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Raymond W. Lamb, Assistant Director of Planning

Project Staff:

David Young, Project Coordinator

Jim DiMaggio, Graphics

Lynne Kastel-Hsia, Alan Stumpf, Project Planners
Steve Early, Graphics Supervisor

Gale Foss, Graphics
Carmelia Moon, Manuscri,

Steven Sigala, Graphics

UPDATE INDEX

SOUTH COUNTY AREA PLAN - AMENDMENTS

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

1. **February 2, 1988** - MAP CHANGE - Add park symbols designation for Riverfront Project - Eade Property - south of San Lucas.
2. **February 2, 1988** - ADD POLICY - Add Policy 51.1.1.1 (SC) adds criteria for approving recreational projects as Williamson Act lands.
3. **February 2, 1988** - ADD POLICY - Add Policy 26.1.5.1(2) (SC) 500' residential setback along military tank road easement connecting Fort Hunter Liggett and Camp Roberts.
4. **December 14, 1993** - MAP CHANGE - APN 423-173-05 - Change land use designation from "Farmlands, 160 Acre Minimum," to "Rural Density Residential, 5+ Acres Per Unit."
5. **February 14, 1995** - MAP CHANGE - APNs 424-051, 060-062 - Change land use designation from "Permanent Grazing, 40 Acre Minimum" to "Rural Grazing, 40 Acre Minimum."
6. **February 14, 1995** - MAP CHANGE - APNs 423-251-034, 040 - Change land use designation from "Low Density Residential, 1 Acre Minimum" to "Commercial."
7. **December 5, 1995** - MAP CHANGE - APN 423-301-033-000 - Change land use designation from "Medium Density Residential, 1 - 5 Units/Acre" to "Commercial."
8. **January 9, 1996** - ADD POLICY - Add Policy 26.1.4.3 regarding sewer and water requirements for proposed subdivisions

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SOUTH COUNTY AREA PLAN PHILOSOPHY

The South County Area Plan was prepared under the guidance of the South County Citizens Advisory Committee (CAC) appointed by the Board of Supervisors on February 14, 1984. This seven member CAC represented a cross-section of Monterey County's largest, but least populated planning area. The process of developing this plan provided a high degree of citizen involvement and allowed numerous local communities the opportunity to help shape their future. The philosophy of the South County Area Plan reflects the values and desires of many local residents sharing common concerns for South County and Monterey County as a whole.

The term "community" as it relates to South County is most often a description of a large geographic area, with neighbors separated by miles of country road and perhaps a cluster of homes and a small store to signify a central location. But the sense of community is much stronger here than more populated areas, perhaps because of friendships that have endured for decades and perhaps because of lifelong commitments to the land. Community ties and even closer ties to the land characterize a way of life that has endured for generations. Thus, a primary concern for many residents is to conserve South County's vast agricultural lands, thereby preserving an irreplaceable, renewable resource and a cherished way of life.

There are also strong concerns for growth and additional economic opportunities in the Planning Area. These opportunities are found in South County's existing economic resources. Foremost among these is Lake San Antonio, which in addition to its value for water conservation and flood control, is also one of the finest recreational areas in the Central Coast. In tandem with its sister lake, Nacimiento, they offer a compelling attraction for additional commercial and residential development in the surrounding area. San Ardo is targeted for a significant increase in industrial use, allowing expansion of an already significant economic base provided by agriculture and oil development. The military continues to intensify development and operations at Fort Hunter Liggett and Camp Roberts, with possible additional economic spinoffs for the Planning Area. On the other side of the coin are concerns that land use conflicts and negative environmental impacts be avoided as land uses change.

The foregoing concerns and opportunities form the basis for a plan that seeks to reconcile the demand for growth with the need to preserve and enhance South County's most attractive qualities for its residents, especially the need to ensure the long-term viability of South County's natural resources.

INTRODUCTION

The South County Area Plan is part of the Monterey County General Plan which is a long-range, comprehensive guide addressing all aspects of future growth, development, and conservation. This Area Plan is one of eight area plans for Monterey County dealing with local issues and concerns. An area plan may be more specific than the General Plan due to its narrow geographic focus. Development opportunities, constraints, and natural resources in South County are unlike those in other parts of the County, hence the policies and land uses for this planning area are more precisely adapted to the characteristics of this area than are the more general features of the General Plan. An area plan must be consistent with the intent and overall direction of the countywide plan.

According to current trends, the South County Planning Area will experience increasing pressure for residential, commercial, industrial, and recreational development. The South County Area Plan, therefore, is particularly critical in establishing a framework for development and resource conservation in South County for the next twenty years.

Once adopted, a plan must be implemented so that it will apply in an explicit manner to each parcel of property and will address every development proposal made in the Planning Area. Regulations and programs will be used to properly implement each plan once it is adopted. These include 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 countywide General Plan.

The ***South County Inventory and Analysis*** background report is a comprehensive study of the South County Planning Area's natural resources, environmental constraints, demography and social setting, development patterns, and land suitability. The first section of this Plan summarizes the information contained in the Inventory. The assumptions, issues, policies, and land uses in the South County Area Plan were developed utilizing this detailed data base.

The South County Area Plan and the other seven area plans will supercede all previous general plans. Specifically, the South County Area Plan will replace the South County General Plan and the Nacimiento/San Antonio General Plan which had previously been superceded by the Monterey County General Plan in 1982. The area encompassed by the new South County Area Plan is somewhat different than the area addressed by the old South County General Plan.

PART I: INVENTORY AND ANALYSIS

CHAPTER 1: NATURAL RESOURCES

In preparing an area plan for South 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. South County's unique combination of natural resources provides opportunities for an array of land uses.

The natural resources discussed in this plan 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, environmentally sensitive areas, archaeological resources, and energy -- may be significantly altered, or even destroyed through misuse.

NATURAL RESOURCES

GEOGRAPHY AND CLIMATE

As illustrated by Figure 1, the South County Planning Area makes up the southernmost section of Monterey County and contains the largest land area of the eight planning areas. South County is bounded on the north by the Central Salinas Valley Planning Area following Highway 198, San Lucas and Jolon Roads, and the Fort Hunter Liggett and Los Padres National Forest boundaries. The eastern boundary follows the San Benito, Fresno, and Kings County lines. To the west is the Coast Planning Area, defined by the Los Padres/Hunter Liggett boundary and the ridgeline of the Santa Lucia Mountain Range. The San Luis Obispo County line defines the southern boundary.

Among the prominent geographic features in the 1,281 square miles encompassed by South County are portions of the Diablo and Santa Lucia Mountain Ranges, the benchlands of the Upper Salinas Valley, the Salinas, San Antonio and Nacimiento Rivers, San Antonio Reservoir, and numerous canyons, valleys, and creeks.

South County experiences different weather patterns than the coastal area of Monterey County. Although the South County Planning Area experiences some coastal influence, its inland location east of the Santa Lucia Range, and at the southern end of the Salinas Valley, limit the strength of maritime influence. Hot summers and mild but pronounced winters give the area sharply defined seasons. Summer high temperatures often reach into the 80s and 90s while winter lows in the 20s and 30s are not uncommon. Average annual precipitation varies from about 10 inches in the Southern Salinas Valley, to about 12 inches in the Lockwood area, and about 14 inches in the Diablo Range to the east.

MINERAL RESOURCES

The most notable examples of mineral extraction in South County are the oil fields located in the San Ardo area. In fact, almost all of the oil production in Monterey County is from the San Ardo fields. Known reserves, as of 1978, totaled 203 million barrels. Production at the San Ardo field totaled 12.7 million barrels in 1978, from 930 active wells. Oil exploration throughout South County is on the increase.

SOILS AND SLOPE

A wide variety of soils are present in South County. The characteristics of the soils and the slope of the land are significant determinants of appropriate land uses for a specific area. Some of the soils, due to their composition, drainage, and gentle slope, are appropriate for agricultural or urban uses. Such soils are found primarily on the floor of the Salinas Valley, in the Jolon area, and in the communities of San Ardo and Bradley. Other soils pose severe limitations to the agricultural or urban uses of the land. Rugged areas on mountainous slopes and areas underlain by recent alluvium have severe constraints to development.

Slope is a significant factor in soil stability, rate of erosion, and runoff velocity. In general, areas of zero to thirty percent slope, as indicated in Figure 2, correspond roughly to areas of low and moderate soil constraints. Conversely, steep slopes (greater than 30 percent) tend to have high soil constraints. Areas having slopes in excess of 30 percent are not considered suitable for development and are generally considered suitable only for open space uses such as grazing, low intensity recreation, and watershed.

FARMLANDS

The U.S.D.A. Soil Conservation Service has developed and implemented 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 South County the important farmlands are located.

As shown in Figure 3, most of the important farmlands in South County are in the "local importance" category. Soils in this category have prime characteristics but are not irrigated. Therefore, much of the farming in South County is non-irrigated, or "dryland" farming. This includes crops such as barley, oats, wheat and grains. Irrigated croplands in the "prime" and "statewide" categories are only found along Highway 101 to Sargeants Road and in the Lockwood and Hames Valleys. A small area of "unique" farmlands is found between San Lucas and San Ardo on the east side of the valley floor. Irrigated row crops in South County include sugar beets, tomatoes, lettuce, peppers, grapes, broccoli, alfalfa and beans.

FIGURE 1
Location Map

FIGURE 2
Slope

FIGURE 3
Important Farmlands

WATER RESOURCES

Surface Water Resources

The surface water of the South County Planning Area is divided among portions of three major watersheds: the Salinas Valley Basin, the San Antonio Basin, and the Nacimiento Basin. The entire Planning Area ultimately drains into the Salinas Valley Basin.

The Salinas River has a year-round flow, although during the dry summer months the flow of the river is regulated extensively by releases from San Antonio and Nacimiento Reservoirs. Other tributaries of the Salinas River, such as San Lorenzo Creek are intermittent, carrying surface flows during the wet winter months yet are dry during the summer months.

The natural hydrology of the Salinas Valley Basin was significantly altered with the completion of dams and reservoirs on the Nacimiento and San Antonio Rivers. Both reservoirs provide flood control and water conservation for the basin. The Nacimiento Reservoir was completed in 1957, providing a water conservation capacity of 190,000 acre-feet. Nacimiento is located in San Luis Obispo County but was constructed and is owned and operated by the Monterey County Flood Control and Water Conservation District. San Antonio Reservoir, completed in 1965, provides 280,000 acre-feet of water conservation capacity. San Antonio, located in the South County Planning Area, is also owned and operated by Monterey County Flood Control and Water Conservation District.

Groundwater Resources

South County lies within the Upper Valley subarea of the County's largest groundwater basin, the Salinas Valley Basin. The California Department of Water Resources (DWR) has defined the groundwater basin as four hydrologically interconnected areas. The Upper Valley subarea extends from Bradley nearly to Greenfield. Its unconfined aquifers are recharged by natural runoff of the Salinas River and local streams, precipitation, and agricultural return flows. In addition, releases from the reservoirs are an important source of recharge to the Upper Valley area. In fact, well water levels declined from 1944 through the late 1950s but have generally returned to 1944 levels since the construction of the reservoirs.

The DWR has studied the County's hydrologic system to analyze water supplies and demands. Its figures, which represent a long-term historical average in water supply, indicate that long-term overdrafts exist. Studies by the Monterey County Flood Control and Water Conservation District (MCFCWCD) estimate the overdraft in the Upper Valley area to be 500 acre-feet annually. This is substantially lower than the 4,200 acre-feet overdraft estimated by DWR; the estimates vary considerably depending on methodology used to calculate water supply and demand. The reports are consistent, however, in agreeing that an overdraft condition exists.

To the northwest of the San Antonio Reservoir is the Lockwood groundwater sub-basin. The basin encompasses a mildly sloping and intensely cultivated valley area in the lower drainage

basin of the San Antonio River. The river skirts the southern edge of the basin. The Lockwood aquifer is the primary source of irrigation for the Lockwood area.

A very small but locally significant aquifer is located in Hames Valley just east of Lockwood Basin. The Hames Basin, approximately six miles long and three miles wide, has a watershed of about 46 square miles. Hames Creek, a tributary of the Salinas River, recharges about 9,500 acre-feet per year into the aquifer, much greater than the 6,600-7,000 acre-feet pumped out for irrigation.

VEGETATION

The Planning Area contains four major plant communities: chaparral, grassland, foothill woodland and riparian vegetation. Beyond the particular vegetative types distinguishing each community are the habitats they provide for wildlife. Each different species has a specific vegetation habitat upon which it relies for food and shelter. Often human encroachment has limited the range and size of these communities, thereby threatening the existence of certain plants and animals.

Chaparral communities are typically composed of a uniform covering of hardy, woody shrubs which often form dense impenetrable thickets. Chaparral is found on drier slopes at higher elevations, on slopes with rocky or infertile soil, and in the middle elevations but mixed with oak and grassland.

Grassland usually occurs in soils having too little moisture to support larger types of vegetation. It occurs on ridge tops and dry, hot valleys and intermittently in woodland and chaparral. The foothill woodland community is found in more protected areas having abundant moisture, deep soil, and good drainage and includes such areas as the lower slopes, canyons, and sheltered valleys. Riparian vegetation is found along seasonally and permanently flowing freshwater streams and also in canyon bottoms and other drainage features where conditions are wet enough to support it. The woodland and riparian communities are extremely productive as wildlife habitats in terms of providing food and cover.

FRESHWATER FISH AND WILDLIFE

South County is home to an abundance and diversity of animal life. The foundation for this important resource is the wide array of habitats provided by the Planning Area's vegetation and geographic features. The quality and quantity of these habitats, providing food, shelter, and cover, are directly responsible for the health and vigor of the animal population. The preservation or enhancement of a habitat is directly related to the preservation of the resident species.

The rivers, streams, and reservoirs of South County support limited but diverse habitats for a variety of freshwater game and non-game fishes. As with terrestrial wildlife, fish are extremely sensitive to habitat changes; even more so, perhaps, because of the added dimensions of the aquatic environment and the intense utilization of water resources.

Inventories of freshwater fish populations have been undertaken by correlating particular types of aquatic environments to particular species of fish. Several fish habitats are found in South County. Most significant are the headwaters and tributaries of the Nacimiento and San Antonio Rivers, and the man-made aquatic environment of San Antonio Reservoir. While trout is the prominent association in the three rivers, San Antonio Reservoir contains a number of introduced gamefish that make it a popular sportfishing location.

ENVIRONMENTALLY SENSITIVE AREAS

Several public and private agencies have programs that identify significant natural areas and rare and endangered species.

The California Department of Fish and Game designates Areas of Special Biological Importance (ASBI) for wildlife habitats of special importance and which are considered particularly sensitive to human development. There are three ASBI categories: key wildlife areas, limited habitats, and rare or endangered species habitats.

There are three key wildlife areas in South County. Two are heron rookeries, one at San Ardo and one at Bradley in the Salinas River habitat. The other key wildlife area is a concentration of golden eagle nest sites (not mapped for the protection of the species). Limited habitats are those which have been significantly reduced; riparian habitats are examples of this ASBI type in South County.

The endangered bald eagle has wintering areas in South County at Lake San Antonio. Eagles are protected under the Federal Bald Eagle Protection Act and state law. Blue heron rookeries, found on Lake San Antonio and Fort Hunter Liggett, must also be protected. Another endangered bird, Least Bell's Vireo, has nesting sites along the Salinas River outside of Bradley. The rare San Joaquin kit fox has declined in number due to habitat loss from conversion of valley lands to irrigated agriculture.

The California Natural Areas Coordinating Council (CNACC) offers a statewide inventory of natural areas. Four CNACC natural areas are designated in South County: Burro Mountain on Hunter Liggett; the Hunter Liggett/Jolon area; Mustang Ridge; and Pancho Rico Gorge.

ARCHAEOLOGICAL AND HISTORIC RESOURCES

Numerous archaeological investigations have taken place in South County in conjunction with development project review. The archaeological sensitivity zone designations shown in Figure 4 were based, in part, on the knowledge of the Planning Area gained from these investigations. The majority of known archaeological sites are near the San Antonio and Nacimiento Rivers. Also, there are at least 135 known sites on Hunter Liggett. The three sensitivity zones -- low, moderate and high -- were established to indicate the relative probability of undiscovered archaeological sites being present in a given location.

Within the bounds of South County, there are six historic sites listed on the National Register of Historic Places. All located in the Jolon-Hunter Liggett area, their locations are indicated in Figure 4. The sites include: Cueva Pintada (Painted Cave - 8,000 B.C.) Dutton Hotel, Stagecoach Station (1849); Jose Maria Gil Adobe (1865); Milpita Ranch House; San Antonio de Padua Mission (1780 - also listed in the California Historic Landmark Register); and Tidball Store (1890 - 1910).

ENERGY RESOURCES

Energy resources are characterized as renewable or non-renewable. South County's only non-renewable resource is its significant reserve of oil at San Ardo. The greatest potential for renewable energy resources lies in solar, biomass conversion (from agricultural wastes), and wind generators.

FIGURE 4
ARCHAEOLOGICAL/HISTORIC RESOURCES

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, miscellaneous hazards, and emergency preparedness, as well as air and water quality.

ENVIRONMENTAL CONSTRAINTS

SEISMIC AND OTHER GEOLOGIC HAZARDS

The South County Planning Area is bordered on the east side by the San Andreas Fault, a highly significant feature given the probability of a great earthquake occurring along its length. Figure 5 illustrates the extent of the San Andreas and other faults in South County. There are four potentially active faults identified, but only one of the four, the King City-Mincie Canyon Fault, is believed capable of inflicting significant damage. However, the San Andreas Fault remains the most significant seismic hazard in South County. Given the 50-125 year recurrence interval for a major quake on this fault, seismic hazards in the region are considerable.

A landslide is the downward and outward movement of slope composed of natural rock, soils, and artificial fills. South County is relatively free of major landslides. The highest susceptibility to landslide and erosion is found along the major fault lines, in the foothills, and on the steep slopes of the Diablo and Santa Lucia Mountain Ranges.

FLOOD HAZARDS

Large areas of South County are subject to some degree of flooding. The Flood Hazard map (Figure 6) illustrates those portions of South County which are prone to be inundated by a 100-year flood, resulting from a prolonged or intense storm. A 100-year flood has a one-percent probability of occurring in any year.

In addition to flood hazards from storms, South County is also subject to flood damage from dam failure. Failure of San Antonio or Nacimiento Dams could inundate much of the valley floor. Dam failure would most probably be generated by seismic activity or slope instability.

FIRE HAZARDS

The California Department of Forestry and Fire Protection (CDF) has developed a wildland fire hazard rating system which analyzes the potential for large, destructive wildfires occurring based on the combination of weather history, vegetative cover and topography. Figure 7 shows the relative wildland fire hazard severity for South County water availability and access for fire protection are addressed in the General Plan which sets the minimum requirements for all of Monterey County.

Much of the Planning Area has been rated as having Very High fire hazard severity, the highest

level. The Lockwood, Peach Tree, James and Cholame Valley floors have been rated as having High fire hazard severity. The Salinas Valley floor from the San Ardo oilfields north through San Ardo has been rated in urban/agricultural zones with low wildland fire hazard severity.

Most of South County is without organized structural fire protection with the exception of the San Ardo Volunteer Fire Department. CDF has wildland fire protection responsibility for most of the Planning Area and maintains three forest fire stations within the area, Lockwood FFS, Parkfield FFS and Bradley FFS. These stations are manned 24 hours a day 7 days a week during the declared fire season (May 1 to October 31) and CDF will respond to any reported fire in the Planning Area during fire season. During the non-fire season, winter, CDF does not maintain 24 hour 7 day coverage at its stations within the Planning Area. The CDF uses the winter to perform extended maintenance on equipment and train personnel which results in the three fire stations often being unmanned. CDF will respond to fires during the non-fire season if men and equipment are available. CDF is concerned with the lack of organized structural fire protection in most of the South County Planning Area.

Potential fire hazards within the San Ardo oilfields are mitigated through regulations on the oil industry and close cooperation between oil company firefighting forces and the CDF.

MISCELLANEOUS HAZARDS

Miscellaneous hazards include pesticides, fertilizers, petroleum, and radioactive, flammable, or explosive materials. Because urban development is sparse in South County, conflicts between agricultural application of pesticides and residential areas have not been a major problem. There are no producers or large-scale storage areas of hazardous chemicals in South County. Fort Hunter Liggett has a fairly large ammunition dump adjacent to Jolon Road.

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 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 countywide General Plan 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

South County benefits from generally favorable air quality. This is due to the rural development pattern and geographic context. However, recent studies indicate that local air quality is adversely affected by polluted air being transported from the San Francisco Bay area and the San Joaquin Valley. The Monterey Bay Unified Air Pollution Control District has a monitoring station in the San Ardo oil fields. Operating since 1982, the purpose of the station is to measure the "before and after" impacts of oil-related projects. No violations in air quality standards have been recorded in this period although noxious odors are present.

WATER QUALITY

Quality of surface and ground water in South County varies greatly with location. Natural contamination is present from waters draining the Diablo Mountain Range, which are typically high in mineral concentrations. In contrast, there is generally very good quality surface water draining from the Santa Lucia Range into the Nacimiento and San Antonio Rivers, and eventually into their reservoirs to supply good quality water into the Upper Salinas River.

A large portion of the western half of the Planning Area has groundwater quality and supply problems. The areas between Jolon-San Lucas Road and Lockwood-San Lucas Road, along Jolon-Bradley Road to Highway 101, and near Lake San Antonio contain groundwater high in sulphur. The Lockwood Valley itself has exceptionally good water. In the area north and east of Jolon, some geologic formations yield very little water at all. Groundwater in Hames Valley has high mineralization and sulphur. Areas in the western half of South County where the water is both good and plentiful include Bryson-Hesperia, lower Nacimiento Lake Drive, and the Lockwood community.

In the central portion of the Planning Area, nitrate problems are found along a one-mile strip on either side of Highway 101. In San Ardo few water quality problems exist; however, the water in the area of oil drilling is high in sulphur. Bradley's water system is characterized by numerous wells on tiny lots. The community of Parkfield, in the eastern section of the Planning Area, has water quality problems in the shallow wells because they are located too close to septic systems. However, below 180' the quality in the aquifer begins to improve. The remainder of the "east side" is characterized by sparse development; consequently water data are scarce.

FIGURE 5
Seismic Hazards

FIGURE 6
Flood Hazards

FIGURE 7
Fire Hazards

NOISE HAZARDS

Within South County the major sources of noise include military activities and traffic on the highways. Existing noise contours developed in 1980 indicate that noise exceeded 60 dBA on Highway 101 at the 198 junction, at the San Bernardo intersection, and at the San Luis Obispo County line. The noise level was in the 70 dBA range at these intersections.

Military activities at Fort Hunter Liggett and Camp Roberts can have significant noise impacts over a wide area. A study of noise impacts from vehicle movement is currently being undertaken by the U.S. Army. Preliminary, informal analysis indicates that significant noise impacts occur during military exercises from aircraft and movement of vehicles over tank trails. The firing and testing of weapons on Fort Hunter Liggett and Camp Roberts can also have significant noise impacts.

CHAPTER III: HUMAN RESOURCES

The human resources component encompasses the demographic and socioeconomic analyses of South County. The size, characteristics, distribution, and structure of South County's population and growth trends are explored in the demographic section. The social and economic characteristics of the population -- level of education, personal income, number of low income households, labor force, and employment -- as well as South County's economic base are analyzed in the socioeconomic section. The size and composition of the population and its economic resources form the foundation for major planning decisions and are essential in assessing future demand for housing, jobs, land, water, recreation facilities, and transportation systems.

HUMAN RESOURCES

DEMOGRAPHIC ANALYSIS

The population of South County has increased significantly since 1960, when the population was only 1,702. Table 1 indicates that the population had grown to 2,989 by 1970, an increase of 75.6%. In 1980 the number of South County residents was 3,597, an increase of 20.3% in ten years. The Planning Area's 20% increase in population ranks seventh among Monterey County's eight planning areas.

TABLE 1
Population Change, 1960 - 1980

Location	1960 Population	1970 Population	% Change 1960-1970	1980 Population	% Change 1970-1980
South County Planning Area	1,702	2,989	75.6%	3,597	20.3%
Monterey County	198,351	247,450	24.8%	290,444	17.4%

Sources: 1960, 1970 and 1980 U.S. Census of Population.

South County is the largest planning area and has the lowest population density -- 2.8 persons per square mile in 1980, compared with 87 persons per square mile countywide. It should be noted that 68% of the Planning Area is devoted to agriculture and 28% of the Planning Area is under public land ownership. Thus, the density throughout South County is not uniform.

South County's ethnic composition is very close to that countywide, as indicated in Table 2. South County has a slightly higher proportion of Whites and persons of Spanish origin and a lower proportion of Asians.

Table 3 compares the age structures of the Planning Area and the County. South County has a higher percentage of teens and young adults between 15 and 24 years of age and a lower percentage of children, adults, and elderly. The age structure reflects the presence of Hunter Liggett, where 60% of the population is between the ages of 18 and 24. Without Hunter Liggett, South County's age composition is very close to that of the County.

TABLE 2
County and Planning Area Population Race & Spanish Origin

RACE AND SPANISH ORIGIN	SOUTH COUNTY PLANNING AREA		MONTEREY COUNTY	
	NUMBER	PERCENT	NUMBER	PERCENT
White	2,235	62.1%	173,456	59.7%
Spanish	1,008	28.0%	75,129	25.9%
Black	265	7.5%	18,425	6.3%
Asian and Pacific Islander	46	1.2%	19,696	6.8%
American Indian, Eskimo, Aleut	43	1.2%	522	0.2%
Other	-----	-----	3,216	1.1%
TOTAL	3,597	100.0%	290,444	100.0%

*The category "Spanish Origin" includes those who reported Mexican, Mexican-American, Cuban, Puerto Rico as well as those whose origins are from Spain or the Spanish-speaking countries of Central or South America.

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

TABLE 3
Comparison of County and Planning Area Age Structures

Age Group (Years)	South County*		Monterey County	
	Number	Percent	Number	Percent
Under 5	329	9.1%	24,532	8.4%
5 - 9	269	7.5%	21,687	7.4%
10 - 14	250	6.9%	21,555	7.4%
15 - 19	388	10.8%	27,575	9.5%
20 - 24	621	17.3%	33,962	11.7%
25 - 34	633	17.6%	53,555	18.4%
35 - 44	354	9.8%	30,163	10.4%
45 - 54	274	7.6%	26,319	9.1%
55 - 64	243	6.8%	24,346	8.4%
65 - 74	154	4.3%	16,467	5.7%
75 +	82	2.3%	10,283	3.5%
TOTAL	3,597	100.0%	290,444	100.0%
Median Age	24.5		27.6	

*Includes Fort Hunter Liggett (Census Tract 114.02)

Source: 1980 U.S. Census of Population.

SOCIOECONOMIC ANALYSIS

South County has a relatively high level of education; its percentage of high school graduates in 1980 was 67%, almost as high as the countywide level of 71%. Also, the level of education is rising for South County. In 1970 the percentage of high school graduates was only 57% for the Planning Area.

Cash incomes for households in the Planning Area during 1979 were 89% of the countywide median household income of \$17,661. This is still within the moderate income range. Of the Planning Area's households, 30% were in the low income range compared to 25% countywide; 39% were in the higher income range compared to 44% countywide.

The median income for individuals in South County falls far short of the countywide median of \$6,871. In the portion of the Planning Area outside of Hunter Liggett, median income was only \$4,298 with over one third of individuals earning less than half (43% and under) of the county median. Countywide, only 16% were in the lower income range.

Poverty is most acute in the Planning Area and countywide for female-headed households, particularly those households with children. In the Planning Area, elderly households living below the poverty line are significantly higher proportionately than countywide. Overall, 18% of the total South County population is below the poverty line, compared to 11% countywide.

South County's overwhelmingly agricultural economic base provides employment for almost 53% of the total labor force. Agriculture is far more dominant in South County than countywide, where the sector is third largest and accounts for 12% of the labor force. The military is the second largest sector in both Planning Area and County but accounts for 29% of the total labor force in South County. South County's next largest industries are government and construction; manufacturing only accounts for 30 jobs in the Planning Area (oil production is included in the "agriculture, forestry, fisheries, mining" sector).

Because agriculture is the primary industry in South County, farming is the dominant occupation -- 48% employed as farmers versus 10% countywide. Administrative support workers and craftsmen make up the next largest occupational categories in South County.

CHAPTER IV: AREA DEVELOPMENT

The area development component of this Area Plan includes discussions of existing and future land use, public land ownership, 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. Public land ownership examines the extent of land owned by public agencies and therefore unavailable for private development. The adopted land use plan (part of the Monterey County General Plan) officially designates the type, location, and intensity of all future land uses in the Planning Area.

The transportation section describes the circulation network for the movement of people and goods. The adequacy of services and infrastructure is analyzed in the public services and facilities section. The housing analysis describes characteristics and trends in housing supply and conditions.

AREA DEVELOPMENT

EXISTING LAND USE

South County contains a total of 819,896 acres and is the largest of the County's eight planning areas. There are no incorporated cities located in South County. Land use is characterized by extensive grazing, dryland and irrigated farming, watershed, recreation, and small communities. The following paragraphs describe existing land uses while Figure 8 shows their location.

Residential uses total 469 acres (0.06% of the total acreage in the Planning Area), primarily located in the unincorporated communities of Bradley, San Ardo, Parkfield, Jolon, Lockwood, and Bryson-Hesperia. Additionally, residential uses of a very rural nature are scattered throughout the Planning Area. Single family residential uses total 436 acres and multiple unit structures account for only 33 acres.

Commercial land uses total 22 acres, or less than 0.01% of the area. These uses are primarily located in the unincorporated communities and serve both residents and travelers using Highway 101, Jolon Road, and Pleyto Road.

Industrial land uses total approximately 4,710 acres, or approximately 0.6% of the area. Although this acreage includes a small landfill site at San Ardo, the bulk of the industrial use in the Planning Area is due to the presence of extensive oil extraction operations near San Ardo.

Public and quasi-public uses total 212,337 acres, or almost 26% of the total Planning Area. Military uses are the largest sub-category and include Hunter Liggett Military Reservation at the westerly portion of the planning area and Camp Roberts to the south. Military uses total approximately 171,000 acres. The next largest sub-category of public uses is composed of lands in natural resource management which total just over 41,000 acres; these are lands administered by the Bureau of Land Management. Recreational facilities located around the perimeter of San Antonio Reservoir total approximately 140 acres. Other uses include religious (primarily San Antonio Mission), educational, and emergency service uses.

Streets, highways, and railroads total 3,454 acres or about 0.4% of the total Planning Area. Highway 101, a major north-south transportation corridor, is the circulation backbone of the Planning Area, providing for vehicular travel throughout its length. State Highway 198, which borders the Planning Area, begins at San Lucas and provides access to the east into Fresno County. County roads provide access in the westerly and easterly portions of the Planning Area. The Southern Pacific Railroad operates a major route which traverses the County and the Planning Area paralleling Highway 101.

The most significant land use in South County is agriculture, which encompasses 555,000 acres or almost 68% of the total area. Included in this acreage is land along the Salinas River in the northerly portion of the Planning Area used for row crops and land used for dryland farming. As

in the Central Salinas Valley area, bench lands are used for vineyard and orchard production. The bulk of agricultural use, however, is contained in very extensive grazing lands and dryland farming.

Unimproved lands and watershed areas total 38,217 acres or almost 5% of the Planning Area. Watershed uses are particularly important due to the location of San Antonio Reservoir in the Planning Area. This water body is the fourth largest land use in the area, totaling 5,687 acres or about 0.77% of the area.

Approximately 28% of South County is publicly owned and therefore is generally not subject to private development. However, activities which may occur on publicly owned land must be taken into account in the planning process. Most of South County's public lands are in federal ownership -- 212,089 acres out of 225,519. The remainder is owned by the Monterey County Flood Control and Water Conservation District; this 13,430 acres includes San Antonio Reservoir and a large area around the reservoir.

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 this South County Area Plan and zoning. Since this adopted Area Plan supercedes all zoning inconsistent with the General Plan designations, the current holding capacity has been calculated based solely on land use designations of this South County Area Plan.

There are 581,974 acres of land in South County currently designated for residential or agricultural use. Lands under the resource conservation designation, all publicly owned by the Bureau of Land Management, are excluded from these holding capacity calculations. Theoretically, if all parcels presently designated for residential use were subdivided to the maximum extent possible, 6,812 homes could be allowed in South County. If the same was done on agricultural designated lands, 13,094 units would be permitted. The 1980 Census indicates that there are 1,126 existing residential units in South County. This figure, subtracted from the above mentioned build out projections, would yield 18,780 new units in South 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.

FIGURE 8
Existing Land Use

FIGURE 8A
Existing Land Use

A significant amount of new commercial development may also be allowed under the new land use plan. Land devoted to commercial development could increase from the current 22 acres to 680 acres, a potential increase of 658 acres. Industrial land use acreages could increase slightly from the current 4,710 acres (primarily oil extraction near San Ardo), to 4,730 acres. The additional 20 acres is designated for industrial uses other than oil extraction in San Ardo.

TRANSPORTATION

Roads and Highways

The Planning Area's ground transportation system is primarily a network of state highways and county roads. Locations of state highways indicate their primary roles as intercity travel corridors, with county roads connecting more remote areas with cities and highways.

South County contains two state highways. Highway 101 is a principal arterial and is the primary north-south arterial within the County, entering the South County Planning Area south of San Lucas. The four-lane, divided highway connects San Lucas, San Ardo, and Bradley, eventually exiting into San Luis Obispo County at Camp Roberts. Highway 198, also a principal arterial, follows the Planning Area's northern boundary, heading in an easterly direction from Highway 101 at San Lucas to the Fresno County line.

The County road system in South County west of Highway 101 is more highly developed than the network east of the highway. Jolon Road, a paved minor arterial, connects the Jolon and Lockwood communities with Highway 101. Lockwood-San Lucas Road, a paved collector, heads south from Highway 101 and at Lockwood becomes Interlake road, providing access to San Antonio and Nacimiento Reservoirs. Nacimiento-Fergusson Road, although designated a non-classified road, provides the Planning Area's only link with Highway 1 and the coast. The road, which is paved, cuts west through Hunter Liggett at its eastern boundary off of Jolon Road. On the east side of the Planning Area, Peachtree Road is the key road east of Highway 101. It heads southeast from Highway 198 and at Slacks Canyon becomes Indian Valley Road; at this junction it heads south to San Miguel which heads northeast to Parkfield.

The closing of Slacks Canyon and Big Sandy Roads is indicative of a trend in South County to abandon some of the poorest roads. There are several reasons for this. Dirt and gravel roads such as Lowes Canyon, Cross Country and Indians Roads often wash out during the rainy season and become impassable due to slides or raging creek waters. The County is increasingly unable to afford the maintenance of these roads. Also, it may not be cost-effective to allocate scarce public works funds to areas in which only a handful of households are present. Finally, recreational vehicles have caused damage to farmland, crops, and farm animals. Thus, there is growing sentiment among County officials and South County ranchers to abandon these roads and close them to public access.

Use of Roads and Highways

Traffic count data for Highway 101, available from 1968 through 1981, indicate that traffic volumes have remained stable from the highway's junction with Highway 198 to the Camp Roberts overpass. In 1972 the amount of daily traffic for this stretch was 10,800 at the Planning Area entrance; in 1982 the volume was 10,500. At Camp Roberts, for the same period, the volume increased from 10,400 to 10,900 cars. Caltrans reports a current annual increase of 2.5% through the Planning Area.

The key parameter for the evaluation of road performance is Level of Service (LOS) which is derived in part from demand and road capacity. Level of service is an indication of a road's performance based on an evaluation of driving conditions, with six performance levels ranging from ideal (Los A) to "forced flow" (Los F).

Most of South County's roads have LOS "C" or better and few driving constraints. The exception is Jolon Road between Argyle and San Lucas Roads which has been given a LOS "D" rating. This means that the segment of road is reaching capacity and traffic flow is restricted; it has not, however, reached a critical deficiency stage (Los F). Overall, traffic flow is good and roads are adequate to serve South County.

Scenic Highways

The only officially designated County Scenic Route in the Planning Area is Interlake Road, designated a County Scenic Route on November 21, 1971. It is an 11.5 mile road traversing the Nacimiento-San Antonio Recreation Area. The designation of Interlake Road as an official scenic route is an example of a cooperative program between two adjoining counties, Monterey and San Luis Obispo. The route was designated as part of the joint Nacimiento-San Antonio General Plan. No additional roads or highways are proposed for scenic status in this Area Plan.

Public Transit

South County has no municipal bus service. Greyhound Bus Lines provides daily service to San Lucas and San Ardo. There are no rail stops between Salinas and San Luis Obispo.

Truck Transportation

The major highways in Monterey County provide corridors for intercity and interregional truck movements in the County. County highways and roads serve major and minor intracounty movements which the state highways cannot accommodate. Highway 101 is the County's most prominent trucking corridor. Junctions at Highway 198 and Jolon Road measure truck traffic through South County. The Highway 198/Highway 101 junction carries a significant load (18%) of truck traffic; only the junction of Highway 1, 156, and 183 carries a higher proportion of truck traffic. A third of the traffic is small capacity (2 and 3 axle trucks) while two-thirds is large capacity (4 and 5 axle), indicating predominantly long distance commodity movement. The Jolon Road/Highway 101 junction carries 13% truck traffic with similar proportions of short and long distance movement.

Air Transportation

South County contains no air carrier or general aviation airports. There are two military airports located at Fort Hunter Liggett and Camp Roberts. Eleven airstrips are located on private land throughout South County and are used for agricultural, industrial, and private uses.

Pipeline Transportation

Pipeline transportation is a little recognized but very important mode of commodity transportation. In South County the substances transported are crude oil and natural gas. The major oil and natural gas pipelines are those of Mobil Oil and PG&E. Natural gas is supplied by a major line to a point just south of San Ardo. Mobil Oil owns and operates an oil pipeline between San Ardo and Estero Bay in San Luis Obispo. The pipeline has the capacity to pump 56,000 barrels per day from the San Ardo oil fields to the tanker port at Estero Bay. From there, the oil is loaded on tankers for shipment to refineries. During 1978, the pipeline carried an average of about 30,000 barrels per day.

PUBLIC SERVICES AND FACILITIES

Fire Protection Service

With the exception of the California Department of Forestry, the San Ardo Volunteer Fire Department, and the Fort Hunter Liggett and Camp Roberts Fire Departments, South County has no organized fire protection. In fact, most of Monterey County not covered by structural fire protection lies in South County.

Law Enforcement Agencies

The Sheriff's Office of Monterey County is the primary provider of police services to the unincorporated areas of the County, including all of South County. The closest substation to South County is located in King City and one full-time deputy is assigned to patrol San Ardo and a large surrounding area.

The California Highway Patrol (CHP) has jurisdiction and law enforcement powers on all County roads, freeways, and state highways. The CHP is particularly concerned with enforcement of the California Vehicle Code. South County is served by the King City office of the CHP which has jurisdiction in the area from Soledad to the Monterey-San Luis Obispo County line. Twenty-seven officers operate from the King City office of which five are assigned to South County on any given shift.

The Department of the Army's military police has law enforcement responsibility for Hunter Liggett and Camp Roberts. Both have areas of concurrent jurisdiction with the California Highway Patrol and the County Sheriff as well as areas of exclusive federal jurisdiction.

The Monterey County Parks Department's park rangers are authorized to enforce park ordinances, to protect park property and to protect the peace within the park. The Parks

Department has jurisdiction over San Antonio and Nacimiento Recreation Areas. By cooperative agreements, the Sheriff's Office handles all penal code violations and physical arrests within the parks.

Wardens from the California Department of Fish & Game are responsible for enforcing game and trespass violations in Monterey County.

Education Facilities

South County contains all or portions of the following elementary school districts: San Lucas Union, San Ardo Union, Bradley Union, San Antonio Union, Coalinga Unified (split with Fresno County), and Shandon Unified, San Miguel Union, and Ranchita Union (which are shared with San Luis Obispo County).

Regarding high school districts, most of South County is located in the King City Joint Union School District, which extends north to Greenfield. A portion of the Planning Area is located in Fresno County's Coalinga Unified and San Luis Obispo County's Shandon Unified and Paso Robles Joint Union.

Residents in South County are primarily in the Hartnell Community College District. The eastern tip of the Planning Area lies in Fresno's West Hills Community College District and the southeastern section lies in San Luis Obispo's Cuesta Community College District.

Park and Recreation Facilities

The County Parks Department manages 2,500 acres of the 10,870 acre Nacimiento Reservoir Recreation Area. It also manages 7,000 acres of the 13,427-acre San Antonio Recreation Area. San Antonio Reservoir is owned exclusively by the Monterey County Flood Control District zone 2A; and Nacimiento Reservoir is owned by Flood Control District 2. However, the Parks Department manages the recreation facilities located along the lakefronts. Recreation at Nacimiento includes boating, water skiing, fishing, and camping. San Antonio offers a wider variety of recreation: hiking, picnicing, camping, baseball, horseshoes, open playfields, nature study, swimming, boating, water skiing, fishing, and rafting.

There are no private recreational facilities or community parks in South County. Towns such as San Ardo, Bradley, and Parkfield are in need of small scale recreation centers and parks; these facilities would be utilized by community residents as well as people living in outlying areas.

Domestic Water Services

The San Ardo Water District is the only County special district which supplies water in South County. It serves the town of San Ardo and has 152 connections. The remainder of the Planning Area is served by mutual water companies or individual wells. A mutual water company is defined as any private corporation or association organized for the purpose of delivering water only to its stockholders and members at cost. Mutual water companies drill wells and service two or more connections.

Wastewater Treatment

Table 4 identifies the wastewater treatment plants and the level of treatment for each plant in South County.

The remainder of the Planning Area is served by individual or collective septic systems.

TABLE 4
Wastewater Treatment Plants

<i>Wastewater Treatment Provider</i>	<i>Treatment</i>	<i>Design Capacity in Millions of Gallons per day</i>	<i>Current Weather Flow in M.G.D.</i>	<i>Dry Flow</i>	<i>Percent of Capacity</i>
<i>Special District San Ardo Water District</i>	<i>Primary</i>	<i>0.09</i>	<i>0.004</i>		<i>4%</i>
<i>Monterey County Parks San Antonio Reservoir, North Shore San Antonio Reservoir, South Shore</i>	<i>Primary</i>	<i>0.03</i>	<i>0.002</i>		<i>7%</i>
	<i>Secondary</i>	<i>0.14</i>	<i>0.008</i>		<i>6%</i>
<i>Military Fort Hunter Liggett Camp Roberts</i>	<i>Primary</i>	<i>1.0</i>	<i>0.160</i>		<i>16%</i>
	<i>Secondary</i>	<i>1.0</i>	<i>0.165</i>		<i>17%</i>

Source: Monterey County Planning Department, Public Services and Facilities Analysis of Monterey County, 1980

Solid Waste Disposal Facilities and Services

There are three County, one military, and one private waste disposal sites located in South County. Table 5 sets forth pertinent data relative to each site. There are, in addition, two transfer stations at San Ardo and Bradley.

TABLE 5
Solid Waste Disposal Sites

<i>Disposal Site</i>	<i>Owner</i>	<i>Method of Disposal</i>	<i>Site Acreage</i>	<i>Amount Disposed (Tons/Day)</i>	<i>Site Life (Years)</i>	<i>Source of Planning</i>
<i>Jolon Road</i>	<i>County</i>	<i>Cut and Cover</i>	<i>4.0</i>	<i>5.0</i>	<i>30</i>	<i>County</i>
<i>San Antonio South</i>	<i>County</i>	<i>Cut and Cover</i>	<i>0.9</i>	<i>0.5</i>	<i>10</i>	<i>County</i>
<i>San Antonio North</i>	<i>County</i>	<i>Cut and Cover</i>	<i>0.5</i>	<i>0.1</i>	<i>10</i>	<i>County</i>
<i>Hunter Liggett</i>	<i>U.S. Government</i>	<i>Sanitary Landfill</i>	<i>15.0</i>	<i>0.8</i>	<i>15</i>	<i>U.S. Army</i>
<i>Rancho Lobos</i>	<i>John Cedarquist</i>	<i>(Leased By The Oil Companies)</i>				<i>Private</i>

Sources: Monterey County Planning Department, Public Service and Facilities Analysis of Monterey County, 1980; personal communication with the Monterey County Environmental Health Department, February, 1984.

HOUSING

Pertinent data on South County's household, housing, and housing unit characteristics are summarized from the 1980 U.S. Census in Table 6. The Planning Area contained 964 households or 1% of the County's households. The average number of persons per household was 3.00 (2.99 without Hunter Liggett) in 1980. Household size has decreased from 3.07 in 1976 and 3.12 in 1970. Countywide, household size has also been decreasing; average household size was 3.11 in 1970 and 2.85 in 1980. Between 1970 and 1980, South County's housing stock increased by 348 units. This represents an increase of 44.7% over the decade, compared with the slightly lower increase of 37% countywide.

The 1980 Census also provides information on different housing types. For owner-occupied

units, South County had a much lower proportion of single family detached units and a much higher proportion of mobile homes than the County. There were no owner-occupied townhouses or apartment units. Half of the renter-occupied units in South County are single-family detached compared with only one-third for the County. Again, South County has a high percentage of mobile homes occupied by renters -- almost one-third -- whereas only 3% of renter-occupied units are mobile homes countywide.

Housing availability can be measured by housing tenure, which refers to the way housing units are occupied. Ideally, the Planning Area's housing stock should be evenly divided between owner-occupied and renter-occupied housing units. South County had a fairly even owner-occupied/renter proportion: 45% and 54%, respectively.

The 1980 U.S. Census figures show the Planning Area's median home value was \$55,600, about 65% of the County's median home value of \$86,000. The Planning Area's median monthly rent level of \$198 was 76% of the County's \$262.

The number of vacant and available houses can have an effect on housing prices. In keeping with supply and demand dynamics, a high effective vacancy rate can curb housing price increases, while a low effective vacancy rate can accelerate housing price increases. The Planning Area had an effective vacancy rate of 3.5% in for sale units, 1.2% in rental units, and an overall vacancy rate of 4.7%. This is fairly low compared with "balanced" vacancy rates of 3 - 5 percent in for sale units 5 - 7 percent in rental units, and an overall standard of about 5 percent.

Overcrowding, like vacancy rates, can be used to measure housing availability. Of the total number of occupied housing units within South County, almost 14% were overcrowded. In contrast, only 9% of the County's housing units were overcrowded. The incidence of overcrowding was most pronounced in rental units -- 22% of South County's rental units were overcrowded while only 6% of the rental units countywide were overcrowded.

TABLE 6
*Selected Housing Information for the South County Planning Area**

HOUSEHOLD CHARACTERISTICS

	<i>Total Households</i>	<i>One Person Households</i>	<i>Households 65+</i>	<i>Female Head w/Children Under 18</i>	<i>Large Households 6+</i>	<i>Household Population</i>	<i>Persons Per Household</i>	<i>Owner Occupied</i>	<i>Percent Owner Occupied</i>	<i>Renter Occupied</i>	<i>Percent Renter Occupied</i>
South County	964	172	154	26	85	2,890	3.00	439	45.5	525	54.5
Monterey County	95,734	20,183	16,860	6,064	6,768	272,425	2.85	50,794	53.1	44,940	46.9

HOUSING CHARACTERISTICS

	<i>Total Housing Units</i>	<i>Year-Round Housing Units</i>	<i>Seasonal Units</i>	<i>Vacant Total</i>	<i>Vacant For Sale</i>	<i>Vacant For Rent</i>	<i>Vacant Other</i>	<i>Gross Vacancy Rate</i>	<i>Effective Vacancy Rate For Sale</i>	<i>Effective Vacancy Rate Rentals</i>
South County	1,126	1,099	27	135	13	39	83	12.0%	3.5%	1.2%
Monterey County	103,557	103,326	321	7,502	1,091	2,359	4,052	7.2%	1.1%	2.3%

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 Units Owner</i>	<i>Overcrowded Units Rental</i>	<i>Persons in Overcrowded Units</i>	<i>Average Household Size in Overcrowded Units</i>	<i>Occupied Units Without Plumbing</i>	<i>Median Home Value</i>	<i>Median Home Rent</i>
South County	30	271	518	280	4.20	22	116	759	5.52	11	\$55,600	\$198
Monterey County	2,597	20,618	47,694	32,327	4.70	3,137	6,583	54,466	5.60	917	\$86,000	\$262

**Includes Fort Hunter Liggett*

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 South County and be supplemented by the policies in this plan. The South County Area Land Use Plan shall supersede previous general plans for this area, including the adopted countywide land use plan. The South County Area Plan is 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 for the South County Planning Area include the following:

ASSUMPTIONS

1. Agriculture (farming and grazing) will remain South County's leading industry and dominant land use.
2. The growth rate in the South County Planning Area will follow historic growth patterns.
3. The preservation of viable agricultural land and growth directed to existing communities are the guiding principles used to develop the area plan.
4. Continued county, state, and federal fiscal limitations will restrain the future provision of public services and capital improvements.
5. South County's transportation network will remain largely unchanged.
6. Most of South County will continue to be served by individual or collective wells and septic systems.
7. The San Antonio and Nacimiento Recreation Areas will continue to be public recreation areas. Recreation and visitor-serving uses will be encouraged adjacent to Lake San Antonio.
8. Scenic qualities, open space, and private recreation potential in South County are valued resources, worthy of protection.

ISSUES

Natural Resources

1. One of South County's premier assets is its vast stretches of open space. To what extent can this open space be protected from fragmented or poorly-sited development?

2. Considerable development pressure exists to convert valuable agricultural lands to residential uses, particularly in the southwestern portion of the Planning Area. To what extent should these lands be preserved?
3. Soil erosion and its associated problems can be severe on cultivated land and in areas where improperly sited roads and subdivisions have poor drainage controls. How can better soil management be encouraged or required where erosion is a problem?
4. The location, extent, and type of rare and sensitive plant and animal populations within the Planning Area are largely unknown.

Environmental Constraints

1. The Planning Area is a long distance away from fire protection agencies. What, if anything, should be done to improve fire services in South County?
2. Water quality in portions of South County is poor due to natural mineralization or high sulphur content.

Human Resources

1. Should additional manufacturing or commercial activities be encouraged in South County?
2. Does economic growth/diversification necessarily mean a change in South County's basic lifestyle and rural character?

Area Development

1. Where should growth in South County occur?
2. Are there adequate areas for residential and commercial uses?
3. What type of recreation facilities should be developed at Lake San Antonio?
4. Are park and recreation facilities needed elsewhere in South County?
5. What can be done to increase the housing supply while still preserving agricultural land and open space?

SUPPLEMENTAL POLICIES

The foregoing policies are supplemental to the goals, objectives, and policies of the countywide General Plan. Both the General Plan and the South County Area Plan are to be consulted when reviewing planning matters in the South County Planning Area.

Natural Resources

Soils and Agricultural Lands

- 3.1.1.1 (SC) Responsibility for the enforcement of ordinances concerning soil erosion violations shall be assumed cooperatively by the Building Department, the District Attorney's Office, and/or County Counsel.
- 3.1.5 (SC) The County shall actively pursue cooperative soil conservation and restoration programs with neighboring counties within shared watershed basins.
- 3.2.4 (SC) 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:
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 developable because of plan policies, an extremely low density of development should be allowed.
- 4.1.4 (SC) The County shall encourage the preservation of irrigated and non-irrigated farmlands in South County.

Water Resources

- 5.1.2.0 (SC) Areas identified by the County as prime groundwater recharge areas shall be preserved and protected from sources of pollution. Development in prime groundwater recharge areas shall be restricted to land uses which will not cause groundwater contamination as determined by the Director of Environmental Health.
- 5.1.2.2 (SC) The County should identify and protect areas in the South County which are valuable for the purposes of either natural groundwater recharge or the development of artificial groundwater recharge projects. Development shall not diminish the groundwater recharge capabilities of such areas, especially those which are highly susceptible to water quality degradation because of either high water tables or rapid percolation rates. Existing agricultural land uses in such areas should be maintained to preserve groundwater quality.
- 5.1.2.3 (SC) The main channels of the Nacimiento, San Antonio and Salinas rivers shall not be encroached on by development because of the necessity to protect and maintain these areas for groundwater recharge, preservation of riparian habitats, and flood flow capacity.
- 6.1.3 (SC) New development shall only be approved in areas with adequate water supplies. New development shall be phased to ensure that existing groundwater supplies are not committed beyond their safe long term yields in areas where such yields can be determined by both the Director of Environmental Health and the Flood Control and Water Conservation District. Development levels which generate a water demand exceeding the safe long term yields of local aquifers shall only be allowed when additional satisfactory water supplies are secured.
- 6.3.1 (SC) Prepare an integrated, basin-wide, long-range water resource plan for the County by 1992.
- 6.3.2 (SC) New development which will have a high water use potential should be approved in accordance with an integrated, basin wide, long range water resource plan which will be developed by the County.
- 16.2.1.2 (SC) Increased stormwater runoff from urban development shall be controlled to mitigate impacts on agricultural lands located downstream.

- 21.1.2.1 (SC) Groundwater recharge areas must be protected from all sources of pollution. Groundwater recharge systems shall be designed to protect groundwater from contamination and shall be approved by both the Director of Environmental Health and the Flood Control and Water Conservation District.
- 21.3.1.4 (SC) Development shall meet both water quality and quantity standards expressed in Title 22 of the California Administrative Code and Title 15.04 of the Monterey County Code subject to review of the Director of Environmental Health.
- 21.3.1.5 (SC) New development shall meet the minimum standards of the Regional Water Quality Control Basin Plan when septic systems are proposed. The minimum lot size shall be one acre. New development shall provide evidence to the Director of Environmental Health that any proposed septic systems will not adversely affect groundwater quality. Inclusionary and clustered housing shall also meet a 1 acre/unit density when septic systems are proposed.

Energy Resources

- 14.3.1 (SC) Co-generation facilities may be allowed only in Industrial designation areas in conjunction with industrial uses and oil and gas removal as a means of energy conservation. Any such facilities shall require a use permit.

Environmental Constraints

Seismic, Geologic, Flood, and Fire Hazards

- 15.1.1.1 (SC) The South County Seismic Hazards Map shall be used to delineate high seismic hazard areas addressed by policies in the General Plan.
- 16.2.1.1 (SC) 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.
- 16.2.5.1 (SC) Channelization or realignment work on the Salinas River shall not be permitted without an assessment by the Monterey County Flood Control and Water Conservation District that such work will not increase the flood hazard downstream.

17.3.7 (SC) Roads shall have a weight bearing capability to support the loads of fire fighting equipment used or likely to be used by the local fire protection agency.

17.4.13 (SC) The South County Fire Hazards Map shall be used to identify areas of high and very high fire hazard as addressed by policies in the General Plan.

Area Development

Land Use

26.1.3.1 (SC) Pursuant to the adoption of a Specific Plan, General Development may take place on Rancho Bartolome that may accommodate intensification of land uses. Residential and commercial visitor-serving uses (such as a golf course and/or hotel) may be incorporated in the Specific Plan.

26.1.4.3 (SC) 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) an 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.

26.1.5.1 (SC) The County shall encourage low densities on lands adjacent to Fort Hunter Liggett and Camp Roberts in order to prevent residential encroachment.

26.1.5.2 (SC) A 500 foot residential setback shall be established on privately owned lands along the military tank road easement connecting Fort Hunter Liggett and Camp Roberts. Such a setback shall not cause existing structures to become nonconforming nor shall it render existing lots of record unbuildable.

- 26.1.7.1 (SC) The County shall develop standards to control the siting, design, and landscaping of mobile home parks.
- 26.1.11.1 (SC) In order to make the most efficient use of land and to preserve agricultural land and open space, clustered development shall be encouraged in all areas where development is permitted.
- 27.1.3.1 (SC) Existing communities shall be the nucleus for residential expansion and premature, scattered development shall be discouraged.
- 30.0.5.2 (SC) The County shall support policies and programs such as large lot zoning and agricultural land trusts which will enhance the competitive capabilities of farms and ranches.
- 32.1.3.1 (SC) Land designated for farmland and grazing uses shall be assessed and taxed accordingly.
- 32.1.3.2 (SC) The County shall encourage the Bureau of Land Management to convey the right of first refusal to adjacent landowners before these lands are put up for public auction.
- 32.1.4 (SC) Government agencies should make the most efficient use of public lands before acquiring additional public land.

Holding Capacity

- 36.0.4 (SC) Except in areas designated as medium or high density residential or in areas designated as commercial or industrial where residential uses may be allowed, an applicant wishing to apply for a subdivision under the countywide General Plan and South 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 (SC) 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

40.1.2 (SC) Additional scenic routes are not appropriate and shall not be designated in the South County Planning Area.

Public Services and Facilities

51.1.1.1 (SC) Commercial recreational facilities for boating, water sports, camping, and similar uses at any proposed park site shall be of moderate size, compatible with surrounding uses, and consistent with all resource protection and hazard avoidance policies. An Environmental Impact Report shall be certified for any such project prior to the project approval.

The owner(s) of any such recreational project shall pay to the County an annual assessment equal to the difference between tax assessed under a Williamson Act preserve contract, if any, and the tax which would be assessed if the property was not under a Williamson Act contract. The first annual assessment shall be paid upon clearance for occupancy or use of the project. Such an annual assessment shall be deemed by the land owner(s) and the County to be fair and appropriate to compensate the County for costs associated with the increased need for public facilities and services generated by such projects.

51.1.4 (SC) The Board of Supervisors shall appoint a South County Trails Advisory

Committee to consider recommending a comprehensive recreational trails plan.

51.1.5 (SC) A land owner shall not be held responsible for trail maintenance or public liability when a public recreational trail easement is appurtenant to private land. Public recreational trail easements shall not be required to be opened to public use until either a public agency or private association agrees to accept liability and responsibility for maintenance of the trail easement. The County shall implement necessary measures for services that cannot be adequately provided by private organizations. The implementation of such measures shall be funded by user fees and tax revenues.

51.1.6 (SC) The County may, through the public hearing process, cancel its agreements with private landowners for existing public recreational trail easements under the following conditions:

1. The easement must not be used as an existing public recreational trail easement; and
2. The easement must not be a useful segment of the trails system because of its location or some other reason.

51.1.7 (SC) The County shall enforce public access on legally established recreational public recreational trail easements.

51.2.1.1 (SC) The County shall work with Camp Roberts to obtain a park site on the Salinas River.

Housing

57.1.4 (SC) The County shall encourage increased housing development, particularly mobile homes, in appropriate areas of South County.

62.2.2 (SC) The County shall delete the Community of San Ardo as a Development Incentive Zone when the Housing Element is next updated.

AREA LAND USE PLAN

The South 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 the countywide General Plan goals, objectives, and policies and the supplemental area policies contained within this Plan, constitute a "blueprint for the future" of South County for the next 20 years. It is important to note that this land use plan represents the desires of the South County community, as expressed by the South County Area Plan Citizens Advisory Committee, and as stated in the opening philosophy of this document. The Plan also received extensive review and input from residents throughout South County.

The South County Area Plan is intended to provide refinement to the countywide General Plan in order to reflect local concerns which could not be addressed at the countywide level. However, 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 South County Area Plan policies and land uses, the Growth Management Policy, existing land use patterns and emerging growth centers in South County, current development activity, proposed specific plans, and anticipated military uses of Fort Hunter Liggett and Camp Roberts. Finally, detailed resource information contained in the South County Area Plan Inventory and Analysis was incorporated into land use and density decisions. Part one of this Area Plan contains an abbreviated version of the complete Inventory and Analysis, which is available from the Monterey County Planning Department.

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.

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.

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.

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.

*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.

The permanent grazing sub-category is applied to those portions of South County in which grazing, dryland farming or other agricultural uses are to be preserved, enhanced, and expanded. On permanent grazing lands, minimum parcel sizes shall be 40 acres and larger. Subdivision of land may be allowed 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 and dryland farming lands which are located in the County's developing areas and on which the County intends to allow mixed residential and agricultural land uses. Clustering of residential uses shall be encouraged provided that site density shall not exceed that allowed by the appropriate rural grazing land use category.

Resource Conservation

This category is intended to ensure conservation of a wide variety of South 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 county-wide 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
- 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), railroads, airports, and harbors.

Land Use Philosophy

The specific provisions of this land use plan for South County are based on two general philosophical premises -- to ensure that the rural quality of life for South County residents is preserved and to ensure that present and future generations may continue to benefit from South 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 topsoil is degraded, other resources, such as water, vegetation, or even the scenic viewshed may also be degraded.

Within the confines of South 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 viable 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.

Residential

The plan designates new residential development for areas which, for the most part, either have established development at the densities shown, or are adjacent to existing developed areas.

Rural density residential use is planned for only one location in South County. It extends between Jolon Road and the San Antonio Lake Recreation Area, on both sides of Pleyto Road. The density for this area is 5+ acres per unit. Encompassed within this rural density area is a smaller, low density residential area, just southwest of the intersection of Jolon and Pleyto Roads.

Other low density residential areas are concentrated in Lockwood and on Argyle Road, about two miles south of its intersection with Jolon Road. All low density areas are shown for a maximum density of one acre per unit.

The medium density residential category is shown only for Parkfield. The maximum density within this category is five units per acre.

High density residential development is designated for Bradley, San Ardo, Lockwood and two isolated sites that had previously been zoned for mobile home parks. The two locations of these sites are: at the intersection of Argyle and Jolon Roads, and straddling Bryson-Hesperia Road, about one-half mile south of Interlake Road. Residential development within the range for high density (5 - 20 units per acre) would require sewage treatment. Formal sewage treatment systems currently operate only at San Ardo, Lake San Antonio Recreation Area, Hunter Ligget, and Camp Roberts. Only San Ardo's system has additional capacity available for private residential development.

Commercial

The plan provides for existing commercial centers to be the foundation for expanded commercial development. The communities of San Ardo, Bradley, Parkfield, and Lockwood will continue in their roles as commercial centers. The extent of the commercial areas planned for San Ardo, Bradley, and Parkfield are precisely illustrated in the Land Use Plan. The commercial area for Lockwood is centered at the intersection of Jolon and Interlake Roads. It extends outward in three directions for one quarter mile, along both sides of the two roads at a depth of 300 feet.

The only other commercially designated area in South County is located on the southern portion of Pleyto Road, near its intersection with Interlake Road.

Industrial

Under this plan San Ardo will continue in its role as the industrial center of South County, with no new areas proposed. Industrial uses are concentrated between Railroad Street and the railroad tracks. However, an additional parcel is designated on Jolon Street, at the west end of town.

A very large area of industrial use is designated for the San Ardo oil fields, southeast of the town. The designation is intended exclusively for activities related to oil extraction.

Agricultural

The plan designates as Farmland those lands with prime agricultural soils in many of South County's larger valleys. The largest expanse is the upper end of the Salinas Valley, with fingers of land stretching westward along San Lucas and Oasis Roads, and eastward along Highway 198 and Pine Valley Road. Other significant expanses of the Farmland category are in the Lockwood and Hames Valley areas, for the western half of the Planning Area, and in the Vineyard Canyon and Peachtree, Indian, and Cholame Valleys, for the eastern half.

The Rural Grazing designation is limited to areas west of Highway 101. In the Lockwood area this designation is intermingled with the Farmlands category, while in Hames Valley and Bryson-Hesperia, to the northeast and southwest, respectively, of San Antonio Lake, it is the dominant land use category for privately held lands. Most of the Rural Grazing areas are shown for a 40-acre density, although the Land Use Plan indicates higher minimum parcel sizes for some areas near Lockwood.

A portion of the Rural Grazing area southwest of Lake San Antonio is known as Rancho San Bartolome. The Rancho extends south to the county line and covers approximately 8,000 acres. Subdivision and development of this property shall be in accordance with an approved comprehensive development plan. The plan shall emphasize clustered development and other land use techniques to maximize permanent open space uses and promote resource conservation.

Other land uses that may be considered as part of the development plan include mixed density residential, recreation, commercial, and an air strip. In general, the maximum number of residential units allowed in the area shall be determined by the 40-acre per unit density indicated on the land use plan, but this may be reduced by General or Area Plan policies, or by resource constraints. However, if an overall development plan demonstrates a greater development potential, the County may consider an intensification of residential and visitor-serving uses.

By far the largest land area in South County is designated for Permanent Grazing. Large tracts of land in this category are found throughout the Planning Area, generally with the other land uses interspersed among them. The densities shown on the land use plan for the Permanent Grazing category range from a 40-acre minimum for most of the lands in the western and northeastern sections of the Planning Area, to a 160-acre minimum in the southeastern section.

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.

FIGURE 9
LAND USE PLAN

The division of property to create a one-acre minimum building site may be considered by the County if the division is to accommodate housing for members of the immediate family of the property owner who earn their livelihood from grazing or farming use of the family land immediately contiguous to the parcel being created by subdivision. Such subdivision shall be conditioned to allow for the exclusive occupancy by immediate family members and their spouses. Likewise, another condition shall require the parcel to be an accessory use to the ranch in question or to an adjoining ranch, providing the residence is accessory to the adjoining agricultural use is occupied exclusively by immediate family owners and spouses of the owners or lessors.

Resource Conservation

The many small or odd-shaped areas designated in the Plan under the Resource Conservation category reflect those lands that are owned by the U.S. Department of the Interior's Bureau of Land Management. The density for these parcels, should they ever come under private ownership, is 160 acres per unit.

Public/Quasi Public

Major areas designated under this category are Fort Hunter Liggett, Camp Roberts, and the San Antonio Lake Recreation Area. The U.S. Army has plans to intensify the use of its two military reservations, including increased use of the "tank trail" between them. These plans must be carefully coordinated with the County's land use activities in the area to avoid conflicts.

The Monterey County Parks Department also has plans to intensify recreational uses in and around the north share of San Antonio Lake, but within the existing boundaries of the publicly-owned recreation area.

Other Public/Quasi-Public lands within the Planning Area include the schools at Lockwood, San Ardo, Bradley, and Parkfield, and the California Department of Forestry stations in Bradley and Parkfield.

Transportation

South County's roads and highways are considered to be adequate for the amount of growth anticipated for the area over the life of this Plan. Therefore, there are no recommendations in this Plan for major road improvements.

The Planning Area currently has one officially designated County Scenic Route, Interlake Road. The Route extends from Lockwood to Lake Nacimiento, in San Luis Obispo County. All land use and scenic provisions previously adopted for this route and its scenic corridor are incorporated by reference into this Plan. No other scenic routes or highways are proposed in this Plan.

CHAPTER VI: PLAN IMPLEMENTATION

PLAN IMPLEMENTATION*

As in the Monterey County General Plan, the South 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 South 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 South 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 seven specific elements and be internally consistent, implementing measures must be consistent with the General Plan. Ordinarily an action, program, or project is consistent with the General Plan if it will further the objectives and policies of the General Plan and not obstruct their attainment.

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

*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***

***SOUTH COUNTY AREA PLAN
ENVIRONMENTAL IMPACT REPORT***

SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

IMPACTS

MITIGATION MEASURES

- | | |
|---|---|
| 1. Policy 26.1.11.1 (SC)
Clustered development which would cause the loss of agricultural land and impact visual and water supplies. | Clustered development should avoid agricultural land, visually sensitive areas and demonstrate adequate safe yield of water supplies. |
| 2. Policy 32.1.3.1 (SC) BLM land sales may preclude public recreational opportunities. | Public recreational opportunities should be determined before any sales. |
| 3. Policy 40.1.2 (SC) Failure to designate scenic routes could impact visually sensitive areas. | Require that all development be compatible with local aesthetic values. |
| 4. Policy 62.2.2 (SC) Deletion of the San Ardo Development Incentive Zone could limit production of affordable housing. | Encourage higher density housing in urbanized areas where infrastructure is available. |
| 5. Map Change #1 Commercial development at interchanges could remove some agricultural land from production and create visual impacts. | Carefully consider the need for, extent, siting and design of proposed highway commercial development. |
| 6. Map Change #2 An increase in density on Rural Grazing and Farmlands could result in exposure to geologic and soils hazards; reduction of wildlife habitat; increased energy use; adverse visual effects; impacts on water supplies; increased traffic; and impacts on services and facilities, cultural sites and grazing lands. | Comprehensive technical analysis of geology, soils, biology, hydrology, archaeology, traffic/circulation and services and facilities prior to consideration of development proposals. |

IMPACTS

7. Map Change #3 Increasing the allowable density in Resource Conservation areas could result in the same impacts as Map Change #2.
8. Map Change #4 Changing Farmlands to Public/Quasi-Public to allow a proposed recreational development could result in impacts on agricultural lands, water supplies and local traffic conditions.
9. Map Change #5 Changing Rural Density Residential to Commercial could result in visual and water supply impacts and reduce potentially affordable housing.
10. Map Change #6 Allowing an intensive commercial use in Parkfield could expose the public to high seismic risk.

MITIGATION MEASURES

- Mitigations would be the same as for Map Change #2.
- Since exact nature and extent of proposed project is unknown, the County should conduct a thorough environmental analysis and develop appropriate mitigation measures for consideration by the decision-making body. Modification of the project may be necessary in order to reduce impacts.
- Establish site and design regulations, require proof of adequate water supply, and encourage new housing in areas designated for such use.
- Require appropriate geologic study prior to development and require strict seismic hazard area construction standards.

1.0 INTRODUCTION

1.1 AUTHORIZATION AND PURPOSE

This EIR has been prepared by the County of Monterey in accordance with State CEQA Guidelines. As stated in the guidelines, an EIR is an "informational document" with the intended purpose to "inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project." Although an EIR cannot control the County's ultimate decision on a project, the County must consider the information in the EIR and respond to each significant effect identified in the EIR. As defined in the CEQA guidelines, "significant effect on the environment" means:

"...a substantial or potentially substantial, adverse change in any of the physical conditions within the area affected by the project..."

In May, 1982, the Monterey County Board of Supervisors directed staff to prepare an EIR for a proposed new countywide General Plan. The EIR and Plan were adopted on September 30, 1982. An integral part of the new Plan was the provision for the subsequent preparation of more detailed area land use plans for the various geographic sections of the County. The South County Area Plan is one such sectional plan.

The Draft South County Area Plan further refines and supplements the countywide General Plan.

Because the Area Plan constitutes an amendment to the General Plan, it is necessary to consider potential environmental impacts through a new EIR. However, the potential environmental impacts are evaluated in terms of the existing land use, rather than the allowed land use in the General Plan. Where a proposed change would not have the potential for greater impacts than any which may result from the original General Plan designation or present condition, the change need not and will not be addressed.

1.2 PROJECT DESCRIPTION

1.2.1 Area Location and Size

The South County Planning Area is the largest and southernmost in the County. It includes over 1,281 square miles, extending east from the Coast Range to the Monterey-Fresno County boundary and south from the town of San Lucas to the Monterey-San Luis Obispo County boundary.

1.2.2 *Project Objectives*

The South County Area Plan EIR will identify and address all significant adverse environmental effects which may occur in implementing the Plan.

1.2.3 *General Description of the Planning Area*

1.2.3.1 *Geography*

The South County Planning Area makes up the southernmost section of Monterey County and contains the largest land area of the eight planning areas (1,281 square miles). South County is bounded on the north by the Central Salinas Valley Planning Area which follows Highway 198, San Lucas and Jolon Roads, and the Fort Hunter Liggett and Los Padres National Forest boundaries. The eastern boundary follows the San Benito, Fresno, and Kings County lines. To the west is the Coast Planning Area defined by the Los Padres/Fort Hunter Liggett boundary and the ridgeline of the Santa Lucia Mountain Range. The San Luis Obispo County line defines the southern boundary.

The narrowest portion of the Salinas Valley is found in South County; the valley is approximately three miles wide at the northern entrance to the planning area and ends just south of San Ardo. Most of South County's irrigated agriculture is found in this valley.

Adjacent to either side of the valley floor the terrain rises to gently rolling hills, then to steeper ravines. Finally, the Diablo Mountain Range forms the eastern wall of the planning area with the highest elevation at Castle Mountain (4,336 feet); the Santa Lucia Mountain Range forms the western wall with the highest elevation (3,509 feet) in the northwestern corner of Fort Hunter Liggett.

On the western side of the planning area, the Lockwood, Hames, San Antonio River, and Nacimiento River Valleys traverse the hills in a northwest to southeast direction. On the eastern side of the planning area numerous canyons and valleys extend like fingers from the Salinas Valley; these include Indian Valley, Vineyard Canyon, Portuguese Canyon, Pine Valley, and Pancho Rico Canyon. Peachtree and Cholame Valleys parallel the eastern boundary of the planning area.

1.2.3.2 *Existing Land Use*

South County land use is characterized by extensive grazing, dryland and irrigated farming, watershed, recreation, and small communities (the area contains no incorporated cities).

Residential Uses

Residential uses total 469 acres (0.06% of the total acreage in the planning area), primarily located in the unincorporated communities of Bradley, San Ardo, Parkfield, Jolon, Lockwood, and Bryson-Hesperia. Additionally, residential use of a very rural nature is scattered throughout the planning area. Single family residential uses total 436 acres and multiple unit structures account for only 33 acres.

Commercial Uses

Commercial land uses total 22 acres, or less than 0.01% of the area. These uses are primarily located in the unincorporated communities and serve both residents and travelers using Highway 101, Jolon Road, and Pleyto Road.

Industrial Uses

Industrial land uses total approximately 4,710 acres, or approximately 0.6% of the area. Although this acreage includes a small landfill site at San Ardo, the bulk of the industrial use in the planning area is due to the presence of extensive oil extraction operations near San Ardo. Much of this area is used in conjunction with grazing.

Public and Quasi-Public Uses

Public and quasi-public uses total 212,337 acres, or almost 26% of the total planning area. Military uses are the largest sub-category and include Fort Hunter Liggett at the westerly portion of the planning area and Camp Roberts to the south. Military uses total approximately 171,000 acres. The next largest sub-category of public uses is composed of lands in natural resource management which total just over 41,000 acres; these are lands administered by the Bureau of Land Management. Recreational facilities located around the perimeter of San Antonio Reservoir total approximately 140 acres. Other uses include religious (primarily San Antonio Mission), educational, and emergency services.

Streets, Highways, and Railroads

Streets, highways, and railroads total 3,454 acres or about 0.4% of the total planning area. Highway 101, a major north-south transportation corridor, is the circulation backbone of the planning area, providing for travel throughout its length. State Highway 198, which borders the planning area, begins at San Lucas and provides access to the east into Fresno County. County roads provide access in the westerly and easterly portions of the planning area. The Nacimiento-Ferguson Road provides access to Highway 1 through Fort Hunter Liggett and the National Forest. Interlake Road connects San Antonio and Nacimiento Reservoirs. The Southern Pacific Railroad operates a major route which traverses the County and the planning area paralleling Highway 101.

Agricultural/Grazing Uses

The most significant land use in South County is agriculture, which encompasses 555,000 acres or almost 68% of the total area. Included in this acreage is land along the Salinas River in the northerly portion of the planning area used for row crops and land used from dryland farming. As in the Central Salinas Valley area, bench lands are used for vineyard and orchard production. The bulk of agricultural use, however, is contained in very extensive grazing lands and dryland farming.

Unimproved Lands/Watershed Areas/Water Bodies

Unimproved lands and watershed areas total 38,217 acres or almost 5% of the planning area. Watershed uses are particularly important due to the location of San Antonio Reservoir in the planning area. This water body is the fourth largest land use in the area, totaling 5,687 acres or about 0.77% of the area. Watershed areas also serve an important function as wildlife habitat.

Public Land Ownership

Approximately 28% of South County is publicly owned and, therefore, is generally not subject to private development. Most of South County's public lands are in federal ownership--212,089 acres out of 225,519. The remainder is owned by the Monterey County Flood Control and Water Conservation District; this 13,430 acres includes San Antonio Reservoir and a large area around the reservoir.

1.2.3.3 Proposed Land Use

The "Land Use Plan," as found in Figures 9 and 9A of the South County Area Plan, illustrates the proposed land use designations for the area. Certain land use designation and density changes from the Monterey County General Plan will occur upon adoption of the Area Plan. The focus of this EIR is to consider Area Plan changes against existing land use. This focus resulted in the identification of map change areas illustrated in Figures EIR-1, 1A, 1B and EIR-2, 2A. Only those land use change areas proposed in the new Area Plan which may result in significant adverse impacts are analyzed within Section 1.5.3 of this EIR.

The San Ardo, Bradley and Parkfield area land uses are of necessity only generally illustrated in the County General Plan. The purpose of the various area plans is to clarify and more precisely present both changes in land use and existing uses which are to remain unchanged. Figures 9 and 9A (Proposed Land Use) and Figures EIR-1, 1A, 1B and EIR-2, 2A (Proposed Land Use Plan Changes) accomplish this.

1.2.3.4 *Vicinity and Neighboring Land Use*

Land uses in the vicinity of the South County Planning Area are merely extensions of local uses. In all adjacent areas the predominant use is either irrigated farmland (to the north) or grazing/rangeland with small areas of dryland farming. The surrounding areas are generally sparsely populated with scattered small towns. Fort Hunter Liggett, primarily a military testing and training area, occupies the entire western portion of the planning area. Los Padres National Forest extends west and northwest from the area boundary.

1.3 *GENERAL PLAN AND ZONING*

1.3.1 *Monterey County General Plan*

The Monterey County General Plan, adopted in September 1982, is the current governing land use and policy document for the South County Planning Area. The Area Plan will amend and supplement the Monterey County General Plan. The County General Plan will then address the South County Area through two different levels of policy reflected in the General Plan and the Area Plan.

The Monterey County General Plan Inventory and Analysis section has been organized into four separate components. These components include the following: Natural Resources, Environmental Constraints, Human Resources, and County Development. Appendix A of the General Plan contains the Monterey County Growth Management Policy. The Area Plan must and does conform in all respects to these components. Attention is directed to the General Plan for discussion of these issues.

1.3.2 *Zoning*

Most of the South County Planning Area is currently zoned in districts reasonably consistent with the land use designations of the General Plan. There are certain inconsistencies in densities and a few instances of obsolete designations. In these cases the General Plan designations take precedence over the applied zoning. Following adoption of the Area Plan, the County will conduct a general study and prepare a consistent zoning proposal for consideration.

1.4 *INTENDED USES OF EIR*

1.4.1 *Agencies Expected To Use EIR In Their Decision Making*

The South County planning area is within unincorporated Monterey County and it is, therefore, the County Board of Supervisors which will adopt the Plan and use it in its decision making.

1.4.2 *List Of Approvals For Which the EIR Will Be Used*

The EIR will be used for consideration in approving the South County Area Plan.

1.5 *AREA PLAN POLICY AND MAP CHANGE IMPACT ANALYSIS*

1.5.1 *Environmental Impacts Matrix*

The environmental impacts resulting from the supplementary policies and map changes are presented in matrix form as Table EIR 2. Only those land use map changes and supplementary policies which are determined to have potential significant (substantial) adverse impacts are included in the subsequent analysis.

1.5.2 *Policy Analysis*

Policy 26.1.11.1 (SC)

In order to make the most efficient use of land and to preserve agricultural land and open space, clustered development shall be encouraged in all areas where development is permitted.

Potential Impacts:

Clustered development, unless carefully sited and reviewed with consideration for the opportunities and constraints of the intended locations, could result in significant adverse impacts. Specific impacts could be the loss of agricultural land (some of which may be prime land), visual effects which detract from the rural character, and localized withdrawal of water in excess of safe yield.

Mitigation Measures:

1. Clustered development should not be permitted to encroach upon prime agricultural land or in locations which could affect normal agricultural practices such as aerial spraying.
2. Add a new Plan policy requiring a visual sensitivity study to read:

26.1.6.1 (SC) The County shall conduct a visual sensitivity study of the South County area which will result in a map and development standards for sensitive areas.
3. Only locations which are not visually sensitive should be considered acceptable for clustered development.
4. Adequate water supplies which do not exceed the local safe yield should be demonstrated prior to consideration of clustered development.

Policy 32.1.3.1 (SC)

The County shall encourage the Bureau of Land Management to convey the right of first refusal to adjacent landowners before these lands are put up for public auction.

Policy Impacts:

Bureau of Land Management lands are publicly owned and generally open for public use. Sale of these lands could adversely affect local public recreational opportunities and may be in conflict with the Bureau of Land Management policies.

Mitigation Measure:

4. All Bureau of Land Management lands considered for sale should first be carefully reviewed for public use potential. Deletion of the proposed policy would achieve consistency with BLM policy and practice.

Policy 40.1.2 (SC)

Additional scenic routes are not appropriate and shall not be designated in the South County Planning Area.

Potential Impacts:

Monterey County was the first in California to have a scenic route designated and has long planned to seek such designation for many of the more scenic County roads and State highways. To preclude such designation and subsequent land use regulation could result in inappropriate development in visually sensitive areas thereby adversely affecting the rural character.

Mitigation Measure:

5. Establish land use regulations along visually sensitive corridors to ensure that all development will be compatible with local esthetic values.

Policy 62.2.2 (SC)

The County shall delete the Community of San Ardo as a Development Incentive Zone when the Housing Element is next updated.

TABLE

TABLE

TABLE

Potential Impacts:

Affordable housing is much in demand in the South County Planning Area. Such housing is needed by agricultural workers, military personnel, and area residents. Since the purpose of a DIZ is to promote intensive development, primarily to lower its cost, to eliminate this possibility could reduce the potential for providing a certain amount of lower to moderate cost housing.

Mitigation Measure:

6. Encourage higher density housing development in urbanized areas where adequate infrastructure exists or could be provided.

1.5.3 Map Change Analysis

The land use plan change map and the environmental impacts matrix illustrate the proposed South County Area Plan changes to existing land use. This section will discuss the resulting land use modifications, significant impacts and possible mitigation measures. Those portions of the South County area not described within this map change analysis are either proposed for a use which is equivalent to the existing use, or are not proposed for any land use change.

The impact of potential development is considered within the more general discussion of potential environmental impacts in Section 2 of this EIR.

It should be noted that the Monterey County General Plan in its discussion of Rural Grazing, Permanent Grazing and Resource Conservation designations provides guidelines for subsequent area plans to propose densities/lot sizes which differ from those adopted in 1982. However, such changes in densities/lot sizes are expressly precluded from being less restrictive (pages 203 and 204). Map changes 2 and 3 appear to violate this requirement.

Map Change #1A, B, C, D:

Agriculture and Permanent Grazing to Commercial use on approximately 10-15 acres at Highway 101 interchanges.

The proposed highway commercial areas are not intended to change the mapped land use designations. They are instead intended to represent locations where amendments could be considered when and if appropriate projects are proposed.

Potential Impacts:

Development of highway commercial uses could remove a small amount of land from possible agricultural production and create adverse visual impacts of limited, but intensive construction in otherwise rural locations.

Mitigation Measure:

7. Add a policy to the plan to address the need for, extent, siting and design of proposed highway commercial uses in order to limit overbuilding and minimize loss of usable agricultural lands and adverse visual effects.

Map Change #2:

Change approximately 261,300 acres of Rural Grazing and Farmlands density from one unit per 160 acres to one unit per 40 acres (except B.L.M. lands).

Potential Impacts:

This substantial increase in allowable density could result in numerous significant adverse impacts including exposure to geologic hazards, construction in areas of unstable or erodible soils, elimination of wildlife habitat including that of rare and endangered species, wide dispersal of residential use resulting in increased travel and energy use, visual effects and loss of rural character, potential overdraft of water supplies in an area of recognized limited water availability, extensive expansion of local services and facilities, possible loss of archaeological resources in an area of moderate and high sensitivity, and effective loss of grazing area. Additional impacts may result from private roads needed to serve development which is not adjacent to County roads.

Mitigation Measure:

8. In order to adequately assess the effects of subdivision proposals, the County should require several comprehensive technical reports. These should include: geologic/seismic hazard, soils, biology, hydrology, archaeology, traffic/circulation, and public services and facilities. These reports should be used to determine a site's suitability for subdivision and subsequent development.

Map Change #3:

Change in land use designation of approximately 7,000 acres from Resource Conservation (one unit per 160 acres) to Permanent Grazing with a density of one unit per 40 acres (except B.L.M. lands).

Potential Impacts:

See impact analysis for map change #2.

Mitigation Measure:

See mitigation measure for map change #2.

Map Change #4:

Change in land use designation of approximately 460 acres from Farmlands to Public/Quasi Public to allow a development project consisting of various recreational uses. The types and intensities of proposed uses are admitted to be subject to refinement and revision. Because of this, the potential impacts could vary substantially as the scope of the proposal becomes fixed.

Potential Impacts:

The proposed project could result in the loss of agricultural land, affect water supplies by significant generation of sewage effluent and generate additional traffic on local roads.

Mitigation Measures:

9. Since the exact nature of any project is unknown, the magnitude of potential impacts is speculative. Prior to consideration of any project of the type now envisioned, the County should conduct a thorough impact assessment and develop appropriate mitigation measures for consideration by the decision-making body. Such mitigation measures may indicate that a proposed project must or should be modified in order to reduce impacts to an insignificant level. In addition, the County should develop a policy to clarify the scope of allowable recreation uses and establish standards for their development.

Map Change #5:

Numerous parcels designated Low and Rural Density Residential and Rural Grazing (approximately 200 acres) changed to Commercial along Jolon and New Pleyto roads.

Potential Impact:

Development of additional strip commercial along Jolon and New Pleyto roads could result in a visual corridor incompatible with the existing rural character, adversely affect groundwater supply and quality, preclude housing opportunities now possible under the County General Plan, and generate additional traffic.

Mitigation Measures:

10. Establish comprehensive site and design regulations to encourage compact, appropriately located and designed commercial development which conforms to the visual character and physical constraints/opportunities of the area.
11. Allow only those commercial projects that conform to policy 27.1.3.1 (SC), which reads: "Existing communities shall be the nucleus for residential expansion and premature, scattered development shall be discouraged".
12. Promote housing opportunities to the maximum feasible density in urbanized areas, subject to site suitability and infrastructure availability.

Map Change #6:

Low Density Residential (two lots totaling less than one acre) changed to Commercial.

Potential Impacts:

The proposed commercial use would generate a concentration of people in an area of very high seismic hazard.

Mitigation Measure:

13. Require thorough geologic/seismic studies for any proposed commercial development in the Parkfield area. Construction of any such commercial projects should incorporate all feasible hazard-reducing measures.

2.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

2.1 REGIONAL SETTING

The South County Planning Area makes up the southernmost section of Monterey County and contains the largest land area of the eight planning areas. South County is bounded on the north by the Central Salinas Valley Planning Area which follows Highway 198, San Lucas and Jolon Roads, and the Fort Hunter Liggett and Los Padres National Forest boundaries. The eastern boundary follows the San Benito, Fresno, and Kings County lines. To the west is the Coast Planning Area defined by the Los Padres/Hunter Liggett boundary and the ridgeline of the Santa Lucia Mountain Range. The San Luis Obispo County line defines the southern boundary.

Among the prominent geographic features in the 1,281 square miles encompassed by South County are portions of two mountain ranges, the benchlands of the Salinas Valley floor, one major reservoir, three rivers, and numerous canyons, valleys, and creeks.

Adjacent to either side of the valley floor the terrain rises to gently rolling hills, then to steeper

ravines. The Diablo Mountain Range forms the eastern wall of the planning area with the highest elevation at Castle Mountain (4,336 feet); the Santa Lucia Mountain Range forms the western wall with the highest elevation (3,509 feet) in the northwestern corner of Hunter Liggett.

On the western side of the planning area, the Lockwood, Hames, San Antonio River, and Nacimiento River Valleys traverse the hills in a northwest to southeast direction. On the eastern side of the planning area numerous canyons and valleys extend like fingers from the Salinas Valley; these include Indian Valley, Vineyard Canyon, Portuguese Canyon, Pine Valley, and Pancho Rico Canyon. Peachtree and Cholame Valleys parallel the eastern boundary of the planning area.

2.2 GEOLOGY AND SOILS

The South County Planning Area is bordered on the east side by the San Andreas Fault, a highly significant feature given the probability of a great earthquake occurring along its length. The fault runs for 30 miles through the planning area in a southeasterly direction and runs directly through the community of Parkfield.

Because of the likelihood of an earthquake occurring along its length, the San Andreas Fault has been classified as an "active" fault as per the Alquist-Priolo Special Studies Zones Act of 1972. This state classification mandates that seismic surveys be conducted for any project located within the fault "zone" (all lands within 1/8 mile of the observed fault trace). Because the process of adding new faults to the Act is complex, many faults which are not classified as "active" by the Alquist-Priolo Act are still considered by geologists to be active and capable of inflicting severe loss of life and property. The Coalinga earthquake of 1983 is an example of an "inactive" fault causing tremendous destruction.

Liquefaction is the loss of soil strength due to the seismic forces acting on water-saturated granular soil. It is a common result of earthquakes in areas underlain by saturated, unconsolidated deposits. Areas susceptible to liquefaction include the alluvial valleys of the Salinas, San Antonio, and Nacimiento rivers.

A wide variety of soils are present in South County. The characteristics of the soils and the slope of the land are significant determinants of appropriate land uses for a specific area. Some of the soils, due to their composition, drainage, and gentle slope, are appropriate for agricultural or urban uses. Such soils are found primarily in the Salinas Valley. Other soils pose severe limitations to the agricultural or urban uses of the land. Rugged areas on mountainous slopes and areas underlain by recent alluvium have severe constraints to development.

Categories of constraints are rated as low, moderate, and high. Soils in areas with a low constraint rating are favorable for most land uses. Soils with moderate constraints have properties which render them unfavorable for specified uses, but limitations can be overcome by special planning and design. Areas with soils given a high constraint rating have soil properties which are so unfavorable or difficult to overcome that a major increase in construction effort, special design, or intensive maintenance is required to such an extent that development may be

entirely precluded.

Slope is a significant factor in soil stability, rate of erosion, and runoff velocity. In general, areas of zero to thirty percent slope correspond roughly to areas of low and moderate soil constraints. Conversely, steep slopes (greater than 30 percent) tend to have high soil constraints. Areas having slopes in excess of 30 percent are not considered suitable for development and are generally considered suitable only for open space uses such as grazing, low intensity recreation, and watershed.

Potential Impacts:

It is not anticipated that implementation of the Plan will have any adverse effect on the geology or liquefaction potential of the area. The geology of the area and its resulting earthquake and liquefaction potential, however, should be considered in the design and location of development.

Mitigation Measures:

13. Earthquake and liquefaction potential should be considered in all building design within the planning area. Development should be discouraged in areas with high seismic or liquefaction potential. Areas mapped as moderately high, high, or very high hazard shall be considered to be "high hazard" areas for the purpose of applying General Plan policies.
14. Soils reports should be required for all projects in areas of potential soil stability and erosion problems. Appropriate mitigation measures should be mandatory when such reports indicate obvious or potential problems.

2.3 *HYDROLOGY AND WATER QUALITY*

The natural hydrology of the Salinas Valley Basin was significantly altered with the completion of dams and reservoirs on the Nacimiento and San Antonio rivers. Both reservoirs provide flood control and water conservation for the basin. The Nacimiento Reservoir was completed in 1957, providing a total capacity of 350,000 acre-feet. The reservoir's capacities for flood control, water conservation, and minimum pool are 150,000 acre-feet, 190,000 acre-feet, and 10,000 acre-feet, respectively. Nacimiento is located in San Luis Obispo County but was constructed and is owned and operated by the Monterey County Flood Control and Water Conservation District.

San Antonio Reservoir, completed in 1965, also provides 350,000 acre-feet of total capacity. Since the inflow of the San Antonio River is approximately one-third of the Nacimiento, flood control capacity is only 50,000 acre-feet. This allows 280,000 acre-feet for conservation and other uses. San Antonio, located in the South County Planning Area, is also owned and operated by Monterey County Flood Control and Water Conservation District.

The existence of groundwater is the result of water percolating into alluvial materials and porous geologic structures. The occurrence of groundwater basins follows the general pattern of surface

water. Groundwater is the sole source of water supply through most of South Monterey County.

The California Department of Water Resources (DWR) is one agency which studies the County's hydrologic system to analyze water supplies and demands. The Department's figures, which represent an historical picture of water supply and use (surface water inflow/outflow, precipitation, stored water, use by vegetation, agricultural use, evaporation), indicates that long-term overdrafts exist.

The Monterey County Flood Control and Water Conservation District (MCFCWCD) has estimated the overdraft in the Upper Valley area to be 500 acre-feet annually. This is substantially lower than the 4,200 acre-feet overdraft estimated by DWR. The reports are consistent, however, in agreeing that an overdraft condition exists.

To the northwest of the San Antonio Reservoir is the Lockwood groundwater sub-basin. The basin encompasses a mildly sloping and intensively cultivated valley area in the lower drainage basin of the San Antonio River. Separate from the Salinas Valley aquifers, but part of its drainage system, the Lockwood aquifer is the primary source of irrigation for the Lockwood area. From measurements taken since 1965 (the base year), the groundwater table was at its lowest point (-11.5 feet) in 1979; this was due to a lack of rainfall and increased pumping. By 1982, with abundant rainfall in recent years, the groundwater table had risen two feet (to a -9.5 feet).

South County's water supply lies within the upper Salinas Valley Basin. Quality of surface and groundwater varies greatly with location. The upper valley has generally good water quality; however, contamination does exist. Natural contamination is present from waters draining the Diablo Mountain range which are typically high in mineral concentrations. Total dissolved solids (TDS) in water from the eastern range can be ten times the amount draining the Santa Lucia Range. Primary sources of dissolved solids are the settling areas where surface water from creeks reach the valley floor.

Chemical samples taken by the County Environmental Health Division indicate that the water quality in the Salinas River, from a point south of Bradley to King City, is generally very good because of the outflow from the reservoirs. The water is not stagnant or malodorous but coliform bacteria are found in low levels due to the running and grazing of cattle along the river.

The water quality of the San Antonio River is generally good with coliform also found in small amounts. Mercury from geologic deposits and from active mines in the Santa Lucia Mountains drains into the Nacimiento River; however, the water quality is otherwise good. The water quality of San Lorenzo Creek is poor due to high mineralization.

A large portion of the western half of the planning area has water quality and supply problems. The areas between Jolon-San Lucas Road and Lockwood-San Lucas Road, along Jolon-Bradley Road to Highway 101, and near Lake San Antonio contain groundwater high in sulfur. This may be due to oil exploration and sulfur flowers found in shale deposits. The Lockwood Valley itself has exceptionally good water. In the area north and east of Jolon, some geologic formations yield very little water at all. Wells throughout the Hames Valley indicate that the groundwater is

high in mineralization and sulfur; tar and sulfur have been found in Hames Creek.

Areas in the western half of South County where the water is both good and plentiful include Bryson-Hesperia (although there is hard water, high in iron), lower Nacimiento Lake Drive, and the Lockwood community. The water is not contaminated by nitrates or tainted by sulfur and is found, generally, wherever wells are drilled.

In the central portion of the planning area, nitrate problems are found along a one-mile strip on either side of Highway 101; numerous well tests have resulted in standard-exceeded nitrate levels. In San Ardo few water quality problems exist. However, the water in the area of oil drilling is high in sulfur. Bradley's water system is characterized by numerous wells on tiny lots.

The community of Parkfield, in the eastern section of the planning area, has water quality problems in the shallow wells; the water is soapy and contaminated with nitrates because the wells are located too close to septic systems. However, below 180' the quality in the aquifer begins to improve. East of Parkfield, in the area along Parkfield-Coalinga Road, some places use spring water; other places have no water and trucking in of water is occurring. Where water is found, the quality and quantity are excellent.

The remainder of the "east side" is characterized by sparse development; consequently water data are scarce.

In Monterey County, the major cause of flooding is surface runoff from the mountainous watersheds. Runoff occurs when storms of high intensity and/or long duration exceed the soil's ability to absorb water. Runoff is influenced by soil type, land cover, slope, and amount of rainfall. The average annual rainfall in South County ranges from 10 to 35 inches. Since 90% of the rainfall occurs between November and April, flooding is a seasonal hazard, with the hazard greatest from an intense or prolonged storm. Large areas of South County are subject to some degree of flooding.

The 100-year floodplain encompasses all of the upper Salinas Valley and areas adjacent to rivers, creeks, and streams. The communities of San Ardo, Bradley, and Parkfield are within or adjacent to the 100-year floodplain. Agricultural land could expect to be inundated by such a flood and communities may incur extensive damage. Development within this floodplain could prove locally disastrous and could enlarge the floodplain downstream as well.

In addition to flood hazards from storms, South County is also subject to flood damage from dam failure. Failure of San Antonio or Nacimiento could inundate much of the valley floor. Dam failure would most probably be generated by seismic activity or slope instability.

Potential Impacts:

Water in adequate quantity and quality is the exception in most areas of South County. Furthermore, much of the planning area is considered to be in overdraft, which could be worsened by projects being approved without adequate water resource consideration.

Significant flood hazards occur along virtually all stream and river channels within the planning area. Those areas downstream from Nacimiento and San Antonio reservoirs are further subject to inundation from dam failures.

Mitigation Measures:

15. Where appropriate, development shall be designed to maintain groundwater recharge capabilities. Runoff shall be carried to recharge areas, when feasible.
16. New development shall be phased so that the existing water supplies are not committed beyond their safe long-term yields in areas where long-term yield can be determined. Development levels that generate a water demand which exceeds the safe yields of local aquifers shall only be allowed when additional satisfactory water supplies are secured.
17. Development within the 100-year floodplain or areas subject to inundation from dam failure should be consistent with the Monterey County Floodplain Ordinance.

2.4 *BIOLOGICAL RESOURCES*

The planning area contains four major plant communities: chaparral, grassland, foothill woodland, and riparian. The balance of the area is in agricultural and urban uses.

Beyond the particular vegetative types distinguishing each community are the habitats they provide for wildlife. Each different species has a specific vegetation habitat upon which it relies for food and shelter. Often human encroachment has limited the range and size of these communities, thereby threatening the existence of certain plants and animals.

Chaparral communities are typically composed of a uniform covering of hardy, woody shrubs which often form dense impenetrable thickets. Solid chaparral is found on drier slopes at higher elevations and sometimes on slopes with rocky or infertile soil.

Grassland usually occurs on soils having too little moisture to support larger types of vegetation. It occurs on ridge tops and in dry, hot valleys. Grasslands species also appear intermittently in woodland and chaparral.

In this planning area, the foothill woodland community is found in more protected areas having abundant moisture, deep soil, and good drainage. Such areas include lower slopes, canyons, and sheltered valleys.

Riparian vegetation is found along seasonally and permanently flowing freshwater streams and also in canyon bottoms and other drainage features where conditions are wet enough to support it. There are often dense stands of trees and an understory of shrubs.

There is a direct relationship between South County's plant communities (and mixed plant

communities) and the types of local wildlife.

It should be noted that many of the species found in one plant community or mixed plant community are also found in other plant communities. For example, the deer population is at its highest in mixed chaparral but is found in moderate numbers in each of the other communities. The mixed chaparral is also the most productive wildlife habitat for food and cover; thus, it contains both predator and prey species. Solid chaparral is extremely dense and contains the fewest species. Riparian wildlife are found along continuous migration corridors; these waterways where riparian vegetation is found produce all of the needed essentials to sustain wildlife -- water, food, and cover.

The rivers, streams, and reservoirs of South County support limited but diverse habitats for a variety of freshwater game and non-game fishes. As with terrestrial wildlife, fish are extremely sensitive to habitat changes; even more so, perhaps, because of the added dimensions of the aquatic environment and the intense utilization of water resources.

No comprehensive survey of South County has been undertaken to determine the species and location of rare and endangered plants and animals. However, the area is known to be inhabited by Bald Eagles, Blue Herons, Least Bell's Vireos and San Joaquin Kit Foxes as well as containing several endemic, rare and endangered plant species.

Potential Impacts:

Large tracts of agricultural and grazing land have been created throughout the South County Planning Area thereby partially removing their native vegetation and wildlife habitat value. The extent of this conversion, the negative economic reality of further conversion and the retention of these uses in the Plan would indicate no adverse impacts will occur.

Similarly, the overall impact of other land use plan changes on vegetation and wildlife habitat within the planning area should not be significant.

Mitigation Measures:

18. New development shall not be approved in areas which contain rare or endangered plant or animal species or in other areas where significant areawide adverse impacts on biological resources would occur.

2.5 NOISE

Within South County the major source of noise is from traffic on the highways. Existing noise contours developed in 1980 indicate that noise exceeded 60 dBA on Highway 101 at the 198 junction, at the San Bernardo intersection, and at the San Luis Obispo County line. The noise level was in the 70 dBA range at these intersections.

Military activities at Fort Hunter Liggett can have significant noise impacts. A study of noise

impacts from vehicle movement is currently being undertaken by the U. S. Army. Preliminary, informal analysis indicates that significant noise impacts occur during military exercises with movement of vehicles over the tank trails. The firing and testing of weapons on Fort Hunter Liggett at Lockwood near Jolon Road can also have significant noise impacts.

Potential Impacts:

Implementation of the proposed Area Plan would generally allow a low level of new development. Such development is not expected to be impacted by noise or generate significant new noise.

Mitigation Measures:

19. In areas of noise sensitivity, one of the following alternatives should be implemented when new development occurs: (1) shield or insulate the area around the noise receiver; or (2) locate the noise sensitive use away from the noise source.
20. New residential developments in potentially noise impacted areas and developments which may generate significant noise level increases in residential areas shall require noise studies to determine whether the proposed land use is consistent with standards established by the County of Monterey.

2.6 TRAFFIC AND CIRCULATION

The planning area's ground transportation system is primarily a network of state highways and county roads. Locations of state highways indicate their primary roles as intercity travel corridors, with county roads connecting more remote areas with cities and highways.

South County contains two state highways. Highway 101 is a principal arterial and is the primary north-south arterial within the County, entering the South County Planning Area south of San Lucas. The four-lane, divided highway traverses the center of the planning area for 36 miles. It connects San Lucas, San Ardo, and Bradley, eventually exiting into San Luis Obispo County at Camp Roberts. Highway 198, also a principal arterial, follows the planning area's northern boundary, heading in an easterly direction approximately 26 miles from Highway 101 at San Lucas to the Fresno County line. The County road system in South County west of Highway 101 is more highly developed than the network east of the highway.

Traffic data, available from 1968 through 1981, indicate that traffic volumes have remained stable on Highway 101 from the Highway 198 junction to the Camp Roberts overpass. In 1972, the AADT for this stretch was 10,800 at the planning area entrance; in 1982 the volume was 10,500. At Camp Roberts, for the same period, the volume increased from 10,400 to 10,900 cars.

Most of South County's roads have LOS "C" or better and few driving constraints. The exception is Jolon Road between Argyle and San Lucas Roads which has been given a LOS "D"

rating. This means that the segment of road is reaching capacity and traffic flow is restricted; it has not, however, reached critical deficiency stage (LOS "F"). Overall, traffic flow is good and roads are adequate to serve present and future development.

South County has no municipal bus service. Greyhound Bus Lines provides daily service to San Lucas and San Ardo. There are no rail stops between Salinas and San Luis Obispo.

South County contains no air carrier or general aviation airports. There are two military airports located at Fort Hunter Liggett and Camp Roberts. Eleven airstrips are located on private land throughout South County and are used for agricultural, industrial, and private uses.

Pipeline transportation is a little recognized but very important mode of commodity transportation. In South County the substances transported are crude oil and natural gas. The major oil and natural gas pipelines are those of Mobil Oil and P.G.&E. Natural gas is supplied by a major line to a point just south of San Ardo. Mobil Oil owns and operates an oil pipeline between San Ardo and Estero Bay in San Luis Obispo.

Potential Impacts:

Changing the allowable density in the southeast portion of the Planning Area from one unit per 160 acres to one unit per 40 acres (map changes 2 and 3) potentially could increase traffic in that area to a significant degree. However, apparent low demand for building sites, the remoteness of much of the area, and extremely variable and uncertain availability of water indicate that any local traffic increases will be minimal. The most significant circulation impact may result from private roads needed to serve development which is not adjacent to County roads.

Mitigation Measures:

The lack of anticipated significant adverse impacts indicate that no mitigation measures are required. Furthermore, the South County circulation and land use correlate and are consistent with the General Plan.

2.7 CLIMATE AND AIR QUALITY

South County experiences different weather patterns than the coastal area of Monterey County. Although the South County Planning Area experiences some coastal influence, its inland location east of the Santa Lucia Range, and at the southern end of the Salinas Valley, limit the strength of maritime influence. Hot summers and mild but pronounced winters give the area sharply defined seasons; winters are not severely cold or humid, however.

The planning area benefits from generally favorable air quality. This is due to the rural development pattern and geographic context. However, there are some air pollution problems affecting South County which are regional in nature. Recent studies indicate that local air quality is adversely affected by polluted air being transported from the San Francisco Bay area

and San Joaquin Valley. This influx combines with County pollutants to make Monterey County a "non-attainment" area with respect to ozone, as defined by national standards.

Potential Impact:

Due to the low development potential in South County, no significant adverse impacts on air quality are anticipated.

Mitigation Measures:

The lack of anticipated significant adverse impacts indicate that no mitigation measures are required.

2.8 PUBLIC SERVICES AND UTILITIES

2.8.1 Sewage Disposal

Except for San Ardo, Lake San Antonio (County Parks) and military facilities, the planning area is served by individual septic systems.

Potential Impacts:

Since the existing treatment plants are operating at 4%-17% of capacity and the combination of an expected low intensity of development and good soil conditions, no significant adverse impacts are anticipated.

Mitigation Measures:

The lack of anticipated significant adverse impacts indicate that no mitigation measures are required.

2.8.2 *Water Service*

The San Ardo Water District is the only County special district which supplies water in South County. It serves the town of San Ardo and has 152 connections. The remainder of the planning area is served by mutual water companies or individual wells. A mutual water company is defined as any private corporation or association organized for the purpose of delivering water only to its stockholders and members at cost.

Potential Impacts:

The low intensity of existing and expected development is in large measure due to the difficulty of providing adequate, usable water. Furthermore, the current overdrafting of certain aquifers could be worsened by inadequately considered development.

Mitigation Measures:

See mitigation measures from Policy Analysis (Section 1.5.2) of policy 26.1.11.1 and Map Change Analysis (Section 1.5.3) of changes 2 and 3.

2.8.3 *Fire Protection*

Much of the planning area has been rated as having moderate to extreme fire hazard. The canyons, foothills, and mountainous slopes are covered with combinations of grassland, oak woodland, and chaparral plant communities. Under the hot, dry, windy conditions of summer and fall, this vegetation becomes highly combustible. In contrast, the Salinas, Lockwood, Hames, Peachtree, and Cholame valley floors and the San Ardo, Bradley, and Parkfield communities pose a negligible wildland fire hazard because of the altered state of the landscape - irrigated agriculture or urban development.

With the exception of the California Department of Forestry (CDF), the San Ardo Volunteer Fire Department, and the Fort Hunter Liggett and Camp Roberts Fire Departments, South County has no organized fire protection - not even volunteer fire protection. The California Department of Forestry has the jurisdiction to respond to wildland and structural fires in areas without fire services. With CDF operating from King City, the response time is lengthy for much of South

County. Additionally, many areas have poor road access or have roads which are inadequate for carrying fire-fighting equipment.

Potential Impacts:

Development is generally sparse in South County. Because of the low population density, overall fire hazards for this area are low. CDF's major concerns, in summary, are the lack of any organized fire protection services, easily ignitable grassland, non-paved and narrow roads, and structures built without sufficient regard to fire safety standards.

Mitigation Measures:

21. All new development shall be sited and designed to minimize fire hazards.
22. Educational and fire prevention programs should be carried out to minimize fire hazards.
23. Development in high and extreme fire hazard areas should be clustered and shall be separated from wildland by fuel breaks in order to concentrate development in fire manageable areas.
24. Residential development in the more remote, high and extreme fire hazard areas (e.g. the Bryson/Hesperia area) should be discouraged due to inability to provide adequate fire protection.

2.8.4 Police Protection

The Sheriff's Office of Monterey County is the primary provider of police services to the unincorporated areas of the County, including all of South County. Services include response to citizen requests, investigations, making arrests, preserving the peace, and preventing crimes by regular uniformed patrol. The closest substation to South County is located in King City and one full-time deputy is assigned to patrol San Ardo and a large surrounding area.

The California Highway Patrol (CHP) has jurisdiction and law enforcement powers on all County roads, freeways, and state highways. The CHP is particularly concerned with enforcement of the California Vehicle Code.

Potential Impacts:

Due to the low development potential in South County, no significant increase in the need for police services is anticipated.

Mitigation Measures:

The lack of anticipated significant adverse impacts indicate that no mitigation measures are required.

2.8.5 Public Utilities

Electrical power and natural gas service in South County is provided by the Pacific Gas and Electric Company (P.G.&E.). Electrical transmission lines follow Highway 101 to a point halfway between San Ardo and Bradley and along Jolon Road. Three substations are located along these corridors. Natural gas pipelines are located along Highway 101 to San Ardo. San Ardo is the only South County community served by natural gas; the remaining communities such as Jolon, Lockwood, Bradley, and Parkfield rely on other energy sources which include bottled butane and propane, electricity, wood, and solar.

There are three television stations and seventeen radio stations serving Monterey County. Reception of each station is determined by transmission power and location.

Telephone service is provided throughout South County by Pacific Bell and is generally adequate. Continental Telephone Company, an independent company, also serves South County. Isolated residents can pay to have telephone lines extended to their homes.

Potential Impacts:

Due to the low development potential in South County and the excess available capacity of utilities, no future service impacts are anticipated.

Mitigation Measures:

The lack of anticipated significant adverse impacts indicate that no mitigation measures are required.

2.8.6 Schools

South County contains all or portions of the following elementary school districts: San Lucas Union, San Ardo Union, Bradley Union, San Antonio Union, Coalinga Unified (split with Fresno County), and Shandon Unified, San Miguel Union, and Ranchita Union (which are shared with San Luis Obispo County).

Regarding high school districts, most of South County is located in the King City Joint Union School District, which extends north to Greenfield. A portion of the planning area is located in Fresno County's Coalinga Unified and San Luis Obispo County's Shandon Unified and Paso Robles Joint Union.

Residents in South County are primarily in the Hartnell Community College District. The eastern tip of the Planning Area lies in Fresno's West Hills Community College District and the southeastern section lies in San Luis Obispo's Cuesta Community College District.

Potential Impacts:

Although the South County area has limited development potential, the ability of the school districts serving the area to accommodate the resulting enrollment increases varies and some future service impacts are anticipated.

Mitigation Measures:

25. The present and projected need for additional school facilities shall be determined from consultation with the local districts.
26. Those districts which are or expect to be impacted by local growth should explore all sources of possible funding.
27. The County should implement General Plan policies in section 47 relating to educational facilities.

2.8.7 Solid Waste

There are three County, one military, and one private waste disposal sites located in South County. There are, in addition, transfer stations at San Ardo and Bradley.

The entire planning area lies within the service area of a private refuse collector, King City Disposal Service. King City Disposal serves the Pine Canyon, Jolon, Lockwood, Bradley, San Ardo, Nacimiento, and San Antonio communities.

Potential Impacts:

Due to the low development potential in South County, no future adverse service impacts are anticipated.

Mitigation Measures:

The lack of anticipated significant adverse impacts indicate that no mitigation measures are required.

2.8.8 Other Services

Other services include health, social, library and recreation.

Potential Impacts:

Although these services tend to be actively used and access from more remote areas can be inconvenient, the low development potential of the Area Plan should not generate significant impacts.

Mitigation Measures:

The lack of anticipated significant adverse impacts indicate that no mitigation measures are required.

2.8.9 Energy Conservation

Adoption of the Area Plan could result in a certain amount of new residential and commercial opportunities which will consume energy. New development will consume energy irregardless of location; however, some locations may be more conducive to energy conservation than others.

Potential Impacts:

Increased consumption of fuel and electricity will lead to depletion of fossil fuels and degradation of the environment.

Mitigation Measures:

28. Energy conservation education programs could help minimize the energy consumption of new development.
29. Optimum use of solar energy opportunities should be encouraged.

2.9 CULTURAL RESOURCES

Less than 5% of the total land area of Monterey County has been surveyed for archaeological importance. However, nearly 1,100 sites have recently been identified. Based on this research, the County has established criteria and guidelines for reviewing proposed development during the initial environmental review. Additional professional studies may be required for any project on a site where there is a high possibility of an archaeological site.

Using available information and applying the various topographic characteristics most often associated with such sites, the County has delineated archaeological sensitivity zones. Three zones, low, moderate, and high, have been established to indicate the probability of the presence of an archaeological site. Regions of high archaeological sensitivity in South County are located

throughout Hunter Liggett, Lockwood, Jolon, the Salinas Valley floor, Parkfield, Peachtree Valley, Cholame Valley, and the side canyons extending northeastward from Highway 101. The foothills east and west of the Salinas Valley have a moderate degree of archaeological sensitivity. A low degree of sensitivity is shown in only two areas along Highway 101. The majority of known archaeological sites are near the San Antonio and Nacimiento Rivers. Also, there are at least 135 known sites on Hunter Liggett.

Within the bounds of South County, there are six historic sites listed on the National Register of Historic Places. All located in the Jolon-Hunter Liggett area. The San Antonio de Padua Mission is also listed on the California Historic Landmark Register.

Potential Impacts:

Since a majority of development in South County will occur on sites which are not likely to contain significant cultural resources, no significant impacts are anticipated.

Mitigation Measures:

30. In order to determine the existence of and provide protection for significant cultural resources, General Plan policies in sections 12 and 52 (Archaeological and Historical Resources) should be implemented.

3.0 ENVIRONMENTAL EVALUATION

3.1 CUMULATIVE IMPACTS

Land use changes resulting from the South County Area Plan amendment of the Monterey County General Plan are not expected to result in significant (substantial) cumulative adverse environmental impacts beyond those addressed by the certified General Plan EIR (EIR 82-004). Surrounding planning areas and counties are not expected to experience any significant impacts.

The vast majority of land within the South County Planning Area will remain in agricultural designation and use. The cumulative impact on important agricultural land resulting from adoption of the Area Plan should be insignificant. Section 3.2 of this EIR lists and addresses the policy and map changes.

Other cumulative environmental impacts anticipated to result from adoption of the Area Plan relate to geology, soils, wildlife, energy conservation, esthetics, water quality/sewage, transportation, public services, cultural resources and housing.

All potential impacts are felt to be subject to mitigation as indicated in the analysis section.

3.2 UNAVOIDABLE ADVERSE IMPACTS

Implementation of the South County Area Plan will result in numerous adverse impacts, all of which can be mitigated to acceptable levels through implementation of the proposed mitigation measures. A comprehensive list of impacts and proposed mitigation measures, as identified throughout this EIR, is found in the summary section.

3.3 SHORT-TERM USES VERSUS LONG-TERM PRODUCTIVITY

Short-term adverse impacts of implementing the South County Area Plan would be related to the construction of new dwellings, businesses and industrial development. Construction impacts can include the following: disruption of soils and potential soil erosion; disruption of stormwater drainage; displacement of vegetation and disruption of wildlife; potential discovery of archaeological resources; adverse esthetic effects from ground excavation and construction; and the use of energy for construction purposes. Short-term benefits may be experienced by local commercial establishments due to the consumer demands of construction personnel.

Potential long-term adverse impacts include: subjecting new development to earthquake damage; an increase in sewage effluent with possible effects on groundwater, additional traffic, and increased energy consumption.

Long-term benefits in implementing the Area Plan include economic development and diversification, and new employment and housing opportunities.

The changes resulting from implementation of the Area Plan may be viewed as positive in terms of development and economic diversification, or as adverse impacts on a rural environment. With implementation of the mitigation measures, the long-range benefits of the Area Plan should outweigh the short-term impacts as well as reduce to an acceptable level any long-term adverse impacts.

3.4 PROJECT ALTERNATIVES

3.4.1 No Project

The no project alternative implies that the South County Area Plan would not be adopted and, therefore, the existing policies and land use designations of the Monterey County General Plan would continue to apply. Any significant impacts resulting from this alternative have been addressed by the certified General Plan EIR (EIR 82-004).

3.4.2 Alternative Plans

An infinite range of less to more intensive land use plans are possible for the South County Planning Area. In general, any less intensive plan could reduce many potential adverse impacts (i.e. traffic, visual, water supply) but could also reduce the availability of lower cost housing and economic growth. Similarly, a more intensive plan could have the opposite effects. Due to the indefinite nature of what alternative plan might be considered, the possible impacts are too speculative to quantify and, therefore, need not be pursued.

3.5 GROWTH-INDUCING IMPACTS

It is expected that normal development and redevelopment of land will occur consistent with the Area Plan, and that there is adequate land allocated within the currently proposed Plan to meet development needs. No significant negative growth-inducing impacts are anticipated.

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APPENDICES

APPENDIX A

GLOSSARY

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

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

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.

AMBIENT AIR QUALITY: Existing air quality for an air basin or sub-basin.

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.

COLLECTOR ROAD: A road for traffic moving between arterial and local roads, generally providing access to adjoining land.

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

DAILY VEHICLE MILES OF TRAVEL (VMT): The average number of miles traveled daily

APPENDIX B
MONTEREY COUNTY
GENERAL PLAN BACKGROUND REPORTS

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