CENTRAL SALINAS VALLEY AREA PLAN
SUPPLEMENTAL POLICIES

1.0 - Land Use

CSV-1.1 Special Treatment Area: Paraiso Hot Springs - The Paraiso Hot Springs properties shall be designated a Special Treatment Area. Recreation and visitor serving land uses for the Paraiso Hot Springs Special Treatment Area may be permitted in accordance with a general development plan and other discretionary approvals such as subdivision maps, use permits, and design approvals. The Special Treatment Area may include such uses as a lodge, individual cottages, a visitor center, recreational vehicle accommodations, restaurant, shops, stables, tennis courts, aquaculture, hiking trails, vineyards, and orchards. The plan shall address cultural resources protection, fire safety, access, sewage treatment and disposal, water quality, water quantity, drainage, and soil stability issues. (APN: 418-361-004, 418-361-009, 418-381-021, 418-381-022)

CSV-1.2 All recreation and visitor-serving commercial land uses shall require a use permit. Said uses on sites greater than 10 acres shall require a comprehensive development plan that addresses hydrology, water quantity and quality, sewage treatment and disposal, fire safety, access, drainage, soils, and geology.

CSV-1.3 Special Treatment Area: Spence/Potter/Encinal Roads - The area generally along Potter, Spence and Encinal Roads, excluding large properties under cultivation located between Spence and Potter Roads, shall be designated as a Special Treatment Area to permit on-site soil dependent agricultural operations such as greenhouses. The minimum parcel size in this area shall be 10 acres and subdivision of land may be approved only if the following conditions are met:

a. Residential uses are allowed only on parcels of 40 acres or more;
b. A drainage management plan to mitigate run-off to adjoining farmlands must be prepared for the entire Special Treatment Area;
c. One caretaker unit per 10 acres may be allowed; and
d. No uses other than agriculture, agricultural support services, labor contracting businesses, and agricultural equipment rental and maintenance businesses will be allowed on subdivided parcels.

(see also *Policy CSV-1.4)*

CSV-1.4 Study Area: Spence/Potter/Encinal Road - The Spence/Potter Road area, including the Special Treatment Area described in *Policy CSV-1.3* is designated a study area for alternative land uses to support the agricultural industry. Prior to new development, other than those consistent with the underlying land use designation, in the Spence/Potter Road study 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.

The studies and plans identified in this policy may be paid for by the County or interested property owners.
(see also *Policy CSV-1.3*)

CSV-1.5 Special Treatment Area: Old Mission School – The Old Mission School property shall be designated as a "special treatment area." Winery-related facilities including a food service, gift shop, and a reception hall may be conditionally allowed by use permit in the special treatment area. The facilities shall be subject to the review and requirements of the Monterey County Public Works Department, Director of Environmental Health, Water Resources Agency, and Director of Planning. (APN 165-033-002, 165-073-016)

CSV-1.6 Special Treatment Area: Lohr - The Lohr property shall be designated as a "special treatment area" to enable two adjoining 20-acre parcels to be reconfigured into a 39-acre parcel and a one (1) acre parcel to enhance the agricultural capabilities of the land. The Lohr property shall be rezoned to prohibit further subdivision. Deed restrictions shall also be implemented to prohibit further subdivision in the special treatment area. (APN 109-271-012, 109-271- 003)

CSV-1.7 Special Treatment Area: Millers Lodge - The Miller's Lodge property shall be designated as a Special Treatment Area to recognize the historical day use, camping, recreation, commercial, and residential uses that have been present on the parcel since the 1940's. Special Treatment will allow the owners to apply to redevelop the site to include replacement of up to 45 units, mixed use of the commercial site, and continuing recreational use. It is the purpose of this policy to allow processing of applications for discretionary permits needed for redevelopment of the property subject to addressing environmental resource constraints and discretionary review (e.g. water, wastewater, flooding, traffic). (APN: 419-371-007-000)

CSV-1.8 Special Treatment Area: Cummings Ranch - The Cumming's Ranch shall be designated as a "special treatment area" to allow up to 20,000 square feet of outdoor cannabis cultivation, provided the operator obtains a commercial cannabis business permit pursuant to Chapter 7.90 of the Monterey County Code, and the operation complies with the requirements of the Outdoor Cannabis Cultivation Pilot Program pursuant to Chapter 21.29 of the Monterey County Code, except for location. The operator agrees to inform nearby off-site agricultural operations of the on-site cannabis operations and implement best

management practices to prevent incompatibility issues. Upon request by the County, the operator agrees to provide testing and compliance information to help better inform appropriate setbacks between on-site cannabis operations and off-site agricultural operations. (APN: 420-063-014-000).

2.0 - Circulation

No supplemental Circulation policies at this time.

3.0 - Conservation/Open Space

CSV-3.1 Within areas designated as "sensitive" or "highly sensitive" on the Scenic Highway Corridors and Visual Sensitivity Map (*Figure 13*, previous 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.

CSV-3.2 The development and utilization of renewable energy sources such as solar, wind generation, and biomass technologies in the Central Salinas Valley are encouraged.

4.0 - Safety

No supplemental Safety policies at this time.

5.0 - Public Services

CSV-5.1 Development shall be designed to maintain groundwater recharge capabilities on the property. To protect and maintain areas for groundwater recharge, preservation of riparian habitats, and flood flow capacity, the main channels of the Arroyo Seco River and the Salinas River shall not be encroached on by development.

CSV-5.2 Recreation and visitor-serving commercial uses shall only be allowed if it can be proven that:

a. areas identified by the Water Resources Agency as prime-groundwater recharge areas can be preserved and protected from sources of pollution as determined by the Director of Environmental Health and the Water Resources Agency;
b. proposed development can be phased to ensure that existing groundwater supplies are not committed beyond their safe, long-term yields where such yields can be determined.
c. floodways associated with the main channels of either the Arroyo Seco River or the Salinas River will not be encroached on by development because of the necessity to protect and maintain these areas for groundwater recharge, preservation of riparian habitats, and flood flow capacity as determined by the Water Resources Agency.
d. the proposed development meets both water quality and quantity standards expressed in Title 22 of the California Code of Regulations and *Title 15.04* of

the Monterey County Code as determined by the Director of Environmental Health;

e. the proposed development meets the minimum standards of the Regional Water Quality Control Board's Central Coast Basin Plan when on-site wastewater treatment systems are proposed and also will not adversely affect groundwater quality, as determined by the Director of Environmental Health; and

f. the proposed development will not generate levels of runoff which will either cause erosion or adversely affect surface water resources as determined by the Water Resources Agency.

6.0 - Agriculture

CSV-6.1 Energy-efficient business and agricultural practices are encouraged.

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Figure 13-CSV Highway Corridor/Visual Map to be inserted
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Figure LU4 -CSV LU Map to be inserted
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