

Cachagua Area Plan Supplemental Policies

1.0 – Land Use

- CACH-1.1 Provision should be made for service centers in Chachagua that meet the following criteria:
- a. low visibility;
 - b. safe and unobtrusive access;
 - c. low noise impact on surrounding uses;
 - d. conform to all other Plan requirements.
- Service centers shall be limited to those enterprises that provide services and facilities for persons engaged in the construction, maintenance and repair trades and not enterprises whose chief business is on-site retail sales.
- CACH-1.2 Jensen’s Camp (APN: 418-261-049) and Prince’s Camp (APN: 418-216-046) shall be designated Residential to recognize the primary use of these locations as mobile home parks. Limited expansion of existing non-residential uses at these locations may be considered, subject to obtaining a use permit.
- CACH-1.3 Industrial land uses, other than those that are agriculturally related, shall not be permitted
- CACH-1.4 New development adjacent to the Ventana Wilderness shall not impact the purpose of the wilderness areas.
- CACH-1.5 Special Treatment Area: Syndicate Camp – The Syndicate Camp property shall be designated as a “Special Treatment Area.” The following specific policies shall regulate uses within the Syndicate Camp Special Treatment Area. Development shall be subject to the policies for development in the Rural Grazing land use designation, except those relating to density of development. Development shall meet all building code requirements, fire protection standards, road standards, grading specifications, and Planning Department requirements based upon the

zoning ordinance and be consistent with the applicable land use designation. (APN: 417-091-019)

- a. The existing recreational facilities consist of 24 cabin sites. Of the 24 sites, 13 are vacant as of June 1, 1994. No additional Cabin sites shall be allowed. The construction, remodeling, or rebuilding of approved cabins or development of cabins on approved cabin sites shall be allowed.
- b. Further expansion of accessory uses, not including cabins, is subject to the requirements of the underlying zoning district in Title 21.
- c. Permanent residency is allowed.
- d. At any time, but prior to issuance of any building permits, the undivided ownership shall record a notice that the property is located within or partially within a floodplain and may be subject to building and/or land use restrictions. A copy of the recorded notice shall be provided to the Monterey County Water Resources Agency.

CACH-1.6 To assure that the value of the night sky is not compromised, exterior lighting should not exceed the minimum required to assure safety (See Policy LU-1.13).

2.0 - Circulation

CACH-2.1 The safety of motorists, bicyclists, equestrians, and pedestrians shall be promoted on County roads in the Cachagua Planning Area by marking roadways to alert the various types of users to unusual or dangerous conditions affecting the roads or segments of the roads.

CACH-2.2 To enhance and maintain sensitive visual resources, designation of Carmel Valley Road as a scenic county route shall be pursued.

CACH-2.3 Private airstrips and agricultural landing fields shall require a use permit and be controlled to ensure that they:

- a. Do not permanently preclude cultivation of farmlands of local importance;
- b. Are outside of flight paths to and from existing airports;
- c. Do not provide a hazard or annoyance for neighboring areas.

- CACH-2.4 The County shall require that any major timber, mining, or public works projects incorporate features, such as flag persons, signs, or warning lights, into the project to ensure the safety of persons using public roads.
- CACH-2.5 Any major timber, mining, or public works projects that use heavy vehicles on public roads shall be required to maintain and restore such roads to the pre-project level.
- CACH-2.6 The acceptable level of service for County roads and intersections within the Cachagua Planning Area shall be level of Service (LOS) C.

3.0 – Conservation/Open Space

- CACH-3.1 Within areas designated as “sensitive” or “highly sensitive” on the Cachagua Scenic Highway Corridors and Visual Sensitivity Map (Figure 12), landscaping or new development may be permitted if the development is located and designed in such a manner that public views are not disrupted.
- CACH-3.2 Consider including stronger ambient noise abatement requirements in this planning area.
- CACH-3.3 Alteration of hillsides and natural landforms caused by cutting, filling, grading, or vegetation removal shall be minimized through sensitive siting and design of all improvements and maximum feasible restoration. Where cut and fill is unavoidable on steep slopes, disturbed areas shall be re-vegetated.
- CACH-3.4 Removal of healthy, native oak, madrone, and redwood trees in the Cachagua Planning 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
- CACH-3.5 Mining, commercial timber, or other resource production operations that include methods to screen areas, vehicle access, impacts on roadways, noise impacts, measures to control on site and off site

drainage, and reclamation plans for mined or quarried areas may be considered in the Planning Area. Impacts on watersheds, local roads, flora and fauna shall be mitigated.

- CACH-3.6 In cooperation with the United States Forest Service and private owners, work to ensure that Santa Lucia fir are protected due to their significance to the natural history of the Planning Area.
- CACH-3.7 New development shall be sited to protect riparian vegetation and threatened fish species, minimize erosion, and preserve the visual aspects of the Carmel and Arroyo Seco Rivers. Private property owners are encouraged to preserve the Carmel River in its natural state, to prevent erosion and protect fishery habitat. Fishery habitats located above the Los Padres and San Clemente Dams shall be maintained in a productive state accessible to fish populations, especially steelhead.
- CACH-3.8 As development of bike paths and a coordinated, area-wide trails system are essential for circulation, safety, and recreation in the Cachagua Planning Area, dedication of trial easements may be required as a condition of development approval, notwithstanding Policy OS-1.10(b).

4.0 – Safety

- CACH-4.1 Commercial mining, timber, and other resource production operations shall be so designed that additional run-off, additional erosion, or additional sedimentation will not occur off the project site.
- CACH-4.2 Dam construction should be undertaken only in areas where the risk of loss of life or property damage due to dam failure is low.
- CACH-4.3 Formation of a fire protection district in the Planning Area shall be encouraged and assisted to ensure a minimum level of fire protection and related services for area residents.
- CACH-4.4 The County shall cooperate with the United States Forest Service and private property owners to implement prescribed burning programs.

5.0 – Public Services

- CACH-5.1 The Planning Area should not be deprived of water reasonably required for the beneficial needs of its inhabitants. Groundwater shall not be exported to points outside the Planning Area boundaries.
- CACH-5.2 Park development in the Planning Area shall require a use permit and be limited to facilities that are scaled in relationship to and compatible with existing infrastructure and the rural environment. Private sector recreational opportunities that are compatible with policies in this Area Plan should be considered.
- CACH-5.3 Private recreational development in the Planning Area shall require a use permit and be limited to facilities that are scaled in relationship to, and compatible with, existing infrastructure and the rural environment, such as, but not limited to, campgrounds, riding stables, guest ranches, pack stations, and music, religious, art, and nature retreats.

6.0 – Agriculture

No supplemental Agricultural policies at this time.

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Figure 12 – CACH Visual Sensitivity to be inserted
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Figure LU2 – CACH LU Map to be inserted
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