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MONTEREY COUNTY PLANNING DEPARTMENT

Robert Slimmon, Jr., Planning Director
Raymond W. Lamb, Assistant Planning Director

Project Staff:

Alan Stumpf, Project Planner
Steve Early, Graphics Supervisor
Jim DiMaggio, Project Graphics
Steven Sigala, Project Graphics
Carmelia Moon, Manuscript

Approved by the Planning Commission on December 12, 1984.
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UPDATE INDEX

NORTH COUNTY AREA PLAN AMENDMENTS

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

1. **October 7, 1986** - AMEND POLICY - 30.0.6.1 (NC) - Change policy so as *not to include* reference to "mushroom farms".
2. **October 7, 1986** - ADD POLICY - 30.0.6.2 (NC) - Add requirements and standards regarding the development of mushroom farms.
3. **May 19, 1987** - MAP CHANGE - APNs 125-311-02, 17-20, 22-27, 31-38, 44, 48-54, 56-60) - Located on Beatrice Road - East of U.S. Highway 101 between Mallory Canyon and Tustin Road. Change Land Use Designation from "Low Density Residential - 2.5 Acres/Unit" to "Low Density 1 Acre/Unit" for 30 units.
4. **November 29, 1988** - MAP CHANGE - APN 141-051-08 - Located on Corey Road, South of Aromas, redesignate easterly portion of subject property from "Resource Conservation, 10 - 160 Acre Minimum", to "Rural Density Residential, 5 Acres/Unit."
5. **August 8, 1989** - MAP CHANGE - APNs 117-191-10,11 - Located on Salinas Road. Change Land Use Designation from "Resource Conservation 10 - 160/Acre Min." to "Commercial".
6. **August 8, 1989** - MAP CHANGE - APN 125-111-08 - Located on King Road. Change Land Use Designation from "Low Density Residential 2.5 Acres/Unit" to "Low Density Residential 2 Acres/Unit".
7. **December 12, 1989** - ADD POLICY - Adds "North County Trails Plan" as an amendment to the North County Area Plan (located as separate document).
8. **May 22, 1990** - MAP CHANGE - APNs 267-081-02, 03 - Fronting on Blohm and Aromas Roads. Change Land Use Designation from "Farmlands 40 Acre Min." to "Low Density Residential - 1 Acre/Unit".
9. **October 2, 1990** - MAP CHANGE - APN 129-031-30 - A 1.7 acre parcel as part of Countryside Estates. Change Land Use Designation from "Low Density Residential 2.5 Acres/Unit" to "Commercial".
10. **October 2, 1990** - MAP CHANGE - APN 117-181-01M - Located on Salinas Road. Change Land Use Designation from "Resource Conservation 10-160 Acre Minimum" to "High Density Residential 6 Units/Acre".

NORTH COUNTY AREA PLAN PHILOSOPHY

The North County Area Plan was prepared under the guidance of the North County Citizens Advisory Committee (CAC), appointed by the Board of Supervisors on April 12, 1983. This relatively large, 13-member CAC represented a substantial cross-section of an area unique in its diversity of landscapes, resources, communities, and people. The philosophy of the North County Area Plan is derived from this diversity, reflecting the values and desires of many different people sharing common concerns for the North County Planning Area and Monterey County as a whole.

Few areas can match the variety of locations and quality of lifestyles offered in North County. Castroville and Pajaro, with their agriculture-based economies, and Moss Landing, with its coastal-dependent industries, offer urban densities, but each with a unique, "small town" character. The rural communities of Prunedale, Aromas, and Las Lomas provide their own distinctive community focus for residents of many secluded valleys and canyons nearby. Vast areas of farmland at the northern and southern perimeters of the Planning Area, plus equally vast rangelands to the east perpetuate lifestyles that have prospered over many decades and remain closely tied to the land.

Because of its many qualities and opportunities North County has experienced tremendous growth and development in recent years. This growth has left its mark on the land and in the minds of longtime residents, who have seen this growth diminish some of the qualities that attracted them to the area originally. With growth has come traffic congestion, noise, less "elbow room", greater demands on limited urban services, and more restrictions. Just as important are the long-term impacts on natural resources.

This North County Area Plan seeks to reconcile the demand for growth with the need to preserve and enhance North County's most attractive qualities for its residents, and the need to ensure the long-term viability of North County's natural resources.

Effective management of North County's resources is the key to protecting its future. The North County Area Plan emphasizes this approach both in its policies and in its land use plan map. Policies are directed toward specific resource issues such as water quality and availability, soil erosion, and loss of native vegetation. Many resource issues are of course, interrelated.

The destruction of native vegetation for example, can increase soil erosion and water runoff, thereby also reducing the amount of water recharged into groundwater basins. With the policies as a guide, the land use plan map designates a type and intensity of land use that is compatible with the availability and sensitivity of an area's resources.

The land use plan map also promotes new development that is consistent with existing development patterns, where additional development doesn't compromise an area's attractive qualities, or compete with existing land uses for limited natural resources or available infrastructure. In this manner the plan offers compatibility with existing land uses and current lifestyles, and promotes more efficient utilization of land and resources.

NORTH COUNTY AREA PLAN

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INTRODUCTION

With the explosive growth that has taken place in North County over the past two decades and with continuing development pressures, a detailed, up-to-date area plan for North County is an essential tool for guiding land use decisions. The North County Inventory and Analysis offers a detailed analysis of the issues arising from past and present land use practices in North Monterey County. This North County Area Plan offers a means to confront these issues as well as a means to plan for North County's future.

Monterey County's General Plan* represents long-range goals, objectives, and policies for the County. The North County Area Plan, as one of the area plans of Monterey County, is more specific than the General Plan due to its size and geographic focus. Development opportunities, constraints, and natural resources of the North County Planning Area** are unlike those in other parts of the County, hence the policies for this planning area are more precisely adapted to the characteristics of this area than are the more general policies of the General Plan. Area plans must be consistent with the General Plan and must address all subjects required by state law. The North County Area Plan and other area plans, once they are adopted, will further define and amend the recently updated Monterey County General Plan. These plans will supersede all previous general plans.

Land use planning in North County is directed by two separate documents, the North County Area Plan and the North County Land Use Plan (LUP) segment of the Local Coastal Program (LCP). Land use activities within the coastal zone, which encompasses about half of the North County Planning Area, are covered by the North County LUP/LCP, while the North County Area Plan has jurisdiction over the rest of the Planning Area. The North County LUP/LCP, which includes a community plan for Moss Landing and vicinity, was adopted by the Board of Supervisors and certified by the California Coastal Commission in 1982. Both North County plans together establish the framework for development and resource conservation in North County for the next 20 years.

* "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.

** Throughout this report, the geographical area defined as the "North County Planning Area" (Figure 1) will also be referred to as either "North County" or "the Planning Area."

This adopted North County Area Plan must be implemented so that it will apply in an explicit manner to each parcel of property and so that it will address every development proposal made in North County. Regulations and programs will be used to properly implement each adopted plan. These include but are not limited to zoning regulations, subdivision regulations, capital improvements programming, and project review under the California Environmental Quality Act. Each of these 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.

PART I: INVENTORY AND ANALYSIS

CHAPTER I: NATURAL RESOURCES

In preparing an area plan for North County, it is essential to have an understanding of the opportunities and limitations of the area's physical features and natural resources. Natural characteristics shape the setting in which man's physical development takes place. North County's unique combination of natural resources provides considerable opportunities for a variety of land uses.

The natural resources discussed in this chapter can be characterized either as those which are unaffected by man or as those which may be depleted or destroyed through improper management. Geography, climate, and geology, for example, are essentially unchanged by man's activities. The remaining categories of this section--minerals, soils, water, vegetation, wildlife, ocean resources, environmentally sensitive areas, and archaeological resources--may be significantly altered or even destroyed through misuse.

NATURAL RESOURCES

GEOGRAPHY AND CLIMATE

As illustrated by Figure 1, North County contains roughly all the lands of Monterey County north of the Salinas River, Merritt and Espinosa Lakes, the City of Salinas, and Old Stage Road. To the north and east of the Planning Area are Santa Cruz and San Benito Counties, respectively, while Monterey Bay lies to the west.

Within the Planning Area's approximately 114 square miles are a number of prominent land forms and geographic features, the most striking of which are the series of sand hills and narrow canyons throughout the area's eastern portion; the Gabilan Range, which straddles the San Benito County Line near San Juan Grade Road; and the wetlands system of Elkhorn Slough and Moro Cojo Slough, the second largest estuary in California. The flat, rich agricultural lands of the Pajaro and Salinas Valleys lie at the northern and southern ends, respectively, of the Planning Area.

Coastal proximity assures the Planning Area of a moderate year round climate, with relatively small average temperature variations from winter to summer. This coastal influence decreases somewhat further inland, however. Mild winter rainy seasons and cool summers are greatly influenced by coastal fog and onshore breezes. Average annual precipitation varies little, ranging from 18 inches at Pajaro and Aromas to 15 inches at Prunedale.

SOILS AND SLOPE

A wide variety of soils are present in North County. The characteristics of the soils and the slope of the land are significant determinants of the appropriate land uses for a specific area. For example, the deep, rich soils of the Salinas and Pajaro Valleys' flat bottom lands are ideally suited for agriculture. Conversely, the steep, sandy slopes of North County's interior hills, while highly productive for strawberries, are also highly susceptible to erosion. Generally, areas with severe slopes are poorly suited for development or cultivation. Figure 2 illustrates the patterns of slope in North County. All areas with slopes greater than 30 percent tend to have high erosion and runoff potential. In most cases, slopes greater than 30 percent are appropriate only for open space, recreation, watershed, or grazing purposes. However, soils have a variety of properties and site conditions besides slope (such as water capacity, depth to and hardness of bedrock, geologic origin and age, soil structure, and susceptibility to flooding). Therefore, specific sites under 30 percent may prove to be inappropriate for development or, conversely, sites on slopes over 30 percent may be feasible with special planning and design.

Interpretations of various soil types by the Soil Conservation Service allowed an analysis of North County soils to determine their relative suitability for development. Soils in North County considered to have low constraints for development are found between Old Stage and San Juan Grade Roads near their intersections with Crazy Horse Road, and at several locations adjacent to the Pajaro River. Soils having only moderate constraints are found in the canyons and lower slopes of the eastern hills, the bulk of the Pajaro Valley, the coastal plain southwest of Castroville, and much of the region north and west of Elkhorn Slough. Severe constraints are encountered on the steeper slopes and ridges of the eastern hills, on the low hills east of Castroville, in the bottomlands of the Elkhorn/Moro Cojo estuarine system, and in the highlands of the Gabilan Range along the San Benito County Line.

FARMLANDS

The Soil Conservation Service has developed and adopted a system for categorizing important farmlands for California and the rest of the nation. 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. Figure 3 shows where in North County these categories are located.

The moderate temperatures of the Planning Area allow the year-round cultivation of artichokes, broccoli, cauliflower, lettuce, and similar crops in the Pajaro and Lower Salinas Valleys. Turnips and squash are also grown with artichokes, cauliflower and broccoli in the coastal region north of Moss Landing. Artichokes are essentially unique to the coastal regions, as the climate and topography are ideally suited to this crop.

On the sandy slopes of the hills north and west of Prunedale, strawberries are grown commercially in steep, irrigated fields. One of the world's largest mushroom-growing operations is located on Maher Road, near Echo Valley.

WATER RESOURCES

The topography and geology of North County create a complex, interrelated system of surface and groundwater resources. The area's drainage is divided among numerous major and minor watersheds, or basins, and eventually consolidates at three locations for release into Monterey Bay. The Pajaro Basin's drainage enters the bay through the mouth of the Pajaro River; the McClusky, Elkhorn, Moro Cojo, Merritt, and Tembladero Basins consolidate their drainage into the bay at the mouth of Elkhorn Slough; and the Gabilan Basin eventually drains into the Salinas River, to empty into the bay at the Salinas River mouth.

FIGURE 1
AREA AND VICINITY

FIGURE 2
SLOPE

FIGURE 3
FARMLANDS

Underlying North County's surface drainages are four major groundwater basins. These include the Prunedale Basin and portions of the Pajaro-Springfield Basin, the Pressure Area Basin, and the East Side Area Basin. The latter two basins are actually sub-basins of the Salinas Valley Basin.

The East Side and Pressure Area Basins lie beneath the Lower Salinas Valley. The Pressure Area is so named because the aquifers are contained between clay layers, and has become pressurized due to groundwater flow from the East Side and Forebay Area Basins. This pressurization has become significantly reduced, however, by increased groundwater pumping in the Pressure Area Basin. The result of the reduced pressure has been a gradual intrusion of seawater into the Pressure Area Basin.

The Pajaro-Springfield Basin underlies the southern portion of the Pajaro Valley and all of the Springfield District north of Moss Landing. An area of approximately ten square miles, ranging from the Pajaro River to Elkhorn Slough and up to 2.5 miles inland, is affected by seawater intrusion due to overdrafting.

The Prunedale Basin also experiences groundwater overdrafting, but storage capabilities are large enough to allow overdrafting at its present rate for many decades. Continued withdrawal of this stored water without freshwater replacement, however, will result in lower water levels, smaller well yields, and in many places replacement of freshwater by saltwater. The northeast portion of the Prunedale Basin is currently under a restrictive zoning category, due to water quantity and quality problems. Some wells in this area draw groundwater from fractured granite aquifers having a very low rate of recharge, or from pockets of stored water. Consequently, wells that initially have good yields experience significant reductions after several years. The U.S. Geological Survey has recommended that the water development in these areas be limited to a large number of properly spaced, low yielding wells rather than one or two higher producing wells supplying an entire subdivision.

Although virtually all of the water used in North County is pumped from groundwater aquifers, these supplies are dependent on recharge from surface drainages, primarily watersheds within the Planning Area. Intensification of land use activities over the years has gradually increased the amount of groundwater being pumped, while decreasing the ability of watersheds to recharge underlying aquifers. The resulting overdraft conditions in much of North County, as described above, can be expected to continue, with increasingly widespread economic impacts. Solutions to North County's water problems will most likely include water importation. However, further exploration of local sources such as the Purisima formation (beneath the Aromas Sands) should first be accomplished since imported water tends to be more costly.

VEGETATION AND WILDLIFE

The North County Planning Area contains nine vegetation associations, several of which are unique to the area due to local topography, soil types, and microclimates. The associations include coastal strand, coastal salt marsh, freshwater marsh, riparian woodland, non-native grasslands, coastal sage scrub, maritime chaparral, and foothill woodland.

The coastal strand association consists of the low shrubs, perennials, herbs and grasses found on the coastal sand and dunes adjacent to Monterey Bay. The many sloughs and old river channels between Monterey Bay and the Prunedale Hills constitute the most significant coastal salt marsh association between San Diego Bay and San Francisco Bay. McClusky Slough and Warner Lake are the largest examples of freshwater marsh in the Planning Area, although several smaller marshes are found throughout the area. Riparian woodland communities occur along rivers and creeks, and are dependent upon the presence of surface water or high groundwater. The greatest expanses of riparian vegetation occur along the Salinas and Pajaro Rivers, with lesser growth along many of the seasonal streams. Non-native grasslands were originally brushland, woodland, or native grassland, yet were converted to European grasses to support livestock. Grasslands are generally located where soils and topography prohibit cultivation.

The coastal sage scrub association is a fast growing type of chaparral found on hillsides near the coast. Coastal hills having a much greater exposure to ocean winds and increased moisture may be occupied by plants of the north coastal scrub association, although no significant stands exist in the Planning Area. The maritime chaparral association is found on the steep upper slopes and ridges of the Prunedale Hills, where soil depth and moisture prevent the foothill woodlands below these slopes from reaching the higher elevations. The foothill woodland association is found in more protected areas having high moisture, deep soil, and good drainage. Such areas include the canyons of the Prunedale Hills, coastal terraces, and sheltered valleys.

The uniqueness of some of these associations and the rarity of the plants in them provide sufficient incentive to promote their preservation. Additional incentives however, are provided by more practical values of native vegetation, such as providing habitats for wildlife, preventing soil erosion, providing slope stability, and preserving the area's scenic beauty.

Wildlife in North County is very diverse and abundant, even in heavily cultivated areas such as the Salinas and Pajaro Valleys. Throughout the natural and cultivated areas, small mammals, reptiles, and birds typical of central California are found in fairly consistent populations, except for their greater abundance in riparian areas. Larger predators tend to avoid urbanized and cultivated areas. Nevertheless, North County has significant populations of bobcat and coyote. Raptors are also represented by large populations of red-tailed hawk, turkey vulture, and several owl species.

OCEAN RESOURCES

The North County Planning Area is uniquely associated with Monterey County's ocean resources. The Planning Area borders along seven miles of Monterey Bay and contains one of the state's most important estuarine areas, providing a critical breeding area for many of the bay's commercial and game fishes. In the center of the area's coastal border is Moss Landing Harbor, which services and shelters much of the region's commercial and sport fishing fleets. The location of the harbor is geographically significant in that the area's extensive sloughs and wetlands systems converge there, and it is also at the vertex of the Monterey Submarine Canyon, which extends downward beneath Monterey Bay.

ENVIRONMENTALLY SENSITIVE AREAS AND ARCHAEOLOGICAL RESOURCES

Several public and private organizations have programs that identify natural areas and/or rare and endangered flora and fauna. There are four plant species in the Planning Area which are considered to be rare and/or endangered by the California Native Plant Society. The four are Santa Cruz tarweed (*Holocarpha macradenia*), Eastwood's ericameria (*Ericameria fasciculata*), coast wallflower (*erysium ammophilum*), and seaside bird's beak (*Cordylanthus littoralis*). In its mandate to manage and protect the fish and wildlife of the state, the DFG inventories the state's endangered, threatened, and rare animal species and leads efforts to protect and restore them. The key to preserving species lies in the preservation of the natural ecosystems in which the animals exist--ecosystems threatened by a rapidly changing environment. Rare and endangered wildlife in North County include the California clapper rail, the California brown pelican, and the Santa Cruz long-toed salamander. More complete descriptions of these species and their habitats, as well as other environmentally sensitive areas are contained in the Inventory and Analysis.

There are relatively few known archaeological sites in North County. Almost all of these are near the coast in the vicinities of the Pajaro River mouth, Elkhorn Slough, and the Old Salinas River Channel. This does not mean that the northern and eastern portions of the Planning Area had no prehistoric culture, but rather that there have been few opportunities for investigating these areas. However, by observing the characteristics of each known prehistoric site, archaeologists can identify locations having a high probability for containing undiscovered archaeological sites. Using existing archaeological records in this manner, it has been possible to map areas of high, moderate, or low archaeological sensitivity.

Most of the valley lowlands and coastal plain of the Planning Area are of high archaeological sensitivity, while most of the Prunedale hills are considered to have low sensitivity. Of particular interest are the high sensitivity areas at the mouth of San Miguel Canyon in Prunedale and in the Dumbarton Road-Corey Road area.

CHAPTER II: ENVIRONMENTAL CONSTRAINTS

The environmental constraints analysis identifies conditions and hazards that threaten people and property. The analysis identifies hazard prone or sensitive areas that may or may not be occupied by people. The term "constraints" implies that because of possible negative effects of development in specific hazardous areas, land uses must be critically analyzed and, where necessary, restricted. Environmental constraints include seismic, geologic, fire, flood, noise, and miscellaneous hazards as well as air and water quality.

ENVIRONMENTAL CONSTRAINTS

SEISMIC AND OTHER GEOLOGIC HAZARDS

The North County Planning Area is bordered on the east side by the San Andreas Fault, which is highly significant in that it forms the boundary between two of the world's largest tectonic plates. Most faults in California--and all those found in the Planning Area--are essentially sub-units of the San Andreas Fault complex. Figure 4 illustrates the extent of the San Andreas Fault complex and shows the location of the Vergeles Fault complex, which is a transverse fault system connected to the San Andreas. The Vergeles Fault is classified as potentially active. The San Andreas Fault itself remains the most significant seismic hazard in the Planning Area. Given the 50-125 year recurrence interval for a major quake on this fault, seismic hazards in the Planning Area are significant.

The Planning Area contains few major landslides. However, it should be understood that the bulk of the Planning Area is overlain by loosely-consolidated soils having poor slope strength and retention qualities. As a consequence, slope failure and erosion due to undercutting and brush removal are a considerable hazard throughout most of the Planning Area. The areas of greatest concern are the low, sandy hills of the Prunedale and Aromas areas, where the Arnold Series of sandy loam combine with the steep slopes and fragile brushland vegetation to produce a significant slope failure hazard. Due to the predominantly granitic bedrock and shallow soils of the Gabilan Range, there is not a significant landslide hazard in the higher elevations east of Crazy Horse Canyon.

FLOOD HAZARDS

The Flood Hazards map (Figure 5) illustrates those portions of North County which are prone to be inundated by a 100-year flood. This is the flood height which historically is reached, on the average, once every 100 years. As shown on the map, a 100-year flood would inundate areas along North County's major watercourses: the Salinas and Pajaro Rivers, and Elkhorn and Moro Cojo Sloughs.

Figure 5 also shows the extent of inundation in the event of a major dam failure in the upper reaches of the Salinas Valley. However, this information assumes total and immediate dam failure, resulting in maximum flooding. It should also be understood that the map shows flooding at depths of six inches or greater, and that structural damage or casualties need not be a problem within all areas inundated by the dam failure.

Another source of risk from hazardous flooding and also mudslides is North County's numerous

man-made agricultural ponds and reservoirs. While the potential for destruction from one of these ponds is fairly limited in extent, their failure could pose severe hazards for people and property located immediately downslope.

FIRE HAZARDS

The California Division of Forestry is mandated by the state to prepare Wildland Fire Hazard Maps for each county, rating fire hazards as moderate, or very high. These classifications are based on slope, climate, fuel loading (e.g. vegetation), and water availability. The Fire Hazard Map (Figure 6) of North County shows that the level, cultivated valley floors are a low fire hazard area; the lower grassland slopes are a moderate fire hazard area; and that high hazard areas are on the steeper brushland portions of the Prunedale Hills and Gabilan Range. It is important to note that these categories are for wildland fire hazards only; they do not consider structural, property, or population hazards.

Residential development in high fire hazard areas has occurred in the Planning Area, particularly low-density residential developments in the Prunedale Hills.

MISCELLANEOUS HAZARDS

Miscellaneous hazards include pesticides, herbicides, fertilizers, hazardous chemicals, caustic materials, or explosives. The North County Planning Area does not contain any significant manufacturing or refining operations for hazardous chemicals, nor do any industrial operations appear to produce significant amounts of hazardous waste products.

In the cultivated portions of the Planning Area, the use of chemical fertilizers, herbicides, and pesticides is high. This has contributed to nitrate contamination of some groundwater basins and, until recently, a contamination of the food-chain by toxic chemicals whose concentrations in wildlife magnify as each succeeding predator becomes prey for other predators. The development of herbicides and pesticides which affect only specific species and which will chemically break down after a given period of exposure will continue to minimize this hazard.

Infrequent hazards are posed by accidents involving transport of hazardous chemicals, caustics, explosives, or radioactive materials on highways and railroads traversing Monterey County.

Highway 101 and the Southern Pacific rail line are the two most likely candidates for such a mishap because they are most likely to be carrying such materials through Monterey County.

FIGURE 4
SEISMIC HAZARDS

FIGURE 5
FLOOD PRONE AREAS

Figure 6
FIRE HAZARDS

EMERGENCY PREPAREDNESS

Safety planning is concerned with the prevention of hazards and the ability to deal with emergencies should they arise. While prevention is the most cost-effective and least stressful way to save lives and protect property, the County must also be prepared if disaster should strike. The County must anticipate possible needs and be able to respond to all emergencies to the fullest extent of its resources.

The General Plan, on pages 48 and 49, explains the types of affirmative actions needed to respond to widespread emergencies. Further information on these actions can be obtained from the Monterey County Emergency Plan.

AIR QUALITY

Significant sources of air pollution in North County include fuel combustion for electric utilities, industrial processes, pesticide applications, and on-road vehicles. Transport of air pollutants from the San Francisco Bay Area has also been identified as a contributor to local air quality degradation. Despite these pollution sources, the combination of good air flow from sea breezes and North County's generally rural character serve to maintain relatively good air quality in North County.

WATER QUALITY

Groundwater quality in most parts of the Planning Area is generally good, although nitrates and dissolved solids (TDS) are becoming significant contaminants. As shown in Table 1, nitrate contamination of groundwater resulting from fertilizer and pesticide use is becoming a significant problem in some areas. Similarly, high septic system density and suitable soil conditions for nitrate production and migration lead to an increase in nitrates. Localized septic system failure generally leads to surface water contamination.

Table 1 shows that seawater intrusion due to overdrafting is also a significant factor in groundwater quality in North County, and is the major contributor to the increase in TDS. Salt concentrations are highest near McClusky Slough and Carneros Creek, and have been increasing steadily--exceeding public health standards in some areas. Some aquifers near the coast are now unfit for agricultural use due to high chloride content. Generally, chloride concentrations in excess of 350 milligrams per liter will significantly retard crop vitality, and require mixing with better quality water. Some crops grown in coastal areas of Monterey County appear to have better than average tolerance to salinity. Therefore, a chloride concentration of 500 milligrams per liter is considered more meaningful for designating areas with unusable groundwater in North County's coastal areas.

It was mentioned earlier that a significant groundwater problem in the Planning Area is the United

States Geological Survey study area northeast of Prunedale, where groundwater recharge and storage appears to be severely limited due to the fractured granitic nature of the aquifer. This causes well yields to be adequate for several years, then drop significantly as aquifer drawdown progresses. Increased residential density in this area has accelerated this drawdown, with subsequent well failures. Ironically, the area is restricted more by quality than by quantity. This is because an increase in population would mean an increase in septic system effluent (high in nitrates) seeping into the groundwater.

NOISE HAZARDS

Within North County noise emanates from a variety of sources. The most pervasive source of noise is traffic on the more heavily traveled roads and highways. Similarly, noise is produced by trains on the main railroad lines of the Southern Pacific Railroad. More localized noise sources are the industrial sites in Castroville, Moss Landing and Pajaro and the two sanitary landfill sites on Lewis Road and Crazy Horse Canyon Road.

Noise sensitive areas in North County include all of the school locations, Zmudowski and Salinas River State Beaches, and Manzanita and Royal Oaks Parks. Of these noise sensitive locations only Moss Landing, Pajaro and Hall Schools experience average weighted noise levels greater than 60 dBA.

TABLE 1
Groundwater Quality Problems by Subarea

<i>Subbasin and Subarea</i>	<i>Intrusion</i>	<i>Nitrates</i>	<i>Salts Buildup</i>	<i>Landfill Leachate</i>	<i>Naturally Occurring Salts</i>	<i>Trace Elements</i>
<i>Pajaro Valley</i>						
East ^a	----	XXX	XXX	----	----	XXX
Southeast	X	X	----	----	----	XX
South ^a	XX	XXX ^b	XX ^b	XX	----	----
Southwest ^a	XXX	XXX	XXX	----	----	X
<i>Prunedale</i>						
East of San Miguel Road	----	XX	X	----	X	X
West of San Miguel Road	X	XX	X	?	?	XXX
<i>Salinas Valley</i>						
Pressure 180	XXX	XXX	XX	?	----	X
Pressure 400	XXX	X	X	----	?	XX
East	X	XX	?	----	XXX	X
Forebay	----	XXX	XX	----	XXX	XX

The estimated severity of each problem within an individual subarea is indicated as:

- ? May be present; not determined due to lack of data.
- X Present in isolated wells, or considered to be an imminent potential problem.
- XX Present in a significant number of wells, or seriously constrains the usage of water by several individual landowners.
- XXX Present in a significant number of wells, or is a significant threat to public health or economic development in a subarea, based on present standards.

^aLies partially within Santa Cruz County.

^bSan Andreas Road and northern Springfield areas only.

Source: H. Esmaili and Associates, *Nonpoint Sources of Groundwater Pollution in Santa Cruz and Monterey Counties, California*, 1978.

CHAPTER III: HUMAN RESOURCES

The human resources component of this Area Plan encompasses the demographic and socioeconomic analyses of North County. The size, characteristics, distribution, and structure of North County's population, growth trends, and population projections are explored in the demographic section. The social characteristics of the population--level of education, personal income, number of low income households, employment--as well as North County's economic base are analyzed in the socioeconomic section. This data will be the basis for major planning decisions and are essential in forecasting demand for needs such as housing, jobs, land, water, recreation facilities, and transportation.

DEMOGRAPHIC DATA

The population of North County has increased significantly since 1970. Table 2 indicates that the number of North County residents was 29,163 in 1980, an increase of approximately 45% in ten years. North County's percentage increase in population from 1970 to 1980 ranks second only to Toro among Monterey County's eight planning areas, although North County's absolute increase of 9,070 was the highest.

TABLE 2
Planning Area and County Populations in 1970, 1976 and 1980

1970 Location	1976 Population	% Change Population 1970-1976	1980 Population	% Change Population 1970-1980
North County Planning Area 45.1%	20,093	24,808	23.5%	29,163
Monterey County 17.4%	247,450	272,097	10.0%	290,444

Sources: *1970 and 1980 U.S. Census of Population; 1976 Mid Decade Census.*

Table 3 shows the number of persons per square mile in the North County Planning Area. It should be noted that 68.8% of the Planning Area is devoted to agricultural uses. Among Monterey County's eight planning areas, North County ranks seventh in size (113.6 square miles) and ranks third in population density.

North County's racial composition is similar to the countywide profile, with about 70% of the area's residents classified as "White" compared with 69% countywide; and about 30% in the remaining four racial groups (Asian and Pacific Islander; Black; American Indian, Eskimo, Aleut; and "other") versus 31% countywide. Over 36% of North County's population is of Spanish origin compared to the countywide figure of about 26%; 91% of the persons of Spanish origin in North County indicated they were of "Mexican descent."

The median age in North County is very similar to that of the entire County. According to the 1980 Census, the median age of North County residents was 27.4 years versus 27.7 years countywide. The age structure for North County's population shows children and teens (0 to 17 years) at 34.7% versus 28.3% countywide. The 18 to 64 age group is about 59% compared to about 62% countywide; the

percent of 65 and over group is six percent compared to nine percent countywide. These statistics show that North County has proportionately more young people between 0 to 17 years than there are countywide and also has a smaller percentage of residents in the 65 years and over age bracket.

TABLE 3
Population Densities for Planning Area and County

<i>Location</i>	<i>Persons Per Square Mile</i>		
	<i>1970</i>	<i>1976</i>	<i>1980</i>
North County Planning Area	177	218	257
Monterey County	74	82	87

Sources: 1970 and 1980 Census of Population; 1976 Mid-Decade Census.

Population forecasts prepared by the Association of Monterey Bay Area Governments (AMBAG) in 1982 indicate that about 36,100 people will live in the North County Planning Area by the year 2000. In the 1970s the annual growth rate for the North County Planning Area was 3.8%. If a population of 36,100 is to be attained by the year 2000, as projected by AMBAG, the annual growth rate will have to drop to 1.1% between 1980 and 2000. The total increase in population from 1980 to the year 2000 would be 23.7%.

SOCIOECONOMIC DATA

The 1980 Census indicates that the median years of school completed by heads of households for the North County Planning Area was 11.7 versus 8.8 years countywide. Within the Planning Area, the figure ranges from a low of 7.5 years for Pajaro and 9.8 years for Castroville to a high of 14.8 years for the Oak Hills area.

As reported in the 1980 Census the household median income in North County was \$19,946, somewhat more than the \$17,661 median income countywide. The community of Pajaro had the lowest median income level within the Planning Area at \$13,144, or about 74% of the County median. The Oak Hills area had the highest household median income at \$22,567, or 22% greater than the countywide median income. Surprisingly, North County's households earned an average annual income of \$19,895, versus the significantly higher mean of \$21,747 for the entire County.

A significant proportion of North County's population lives in poverty; 10% of the persons living in

North County belong to households whose incomes are below the poverty level, compared with 11% countywide. However, data by census tract varies tremendously from the Planning Area and County norms. Pajaro, for example, has much higher percentages of poverty than all other census tracts, the Planning Area, or the County. Conversely, data for census tracts containing Oak Hills and Prunedale show significantly less percentages of poverty than the Planning Area and County as a whole. The unemployment rates by census tracts also vary widely from the Planning Area and County rates of 10% and 9%, respectively. Highest unemployment, 20% is in Las Lomas, followed by 18% in the Moss Landing area and 14% in the Pajaro Valley. Lowest unemployment rates are in Pajaro (7%), the Oak Hills area (7%) and the Prunedale area (6%).

The economic base of North County is primarily agriculture. The area produces 77% of the County's strawberries, with a cash value of 37.6 million dollars. Artichoke production ranks number two, followed by mushrooms, nursery crops, brussels sprouts, and apples. Agricultural-related industries in North County include Pajaro's cold storage for apples, food processing, and trucking companies; and Castroville's artichoke processing, canning, frozen foods, marketing, and storage operations.

Moss Landing is the primary non-agricultural industrial area in North County. It includes a power generating plant, a magnesia and refractory brick plant, a fishing industry, and several automotive wrecking yards. Castroville has a new industrial park located at the junction of State Highways 1, 156, and 183. It provides 53 industrial lots ranging from one acre in size to five acres. Currently, ten of the 53 lots are occupied.

CHAPTER IV: AREA DEVELOPMENT

The area development component includes discussions of existing land use, proposed land use, holding capacity, transportation, public services and facilities, and housing. 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 by man.

The existing land use analysis examines the pattern of existing development; that is, it examines the extent and location of land developed with various uses. The land use plans contained in this North County Area Plan and the North County Local Coastal Plan LUP/LCP designate the type, location and intensity of all future land uses in North County. The current holding capacity analysis examines the availability of vacant land for various development uses and provides an estimation of total development potential under the General Plan and North County LUP/LCP. The transportation section describes the transportation network for the movement of people and goods. The adequacy of services and infrastructure is analyzed in public services and facilities. The housing analysis describes characteristics and trends in housing supply and housing conditions.

AREA DEVELOPMENT

EXISTING LAND USE

Land uses on North County's 72,720 acres reflect the wide diversity of its geographic features. Except for broad expanses of farmlands on the Planning Area's northern and southern perimeters, land uses in North County often change dramatically and abruptly over very short distances. Figure 7 shows the patchwork of land uses throughout North County.

The dominant land use in North County is agriculture, totaling 50,000 acres (or about 68.8% of the Planning Area). Most large tracts of farmland are located on the northern and southern perimeters of the Planning Area in the Pajaro Valley, the Springfield area north of Moss Landing, and on lands near Castroville, south of State Highway 156. Large expanses of grazing land are located in the Planning Area's southeastern section, east of Highway 101 and stretching into the Gabilan Mountains.

Residential land uses in North County total approximately 4,393 acres (about 6% of the planning area), representing 9,277 housing units in 1980. Major residential centers are the unincorporated communities of Castroville, Moss Landing, Pajaro, Las Lomas, Aromas, and the Prunedale area. A large amount of lower density residential land use is spread throughout the central portion of North County on lots ranging from one to five acres and larger. Much of this residential development may be traced to increased subdivision activity which has occurred in the past decade.

Commercial land uses, totaling 139 acres (about 0.2% of the Planning Area), are concentrated in the area's various communities, particularly Castroville, Prunedale, Pajaro and Moss Landing, and are also located along major highways and roads. Industrial land uses, totaling 638 acres (about 0.9% of the Planning Area) are concentrated in Moss Landing, Castroville, and Pajaro. Heavy industrial uses in Moss Landing are Kaiser Refractories and PG&E's Moss Landing Power Plant; lighter industries include various seafood packing operations and several auto wrecking yards. Industrial uses in Castroville include a sewage treatment plant and several agricultural processing and shipping operations. Among Pajaro's industrial uses are agricultural processing and shipping operations and Southern Pacific's "Watsonville Junction" railroad switching yard.

Public and quasi-public uses in North County total 2,403 acres (approximately 3% of the Planning Area). The most significant portion of this acreage (1,166 acres) is in recreation/cultural uses, primarily Manzanita Park and Royal Oaks Park and Zmudowski, Moss Landing and Salinas River State Beaches. The Elkhorn Slough Estuarine Sanctuary accounts for 1,250 acres and is a natural resource management area.

FIGURE 7
Existing Land Use

FIGURE 7a

Street, highways, and railroads in North County account for 1,822 acres (2.5% of the Planning Area). Three major highways, U.S. Highway 101, State Highway 156, and State Highway 1, traverse the Planning Area on the east, south, and west, respectively. Numerous County roads provide access to the central portion of the Planning Area.

Most of this acreage is located in the eastern portion of North County, although lands in this category are found scattered throughout the Planning Area, especially on steep slopes and in close proximity to Elkhorn Slough.

Major water bodies in North County total approximately 1,730 acres (about 2.4% of the Planning Area), and include Elkhorn Slough, Moro Cojo Slough, Tembladero Slough, and the Pajaro River, located along the northern boundary of the Planning Area.

CURRENT HOLDING CAPACITY

The term "holding capacity" refers to the sum of existing development and potential development allowable under current land use regulations. Although there are many different types of land use regulations which could be considered in the estimation of development potential, the major regulatory constraints are the North County Area Plan, the North County LUP/LCP and zoning. Since this adopted Area Plan supersedes all zoning inconsistent with the General Plan designations, the current holding capacity has been calculated based solely on land use designations of the North County Area Plan and the North County LUP/LCP.

There are 60,177 acres of land in North County currently designated for residential, agricultural, or resource conservation use. Theoretically, if all parcels presently designated for residential use were subdivided to the maximum extent possible, 21,176 homes could be allowed in North County. If the same was done for agricultural and resource conservation designated lands, 755 and 302 units respectively, would be permitted. The 1980 census data indicates that there are 9,277 existing residential units in North County. This figure, subtracted from the above-mentioned build out projections, would yield 12,956 new units in North County. It should be noted that environmental constraints such as steep slopes, poor access, or limited groundwater supplies and General Plan policies such as slope density may significantly reduce the ability to attain the calculated residential holding capacity in the planning area.

A significant amount of new commercial and industrial development may also be allowed under the new land use plans. Land devoted to commercial development could increase from the current 139 acres to a potential 413 acres, a potential increase of 274 acres. Similarly, industrial land use acreages could increase from the current 638 acres to a total of 1,087 acres, a net increase of 449 acres available for new industrial development.

TRANSPORTATION

State Highways

North County contains three major highways (principal arterials) of statewide significance, Highways 1, 101, and 156, which traverse the planning area on the east, south, and west. Highway 183 has a minor arterial function similar to major county roads.

Highway 1 (principal arterial) is a two-lane highway, except for a mile long four-lane section between its intersection with Salinas Road and the Pajaro River/County line; and the four lanes south of Castroville. Also known as the Cabrillo Highway, it is the County's and the State's primary coastal route. In 1980, annual average daily traffic (AADT) volumes on Highway 1 ranged from a low of 12,200 at the junction of Highway 183 to a high of 23,500 at Dolan Road in the Moss Landing area.

Highway 101 (principal arterial) is a four-lane divided highway with many crossovers and intersections, entering the northeastern corner of Monterey County. It connects the communities of Prunedale and Salinas with other communities in the Salinas Valley, eventually exiting into San Luis Obispo County at Camp Roberts. In 1980, traffic volumes on Highway 101 ranged from a low of 26,000 AADT at San Juan Road to 31,000 at its junction with Route 156 near Prunedale. Highway 101 is the County's most prominent trucking corridor.

Highway 156 (principal arterial) is a two-lane highway except for a 1 1/2 mile four-lane section from the Highway 156/1 intersection northeast through Castroville past the Southern Pacific Railroad. Highway 156 provides a major connection between Highways 1 and 101. Traffic volumes (AADT) on Highway 156 in 1980 ranged from a low of 13,100 at the Prunedale junction of Highway 101 to a high of 15,100 at Highway 1 in the Castroville area.

Highway 183 (minor arterial) is a two-lane highway which forms a connection between Salinas and Castroville and merges with Highway 1 at its northwest end. Only the northerly 1.8 miles of Highway 183 (Castroville area) is within the North County Planning Area. Traffic volumes (AADT) on Highway 183 in 1980 ranged from a low of 9,000 at its junction with Highway 1 to a high of 15,500 at its junction with Route 156.

County Roads

County owned roads comprise over half of the County's paved road surfaces. Most of them serve as minor rural and local access routes. However, many County roads, particularly those serving traffic to and from more densely populated areas function as minor arterials and collectors. Average annual daily traffic (AADT) figures for major North County roads are shown in Table 4, with the years 1972, 1980, and 1982 represented for roads with AADTs of at least 2000 in one of those years.

Road and Highway Performance

Performance of the County's roads and highways is evaluated based on level of service (LOS) calculations. Letter grades "A" 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. Major roadways in North County whose present or future traffic loads indicate deficient levels of service include portions of Echo Valley Road, Elkhorn Road, Hall Road, Salinas Road, San Juan Road, and San Miguel Canyon Road. Deficient levels of service also exist or are predicted for portions of State Highways 1 and 156. All are projected to have LOS "E" or "F" by 1995. Special traffic problems exist - primarily relating to traffic safety - on Highway 101 in North County.

As transportation costs continue to increase and traffic congestion also increases carpooling may be one of the few transportation alternatives for North County residents. The scattered development pattern in North County rules out public transportation--only 63 persons out of over 12,000 currently commute by bus. The relatively long commuting distances to employment centers for most North County residents also rules out walking and other modes, such as bicycling--only 5% currently commute by these means.

Scenic Highways and Visual Sensitivity

Thus far, State Highway 156 is the only officially designated Scenic Highway in the Planning Area. This designation applies to the portion of the highway from its intersection with Route 101 and Route 156, west 5.4 miles to a point east of Castroville.

North County, however, is an area of diverse natural landscapes, providing an abundance of visual resources that can be appreciated from a number of roads and highways. Therefore, the Monterey County General Plan, North County LCP/LUP, and this North County Area Plan propose several other roads and highways for the scenic designation. The existing and proposed scenic routes and highways are shown in Figure 8.

The North County LCP/LUP recommends that the following designations be made: Highway 1 from Marina to the County line at the Pajaro River, as a State Scenic Highway; Elkhorn Road from the wooded area south and west of Walker Valley Road to Waugh Road as a County Scenic Route; and Elkhorn Slough as a State Scenic Waterway.

TABLE 4
Annual Average Daily Traffic on Heavily Traveled County Road
Segments^{1/}

Road Name	Limits		Length (Miles)	Year			Percent Change 1972-1982
	From	To		1972	1980	1982	
Aromas Road	San Juan Rd.	Blohm Ave.	.70	2,000		3,500	+ 75
Aromas Road	Blohm Ave.	Carpenteria Rd.	.68	-----	3,500	2,500	-----
Blackie Road	State Hwy 183	Del Monte Ave.	.14	1,500		4,000	+167
Carpenteria Road	San Juan Rd.	Snyder Ave.	1.22	2,200		1,300	- 41
Carpenteria Road	Snyder Ave.	Blohm Ave.	.94	2,100		2,800	+ 33
Carpenteria Road	Blohm Ave.	Aromas Rd.	.24	2,000		1,600	- 20
Carpenteria Road	Aromas Rd.	County Line	.10	1,100		2,650	+141
Castroville Blvd.	State Hwy 156	Elkhorn Rd.	2.50	900		3,500	+289
Castroville Blvd.	Elkhorn Rd.	San Miguel Cyn Rd	3.00	550		3,400	+518
Crazy Horse Canyon Road	San Juan Grade Rd.	2 Miles North	2.00	600		2,050	+242
Dolan Road	State Hwy 1	Castroville Blvd.	3.65	900		2,000	+122
Dunbarton Road	State Hwy 101	San Juan Rd.	.75	1,100		3,100	+182
Echo Valley Road	San Miguel Cyn Rd.	Tustin Rd.	1.96	1,100		2,500	+150
Elkhorn Road ^{2/}	Hall Rd.	Salinas Rd.	1.01	6,000		9,200	+ 53
Hall Road	Elkhorn Rd.	Willow Rd.	.55	6,500	10,300	10,300	+ 53
Hall Road	Willow Rd.	Johnson Rd.	1.63	5,000		8,400	+ 68
Hall Road	Johnson Rd.	San Miguel Cyn Rd.	.68	4,800		7,800	+ 63
Langley Canyon Road	San Miguel Cyn Rd.	End	1.45	1,200		7,800	+108
Las Lomas Drive	Hall Rd.	End	1.60	1,800		2,800	+ 56
Molera Road	State Hwy 1	State Hwy 1	2.98	3,500		1,300	- 63
Pesante Road	State Hwy 101	End	2.70	1,400		2,600	+ 86
Porter Drive	Salinas Rd.	County Line	.22	18,000	27,000	27,000	+ 50
Prunedale North Road	State Hwy 156	San Miguel Cyn Rd.	.82	800		2,700	+238
Railroad Avenue	Salinas Rd.	Allison Rd.	.72	1,000		2,100	+110
Salinas Road	State Hwy 1	Elkhorn Rd.	1.70	3,500	4,800	5,000	+ 43
Salinas Road	Elkhorn Rd.	Porter Dr.	1.50	10,000	14,600	14,600	+ 46

Salinas Road	Porter Dr.	San Juan Rd.	.14	1,600	2,600	2,600	+ 63
San Juan Road	Porter Dr.	Allison Rd.	.79	5,600	9,000	9,000	+ 61
San Juan Road	Allison Rd.	San Miguel Cyn Rd.	2.59	4,500	6,500	6,500	+ 44
San Juan Road	San Miguel Cyn Rd.	Murphy Rd.	.82	3,300	5,800	5,800	+ 76
San Juan Road	Murphy Rd.	Aromas Rd.	1.26	3,100	5,400	5,400	+ 74
San Juan Road	Aromas Rd.	Carpenteria Rd.	2.22	2,400	6,200	6,200	+158
San Juan Road	Carpenteria Rd.	Dunbarton Rd.	.89	2,800	6,800	6,800	+143
San Juan Road	Dunbarton Rd.	State Hwy 101	.36	2,000	4,000	4,000	+100
San Miguel Canyon Road	State Hwy 101	Castroville Blvd.	.77	6,500	12,000	12,800	+ 97
San Miguel Canyon Road	Castroville Blvd.	Echo Valley Rd.	.95	5,500	10,000	10,900	+ 98
San Miguel Canyon Road	Echo Valley Rd.	Hall Rd.	2.96	3,400	6,600	6,600	+ 94
San Miguel Canyon Road	Hall Rd.	Tarpey Rd.	0.45	1,500	3,200	3,400	+127
Tarpey Road	San Miguel Cyn Rd.	San Juan Rd.	1.29	800	1,700	2,000	+150
Werner Road	Salinas Rd.	Elkhorn Rd.	.18	1,500	2,700	3,100	+107
Willow Road	Hall Rd.	Berry Rd.	.17	800	2,000	2,000	+150

NOTES: 1/ AADTs of at least 2000.
2/ Currently not a through road due to flooding.

Source: Monterey County Public Works Department, 1983.

FIGURE 8
Scenic Highways & Visual Sensitivity

Outside the coastal zone, the Monterey County General Plan proposes Crazy Horse Canyon and San Juan Grade Roads for the County Scenic Route designation. Several additional routes are proposed for scenic status by this Area Plan. These are the proposed Highway 101 bypass, along its entire route through the Planning Area; the existing stretch of Highway 101 from Crazy Horse Canyon Road to the county line; and San Miguel Canyon Road, between San Juan and Hall Roads.

The object of identifying and designating scenic routes is, of course, to protect the scenic landscape itself. Those areas that significantly contribute to the scenic beauty of North County's roads and highways, and the Planning Area in general, are identified as visually sensitive in Figure 8. These sensitive and highly sensitive areas will require responsible management if their character is to be retained.

The highly sensitive area shown in Figure 8 is so emphasized because of its prominent regional visibility. The foothills along San Juan Grade Road, besides providing spectacular pristine vistas along that route, are clearly visible from much of the North County and Greater Salinas Planning Areas.

The numerous areas shown as sensitive in Figure 8 may have an aesthetic appeal equaling the highly sensitive area, but they are more limited in exposure of distance, duration, and number of viewers. The Pajaro Valley offers several outstanding scenic areas that are typically viewed from Highway 1, and Salinas, San Juan and San Miguel Canyon Roads. These areas are the prominent hillsides and ridgelines of the valley's southern and eastern sides. More limited vistas, inspired by oak and chaparral studded frontal slopes and ridges, are offered along portions of the existing Highway 101 route, north of Crazy Horse Canyon Road; along the proposed Highway 101 bypass route, south from Crazy Horse Canyon Road; and along the eastern side of Crazy Horse Canyon Road, itself.

As indicated in Figure 8 and the preceding discussion of visual sensitivity, several of the roads and canyons in the Planning Area exhibit unique scenic qualities comparable to existing and proposed scenic routes. Although some of the corridors may contain degraded areas, the potential for their restoration to improve the scenic quality of the area should not be overlooked. In degraded areas of otherwise high scenic value, an ongoing program of visual resource restoration would complement a strong visual resource protection program. Many approaches can be considered, including undergrounding of existing utilities in scenic areas wherever feasible; removal of outdoor advertising signs and other unsightly or unneeded structures and objects; relandscaping cut banks and other hillside scars with native plants; and landscaping to screen visually degraded areas. A special citizens advisory committee should be appointed to study these corridors, including, but not limited to San Juan, San Miguel Canyon, Hall, and Vega Roads.

Public Transit Services

The existing transit system in North County consists of fixed route service provided by Monterey-Salinas Transit (MST) and the Santa Cruz Metropolitan Transit District (SCMTD). Monterey-Salinas Transit currently provides service for a large area in northern Monterey county with bi-hourly service to the Castroville and Prunedale areas. The Pajaro area is currently being served by SCMDT.

Railroad Transportation

The railroad system in North County consists of one main track and one branch track. The main track enters the region in the north at Watsonville Junction, then extends southward through Castroville to Salinas, following Highway 183. The branch line begins at Castroville and follows Highway 1 to the Monterey Peninsula. Watsonville Junction, located at Pajaro, is Southern Pacific's main switching yard for rail freight service in the region.

Water Transportation

The Moss Landing Harbor is located at Moss Landing about 18 miles north of the City of Monterey. The facility is operated by the Moss Landing Harbor District and consists of two harbors. The south facility is primarily for commercial vessels and has 460 berths. The north harbor serves recreational vessels and has 110 berths. Access to the harbor is provided from Highway One at two points. In addition to the harbor facilities, Pacific Gas & Electric Co. maintains an off-shore mooring facility for oil tankers. The tankers serve the electrical generating plant at Moss Landing.

PUBLIC SERVICES AND FACILITIES

Police Protection

Police protection in the North County Planning Area is provided by the Monterey County Sheriff's Department. Most of the Planning Area is covered by vehicle patrols. The California Highway Patrol has jurisdiction and law enforcement powers on all County roads and state highways outside the incorporated cities. The Highway Patrol services the North County Planning Area through a substation located at 19055 Portola Drive near Salinas.

The many activities within state and County parks are handled by park rangers who have limited law enforcement powers. The law enforcement authority of the State Department of Parks and Recreation is limited to areas within the state parks system. Additionally, rangers of the Monterey

County Parks Department are authorized to enforce park ordinances, protect park property and maintain the peace within County parks. A number of other law enforcement agencies have jurisdiction in North County that provide more specific functions. The Department of Fish and Game, for example, enforces laws concerning the illegal harvesting of animals.

Fire Protection Services

Fire protection services within the Planning Area are provided primarily through special districts. These districts include the Aromas Tri-County and North County Fire Protection Districts. The Pajaro Community Services District contracts with the North County Fire Protection District to provide fire protection in Pajaro. All fire protection districts and city fire departments in Monterey County now participate in a countywide mutual aid agreement.

The Aromas Tri-County Fire Protection District serves the northeast portion of the Planning Area as well as parts of San Benito and Santa Cruz Counties with its station in Aromas. The rest of North County, including the communities of Castroville, Las Lomas, Prunedale, Moss Landing and Pajaro is served by the North County Fire Protection District. The District has three stations; in Las Lomas, Prunedale, and the headquarters station in Castroville.

A major fire service provider in the Planning Area is the California Department of Forestry. The Department provides wildland fire suppression over most of North County.

Education Facilities

The North County Planning Area contains three elementary school districts. These include Lagunita, North Monterey County Unified, and Pajaro Valley Unified School Districts. The Lagunita School District services the southeastern portion of the Planning Area. This district has the smallest number of enrolled students of any school district in the County. The North Monterey County Unified School District serves the Castroville, Moss Landing and Prunedale areas, and the Pajaro Valley Unified School District serves the towns of Aromas and Pajaro and surrounding areas.

High schools are provided for through the North Monterey County Unified School District, supporting a high school near Castroville, and through the Pajaro Valley Unified School District with a high school in Watsonville.

Parks and Recreation Facilities

North County Planning Area residents have access to a variety of park and recreation opportunities. Recreation is offered through state beaches, county parks and special district parks.

There are three state parks in North County which are all categorized as state beaches. The largest is the Salinas River State Beach, totaling about 246 acres at the mouth of the Salinas River. Zmudowski State Beach is the next largest State Beach in the Planning Area with 176 acres, and Moss Landing State Beach is the smallest with 55 acres. The Elkhorn Slough Estuarine Sanctuary is open for "passive" recreation, such as bird watching, nature hikes, and wildlife photography.

The largest portion of recreation space in North County is provided by County parks. Although currently under development, Manzanita Regional Park will provide County residents with 464 acres of park space overlooking the Elkhorn Slough. Royal Oaks Regional Park currently contains 122 acres and features picnic areas, play fields, tennis and basketball courts.

Many of the County's local community parks are provided for through special districts. One such district, the Castroville Public Recreation District, operates four facilities totaling 5.1 acres. In addition, the Pajaro Community Services District maintains a small, 0.25 acre playground in Pajaro.

The Moss Landing Harbor District also maintains a small park facility, Kirby Park, at the northeast shore of Elkhorn Slough. Currently no recreation plan exists to develop Kirby Park.

Historic Sites

Table 5 lists those sites and structures of historical interest in the North County Planning Area. Only the site of the "Casa Materna" or "glass house" is on the California Historic landmark register, making it the only officially recognized historical site in the Planning Area. The Casa Materna structure, originally located on a bluff overlooking the Pajaro Valley, was destroyed in 1962. The remaining structures have all been identified as having historical interest in a preliminary survey of potential historic structures. They have been noted either because of their age or their significant role in the County's history.

Domestic Water Services

As indicated in Table 6, just over half of North County households (57%) are connected to a public or private water system that provides service to six or more housing units. Private wells provide water to most homes in North County's rural areas although 79 housing units are reported as being provided with water from other sources. According to the 1980 Census, there are 175 housing units in North County without plumbing and thus without running water.

TABLE 5
North County Historic Sites

HISTORIC SITES	DATE (CIRCA)	LOCATION/STREET ADDRESS
Moss Landing		
1 Moss House/Pacific Coast Steamship Company	1870	Moss Landing Road
2 Hovden Cannery	1906	Sandholdt Road
3 Moss Landing Post Office	1927	Moss Landing Road
4 Old Springfield School	1874	Highway 1
Castroville		
5 First Private School	1870	10780 McDougal Street
6 Juan Bautista Castro House	1868	10801 Merritt Street
7 Castroville School	1869	10700 Merritt Street
8 Native Sons of the Golden West	1869	10701 Merritt Street
9 Commercial Building	1940	10685 Merritt Street
10 J. B. Rogers-Cooper House	1869	10599 Merritt Street
11 Japanese School	1936	11199 Geil Street
Pajaro		
12 Valley View Hotel	1930	540 Salinas Road
13 Old Pajaro School	1880	430 Salinas Road
14 Old Chinese School	1900	18 Brooklyn Street
15 Residence (Chinatown)	1900	22 Brooklyn Street
16 Residence (Chinatown)	1900	26 Brooklyn Street
17 Porter-Vallejo House	1880	29 Bishop Street
18 Edward Phinet House	1930	100 Salinas Road
19 Residence	1854	1372 San Juan Road
20 Clough House	1872	1478 San Juan Road
21 Residence	1880	1615 San Juan Road
22 Residence	1920	1666 San Juan Road
23 Rowe House	1880	1767 San Juan Road
Aromas		
24 Aromas Union School	1925	Blohm Avenue and Carpenteria Road
25 Weeks House	1860	176 Aromas Road
Prunedale		
26 Prunedale Senior Citizens Center	1900	8300 Prunedale North Road

Source: Monterey County Historical Coordinator, 1983.

TABLE 6
Source of Water and Type of Sewage Treatment for North County Housing Units

<i>Census Tract (Area)</i>	<i>Year-Round Housing Units</i>	<i>SOURCE OF WATER</i>				<i>MEANS OF SEWAGE DISPOSAL</i>			
		<i>Public or Private Water System</i>	<i>Well Source</i>	<i>Other Source</i>	<i>Percent on Public or Private System</i>	<i>Public Sewer System</i>	<i>Septic Tank or Cesspool</i>	<i>Other Means</i>	<i>Percent on Sewer System</i>
101 (Pajaro Valley)	1,230	566	651	13	46%	255	955	20	21%
101 CDP (Pajaro) ¹	383	363	20	0	95%	357	26	0	93%
102.01 (Hall District)	415	183	232	0	44%	44	356	15	11%
102.01 CDP (Las Lomas) ¹	456	426	30	0	93%	77	370	9	17%
102.02 (Hidden Valley)	1,034	298	705	31	29%	42	978	14	4%
103.01 (Oak Hills)	2,854	1,515	1,326	13	53%	842	1,961	51	30%
103.02 (Moss Landing) ²	457	248	197	12	54%	137	910	10	30%
104 (Casroville)	1,252	1,191	61	0	95%	1,188	36	28	95%
105.01 (Prunedale) ²	1,125	48	634	10	43%	78	1,047	0	7%
			-	-			-	-	
Total Planning Area	9,206	5,271	3,856	79	57%	3,020	6,039	147	33%
Total County	103,236	94,247	8,189	800	91%	85,565	16,915	756	83%

NOTES: 1. CDP stands for Census Designated Place; CDP data are counted separately from the parent census tract.

2. Census tracts split with the Greater Salinas Planning area.

Sources: 1980 U.S. Census of Population; AMBAG

There are nine providers of water service within the Planning Area. The largest water service provider is Water West, providing water service to Las Lomas, Oak Hills, and Rancho Del Monte with about 1,300 connections in these areas. The next largest single provider services is the Castroville County Water District with about 850 service connections in Castroville. Another major water service provider is the Aromas County Water District with over 400 service connections in Aromas. Water service for the community of Pajaro's 330 connections has been provided in the past by the City of Watsonville. Continued deterioration of this service and inadequate fire flows prompted the establishment of the Pajaro Community Services District. The District's upgrading of this essential service will be completed with the construction of new water mains and new wells. In addition to its authority as sole water service provider within its boundaries, the District also provides for street lighting and the previously mentioned fire protection and neighborhood park.

Smaller water service providers include Koontz Water Service, with about 125 service connections in the Berta Canyon area; Moss Landing Harbor District, a special district with 116 service connections; and Sunny Mesa, a special district serving the Sunny Mesa subdivision with 67 service connections.

Wastewater Facilities

As can be expected with a predominantly rural area, septic tanks and cesspools are the most prevalent means of sewage disposal in North County. Table 6 indicates that public sewer systems serve only one third of North County's housing units. According to the 1980 Census, some 147 housing units in North County use other, illegal means of sewage disposal, including an individual sewer line running to a creek or lake, units with a privy, and other arrangements.

Wastewater treatment facilities for North County's sewerred areas are provided by three special districts and one private company. The Pajaro County Sanitation District contracts for a capacity share of Watsonville's sewage treatment plant to provide service for Las Lomas, Sunny Mesa, the Pajaro Golf Course Annex, and Pajaro. The Monterey Regional Water Pollution Control Agency provides sewage treatment in its regional plant for areas within the Moss Landing and Castroville County Sanitation Districts. Within the Castroville CSD are Castroville, Monte del Lago Mobile Estates park, North County High School, and two areas flanking the high school on the east side of Castroville Boulevard.

A private treatment or "package" plant services the 563-home Oak Hills subdivision on Highway 156. The plant is operated through a private company and provides primary level treatment. The Oak Hills plant is designed to handle 60 thousand gallons per day, but the capacity of this plant is actually deficient during times of prolonged rain. Heavy rains can cause settling ponds at the plant to overflow or leak, and spray fields to become oversaturated. Sewage effluent has found its way to adjoining Moro Cojo Slough, thus contaminating parts of this environmentally sensitive habitat.

Solid Waste Disposal

Solid wastes in the North County Planning Area are disposed of at the Lewis Road Disposal site. The site, which is owned by the County but operated under contract, contains 135 acres and accepts about 73 tons of solid waste per day. The site has the potential to accept future wastes for the next 30 years.

The City of Salinas has its solid waste disposal site located along Crazy Horse Road, also in the Planning Area. The site, which is owned by the City and operated under contract, contains 135 acres and accepts about 73 tons of solid waste per day. With a site life extending only for the next ten years, the future potential for the site is limited. By 1990 the City will probably need to locate another solid waste disposal site.

HOUSING

Pertinent data on North County's household, housing, and housing unit characteristics are summarized from the 1980 U.S. Census in Table 7.

The North County Planning Area contains 8,513 households inhabited by 28,915 people, producing an average household size of 3.4 persons. The relatively large size of North County households (the countywide average is 2.85 persons per household) indicates a continuing need for larger individual housing units in North County.

Between 1970 and 1980 North County had an increase in housing stock of 3,532 units. This represents a dramatic 61.5% increase over the decade, compared with a 36.6% increase in housing stock for the entire County. The major factor in the recent growth and development of North County has been the high rate of subdivision activity. Almost all subdivisions approved in North County between 1975 and 1978 were in the area south of the Pajaro Valley and east/southeast of Elkhorn Slough. During this period, approximately 1,450 residential lots were created using the minor subdivision process; by contrast, 700 residential lots were created during this time period under the standard subdivision process. About 50% of all lots created by subdivision were located in Prunedale.

Single family homes are the most prevalent housing units in North County. In 1980, single family homes comprised 71% of North County's housing stock, followed by mobile homes with 14.6%, 5+ unit complexes with 8.4%, and 2-4 unit complexes with 5.9%.

Housing availability is generally shown through the balance between owner-occupied and rental housing. Ideally, the housing stock should be split fifty-fifty between owner-occupied and rental units. The North County area has a disproportionate share of 70% owner-occupied to 30% rental units. The County as a whole contains a more even distribution by comparison, with 53% of the housing stock owner-occupied and 47% in rental units. The effective vacancy rate for the North County

Planning Area shows that housing availability is critically low. The Planning Area has an effective vacancy rate of 1.8% in for sale units and 2% in rental units and with an overall effective vacancy rate of 3.8%. Still, this is somewhat higher than the County's effective vacancy rate of 3.3%.

Table 7 shows that homes in North County were valued at a median of \$87,888, slightly higher than the County median home value of \$86,500. Conversely, median rent in 1980 for North County, at \$228, was significantly lower than the \$263 median rent for the County. Other factors tend to offset North County's lower median rent as a housing advantage, however. Foremost among these factors is the median size of housing units. North County's 1980 median housing unit size of 3.12 rooms is much smaller than the countywide median of 4.7 rooms. Overall housing conditions for North County also tend to be inferior to the County as a whole. The proportion of household population living in overcrowded units is 29% for North County, compared with 20% for the entire County. The average household size in overcrowded units is also greater: 5.9 persons per household in North County compared with 5.6 for the County. The 1980 U.S. Census also shows that the proportion of housing units without plumbing in North County, 1.9%, is much greater than the County's 0.9%. The foregoing information indicates that a substantial portion of North County residents are living under substandard housing conditions.

TABLE 7
Selected Housing Information for the North County Planning Area

HOUSEHOLD CHARACTERISTICS

	<i>Total Households</i>	<i>Family Households</i>	<i>Non-Family Households</i>	<i>One Person Households</i>	<i>One Person 65+</i>	<i>Female Head with Child Under 18</i>	<i>Large Households 6+</i>	<i>Household Population</i>	<i>Persons Per Unit</i>	<i>Owner Occupied</i>	<i>Renter Occupied</i>
Planning Area	8,513	7,267	1,246	947	354	429	1,024	28,915	3.40	5,948	2,565
Total County	95,734	70,211	25,523	20,183	7,230	6,643	6,768	272,425	2.85	50,794	44,940

HOUSEHOLD CHARACTERISTICS

	<i>Total Housing Units</i>	<i>Total Year-round Housing Units</i>	<i>Seasonal and Migratory Units</i>	<i>Vacant Second Homes</i>	<i>Vacant Other</i>	<i>Vacant For Sale</i>	<i>Vacant For Rent</i>	<i>Vacant Year-round Total</i>	<i>Vacant For Sale/Rent Total</i>	<i>Gross Vacancy in Percent</i>	<i>Effective Vacancy In Percent</i>
Planning Area	9,234	9,206	28	78	186	162	190	616	352	6.7	3.8
Total County	103,557	103,557	321	1,833	2,219	1,091	2,359	7,502	3,450	7.3	3.3

HOUSING UNIT CHARACTERISTICS

	<i>One Room</i>	<i>2-3 Rooms</i>	<i>4-5 Rooms</i>	<i>6+ Rooms</i>	<i>Median Size</i>	<i>Overcrowded Owner</i>	<i>Overcrowded Rental</i>	<i>Persons in Overcrowded Units</i>	<i>Average Household Size In Overcrowded Units</i>	<i>Units Without Plumbing</i>	<i>Units Without Plumbing and Overcrowded</i>	<i>Median Home Value</i>	<i>Median Home Rent</i>
Planning Area	143	1,541	4,137	3,385	3.12	608	807	8,394	5.93	175	52	\$279.99	\$228

												8	
Total	2,597	20,618	47,694	32,327	4.70	3,137	6,583	54,466	5.60	917	314	86,500	263
County													

Source: 1980 U.S. Census of Population

PART II: AREA PLAN

CHAPTER V: THE PLAN

THE PLAN

This plan focuses on the balancing of present character and future needs, conservation of resources and opportunities for development, and the sentiments of local communities. The foundation of the plan is the body of goals, objectives and policies of the Monterey County General Plan. All of those goals, objectives, and policies shall apply to North County and be supplemented by the policies in this plan. The North County Area Land Use Plan shall supersede previous general plans for this area, including the recently adopted countywide land use plan. It will not, however, supersede the certified North County Land Use Plan (Local Coastal Program) for the area within the coastal zone. The North County Area Land Use Plan was adopted as an amendment to the Monterey County General Plan and is consistent with the intent and philosophy of that plan.

Major assumptions and issues of the North County Area Plan include the following:

ASSUMPTIONS

1. Scenic qualities and open space in North County are valued resources worthy of protection.
2. Agriculture (farming and grazing operations) will be viable in the foreseeable future, and is worthy of protection.
3. Existing communities in North County are expected to remain unincorporated, with needed services provided by the County or special service districts.
4. Based on current sewage capacities and short-term projections of capacities, the only areas in North County able to accommodate additional development at densities greater than one unit per acre are those areas presently within or subsequently annexed to the Pajaro, Moss Landing and Castroville County Sanitation Districts.
5. Additional sewage treatment capacities for the Moss Landing and Castroville County Sanitation Districts currently depend on being allowed increases by the regional sewage treatment plant in Marina. Additional sewage treatment capacity for the Pajaro County Sanitation District depends on purchasing additional capacity from Watsonville, beyond the expansion now proposed.
6. The Local Coastal Program's North County Land Use Plan will continue to regulate land use in the coastal zone and will not be superseded by this area plan.

7. Federal, state and county standards for public health, safety and welfare will not be changed significantly and will be judiciously administered and enforced.
8. The County will continue its support and commitment for a freeway realignment of Highway 101 (i.e. the so-called Highway 101 Bypass).
9. County, state and federal budget limitations will continue to significantly restrain construction of major capital improvements.
10. The private automobile will continue to be the dominant form of transportation in North County despite the ever- increasing cost.
11. Current water shortage and/or water quality problems will preclude significant development increases in many areas until those problems are solved.

ISSUES

Soil Erosion

1. The removal of native vegetation and the disturbance of sandy soils only of North County's hillsides have created severe soil erosion problems. How can this resource be managed to avoid erosion's effects, such as scarred, barren hillsides; rivers, creeks, and sloughs choked with siltation; and property damage from excessive runoff?
2. Enforcement of the existing erosion control ordinance is inadequate.
3. Landscaping is often inadequate to control erosion on newly developed lots.
4. Large domestic animals, such as horses and cows, are often kept on small residential lots. The disturbance and removal of vegetative cover by these animals from trampling and overgrazing has led to severe erosion and runoff problems, primarily where such activities have taken place on steep slopes with sandy soils.

Retention of Farmlands and Grazing Lands

1. Considerable development pressure exists to convert valuable agricultural lands to urban uses, particularly where urban land uses already adjoin agricultural lands such as Castroville and Pajaro.
2. The viability of agricultural lands can be reduced by conflicting land uses; what methods should be incorporated in the North County Area Plan for preserving viable agricultural lands?

Adequacy of Water Resources

1. All three major groundwater basins underlying North County experience long-term overdraft conditions.
2. Overdrafting in the Pajaro-Springfield Basin is causing saltwater intrusion along the coast between Moss Landing and the Pajaro River. Similarly, the Pressure Area of the Salinas Valley Basin is experiencing a substantial salt water intrusion problem between the Salinas River and Moss Landing, extending eastward for several miles.
3. Overdrafting in the Prunedale Basin and the East Side Area of the Salinas Valley Basin has caused gradual declines in groundwater surface levels. In the Prunedale Groundwater Shortage Area the overdrafting problem has become especially acute, with some wells drying up completely.
4. Chronic groundwater overdrafting in North County has led to consideration of a number of additional water supply strategies, including tapping a deeper aquifer, importing water from within or outside the County, water conservation and wastewater reclamation. To which of the options, if any, should the County commit itself? And which would be of greatest benefit to North County residents?

Flooding

1. Each rainy season many areas of North County are prone to periodic flooding. These areas include low-lying farmlands in the Pajaro and Salinas Valleys, and lands along Carneros and Prunedale Creeks. Flooding problems have gradually intensified due to increased runoff from cultivation and development of hillsides, various obstructions of or modifications to drainage channels, and increased development in flood-prone areas.
2. Small agricultural irrigation reservoirs located on hillsides or hilltops pose significant hazards for downhill residents if not properly constructed and maintained. How can these potential hazards be mitigated?

Adequacy of Water Quality

1. Localized contaminants, such as nitrates, saltwater intrusion, salts buildup and trace elements, threaten groundwater quality in a number of areas. How can the County alleviate these threats to the water supplies of North County residents?
2. What steps should be taken to ensure adequate future capacity of wastewater treatment systems?

Air Quality

1. Pesticide applications comprise the single largest source of air pollution in Monterey County and the emissions from this source have more than doubled between 1977 and 1981. The intensive use of pesticides is prevalent throughout North County, with potential but unknown chronic health effects on North County's residents.

Land Use

1. Land uses in adjacent counties could impact the North County Planning Area. What mechanisms could be used to alleviate this problem?
2. As intensive industrial and residential development extends further south in Santa Cruz and Santa Clara Counties, North Monterey County becomes the likely extension of this trend. How might this potential development be prevented from having deleterious effects on North County's existing land uses and its resources?
3. Much of the existing commercial and residential development in North County has taken place in a random, disjointed manner. To what extent should these existing land uses be built upon as the foundation for future planning efforts in North County?
4. Although an agricultural activity, commercial mushroom farming bears greater resemblance to industrial land use activities than to traditional onsite, soil dependent farming. Where and how can mushroom farms and other agricultural producers not dependent on farmland soils be located to ensure consistency with General Plan policies and minimize conflicts with neighboring land use activities?

Commercial and Employment

1. Is there adequate commercially designated space in North County for anticipated growth and is it appropriately located?
2. North County already has three major employment centers-- Castroville, Moss Landing, and Pajaro. Providing for additional employment centers, such as new industrial sites, could compete with existing industrially-designated sites and cause unwanted growth pressure in surrounding areas.
3. A significant number of North County residents operate private businesses at their homes, contributing significantly to individual household incomes and the area's economy. These so-called "cottage industries" can also create land use conflicts such as excessive noise and traffic problems in residential neighborhoods. Should the County allow for cottage industries in North County's residential areas? If so, under what conditions?

Transportation

1. Increasing traffic congestion and hazardous driving conditions on State Highways 1, 101, 129 (in Santa Cruz County), and 156 are causing a partial shift of through traffic to major county roads. This trend of increasing through traffic on County roads has become a nuisance, as well as a safety issue for local residents.
2. What additional provisions should be made for public transit and carpooling?
3. There are currently a number of easements for riding and hiking trails in North County. Should the County take an active role in requiring dedication of new easements, maintaining the trails, and assuming liabilities for the use of the trails?
4. Curbs and gutters have been a County requirement for development in many rural areas. In the interests of maintaining North County's rural character would it be appropriate to amend the current standards for curbs and gutters?

Preservation of Scenic Resources

1. The rural character and the variety of scenic aspects of North County will require special attention if they are to be preserved. The interplay of vegetation and landform is particularly valued.
2. Development in certain areas of high or critical visual sensitivity, such as on ridgelines, could be particularly damaging to North County's scenic qualities. What methods can be employed to protect these areas of critical sensitivity?
3. Many of North County's major thoroughfares and smaller rural roads offer outstanding pastoral scenery for travelers and residents. What methods should be pursued to maintain and enhance these scenic corridors?

Public and Community Services and Facilities

1. The County has been criticized in the past for the lack of public and community service provided the residents of North County. What specific services are needed, and where?
2. Public services and facilities in Pajaro have been provided under contract by the City of Watsonville. A new community services district has been formed for Pajaro to consolidate and upgrade such services and facilities as water, fire, streetlights, and a neighborhood park. Should similar districts or special service districts be formed in other North County communities to promote local control?
3. In some instances, special service districts have functions and responsibilities that overlap each other and other jurisdictions. What type of remedies should be used to alleviate this

problem?

SUPPLEMENTAL POLICIES*

Natural Resources

Soils and Agricultural Lands

- 3.1.1.1 (NC) Responsibility for the enforcement of ordinances concerning soil erosion violations shall be assumed cooperatively by the Building Department, the District Attorney Office, and/or the County Counsel Office.
- 3.1.1.2 (NC) Where indigenous vegetation is removed illegally violators shall be required to replant the disturbed area and stabilize the soil using native plants to the extent feasible.
- 3.1.4 (NC) Where any land use activity results in repeated, excessive runoff or soil erosion, the County shall require that the problems created by such activities be remedied by the property owner. For the purposes of this policy, excessive runoff and/or erosion are defined as that in excess of the runoff or erosion produced from the land under undisturbed conditions. All landowners shall be encouraged to retain runoff and eroded soil on-site, but where this is not feasible, sufficient improvements must be made to prevent alteration of or damage to, natural drainage channels and downstream property. For each violation the County shall set a time period of up to two years to allow conformance with this policy. Should runoff and erosion problems continue beyond the established time period the County may issue an order to discontinue the land use activity and convert the property to a less intensive land use.
- 3.1.5 (NC) The County shall actively pursue cooperative soil conservation and restoration programs with neighboring counties within shared watershed basins.
- 3.2.4 (NC) Except in areas designated as medium or high density residential or in areas designated as commercial or industrial 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:

* These policies are supplemental to the goals, objectives, and policies of the countywide General Plan; readers are reminded to use the General Plan and the North County Area Plan when reviewing planning matters in the North County Planning Area.

1. Those portions of parcels with 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 develop able because of plan policies, an extremely low density of development should be allowed.

- 4.2.2 (NC) Large acreages in higher elevations and on steeper slopes should be preserved and enhanced for grazing, where grazing is found to be a viable use.

Water Resources

- 5.1.3 (NC) Developments shall be designed to maximize groundwater recharge capabilities and to minimize runoff from the property.

- 6.1.3 (NC) A groundwater management plan shall be developed and implemented for all groundwater basins or sub-basins in North County. The plans shall identify methods to promote recharge protection, erosion control, drainage management, water quality control, and safe, long-term yields of aquifers. These methods may include, but shall not be limited to water conservation measures, development of additional long-term water resources, pumping restrictions on existing and future wells, and land use restrictions. Ground water management plans for North County shall be coordinated with other jurisdictions sharing responsibility for planning the use of water resources.

- 6.1.4 (NC) New development shall be phased until a safe, long-term yield of water supply can be demonstrated and maintained. Development levels that generate water demand exceeding safe yields of local aquifers shall only be allowed once additional water supplies are secured.

- 6.2.2 (NC) The County shall place a high priority on water development projects that can offer a viable water supply to water-deficient areas in North County.

Vegetation

- 7.1.3 (NC) To retain the viability of threatened or limited vegetative communities and animal habitats, to promote the area's natural scenic qualities, and to preserve rare, endangered and endemic plants for scientific study, the conservation of North County's remaining tracts of native vegetation shall be given high priority.
- 7.2.2.1 (NC) The County shall discourage the planting of non- native, invasive plant species, and shall disallow the use of these plants in fulfilling landscaping or revegetation requirements imposed as conditions of discretionary permits.
- 7.2.2.2 (NC) The Planning Department shall prepare lists of commonly available plant species suitable for a variety of landscaping applications in North Monterey County. The plant lists shall include drought-tolerant species, fire-resistant species, and species capable of increasing soil stability; plant species endemic to North County shall be noted on the lists. The Planning Department shall also prepare a list of commonly available, non-native, invasive plant species to discourage the planting of those species. All plant lists shall be made available to the public upon request, and issued with all building or grading permits.
- 7.2.3 (NC) Property owners shall be encouraged to cooperate with the County in establishing conservation easements over areas of native vegetation.
- 8.2.1 (NC) The County shall discourage the removal of healthy, native oak and madrone trees in North Monterey County. A permit shall be required for the removal of any of these trees with a trunk diameter in excess of six inches, measured two feet above ground level. Where feasible, trees removed will be replaced by nursery-grown trees of the same species and not less than one gallon in size. A minimum fine, equivalent to the retail value of the wood removed, shall be imposed for each violation. In the case of emergency caused by the hazardous or dangerous condition of a tree and requiring immediate action for the safety of life or property, a tree may be removed without the above permit, provided the County is notified of the action within ten working days. Exemptions to the above permit requirement shall include tree removal by public utilities, as specified in the California Public Utility Commission's General Order 95, and by governmental agencies.

Environmentally Sensitive Areas

- 11.1.6 (NC) Environmentally sensitive areas should be preserved as open space. When an entire parcel cannot be developed because of this policy a low- density, clustered development may be approved. However, the development should be located on those portions of the land not biologically significant so that the development will not upset the natural functioning of the ecosystem in which the parcel is located.

Archaeological Resources

- 12.1.8 (NC) The North County Archaeological Sensitivity Map shall be used in interpreting General Plan policies which address the requirements for field inspections in moderate and high archaeological sensitivity zones; this map shall be updated as dictated by new research and information.

Environmental Constraints

Seismic, Geologic, Flood, and Fire Hazards

- 15.1.1.1 (NC) The North County Seismic Hazards Map shall be used to delineate high seismic hazard areas addressed by policies in the General Plan.
- 16.2.1.1 (NC) Site plans for new development shall indicate all perennial or intermittent streams, creeks, and other natural drainages. Development shall not be allowed within these drainage courses, nor shall development be allowed to disturb the natural banks and vegetation along these drainage courses, unless such disturbances are with approved flood or erosion control or water conservation measures.
- 16.2.11 (NC) New development in North County shall be required to limit peak storm runoff to pre-project or pre-soil disturbance levels, unless otherwise dictated by the Monterey County Flood Control and Water Conservation District (MCFCWCD). Runoff shall be limited by construction of detention ponds or other approved measures. In areas where the potential for erosion also exists, detention ponds shall be constructed for the dual process of storm water detention and sediment control.
- 16.2.12 (NC) Specific entities, such as homeowners associations or County service districts, shall be established and made responsible for the maintenance of detention ponds and other runoff and erosion control devices.
- 16.2.13 (NC) Newly developed areas that drain into Merritt Lake and Tembladero Slough shall be annexed to the Monterey County Flood Control and Water Conservation District to provide for the maintenance of drainage facilities.
- 17.3.1.1 (NC) All private driveways within newly created lots shall allow all-weather access by the local fire department's largest and heaviest vehicles. All height clearances and turns on these driveways must accommodate these vehicles.
- 17.3.1.2 (NC) In high and very high wildland fire hazard areas roof construction of fire retardant materials shall be required as approved by the fire protection district. For roof replacement and new wall construction, the use of fire resistant materials is recommended but not required.
- 17.3.1.3 (NC) The North County Fire Hazards Map shall be used to identify areas of high and fire hazard as addressed by policies in the General Plan.
- 17.3.1.4 (NC) Dead-end access roads in excess of 150 feet shall satisfy the Fire Department's needs for turning around fire-fighting apparatus.

17.3.1.5 (NC) Alternate routes of escape that will safely handle evacuations and emergency equipment should be established. In areas of high and very high wildland fire hazard as designated by the California Department of Forestry, no private dead-end road or cul-de-sac should be over 1,000 feet in length. In cases where the development is to be served by a dead-end road over 1,000 feet in length, the County Planning Department staff shall meet with a representative of the local fire protection agency and the developer to formulate a plan for provision of a secondary access. Such a plan for secondary access shall be implemented by the developer during pending and/or subsequent phases of development. If secondary access cannot be developed or if, in the case of individual lots of record the requirement for secondary access would place an unfair economic burden on the property owner, other alternatives to mitigate safety concerns should be considered.

17.4.14 (NC) New residential structures shall be required to have smoke detectors installed in approved locations. New residential structures with chimneys shall be required to have approved spark-arresting screens or devices. These fire safety devices shall also be required of all residential structures being resold.

Water Quality

21.2.2.1 (NC) In areas where there is evidence that groundwater quality is being degraded due to contamination by on-site septic systems and sewer service is not available, development shall be allowed only on parcels with adequate area and soil characteristics to treat and absorb the wastewater without causing further degradation of local ground and surface waters.

Area Development

Land Use

26.1.1.1 (NC) New commercial development or intensification of existing commercial development shall first require a use permit. The proposed development shall be reviewed by the Planning Department and a local land use advisory committee to assess traffic, noise, visual and/or other impacts on the surrounding area.

26.1.4.3 (NC) A standard tentative subdivision map and/or vesting tentative and/or preliminary project review subdivision map application for either a standard or minor subdivision shall not be approved until:

- 1) The applicant provides 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.

26.1.6.1 (NC) Where new development is permitted in sensitive or highly sensitive areas as shown on the Scenic Highways and Visual Sensitivity Map, the landscaping, building design and siting of the development shall be critically reviewed to maintain the scenic value of the area.

26.1.6.2 (NC) Neither paved nor concrete sidewalks shall be required in residential subdivisions in which all of the lots are one acre or larger.

26.1.6.3 (NC) The steep, heavily vegetated slopes along the east side of Carpenteria Road, at the County line, provide an unusually scenic southern approach to the community of Aromas. All new development on parcels fronting the east side of Carpenteria Road shall therefore provide for the protection and enhancement of the natural and scenic qualities of these frontal slopes.

27.1.2.1 (NC) The moratorium imposed by the County on lot divisions in the Prunedale Groundwater Shortage Area shall be maintained until the water supply and quality issues are resolved.

27.3.1.1 (NC) The County shall establish an ordinance for home-operated businesses in residential areas (so-called "cottage industries"). Such businesses shall require a use permit. Conditions of use permits for cottage industries 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; that the entire operation be conducted indoors; 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.

30.0.5.1 (NC) Land designated for farmland and grazing uses shall be assessed and taxed accordingly.

30.0.6.1 (NC) Greenhouses and other commercial agricultural enterprises (including animal husbandry) that are not on-site soil dependent or which degrade soil capabilities may be considered for development or expansion only with a use permit.

- 30.0.6.2 (NC) The establishment of new and expansion of existing commercial mushroom growing operations shall be allowed by use permit in areas designated for Farmlands, Rural Grazing, Permanent Grazing, and Industrial land uses. Construction, replacement, reconstruction, or retrofitting of existing mushroom operations resulting in increased production shall be allowed by use permit. Potential impacts to drainage, air and water quality, traffic, noise, scenic quality, and any other adverse effects shall be mitigated to the maximum extent feasible. Installation of environmental control methods (for air, traffic, water, noise, and visual impacts) brought by regulatory agencies shall require review and approval by the Director of Planning.
- 31.1.3 (NC) The County shall require approval by the Monterey County Board of Supervisors before construction or installation of new public utilities facilities within the North County Planning Area by local governmental agencies whose jurisdiction lies entirely outside of Monterey County.
- 35.1.3 (NC) Conversion of uncultivated lands to crop lands shall not be permitted on slopes in excess of 25%.
- 35.1.4 (NC) Conversion of uncultivated lands to crop lands on lands having a slope of 15% or greater shall require a use permit. Approval of the use permit shall follow the submission of an adequate management plan. These plans should include analysis of soils, erosion potential and control, water demand and availability, proposed methods of water conservation and water quality protection, protection of important vegetation and wildlife habitats, rotation schedules, and such other means appropriate to ensure the long-term viability of agriculture on that parcel.
- 36.0.3 (NC) Areas which have further division or additional density restrictions in place by zoning designation on the date of adoption of this general plan shall be executed in accordance with such restrictions and zoning designation as part of the implementation process.
- 36.0.4 (NC) Except in areas designated as medium or high density residential or in areas designated as commercial or industrial where residential use may be allowed, an applicant wishing to apply for a subdivision under the countywide General Plan and North County 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 2.5 acres would have a density of 40 sites.

2. The slope of the property shall be determined and the slope-density formula defined in Policy 3.2.4 (NC) 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 density allowable under the slope formula.
4. The maximum density allowable according to the Area Plan land use designation (Step 1 above) and the maximum density allowable 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 or quota allocation pursuant to this Area Plan.

Transportation

- 39.2.7 (NC) Development and circulation patterns shall be designed to maximize the use of local and collector roads for trips within the community, while consolidating access to principal arterial roads and highways for longer distance trips.
- 39.3.3 (NC) The County shall support the rerouting of Highway 101, bypassing the community of Prunedale; current efforts by CALTRANS to improve and upgrade the existing route shall be considered temporary and inadequate measures for solving the traffic and safety problems on Highway 101.
- 39.4.4 (NC) Access points and intersections accommodating significant and regular flows of truck traffic to or from principal arterials should have appropriate measures taken to prevent unsafe disruptions to traffic flows.

Public Services and Facilities

- 46.1.2 (NC) Emergency access problems within the North County Planning Area should be identified and remedied.

Recreation Trails

- 51.1.4 (NC) The North County Trails map and policies shall constitute a trails plan to be implemented by the County. The North County Trails Committee, appointed by the Board of Supervisors, shall further refine this trails plan and oversee its implementation. The trails system shall be established for pedestrian, equestrian and bicycling uses only; use of the trails system by unauthorized motor vehicles shall be prohibited.
- 51.1.5 (NC) The dedication of recreational trail easements shall be encouraged where appropriate for establishing a planned North County trails system, or where an established trail is jeopardized by impending development or subdivision activity.
- 51.1.6 (NC) Where possible, recreational trail easements should be located within County - required easements for private roads.
- 51.1.7 (NC) Where a public recreational trail or trail easement is appurtenant to private land, the owner of the land shall not be held responsible for trail maintenance or liability from the public's use of the easement. Public recreational trail easements shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the trail or easement. For such services that cannot be adequately provided by private organizations, the County shall implement such measures necessary to avoid chronic problems that may arise from use of the trails. The implementation of such measures will be funded if necessary by user-oriented fees and/or taxes.
- 51.1.8 (NC) The County may, after appropriate public hearings, release its agreements for existing recreational trail easements with the cooperation of landowners under the following conditions: 1) where an existing recreational trail easement is not being used for that purpose, and 2) where the unused easement, because of its location or other reasons, would not be a useful segment of a planned North County trails system.
- 51.1.9 (NC) The County shall enforce public access on legally established recreational trail easements.

Historic Preservation

- 52.1.9 (NC) The sites listed in Table 5, North County Historic Sites, and other sites recommended by the Monterey County Historical Advisory Committee shall be considered for inclusion in a historical resources (HR) zoning district.

52.1.10 (NC) The historical value of Old Stage Road shall be protected by its continued use as a public right- of-way, and by the continuance of historically agrarian land use activities along its route.

Solid Waste

55.1.5 (NC) The County shall re-establish an effective program for the abatement of abandoned vehicles, as provided in the County's abandoned vehicle ordinance (Ordinance Nos. 1671 and 1783).

AREA LAND USE PLAN

The North County Planning Area land use plan, as represented by Figure 9, 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, which must be used in conjunction with countywide General Plan goals, objectives, and policies and the supplemental area policies contained within this Plan, constitutes a "blueprint for the future" of North County for the next 20 years. It is important to note that this land use plan represents the desires of the North County community, as expressed by the North County Area Plan Citizens Advisory Committee, and as stated in the opening philosophy of this document.

The North County Area Plan is intended to provide refinement to the countywide General Plan in order to reflect neighborhood concerns which could not be addressed at the countywide level. However, changes for this area plan must be consistent with the intent and overall direction of the countywide plan. Thus, changes at the area plan level which require changes in land use type or intensity must be 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 various factors which are critical with regard to the County's planning program. These factors include countywide general plan and North County coastal plan policies and land uses, the Growth Management Policy, the existing land use pattern and emerging growth centers in North County, current subdivision activity, adopted and proposed specific plans, and county and state plans for the rerouting of Highway 101. Finally, aspects of the land suitability study were incorporated into land use and density decisions.

Land Suitability

The first step in developing a land use plan for the North County Planning Area was a comprehensive study of the area's 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 soil characteristics, geologic and seismic hazards, topography, vegetation, flood hazards, fire hazards, road capacities and access, water quality and availability, and public services. Findings on these topics are summarized in the inventory and analysis section of this document.* Areas subject to seismic hazards are identified in Figure 4. Areas subject to flooding are identified in Figure 5. Areas of high and extreme fire hazards are identified in Figure 6.

Some of the above subjects were examined more closely to determine the relative suitability of all areas for three general land uses: development, farmlands, and grazing. In developing land suitability maps for North County, soil characteristics as described in the Soil Survey of Monterey County were used extensively. The original intent of the survey was to determine what types of soils are in the area, where they are located, and how they may be used.

Six factors from the Soil Survey were used in determining the suitability of each type of soil for development. These factors were: suitability for septic tank absorption fields, shallow excavations, dwellings with basements, dwellings without basements, small commercial buildings, and roads and streets. Generally, suitability for all of these types of construction was similar for each soil type. Soils were rated as having slight, moderate, or severe constraints for each of these factors. Those soils having severe constraints for all six factors were mapped as having a low suitability for development (see Figure 26 of the Inventory and Analysis). Those with generally slight or moderate constraints were mapped as having a high suitability for development. All areas which lie within the accepted 100-year floodplain have been shown as areas of low suitability for development.

Development should not necessarily be precluded in areas solely on the basis of their having low suitability and severe constraints for this land use. Often, careful site planning, extensive engineering, and appropriate building construction standards can alleviate problems associated with development in such areas. However, such development is necessarily at a higher cost and, in most cases, at a lower density than in areas with few constraints. Conversely, areas with moderate or high suitability should not necessarily be designated for development, since other uses may have greater relative value.

* The complete North County Area Plan_Inventory and Analysis is available at the Monterey County Planning Department.

Classification of North County's best farmlands was based primarily on the Important Farmlands Inventory developed by the USDA Soil Conservation Service. The Important Farmlands Inventory categorizes farmlands as prime, of statewide importance, unique, and of local importance (see Figure 3 of this document and Figure 25 of the Inventory and Analysis). Farmlands which are classified prime or of statewide importance are considered to have a high suitability for farming; farmlands of local importance have a moderate suitability and remaining land has a low suitability for use as farmland.

The Soil Conservation Service also prepared ratings for grazing suitability according to the potential of a soil to produce herbage when well managed. The high, moderate, and low ratings were used in mapping suitability for grazing (see Figure 24 of the Inventory and Analysis). However, since an area shown as having a low suitability for grazing merely has less ability to grow herbage, therefore, in such an area, more acreage per head of cattle would be necessary for grazing purposes. Grazing may, in fact, be an appropriate use for much of the rugged, marginal lands because they are most likely unusable for anything more intensive.

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 pattern, and the capacity of present and anticipated public services, a sound land use map may be developed.

Land Use Designations

All proposed major land uses are indicated by one of seven basic designations: residential, commercial, industrial, agricultural, resource conservation, public/quasi-public, and transportation. These basic designations are discussed in the following paragraphs. It should be noted that all reference 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.

* Where clustering is allowed, total site density shall not exceed the density allowed by the appropriate residential category. In addition, on development sites where clustering is allowed, minimum lot sizes may be reduced consistent with environmental, health, and other planning requirements.

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 categories*:

Rural Density--greater than 5 acres per unit;

Low Density--5 acres per unit up to 1 acre per unit;

Medium Density--less than 1 acre per unit up to 0.2 acres per unit (i.e., more than 1 unit per acre up to 5 units per acre); and

High Density--less than 0.2 acres per unit up to 0.05 acres per unit (i.e., more than 5 units per acre up to 20 units per acre).

Commercial

This category applies to areas which are suitable for the development of retail and service commercial uses, including visitor accommodation and professional office 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 50 percent, excluding parking and landscaping requirements.

The farmlands sub-category includes those farmlands designated by the USDA Soil Conservation Service 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 North County in which grazing 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 only for agricultural purposes, for farm labor housing, or in order to create a building site for immediate family members and spouses.

The rural grazing sub-category is applied to grazing lands which are located in the County's developing areas and on which the County intends to allow mixed residential and agricultural land uses. In rural grazing areas, minimum parcel sizes shall range from 10-acre minimum to a 160-acre minimum, but they shall not be less than the minimum on the date of adoption of the countywide General Plan.

Industrial

This land use category applies to areas designated for the development of suitable types of manufacturing, research, mineral extraction, and processing operations. In general, building intensity for industrial areas shall conform to standards which limit building height to a maximum range of 35 feet to 75 feet and lot coverage to a maximum of 50 percent, excluding parking and landscaping requirements.

Agricultural

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

Resource Conservation

This category is intended to ensure conservation of a wide variety of North County's 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 County's 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.

Minimum parcel sizes in resource conservation areas shall range from 10-acre to 160-acre minimums but they shall not be less than the minimum on the date of adoption of the countywide General Plan. 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, where allowed, shall range from 10 acres or more per unit to 160 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 service a large segment of the public. Public/quasi-public uses include the following:

- o Schools (public and private), churches, hospitals, community halls
- o Parks, Recreation Areas, and Public and Privately Operated Recreational Facilities (i.e., tennis clubs and golf courses with accessory uses such as a clubhouse, pro shop, restaurant and/or administrative/business office)
- o Natural Reserves (such as Elkhorn Slough Estuarine Sanctuary)
- o Emergency Services (i.e., police, fire, and hospital)
- o Solid and Liquid Waste Disposal
- o Military
- o Religious Facilities
- o Other Public Facilities

Transportation

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

Land Use Philosophy

The specific provisions of this land use plan for North County are based on two general philosophical premises -- to ensure that the quality of life for North County residents is preserved and to ensure that present and future generations may continue to benefit from North County's natural resources. Several planning concepts, or principles, offer direction for implementing these philosophies. Foremost among these principles is to provide for land use activities within the confines of limited natural resources. This must be an integrated approach; often where one resource such as natural vegetation is degraded, other resources, such as soil, water, or even the scenic viewshed may also be degraded.

Within the confines of North County's limited resources the land use plan also seeks to prevent future land use activities from conflicting with existing land uses and disrupting established lifestyles. Thus, the plan provides for future land uses that are generally consistent with the type and intensity of established development and land use patterns. Designated commercial and industrial locations are therefore concentrated around existing centers; likewise, residential densities are generally consistent with existing lot sizes; and agricultural areas are protected from encroaching development.

Major Land Use Recommendations

The following sections describe major recommendations for each of the designations shown graphically on the land use plan (Figure 9). The land uses and designated densities must be reviewed in conjunction with the plan policies. 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. The following descriptions only relate to the areas outside of the coastal zone.

Residential

The plan designates new residential development for areas which, for the most part, already have established development trends at the densities shown.

Rural density residential use is planned for three major areas in North County. The first is just north of the coastal zone boundary on both sides of San Miguel Canyon Road and extending east to San Juan Road. The next is in the vicinity of the Highway 101/San Juan Road/Dunbarton Road intersections, extending east to the County line. Land within the coastal zone directly opposite from these two areas is also designated for rural residential use in the North County LCP. The third area includes much of the area between Crazy Horse Canyon Road and the proposed Highway 101 bypass route.

In the countywide General Plan, the low density residential category has a range of one (1) acre per unit to five (5) acres per unit. The North County Area Plan defines low density as one (1), two and

one-half (2 1/2), or five (5) acres per unit for different areas. The one (1) acre density is shown primarily for areas that have been largely built out at this density, including much of the Aromas area extending south along portions of Carpenteria Road (west side) to Carneros Road; and the Prunedale area extending outward along portions of San Miguel Canyon (east side), Langley Canyon, Moro, Prunedale South (east side), Pesante, and Cross (north side) Roads. The two and one-half (2 1/2) acre density is shown for moderately hilly areas that still have good access, including much of the area along Garin, Vega, and Lewis Roads; the Murphy Hill area; much of the area east and south of Aromas; and much of the Prunedale area extending outward along portions of San Miguel Canyon Road and Prunedale North and South Roads (west side) and also including much of Vierra and Berta Canyons. A five (5) acre density is shown for severely sloping and less accessible areas adjoining other low density categories. These areas are located between Vega and Lewis Roads, between San Miguel Canyon Road and the coastal zone near Prunedale, and south of Pesante and Cross Roads.

The medium density residential category is shown primarily for some portions of Castroville. The existing residential areas on the south west side of Merritt Street fall within this category, as well as some adjacent, vacant lands. Several parcels at the northwest edge of Castroville between Cooper and Union Streets, adjoining the coastal zone boundary are also designated for the medium density category. It is anticipated that these parcels will eventually be annexed to the Castroville County Sanitation District to make optimum use of the land for development. The sewer portion of Las Lomas, which extends just north of the Coastal Zone, is also shown for the medium density category.

Because of their ability to provide urban services much of Pajaro and Castroville are shown for the high density residential category. Both communities are designated in the General Plan as Development Incentive Zones, which allows certain development incentives to be used to attract housing production. One of these incentives is a density of up to 20 units per acre under the high density residential category.

Commercial

The plan provides for existing commercial centers to be the foundation for expanded commercial development. The core of Pajaro's commercially designated area is at the triangle formed by Porter Drive and San Juan and Salinas Roads. The commercial center of Prunedale, at the intersection of San Miguel Canyon Road and Highway 101, stretches south along the east side of Prunedale North Road and jumps across highway 101 to a significant commercial site at Vierra Canyon Road. Merritt Street in Castroville will continue as that community's center of commercial activity.

FIGURE 9 & 9a
NORTH COUNTY PLANNING AREA LAND USE PLAN

More limited commercial areas are designated for downtown Aromas and at the intersection of San Juan Road and Highway 101. The plan provides for an expansion of Aromas' commercial area to serve future residential growth in the surrounding areas, as well as to help solve an existing sanitation problem caused by small residential parcels. Commercial uses would extend on Blohm Avenue from Carpenteria Road to Marcos Street, as well as an adjoining block framed by Blohm, Bardue, and Rose Avenues and Carpenteria Road. New commercial development in Aromas will require use permits and will be encouraged to consolidate smaller parcels into larger ones. Commercial uses that have relatively high water demands, and therefore high wastewater production, such as restaurants and laundromats, would not be permitted without adequate treatment facilities.

The commercially designated area at the intersection of Highway 101 and San Juan Road includes a parcel adjacent to and between the Red Barn commercial area and the county line. The parcel was recently developed for a parking lot, which is ancillary to the Red Barn's adjoining shops and flea market. It is anticipated that the parking lot will continue to serve the needs of these commercial activities, but any change to a more intensive commercial use will require a use permit.

Industrial

Under this plan Pajaro and Castroville will continue in their roles as major industrial centers of North County. Industrial land uses are concentrated at the southern end of Pajaro, along Salinas Road and Railroad Avenue. The small residential neighborhood at Railroad Avenue and Kent's Court, currently flanked by industrial and agricultural uses, is included in the industrial category to eventually eliminate the potential for land use conflicts and allow for exclusive industrial use along Railroad Avenue.

Castroville's designated industrial area is concentrated at its southeast corner. Like Pajaro, this area adjoins a major railroad line. Castroville has significantly more vacant land for industrial expansion than does Pajaro. However, the types of industry locating in these vacant areas will be somewhat limited because they are outside of the Castroville County Sanitation District and therefore lack sewer hookups. Two existing industrial operations are shown on Crazy Horse Canyon Road. Any changes from the existing uses at these sites will require use permits.

Agricultural

The plan designates as farmland all of the flat bottom lands of the Pajaro Valley, excluding the community of Pajaro, and also the lands of the Salinas Valley southwest and east of Castroville between the coastal zone and planning area boundaries. Pockets of rural grazing lands are designated for less accessible and steeply sloping terrain to the south of the Pajaro Valley, and also along the east side of Highway 101, stretching from the Red Barn almost to the Crazy Horse Canyon Road intersection. Permanent grazing is designated for a low ridge at the southeastern edge of the Pajaro Valley, stretching up to Murphy Hill, and for a very large area at the southeast corner of the planning area east of Crazy Horse Canyon Road, but also extending west from this road along the Bolsa Nueva y Moro Cojo Rancho line.

Resource Conservation

The resource conservation designation is applied to several sections of the Planning Area for several specific purposes. The heavily vegetated, steeply sloping hillsides of Pajaro Valley's southern edge are in this land use category to protect dramatic vistas when entering Monterey County from Highway 1, Salinas Road, and Murphy Road. The heavy natural vegetation on these hillside also protects the lowlying farmlands from excessive runoff and erosion and promotes groundwater recharge. A small area flanking Garin Road next to the railroad tracks is designated to protect one of the few freshwater marsh areas of North County, Warner Lake. The density applied to the above areas is one unit per ten acres.

By far the largest area designated for resource conservation is known as the Prunedale Groundwater Study Area. It stretches along Highway 101 to the north approximately to Echo Valley Road, south to Moro Road, east along Crazy Horse Canyon Road and westward almost as far as San Miguel Canyon Road and also includes areas served by Langlely Canyon, Tustin, and Mallory Canyon Roads. Because of groundwater availability and quality problems in this area, development is restricted to a maximum of one residential unit per existing parcel.

Numerous parcels along the proposed Highway 101 bypass route, between Mallory Canyon and Pesante Roads are also included in this category. The designation is intended to protect the scenic qualities of the potential scenic highway route, also at a density of one unit per ten acres.

Public/Quasi-Public

Major uses in this category include Manzanita Park and Royal Oaks Park, the solid waste disposal sites on Lewis Road and Crazy Horse Canyon Road, state-owned property along the Highway 101 bypass route, and several existing school and church sites.

Transportation

Deteriorating traffic conditions on many of North County's roads and highways - and limited funding for their construction and improvement - is one of the major limitations facing additional development in North County. It is also one of the major constraints considered in the development of the land use plan. As development and traffic intensify in North County, detailed traffic and road improvement studies will be necessary for some county roads, particularly the traffic corridor formed by Salinas, Hall, and San Miguel Canyon Roads. Improvement of substandard county roads, such as Vega Road, should also be a priority in areas planned for additional development.

The North County LUP/LCP provides direction for improvement of the transportation system within the coastal zone. Expansion of Highways 1 and 156 to four lanes on existing alignments is recommended in the plan, as are other proposals for improvement of county roads, transit services, and bicycle routes.

The only major improvement to the transportation system in North County that is shown on the land use plan is the Highway 101 bypass, heading south from a proposed interchange at Highway 101, Echo Valley and Crazy Horse Canyon Roads to rejoin the existing route at Espinosa Road (in the Greater Salinas Planning Area). The state has already purchased a significant portion of the land needed for the bypass right-of-way, as shown by the parcels designated public/quasi-public along this route.

North County contains only one officially designated scenic route, Highway 156, but several more are proposed in the North County LUP/LCP, the Monterey County General Plan, and this North County Area Plan. Within the coastal zone the proposed scenic routes are Highway 1, along its entire route through North County, and Elkhorn Road, from Hall Road to Castroville Boulevard. Outside of the coastal zone the General Plan proposes Crazy Horse Canyon, Crazy Horse, and San Juan Grade Roads for scenic status. Two additional routes are proposed in the North County Area Plan. These include San Miguel Canyon Road, from San Juan to Hall Roads; and the existing stretch of Highway 101 from the county line south to Crazy Horse Canyon Road, and from there extending south to include the proposed Highway 101 bypass to the planning area boundary.

Recreational Trails

The County Recreational Trails Plan, adopted in 1971, is the basis for a countywide trails system which was incorporated into the countywide General Plan. The trails plan is represented by Figure 14 in that document. The keen interest shown by local horseback riding enthusiasts for a more comprehensive riding and hiking trails system in North County prompted the trails plan shown in Figure 10. This plan also indicates the locations of proposed trails from the North County LUP/LCP and the locations of existing trails and trail easements. Policies 51.1.4 (NC) through 51.1.9 (NC) of this area plan provide direction for the establishment, use, and enforcement of trails in North County.

FIGURE 10
RECREATIONAL TRAILS

CHAPTER VI: PLAN IMPLEMENTATION

PLAN IMPLEMENTATION*

As in the Monterey County General Plan, the North County Area General 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 compiled in a study of the planning area. It reflects physical opportunities and limitations for growth.

The North County Area Plan, as part of the General Plan, is to be used as the basis for discretionary actions 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 its goals, objectives, and policies, and 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 North County Area General Plan.

Most tools for implementation of the General Plan derive 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 an integrated program of complementary and mutually reinforcing actions. In addition to the requirements that the General Plan address nine 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.

* Excerpted from Chapter 6 of the Monterey County General Plan.

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 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 adopted, no building permits issued, and no subdivision map 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 streets, drainage, local transit, school sites, parks and recreation, coastal access, and erosion control.

The subdivision ordinance should address the issues of on-site improvements, off-site improvements, and protection of environmentally sensitive areas. Specific subdivision proposals must demonstrate consistency with the General Plan on these points as well as on the issue of proper timing or other issues addressed in the subdivision ordinance.

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 Erosion Control 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.

CAPITAL IMPROVEMENTS PROGRAM

The network of publicly owned facilities such as roads, streets, water and sewer facilities, public buildings, and parks forms the skeletal structure of a community. Certain public facilities, particularly water and sewer facilities and roads and streets, 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 the coming year. The Planning Commission must review the projects for 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) establishment of priorities to promote staged development of capital facilities in a manner consistent with the General Plan, and (3) 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 the California Environmental Quality Act (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 coordinating 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 the California Environmental Quality Act. This review ensures that the same concern for the environment which went into the formulation of the General Plan will be brought to bear on 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 into each area plan.

The Growth Management Policy 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.

CHAPTER VII:
ENVIRONMENTAL IMPACT REPORT

NORTH COUNTY AREA PLAN ENVIRONMENTAL IMPACT REPORT

INTRODUCTION

An Environmental Impact Report (EIR) is an information document required by Section 21083 of the California Public Resources Code. On May 25, 1982, the Board of Supervisors directed staff to prepare and circulate an EIR for the new countywide General Plan. The Plan and its EIR were adopted on September 30, 1982.

It is the purpose of this Area Plan EIR to address all significant effects on the human or biotic environment which may result from the implementation of the North County Area Plan, yet which were not addressed in the 1982 countywide General Plan EIR.

The North County Area Plan presents policies which are supplemental to those of the 1982 County General Plan. As required by the California Environmental Quality Act (14 Cal. Admin. Code, Sec. 15037), this EIR assesses the potential of the Area Plan to have a significant adverse impact on the environment. Only changes to the adopted 1982 General Plan and countywide land use plan, as listed below and on the Environmental Impacts Matrix and table of Land Use Plan Changes (Tables 8 and 9), are addressed by this report. The reader is directed to the 1982 Plan's EIR for an assessment of the environmental effects which could result from the land use designations and plan policies of that plan.

PROJECT DESCRIPTION

The "project" discussed in this EIR consists of two sections: a list of policies supplemental to those listed in the 1982 countywide General Plan and a list of changes to the land use plan which accompanied the 1982 countywide General Plan. The supplemental policies are listed on pages 53 through 63 of the North County Area Plan text. Environmental effects of these policies are shown on Table 8. The changes to the 1982 countywide land use plan are similarly listed in Table 8 of this report, are further described in Table 9, and are mapped in Figure 11.

ENVIRONMENTAL SETTING

A description of the North County Planning Area is given in various sections of this area plan, with descriptions of climate, geography, soils, farmlands and water resources on pages 5 through 10. Vegetation and wildlife are generally discussed on pages 11 and 12. Seismic, geologic, flood and other hazards are discussed on pages 15 through 19.

For a more specific description of the North County Planning Area, the reader is referred to Chapters I and II of the North County Area Plan Inventory and Analysis.

IMPACTS AND MITIGATION MEASURES

Pages 183 through 193 of the EIR for the 1982 countywide General Plan is a list of those environmental concerns resulting from the full implementation of the 1982 General Plan. As per the State EIR Guidelines (Section 15000 et seq. of the Public Resources Code) only significant adverse environmental impacts were discussed. It is assumed that beneficial impacts and those impacts having only a negligible impact are not sources of concern.

The 1982 General Plan EIR addressed the areas of environmental concern that have been specified for all EIRs by the State Guidelines: Natural Resources, Geology, Soils, Vegetation, Wildlife, Hazards, Air and Water Quality, Noise, and Housing. Concerns in each of these categories are identified, and the proposed General Plan policies which would reduce each to an insignificant level are specified. Page numbers locating these policies in the General Plan text are also given.

Table 8 of this report, the Environmental Impacts Matrix, addresses only the supplemental policies and land use plan changes which differ from those approved for the 1982 General Plan. Table 8 identifies the impacts of these supplemental policies and Land Use Plan changes as being positive (beneficial) or negative (adverse). These impacts are discussed below with the appropriate mitigating General Plan and Area Plan policies referenced. In addition, Figure 11 identifies those portions of the Land Use Plan for the 1982 countywide General Plan which are being supplemented by the North County Area Plan.

Only those proposed policies and land use plan changes listed in Table 8 and 9 which were found to have significant adverse impacts are discussed as follows:

Soils and Agricultural Lands

Impacts

3.1.1.2 (NC) Costly replanting of native vegetation could increase costs of housing development.

3.1.4 (NC) Implementation of measures to control erosion and runoff could increase costs of housing development.

Mitigation Measures

1. Impacts to the cost and supply of housing could be mitigated by the countywide General Plan allowing for density transfer within each proposed development (policy 26.1.12, p. 98), and by policy 58.1.5 on page 148 which allows for the granting of density bonuses in return for development of affordable housing units.

TABLE 8

TABLE 8

TABLE 8

TABLE 8

TABLE 8

TABLE 8

Water Resources

Impacts

- 6.1.4 (NC) Delaying or preventing development in potential overdraft areas could indirectly increase housing costs by reducing the land area available for development. Requiring development to procure new water supplies in overdrafted areas could directly increase housing costs.
- 6.2.2 (NC) Development of new water supplies for North County could require significantly more energy and public investment than expended for existing supplies.

Mitigation Measures

1. Overdrafting problems and the costs associated with developing new supplies could be mitigated by policies 5.1.3 (NC) and 6.1.3 (NC), providing for protection and maximization of existing water resources.
2. The mitigation measure for housing impacts is the same as for policy 3.1.1.2 (NC).

Vegetation

Impacts

- 7.1.3 (NC) Conserving large tracts of native vegetation could have a negative impact on housing by reducing the lot yield of future subdivisions, thereby restricting housing supply.
- 8.2.1 (NC) Discouraging the removal of mature trees could have an adverse impact on housing by reducing the lot yield of future subdivisions, thereby restricting the housing supply.

Mitigation Measure

1. The mitigation measure for housing impacts is the same as for policy 3.1.1.2 (NC).

Flood Hazards

Impact

16.2.1.1 (NC) Reducing the area available for development by precluding development in all drainage courses could increase housing costs.

Mitigation Measure

1. The mitigation measure for housing impacts is the same as for policy 3.1.1.2 (NC).

Water Quality

Impact

21.2.2.1 (NC) Reducing the number of parcels available for development because of groundwater quality could restrict the housing supply.

Mitigation Measure

1. The mitigation measure for housing impacts is the same as for policy 3.1.1.2 (NC).

Land Use

Impact

26.1.6.1 (NC) The criteria which must be met in order to develop on those lands designated as "sensitive" or "highly sensitive" on the Visual Sensitivity Map could also increase housing costs by removing developable land from proposed projects.

Mitigation Measure

1. The mitigation measure for housing impacts is the same as for policy 3.1.1.2 (NC).

Transportation

Impacts

39.3.3 (NC) The pursuit of the construction of the Highway 101 bypass could impact the following resources along its proposed route: removal of native vegetation; destruction of wildlife habitat and providing a barrier to movement of terrestrial animals; increased energy consumption for construction; adverse impacts on the area's scenic resources; increased noise in the immediate vicinity of the route, and a reduction of land available for residential development.

Mitigation Measures

1. The proposed Highway 101 bypass route is proposed in the Area Plan as a scenic highway, which would provide for protection and enhancement of scenic qualities within the corridor. This would also mitigate some impacts on vegetation and wildlife.
2. Negative impacts on housing would be offset by providing one of the major infrastructure needs for additional housing development in the region-improved road transportation.

Land Use Plan Changes (refer to Figure 11 and Table 9)

The following modifications to the countywide land use plan related to the North County Planning Area are identified on the Land Use Plan Changes Map (Figure 11) and are briefly discussed and evaluated in Table 9, Land Use Plan Changes.

Those changes in the countywide land use plan which were identified in Table 9 as having a change in unit yield from that allowed in the countywide General Plan are discussed below.

Modification:

- 1-6. Numbers 1, 2, 3, and 6 could have a negative impact on affordable housing by converting from high density residential to Industrial, Commercial, and Public/Quasi-Public uses. Some of these changes were made to more accurately reflect existing and anticipated public and commercial uses. Other changes, most notably the Kent's Court area, would be mitigated by the increase in housing units provided by change #4, which converts from commercial to high density residential categories.

The conversion from farmlands to commercial and industrial categories in numbers 5 and 6 reflect the development that has already taken place on much of this area. However, approximately 6.7 acres of this area are currently cultivated, prime farmland which would be permanently taken out of production.

Sewer capacity is limited for Pajaro. A substantial increase in commercial and/or industrial sewage demand could result from these changes, which could have a negative impact on competing uses within the District, such as limiting the amount of low-cost housing. The Pajaro County Sanitation District may not be able to serve new areas outside of the District (numbers 5 and 6) and particularly those areas involving development on prime farmlands.

- 7 and 8. The 379 acres in these areas, all under cultivation, are more accurately represented under the farmland category rather than the resource conservation and permanent grazing designations.
- 9. The 460 acres in these areas, although currently designated for agricultural uses, are actually too steep and heavily vegetated for cultivation or grazing. The resource conservation designation provides for a higher density, but can also provide greater protection of the Pajaro Valley's watershed and scenic qualities.
- 11. The 874 acres in these areas would be directed away from exclusive agricultural use under the permanent grazing category to a mixture of agricultural and residential uses under the rural grazing category. Increasing densities could require better access roads and could create problems in providing public services and facilities to the more remote areas.
- 11a. The 100 acres in this area, although currently designated for grazing use, is too steep and heavily vegetated for grazing purposes. The resource conservation designation provides for a higher density, but can also provide greater protection of the Pajaro Valley's watershed and scenic qualities.

TABLE 9

TABLE 9

FIGURE 11

- 11b. The 120 acres in this area is split into approximately 40-acre parcels, which do not provide for viable grazing operations. The increased density from the "permanent grazing--40 acre minimum" to a "rural density--5+ acres/d.u." could allow an increase in development that would require better access roads and more public services and facilities to this fairly remote area. The additional development would also create a demand for more groundwater and cause additional runoff and soil erosion.
12. The significant reduction in net unit yield for this 886 acres could adversely affect the cost of housing. Although the overall density for this area was decreased, 85 acres had density increased from permanent grazing (40 acre minimum) to low density, 2.5 acres, to reflect the previous commitment of this land to parcels of that size. In addition, some 37 acres adjacent to the waste disposal site were taken out of the public/quasi- public designation to reflect private ownerships, resulting in more allowable development.
13. The reduction in the ultimate unit yield of this 64-acre area from 64 to 35 units, a loss of 29 units, could adversely affect the supply and cost of housing.
14. The increase in yield of 127 units for this area, while having possible adverse impacts on water supply, traffic, visual quality, and public services and facilities, had already been committed to medium density development through the provision of sewage treatment facilities and annexation to the Pajaro County Sanitation District.
15. The reduction in the ultimate unit yield of this 117 acre area from 117 to 23 units, a loss of 94 units, could adversely affect the supply and cost of housing.
16. The increase in yield of 50 units will have negative impacts for about half of this 457 acre area that has not already been committed to subdivision. These impacts may include increased water consumption, vegetation removal, visual impacts, increases in traffic, and increased needs for public services and facilities.
19. The reduction in the ultimate unit yield of this 431 acre area from 431 to 172 units, a loss of 259 units, could adversely affect the supply and cost of housing.
20. The reduction in the ultimate unit yield of this 126 acre area from 126 to 3 units, a loss of 123 units, could adversely affect the supply and cost of housing. However, development in this area would result in cultivated

farmland being taken out of production.

21. The reduction in the ultimate unit yield of this 15 acre area from 15 to 1 units, a loss of 14 units, could adversely affect the supply and cost of housing.
- 22 & 23. The conversion of 21 existing residentially designated lots to commercial and public/quasi-public uses in downtown Aromas could increase traffic and reduce the supply of housing. However, some of these lots, because of existing commercial and public/quasi-public uses, are more appropriately designated under the new categories, as these uses are anticipated to continue.
24. The reduction in the ultimate unit yield for these areas, amounting to 294 units, is misleading, as nearly all of this area has already been committed to subdivisions. Therefore, a negligible negative impact on housing could be expected from this change.
25. The reduction in the ultimate unit yield of this 208 acre area from 208 to 83 units, a loss of 125 units, could adversely affect the supply and cost of housing. As in #24, some of this area is already permanently committed to development, which could have the effect of increasing the ultimate yield somewhat.
29. The 237 acres in this area would be directed away from exclusive agricultural use under the permanent grazing category to a mixture of agricultural and residential uses under the rural grazing category. The additional 18 units allowed could increase traffic and needs for public services and facilities.
- 29a. The 346 acres in this area would be directed away from exclusive agricultural use under the permanent grazing category to a mixture of agricultural and residential uses under the rural grazing category. This conversion could increase traffic and needs for public services and facilities, as well as increase the potential for conflicts with adjacent ranching operations.

30. Although the change in land use designations would ostensibly convert this area from agricultural to rural density residential use, the increase in actual units allowed will be relatively little. Almost all of the 194 acres have already been subdivided into parcels corresponding to rural residential densities.
- 32 and 33. The reduction in the ultimate unit yield of this 546 acres from 546 to 199 units, a loss of 347 units, could adversely affect the supply and cost of housing.
34. This 3.5-acre expansion of Prunedale's commercial center is partially existing commercial use. The portion that is undeveloped could eventually lead to an increase in traffic problems on San Miguel Canyon Road.
35. The increase in yield of 59 units could increase water consumption, vegetation removal, visual impacts, increases in traffic, and increased needs for public services and facilities. However, the deletion of this area from the resource conservation category is the result of a realignment of the Prunedale water shortage area, adopted by the Board of Supervisors in October, 1982.
36. The net unit change of zero for this 533 acres belies the differences in densities between the General Plan's rural and high density residential and industrial designations, and the Area Plan's low, 2 1/2 acre density residential category. Negative impacts from development at the 2 1/2 acre density would be much less for those areas originally designated for high density residential and industrial development. However, most of the area, designated for rural, 5-acre densities, would experience somewhat greater impacts on water, traffic, vegetation and public services from the doubling of its density.
37. The change from commercial to rural residential in this area is to reflect its existing and anticipated future rural residential use.
38. Almost all of the areas shown for conversion to commercial use are already being used for commercial purposes. It is anticipated that these uses will continue, with little impact arising from the change to this land use designation.

39. These areas, shown for conversion to public/quasi- public use, were effectively prevented from being used for residential or other private uses when they were purchased by the state as part of the Highway 101 Bypass route. The new designation is therefore a representation of this ongoing commitment.
40. The reduction in the ultimate unit yield of this 240-acre area from 121 to 14 units, a loss of 107 units, could adversely affect the supply and cost of housing.
- 41, 42 and 43. The changes represented by these numbers affect a total of 2,326 acres in the Prunedale area, east of Highway 101. The reduction in the ultimate unit yield of this area from 2,013 to 575 units, a loss of 1,438 units, could adversely affect the supply and cost of housing.
- 41a. The increase in yield of 19 units for this 43-acre area could increase soil erosion, storm runoff, water consumption, vegetation removal, visual impacts, increases in traffic and increased needs for public services and facilities. However, the deletion of this area from the resource conservation category is the result of a boundary realignment of the Prunedale water shortage area, adopted by the Board of Supervisors in October, 1982.
- 44 and 45. The changes made for these areas are intended to more accurately reflect existing and anticipated uses of these properties.
47. The reduction in the ultimate unit yield of this 46 acre area from 46 to 9 units, a loss of 37 units, could adversely affect the supply and cost of housing.
48. The 23 acre area affected by this change, currently under cultivation and designated as prime farmland, is more accurately represented under the farmland category. The change is also more consistent with policy 30.0.1, which would have precluded the industrial and high density residential uses shown in the General Plan.
49. The change from high density residential to industrial use is intended to reflect the existing and anticipated industrial use of this area.
50. The increase in yield of 20 units for this one acre area would result in increased sewage treatment, traffic, and need for public services and facilities.
51. The change from high density residential to public/quasi-public use is intended

to reflect the existing and anticipated uses of this area.

52. The change from commercial to agricultural use would permit one residential unit on the parcel, but the farmland category primarily allows for cultivation of the prime farmland soils found in this area.
53. The reduction in the ultimate unit yield of this .9 acre area from 18 to 0 units, a loss of 18 units, could adversely affect the supply and cost of housing.
54. The reduction in the ultimate unit yield of this 18 acre area from 352 to 88 units, a loss of 264 units, could adversely affect the supply and cost of housing.
55. The change from high density residential to public/quasi-public use is intended to reflect the existing and anticipated use of this parcel.
56. The reduction in the ultimate unit yield of this 1.6 acre area from 32 to 0 units, a loss of 32 units, could adversely affect the supply and cost of housing.

Mitigation Measures

1. Many of the modifications to the General Plan's land use plan are intended to more accurately represent existing and anticipated land use activities. For modifications 3, 7, 8, 9a, 12, 14, 20, 24, 30, 37, 38, 39, 44, 45, 48, 49, 51, 52, and 55 no mitigation measures are necessary because no additional environmental impacts are anticipated from the continuation of existing land use activities.
2. The significance of the adverse impacts to housing resulting from proposed land use plan modifications 1, 2, 3, 6, 12, 13, 15, 19, 20, 21, 22, 24, 25, 32, 33, 36, 40, 41, 42, 43, 47, 53, 54, and 56 is difficult to determine, since it was never the intent of the countywide land use plan to propose site-by-site lot yields. The scale of the countywide land use plan, in fact, makes such determinations practically impossible.

While the Area Plan is more specific in designating proposed land uses and densities it, too, can be expected to have actual lot yields varying somewhat from those proposed in the land use plan map. When such limiting factors as circulation, water supply, sewage capacity, or geotechnical hazards are considered the developed density of a project is often reduced from that proposed in a land use plan. Thus, the modifications noted above

represent an unspecified but significant overall reduction in the supply of housing. Some impacts to the supply of housing would be mitigated by policy 58.1.5 of the General Plan (page 148), which states that density bonuses may be granted in exchange for development of affordable housing units. Other impacts to the housing supply, particularly for low and moderate income housing, would be mitigated by General Plan Objective 62.1 and subsequent policies (pp. 150-151), providing for higher densities and other development incentives within the Development Incentive Zones of Pajaro and Castroville.

3. Impacts to soil erosion, hydrology, vegetation, visual resources, water quality and supply, traffic, and public services and facilities resulting from modifications 11b, 14, 16, 30, 35, 38, 41a, and 45 are mitigated by the overall density reductions under the Area Plan. These impacts would also be mitigated by Area Plan policies 3.1.4 (NC), p. 49; 5.1.3 (NC), 6.1.3 (NC), 6.1.4 (NC), and 7.1.3 (NC), p. 50; 7.2.3 (NC), 8.2.1 (NC) and 11.1.6 (NC), p. 51; 16.2.11, 16.2.12, and 16.2.13(NC) p. 52; and 21.2.2.1 (NC), 26.1.6.1 (NC), and 27.1.2.1 (NC), p. 53.

Table 9 shows the ultimate lot yields that would be permitted under the proposed changes to the adopted 1982 countywide land use plan compared to the existing designations. It is important to note that the intent of these 60 proposed changes is to refine the 1982 land use plan to more realistically reflect the optimum lot yield of the Planning Area. Consequently, most of the changes are a reduction in density from the 1982 Plan.

Lot yields based on land use plan designations are, not surprisingly, higher than the actual number of lots that will be created with full build-out. This is primarily due to on-site limitations that will be evaluated on a site-by-site basis during the subdivision review process. In addition, individual choice on the part of developers and owners of large parcels may further reduce the final lot yield of the Planning Area.

UNAVOIDABLE ADVERSE IMPACTS

It is the primary intent of the Area Plan to reduce or eliminate many of the adverse impacts that may have otherwise occurred under the General Plan. However, there would be three significant adverse environmental impacts resulting from the Area Plan's proposed supplemental changes to the 1982 General Plan's policies and land use plan.

First, in those areas where the Permanent Grazing category of the General Plan has been converted to a Rural Grazing category, the smaller minimum parcel sizes could result in viable grazing lands being removed from production.

Second, because of the lower residential densities proposed in the Area Plan, resulting in reduced housing availability and increased development costs, housing costs in the Planning Area may also increase under the proposed plan.

Third is the permanent commitment of 6.7 acres of prime agricultural land to development, as provided in Land Use changes 5 and 6.

SHORT-TERM USES VERSUS LONG-TERM PRODUCTIVITY

This section of an EIR is intended to discuss the need both for growth and development, and for the conservation of resources in the future. The EIR for the 1982 countywide General Plan discusses short-term uses versus long-term productivity on page 197 of the Plan. These sections are hereby incorporated by reference. Given the overall reduction in the total number of housing units from the 1982 countywide General Plan to the proposed Area Plan, the balance between short-term uses and long-term productivity as discussed in the 1982 Plan EIR would not be worsened by the implementation of the proposed North County Area Plan. It is reasonable to assume, in fact, that this balance would improve.

In addition, the supplemental policies of the Area Plan offer significantly more safeguards of North County's natural resources. These safeguards include tighter control of soil erosion and runoff; greater protection of North County's remaining native vegetation, particularly its mature trees; and improved measures for protection of North County's water resources. The short-term effect of these policies may be to increase development costs and reduce intensities of land uses. In the long-term, however, these measures could actually lower society's costs and improve amenity values to society by reducing the damages from soil erosion and runoff, preserving North County's scenic qualities and rural quality of life, and forestalling as long as possible the extremely high costs of transportation improvements and

water importation projects.

SIGNIFICANT IRREVERSIBLE IMPACTS

North County Area Plan and General Plan policies contain numerous safeguards to mitigate environmental impacts of additional development. However, the amount of additional development that may be allowed under the Plan will have some irreversible effects on North County's environment. Theoretically, the Area Plan could allow an ultimate buildout of 11,600 dwelling units (d.u.), or an approximate population of 39,500 residents for the portion of North County outside of the Coastal Zone. This represents an increase of 6,100 d.u., or approximately 20,000 persons under the plan. Industrial development, primarily limited to Pajaro and Castroville, could increase by 307 acres. Commercial development could increase by 192 acres. Impacts of this additional development will vary, depending on location.

In general, development patterns that have already been established in a particular area will continue under the Plan. Concentrated urban development will be limited primarily to the areas within Pajaro and Castroville, where urban services can be provided. High density residential, commercial, and industrial development in these communities will increase demands for urban services, such as sewer, water, police, and fire protection. It will also significantly increase traffic and congestion on major streets, as well as increase ambient noise levels.

Rural development densities designated in the Plan also follow established patterns, and impacts will vary accordingly. In and around the community cores of Aromas and Prunedale, where residential densities have been established at approximately 1 acre/unit, the Plan provides for further buildout at this density (a total of 1,751 acres, including existing developed lots). The balance of rural residential development is split between 2.5- and 5-acre parcel sizes, covering 3,520 and 4,430 acres, respectively.

Additional rural development in these areas will retain their rural character, but additional demands on the road system can be anticipated, particularly where the Plan indicates additional commercial development, such as in Prunedale and Aromas. The additional development will also put additional stress on natural systems. The foremost concern is the effect on groundwater aquifers, which will be further overdrawn and may have reduced recharge, due to more paved surfaces, increased runoff, and a reduction of native vegetation. Full buildout under the Plan would almost certainly require the eventual development of additional water supplies, as provided in the Plan (Policy 6.2.2 NC).

The Plan also commits the County to the Highway 101 Bypass in the Prunedale area. This project will alleviate traffic and safety problems currently experienced along the existing Highway 101 corridor through Prunedale, but it will also involve extensive paving and alteration of the natural landscape. Residents adjacent to the new corridor will experience an irreversible increase in highway noise.

GROWTH-INDUCING IMPACTS

The tendency for the countywide General Plan to induce growth and development as provided for in its policies and Land Use Plan is discussed on pages 198-199 of the 1982 General Plan EIR. Those growth-inducing impacts which apply to the North County Planning Area are generally concerns for increased development pressure once limiting constraints (primarily water supplies, sewer systems and traffic) are removed. In considering the proposed amendments to the countywide General Plan policies and Land Use Plan, contained in the North County Area Plan, no new growth-inducing impacts can be foreseen.

The proposed amendments, in fact, tend to reduce development opportunities within the Planning Area, as shown in the following comparisons between the two land use plans for the area outside the Coastal Zone. Most significant is the shift to lower residential densities - from the General Plan's 7,361 acres of Low Density Residential (1-5 acres/unit) to 5,761 acres under the Area Plan. This acreage reduction and the specification of 1-, 2.5-, or 5-acre/unit densities reduces the potential buildout under this category by 3,823 units. Some of this buildout reduction is made up in the Area Plan by an increase in acreage for the Rural Residential (5+ acres/unit) category, from 1,677 acres to 3,609 acres. At the 5+-acre density however, this only amounts to an additional potential of 390 units. Overall, the Area Plan would allow a potential buildout of 11,854 residential units, a decrease of 3,758 units from the General Plan, but a potential increase of 6,477 new units for the portion of North County outside of the Coastal Zone.

Potential industrial development would also decrease under the Area Plan, from 581 acres designated industrial under the General Plan, to 451 acres under the Area Plan, for the area outside the Coastal Zone. With 144 acres currently in industrial use, the Area Plan would allow conversion of an additional 307 acres to this use. Although commercial acreage under the two plans would remain about the same, approximately 348 acres, this represents an increase of 209 acres from the existing 139 acres devoted to commercial use.

CUMULATIVE IMPACTS

The North County Area Plan will result in a significant increase in development for the portion of the Planning Area outside of the Coastal Zone. Most of the development will take place in a manner consistent with existing development patterns. The boundaries of Pajaro and Castroville, which are situated amidst prime farmlands, will not expand appreciably, and prime farmlands will remain undeveloped. The Plan also allows for continued operation of North County's remaining viable

ranches, on the grazing lands in the eastern and southeastern portions of the Planning Area. With the Planning Area ringed by agricultural lands to the north, east and south, the cumulative impacts of the Plan on adjacent areas will be minimal.

Projections for additional development within the entire Planning Area, however, must also include that which may be allowed under the North County Land Use Plan (LUP), for the area within the Coastal Zone. Under the maximum buildout of both plans a total of 10,600 new residential units could be added to the Planning Area's existing housing stock of approximately 8,600 d.u., for a total maximum population of approximately 8,600 d.u., for a total maximum population of approximately 65,000 residents. That these figures will eventually be reached within the 20-year planning horizon is highly unlikely, however, due to resource constraints, policy limitations, and demographic patterns. According to the latest population projections for the Planning Area, a population of 36,100 is projected by the year 2000. Total buildout of commercial and industrial development under the two plans combined would amount to 413 and 1,087 acres, respectively. This is an increase of 274 acres of commercial development and 449 acres of industrial development.

ALTERNATIVES TO THE PROPOSED PROJECT

1. ***No Project.*** Under this alternative to the project, the proposed supplemental policies and modifications to the 1982 countywide Land Use Plan would be discarded. The 1982 countywide General Plan would then be used exclusively as the policy basis to direct growth in the Planning Area and the current Land Use Plan would remain unchanged. The residential densities then allowed would be much greater than under the proposed Area Plan, with fewer environmental safeguards. In addition, large areas of existing and anticipated land use activities, including agricultural, residential, and industrial, would continue to be misrepresented by the existing Land Use Plan.
2. ***Modification of Area Plan Proposal.*** This alternative involves changes to the Area Plan proposal in a manner which could either increase or decrease development potential. A decrease in development potential would cause a reduction in environmental impacts at the risk of increasing housing costs and lowering economic development potential. Conversely, a plan which increases development potential would lower housing costs, bolster economic development and increase adverse environmental impacts.

COMMENTS RECEIVED ON THE DRAFT EIR

The letter on the following page recommends that the final EIR contain an analysis of the net changes in land uses, housing, and population between the Planning Area's existing conditions and new plan. This information has been incorporated into the "Current Holding Capacity" section of the Area Plan (pages 31 and 32), and into the "Significant Irreversible Impacts" (pages 102 and 103), "Growth Inducing Impacts" (pages 103 and 104), and "Cumulative Impacts" (pages 104 and 105) sections of this final EIR.

LETTER RECEIVED ON DRAFT EIR

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).

AMBAG: Association of Monterey Bay Area Governments--a voluntary association of local governments organized under the California Joint Powers Authority for the purpose of providing regional planning services in the areas of the economy, transportation, land use, housing, air quality, and water quality.

AVERAGE DAILY TRAFFIC (ADT): The average number of vehicles 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.

CEQA: California Environmental Quality Act of 1970--a public law requiring all public agencies (state and local) to prepare and certify an environmental impact report on any project they propose to carry out which may have a significant effect on the environment.

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

COASTAL SCRUB: A plant community related to the chaparral community in that it consists primarily of low-growing, woody shrubs. However, the coastal locale and heavier soils of the coastal scrub communities contribute to faster growing, more herbaceous plants than those in the chaparral communities.

COASTAL STRAND: A plant community most commonly comprised of low-lying succulent plants found on sand dunes and bluffs close to the ocean.

COLLECTOR ROAD: A road for traffic moving between arterial and local roads,

APPENDIX B

MONTEREY COUNTY GENERAL PLAN BACKGROUND REPORTS

Monterey County Planning Department, Agricultural Background Study of Monterey County, January, 1982.

Monterey County Planning Department, Current Holding Capacity Analysis of Monterey County, January, 1981.

Monterey County Planning Department, Demographic Analysis of Monterey County, April, 1980.

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Monterey County Planning Department, Environmental Constraints Analysis of Monterey County: Part III--Air and Water Quality, April, 1981.

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APPENDIX C

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