

**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 and Building Inspection.
- 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-1.4 Approximately 29 acres (APN: 141-013-009-000; 141-013-011-000) shall be designated Light Commercial (LC) to allow for additional parking only.
- 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.

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, next page*), 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. A permit shall be required for the removal of any of these trees with a trunk diameter in excess of six inches diameter breast height (d.b.h.). Where feasible, trees removed will be replaced at a 1:1 ratio using nursery-grown trees of the same species that are a minimum of one gallon in size. Removal without a permit shall result in a minimum fine, equivalent to the retail value of the wood removed plus replacement of one gallon, nursery-grown trees at a 2:1 ratio. Exemptions to the above permit requirement shall include:
- a. tree removal by public utilities, as specified in the California Public Utility Commission's General Order 95, and by governmental agencies.
 - b. emergencies caused by the hazardous or dangerous condition of a tree and requiring immediate action for the safety of life or property, provided the County is notified of the action within ten working days.
- 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.

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

NC-3.6 North County Historic Sites and other sites recommended by the Monterey County Historic Resource 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.

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.

6.0 - Agriculture

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

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Figure LU8 - NC LU Map to be inserted
(11" x 17")