

AREA LAND USE PLAN

The South County Planning Area land use plan, as represented by Figure 9, is a graphic representation of the general distribution and location, extent, and intensity of future land uses and transportation routes in this planning area. The land use plan, which must be used in conjunction with the countywide General Plan goals, objectives, and policies and the supplemental area policies contained within this Plan, constitute a "blueprint for the future" of South County for the next 20 years. It is important to note that this land use plan represents the desires of the South County community, as expressed by the South County Area Plan Citizens Advisory Committee, and as stated in the opening philosophy of this document. The Plan also received extensive review and input from residents throughout South County.

The South County Area Plan is intended to provide refinement to the countywide General Plan in order to reflect local concerns which could not be addressed at the countywide level. However, changes for this area plan must be consistent with the intent and overall direction of the countywide plan. Thus, changes at the area plan level which require changes in land use type or intensity must be consistent with the General Plan's goals, objectives, and policies.

Preparation of the Land Use Plan

The land use plan was prepared after careful consideration of various factors which are critical with regard to the County's planning program. These factors include countywide General Plan and South County Area Plan policies and land uses, the Growth Management Policy, existing land use patterns and emerging growth centers in South County, current development activity, proposed specific plans, and anticipated military uses of Fort Hunter Liggett and Camp Roberts. Finally, detailed resource information contained in the South County Area Plan Inventory and Analysis was incorporated into land use and density decisions. Part one of this Area Plan contains an abbreviated version of the complete Inventory and Analysis, which is available from the Monterey County Planning Department.

Land Use Designations

All proposed major land uses are indicated by one of seven basic designations: residential, commercial, industrial, agricultural, resource conservation, public/quasi-public, and transportation. These basic designations are discussed in the following paragraphs. It should be noted that all reference to development densities are expressed in gross acres and all densities are maximum densities. These maximum densities will be allowed only where there is provision for an adequate level of facilities and services and where plan policy requirements and criteria can be met.

Residential

This category applies to areas to be used for the development of housing at various densities. Within the time frame of this plan, the County will direct residential development into areas designated according to the following density categories:*

Rural Density - greater than 5 acres per unit;

Low Density - 5 acres per unit up to 1 acre per unit;

Medium Density - less than 1 acre per unit up to 0.2 acres per unit (i.e., more than 1 unit per acre up to 5 units per acre); and

High Density - less than 0.2 acres per unit up to 0.05 acres per unit (i.e., more than 5 units per acre up to 20 units per acre).

Commercial

This category applies to areas which are suitable for the development of retail and service commercial uses, including visitor accommodation and professional office uses. In general, building intensity for commercial areas shall conform to standards which limit building height to a maximum of 35 feet and lot coverage to a maximum 50 percent, excluding parking and landscaping requirements.

Industrial

This land use category applies to areas designated for the development of suitable types of manufacturing, research, mineral extraction, and processing operations. In general, building intensity for industrial areas shall conform to standards which limit building height to a maximum range of 35 feet to 75 feet and lot coverage to a maximum of 50 percent, excluding parking and landscaping requirements.

Agricultural

This category includes the sub-categories of farmlands, rural grazing lands, and permanent grazing lands.

The farmlands sub-category includes those farmlands designated by the USDA Soil Conservation Service as prime, of statewide importance, unique, or of local importance. The minimum parcel size for these farmlands shall be 40 acres.

*Where clustering is allowed, total site density shall not exceed the density allowed by the appropriate residential category. In addition, on development sites where clustering is allowed, minimum lot sizes may be reduced consistent with environmental, health, and other planning requirements.

The permanent grazing sub-category is applied to those portions of South County in which grazing, dryland farming or other agricultural uses are to be preserved, enhanced, and expanded. On permanent grazing lands, minimum parcel sizes shall be 40 acres and larger. Subdivision of land may be allowed only for agricultural purposes, for farm labor housing, or in order to create a building site for immediate family members and spouses.

The rural grazing sub-category is applied to grazing and dryland farming lands which are located in the County's developing areas and on which the County intends to allow mixed residential and agricultural land uses. Clustering of residential uses shall be encouraged provided that site density shall not exceed that allowed by the appropriate rural grazing land use category.

Resource Conservation

This category is intended to ensure conservation of a wide variety of South County's resources while allowing for some limited use of these properties. Typical of lands included in this category are watershed areas, riparian habitats, scenic resources, and lands which are generally remote, have steep slopes, or are inaccessible. This category also includes the floodways of the County's major rivers as well as its major water bodies. Uses in resource conservation areas must be in keeping with the conservation intent of this category. For example, allowed uses may include grazing and other agricultural uses and passive recreation such as camping, riding, and hiking.

Minimum parcel sizes in resource conservation areas shall range from 10-acre to 160-acre minimums but they shall not be less than the minimum on the date of adoption of the county-wide General Plan. Residential uses are not a primary use in this category and will be allowed only if the applicant can demonstrate that conservation values are not comprised. Density for residential uses, where allowed, shall range from 10 acres or more per unit to 160 acres or more per unit.

Public/Quasi-Public

This category is applied to a wide variety of existing and proposed uses which are either operated by a public agency or which service a large segment of the public. Public/quasi-public uses include the following:

- o Schools (public and private), churches, hospitals, community halls
- o Parks, recreation areas, and public and privately operated recreational facilities (i.e., tennis clubs and golf courses with accessory uses such as a clubhouse, pro shop, restaurant and/or administrative/business office)
- o Natural reserves
- o Emergency services (i.e., police, fire, and hospital)
- o Solid and liquid waste disposal
- o Military
- o Religious facilities
- o Other public facilities

Transportation

This category includes highways, major arterials (i.e., major county roads), railroads, airports, and harbors.

Land Use Philosophy

The specific provisions of this land use plan for South County are based on two general philosophical premises -- to ensure that the rural quality of life for South County residents is preserved and to ensure that present and future generations may continue to benefit from South County's natural resources. Several planning concepts, or principles, offer direction for implementing these philosophies. Foremost among these principles is to provide for land use activities within the confines of limited natural resources. This must be an integrated approach; often where one resource such as topsoil is degraded, other resources, such as water, vegetation, or even the scenic viewshed may also be degraded.

Within the confines of South County's limited resources the land use plan also seeks to prevent future land use activities from conflicting with existing land uses and disrupting established lifestyles. Thus, the plan provides for future land uses that are generally consistent with the type and intensity of established development and land use patterns. Designated commercial and industrial locations are therefore concentrated around existing centers; likewise, residential densities are generally consistent with existing lot sizes; and viable agricultural areas are protected from encroaching development.

Major Land Use Recommendations

The following sections describe major recommendations for each of the designations shown graphically on the land use plan (Figure 9). The land uses and designated densities must be reviewed in conjunction with the plan policies. Certain areas may be less suited for a particular density due to environmental constraints or overriding scenic value than other areas with the same density. For example, areas with steep terrain will have a lower density because of the slope density policy.

Residential

The plan designates new residential development for areas which, for the most part, either have established development at the densities shown, or are adjacent to existing developed areas.

Rural density residential use is planned for only one location in South County. It extends between Jolon Road and the San Antonio Lake Recreation Area, on both sides of Pleyto Road. The density for this area is 5+ acres per unit. Encompassed within this rural density area is a smaller, low density residential area, just southwest of the intersection of Jolon and Pleyto Roads.

Other low density residential areas are concentrated in Lockwood and on Argyle Road, about two miles south of its intersection with Jolon Road. All low density areas are shown for a maximum density of one acre per unit.

The medium density residential category is shown only for Parkfield. The maximum density within this category is five units per acre.

High density residential development is designated for Bradley, San Ardo, Lockwood and two isolated sites that had previously been zoned for mobile home parks. The two locations of these sites are: at the intersection of Argyle and Jolon Roads, and straddling Bryson-Hesperia Road, about one-half mile south of Interlake Road. Residential development within the range for high density (5 - 20 units per acre) would require sewage treatment. Formal sewage treatment systems currently operate only at San Ardo, Lake San Antonio Recreation Area, Hunter Liggett, and Camp Roberts. Only San Ardo's system has additional capacity available for private residential development.

Commercial

The plan provides for existing commercial centers to be the foundation for expanded commercial development. The communities of San Ardo, Bradley, Parkfield, and Lockwood will continue in their roles as commercial centers. The extent of the commercial areas planned for San Ardo, Bradley, and Parkfield are precisely illustrated in the Land Use Plan. The commercial area for Lockwood is centered at the intersection of Jolon and Interlake Roads. It extends outward in three directions for one quarter mile, along both sides of the two roads at a depth of 300 feet.

The only other commercially designated area in South County is located on the southern portion of Pleyto Road, near its intersection with Interlake Road.

Industrial

Under this plan San Ardo will continue in its role as the industrial center of South County, with no new areas proposed. Industrial uses are concentrated between Railroad Street and the railroad tracks. However, an additional parcel is designated on Jolon Street, at the west end of town.

A very large area of industrial use is designated for the San Ardo oil fields, southeast of the town. The designation is intended exclusively for activities related to oil extraction.

Agricultural

The plan designates as Farmland those lands with prime agricultural soils in many of South County's larger valleys. The largest expanse is the upper end of the Salinas Valley, with fingers of land stretching westward along San Lucas and Oasis Roads, and eastward along Highway 198 and Pine Valley Road. Other significant expanses of the Farmland category are in the Lockwood and Hames Valley areas, for the western half of the Planning Area, and in the Vineyard Canyon and Peachtree, Indian, and Cholame Valleys, for the eastern half.

The Rural Grazing designation is limited to areas west of Highway 101. In the Lockwood area this designation is intermingled with the Farmlands category, while in Hames Valley and Bryson-Hesperia, to the northeast and southwest, respectively, of San Antonio Lake, it is the dominant land use category for privately held lands. Most of the Rural Grazing areas are shown for a 40-acre density, although the Land Use Plan indicates higher minimum parcel sizes for some areas near Lockwood.

A portion of the Rural Grazing area southwest of Lake San Antonio is known as Rancho San Bartolome. The Rancho extends south to the county line and covers approximately 8,000 acres. Subdivision and development of this property shall be in accordance with an approved comprehensive development plan. The plan shall emphasize clustered development and other land use techniques to maximize permanent open space uses and promote resource conservation.

Other land uses that may be considered as part of the development plan include mixed density residential, recreation, commercial, and an air strip. In general, the maximum number of residential units allowed in the area shall be determined by the 40-acre per unit density indicated on the land use plan, but this may be reduced by General or Area Plan policies, or by resource constraints. However, if an overall development plan demonstrates a greater development potential, the County may consider an intensification of residential and visitor-serving uses.

By far the largest land area in South County is designated for Permanent Grazing. Large tracts of land in this category are found throughout the Planning Area, generally with the other land uses interspersed among them. The densities shown on the land use plan for the Permanent Grazing category range from a 40-acre minimum for most of the lands in the western and northeastern sections of the Planning Area, to a 160-acre minimum in the southeastern section.

Subdivision of land may be allowed only for agricultural purposes, for farm labor housing, or in order to create a building site for immediate family members and spouses.