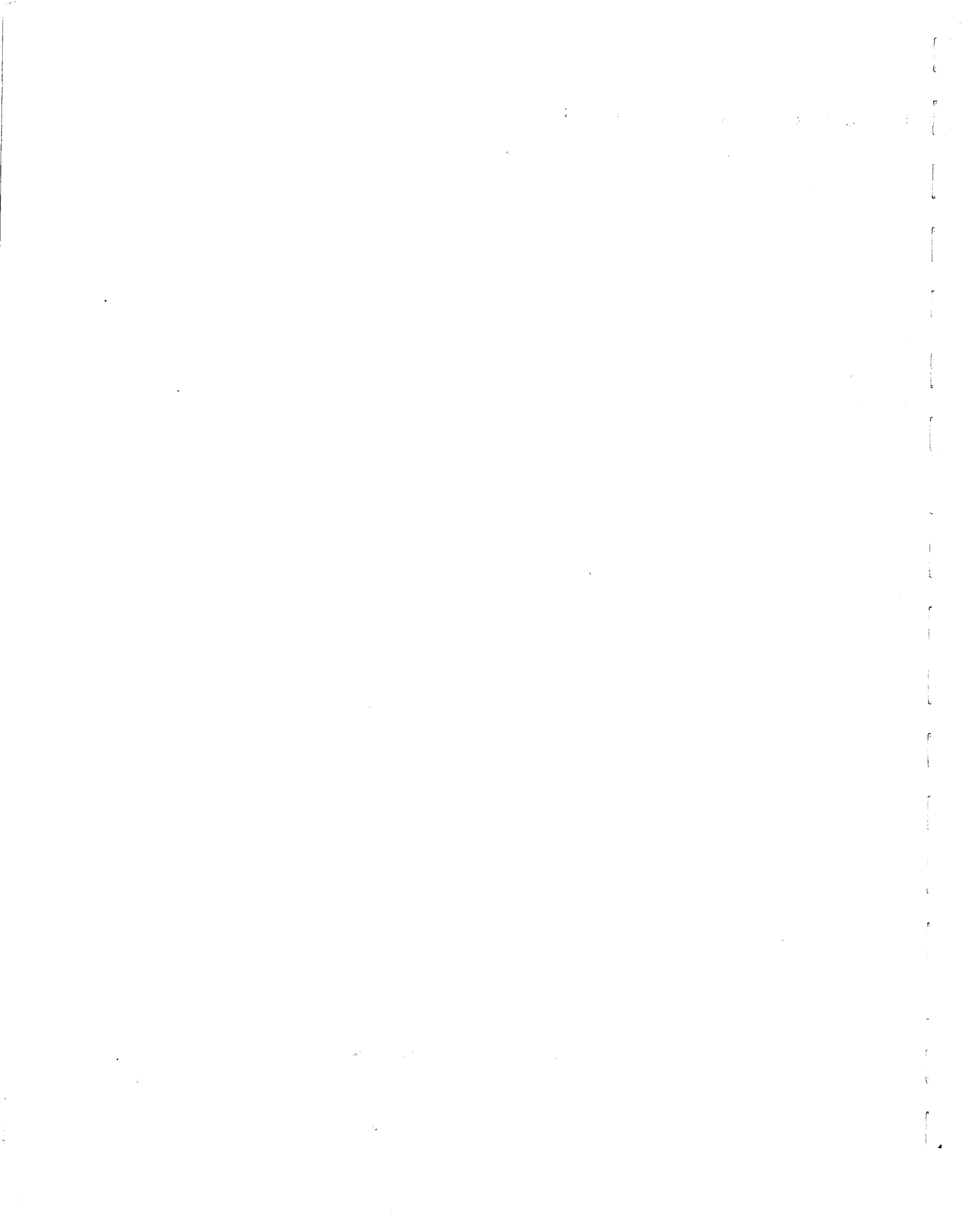


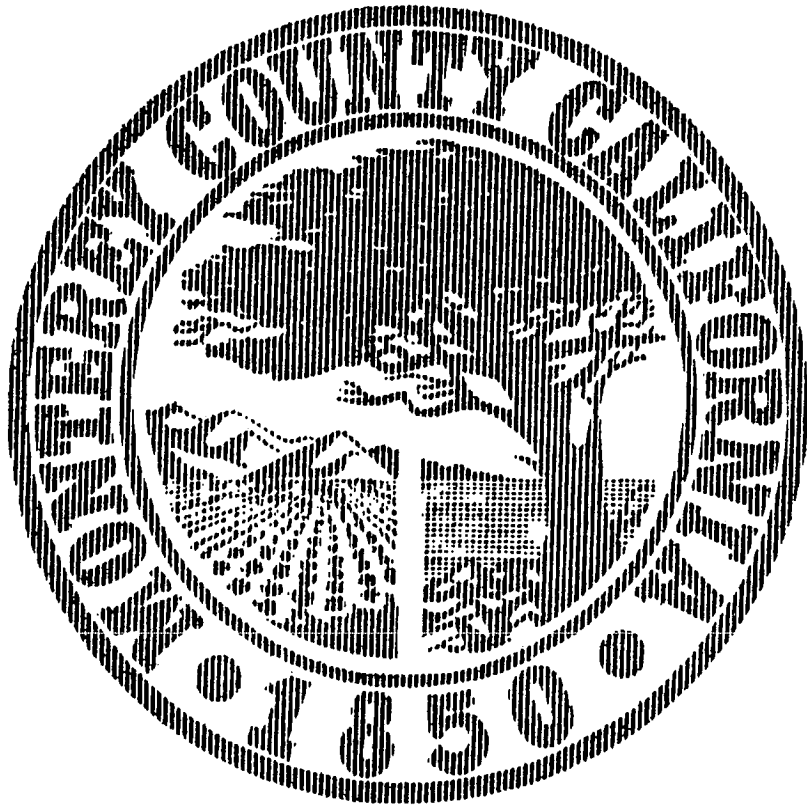
MONTEREY COUNTY CARMEL VALLEY MASTER PLAN



ADOPTED BY THE MONTEREY COUNTY BOARD OF SUPERVISORS

DECEMBER 16, 1986





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Robert Slimmon, Jr., Director of Planning
Raymond W. Lamb, Assistant Director of Planning
David Young, Program Coordinator

Gale Foss, Jim DiMaggio and Steve Early, Graphics; Carmelia Moon
and Rosalba Johnson, Word Processing

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CARMEL VALLEY MASTER PLAN ADVISORY COMMITTEES

CARMEL VALLEY MASTER PLAN STUDY COMMITTEE (1980)

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William Cranston
Jerri Foote
Chris Keehn
Mary Ann Mathews
Donald Middleton
Earl Moser
Herschel Peak
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OBJECTIVES

The 1986 Carmel Valley Master Plan is a revision of the previous Carmel Valley Master Plan. This 1986 Plan is the result of court action which set aside the Board of Supervisors' July 31, 1984 adoption of the Carmel Valley Master Plan. The Carmel Valley Master Plan is a component of the 1982 Monterey County General Plan.

The precepts underlying development of the Carmel Valley Master Plan are that:

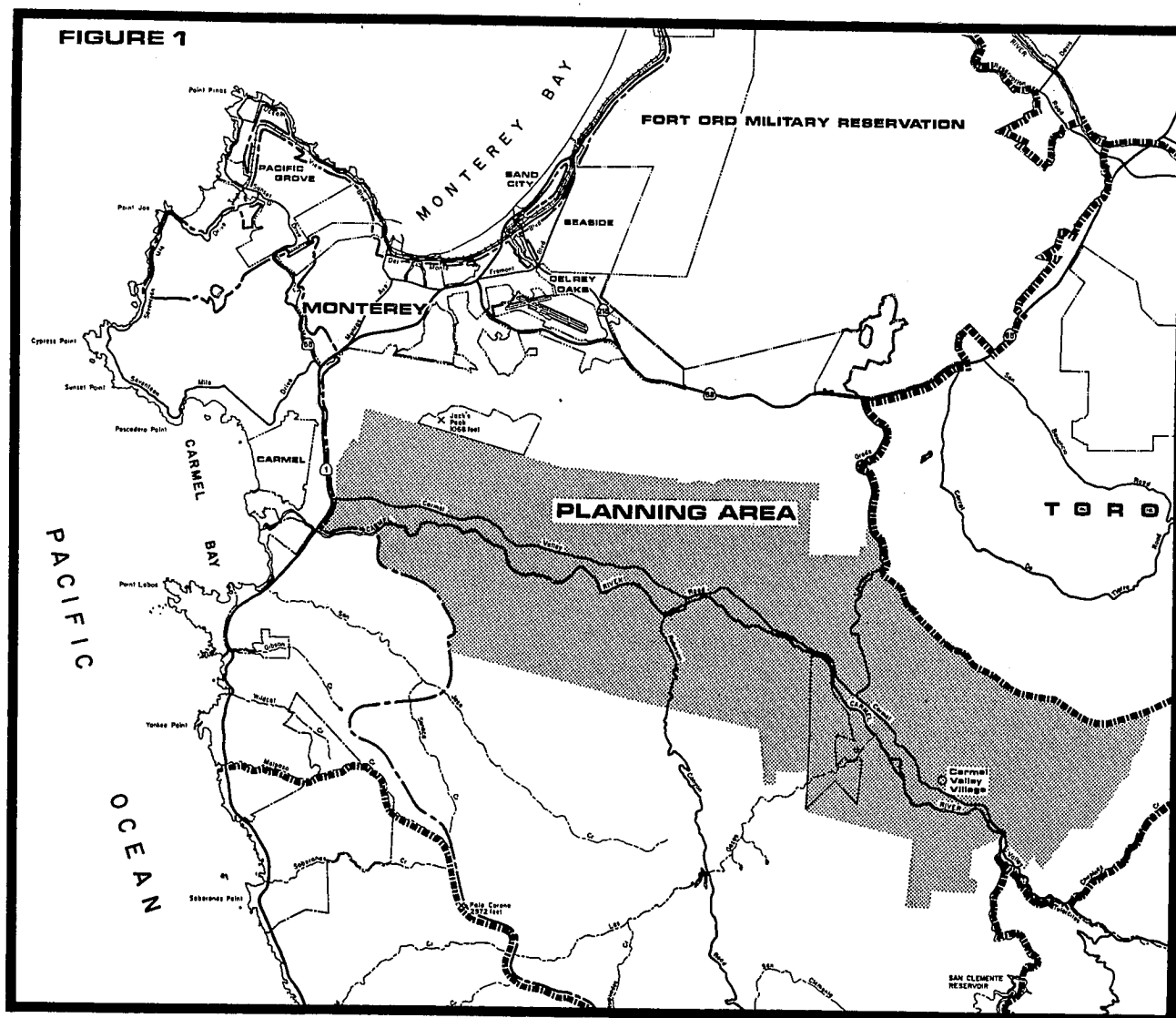
- 1) The Plan should be founded on a comprehensive understanding of the physical and cultural setting of the valley.
- 2) There have been substantial changes in both the physical and cultural circumstances that affect the living environment of the Carmel Valley since adoption of the 1961 and 1966 Plans, and that these circumstances warrant a plan update to reflect the current consensus concerning environmental sensitivity and land use limits in the valley,
- 3) The Plan update should be substantially influenced by the current residents and property owners of the valley both in study sessions leading to Plan development and in the public forum as the Plan is adopted, to reflect a comprehensive cross-section of local attitudes toward the future of the valley as a living environment,
- 4) The Plan should reflect land use designations that provide clear guidance with regard to future land uses,
- 5) The Plan should provide clear-cut criteria to those responsible for its implementation, so that they may relate individual development proposals to the goals and policies of the Plan.

The Carmel Valley Master Plan consists of this document, and the Monterey County General Plan. This Plan includes a subdivision evaluation system for rating the sensitivity of individual development proposals within the planning area to the goals and policies of the Carmel Valley Master Plan. The scoring system applies to residential development proposals subject to discretionary review and approval by the Planning Commission and Board of Supervisors.

PLANNING AREA BOUNDARY

The limits of the Carmel Valley Master Plan are shown in Figure 1. They include most of the primary watershed of the Carmel River from Highway 1 to just east of Carmel Valley Village, except for the upper reaches of Garzas Creek and Robinson Canyon.

A boundary question is the overlap of the June 19, 1984 City of Monterey's Highway 68 Area Plan along part of the northern Plan Area boundary of Figure 1. Annexation of land within the northern Plan Area by the City of Monterey pursuant to the LAFCO adopted Sphere of Influence (March 30, 1983) should be accompanied by City agreement to protect the watershed and watershed of Carmel Valley. Until such time as jurisdiction is legally changed, all lands within the boundaries of the Plan Area are subject to its policies and land use map designations.



ENVIRONMENTAL SETTING

AVAILABLE DATA BASE

A large data base is available that describes the physical and cultural setting of the Carmel Valley Master Plan area. Two documents provide comprehensive environmental data for the entire Plan area: (1) The Existing Conditions and Base Case section of the Carmel Sanitary District Areawide Facilities Plan EIS/EIR (1979); and (2) The Carmel Valley Master Plan Study Committee Report (1978), which presents a synthesis of data gleaned from all the principal existing sources as well as new data collection. The latter report forms the basis of the following summary of the setting of Carmel Valley. In addition, a number of EIRs provide data for specific areas of the valley. The most recent background data is found in EIR 80-106 and EIR 85-002 based on the Master Plan itself and the Carmel Valley Wastewater Study.

DESCRIPTION OF THE PHYSICAL ENVIRONMENT

Earth Resources. The Carmel Valley is a major northwest-southeast trending valley that is bounded by ridges of the California coastal range. Within the planning area, elevations range from just above sea level on the valley floor near the ocean to over 2000 feet at some of the peripheral ridgelines. Most of the valley floor consists of terrace or valley alluvium. The alluvium constitutes a groundwater reservoir that serves as the major source of water for the Monterey Peninsula. Underlying the alluvium and forming most of the encompassing mountain slopes are a combination of rock formations that include granitic, sedimentary, and igneous rocks. While the major seismic hazards in the valley are from active faults outside the valley--San Andreas, Palo Colorado, and fault zones in Monterey Bay--five potentially active faults within the valley have been identified. Over 25 major soil associations have formed from the parent rock materials in the valley. As a result of the wide range of localized conditions in the valley, a diversity of development problems is presented, principally landslides, erosion and siltation, seismic hazards, and soil suitability for septic drainfields.

Air Resources. The Carmel Valley experiences a moderate climate with warm, dry summers and mild, rainy winters. Climatologists classify the climate as Mediterranean. Daily variations in the valley climate are strongly influenced by the moderating effects of the nearby ocean, and interaction between maritime and continental air masses that create generally prevailing on-shore (up-valley) winds in the daytime and weak offshore (down-valley) breezes at night and in early morning hours. As a result of terrain and regional climatic patterns, inversion layers are present in the valley a significant part of the year.

Inversions tend to aggravate pollution problems created primarily by automotive emissions. During the period from 1973-75 when oxidant levels were monitored in Carmel Valley, federal standards were estimated to have been exceeded on 10 days for a total of 22 hours. Because of Carmel Valley's meteorological situation, it is susceptible to air pollution both locally generated and from outside sources.

Water Resources. The Carmel River, which runs the entire length of the planning area, is the principal surface water feature in the area. The Carmel River tributaries and Carmel Valley aquifer supply the major part of the Monterey Peninsula with water. Water service to the Monterey Peninsula means that the valley is a net exporter of water. When rainfall in the Carmel River Watershed is normal or above average, the capacity of the aquifer is substantial. Potential water resource problems in the Plan Area include:

1. Unpredictable rainfall shortages resulting in drought conditions and subsequently in water shortfall for existing development.
2. Related adverse impact on riparian vegetation when drought and falling water tables occur simultaneously.
3. Local or general water quality degradation of the aquifer from sea water, septic effluent intrusion, and/or percolation of contaminated parking lot runoff.
4. Loss of natural aquifer recharge areas due to development.

These potential problems have been recognized and are being addressed by the Monterey Peninsula Water Management District formed by the legislature to monitor, guide, and regulate the use of water resources for the Greater Monterey Peninsula area. The Board of Supervisors sets water use priorities for the District's unincorporated area including Carmel Valley, by legislating a water allocation system which is updated yearly.

Biotic Resources. There are eight distinguishable vegetative associations within the Plan area. While all are important in their own right, as well as in association with each other, the riparian community, a water-dependent and winter-deciduous forest associated with the Carmel River, is in shortest supply. The riparian forest once covered much of the valley floor, but now is limited to a narrow strip on either side of some portions of the river. Preservation of riparian habitat is a high-priority program of the Department of Fish and Game and this Plan, and, as a result, may affect development patterns in riparian areas.

Scenic Resources. The Carmel Valley is a scenic area. Major views are seen primarily from the Carmel Valley Road and Laureles Grade corridors. Many homes have views of one side of the valley or the other, with the quality of view being

determined principally by the interrelationship between natural landforms and vegetative masses. While large areas of the valley qualify as high-quality natural visual settings, many areas have been adversely affected by poorly sited or unscreened development.

Resource Conflict Summary. In general, the natural resources of the valley are adversely affected by development, both currently in place and that to be built. Key resources of the valley that are especially important to maintenance of the character of the valley are landforms, water systems, and the native vegetative association. Landforms are being threatened by physical alteration which ultimately affects visual qualities of the valley as well as introducing the potential for slope failures, among other problems. The water systems are increasingly being called on to supply the needs of growth outside the valley, which affects native riparian vegetation along the river and that may affect the quality of water near the coast as a result of overdrafting and drawdown. The mosaic of native vegetative associations is a key element of the visual character of the valley; it also provides habitat for the wildlife association. In summary, development pressure is threatening some of the fundamental elements that define the character of the valley; the Carmel Valley Master Plan is conceived as a vehicle for accommodating development pressures from a comprehensive standpoint so that impacts can be managed.

DESCRIPTION OF CULTURAL ENVIRONMENT

Land Use. Existing land use in the 28,000-acre Carmel Valley planning area consists primarily of a combination of rural residential development and small-scale agricultural pursuits. In a few areas, more concentrated residential development such as condominiums or visitor accommodation facilities occurs. The Garland Ranch Regional Park is located entirely within the study area, as well as most of the Jacks Peak Regional Park. About 6900 acres, or one-fourth of the valley, has been developed.

Residential development, while relatively dispersed, tends to be concentrating in three areas where commercial services are also available: 1) the lower valley near Highway 1, 2) mid-valley in the vicinity of Robinson Canyon Road, and 3) in the vicinity of Carmel Valley Village. Recreational land uses, primarily golf courses and tennis facilities, are located at various places, throughout the valley.

Transportation System. Principal access to the Carmel Valley is by Laureles Grade Road (from Salinas) and Carmel Valley Road (from Carmel/Monterey). Carmel Valley Road (County Route G-16) is the principal arterial road. It is a 4-lane divided road from Highway 1 to Via Petra and a 2-lane road from there through the Carmel Valley Village. Although Carmel Valley Road is a direct route between Highway 101 at Greenfield and Carmel, its alignment east of the planning area discourages through traffic.

The intersection of Carmel Valley Road and Highway 1 is currently beyond safe capacity. Undesirable levels of service exist at various locations east of Via Petra along Carmel Valley Road as described in the Final Subsequent Environmental Impact Report, 85-002, for the Carmel Valley Master Plan.

Laureles Grade Road is a steep, curved road with a design speed of about 25 mph. It currently operates below maximum capacity, although steep grades and slow-moving trucks frequently cause lengthy delays. Public bus service has been available on Carmel Valley Road between Highway 1 and Carmel Valley since 1979.

Growth Characteristics. In recent years (based on 1970 and 1980 Census data) the population of Carmel Valley has grown at the rate of about 4 percent per year. Housing inventory has grown at about 8 percent per year; housing formation thus has exceeded the rate of population growth, indicating a decreasing family size. Housing and population growth projections for the Carmel Valley, found in the Carmel Sanitary District Areawide Facilities Plan study documents and in Monterey County Transportation Studies, indicate a declining rate of growth of both housing and population with trends of housing starts and population merging at about 3% per year (CSD) and just under 4% (MCTS). It is noted, however, that state and regional growth trends are likely to bring increased demand for housing in the valley.

Socio-economic Factors. On the average, residents in the valley have household income levels about 50 percent greater than the county as a whole. Because the valley is a highly desirable retirement area, the average age of home buyers is slightly greater than in other parts of the county. The high rate of inflation in housing costs has placed housing ownership beyond the means of most younger families. These factors, combined with lack of employment opportunities, all tend to indicate that the valley is in transition from a socio-economically diverse area to one that is an established affluent area.

Current 1986 population in the Carmel Valley Master Plan area is estimated to be about 10,600. There are approximately 5,300 dwelling units in the valley. Of the 21,000 acres of privately owned undeveloped land in the valley, about one-third (7,500 acres) is locally owned by residents of the valley, about one-half (10,700 acres) is owned by entities entirely out of the area, with the remaining 3,600 acres owned by residents outside the valley but in the Monterey Peninsula area.

MAJOR PLAN FEATURES

The Carmel Valley Master Plan is composed of goals and policies and maps designating appropriate land uses and use intensities which are intended to guide future land use in the planning area. The Plan also contains several unique concepts and features which are discussed below:

- 1) Location Features. The Plan basically recognizes the existence of four areas within the Carmel Valley that have emerged as intensively developed areas. Each of these areas contains residential uses located near a commercial core.

Within established developed areas, urban development concepts are permitted, including infilling and innovative planning and design techniques that accommodate greater density in specified areas adjoining the four major commercial areas. Within the intervening areas, maintenance of rural character (e.g., viewshed, open-space character, watershed protection) is encouraged through policies that favor innovative site planning techniques that cluster development and enhance essential natural resources.

- 2) Quantitative Features. The Carmel Valley Master Plan establishes a 20 year existing and newly created vacant lot potential of 1,310 lots. The lots will consist of 572 buildable lots of record as determined on December 9, 1986 and a possible 738 new lots to be created subject to allocation and subdivision evaluation systems and the State Subdivision Map Act and County Subdivision Ordinance.

A development phasing strategy is also established by the Plan as a means of regulating the rate of future development within the valley. The phasing system, which is tied to the land subdivision process, would allow 1,310 new and existing lots over the 20 year Plan horizon. However, it must be understood that this figure is a maximum, and can only be reached if all the elements of resources, facilities, services, etc., are in place and functioning. Any one of the constraints on these vital elements will, of necessity, reduce the number until that limiting factor has been removed. In order to determine which projects most fully meet the intent of the Plan, all residential subdivision proposals will be evaluated using the subdivision evaluation system.

THE PLAN

CARMEL VALLEY MASTER PLAN GOALS

It is the intent of the Carmel Valley Master Plan to recognize the existing broad-scale differences in development intensity within the valley and to guide new development in directions that support the desirable attributes of existing land use patterns while discouraging resource conflicts that would endanger the valleys essential character.

The following Carmel Valley Master Plan goals provide a conceptual framework to guide land use in the valley. These goals are based on findings of the Background Report prepared by the Carmel Valley Master Plan Study Committee.

1. To preserve the rural character of Carmel Valley.
2. To maintain both physical and socio-economic diversity.
3. To protect all natural resources with emphasis on biological communities, agricultural lands, the Carmel River and its riparian corridor, air quality and scenic resources.
4. To provide for an appropriate range of land uses, accommodated in a compact, logical pattern.
5. In conjunction with Countywide goals, to provide the maximum feasible range of housing types.
6. To provide for and maintain an adequate and esthetic circulation system.
7. To provide for those public facilities and services necessary to accommodate present and planned future growth.
8. To promote the public safety with respect to flooding, geologic hazards, excessive exposure to noise and fire hazards.
9. To recognize that since orderly growth is essential to the success of this Plan, all residential development will be evaluated within a managed growth framework.

CARMEL VALLEY MASTER PLAN POLICIES

The following policies are intended to implement specific aspects of the Master Plan Goals. The policies are based upon recommendations of the 1984 Carmel Valley Master Plan Study Committee as modified and augmented by the mitigation measures of the Final Subsequent EIR 85-002 on the Carmel Valley Master Plan as certified by the Monterey County Board of Supervisors on November 25, 1986 and as supported by the findings for approval on record for the Carmel Valley Master Plan. These policies also form the basis of the Subdivision Evaluation System.

Because the Carmel Valley Master Plan is a part of the Monterey County General Plan this document can only be read in conjunction with the General Plan. The section headings and numbering conventions of the General Plan are followed, and page references to the corresponding sections of the General Plan are indicated.

NATURAL RESOURCES

Open Space Conservation (General Plan page 16)

- 1.1.3 (CV) Both small and large open space areas should be created with preference given to those projects which add open space that is contiguous to existing open space.
- 1.1.4 (CV) Open space for clustered developments shall be dedicated in perpetuity.

Geology, Minerals, and Soils (General Plan pages 16-19)

- 2.3.2.1 (CV) Any mineral extraction operation antecedent to the Surface Mining and Reclamation Act shall submit to the County and shall carry out plans for erosion control and reclamation of the site, as specified in the Act.
- 2.3.3 (CV) Mines or quarries shall:
- a. be screened from public view by use of natural terrain, vegetation, or artificial screening compatible with the environment;
 - b. have safe and unobtrusive access;
 - c. minimize noise impact on surrounding areas; and
 - d. conform to all other Plan requirements except the restriction on development on slopes over 30% within the limits of quarry operations.

- 3.1.1.1 (CV) A soils report in accordance with the Monterey County Grading and Erosion Control ordinances shall be required for all changes in land use which require a discretionary approval in high or extreme erosion hazard areas as designated by the Soil Conservation Service manual "Soil Surveys of Monterey County". This report shall include a discussion of existing or possible future deposition of upslope materials or downslope slippage for each site.
- 3.1.1.2 (CV) As part of the building permit process, the erosion control plan shall include these elements:
- Provision for keeping all sediment on-site.
 - Provision for slow release of runoff water so that runoff rates after development do not exceed rates prevailing before development.
 - Revegetation measures that provide both temporary and permanent cover.
 - Map showing drainage for the site, including that coming onto and flowing off the property.
 - Storm drainage facilities shall be designed to accommodate runoff from 10-year or 100-year storms as recommended by the Monterey County Flood Control and Water Conservation District.
- 3.1.1.3 (CV) All exposed areas within development projects subject to erosion and not involved in construction operations shall be protected by mulching or other means during the rainy season (October 15 - April 15).
- 3.1.4 (CV) Grading shall be minimized through the use of step and pole foundations, where appropriate.
- 3.1.5 (CV) The amount of land cleared at any one time shall be limited to the area that can be developed during one construction season. This prevents unnecessary exposure of large areas of soil during the rainy season.
- 3.1.6 (CV) Site control shall be established throughout the Master Plan area, including lots of record and utilities extensions, in order to minimize erosion and/or modification of landforms.
- 3.1.7 (CV) The combination of generally steep slopes and often thin and erosive soils will present a definite potential for erosion and siltation

which may have adverse effects both on and off-site. Development shall therefore be carefully located and designed with this hazard in mind.

3.1.8 (CV) The native vegetative cover must be maintained on areas prone to rapid runoff as defined in the Soil Survey of Monterey County. These include the following soils:

- a. Santa Lucia shaly clay loam, 30-50% slope (SfF)
- b. Santa Lucia-Reliz Association, 30-75% slope (Sg)
- c. Cieneba fine gravelly sandy loam, 30-70% slope (CcG)
- d. San Andreas fine sandy loam, 30-75% slope (ScG)
- e. Sheridan coarse sandy loam, 30-75% slope (SoG)
- f. Junipero-Sur complex, 50-85% slope (Jc)

3.1.9 (CV) A condition of approval requiring on-going maintenance of erosion control measures identified in the erosion control plan shall be attached to all permits allowing development in areas prone to slope failure, including, but not limited to, the following:

- o all development in areas classified as highly susceptible to slope failure;
- o all development on sites with slopes of greater than 20%; and
- o where roadways are cut across slopes greater than 30%, or across slopes with thin and highly erosive soils.

3.1.10 (CV) In addition to required on-site improvements for development projects, the County shall impose a fee to help finance the improvement and maintenance of drainage facilities as identified in the Master Drainage Plan for Carmel Valley.

3.1.11 (CV) Development of on-site stormwater retention and infiltration basins is encouraged in groundwater recharge areas subject to approval by the Monterey Peninsula Water Management District, the County Health Department, the County Flood Control and Water Conservation District and the County Surveyor.

3.1.12 (CV) A comprehensive drainage maintenance program should be established by the formation of either sub-basins or valley-wide watershed zones through the cooperation of the County Department of Public Works, the Monterey County Flood Control

and Water Conservation District and the Monterey Peninsula Water Management District.

- 3.1.13 (CV) The installation of appropriately sited stream stabilization structures and detention basins shall be required for new development.
- 3.1.14 (CV) Containment structures or other measures shall be required to control the runoff of pollutants for major commercial areas or other sites where chemical storage or accidental chemical spillage is possible.
- 3.1.15 (CV) An erosion control plan shall be required for all discretionary development permits and all submittals for areas identified as having a high or extreme erosion hazard prior to accepting such applications as complete.
- 3.2.3.1 (CV) Due to the highly erosive qualities of local soils and the fragileness of the native vegetation, livestock (i.e., horses, cattle, goats, etc.) shall not be permitted in proposed developments unless a livestock management plan is first approved.
- 4.2.2 (CV) Gardens, orchards, row crops, grazing animals, farm equipment and buildings are part of the heritage and the character of Carmel Valley. This rural agricultural nature should be encouraged, except on slopes of 30% or greater or where it would require the conversion or extensive removal of existing native vegetation.
- 4.2.3 (CV) Croplands and orchards shall be retained for agricultural use. When a parcel cannot be developed because of this policy, a low-density, clustered development may be approved. However, the development should occupy those portions of the land not in cultivation or on a portion of the land adjoining existing vertical forms either on-site or off-site and either natural or man-made, so that the development will not diminish the visual quality of such parcels. In no case shall an overall density exceed one unit per 2 1/2 acres, providing that the development of new residential units are sited on one third of the property or less. Required agriculturally related structures and housing for workers of that parcel may be approved but these too should be placed so as not to diminish the visual quality of the open space.

- 4.2.4 (CV) Development adjacent to agricultural lands shall be planned to minimize adverse effects on the productivity of the agricultural soils.
- 4.2.5 (CV) All developments should consider establishing community gardens and orchards, and, where appropriate, should site them to enhance the visual character of the Valley, while avoiding 30% or greater slopes or removal of native vegetation to do so.

Water Resources (General Plan pages 19-20)

- 6.1.3 (CV) All beneficial uses of the total water resources of the Carmel River and its tributaries shall be considered and provided for in future planning decisions.
- 6.1.4 (CV) Pumping from the Carmel River aquifer shall be managed in a manner consistent with the Carmel River Management Program. Any drawdown of the aquifer which threatens natural vegetation in the judgment of Monterey Peninsula Water Management District or its successors must be accompanied by a program of irrigation within the affected area.
- 6.1.5 (CV) The Carmel Valley Master Plan contains policies which encourage development of water reclamation, conservation, and new source production. This development could create additional water for the area. While the additional water and its development are, in part, controlled by the Monterey Peninsula Water Management District and the Board of Supervisors water allocation priorities, it is also imperative that this future development be allowed only with strict adherence to the Carmel Valley Master Plan goals for maintaining ecological and economic environment and rural character.

Vegetation and Wildlife Habitats (General Plan pages 20-21)

- 7.1.1.1 (CV) Areas of biological significance shall be identified and preserved as open space. These include, but are not limited to, the redwood community of Robinson Canyon and the riparian community and redwood community of Garzas Creek. When a parcel cannot be developed because of this policy, a low-density, clustered development may be approved. However, the development shall occupy those portions of the land not biologically significant or on a portion of the land adjoining existing vertical forms, either on-site

or off-site and either natural or man-made, so that the development will not diminish the visual quality of such parcels or upset the natural functioning of the ecosystem in which the parcel is located. If this policy precludes development of a parcel because of biological significance, a low level of development (but no subdivision) may be allowed provided impacts on the resource are minimized.

Additional such areas include:

- o All wetlands, including marshes, seeps and springs (restricted occurrence, sensitivity, outstanding wildlife value).
- o Native bunchgrass stands and natural meadows (restricted occurrence and sensitivity).
- o Cliffs, rock outcrops and unusual geologic substrates (restricted occurrence).
- o Ridgelines and wildlife migration routes (wildlife value).

7.1.1.2 (CV) Areas of critical habitat for rare and endangered species as identified by either federal or state law and areas of biological significance should be identified and preserved as open space.

7.1.3 (CV) Development shall be sited to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the river. Therefore, development shall not occur within the riparian corridor. In places where the riparian vegetation no longer exists, it should be planted to a width of 150 feet from the river bank, or the face of adjacent bluffs, whichever is less. Density may be transferred from this area to other areas within a parcel.

7.1.4 (CV) River bed and bank management by private property owners shall preserve the natural state of the Carmel River by maintaining willow cover along the banks for erosion control, not building levees, not further altering the course of the river, and not allowing individuals to dredge the river except by permit from the Monterey Peninsula Water Management District or Monterey County.

7.1.5 (CV) A monitoring program shall be implemented to document changes in the vegetation of the Carmel River riparian corridor and to determine the most relevant factors involved. This shall be funded by the users of the riparian corridor, particularly those involved in water extraction, streambed alterations and developments which

encroach upon the corridor. The monitoring program shall produce an annual report to the Board of Supervisors through a Joint Power Agreement with the agency or agencies conducting the monitoring. Upon two consecutive years of declining vigor in any reach of the river as defined by the Monterey Water Management District, the Board of Supervisors shall immediately hold public hearings to consider limitation of further development and/or a Carmel Valley Master Plan amendment to reverse the causes of declining riparian vegetation vigor determined by evidence in the record to be derived from implementation of the Carmel Valley Master Plan or development designated therein.

- 7.1.6 (CV) Motorized vehicles shall be prohibited on the banks or in the bed of the Carmel River, except by permit from the Water Management District or Monterey County.
- 7.2.1.1 (CV) In order to preserve soil stability and wildlife habitat, the chaparral community shall be maintained in its natural state to the maximum extent feasible consistent with fire safety standards.
- 7.2.1.2 (CV) In new development, the potential for impact on rare and endangered species shall be assessed by County staff and appropriate mitigation of identified impacts shall be required in accord with policies 11.1.1.1 and 11.1.1.2. Existing vegetation shall be protected and only plants similar in habit, form and water requirements to native vegetation common to the valley shall be used as the predominant additional or replacement landscaping material. The existing native vegetation should be maintained as much as possible throughout the valley.
- 7.2.1.3 (CV) Plant materials shall be used to integrate the man-made and natural environments, to screen or soften the visual impact of new developments, and to provide diversity in developed areas.
- 7.2.2.1 (CV) Botanically appropriate species shall be used for required landscaping and erosion control.
- 7.2.2.2 (CV) The pamphlet entitled The Look of the Monterey Peninsula Landscape should be consulted for guidance in selection of plant species for landscaping of development projects. This publication is available at the County Planning Department and the Water Management District office.

- 7.2.2.3 (CV) Weedy species such as pampas grass and genista shall not be planted in the Valley. Such species shall not be used in required landscaping and wherever they currently occur, they shall be removed when the required landscaping is implemented.
- 7.2.2.4 (CV) Landscaping in chaparral communities should be done with fire-resistant plants.
- 7.2.2.5 (CV) The County shall discourage the removal of healthy, native oak and madrone and redwood trees in the Carmel Valley Master Plan Area. A permit shall be required for the removal of any of these trees with a trunk diameter in excess of six inches, measured two feet above ground level. Where feasible, trees removed will be replaced by nursery-grown trees of the same species and not less than one gallon in size. A minimum fine, equivalent to the retail value of the wood removed, shall be imposed for each violation. In the case of emergency caused by the hazardous or dangerous condition of a tree and requiring immediate action for the safety of life or property, a tree may be removed without the above permit, provided the County is notified of the action within ten working days. Exemptions to the above permit requirement shall include tree removal by public utilities, as specified in the California Public Utility Commission's General Order 95, and by governmental agencies.
- 7.2.2.6 (CV) Valley oaks should be used in landscape planting plans on flood plain terraces.
- 9.1.2.2 (CV) Open space areas should include a diversity of habitats with special protection given areas where one habitat grades into another (these ecotones are ecologically important zones) and areas used by wildlife for access routes to water or feeding grounds.
- 9.1.2.3 (CV) The County shall provide seed money and establish a mitigation fund which assesses individual fees (based on total acreage developed and other factors such as location, type of development, and types of habitats affected) to help fund areawide ecological planning and management. This planning will address areawide impacts resulting from cumulative development such as impacts on wildlife migration and access routes, foraging habitat, and nesting sites.

Environmentally Sensitive Areas

- 11.1.1.1 (CV) Whenever a development proposal is received and is in or adjacent to a rare or endangered plant community, as identified in policy 11.1.1.2, the County shall require the applicant to provide a botanical report prepared by a botanist from the County list of approved consultants. The report shall include a description of the habitat to be affected by the project including area, species, rare and endangered status, if applicable, and suggestions for mitigation of project impacts. In any cases where a rare or endangered species as defined by either State or Federal legislation is found on-site, no development shall proceed until an Incidental Taking Permit or exclusion is obtained in accordance with Federal Endangered Species Act and the State Department of Fish and Game is notified of the existence of the rare and endangered species (whether on Federal list, State list or both) pursuant to Fish and Game Code Chapter 10 Section 1913c.
- 11.1.1.2 (CV) The County Planning Department shall maintain records of the known locations of all rare and endangered plant species. Reports shall be on file and locations shall be noted on the resources base maps. These maps shall be updated continuously as project applicant reports are received, and from time to time as other agencies such as Fish and Game or the California Native Plant Society may make additional location reports available.

Archaeological Resources

- 12.1.6.1 (CV) Archaeological resources, historic resources, and ethnographic and ethnohistoric resources shall be identified, and if adverse impacts would result from a project their significance shall be evaluated, prior to project approval. Based on this evaluation, important representative or unique resources shall be protected and preserved.
- 12.1.7.1 (CV) On discovery of archaeological sites or historic sites, or upon identification of ethnographic or ethnohistoric sites, procedures will be followed which employ project modification, relocation or on-site mitigation measures appropriate to the location, significance of the find and potential impacts of development.

12.1.8.1 (CV) Archaeological surveys are required within the three sensitivity zones as follows:

High and Potentially High Sensitivity Zones: All permit applications which include earth disturbing or earth altering activities (including but not limited to grading permits, utility and other excavations, foundation trenching and land leveling, etc.) shall be preceded by a cultural resources reconnaissance.

Low Sensitivity Zones: All major projects or projects otherwise requiring preparation of an EIR shall be preceded by a cultural resources reconnaissance. Construction of or addition to single-family dwellings and other minor projects shall not be required to conduct a cultural resources reconnaissance.

12.1.9.1 (CV) The archaeologic sensitivity map shall be updated by a professional archaeologist every two years.

12.1.10.1 (CV) Known historic, historical archaeological sites and ethnographic or ethnohistoric sites shall be coded into the County Planning Department data base through the use of Assessor's Parcel Numbers. Categorical and ministerial exemptions, grading, mechanical clearing, and all other activities under County permitting authority which might be destructive to these known sites shall be reviewed for appropriate conditions by the County Planning Department.

Development rights for known sites of archaeologic, historic or ethnographic nature shall be acquired by the County of Monterey as follows:

1. Known archaeologic and ethnographic sites shall be protected by an easement which deeds the development and disturbance rights to the County of Monterey. Such sites may also be rezoned to the status of "HR" District. Stewardship shall include preservation. Scientific research disturbance shall only be allowed upon approval of a Use Permit not to exceed a 10% sampling disturbance upon showing of an appropriate research design acceptable to a college with a recognized program for California archaeology, which will be conducted by archaeologists on the County list of qualified archaeologists.
2. Historic sites shall be required to be rezoned to the HR District as a condition of

permit approval for any development impacting such sites. Any Use Permit required by the HR zone shall require preservation of the integrity of historic sites and/or structures. Appropriate mitigation measures shall be implemented as conditions of the permit.

- 12.1.11.1 (CV) The Monterey County Historical Inventory files for the planning area shall be completed and/or updated annually, and will be made available for the use of historical researchers. These files shall be amended to include ethnographic and/or ethnohistoric resources. Complete copies of all files pertaining to the Carmel Valley Master Plan area shall be made available to (1) the Bancroft Library at the University of California, Berkeley, and (2) the archives vault of the Monterey County Historical Society in Salinas.
- 12.1.12.1 (CV) Innovative preservation techniques, such as purchase or dedication of facade easements in exchange for property tax reductions, shall be considered to protect and preserve historic resources.
- 12.1.13.1 (CV) The County shall consider adoption of the California State Historic Buildings Code and the Model Historic Preservation Ordinance.

ENVIRONMENTAL CONSTRAINTS

Seismic and Other Geological Hazards (General Plan pages 35-38 and 50-58)

- 15.1.16 (CV) Areas identified as being subject to landsliding, faulting, or other geologic hazards shall receive competent review by professionals acceptable to the County Planning Department at the time any changes in use are proposed. The findings of such review shall be used in determining possible development constraints and in defining appropriate mitigation measures.
- 15.1.17 (CV) Areas classified as highly susceptible to slope failure (including categories 5 and 6 of the soil stability classification) should be designated as open space in proposed development plans unless detailed geologic investigations made by professionals acceptable to the Planning Department determine that development may be designed and constructed in a manner to reduce the risk of slope failure or associated hazards and such risk reduction is to a level acceptable to the Board of Supervisors.

- 15.1.18 (CV) The County shall conduct a thorough study of the Planning area to identify high, moderate, or low liquefaction hazards in the Carmel Valley. All new development in areas identified as having high and moderate liquefaction potential (including development on existing lots or record and commercial development) shall be required to submit a detailed investigation by a licensed geologist, geologic engineer and/or a soil engineer which identifies and mitigates potential hazards prior to considering an application complete. The County Planning Department shall maintain records of the known locations of all fault traces, landslide and liquefaction problem areas as they and other geologic hazards are discovered by the reporting requirements. Reports shall be on file and locations shall be noted on the resources base maps. These maps shall be updated continuously as project reports are received and from time to time as other agencies such as the U.S. Geological Survey or California State Division of Mines and Geology may make additional location reports available.
- 16.2.2.1 (CV) In order to protect the public health, welfare, and safety, no land located in the river channel shall be developed except for subsequently approved bridges or emergency access roads.
- 16.2.3.1 (CV) In order to protect the public health, welfare, and safety, development of land within 200 feet of the nominal Carmel River bank or 30 feet from any tributary bank as shown on the latest United States Geological Survey Topographic Maps shall require a special permit as set forth in the Carmel Valley Floodplain Ordinance. Where development of such an area may not be feasible due to public health, welfare and safety consideration. Density may be transferred from this area to other areas within a parcel.
- 16.2.6.1 (CV) Private or public flood control measures should include restoration of the river banks to a natural vegetated appearance. Any bank restoration project shall use natural materials and be revegetated with native riparian vegetation or exotics, with similar characteristics selected from a list of plants approved for this purpose by the Monterey Peninsula Water Management District and Monterey County Planning Commission.
- 16.2.10 (CV) No changes in zoning from FP-2 (stream overflow and backwater areas) to FP-3 (areas protected by dikes or levees) will be permitted except in

areas with existing dikes. Also, no new FP-3 District shall be created.

- 16.2.11 (CV) The County of Monterey supports a proposed Flood Mitigation Project for the Lower Carmel River. New development in the flood prone area shall be restricted until the flood hazard is controlled.
- 16.2.12 (CV) Development may be transferred from the floodway fringe to other locations on the same property that are not otherwise constrained by Plan policies, e.g., 30% or greater slope.
- 16.2.13 (CV) New development projects are required to pay fees for construction of downstream drainage improvements to improve overall storm drainage. Fees shall be in proportion to the degree of impact.
- 17.3.1.1 (CV) For the purposes of fire equipment access to structural fires, the road widths shall be adequate for two lanes of traffic for those driveways or roads serving more than two habitable structures.
- Where this would result in excessive grading or tree removal, all-weather roads with one lane of traffic and turnouts at regular intervals may be provided with approval of the fire district.
- 17.4.1.1 (CV) The potential for wildland fires in the valley must be recognized in development proposals and adequate mitigation measures incorporated in the designs.
- 17.4.1.2 (CV) All proposed developments, including existing lots of record shall be evaluated by the appropriate fire district prior to the issuance of building permits. The recommendations of the fire district shall be given great weight and should, except for good cause shown, ordinarily be followed.
- 17.4.13 (CV) All existing or new residential structures, at time of sale or resale, shall provide smoke detectors and shall have one-half inch mesh screen on all chimneys to be verified by the County.
- Sprinkler systems, fire alarm systems, and one-half inch mesh chimney screens are recommended in residential developments.
- 17.4.14 (CV) Except where exempted by the local fire chief or as provided for in the General Plan, automatic sprinkler systems shall be installed in all newly

constructed non-residential and non-agricultural buildings over 5,000 square feet in total floor area.

17.4.15 (CV) In high and very high fire hazard areas, as defined by the California Department of Forestry and shown on California Department of Forestry Fire Hazard Maps, roof construction (except partial repairs) of fire retardant materials, such as tile, asphalt or asbestos combination, or equivalent, shall be required as per Section 3203 (e) (excluding 11) of the Uniform Building Code, or as approved by the fire district. Exterior walls constructed of fire resistant materials are recommended but not required. Vegetation removal will not be allowed as a means of removing high or very high fire hazard designation from an entire parcel.

17.4.16 (CV) Where feasible, proposed trail easements in high and extreme fire hazard areas shall be designed to provide effective firebreak zones and shall be designed for access to Laureles Grade, Tierra Grande and other roads for emergency vehicle access.

17.4.17 (CV) Within one year of adoption of the Plan, water companies serving the Carmel Valley, County Fire Districts, and the Monterey Peninsula Water Management District shall identify areas of inadequate fire flow and develop a program of actions necessary to bring them up to Fire District standards.

Air and Water Quality (General Plan pages 68-71)

20.2.7.1 (CV) At least one station to monitor air quality shall be maintained in Carmel Valley. Whenever records for August, September and October of a given year include 15 hours (or more) of 0.1 ppm (or more) of oxidants (ozone), the County shall immediately hold public hearings to consider limitation of further development in the Master Plan area.

21.3.6 (CV) The Carmel Valley aquifer may be susceptible to contamination from development in unsewered areas. Projects shall be carefully reviewed for proper siting and design of sewage disposal facilities so as to meet the standards of the Carmel Valley Wastewater Study. This Study is hereby incorporated into this Plan by reference.

21.3.7 (CV) In many areas geologic and soils conditions may preclude or restrict the possibility of

satisfactorily locating on-site sewage disposal systems. The existence of such conditions must be determined and incorporated in all development proposals. This applies to all lots in Carmel Valley. To implement the intent of this policy, the recommendations contained in the Carmel Valley Wastewater Study shall become a part of this master plan until such time as contamination from on-site septic systems no longer poses a threat to the aquifer.

- 21.3.8 (CV) A program of monitoring the quality of underground water throughout the Valley, similar to that recently undertaken by the County Health Department and the Monterey Peninsula Water Management District, shall be continued and expanded where appropriate.
- 21.3.9 (CV) Septic tank locations should be permanently marked in a manner as directed by the Health Department.
- 22.2.1.1 (CV) Where development is proposed in a conditionally acceptable noise environment, construction shall be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Multi-family housing proposed where the Ldn exceeds 60 dB shall provide a report per the requirements of Title 24 of the California Administrative Code delineating how interior noise levels would be reduced to an Ldn (or CNEL) of 45 dB or less.
- 22.2.4.1 (CV) Noise generating construction activities should be restricted to the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, where such noise would impact existing development. All construction equipment utilizing internal combustion engines shall be required to have mufflers which are in good condition. An exception to the above stated hours and days of operation is to be allowed for heavy equipment and other noise generating equipment operating to protect life and property in emergency conditions such as fire, flood or seismic emergencies.

AREA DEVELOPMENT

General Land Use (General Plan pages 97-105)

- 26.1.9.1 (CV) In order to preserve the County's scenic and rural character, ridgeline development shall not be allowed unless a Use Permit is first obtained.

Such permit shall only be granted upon findings being made that the development as conditioned by permit will not create a substantially adverse visual impact when viewed from common public viewing area. New subdivisions shall avoid lot configurations which create building sites that will constitute ridgeline development. Siting of new development visible from private viewing areas, may be taken into consideration during the subdivision process.

(Note: Verbatim from 1982 County General Plan pages 100 & 101)

- 26.1.10.1 (CV) The County shall prohibit development on slopes greater than 30%. It is the general policy of the County to require dedication of scenic easement on slope greater than 30%. Exception may be made for development which can further the goals, and policies of this Plan.
- 26.1.21 (CV) It is intended that the Carmel Valley remain rural residential in character.
- 26.1.22 (CV) Developed areas should be evaluated in light of resource constraints especially the water supply constraint addressed by policy 54.1.7 (CV) and the character of each area. No further development in such areas shall be considered until a need is demonstrated through public hearings.
- 26.1.23 (CV) Open space uses are to be located between the development areas in order to clearly define them and maintain a distinction between the more rural and more suburban areas of the valley.
- 26.1.24 (CV) Every attempt should be made to minimize hillside scarring by avoiding cuts and fills where possible and where cuts and fills are unavoidable, by creating slopes that shall be revegetated. Permanent non-revegetated scarring of hillsides is strongly discouraged and should occur only if no other reasonable alternative is available.
- 26.1.25 (CV) The visible alteration of natural landforms caused by cutting, filling, grading, or vegetation removal shall be minimized through sensitive siting and design of all improvements and maximum possible restoration including botanically appropriate landscaping.
- 26.1.26 (CV) Development either shall be visually compatible with the character of the valley and immediate surrounding areas or shall enhance the quality of

areas that have been degraded by existing development.

- 26.1.27 (CV) No off-site outdoor advertising is allowed in the Plan area.
- 26.1.28 (CV) Structures located in open grassland areas where they would be highly visible from Carmel Valley Road and Laureles Grade Road shall be minimized in number and clustered near existing natural or man-made vertical features.
- 26.1.29 (CV) Design and site control shall be required for all new development throughout the Valley, including proposals for existing lots of record, utilities, heavy commercial and visitor accommodations but excluding minor additions to existing development where those changes are not conspicuous from outside of the property. The design review process shall encourage and further the letter and spirit of the Master Plan.
- 26.1.30 (CV) Publicly used buildings and areas should be encouraged to be oriented to views of the river.
- 26.1.31 (CV) Materials and colors used in construction shall be selected for compatibility with the structural system of the building and with the appearance of the buildings natural and man-made surroundings.
- 26.1.32 (CV) Development should be located in a manner that minimizes disruption of views from existing homes. This applies to road cuts as well as structures.
- 26.1.33 (CV) Of the range of land uses allowed (either with or without special approval) in any zoning district applied to Carmel Valley, only those uses specifically designated by this Plan shall be considered consistent as required by law.
- 26.1.34 (CV) The maximum density allowable according to the slope/density formula and the maximum density allowable according to other plan policies should be compared. Whichever of the two densities is the lesser shall be established as the maximum density allowable under this plan.
- 26.1.35 (CV) Existing higher intensity residential and recreational uses in the Valley are intended to be recognized by this Plan.

Carmel Valley Airport

- 26.1.36 (CV) The Carmel Valley Airport is recognized as being

a legal non-conforming land use. Such use is considered to be acceptable.

- 26.1.37 (CV) For mutual protection of the general public and the airport users, the airport should comply with all applicable State and Federal Safety standards.
- 26.1.38 (CV) The airport should be limited to daytime operations only and should not be lighted.
- 26.1.39 (CV) The Airport Zoning Ordinance No. 1856 should be amended to provide for utility runways as defined by the Federal Aviation Administration.
- 26.1.40 (CV) The Airport Approaches Zoning Ordinance should be applied to the Carmel Valley Airport area as long as the Airport continues in operation.
- 26.1.41 (CV) The Airport Land Use Commissions Interim Referral Policy shall be followed by all County-level decision-making bodies.
- 26.1.42 (CV) When the airport ceases operation, the site shall be reserved for (a) residential use at a maximum density of one unit per acre; (b) all public and quasi-public uses; (c) commercial recreational; and (d) visitor accommodations or destination resort facilities provided all services are available, all constraints are overcome and the sewage disposal method meets all standards and requirements of the County Environmental Health Officer.

Residential Land Use (General Plan pages 99-100)

- 27.1.5 (CV) In the low density residential areas, maximum densities are as shown on the Land Use Plan. However, attainment of maximum density in these areas is dependent upon conformity of the proposed project to plan goals and policies.
- 27.3.4 (CV) All land division approvals shall be based on and require full standard subdivision standards regardless of the number of lots created. Exception may be granted under policy 39.2.7 (CV).
- 27.3.5 (CV) The Carmel Valley development limit shall consist of the existing 572 buildable lots of record, plus 738 additional lots which shall be subject to the quota and allocation system and the policies of this Plan governing deduction from the quota for additional units, caretakers, senior citizen, and low and moderate income

units. This constitutes the 20 year buildout allowed by this Plan. The existing lots of record shall include the remaining 150 lots in the amended Carmel Valley Ranch Specific Plan.

27.3.6 (CV) All development proposals shall make provision for low or moderate income housing in accordance with the Inclusionary Housing Ordinance, except that all development shall build such units on-site. Low and moderate income residential units shall be counted as part of the total new residential units and subtracted yearly from the quota and not the allocation.

27.3.7 (CV) As a provision for lower cost housing and a contribution toward lessening traffic in the valley, large scale visitor-serving development requiring employees should comply with the provisions of the Inclusionary Housing Ordinance.

27.3.8A (CV) To preserve the character of the village, commercially designated lots in the Carmel Valley (Figure 4) shall not be used for exclusive residential purposes.

27.3.8B (CV) The Val Verde Drive area is planned for residential use at a basic density of one unit per acre. With suitable clustering up to 2 units per acre may be allowed. However, a density of up to 4 units per acre may be allowed provided that 25% of the units are developed for individuals of low and moderate income and are contracted for with the County Housing Authority or for senior citizen units.

27.3.9 (CV) Projects for low or moderate income family housing shall be exempt from any annual allocation provisions, but shall be subtracted from the 20-year buildout quota on a basis of one such unit reducing the remaining buildout by one unit.

Furthermore, because of their substantially lower impact on resources and infrastructure, such projects for senior citizens of low or moderate income (e.g. the proposal of the Monterey County Housing Authority) may have up to twice the number of units normally allowed on a site. Such increased density shall only be allowed where it is determined to be feasible and consistent with other plan policies. Such projects shall be subtracted from the 20-year buildout quota on a basis of two such units reducing the remaining buildout by one unit.

27.3.10 (CV) When an ownership is covered by two or more land

use designations, the total allowable development should be permitted to be located on the most appropriate portion of the property.

Commercial Land Use (General Plan page 100)

- 28.1.6 (CV) Any new development shall be located outside of areas of high geologic hazard. Construction of buildings in areas of high geologic hazard shall be predicated on recommendations of a study by a qualified professional such as a Registered (engineering) Geologist acceptable to the County Planning Department.
- 28.1.7 (CV) To protect the rural qualities of the valley, no areas may be zoned commercial outside the developed areas unless designated on the land use map of the Master Plan or as specified elsewhere in this Plan.
- 28.1.8 (CV) The areas designated for commercial development in the valley should be placed in design control districts, have planted landscaping covering no less than 10% of the site, and provide adequate parking. (See also Policy 26.1.29 CV)
- 28.1.9 (CV) Structures should be controlled in height and bulk in order to retain an appropriate scale.
- 28.1.10 (CV) Commercial buildings shall be limited to 35 feet in height.
- 28.1.11 (CV) Commercial buildings shall have mechanical apparatus adequately screened, especially on the roofs.
- 28.1.12 (CV) Landscaping of commercial projects should include large-growing street trees. Parking areas shall be screened with exclusive use of native plants or compatible plant materials. Land sculpturing should be used where appropriate.
- 28.1.13 (CV) Signs should be low-keyed and shall not be allowed to block views, cause visual clutter, or detract from the natural beauty.
- 28.1.14 (CV) Commercial signs shall not be constructed of plastic or be internally lighted. Neon signs shall not be permitted where visible from the street.

- 28.1.15 (CV) Applications proposing professional offices in the Lower Carmel Valley area shall be as shown on Figure 3.
- 28.1.16 (CV) The Valley Hills and Begonia Gardens nurseries and Martin's produce stand should be made conforming uses. These sites must continue in their present use or, if discontinued, another agriculturally related commercial use shall be allowed.
- 28.1.17 (CV) Overall landscaping concepts should be developed and implemented for each commercial area in the valley.
- 28.1.18 (CV) The commercial properties adjoining the Valley Hills Shopping Center shall be retained in planned commercial zoning. However, the depth of the strip shall be the same as that of the existing developed area in the Valley Hills Shopping Center. It shall extend easterly up to and including the existing house location on the William's Property.
- 28.1.19 (CV) Provision should be made for service centers in Carmel Valley. They need not be in developed areas, but sites shall meet the following criteria:
- o Low visibility
 - o Safe and unobtrusive access away from pedestrian traffic areas
 - o Low noise impact on surrounding uses
 - o Conform to all other Plan requirements
- Service centers shall be limited to those enterprises which provide services and facilities for persons engaged in the construction, maintenance and repair trades and not allow enterprises whose chief business is on-site retail sales.
- Examples of sites which may meet the criteria are:
- o Carmelo School Site
 - o Sycamore Farms Site (at Laureles Grade and Carmel Valley Roads)
 - o Valle Vista Site (opposite Valle Vista)
 - o Holt Site (Robinson Canyon Road-Carmel Unified School District)
 - o Berwick Site (at Mid-Valley)
- 28.1.20A (CV) Development should follow a rural architectural theme with design review. This would encourage a visual coherence which is now lacking.

28.1.20B (CV) Up to three acres of each of the Williams and Wolters' properties at Valley Hills and south of the commercially zoned area may be utilized for planned general commercial uses. Such a development must be heavily screened from view from Carmel Valley Road. Access to this site must be through the planned commercial parcel. Only planned general commercial shall be allowed. This three acre parcel shall be located so that water running off the Canada de la Segunda and the Carmel Valley Road does not diminish the total amount of acreage available for planned general commercial uses.

28.1.21 (CV) Retail commercial uses may be allowed in the lower valley area on the vacant parcels adjacent to the fire station.

Carmel Valley Village

28.1.22 (CV) The County Planning Commission shall immediately appoint a planning advisory committee whose responsibility shall be, in coordination with County Staff, to refine the policies in this plan regarding the Carmel Valley Village commercial core and adjacent residential areas. The Committee shall address an appropriate architectural theme, design review policies, traffic circulation, parking, street lighting, signing and any other pertinent matters.

28.1.23 (CV) The village should consist of a concentrated commercial core having adjacent moderate-density residential uses as a transition to the more rural peripheral area. A direct integration of residential and commercial uses should be encouraged.

28.1.24 (CV) Development of the village should follow a rural architectural theme with design review. This would encourage a visual coherence which is now lacking.

Visitor Accommodations

28.1.25 (CV) Expansion of existing hotels, motels and lodges should be favored over the development of new projects. Visitor accommodation projects must be designed so that they respect the privacy and rural residential character of adjoining properties.

28.1.26 (CV) All further development of visitor accommodations in the area west of Via Mallorca and north of Carmel River shall be limited to a moderately-sized facility, not to exceed 175 units, at the Rancho Canada Golf Club.

28.1.27 (CV) There shall be a maximum of 250 additional visitor accommodation units approved east of Via Mallorca, including units at Carmel Valley Ranch. In no case shall the overall density be in excess of 10 units per acre, except where higher densities may be appropriate. Bed and breakfast facilities shall be counted as visitor accommodation units and be limited to a maximum of 5 units clustered on 5 acres in accord with County Code Section 15.20.060M unless sewerred by public sewers, see also policy 34.1.1.1(CV) of this Plan.

Public/Quasi-Public (General Plan page 103)

31.1.3 (CV) Applications for service and special use facilities, (including in Carmel Valley, Hidden Valley Music Seminars), as defined by the General Plan are to be considered on their merits and shall not automatically be deemed inconsistent with the Plan. They must however conform to all applicable plan policies.

31.1.3.1 (CV) Facilities classified as either Public/Quasi-Public or Special Use (such as schools, churches, hospitals, convalescent homes, rehabilitation centers, hospice facilities, emergency facilities and public facilities such as community halls) may be considered in any land use category provided that they meet the following criteria:

- o Low visibility
- o Safe and unobtrusive access away from pedestrian traffic areas.
- o Low noise impact on surrounding uses.
- o Development should follow a rural architectural theme with design review.
- o Conform to all other Plan requirements.

31.1.4 (CV) Facilities (such as sewage treatment facilities, solid waste disposal facilities, water storage tanks, pumping stations, power and communications substations) shall be subject to design control and shall be screened from public view by use of natural terrain and vegetation or buffer areas and artificial screening.

- 31.1.5 (CV) Alternative uses for schools which have been closed should be allowed where compatible with the surrounding community and consistent with the other policies of this Plan.

Open Space (General Plan pages 104-105)

- 34.1.1.1 (CV) Clustering of development should be permitted only where it will result in the preservation of visible open space and is in compliance with other applicable policies.

Cluster development should be consistent with wastewater application rates of the Carmel Valley Wastewater Study. In general, this will result in clusters of five units or less on a minimum of five acres of land.

The burden of proof shall be placed on the project sponsors to demonstrate that clustered development meets the objectives of the Plan.

- 34.1.1.2 (CV) Clustering of development is discouraged except where it would result in preservation of visible open space in critically sensitive areas or protect another natural resource. Clustering adjacent to vertical forms, although preferable to development in open spaces, will be considered in light of the visual sensitivity of the building site. The burden of proof is placed on project sponsors to demonstrate that proposed cluster development is compatible with policies of this plan.

- 34.1.1.3 (CV) Public and private agencies such as the Big Sur Land Trust, the Monterey Regional Park District and others may acquire development rights and/or accept easements and dedications for significant areas of biological, agricultural or other open space land.

- 34.1.7.1 (CV) An assessment district, consisting of all land within the Carmel Valley Master Plan boundaries, may be formed to purchase the development rights of agricultural land and/or open space areas. The land should remain in private ownership and be zoned and taxed as agricultural land and/or open space.

- 34.1.8 (CV) Unless specifically authorized by this plan, no development density is to be transferred within a project from any portion of the site which would not be subject to development because of plan policies.

- 34.1.9 (CV) Subdivision for conservation purposes which is in the public interest, is exempt from any quota and allocation system where such subdivision does not create additional residential building sites. It is preferable that parcels thus created shall be owned by an appropriate public entity or a non-profit public benefit corporation.

Watershed Areas (General Plan page 105)

- 35.1.3 (CV) Development shall be so designed that additional runoff, additional erosion or additional sedimentation will not occur off of the development site.

Storm drainage facilities shall be designed to accommodate runoff from the 10-year or 100-year storms as recommended by the Monterey County Flood Control and Water Conservation District.

Transportation (General Plan pages 117-125)

- 37.4.1 (CV) The County shall encourage overall land use patterns which reduce the need to travel.

- 37.4.2 (CV) The County shall encourage the provision, where feasible, of bicycle and automobile storage facilities to be used in conjunction with public transportation.

- 38.1.4.1 (CV) Public transit should be explored as an alternative to the use of private automobiles and to help preserve air quality. (Whenever feasible all new development shall include a road system adequate not only for its internally generated automobile traffic but also for bus -- both transit and school -- pedestrian and bicycle traffic which should logically pass through or be generated by the development.)

- 39.1.5 (CV) Consideration should be given to locating a County road and utility maintenance facility in the Carmel Valley area. Such facility would provide for storage of equipment as well as materials.

- 39.1.6 (CV) Every effort should be made to obtain the funding and proceed with construction of the Hatton Canyon Freeway at the earliest possible date. This should be a two-lane (each direction) non-access scenic route with every effort made to minimize the necessary cuts.

After five years of allocation the Board shall review local level of service and the status of the Hatton Canyon Freeway. If the Freeway has not been built, the Board shall limit further development until the freeway is under construction.

- 39.1.7 (CV) It is recommended that fees for off-site major thoroughfares be imposed as a condition of granting of building permits. The recommended zone of influence is the Carmel Valley Master Plan Study Area with funds to be expended for the Valley Road or other major road improvements.
- 39.2.2.1 (CV) The needs of bicyclists, pedestrians, utilities and drainage shall be considered and, where appropriate, provided for on all public right-of-ways where such improvements will be safe for the intended use.
- 39.2.2.2 (CV) Bike routes must be considered in conjunction with all new road construction and improvements to existing roads.
- 39.2.2.3 (CV) All new road work or major work on existing roads within the commercial core areas of development areas shall provide room for use of bicycles and separate pedestrians walkways. The County shall provide bicycle routes on the shoulders between development areas throughout the Carmel Valley.
- 39.2.2.4 (CV) All new bridge construction or remodeling shall include provision for pedestrians and bicyclists.
- 39.2.2.5 (CV) Circulation in the village should emphasize pedestrian access. Walkways and paths are to be provided rather than conventional sidewalks. Pedestrian walkways should be used to provide access among new or remodeled commercial and other higher density uses.
- 39.2.5.1 (CV) Multiple driveway accesses to Carmel Valley Road should be discouraged. Approval of future development of land having frontage on Carmel Valley Road must be conditioned upon minimizing access to Carmel Valley Road, or denying it if access is otherwise available.
- 39.2.5.2 (CV) Off-street parking should be developed at suitable locations within development areas.
- 39.2.6.1 (CV) Wherever possible a network of shortcut trails and bike paths should interconnect neighborhoods, developments and roads. These should be closed

to motor vehicles and their intent is to facilitate movement within the Valley without the use of automobiles.

39.2.7 (CV) In hillside areas, relaxation of road standards should be permitted for low density developments where it can be demonstrated that reduced standards result in fewer or less severe cut and fill slopes, and where bicycle, vehicular, and pedestrian safety is not adversely affected. In such cases, it must also be demonstrated that the relaxed standards positively contribute to furtherance of plan policies related to hazards avoidance, protection of biological resources, or protection of viewshed.

39.2.8 (CV) No roads should cross slopes steeper than 30% unless factors of erosion and visible scarring can be mitigated.

39.3.1.1 (CV) In order of priority, the following are policies regarding improvements to specific portions of Carmel Valley Road:

a) Via Petra to Robinson Canyon Road (Segments 6-8)

It is recommended that this 4.4 mile section of Carmel Valley Road be widened to four lanes when it reaches design capacity. This should be preceded by a reevaluation of the Official Plan Line alignment in order to reduce road cuts in several locations.

b) Robinson Canyon Road to Laureles Grade (Segment 5)

This section of Carmel Valley Road is adequate for the foreseeable future. Every effort should be made to preserve its rural character by maintaining it as a two-lane road with paved shoulders, and left turn channelizations at intersections where warranted.

c) Laureles Grade to Ford Road (Segment 3)

Shoulder improvements and widening should be undertaken here and extended to Pilot Road, and may include left turn channelization at intersections as warranted.

d) East of Esquiline Road (Segments 1 and 2)

Shoulder improvements should be undertaken

at the sharper curves. Curves should be examined for spot realignment needs.

39.3.1.2 (CV) It is recommended that the County reduce the dangers of driving Carmel Valley Road by repainting the lines as consistent with the California Vehicle Code.

39.3.1.3 (CV) Left turn channelizations and/or ingress-egress tapers at significant access points on Carmel Valley Road should be high priority improvements to alleviate existing hazards.

39.3.1.4 (CV) The following road connections may be established, as controlled emergency accesses:

- a) De los Helechos to Paso Hondo as a dry weather ford;
- b) Paso del Rio (off W. Garzas) to Carmel Valley Road;
- c) Tierra Grande to Saddle Road in Hidden Hills;
- d) Country Club Drive to El Caminito;
- e) Robles del Rio area east of Esquiline Road;
- f) Outlook Drive to High Meadows (once Hatton Canyon Freeway is completed).

39.3.1.5 (CV) LEVEL OF SERVICE
To accommodate existing and future traffic volumes at level of service C, the following road improvements are recommended pursuant to Monterey County General Plan policies 37.2.1 and 39.1.4:

- a) Widen Highway One to four lanes between Carmel Valley Road and Rio Road in conjunction with the Hatton Canyon Freeway project;
- b) Laureles Grades - undertake shoulder improvements, widening and spot realignment;
- c) Carmel Valley Road, Robinson Canyon Road to Ford Road - add left turn channelization at all intersections. Shoulder improvements should be undertaken.

39.3.1.6 (CV) It is recommended that signals be provided at the following intersections and at other locations when accepted engineering warrants are met as a result of development under the Carmel Valley Master Plan:

o Carmel Valley Road/Rio Road

39.3.1.7 (CV) The County shall consider constructing minor interchanges as an alternative to signaling the Carmel Valley Road intersection. This would result in an unimpeded flow of traffic on Carmel Valley Road and would facilitate left turning movements from and onto Carmel Valley Road intersections.

39.3.1.8 (CV) In the event the State does not build the Hatton Canyon Freeway or widen Highway One, the County shall consider an interchange at Highway One and Carmel Valley Road.

39.3.1.9 (CV) A northbound climbing lane should be considered for construction on Laureles Grade to accommodate future traffic volumes.

Alternatively, several curves should be flattened and should widths should be increased.

39.3.2.1 (CV) To implement traffic standards to provide adequate streets and highways in Carmel Valley, the County shall conduct and implement the following:

a. Twice yearly monitoring by Public Works (in June and October) of average daily traffic at 12 locations identified in the Keith Higgins report in Carmel Valley on Carmel Valley Road, Carmel Rancho Boulevard and Rio Road.

b. A yearly evaluation report (December) prepared jointly by the Public Works and Planning Departments to indicate segments approaching a traffic volume which would lower existing level service and which would compare average daily traffic (ADT) counts with service volumes for levels of service.

c. Public hearings to be held in January immediately following a December report in (b) above in which only 100 or less ADT remain before a lower level of service would be reached for any of the 12 segments described on figure B-1 of EIR 85-002 on the Carmel Valley Master Plan.

d. LEVEL OF SERVICE (S/B) LEVEL C
With respect to those 12 identified road segments that are at level of service (LOS) C or below, approval of development will be deferred if the approval would significantly

impact roads in the Carmel Valley Master Plan area which area at level of service (LOS) C or below unless and until an EIR is prepared which includes mitigation measures necessary to raise the LOS to an acceptable level and appropriate findings as permitted by law are made which may include a statement of overriding considerations. For purposes of this policy, "acceptable level" shall mean, at a minimum, baseline LOS as contained in the Carmel Valley Master Plan EIR. To defer approval if there is significant impact means that, at a minimum, the County will not approve development without such an EIR where the traffic created by the development would impact the level of service along any segment of Carmel Valley Road (as defined in the Keith Higgins Traffic Report which is part of the Environmental Impact Report (EIR) for the Carmel Valley Master Plan "CVMP") to the point where the level of service would fall to the next lower level. As for those road segments which are at LOS C, D and E, this would, at a minimum, occur when the LOS F, this would occur when it would cause a significant impact and worsening of traffic conditions as compared with the present condition. Specific findings will be made with each project and may depend on the type and location of any proposed development. Cumulative traffic impacts from development in areas outside the CVMP area must be considered and will cause the same result as development within the plan area.

- 39.3.3 (CV) It is recommended that fire hydrant and/or water supply locations be identified by placement of blue reflective pavement markers in roadways, and that these markers be prohibited for any other purpose.
- 40.1.1.1 (CV) County Scenic Route status shall be sought for Carmel Valley Road.
- 40.2.1.1 (CV) An appropriate setback at a minimum of 100 feet shall be established along Carmel Valley Road without causing existing structures to become non-conforming and without rendering existing lots of record unbuildable.
- 40.2.1.2 (CV) Public vista areas shall be provided and improved.

- 40.2.1.3 (CV) Development (including buildings, fences, signs and landscaping) shall not be allowed to significantly block views of the viewshed, the river or the distant hills as seen from key public viewing areas such as Garland Ranch Regional Park, and such obstructions should be discouraged along both Carmel Valley Road and Laureles Grade Road. This applies to commercial and private parcels and to both developments and existing lots of record. The removal of existing solid fences and rows of Monterey Pine trees which block views of the river and the mountains is encouraged.
- 40.2.1.4 (CV) Any major improvements to Carmel Valley Road shall require, where feasible, the undergrounding of utility lines.
- 41.1.2.1 (CV) New major developments with access adjacent to Carmel Valley Road shall be required to provide space for the transit buses to stop, the parking of cars and facilities for the safe storage of bicycles.

Public Services and Facilities (General Plan pages 131-141)

- 51.2.7 (CV) Recreation in lieu fees obtained from minor and standard subdivisions should be used to acquire or develop land for active recreation uses.
- 51.2.8 (CV) A county service area or other appropriate governmental mechanism should be formed to provide for maintenance of recreation areas.
- 51.2.9 (CV) Existing school facilities should be used as a nucleus for expansion of recreational uses. Land next to the Carmelo and Middle Schools should be considered for recreational uses.
- 51.2.10 (CV) Areas for barbecue picnicking and group play should be developed for the valley residents.
- 51.2.11 (CV) Active neighborhood recreation areas should be located at or within close access to the three development areas.

All valley residents should have nearby access to hiking and riding trails and small neighborhood open areas or parks.

Even though the Master Plan area contains two large regional parks, there should be constant consideration of the acquisition of additional areas. Land on the south side of the valley near the village is highly suitable for a mixture of

active and passive uses, and should be seriously considered in conjunction with growth around the village area.

- 51.2.12 (CV) Provision should be made for more recreational outlets for the youth of Carmel Valley.
- 51.2.13 (CV) Equestrian-oriented recreational activities shall be encouraged when consistent with the rural character of the valley.
- 51.2.14 (CV) Existing X or Camp and O or Open Space districts shall be retained.
- 51.2.15 (CV) There shall be no lighting for outdoor sports where it would be visible from off-site.
- 52.1.1.1 (CV) The California Department of Parks and Recreation inventory of historical resources lists nine buildings and sites of historical significance located in Carmel Valley. As an interim protection of these sites as well as others which may qualify, a committee will review this list on a site by site basis for the purpose of evaluating the current condition of each and recommend deletions, additions or other measures as needed. The committee will be drawn from members of local historical, architectural, and/or educational societies as determined by the Planning Commission.
- 52.1.9 (CV) When adopted by the County, the California State Historical Buildings Code and the Model Historical Preservation Ordinance shall be adopted and applied to sites of Historical Significance in Carmel Valley.
- 53.1.6 (CV) As a means of fostering conservation of local water resources, the County should implement the following:
1. Require water conservation audits and retrofitting with water conservation devices at the time of resale for all residential and commercial structures.
 2. Adopt standards for landscaping such as requiring the use of drought tolerant landscaping for existing developments at the time of resale and for all new development.
 3. Standards for irrigation systems could be established such as the use of drip irrigation to minimize water use in gardens.

4. Encourage leak detection (both on-site and off-site). An effective leak detection program will minimize water loss due to leaks.
5. Water Conservation/Water Waste Ordinance will encourage the overall awareness of water conservation and provide disincentives for using large amounts of water.
6. Public awareness and in-school education programs would educate people on proper water usage and its cost.
7. Requiring pump efficiency tests. In addition to saving electricity, water could be saved by analyzing actual water usage. With an efficient pump, accurate meter reading, and water consumption criteria, the well owner could analyze his water usage efficiently.
8. Encourage night or optimum timing for watering/irrigation in the Carmel Valley. A significant amount of water could be saved by the individual homeowner as well as grower in the Valley.
9. Promote a kit distribution program for all existing residential and commercial water users in the Valley.

54.1.5 (CV) Development shall be limited to that which can be safely accommodated by on-site sewage disposal, or in the case of the Lower Valley, by the Carmel Sanitary District. Consideration may be given to package plants operated under supervision of a county service district.

54.1.6 (CV) When projects for low/moderate income owners or renters are proposed at densities exceeding those recommended by the wastewater application rates of the Wastewater Study, but not exceeding 40 grams/acre/day of total nitrogen, a detailed wastewater study acceptable to the Director of Environmental Health shall be required to determine whether the recommendations of the Wastewater Study should be relaxed or upheld, and the policies of the Basin Plan, Monterey County Code (Septic System Ordinance), and other applicable health requirements will be met.

54.1.7 (CV) The County of Monterey supports the new San Clemente dam project or some other water project as a means of assuring an adequate supply of

water for future growth in the Carmel Valley. Without additional supplies, development will be limited to vacant lots of record and already approved projects. All development which requires a water supply shall be subject to County adopted water allocation and/or ordinances applicable to lands in the Carmel Valley Master Plan area. This is the Low Growth Alternative addressed in the Final SEIR 85-002.

However, the MPWMD would provide only enough allocation for planned growth in Carmel Valley.

54.1.8 (CV) The County shall encourage and support reclamation projects as a source of additional water supply. Such projects must show conclusively that they do not contribute to groundwater degradation. If additional water is generated by this method, it may be used to replace domestic water supply in landscape irrigation and other approved uses to free domestic water for planned growth provided that the water reclaimed creates no adverse environmental impacts.

54.1.9 (CV) Proposals for Community Sewering for the Mid-Valley Area, including an advanced wastewater "package" treatment plant and spray irrigation shall be acceptable to the Director of Environmental Health prior to approving projects at densities greater than one unit per acre. If community sewerage is not found to be feasible, detailed groundwater studies acceptable to the Director of Environmental Health shall be conducted to confirm or refute the wastewater application criteria for specific sites.

In no case shall the nitrogen loading rate exceed 40 grams/acre/day or the policies of the Basin Plan and Monterey County Code (Septic Ordinance). The cost of such studies as needed shall be borne by the developer when new projects are proposed.

54.1.10 (CV) The County shall increase monitoring efforts in the Carmel Valley Village and Mid-Valley Areas to:

- o identify existing groundwater quality or other impacts from septic systems;
- o verify the data assumptions and predictions contained in the Carmel Valley Wastewater Study for these areas; and
- o determine the need for community sewerage

facilities or other improvement in waste disposal practices.

54.1.11 (CV) Detailed cumulative groundwater quality impact studies shall be conducted for any proposed projects which will exceed, on a localized or areawide basis, the maximum recommended wastewater application rates contained in the Carmel Valley Wastewater Study.

In no case shall the total nitrogen loading rate exceed 40 grams/acre/day or the provisions of the Basin Plan and Monterey County Code (Septic Ordinance). Special consideration should be given to commercial development, such as visitor accommodations and restaurant facilities, where more intensive wastewater loadings are likely. Based on these studies, the adopted wastewater application criteria shall be refined to guide sewage disposal plans. The investigation shall be conducted by a licensed geologist, geologic engineer, water quality expert and/or a licensed soils engineer. The project should be reviewed by a professional engineer or hydrologist acceptable to the Director of Environmental Health and the cost of the review shall be borne by the developer when new projects are proposed. The scope of work shall be established by the Director of Environmental Health in conjunction with the Monterey Peninsula Water Management District.

56.2.3 (CV) Whenever street lighting is used in the valley, it shall be designed to promote traffic safety and be unobtrusive and harmonious with the local character. Such lighting must be constructed and located to illuminate only the intended area and prevent off-site glare.

56.2.4 (CV) Except where inconsistent with sound environmental planning, new above-ground transmission facilities shall 1) follow the least visible route (e.g., canyons, tree rows, and ravines), 2) cross ridgelines at the most visually unobtrusive locations, 3) follow, not compete with, either natural features of the terrain or man-made features in developed areas, and 4) be well designed, simple and unobtrusive in appearance, have a minimum of bulk, use the minimum number of elements permitted by good engineering practice, and make use of colors and materials compatible with local surroundings.

IMPLEMENTATION

Quota and Allocation

As evidenced in the large data base compiled respecting the Carmel Valley Master Plan area [including "The Existing Conditions and Base Case" section of the Carmel Sanitary district Areawide Facilities Plan EIS/EIR (1979), the Carmel Valley Master Plan Study Committee Report (1978), the Environmental Impact Reports on the Master Plan, and the Carmel Valley Wastewater Study], the resources and facilities of the Carmel Valley are being severely tested or encroached by the pressure of human use and development. The Carmel Valley is a unique demographic, ecological, and environmental planning area which its residents desire to preserve and protect in consonance with non-destructive development. The Carmel Valley Master Plan goals and policies were determined by extensive public meetings and hearings held both at various announced locations in the Valley itself and at public Planning Commission and Board of Supervisors hearings. The need to grow at an orderly and deliberate pace so as to prevent irretrievable environmental or ecological damage and the need to find a viable mechanism to achieve the Master Plan Goals has resulted in intentional and considered selection of a reasonable 20 year residential development quota, coupled with an annual allocation of that quota.

The Carmel Valley Master Plan establishes both a 20 year quota and an annual allocation for the purpose of regulating residential building activity. The allocation process will be based on the following criteria:

1. The quota is for the 20-year life of the plan.
2. The 20-year quota will be a maximum of 1,310 new and existing lots of record.
3. Five hundred seventy two buildable residential lots of record (572 buildable vacant lots of record including 150 lots at Carmel Valley Ranch) may be built at any time and are not subject to the allocation system.
4. The 738 lots remaining in the quota will include both residential construction on new lots and new low and moderate income housing units.
5. The average yearly rate of allocation will be limited to 37 lots (738 lots ÷ 20 years).
6. Any newly constructed low and moderate income housing will be subtracted yearly from the quota according to plan policies and the new annual allocation will be calculated.

7. Subdivisions may be approved for up to the maximum number of lots for the life of a tentative map.
8. No more than 25 lots per year may be created in any subdivision.
9. Regulation mechanisms will be incorporated into the subdivision approval process. Administration will be the responsibility of the County Planning Department.
10. Lots not built upon in their year of allocation may be built upon in any subsequent year.

The quota permits a maximum of 1,310 new and existing lots of record. Of these 572 are existing buildable lots of record, and units in Carmel Valley Ranch and a maximum of 738 new lots may be created by subdivisions.

The County shall monitor development on lots of record for land subdivided prior to the adoption of this Plan as being part of the existing 572 existing buildable lots of record. Monitoring shall commence January 2, 1987. If at any time the amount of development on lots of record exceeds 572 dwelling units, the amount of excess will be subtracted from the 738 new subdivision lots permitted under the Plan. Approved units (new single family dwellings, second units or more approved by Use Permit on individual lots of record, senior citizen units [counted 2:1], apartments or other living quarters approved by Use Permit, caretaker units, and low and moderate income units) will be totaled yearly at the end of December. Total yearly development will be subtracted from the quota established when the Plan was adopted or as reduced by passing years whichever applies. The remainder of the quota will be divided by the years remaining in the 20 year life of the Plan, and shall equal the allocation for the next year beginning on the first working day of January of that year.

In no case shall the number of new dwelling units exceed the 1,310 permitted by the Plan. The following shall be subtracted from the 1,310 to determine the amount of development remaining:

- o Adjunct 1/ units
- o Units on lots of record
- o Units in approved subdivisions

1/ Adjunct units include second units or more approved by Use Permit on individual lots of record, senior citizen units (counted 2:1), apartment or other living quarters approved by Use Permit, caretaker units, low and moderate income units.

A subdivision evaluation system is to be used to assist the County in arriving at a comprehensive evaluation and, ultimately, a decision regarding the relative merits of the various residential subdivisions. It is the intention of this plan to make relative comparisons between proposed projects rather than granting approvals on the traditional first-come-first-served basis. This should result in the selection of those projects best conforming to the goals and policies of this plan.

1. Both standard and minor residential subdivisions shall be subject to the allocation system.
2. A subdivision evaluation committee should be formed according to provisions of the County Code which will provide early input regarding evaluation of subdivision proposals. The subdivision allocation committee shall be Valley-wide in composition.
3. The procedure should establish a vehicle for the earliest possible exchange of information between the subdivider, staff, and subdivision evaluation committee. Early project revisions should be encouraged as necessary to realize the goals and policies of the Carmel Valley Master Plan.
4. A point scoring system based on Plan goals and policies should be used to evaluate each subdivision. The written report of the evaluation committee shall be accepted unless contrary findings are made. Final determination of a point score for any subdivision should be made at a public hearing.
5. In any given year, allocations should be considered at six month intervals to allow for differences in processing time among various subdivisions.
6. An appeal process should be established at key points in the allocation procedure.
7. The allocation procedure must be compatible with or shall be replaced by any implementation of the Monterey County Growth Management Policy, but in any case, the number should not be higher than the maximum stated in this Plan.
8. Lots or condominium units created and designated for individuals of low and moderate income shall be exempt from the annual allocation system, but shall be subtracted from the 20 year quota.

Mandatory Review of Quota and Allocation System

The quota system and the subdivision allocation system were both devised to implement the goal of managed growth in Carmel Valley. However, it is recognized that these techniques are untried and thus experimental. Therefore, the County Planning Department shall establish a computerized record keeping system which shall monitor both the buildout of vacant lots of record and the creation of new lots of record as Tentative Subdivision Map approvals are filed, accepted and recorded as Final Maps. The records will be updated monthly based upon the Building Department issuance of final occupancy permits for dwellings built in Carmel Valley and the quota and allocation system shall be the subject of a mandatory review following the completion of two years trial use. As a maximum, the Planning Commission shall hold one public hearing on this subject and determine whether changes are necessary and should be recommended to the Board of Supervisors.

The necessity of changing these aspects of the Plan after the two year period must be demonstrated with a preponderance of facts suggesting the inappropriateness of this system; otherwise, the system shall remain as it is.

In addition, the plan shall be reviewed after six years to evaluate the functioning of the quota and allocation system in relation to the creation of lots and the units built on those lots.

Periodic Evaluation Program

The County agrees with the City of Carmel that statistical and other information should be maintained with regard to environmental factors affected by the Master Plan. Many of the factors which are recommended for evaluation are presently monitored by various public agencies and cumulative information may be available at minor cost. Additional information may well be available from expert analysis of periodic aerial photographs maintained by the Monterey County Flood Control and Water Conservation District. The Board of Supervisors should consider entering into a joint powers agreement with the City of Carmel to fund a bi-annual expert analysis of cumulative environmental changes.

The County does not intend that such information be utilized to amend the 20 year Master Plan, but rather, that it be made available as a general data base for the cumulative impact sections of EIRs for proposed development. The integrity of the Master Plan will thereby be maintained while assuring that environmental changes are not overlooked with respect to specific project applications.

Carmel Valley Ranch

The Amended Carmel Valley Ranch Specific Plan is incorporated

into this plan by reference, however, attainment of densities authorized by the Specific Plan is dependent upon conditions existing at the time each future increment of development is sought and is further dependent upon conformity with the Master Plan goals and policies regarding environmental and resource protection. Any amendment of the Specific Plan must be consistent with the policies and provisions of this Master Plan.

Subdivision of the land reserve area shall be done in conformity with the Quota and Allocation System of the Master Plan. However, for purposes of establishing points for the evaluation of this property, one sixth of the improvements required under the Specific Plan shall be credited to the land reserve area, such as, but not limited to, dedication of trails and open space, improvement of the Robinson Canyon intersection, and contributions to the improvement of Carmel Valley Road. No restrictions are placed upon the number of residential units that can be applied for in the land reserve area other than those specified in this Master Plan.

Calculation of Allowable Density

Applicant wishing to apply for a subdivision under this plan must use the following procedures to calculate the maximum allowable residential density under this plan and thereby prepare an application consistent with or less than the maximum allowable density:

1. One factor in density determination shall be land use designation. The maximum density allowable under the land use designation for a parcel shall be divided into the total number of acres found within the parcel. For example, a 100 acre parcel with a maximum land use density of one unit per 2.5 acres would have a land use density of 40 sites.
2. The slope of the property should be determined and the slope-density formula defined in the Monterey County General Plan (policy 3.2.4, page 18, allows one building site per acre) applied. This calculation will yield a specific maximum density. For example, a 100 acre parcel might consist of fifty per cent of the land having a slope of over thirty per cent and the other fifty per cent below nineteen per cent. The maximum density allowable on that parcel as calculated according to slope would be fifty sites.
3. All of the policies of the plan must be applied to the parcel. Any policies resulting in either an increase or decrease in density would be tabulated. Any resulting change in density would then be added or subtracted from the maximum density allowable under the slope formula.

4. The maximum density allowable according to land use designation (step one above) and the maximum density allowable according to the plan policies (steps two and three above) should then be compared. Whichever of the two densities is the lesser shall be established as the maximum density allowable under this plan.
5. The calculations of maximum density made by an applicant will be reviewed during public hearings prior to the approval of any permits or quota allocation pursuant to this plan.

Visually Sensitive Areas

The County will establish a hierarchy of visually sensitive areas which reflects existing development, visually degraded areas and key scenic features. The Plan will define the viewshed and establish design controls for development in such areas. The study will:

- o Denote the frontal slopes and the Valley floor as viewshed in order to protect the large expanses of visual open space on the Valley's slopes and promote infill development in presently developed areas.
- o Identify critically sensitive areas of the viewshed and prohibit all further development in these areas. Where this policy works a substantial hardship on a particular property owner, acquisition of development rights will be considered.
- o Identify significant but non-critical areas of the viewshed. Development will be minimized and generally discouraged, but permitted where it can be screened and/or located outside the viewshed of scenic corridors.
- o Identify non-critical areas which are developable in accordance with Plan policies.
- o Identify visually degraded areas that shall be improved by new development.

Subdivision Evaluation System

The County shall establish an evaluation system based plan policies and mitigation measures of EIR 85-002. The policies of the Plan and mitigation measures 14, 15, 17, 30, 39, 44, and 66 shall be grouped under the appropriate environmental topic and shall be the evaluation criteria used to rate subdivision proposals. The County shall prioritize each group and weigh the policies within them by assigning points so that the relative importance of a policy or environmental issue is stressed. A project must achieve compliance with all policies in order to be

considered for approval. In order to gain approval, a project must score at least half the points within each group. Scores received shall be valid for 2 years from the date of the scoring of the Subdivision Evaluation Committee.

The following are the environmental topics under which Plan policies are grouped:

- o Land Use
- o Rural Quality & Visual Resources
- o Water & Hydrology
- o Traffic
- o Noise
- o Air Quality
- o Geology
- o Ecology
- o Cultural Resources
- o Public Services
- o Hazards

