

## GREATER SALINAS AREA PLAN SUPPLEMENTAL POLICIES

### 1.0 - Land Use

- GS-1.1 Special Treatment Area: Butterfly Village - Approximately 671 acres located north of San Juan Grade Road and east of Harrison Road shall be designated as a “Special Treatment Area” to permit a planned development in substantial conformance with the Butterfly Village Land Use Plan (*Figure LU7*) including:
- a. Approximately 345 acres of neighborhood and community parks and open space uses such as hiking trails, recreation, public parking, storm water detention ponds and lakes for drainage control and water recharge as well as areas preserved for sensitive habitat.
  - b. 71 hospitality units.
  - c. A 20,000 square foot Community Health and Wellness Center that offers a variety of health, fitness and nutrition uses.
  - d. Public facilities, including a fire station, sheriff substation, maintenance yard, independent wastewater treatment facility, 200 square foot library, and a 10-acre site for a potential elementary school site with athletic fields.
  - e. Neighborhood Commercial (approximately 90,000 sq. ft.) including mixed use development, to help provide jobs within the project.
  - f. Development on slopes exceeding 25% and ridgeline development.
  - g. Up to 1,147 residential units for various income levels ranging from 0.9 units/acre to 20 units/acre.
  - h. A minimum of 32% inclusionary/workforce levels including but not limited to senior living facilities.
  - i. Agriculture buffers ranging from 30 feet to 100 feet.
  - j. Vehicular access from the west via Harrison Road and from the east via San Juan Grade Road.
  - k. A dedicated easement to accommodate the realignment of the Highway 101 future Prunedale Bypass.

A Community Plan is not required for development of the Butterfly Village STA. The Butterfly Village STA shall be entitled to the exemptions in the General Plan provided for Community Areas and for areas for which a community Plan or Specific Plan has been adopted. However, the areas adjoining the Butterfly Village STA shall not be entitled to rely upon *LU-2.12(d) and OS-9.2*. Except as provided for in this General Plan, development shall be guided by the principles and standards contained in Chapters 3-8 of the document entitled “Rancho San Juan Specific Plan” dated November 7, 2005, which are otherwise consistent with the Butterfly Village STA and the Butterfly Village Land Use Plan (*Figure LU7*). (APNs: 113-271-014-000, 113-212-043-000, 113-212-044-000, 113-212-004-000, 113-212-003-000, 113-212-055-000, 113-212-056-000, 113-212-057-000 and 113-212-058-000)

- GS-1.2 Special Treatment Area: Spence/Potter/Encinal Road – Parcel generally located south of Potter Road and North of Spence Road between Old Stage Road, Highway 101, plus parcels along the Encinal Road extension, excluding large properties under cultivation located between Spence and Potter Roads, shall be designated a "Special Treatment Area" to permit on-site soil dependent agricultural operations such as greenhouses. Subdivision of land in this area shall be approved only under the following conditions:
- a. Minimum parcel size in this area shall be 10 acres.
  - b. Residential uses are allowed only on parcels of 40 acres or more;
  - c. A Drainage Management Plan to mitigate run-off to adjoining farmlands must be prepared for the entire Special Treatment Area;
  - d. One caretaker unit per 10 acres is allowed;
  - e. No uses other than agriculture, agricultural support services, labor contracting businesses, and agricultural equipment rental and maintenance businesses will be allowed on subdivided parcels;
  - f. Residential development rights on parcels formed through subdivision approval shall be dedicated by means of an agricultural conservation easement to the County or a qualified organization such as that specified in Section 501(c)(3) of the Internal Revenue Code;
  - g. Pertinent structures such as processing, packaging, supply, and boiler sheds shall have concrete foundations no thicker than four inches and may be no larger than 4,000 square feet; and
  - h. One mobile home only may be allowed for a caretaker or security personnel and not for residential purposes.

(see also *Policies CSV-1.3 and GS-1.7*)

- GS-1.3 Special Treatment Area: Highway 68/Foster Road - The property at the southwest corner of Highway 68 and Foster Road shall be designated as a Special Treatment Area. A visitor farm shall be allowed on this agricultural property under the following conditions:
- a. It is an accessory use to the agricultural use of the property;
  - b. Produce stand shall be limited to the sale of agricultural products grown within the tri-county area of Monterey, San Benito and Santa Cruz Counties only;
  - c. Gift and souvenir sales that promote Monterey County agriculture shall be allowed, not to exceed 10-percent (10%) of the building area of the produce stand, but in no case covering more than 300 square feet;
  - d. Food sales shall be allowed, not to exceed 25-percent (25%) of the building area of the produce stand, but in no case covering more than 600 square feet;
  - e. Overnight farm stay accommodations shall be allowed if the accommodations are within the primary farm residence on-site, and such stays are limited to no more than 72 hours;
  - f. There shall be a general development plan approved for the entire site prior to any development; and

- g. The visitor farm shall not interfere with agricultural activities on adjoining properties.
- h. Developed area shall not exceed 5% of the total parcel. The remaining area shall consist of crop production.

(APN: 207-051-013-000)

GS-1.4 Development in the town of Spreckels shall be allowed only under the following conditions:

- a. Development occurs within the land use boundary shown in the Area Plan;
- b. New development is harmonious with existing development in exterior treatment, building lines, and bulk and height specifications.
- c. New development is reviewed by the Historic Resource Review Board (HRRB) as a historic district, and recommendations from the HRRB are incorporated into final plans.
- d. Project plans or drawings showing building design, color scheme, landscape plans, and parking layout shall be submitted to the Planning Commission or its designee prior to development approval.

GS-1.5 Development of commercial land uses designated near Highway 68 and the Salinas River shall be allowed only if such uses:

- a. Are planned general commercial rather than neighborhood serving;
- b. Will protect and, where feasible, enhance the riparian habitat along the Salinas River;
- c. Will not further deteriorate water quality in the Salinas River;
- d. Are adequately screened from viewpoints along Highway 68, Spreckels Lane, and Spreckels Boulevard by minimizing tree removal and by landscaping frontage areas.

Because of the proximity to agricultural lands, commercial uses which support farm activities shall be encouraged.

GS-1.6 Development of commercial designated parcels between Harrison Road and Highway 101 shall be allowed only if such uses are:

- a. Neighborhood serving commercial uses where the parcel is one acre or less in size.
- b. Planned general commercial uses where the parcel is one acre or greater in size.

GS-1.7 Study Area: Spence/Potter/Encinal Road – Prior to new development in accordance with the Spence/Potter/Encinal Road Special Treatment Area, the following must be completed:

- a. A cumulative impact analysis of industrial build-out of the study area, including road capacity, highway access, drainage, and viewshed impacts from Highway 101;
- b. Recommended changes to the STA boundaries or allowable uses within the STA, as necessary, to address the impacts identified;

- c. A drainage management plan to mitigate runoff to adjoining farmlands for the entire study area;
- d. Amendments to the General Plan, as necessary, and ordinance amendments to address revised landscaping and screening standards; and
- e. An implementation plan to fund and construct the identified infrastructure improvements.

(see *Policies CSV-1.3 and GS-1.2*)

- GS-1.8 The land near the town of Spreckels designated as industrial may also be developed partially or wholly as agriculturally related commercial uses provided said agriculturally-related development complies with the following conditions:
- a. A comprehensive development plan as a planned general commercial project shall be prepared.
  - b. Development shall be designed to protect and, where feasible, enhance the riparian corridor along the Salinas River.
  - c. Proposed development would not deteriorate water quality in the Salinas River or area ground water.
  - d. Walnut trees along Spreckels Boulevard shall be preserved.
  - e. Development will be compatible with the agricultural activities on the adjoining parcel.

- GS-1.9 Industrial development on land near the town of Spreckels currently designated as "Industrial" shall be approved under the following conditions:
- a. That proposed uses shall be agriculturally oriented industrial uses and that marketing efforts for the Spreckels industrial site shall be aimed toward agriculturally oriented industrial uses;
  - b. That a development plan shall be prepared prior to the establishment of any use or the construction of any building on any undeveloped land;
  - c. That development include an effective buffer between industrial uses and the town of Spreckels either through landscaped open space, berming, or some other acceptable method.
  - d. That expansion of currently designated "Industrial" land (25 acres) located in the "upper bench" area east of the existing Spreckels factory site be expressly allowed on the 31 acres designated as "Farmlands". A land use change from "Farmlands" to "Industrial" shall be allowed by use permit only for the expansion of the initial industrial use located in the "upper bench" area. Expansion shall not be allowed beyond the upper bench area (56 acres). After the 56 acre "upper bench" area has been fully developed, development must be phased so that existing industrial uses are developed or redeveloped first and so that remaining farmlands can remain in production as long as possible.
  - e. That subsequent development through division or use permit will require a condition, where applicable, to place farmlands into permanent agricultural use.

- GS-1.10 Special Treatment Area: Natividad/Rogge Road – The three parcels at the

northwest corner of Natividad and Rogge Roads shall be designated as a “Special Treatment Area” to permit on-site soil dependent agricultural operations such as greenhouses. Minimum parcel size in this area shall be 10 acres. Subdivision of land in this area shall be approved only under the following conditions:

- a. That the residential development rights or parcels formed through subdivision approval be dedicated by means of an agricultural conservation easement to the County or a qualified organization such as that specified in Section 501(c)(3) of the Internal Revenue Code;
- b. That a drainage management plan to mitigate run-off to adjoining farmlands has been prepared for the entire special treatment area;
- c. That the allowance of one mobile home will be only for a caretaker or security personnel and not for residential purposes.

(APNs 211-012-027, 211-012-041, and 211-012-042)

GS-1.11 Study Area: Espinosa Road – The County shall study the area along Espinosa Road to consider where more intensive agricultural uses and businesses (e.g. agricultural truck storage) may be appropriate in this area and, if so, process a General Plan Amendment to establish a Special Treatment Area with specific land use policies that would apply to new development (*Figure LU7*). The Study will assess environmental conditions of the area (e.g. Espinosa Lake), adequate access and roadway conditions, minimum lot size, maximum size of operation, and impact to surrounding agricultural uses. Properties with truck storage operations in place prior to January 3, 2007 (as determined by Monterey County Code Enforcement) may be allowed to continue at the level in place at that time until the study of this area is completed (pre-existing). Businesses started after that time are not allowed until/unless a Special Treatment Area designation is adopted. If a Special Treatment Area (STA) is established, pre-existing businesses located outside of the STA must be removed, and businesses within the STA must be brought into conformance with adopted standards within one year from the adoption date.

GS-1.12 Special Treatment Area: Jefferson - Residential development shall be permitted at the maximum equivalent density of 2.5 acres per unit on 40 acres in order to contribute to meeting the affordable housing goals on the peninsula. The following specific policies shall regulate uses within the Jefferson Special Treatment Area (APN: 175-011-047-000, 175-011-029-000, 414-014-014-000):

- a. Development shall meet minimum setback requirements and provide adequate buffers from the Marina landfill.
- b. Development shall meet all requirements of the Marina Airport Comprehensive Land Use Plan (CLUP). Proposed development shall be considered by the Airport Land Use Commission (ALUC) prior to approval.
- c. A minimum of 50% of the units developed on this site shall meet Affordable/Workforce Housing criteria.
- d. Future development will address environmental constraints.

- e. Development may occur on the bluffs above the Salinas Valley floor. No new residential development may occur on prime valley farmland.  
(also see *Policy GMP-1.9*)

GS-1.13 Development on properties with residential land use designations located within the Greater Salinas Area Plan north of the City of Salinas generally between Williams Road and Highway 101 (Figure 34) shall be limited to the first single family home 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, AHOs or STAs.

GS-1.14 Annexations or sphere of influence amendments covered by the Greater Salinas Area Memorandum of Understanding (GSA MOU) shall be consistent with and governed by the terms of the GSA MOU and with the City's General Plan.

## **2.0 - Circulation**

GS-2.1 The rerouting of Highway 101 in conformance with the planned Caltrans bypass route between Russell Road and Crazy Horse Canyon Road and as shown on the adopted Countywide Land Use Plan shall be supported as a transportation priority in the County.

GS-2.2 The County shall work with the City of Salinas to design a bypass roadway that provides an alternative route of traffic from Highway 101 to Reservation Road along the west side of the City of Salinas (a.k.a. West Side Bypass) and also preserves as much agricultural land west of the City of Salinas as possible.

GS-2.3 The Highway 101 bypass shall be designated a scenic highway. The bypass design shall incorporate sound deflection berms with appropriate landscaping and such measures shall be held consistent with its "scenic highway" designation.

- GS-2.4 Old Stage Road shall be designated a “scenic road” within this Area Plan. All new development along Old Stage Road shall be subject to design approval. Appropriate scenic preservation measures shall include but not be limited to screening of development with vegetation, treatment of exterior surfaces with earth tones and setbacks.

### **3.0 - Conservation/Open Space**

- GS-3.1 All vegetation on land exceeding 25 percent slope, particularly chaparral and broad leaf evergreen, should remain undisturbed to minimize erosion and retain important visual amenities.
- GS-3.2 Native plant materials should be used to integrate the man-made environment with the natural environment and to screen or soften the visual impact of new development.
- GS-3.3 The walnut trees along both sides of Spreckels Boulevard are considered both scenic and historic resources that shall be preserved and maintained as long as possible. Efforts by Spreckels and countywide residents to raise funds for tree maintenance through private efforts and/or through non-profit agencies such as Parks Foundation, shall be encouraged.
- GS-3.4 The County shall support efforts of the Monterey County Historic Resources Review Board (HRRB) to preserve resources, including the following:
- a. Attract more tourists to the Boronda Adobe site;
  - b. Make the Adobe a site for festival events and other ceremonial functions;
  - c. Preserve the Darrington Adobe; and
  - d. any other HRRB actions which are deemed appropriate to establish the Adobe site as a revenue source for the HRRB.

### **4.0 - Safety**

*No supplemental Safety policies at this time.*

### **5.0 - Public Services**

- GS-5.1 Portions of Gabilan Creek shall be evaluated for a linear park as defined by the County's Parkland Classification System at such time when the County can support another regional park. Until such time, Gabilan Creek shall be:
- a. Maintained in a natural riparian state;
  - b. Kept in a free-flow state devoid of dams;
  - c. Allowed its natural flood capacity through required setbacks conforming to the 100 year flood plain; and
  - d. Kept free from urban encroachment by residential development through required dedication of land in the floodplain corridor.

## 6.0 - Agriculture

- GS-6.1 In recognition of the limitations of using Williamson Act contracts to preserve farmlands, efforts by landowners to acquire the benefits derived by donating development rights to a duly established Farmland Trust or other qualified organization which meets the criteria of Section 501(c)(3) of the Internal Revenue Code, shall be encouraged.
- GS-6.2 On lands designated as Agricultural, Agricultural Support Services (coolers, cold rooms, loading docks and farm equipment shops) that are accessory to:
- a. On-site agricultural uses shall be allowed.
  - b. Off-site agricultural uses may be allowed, subject to obtaining a discretionary permit, subject to the following findings, which shall be made based upon substantial evidence in each case:
    1. That the land on which the support facilities are proposed is not suitable for cultivation due to terrain, soil or other physical constraints.
    2. That such support facilities are necessary or appropriate in connection with the cultivation, harvesting or processing of crops raised by the applicant on same portions of the subject property or on properties in the area under the control of the applicant.
    3. That the maintenance and operation of such support facilities will not impair the ability to produce crops on the balance of the subject property or on neighboring properties.

Support facilities allowed under this policy shall be subject to the following standards:

- a. Such support facilities may be used in connection with the cultivation, harvesting, processing or storage of crops grown on the subject property or crops grown by the applicant or by others on lands in the area particularly when such action would retain or increase the amount of farmland for crop production.
- b. The land on which such support facilities are constructed shall not be subdivided from the balance of the subject property.
- c. The support facilities are compatible with land uses on neighboring properties.

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Figure LU7 -GS LU Map to be inserted  
(8.5" x 11")