

# COUNTY OF MONTEREY

## DRAFT GENERAL PLAN

**2007**

### Board of Supervisors

*Fernando Armenta, District 1*

*Louis Calcagno, District 2*

*Simon Salinas, District 3*

*Vacant, District 4*

*Dave Potter, District 5*

### Planning Commission

*Aurelio Salaza, District 1*

*Juan Sanchez, District 1*

*Cosme Padilla, District 2*

*Don Rochester, District 2*

*Jay Brown, District 3*

*Miguel Errea, District 3*

*Nancy Isakson, District 4*

*Matthew Ottone, District 4*

*Martha Diehl, District 5*

*Keith Vandevere, District 5*

## ***ACKNOWLEDGEMENT***

Updating the 1982 Monterey County General Plan began in late 1999. Since that time there have been a number of public forums as well as noticed hearings open to the public. Extensive public input has been received from state/regional/local agencies, formal/informal groups including the County's Land Use Advisory Committees for each Planning Area and the Planning Commission, and individual members of the public. In addition, staff from multiple County Departments/Agencies (Administration, Agricultural Commissioner, County Counsel, Environmental Health, Environmental Resource Policy/Housing, Fire Departments, Parks, Planning Department, Building Inspection Department, Public Works, Sheriff/Office of Emergency Services, and the Monterey County Water Resource Agency) has been involved with helping to prepare this document. This is to acknowledge all of those that have put forth their time and effort to complete this document.

# TABLE OF CONTENTS

<b>INTRODUCTION</b>		Page
1.1	What is a General Plan .....	i
1.2	Requirements for a General Plan.....	i
1.3	Introduction to Monterey County .....	ii
1.4	Monterey County Planning Efforts.....	ii
1.5	Overview of Monterey County General Plan.....	v
1.6	Program EIR for Monterey County's General Plan.....	viii
<b>1.0</b>	<b>LAND USE ELEMENT</b>	
LU-1	General Land Use .....	LU-4
LU-2	Residential .....	LU-7
LU-3	Agricultural.....	LU-18
LU-4	Commercial .....	LU-18
LU-5	Industrial.....	LU-20
LU-6	Public/Quasi Public .....	LU-21
LU-7	Water Bodies .....	LU-21
LU-8	Open Space.....	LU-22
LU-9	General Plan Consistency with Zoning .....	LU-22
<b>2.0</b>	<b>CIRCULATION ELEMENT</b>	
C-1	Level of Service.....	CIRC-4
C-2	Transportation Facilities .....	CIRC-6
C-3	Road and Highway Transportation.....	CIRC-7
C-4	Movement of People and Goods .....	CIRC-7
C-5	Scenic Highways .....	CIRC-9
C-6	Public Transit Services .....	CIRC-10
C-7	Air Transportation .....	CIRC-10
C-8	Railroad Transportation.....	CIRC-11
C-9	Water Transportation.....	CIRC-12
C-10	Bicycle Transportation .....	CIRC-12
<b>3.0</b>	<b>CONSERVATION AND OPEN SPACE ELEMENT</b>	
OS-1	Scenic Resources .....	C/OS-3
OS-2	Mineral Resources .....	C/OS-6
OS-3	Soils .....	C/OS-6
OS-4	Marine and River Resources.....	C/OS-9
OS-5	Biological (Natural) Resources .....	C/OS-10
OS-6	Archaeological Resources .....	C/OS-13
OS-7	Paleontological Resources.....	C/OS-14
OS-8	Native Californian Cultural Sites, Sacred Places, and Burial Sites.....	C/OS-15
OS-9	Energy Resources .....	C/OS-17
OS-10	Air Quality.....	C/OS-17

**4.0 SAFETY ELEMENT**

S-1	Seismic and Other Geologic Hazards .....	S-4
S-2	Flood Hazards .....	S-6
S-3	Drainage.....	S-7
S-4	Fire Hazards.....	S-9
S-5	Emergency Preparedness .....	S-12
S-6	Emergency Services .....	S-14
S-7	Noise Hazards.....	S-16

**5.0 PUBLIC SERVICES ELEMENT**

PS-1	Adequate Public Services and Facilities (APFS) .....	PS-4
PS-2	Water Quality and Supply .....	PS-8
PS-3	Long- Term Water Supply.....	PS-9
PS-4	Wastewater Treatment.....	PS-12
PS-5	Recycling.....	PS-14
PS-6	Solid Waste.....	PS-15
PS-7	Educational Facilities .....	PS-16
PS-8	Health and Medical Services .....	PS-17
PS-9	Social Services.....	PS-18
PS-10	Library Services.....	PS-18
PS-11	Park and Recreational Facilities .....	PS-19
PS-12	Historic Preservation .....	PS-20
PS-13	Public Utilities .....	PS-23

**6.0 AGRICULTURE ELEMENT**

AG-1	General Agriculture .....	AG-2
AG-2	Agricultural Support Uses .....	AG-5
AG-3	Routine and On-Going.....	AG-6
AG-4	Wine Industry .....	AG-7
AG-5	Environmental Resources .....	AG-8
AG-6	Circulation .....	AG-8

**7.0 ECONOMIC DEVELOPMENT ELEMENT**

ED-1	Jobs and Business Opportunities .....	ED-2
ED-2	Public-Private Partnerships.....	ED-2
ED-3	Maintain Workforce .....	ED-3
ED-4	Improve Business Climate.....	ED-3

**8.0 HOUSING ELEMENT (2002-2008)**

H-1	Introduction .....	3
H-2	Needs Assessment .....	5
H-3	Projected Housing Need .....	43
H-4	Housing Constraints .....	49
H-5	Resource Inventory.....	67
H-6	Affordable Housing Opportunities .....	99
H-7	Review of 1992 Housing Element.....	111

H-8	Housing Program Strategy 2002-2008 .....	125
H-9	Energy Conservation Opportunities .....	153

**9.0 AREA/MASTER PLANS**

A.	Cachagua.....	CACH
B.	Carmel Valley .....	CVMP
C.	Central Salinas Valley.....	CSV
D.	Greater Monterey Peninsula.....	GMP
E.	Fort Ord .....	FO
F.	Greater Salinas.....	GS
G.	North County, Inland .....	NC
H.	South County .....	SC
I.	Toro .....	T
J.	Agriculture and Winery Corridor Plan.....	AWCP

**10.0 GLOSSARY**

Definitions.....	Glossary
------------------	----------

**LIST OF TABLES**

	Page
Table S-1: Evacuation Routes .....	S-15
Table S-2: Land Use Compatibility for Community Noise.....	S-17
Table PS-1: Infrastructure and Service Standards .....	PS-5
Table PS-2: Decision Matrix for Processing Application for Well Permits.....	PS-7

**LIST OF FIGURES**

	Page
Figure 1: Monterey County .....	iii
Figure 2: Incorporated Cities .....	iv
Figure 3: Planning Areas .....	vii
Figure 4: Community Areas .....	LU-2
Figure 5: Rural Centers.....	LU-3
Figure LU1: Coast Area - Land Use Plan .....	LU-25
Figure AHO1: Mid Carmel Valley AHO .....	LU-26
Figure AHO2: Highway 68/Monterey Peninsula Airport.....	LU-27
Figure AHO3: Reservation Road/Highway 68 AHO.....	LU-28
Figure CA1: Boronda Community Area .....	LU-29
Figure CA2: Castroville Community Area .....	LU-30
Figure CA3: Chualar Community Area .....	LU-31
Figure CA4: Fort Ord/East Garrison Community Area.....	LU-32
Figure CA5: Pajaro Community Area.....	LU-33
Figure RC1: Bradley Rural Center.....	LU-34
Figure RC2: Lockwood Rural Center .....	LU-35
Figure RC3: Pine Canyon (King City) Rural Center .....	LU-36
Figure RC4: Pleyto Rural Center .....	LU-37
Figure RC5: River Road Rural Center .....	LU-38
Figure RC6: San Ardo Rural Center .....	LU-39
Figure RC7: San Lucas Rural Center .....	LU-40

Figure 6:	Highways and Roads.....	CIRC-3
Figure 7:	<i>RESERVED</i> .....	C/OS-5
Figure 8:	Regional Faults.....	S-3
Figure 9:	Existing Noise Contours (Sheets A-H).....	S-20
Figure 10:	Projected Noise Contours (Sheets A-E) .....	S-29
Figure 11:	Water Management Agencies .....	PS-3
Figure 12:	Cachagua Scenic Highway Corridors and Visual Sensitivity Map .....	CACH-3
Figure LU2:	Cachagua Area Plan - Land Use Plan .....	CACH-6
Figure LU3:	Carmel Valley Master Plan - Land Use Plan .....	CVMP-15
Figure 13:	Central Salinas Valley Scenic Highways and Visual Sensitivity Plan.....	CSV-3
Figure LU4:	Central Salinas Valley Area Plan - Land Use Plan .....	CSV-6
Figure 14:	Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Plan.....	GMP-5
Figure LU5:	Greater Monterey Peninsula Area Plan - Land Use Plan .....	GMP-9
Figure LU6:	Fort Ord Master Plan - Land Use Plan.....	FO-66
Figure LU7:	Greater Salinas Area Plan - Land Use Plan .....	GS-9
Figure 15:	North County Scenic Highway Corridors and Visual Sensitivity Plan .....	NC-3
Figure LU8:	North County Area Plan - Land Use Plan .....	NC-5
Figure LU9:	South County Area Plan - Land Use Plan.....	SC-3
Figure 16:	Toro Visual Scenic Highway Corridors and Visual Sensitivity Map .....	T-3
Figure LU10:	Toro Area Plan - Land Use Plan .....	T-5
Figure AWCP1	Planning Area and Vicinity.....	AWCP-3
Figure AWCP2	American Viticulture Areas .....	AWCP-6
Figure AWCP3	Agriculture & Winery Corridor Map.....	AWCP-7
Figure AWCP4	Williamson Act Lands .....	AWCP-8
Figure AWCP5	Sign Design.....	AWCP-17

## APPENDICES

### A. LAND USE PLANS (COASTAL)

Big Sur .....	BS
Carmel Area .....	CA
Del Monte Forest .....	DMF
Moss Landing Community Plan (Part of NCC LUP) .....	ML
North County, Coastal .....	NCC