

**SOUTH COUNTY AREA PLAN
SUPPLEMENTAL POLICIES**

1.0 - Land Use

- SC-1.1 On lands adjacent to Fort Hunter Liggett, only low residential densities shall be allowed in order to prevent residential encroachment. A 500-foot residential setback shall be established on privately owned lands along the military tank road easement connecting Fort Hunter Liggett and Camp Roberts (*Figure LU-9*). The setback requirement shall not cause existing structures to become nonconforming nor shall it render existing lots of record unbuildable.
- SC-1.2 Clustered development shall be encouraged in all areas where development is permitted in order to make the most efficient use of land and to preserve agricultural land and open space.
- SC-1.3 Policies and programs, such as large lot zoning and agricultural land trusts, that may enhance the competitive capabilities of farms and ranches, shall be supported.

2.0 - Circulation

- SC-2.1 Additional scenic routes shall not be designated in the South County Planning Area.

3.0 - Conservation/Open Space

- SC-3.1 Co-generation facilities may be allowed in conjunction with other industrial uses and oil and gas removal, as a means of energy conservation, on lands designated for industrial use, subject to a use permit in each case, provided, however, that drilling new oil and gas wells and land uses in support of well stimulation treatments are prohibited on these and all other designations, in accordance with General Plan Policy LU-1.21.

4.0 - Safety

- SC-4.1 Channelization or realignment work on the Salinas River shall not be permitted without an assessment by the Monterey County Water Resources Agency that such work will not increase the flood hazard downstream.

5.0 - Public Services

- SC-5.1 New development shall not diminish the groundwater recharge capabilities in the South County Planning Area where the following resources have been identified:
- a. Valuable natural groundwater recharge areas, or
 - b. Artificial groundwater recharge projects.

Areas that are highly susceptible to water quality degradation because of either

high water tables or rapid percolation rates shall require more strict enforcement of this policy. Agricultural land uses in such areas should be maintained to preserve groundwater quality.

- SC-5.2 Cooperative soil conservation, water quality protection, and resource restoration programs within watershed basins shared with neighboring counties shall be pursued.
- SC-5.3 New development may not encroach on the main channels and associated floodways of the Nacimiento, San Antonio, and Salinas Rivers in order to conserve groundwater recharge areas, preserve riparian habitats, and protect flood flow capacity.
- SC-5.4 Stormwater facilities in new urban development shall be designed to mitigate impacts on agricultural lands located downstream.
- SC-5.5 Commercial recreational facilities for boating, water sports, camping, and similar uses at any proposed park site shall be of moderate size, compatible with surrounding uses, and consistent with all resource protection and hazard avoidance policies.
- SC-5.6 The County shall work with Camp Roberts to establish a park site on the Salinas River at Camp Roberts.

6.0 - Agriculture

- SC-6.1 Conservation of irrigated and non-irrigated farmlands in South County Planning Area shall be encouraged.

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Figure LU9 - SC LU Map to be inserted (11" x
17")