

**NORTH COUNTY AREA PLAN
SUPPLEMENTAL POLICIES**

1.0 - Land Use

- NC-1.1 New commercial development, or intensification of existing commercial development, may be permitted subject to a discretionary permit. Proposed commercial development shall be designed to minimize traffic, noise, visual, and/or other impacts on the surrounding area to the greatest extent feasible.
- NC-1.2 In areas designated for Farmlands, Rural Grazing, Permanent Grazing, and Industrial land uses, commercial mushroom growing operations resulting in increased production (establishment, construction, replacement, reconstruction, retrofitting, or expansion) may be allowed, subject to a use permit. Facilities allowed under this policy shall be subject to the following standards:
- a. Potential impacts to drainage, air and water quality, traffic, noise, scenic quality, and any other adverse effects shall be minimized to the maximum extent feasible.
 - b. Installation of environmental control methods (for air, traffic, water, noise, and visual impacts) brought by regulatory agencies shall require review and approval by the Director of Planning.
- NC-1.3 Large acreages in higher elevations and on steeper slopes should be preserved and enhanced for grazing, where grazing is found to be a viable use.
- NC-1.5 Development on properties with residential land use designations located within the North County Area Plan shall be limited to the first single family dwelling on a legal lot of record. The County shall conduct a comprehensive review of infrastructure constraints regarding circulation, wastewater, and water supply. Said restriction shall not apply to development within adopted Community Areas, Rural Centers, or Affordable Housing Overlays. Restriction on subdivision established in this policy does not preclude the County from recognizing a new legal lot pursuant to state law if the new lot is created solely as a result of either: 1) conveyance of land to or from a governmental agency, or 2) through the governmental exercise of eminent domain. This restriction on subdivision also does not prohibit the County from requiring and acting upon a parcel map for the conveyance of land to or from a governmental agency if the County determines on the facts of the particular case that public policy necessitates a parcel map. This policy shall not apply to APN: 125-522-020-000 (3.9 acres), which shall be allowed creation of one new lot (LDR/1.5).

2.0 - Circulation

- NC-2.1 Rerouting of Highway 101, by-passing the community of Prunedale, shall continue to be pursued. Efforts by Caltrans to improve and upgrade existing routes in this area are considered initial phasing for addressing the traffic and safety concerns on Highway 101.
- NC-2.2 Old Stage Road shall be continued as a public right-of-way and its historical value shall be protected by the continuance of agrarian land use activities along its route.

3.0 - Conservation/Open Space

- NC-3.1 Within areas designated as “sensitive” or “highly sensitive” on the Scenic Highway Corridors and Visual Sensitivity Map (*Figure 15*), landscaping or new development may be permitted if the development is located and designed in such a manner that public views are not disrupted.
- NC-3.2 All new development on parcels fronting the east side of Carpenteria Road shall provide for the protection and enhancement of the natural and scenic qualities of the steep, heavily vegetated slopes that provide an unusually scenic southern approach to the community of Aromas.
- NC-3.3 Conservation of North County's native vegetation shall be given high priority to:
- a. Retain the viability of threatened or limited vegetative communities and animal habitats,
 - b. Promote the area's natural scenic qualities, and
 - c. Preserve rare, endangered, and endemic plants for scientific study.
- Property owners shall be encouraged to cooperate with the County in establishing conservation easements over areas of native vegetation.
- NC-3.4 Removal of healthy, native oak and madrone trees in the North Monterey County Area shall be discouraged. An ordinance shall be developed to identify required procedures for removal of these trees. Said ordinance shall take into account fuel modification needed for fire prevention in the vicinity of structures and shall include:
- a. Permit requirements.
 - b. Replacement criteria
 - c. Exceptions for emergencies and governmental agencies
- NC-3.5 Critical habitat areas should be preserved as open space. When an entire parcel cannot be developed because of this policy, a low intensity, clustered development may be approved. However, the development should be located on those portions of the land least biologically significant so that the development will not upset the natural function of the surrounding ecosystem.

- NC-3.6 North County Historic Sites and other sites recommended by the Monterey County Historic Resources Review Board (HRRB) shall be considered for inclusion in a historical resources (HR) zoning district.
- NC-3.7 A committee to develop a Trails Plan consistent with General Plan *Policy OS-1.10* shall be appointed by the Board of Supervisors. Said Plan shall include/address the following:
- a. A trails map and implementation policies for the North County area.
 - b. Recreational trail easements, and equestrian trail easements where possible, should be located within County-required easements of private roads.
- NC-3.8 A discretionary permit shall be required for all new wells in fractured rock or hard rock areas in the North County Area Plan in order to provide for case by case review of potential water quality and overdraft concerns. This requirement shall be maintained until such a time that a water supply project or projects are completed that addresses existing water quality and water supply issues in fractured rock or hard rock areas.
- NC-3.9 Notwithstanding *Policy OS-3.5*, new development shall be prohibited on slopes 1) with highly erodible soils, 2) in excess of twenty five percent (25%), and 3) that drain into the watershed of the Elkhorn and Moro Cojo Sloughs.
- NC-3.10 Notwithstanding *Policy OS-3.5*, conversion for agricultural purposes shall be prohibited on slopes 1) uncultivated at the time of conversion, 2) that contain highly erodible soils, 3) which exceed twenty five percent (25%), and 4) that drain into the watershed of the Elkhorn and Moro Cojo Sloughs.
- NC-3.11 By December 31, 2011, the County, working with the Natural Resource Conservation Service (NRCS) and the Monterey County Water Resources Agency shall develop best management practices for agricultural operations in the North County Planning Area to control erosion and off-site runoff from all agricultural land. These best management practices shall be incorporated into the ministerial permit for the conversion of lands described in *Policy OS-3.5* for lands in the North County Planning Area only.

4.0 - Safety

- NC-4.1 Newly developed areas that drain into Merritt Lake and Tembladero Slough shall be annexed to the Monterey County Water Resources Agency to provide for the maintenance of drainage facilities.

5.0 - Public Services

- NC-5.1 New developments shall be designed to maximize prime groundwater recharge capabilities and to minimize runoff from the property.

- NC-5.2 Water development projects that can offer a viable water supply to water-deficient areas in North County shall be a high priority.
- NC-5.3 Cooperative soil conservation, water quality protection, and resource restoration programs within watershed basins shared with neighboring counties shall be pursued.
- NC-5.4 In order to address serious public health concerns regarding water quality and quantity, and in addition to the permit process required by *Policy NC-3.8*, a permit process shall be developed for all new wells proposed to be developed in the North County Planning Area. The permit process shall be developed by ordinance and shall be in place within 12 months of the adoption of this General Plan, and a permit shall be required to develop any new well. The requirement for a permit shall be effective until the later of the effective date of the ordinances required by *Policies PS-3.2 and 3.3*, or 36 months. This policy shall not apply to replacement wells.

6.0 - Agriculture

- NC-6.1 Land designated for farmland and grazing uses shall be assessed and taxed accordingly.

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Figure 15 - NC Highway/Visual Map to be inserted
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Figure LU8 - NC LU Map to be inserted
(11" x 17")