the environment which went into the formulation General Plan will be incorporated into each development project proposed under the Plan. Preparation of an environmental impact report will be required for those projects which may have significant effects on the environment.

The General Plan may be amended to reflect changing community values, conditions, and needs. With a few exceptions, no mandatory element may be amended more frequently than four times during any calendar year. Each amendment may encompass several different changes. General Plan amendments are considered projects and are subject to environmental review under CEQA. The Plan should only be considered for amendment when the County determines, based on new information, that a change is necessary.

Monterey County's Growth Management Policy and its General Plan must be consistent with one another. Data and policies in the Plan supporting the objectives of growth management can provide a solid rationale upon which the regulations may rest. A share of the countywide growth management allocation shall be incorporated in each area plan.

The Growth Management Plan and the General Plan should be in harmony to avoid conflicts. Competing interests, obligations, and objectives are balanced in the General Plan. Furthermore, tools used to implement the General Plan are often used to implement the Growth Management Policy: zoning and subdivision regulations and capital improvements program. Use of all implementation tools must be consistent with the General Plan.

APPENDICES

APPENDIX A GLOSSARY

ACTIVE FAULT: A fault along which there has been displacement during the last 11,000 years.

AGRICULTURAL LAND USES: Those uses of an agricultural nature which occur on farmlands designated as prime, of statewide importance, unique, or of local importance. Agricultural land uses also include grazing and any other uses which occur on properties designated as "agricultural" on the General Plan and/or area plan land use map(s).

ALLUVIAL DEPOSIT: Sediments deposited by flowing water, as in a river bed.

AVERAGE DAILY TRAFFIC (ADT): The average number of vehicle traveling (in both directions) on a particular section of road during a 24-hour period.

BROADLEAF EVERGREEN: A plant community encompassing the evergreen oak woodlands and forests whose representative species include madrone, tan oak, live oak, blue oak, and valley oak.

CENOZOIC ERA: Pertaining to the most recent era of geologic time, which includes the Tertiary and Quaternary periods and is characterized by the evolution of mammals, birds, plants, modern continents and glaciation.

CHAPARRAL: An evergreen plant community of drought-adapted shrubs usually found on dry slopes and ridges.

COAST RANGE SYSTEM: Meant to describe the mountain range of the California Coast with interrelated elements that form a collective entity.

COMMUNITY (Natural): A group of plant and animal populations living and interacting in a given locality.

CONIFEROUS FOREST: A plant community dominated by concentrations of conifer trees, which in Monterey County include coast redwoods, closed cone conifers (such as the Monterey pine, bishop pine, Monterey cypress, and Gowen cypress) and combinations of Douglas fir, knobcone pine, ponderosa pine, Coulter pine, Sargent cypress, and Santa Lucia fir.

CONSERVATION: For the goals, objectives, and policies discussed in this Plan, conservation means planned management of natural resources to prevent waste, destruction, or neglect.

COUNTY SCENIC ROUTE: A segment of roadway that has been officially designated by the Director of California Department of Transportation.

APPENDIX B

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APPENDIX C

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APPENDIX D

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