

UPDATE INDEX

North County Land Use Plan Amendments

As certified by the California Coastal Commission for the following date, with final acceptance by the Board of Supervisors:

1. *February 7, 1986 - MAP CHANGE - 1) Oak Hills Infill: APN 133-391-05, 06, 07, 08, consisting of 16 acres. Change land use designation from HDR to MDR. 2) PG&E: APN 133-181-02. Located adjacent to the northeast corner of the PG&E site. Change land use designation from Industrial to Resource Conservation. 3) Villa Verde and Villa Nueva: APN 133-072-21, 23, 26, 29 and 133-09-02. Change land use designation from HDR to HDR/5 acres per unit (PC 5194, Oak Hills Infill, PG&E, and Villa Verde/Villa Nueva, 1-85). Resolution 87-267--5-19-87.*
 2. *April 9, 1986 - AMEND POLICY - 2.3.3.D - Wastewater Discharge regulations, Marine Resources Section (PC 5431, 1-86). Resolution 87-267--5-19-87.*
 3. *April 9, 1986 - MAP CHANGE - APN 412-073-02, 07, 08, 10-15. Located between Hall and Sill Roads, consisting of 44 acres. Change land use designation from HDR to MDR (PC 5194, Oaktree Ranch, 1-85). Resolution 87-267--5-19-87.*
 4. *June 11, 1986 - MAP CHANGE - APN 177-072-08. Expands Special Treatment and High Density land use designations (PC 5236, Pajaro Valley Golf Course, 1-86). Resolution 87-267--5-19-87.*
 5. *June 11, 1986 - AMEND POLICIES - 2.6.3.7 and 2.6.3.9 - Commercial mushroom regulations. (PC 5329, 1-86). Resolution 87-267--5-19-87.*
 6. *June 11, 1986 - CORRECT MAP ERROR - APN 119-011-24. Located northeast of Hall and Garin Roads, consisting of 168 acres. Correct land use designation from RC to AC (PC 5417, Porter, 1-86). Resolution 87-267--5-19-87.*
 7. *June 11, 1986 - CORRECT FIVE MAP ERRORS - 1) APN 133-143-04, 14, Highway 1 and Merritt Street. 2) APN 131-061-21, 27, Maher Road, south of Hall/Tarpy. 3) APN 117-081-13, 14, Salinas Road and Hillcrest Road, Bay Farms. 4) APN 131-072-28, 43, Elkhorn Road, south of Empire Road. 5) APN 133-173-01, 05; 133-211-01, 03, 04, 06, 07, 08; 133-221-01, Moro Cojo Slough, west of Highway 1 (PC 5418, Mapping Errors, 1-86). Resolution 87-267--5-19-87.*
- NOTE:** *Six of these first seven were incorporated into the Land Use Plan and Map in 1987; number 5 was not incorporated.*
8. *September 9, 1987 - ADD POLICY - 4.3.6.D.7 - minimize cumulative impacts in Long Valley watershed (PC 5740, Long Valley, 1-87). Resolution 88-177--3-22-88.*

9. **December 18, 1988** – LUP AND CIP MAP CHANGE - APN 117-082-014, 028, and 030, 117-091-010, 011, and 017. Located between Bay Farms Road and Hillcrest Avenue, consisting of 10.8 acres on six parcels. Change land use designation from MDR/1-4 to PQP and CIP zoning from MDR/4 to PQP to allow school (PC 6127, Pajaro Valley Unified School District, 1-88). Resolution 89-181--4-11-89.
10. **February 19, 1992**. LUP AND CIP MAP CHANGE - APN 131-054-01, 02, 03, 04. Located northerly of Dolan Road, consisting of 86.6 acres. Change land use designation and zoning map from Agricultural Conservation to Light Industrial and Resource Conservation to Agricultural Conservation (PC 6607, Dolan Road Junk Yard, 3-91). Resolution 92-248-June 9, 1992.
11. **February 19, 1992** – LUP AND CIP MAP CHANGE - APN 131-021-57. Located northerly of Del Monte Farms Road, consisting of 4.4 acres. Change land use designation and zoning from LDR/B-7 to RDR/B-7 (PC 7010, Orchid Zone, 3-91). Resolution 92-386, Ordinance 3619--8-18-92.
12. **June 9, 1993** – LUP AND CIP MAP CHANGE - APN 117-052-12; AMEND POLICIES AND CIP - many changes to add language regarding new Agricultural Industrial designation. Located southwest of the intersection of Salinas Road and Highway 1, consisting of approximately 40 acres. Change land use and zoning designation from Agricultural Preservation to Agricultural Industrial for 24.9 acres and remaining 16.2 acres to Agricultural Conservation (PC 5194, Hilltop, 1-93). Resolution 93-252--7-13-93.
13. **June 9, 1993** – LUP AND CIP MAP CHANGE - APN 129-021-002. Located on and westerly of Dyer Road, consisting of 46 acres. Change land use designation from RDR/5-40 to LDR/2.5-10 and change zoning from LDR/5 to LDR/2.5 (PC 92160, Samples, 1-93). Resolution 93-252--7-13-93.

D. Marine Resources

All new and/or expanding wastewater discharges into the coastal waters of Monterey County shall require a permit from the Health Department. Applicants for such permits shall be required to submit, at a minimum, the following information and students:

1. Three years monitoring records identifying the existing characteristics of the proposed wastewater discharge. Particular areas of concern include toxic chemicals, inorganic heavy metals, bacteria, and other indicators prescribed as threats to the health and safety of coastal waters, or
2. Provide comprehensive projections of the proposed wastewater discharges; both quantitative and qualitative characteristics must be specifically identified. Specific figures for the indicators identified in (1) must be included in the projections.
3. Provide complete information on levels of treatment proposed at the treatment facility to remove those indicators mentioned in (1). This information shall also include reliability and efficiency data of the proposed treatment.
4. Provide a comprehensive monitoring plan for testing of wastewater for indicators identified in (1).
5. Perform oceanographic studies to determine the most suitable location and methods for discharge into the ocean.
6. Perform tests of ocean waters at the proposed discharge site and surrounding waters to establish baseline or background levels of toxic chemicals, heavy metals, bacteria and other water quality indicators. These tests must be performed no more than one year prior to submittal of the proposal. Historical data may not be substituted for this requirement.
7. Perform toxicity studies to determine the impacts of the proposed wastewater discharges on marine life, as well as on recreational uses of the coastal waters.
8. Identify and analyze alternative methods of wastewater disposal. This shall include hydrogeologic studies of the applicant's groundwater basin to determine the water quality problems in that area and if onsite disposal will have an adverse impact on groundwater quality.

The data and results of requirements (1) through (8) must be submitted to the County's Chief of Environmental Health for evaluation and approval. A wastewater discharge permit shall be issued only if the above information demonstrates that the proposed wastewater discharge will not degrade marine habitats; will not create hazardous or dangerous conditions; and will not produce levels of pollutants that exceed any applicable state or federal water quality standards.

Page 30, amend Policy 2.6.3.7 to read as follows:

7. Greenhouses and other agriculture-related operations that are not on-site soil-dependent or which degrade soil capabilities shall not be located on prime and productive agricultural soils in the areas designated for Agricultural Preservation land use. Greenhouses that are on-site soil-dependent shall be located to allow the fullest use of the land for agricultural production. Greenhouses and other agriculture-related operations that do not require on-site soils may be located on Agriculture Conservation and Rural Residential lands on the less agriculturally viable areas of the parcel or in Light Industrial areas. (the location of commercial mushroom facilities is specifically defined in Policy 2.6.3.9).

Page 30, add Policy 2.6.3.9 to read as follows:

9. The establishment of new and expansion of existing commercial mushroom growing operations shall be allowed by use permit in areas designated for Agricultural Conservation and Light Industrial use. Construction, replacement, reconstruction, or retrofitting of existing mushroom operations resulting in increased production shall be allowed by use permit. Potential impacts to drainage, air and water quality, traffic, noise, scenic quality, and any adverse effects shall be mitigated to the maximum extent feasible. Installation of environmental control methods (for air, traffic, water, noise, and visual impacts) brought about by regulatory agencies shall require review and approval by the Director of Planning.

Add policy 4.3.6.D.7:

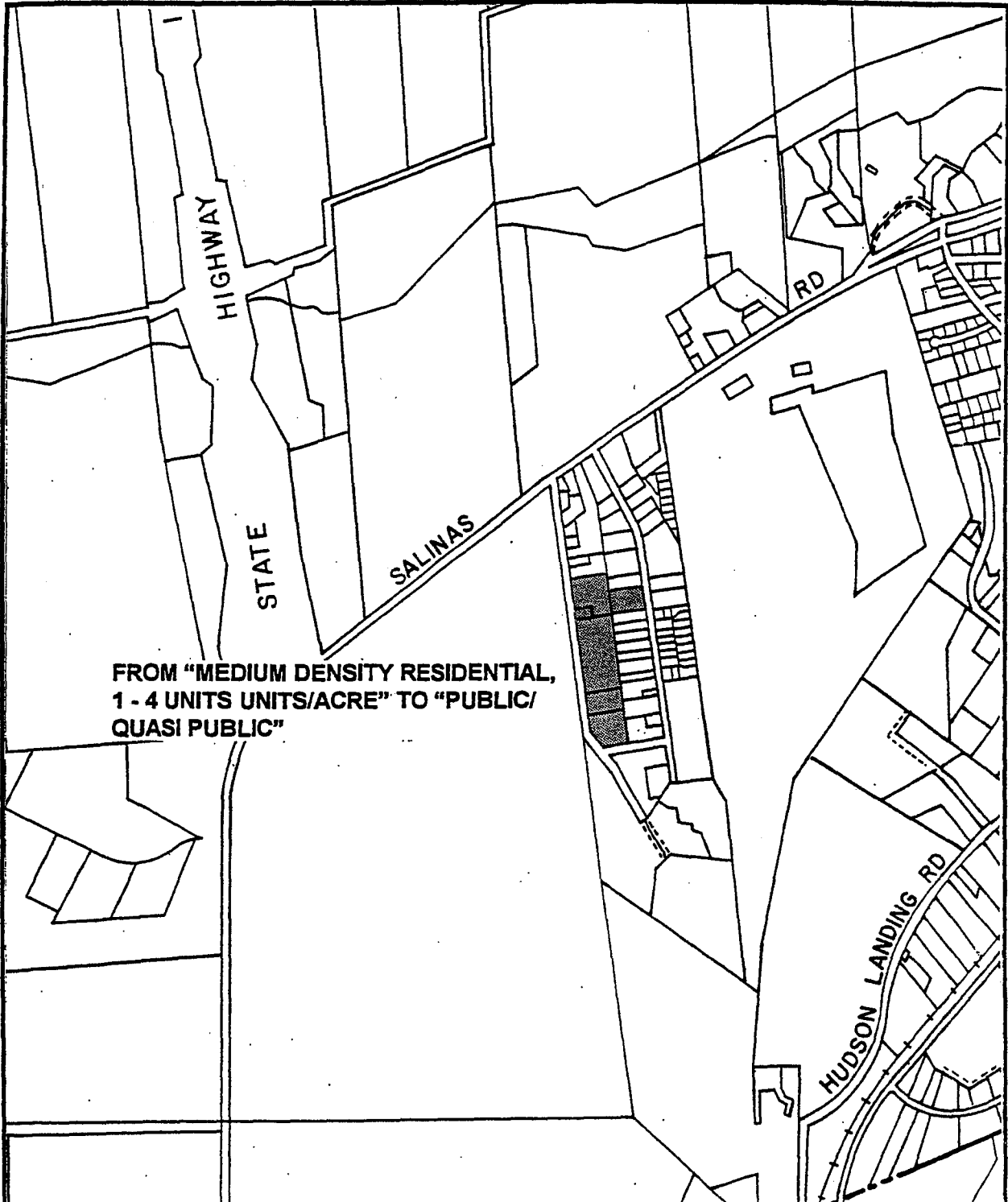
7. The Long Valley watershed area shall be bounded by the ridgelines located south of Strawberry Canyon Road and north of Paradise Canyon Road; by Elkhorn Road and Walker Valley Road on the west; and the Coastal Zone boundary on the east. Preservation of both the natural habitat and watershed shall be of the utmost priority. Maritime Chaparral and stands of Monterey Pine, Coast Live Oak, Madrone, and Manzanita shall be protected to the maximum extent feasible. The highly erodible, Arnold Loamy Sand soils shall be protected to the maximum extent feasible.

Proposed development within the Long Valley watershed shall be required to minimize, to the greatest extent feasible, removal of vegetation, erosion, and contamination of groundwater resulting from the use of residential septic systems, agricultural pesticides, or fertilizers. Erosion control plans for proposed development shall be approved by the Building Inspection Department. All potable-water and residential-wastewater-disposal systems shall be approved by the Environmental Health Department, as Long Valley may provide a source of potable water to other water problem areas in North County.

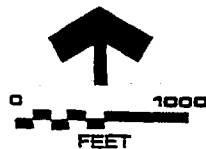
When development is proposed on a parcel, the following conditions shall be required for approval of any Coastal Development Permit. Scenic easements shall be dedicated in all areas with slopes greater than 25% slope. A public access easement shall be dedicated for the establishment of a trails system. Proposed development which necessitates grading for dwellings, driveways, and appurtenant uses shall be required to appropriately replace topsoil to minimize erosion. Wherever feasible, revegetation with native plants shall be required in all graded areas. Improved access, roads, and drainage facilities for all proposed development within the Long Valley watershed area shall meet the standards and requirements of the Monterey County Public Works Department, North County Fire Protection District, and the Flood Control and Water Conservation District.

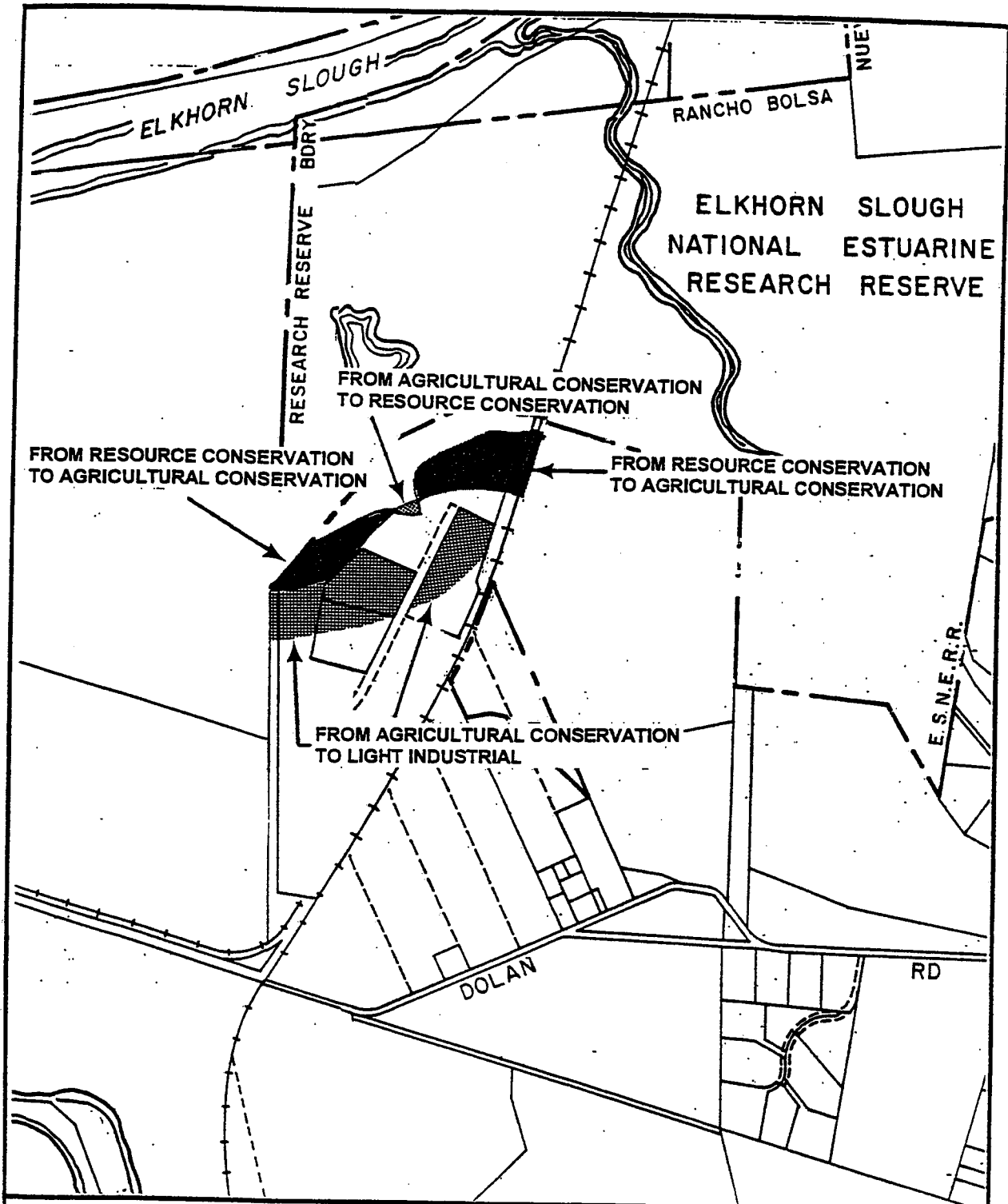
UPDATE INDEX #9
MAP CHANGE – APN 117-082-014, 028, 030;
117-091-010, 011, 017

NORTH COUNTY LAND USE PLAN
DECEMBER 18, 1988

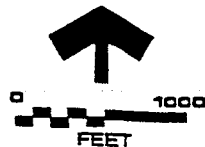


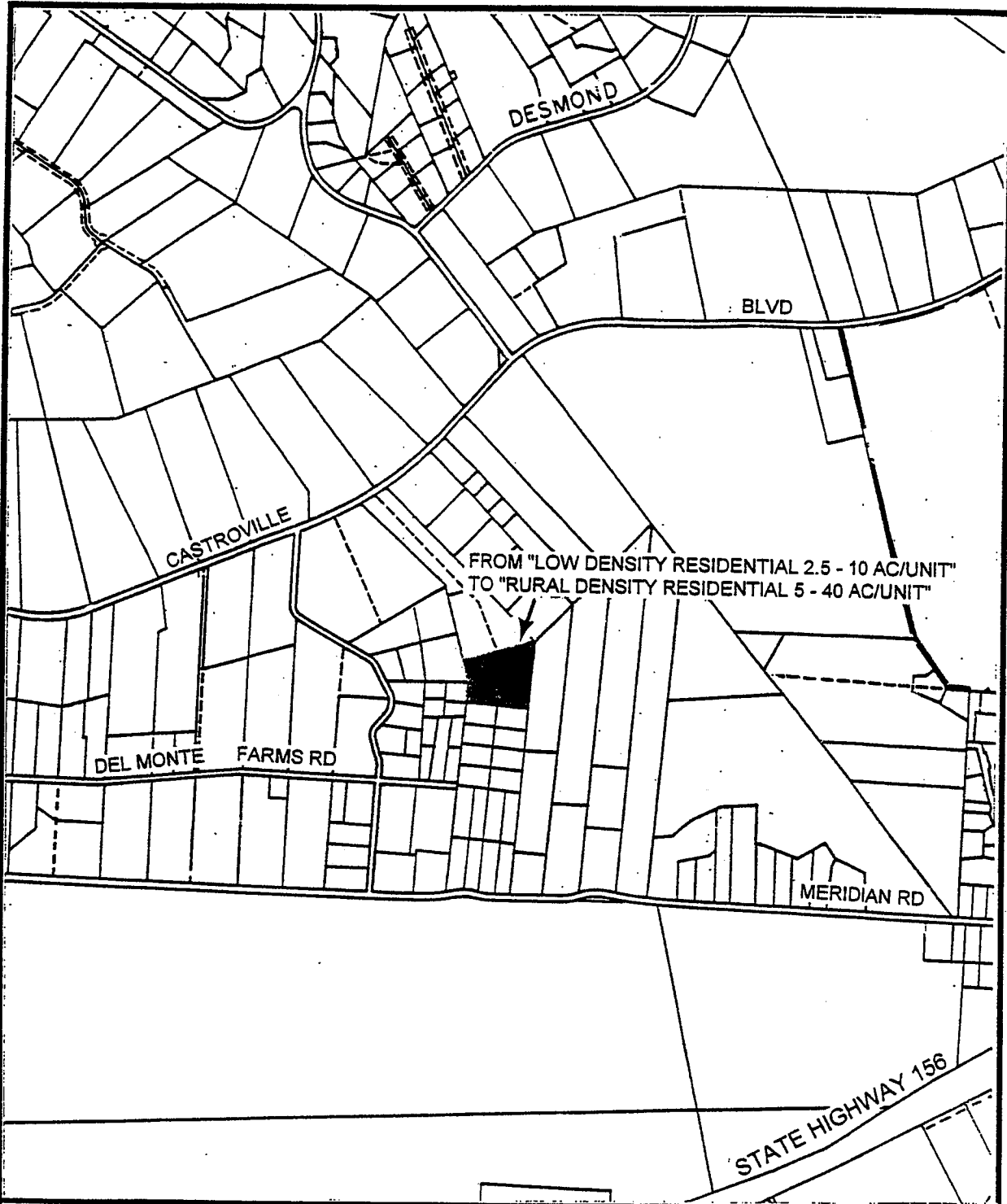
NORTH COUNTY LAND USE PLAN AMENDMENT
PC06126
4/11/89



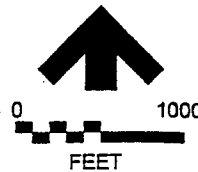


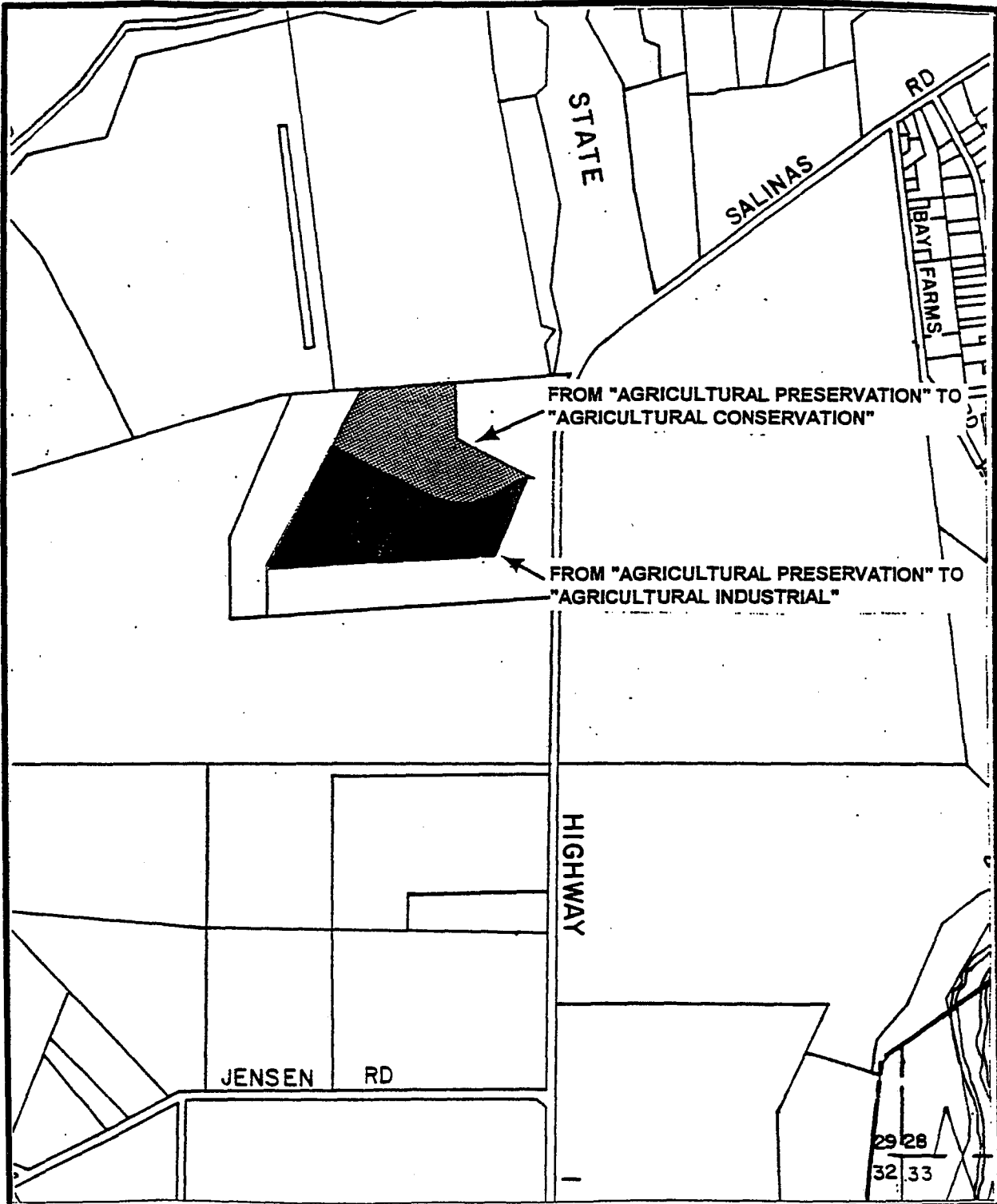
NORTH COUNTY LAND USE PLAN AMENDMENT
PC06607
6/9/92



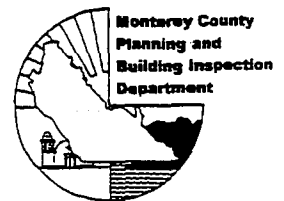
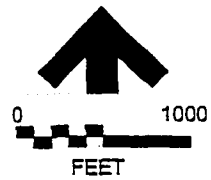


NORTH COUNTY
LAND USE PLAN AMENDMENT
(PC7010) 2/19/92





NORTH COUNTY
LAND USE PLAN AMENDMENT
(PC5194)



Page 30, Policy 2.6.3.7, last sentence:

7. Greenhouses and other agriculture-related operations that are not on-site soil-dependent or which degrade soil capabilities shall not be located on prime and productive agricultural soils in the areas designated for Agricultural Preservation land use. Greenhouses that are on-site soil-dependent shall be located to allow the fullest use of the land for agricultural production. Greenhouses and other agriculture-related operations that do not require on-site soils may be located on Agriculture Conservation and Rural Residential lands on the less agriculturally viable areas of the parcel or in Light Industrial areas or Agricultural Industrial areas (the location of commercial mushroom facilities is specifically defined in Policy 2.6.3.9)

Page 32, Policy 2.7.2.2:

2. On-shore aquaculture facilities are encouraged as a desirable and permitted use in the areas designated Light Industry or Agricultural Industrial on the land use plan maps, consistent with other LUP resource protection policies.

Page 50, add a new subsection "O"

O. Agricultural Industrial

Areas which provide for activities necessary to support agricultural, aquacultural, and farming industries while also maintaining compatibility with the rural agricultural character of the coastal zone. A minimum parcel size of 2.5 acres is required.

Page 52, amend Policy 4.3.2, 12th paragraph to read as follows:

Industrial development in the rural areas of the coastal zone is generally not appropriate. However, there is a coastal-dependent industry, PG&E, in the planning area on Dolan Road. An oil tank farm is located on this property. This site and a portion of an adjacent property containing auto wrecking yards is recommended for Heavy Industry and Light Industry Categories. Also, agricultural related industries such as greenhouses, warehouses, packing sheds, storage facilities for farm related equipment, etc. may be appropriate in the Agricultural Industrial Category. The industrial uses allowed must be compatible with agriculture and the preservation of the resources of Elkhorn Slough. The Armstrong Ranch area east of Highway 1 is designated for Light Industry. Special Treatment Areas are designated for the Dolan property and the Armstrong Ranch. Agriculture-related or coast-dependent industries are recommended for these light industrial special treatment areas. In the case of the Dolan property, this designation is not intended to prohibit the wrecking yards from continued operation. Renewal of use permits for these operations will be based on the merits of the specific proposal and feasible mitigation measures to offset any adverse impacts of continued operation.

Page 55, amend Policy 4.3.6.B.3 to read as follows:

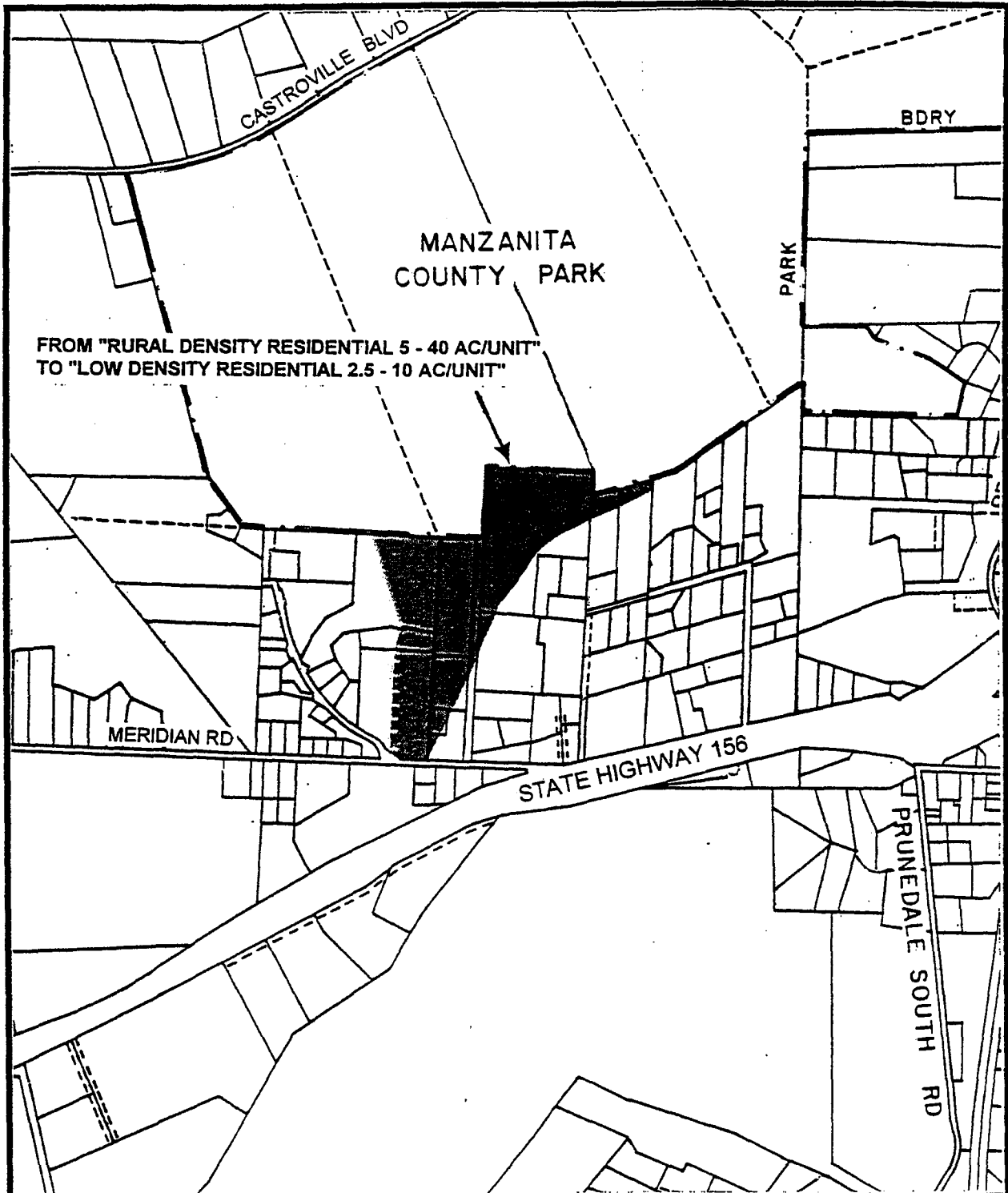
3. Development of agriculture-related uses such as farm labor housing, greenhouses, warehouses, packing sheds, mushroom farms, etc., that are not on-site soil dependent shall be located in Light Industrial or Agricultural Industrial areas, or as a conditional use in Rural Residential and Agricultural Conservation areas. In Agricultural Conservation or Rural Residential areas, such uses shall be permitted only on the portions of the property that do not contain viable prime or productive soils. The existing mushroom farms and egg farm on Trafton and Bluff Roads are non-conforming uses that, if destroyed by fire or natural disaster, may be rebuilt on the same site. Three commercial agricultural uses (sales stands at the Highway One corners of Jensen and Molera Roads, and a packing operation between Struve and Jetty Road) are necessary adjuncts to agricultural lands surrounding them, and will be permitted uses under this plan.

Page 55, amend Policy 4.3.6.B.4 to read as follows:

4. On parcels of 40 acres in Agricultural Preservation and Agricultural Conservation areas shown on the Land Use Plan Map, a second family residence may be developed in addition to one existing family residence without requiring a land division if no division of interest in the land results. The development of an additional family residence shall not diminish the agricultural viability of the land. Reclassifications to and subdivisions of land to "AI" (Agricultural Industrial) shall require the preparation of an agricultural viability report demonstrating that the land does not consist of prime and productive agricultural land and that the reclassification or subdivision is consistent with the resource protection policies of Chapter 2.

Page 61, amend Policy 4.3.6.F.3 to read as follows:

3. Development of new agricultural facilities of an industrial nature shall be located in areas designated for Light Industry or Agricultural Industrial, or as a conditional use in Rural Residential and Agricultural Conservation areas. In Agricultural Conservation or Rural Residential areas, such uses shall be permitted only in the portions of the property that do not contain viable prime or productive farmlands.



NORTH COUNTY
LAND USE PLAN AMENDMENT
(PC92160)

