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Carmel Valley Village

Development Criteria



Carmel Valley Village Mini-Plan

Monterey County Board of Supervisors

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Introduction

In December 1986, the Monterey County Board of Supervisors adopted the Carmel Valley Master Plan which identified development goals and policies for the Master Plan area.

In accordance with Policy 28.1.22, the Monterey County Planning Commission appointed an advisory committee given responsibility to refine the development policies of the plan for the Carmel Valley Village Core and adjacent residential areas. In part, this policy reads...

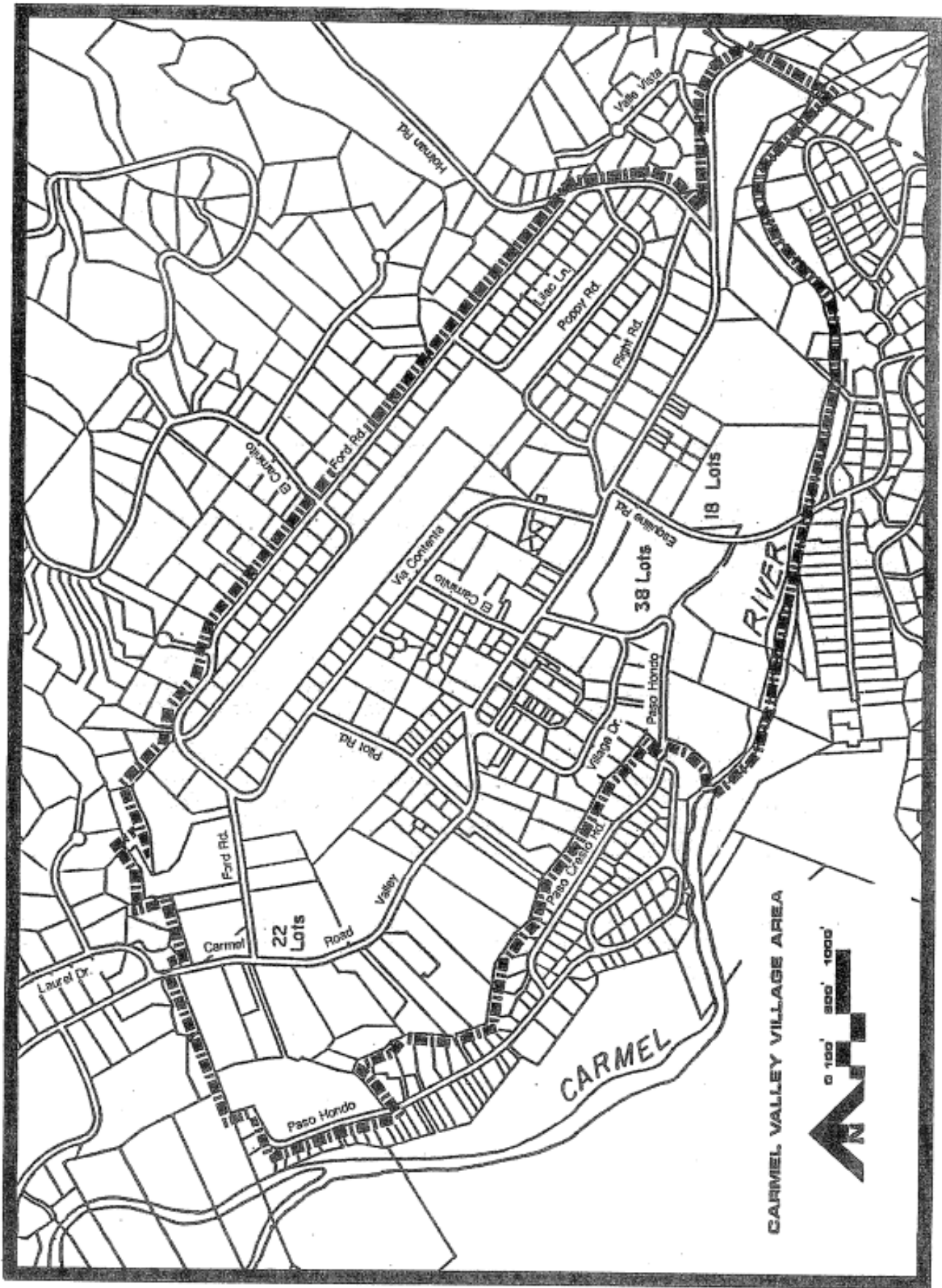
“The Committee shall address an appropriate architectural theme, design review policies, traffic circulation parking, street lighting, signing and any other pertinent matters.”

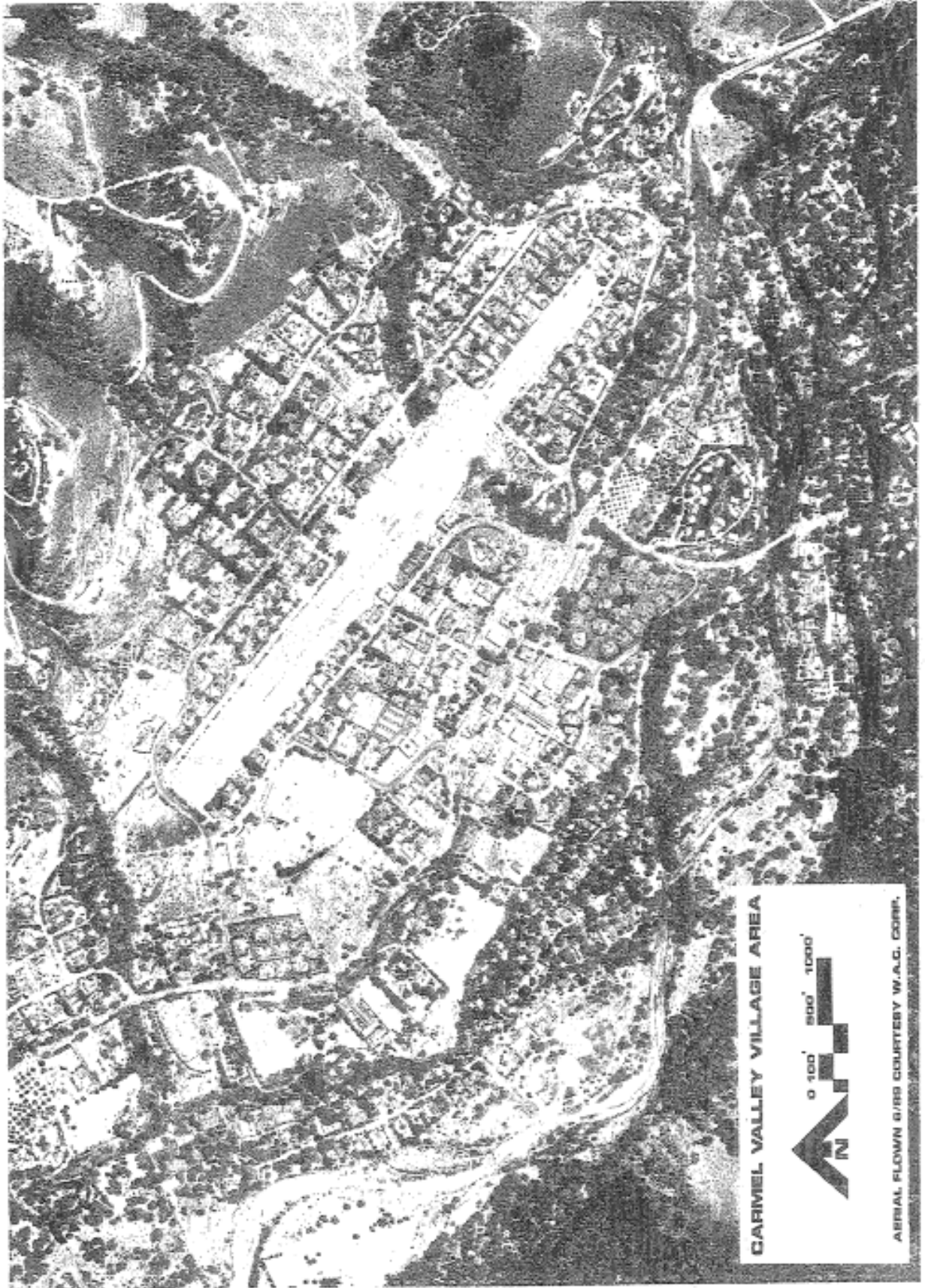
On June 24, 1987, the Planning Commission appointed a five member panel to address the above and other pertinent matters relating to the design and development of the Village Area. The panel has conducted numerous workshops and several public meetings to ascertain public interest and input into the future of the Village Area. The results of the panel's work is the following document.

Statement of Intent

It is the intent of the Carmel Valley Village Mini-Plan to provide more specific directions for development within the Village Area that implement and support the Carmel Valley Master Plan. To this end, development within the Village Area shall conform to the basic goals of the Master Plan as specifically delineated through applicable policies of the Carmel Valley Master Plan and the criteria which to follow.

All development within the Village Area will require review for discretionary approvals or other permits prior to actual construction, remodel, or land use intensification.





A. Site Development

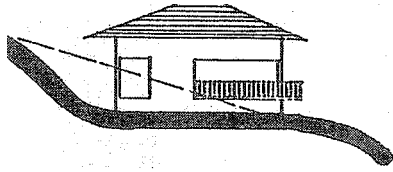
1.0 Goals

- 1.1 Site plan elements (i.e., structures, circulation, and landscaping) are arranged on the site so that activities are integrated and harmonious with the neighborhood and surrounding area and are arranged to produce an attractive, efficient and cohesive development.
- 1.2 Site plan elements shall consider existing natural topography, drainage and solar access.
- 1.3 Site plan elements shall be designed to maximize compatibility to neighboring commercial parcels and, where appropriate, adjacent residential development.
- 1.4 Site plan elements shall contribute to the overall aesthetic quality of the project and surrounding area.
- 1.5 The site design shall contribute to access for all structures for fire suppression, police protection and emergency access.
- 1.6 The site design shall incorporate provisions for barrier-free access for the handicapped.

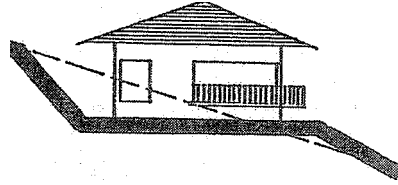
2.0 Grading and Siting

- 2.1 Proposed structures shall be located and constructed to blend with the natural landforms and natural vegetation of the site while complementing adjacent neighboring structures wherever possible.
- 2.3 Grading shall be allowed only for the construction of the structures and driveways necessary for the proposed improvements. Slope-rounding shall be used whenever possible to blend the proposed site with adjacent land forms instead of padding or terracing the site.

Figure 1 Grading for Building Sites



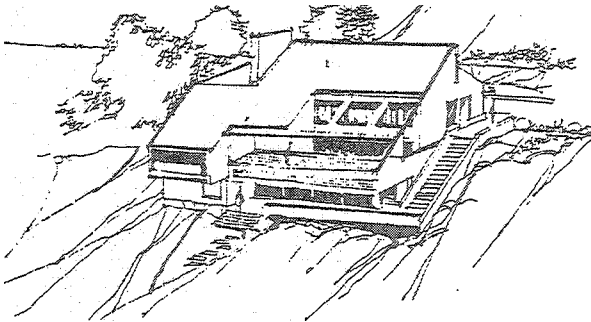
This: Grading should be accomplished producing gradual transitions at the top and bottom of disturbed slopes.



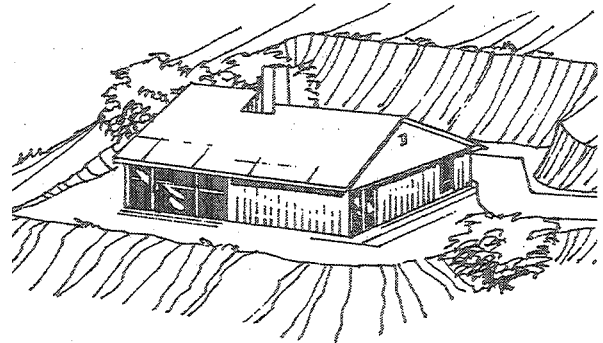
Not This: Unnecessary Sharp angle created at the top and bottom of graded slopes disrupts the visual attributes of the natural terrain accenting the manufactured appearance of the slopes

- 2.3 Views from public areas and roads within the Village Area shall be protected and enhanced through careful review of site development plans. Visual screening or increased building setbacks may be used to lessen the negative or adverse visual effects of a proposed project.
- 2.4 Structure shall be located to preserve existing view corridors as seen from public viewing areas wherever possible.

Figure 2 Structure Siting on Slopes



This: Structure designed to match the natural contours of the site minimizing grading.



Not This: Structure does not fit the terrain. Extensive grading is required to create a building pad.

Siting

Designs using step foundations on slopes reduce the amount of grading and slope disturbance on the site.

Structures and accessory buildings should be located, design and constructed to retain and blend with the natural vegetation and landforms adjacent to the building site. "Grading shall be minimized through the use of step and pole foundations, where appropriate."
[Policy 3.2.4 (CV)]

3.0 Carmel Valley Road Setbacks

- 3.1 A minimum 20 foot setback from the edge of the road right-of-way for Carmel Valley Road in the Village Area shall be required. The front setback area shall be utilized for landscaping and pedestrian circulation, and is in conformance with the approved pedestrian pathway plan for the Village Area and does not conflict with vehicular safety concerns.

Figure 3 Pathway Adjacent to Carmel Valley Road



Pedestrian pathway located adjacent to the road right-of-way does not conflict with vehicular traffic. The landscaped strip acts as a visual and safety buffer between pedestrian and vehicular traffic.

4.0 Architecture and Exterior Appearance

4.1 Scale

- 4.1.1 Proposed structures should correlate to adjacent vegetation, landforms and buildings in the area where they are to be located.
- 4.1.2 Building bulk within the Village Area shall be restricted through the use of height limitations for single family residential

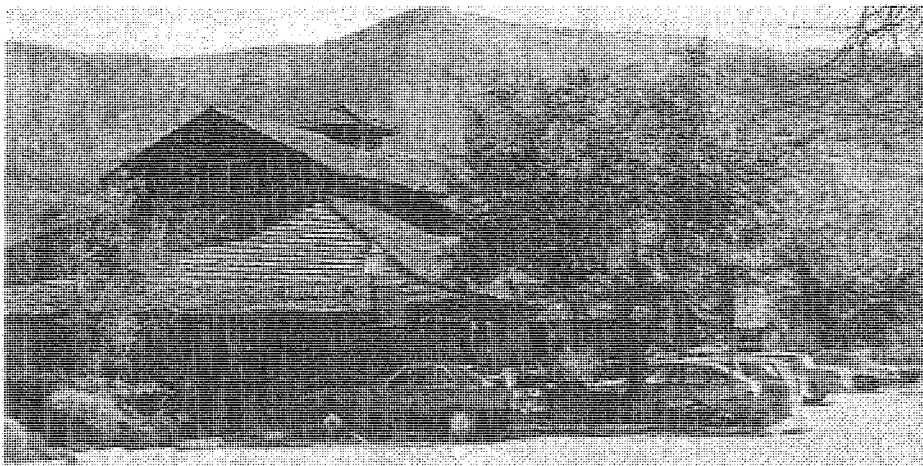
structures; and height limits and floor area ratios on commercial and multiple family residential structures.

Single Family Residential

- 4.1.2.1 The height limitation for single family residential parcels within the Village Area shall be 26 feet.

Figure 4 Structure Scale

Structures should be designed in correlation to adjacent landforms, vegetation and buildings.



Commercial/Multiple Residential Projects

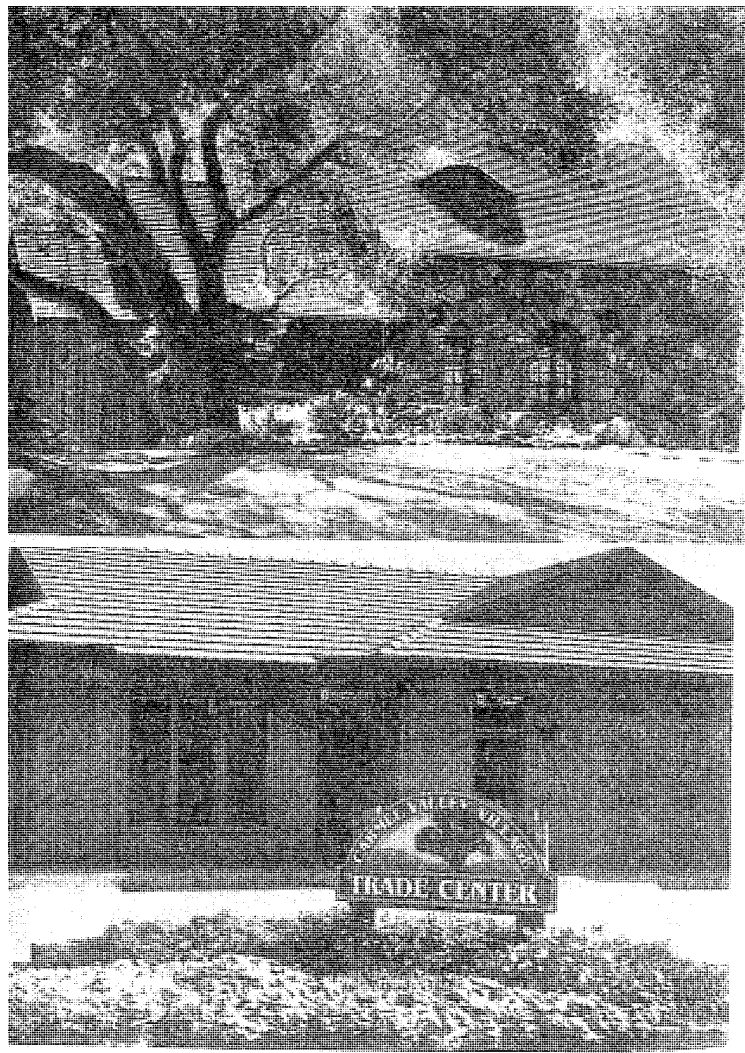
- 4.1.2.2 Two story structures shall be limited to a building height of 26 feet. No structure shall be permitted to exceed two stories except where additional stories are located entirely below natural grade.
- 4.1.2.3 Commercial and multiple family lots shall be further limited to a maximum floor area ration of 35%. Commercial projects using one story designs not exceeding one story in height may utilize up to a maximum 45% floor area ration.
- 4.1.2.4 The parking, landscaping and floor area ratio requirements for commercial or multiple family developments shall take precedent proposal and may result in the scaling back of proposed buildings in order to maintain appropriate landscaped open space, building scale and parking area for the Village Area.

5.0 Materials and Colors

- 5.1 The use of natural exterior materials and colors for proposed development shall be consistent and harmonize with the surrounding rural character of the Village Area. Exterior surfaces causing glare are not permitted. Glass areas should be located and designed to minimize glare.

Figure 5 Exterior Structure Materials

Good use of natural materials on the exterior of buildings blending the improvements into the surrounding environment



6.0 Architectural Style

- 6.1 Commercial and multiple family structures are to be evaluated with the surrounding environment and neighborhood setting. A "rural or rustic"

architectural theme utilizing natural materials and natural/earthtone colors shall be encourage for development in the Village Area. Preference will be given to buildings whose detail utilizes materials and colors that blend with the environment rather than contrasting to it.

Figure 6 Sample of rural architectural style

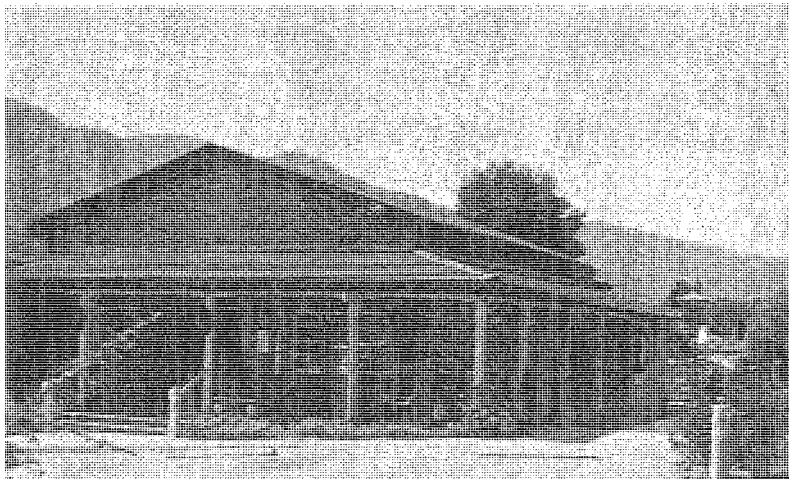
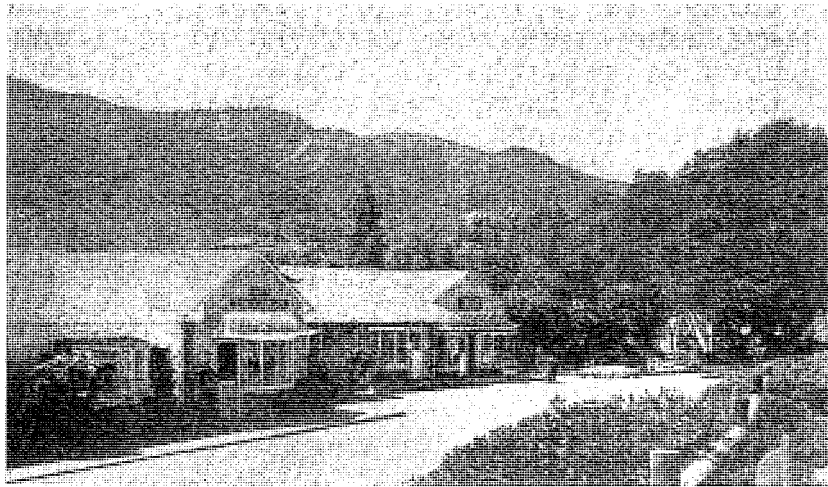


Figure 7

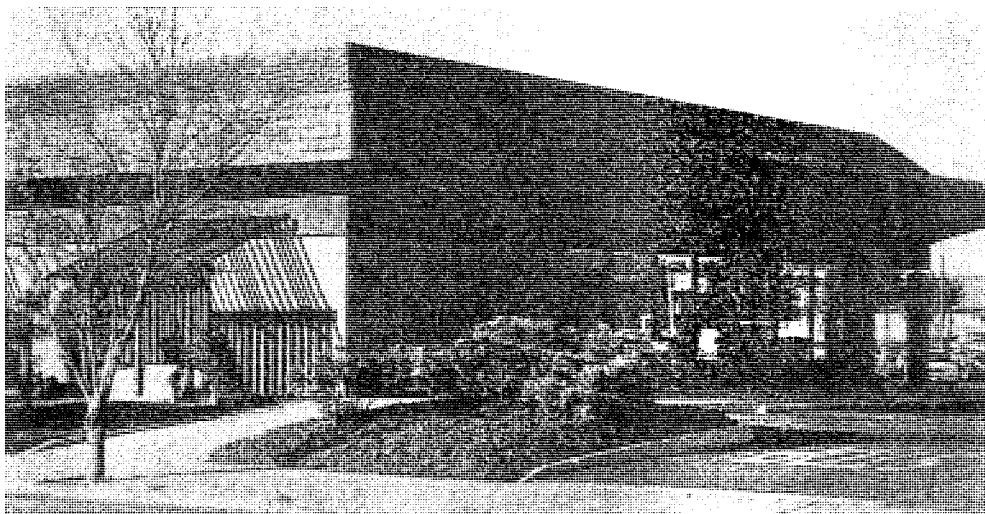
Sample of architectural style compatible with rural environment.



- 6.2 Stacks, vents, antennas or other off mounted equipment shall be screened from view and located on the least noticeable portion of the roof.

Figure 8

Roof mounted equipment as shown below, is not obtrusive and is located on the least noticeable portion of the roof.

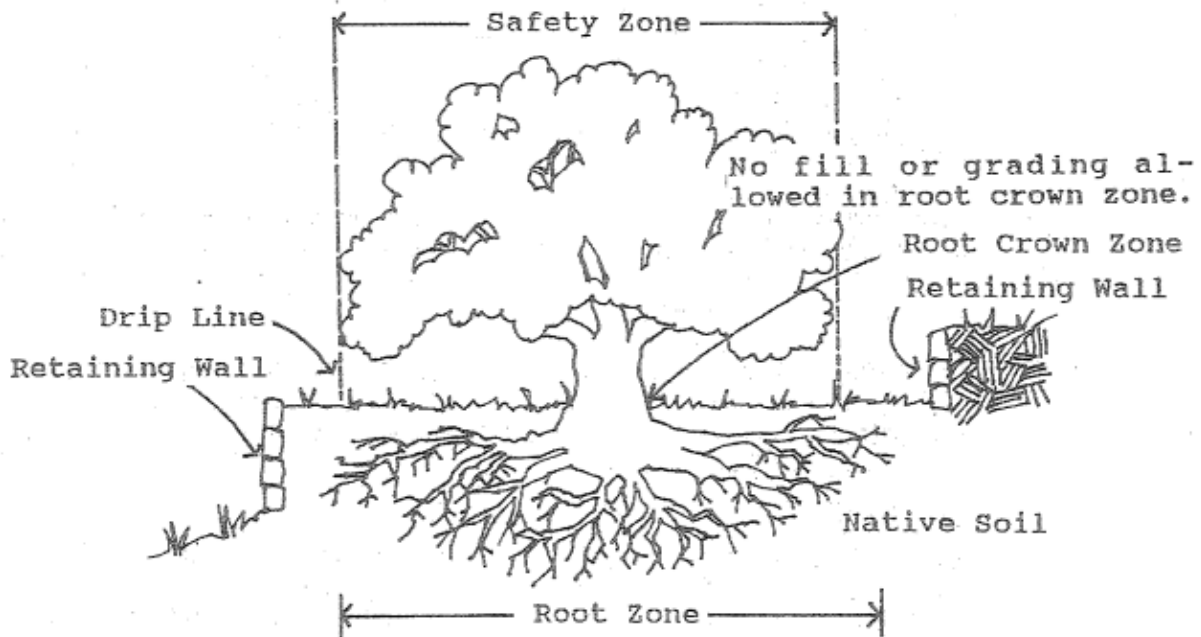


7.0 Vegetation and Landscaping

7.1 The Coast Live Oak shall be designated the official village tree.

7.2 Native oaks, live oaks and valley (white) oaks shall be required along street frontages and within parking areas where more than four parking spaces are required by ordinance. Monterey pine trees shall not be planted in the Village Area.

Figure 9 Oak Tree Terminology



7.3 Landscaping installed on all parcels within the Village area as part of an approved landscape plan shall minimize the removal of native trees and tree stands on the property. This shall include the cutting of trees that would screen structures from neighboring properties, preserve views as much as possible and minimize traffic hazards through placement of appropriate species which will not obstruct lines of sight.

7.4 Native oak or madrone trees over six inches in diameter two feet above the ground shall be protected and included in landscaping plans for the site unless it is shown by a registered professional forester that the present habitat will be enhanced through vegetation modification and removal. **A Land Use Permit will be required for their removal.** In such cases, required landscaping plans shall include the forester's

recommendations for the replacement of trees removed from the property.

- 7.5 Fifteen (15) percent of a commercial lot shall be landscaped as part of the development plans for the site. One third (1/3) of the landscaping area shall be devoted to landscaping parking and driveway areas. If a commercial project is approved for development shall be installed with the initial phase, with the remaining fifty percent of the landscaping installed proportionally with each subsequent phase of the project.
- 7.6 Landscaping shall be used to separate and screen parking areas from adjacent residential areas. These requirements shall apply to residential lots adjacent to commercially-zoned parcels.
- 7.7 Landscaped buffer areas shall be established between service centers and residential or public/quasi-public uses subject to the approval of the Director of Planning and Building Inspection.
- 7.8 The modification, installation or replacement of more than 20% of the vegetation on a developed lot or the disturbance of more than 5% of the vegetation of an undeveloped lot shall be in accordance with a landscape plan approved by the Director of Planning and Building Inspection.

8.0 Fences

- 8.1 Fences constructed of natural materials or the use of vegetation in conjunction with earth berms is to be encouraged. Chain-link fencing with appropriate batten wood inserts may be considered only where the fence location would not disrupt, interfere with or reduce the visual qualities of views to surrounding hillsides as seen from public viewing areas. Wire fences and those utilizing barbed wire are prohibited in the Village Area, except in commercial areas where security problems exist and by permit only. No razor wire will be permitted anywhere in the Village Area.

Figure 10

Fences of natural materials are used to separate areas for different uses or needs or provide a definition to yard or streetscape.

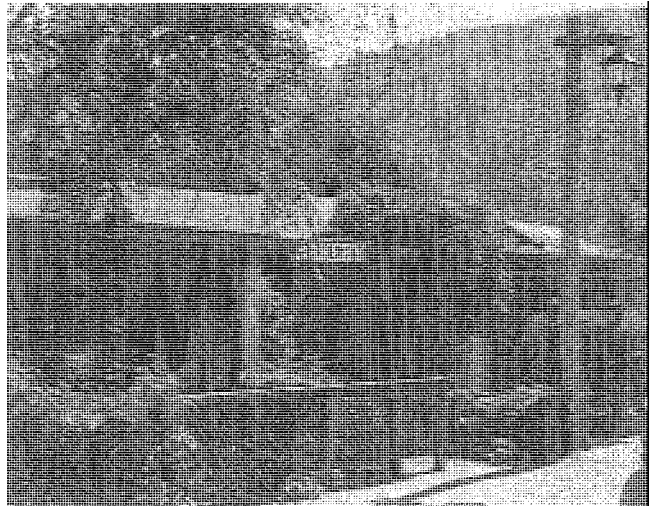
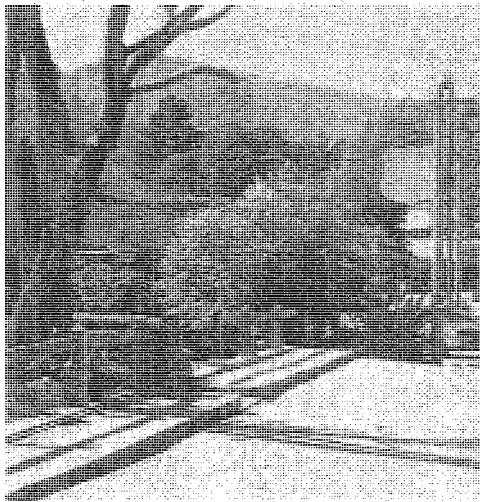
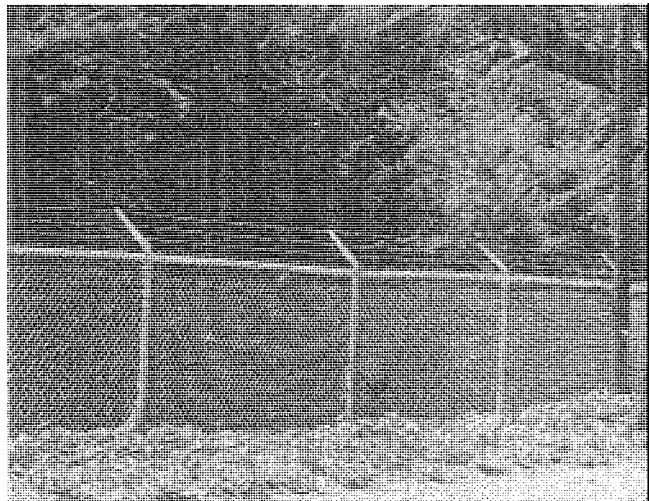


Figure 11

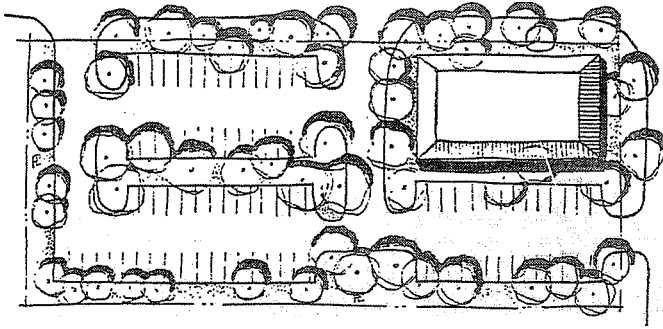
Wire fences and those utilizing barbed or razor wire are prohibited in the Village Area



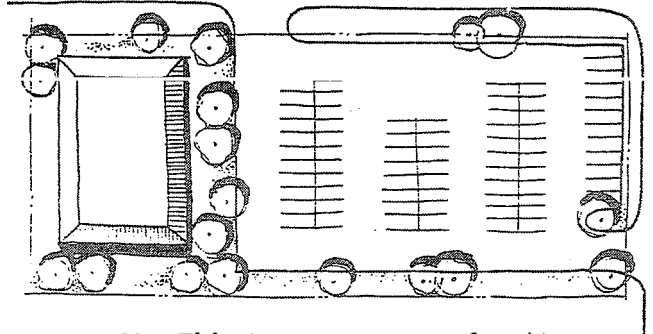
9.0 Paving and Parking Areas

- 9.1 Small, separate, landscaped, paved parking areas shall be preferred over large expanses of paved parking areas.

Figure 12 Parking Lot Design/Landscaping



This: Extensive use of Landscaping and small, separate parking areas add visual interest to the parking lot



Not This: Large expanses of parking area with insufficient landscaping lack visual interest, detract from the area's visual qualities and do not promote the rural quality of life desired in the Village core.

9.2 Paved areas such as parking lots, driveways, sidewalks, etc., shall be integrated into the site layout and design with appropriate landscaping to provide visual interest for the site.

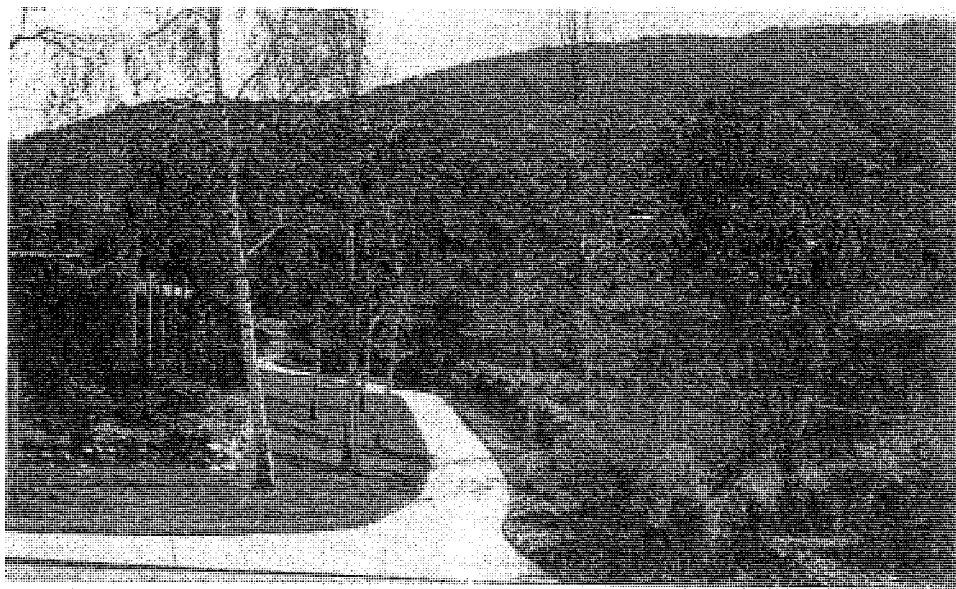


Figure 13

Pathway integrated into the terrain shows good use of landscaping materials creating visual interest along its route.

- 9.3 The use of textured or patterned paving materials is encouraged to improve the visual interest of driveways and parking areas.
- 9.4 Landscaping shall be utilized where appropriate to screen parking areas for more than four vehicles from views seen from the public roads.

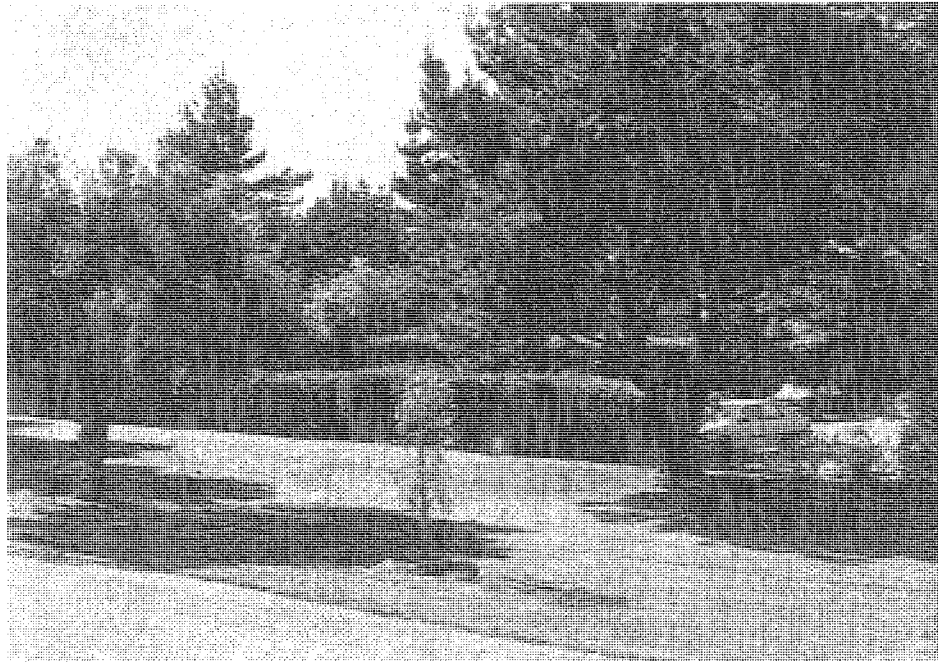


Figure 14

This parking areas is visually separated form adjacent road by landscape buffer and screening vegetation enhancing the visual qualities of the area.

10.0 Outside Storage of Materials and Equipment

- 10.1 Materials that may be wind-blown shall be bunkered or otherwise protected to eliminate dust nuisance.
- 10.2 The storage or materials (including bulk items, e.g. sand, humus, gravel, etc.) or equipment used or intended for commercial purposes shall not be located outside a covered or enclosed structure. Equipment shall consist of any vehicle or trailer greater than 1 ton Gross Vehicle Weight and various portable items including but not limited to pumps, saws, or other small devices associated with commercial operations.

11.0 Lighting

- 11.1 All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and offsite glare is fully controlled

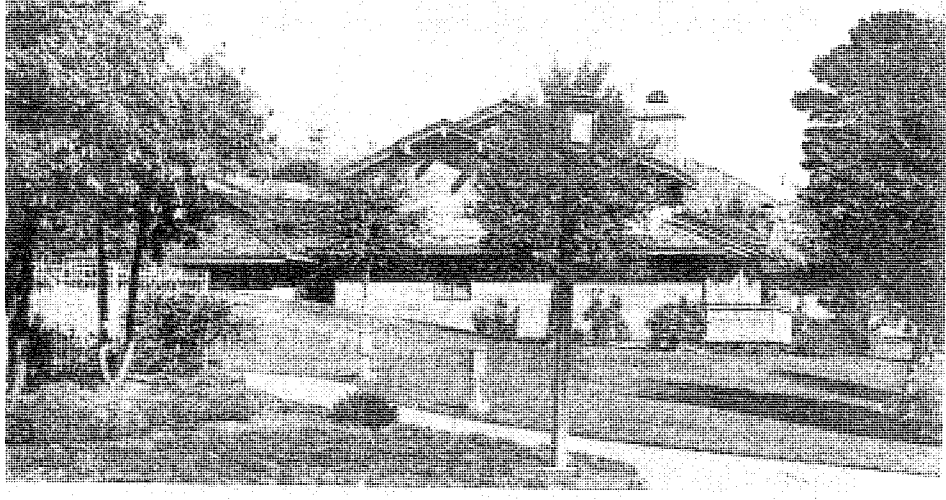


Figure 15

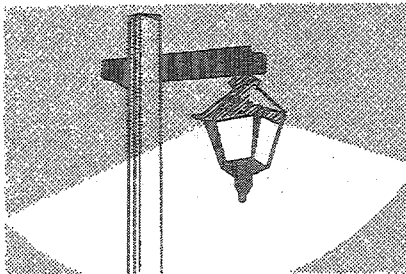
Covered or hooded light fixtures illuminate only the intended area controlling offsite glare.

- 11.2 All proposed driveway and walkway lighting within the Village Area shall be attached to the structure under the eave or be hooded, recessed or otherwise affixed to the ground directing light only to the intended area of illumination. The design of said lighting fixtures shall be subordinate to and blend with the natural setting and surrounding environment in accordance to an approved lighting plan for the property. No bare light bulbs as seen from offsite shall be permitted. The use of low voltage lighting shall be encouraged where appropriate.
- 11.3 Security lighting shall be hooded, recessed or located in such a manner that lighting illuminates only the intended area in accordance with an approved lighting plan for the property. General on-site lighting, as opposed to specific building or landscape lighting, shall conform to 11.1 above. Overhead, freestanding fixtures used for general illumination of the site shall conform to light standards adopted by the Board of Supervisors or an approved equivalent. (Refer to 11.4 below for style of fixtures.)

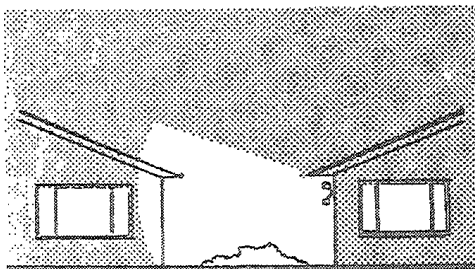
- 11.4 Improvements that include street lights shall follow the guidelines for fixtures and poles adopted by the Monterey County Board of Supervisors 11/8/83. See Appendix C for specifications. No two street light poles shall be closer than 100 feet laterally.
- 11.5 High intensity mercury or sodium vapor or halogen lights over 70 watts shall not be installed in the Village Area. Cobra-head light fixtures are not consistent with the rural character of the Village Area and shall not be installed.
- 11.6 Indirect hooded illumination of commercial signs will be the accepted standard. No internally-illuminated or neon signs visible from the street shall be permitted.

Figure 16

Exterior lighting shall be designed to avoid illumination of adjacent parcels. The light source shall be hooded or shielded from views on adjacent property.



This: Fixtures with covers reduce glare, increase directional control of light and minimize off-site illumination.



Not This: Spotlights with expose bulbs increase chances of off-site illumination.

12.0 Signing

- 12.1 All signs shall be located off the public right-of-way
- 12.2 All signing within the Village Area shall be subject to design review and approval by the Planning Commission or its appointed designee. Exceptions include nameplates for a single family residence, real estate signs not exceeding in the aggregate seven (7) square feet, temporary signs for construction projects and those signs identifying apartment complexes, mobile home parks, condominium projects or other clustered residential developments.

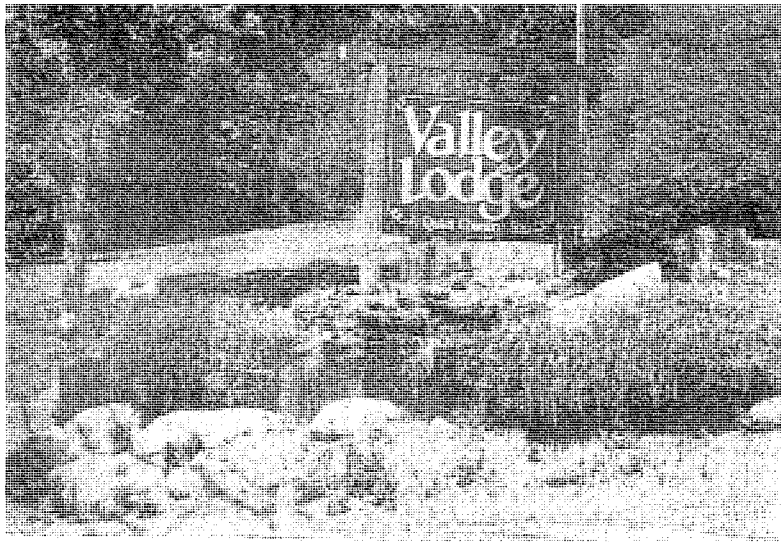


Figure 17

Signs composed of natural materials are easily incorporated into the natural landscape.

Residential

- 12.3 Nameplate and street address signs, real estate signs, temporary signs for construction projects, identification signs for clustered residential projects (e.g. Apartments, mobile home parks, condominiums, etc.) shall comply with Title 21 (Zoning) requirements of the Monterey County Code.
 - 12.3.1 Nameplates and street address signs for residential property shall not exceed 2 square feet per parcel, except that sites designated and approved for multiple family use shall not have

identification signs exceeding, in the aggregate, 20 square feet per parcel.

Commercial

- 12.4 Commercial signs shall be limited to 3 square feet per 10 lineal feet of street frontage provided that a business establishment shall be allowed a sign area of 30 square feet and no more than 90 square feet per parcel, and provided that the area permitted may be divided into not more than six single-faced or double-faced signs; said formula to apply for each street frontage.
- 12.4.1 Nameplates and street address signs, real estate signs, temporary signs for construction projects, and community information or directional signs shall conform to the requirements of Title 21 (Zoning) of the Monterey County Code.
- 12.4.2 Off-site advertising signs shall not be allowed within the Village Area.
- 12.4.3 No outside brightly illuminated, rotating, reflective, blinking, flashing or moving signs, pennants, neon signs or streamers shall be permitted.

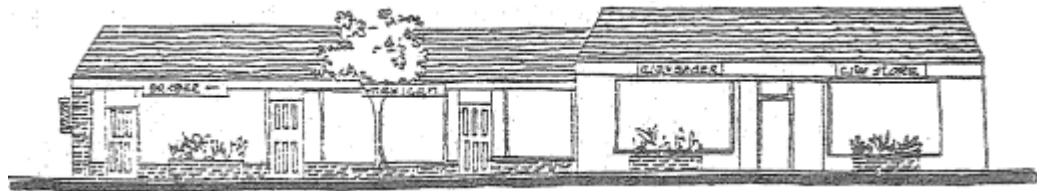


Figure 18

This: Signs shown here are in scale to the structure and do not detract from its architecture. All signing shall complement the architectural theme of the structures and shall direct and inform patrons rather than compete for attention.



Not This: Large, gaudy signs out of scale with the structure do not enhance the structure's architecture and are visually distracting.

- 12.4.4 Signs should be low-keyed and shall not be allowed to block views, cause visual clutter, or detract from the natural beauty. Policy 28.1.13 (CV)
- 12.4.5 Commercial signs shall not be constructed of plastic or be internally lighted. Neon signs shall not be permitted where visible from the street. Policy 28.1.4 (CV)

B. Circulation/Parking/Traffic

- 1.1 A pedestrian walkway/pathway network is incorporated into this plan (see Figure 22) thus facilitating easy pedestrian access to all parts of the Village Area and encouraging pedestrian traffic from surrounding residential areas. See Carmel Valley Master Plan Policy 39.2.2.5.
- 1.2 Space on both sides of the pathway shall be landscaped, where possible. Commercial or residential development or land use intensification or change of ownership within the area or change of ownership identified by the Village Pathway Plan (Figure 22) shall be required to provide landscaped pathways linking the development with the Village Pathway Plan.
- 1.3 Pathway development in conformance with the adopted pathway plan for the Village Area shall be handicapped accessible and conform to the following standards: meandering pathways constructed of asphaltic concrete (blacktop), 1.5 inches thick, 4 feet wide minimum over an appropriate base material.
- 1.4 Paths or walkways other than those which comprise the approved Village Pathway Plan (Fig. 22) "class II base rock" shall be of a type and

material that blends into the natural environment and minimizes uncontrolled stormwater run-off.

Figure 19

Building entries should be visible from parking areas. Special paving is visually attractive and directs pedestrians to the entry. Pedestrian circulation should encourage access from Carmel Valley Road.

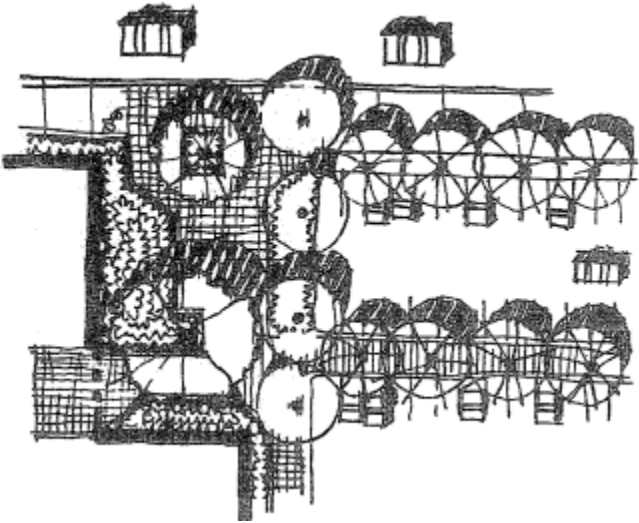
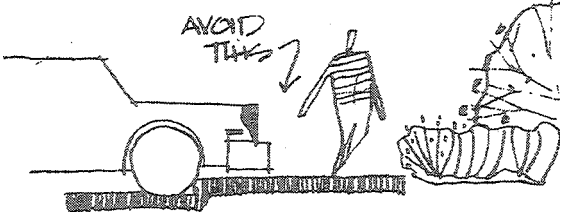
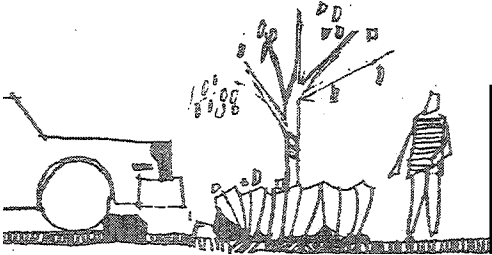


Figure 20



Avoid pedestrian circulation patterns which conflict with vehicular movement.



Encourage separation of vehicles and sidewalks through use of landscaped medians and buffers. Design access through landscaping to cars so that the plantings are not trampled.

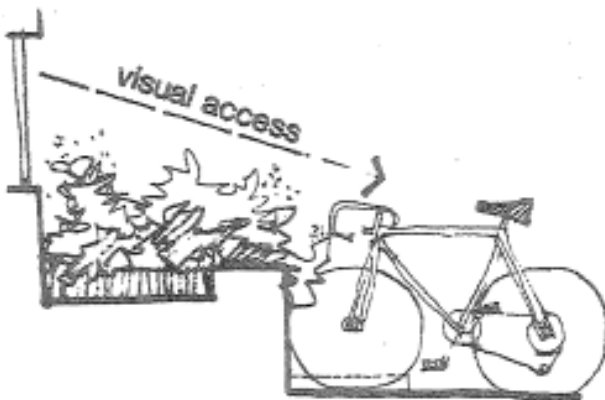
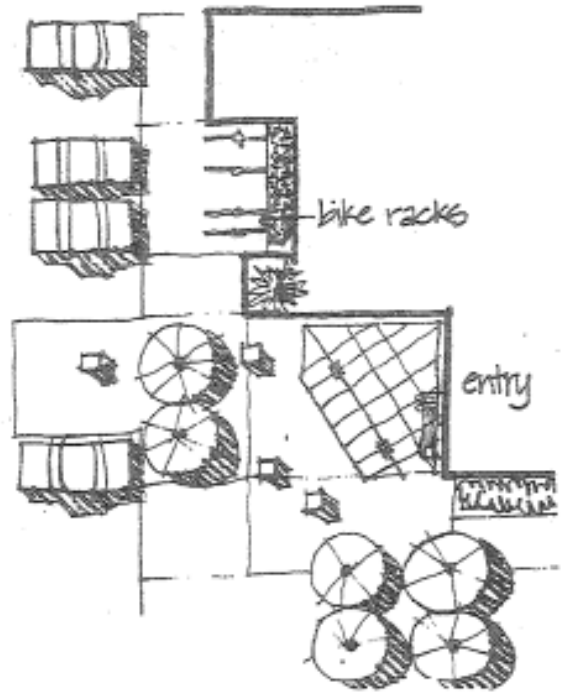
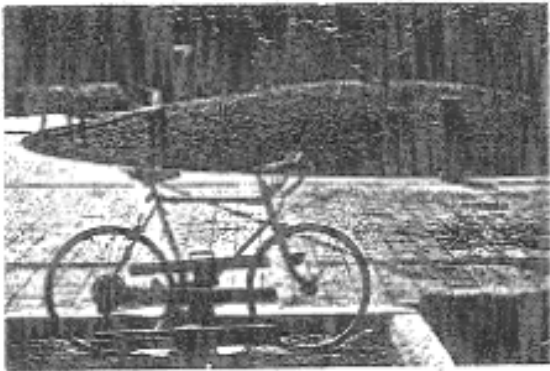
- 1.5 New commercial development should be encouraged to provide adequate area designated for bicycle parking within an acceptable distance of the entrance of the proposed building(s). The design and location of hardware (racks) for the multiple storage of bicycles shall be subject to the approval of the Director of Planning and Building Inspection.
- 1.6 Development projects on sites in excess of 20,000 square feet shall provide adequate space for transit bus stops if and where approved by the Monterey-Salinas Transit District (MST) and the County Department of Public Works.
- 1.7 Parking areas which require backing vehicles into the traffic flow of Carmel Valley Road shall be prohibited. Parallel parking adjacent to the Carmel Valley Road right-of-way shall be permitted.

Figure 22

Bicycle Access Considerations

The location of bicycle parking areas near building entrances encourages alternative transportation to business or services in the Village Area. Bicycle Parking Improvements should be:

- 1) Located out of pedestrian pathways;
- 2) Located generally within 50 feet of the building entrance;
- 3) Designed so the bicycle frame can be secured to the rack rather than the wheel alone;
- 4) Located where constant visual supervision is possible; and
- 5) Spaced a minimum of 2 feet apart.



C. Future Development of Airport Property

- 1.1 Development on the airport property shall provide adequate buffer areas which will preserve the open space character of the valley.
- 1.2 When the Carmel Valle Airport is developed, El Caminito shall be connected through the development and shall include an adjacent pathway.
- 1.3 Future development of the airport property shall be according to a development plan for the site consistent with Carmel Valley Master Plan Policies 26.1.42, 40.2.1.2 and 40.2.1.3 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.
- 1.4 The development density of the airport project shall not exceed 1 unit per acre for single family residences, 2 units per acre for health care or senior citizen units, nor 2 units per acre for visitor accommodations. Any development proposed shall be clustered to provide maximum open space.

D. Glossary

Architectural theme

The specific method or style expressed in the physical design of improvements to a property in a way that reflects trends or processes in the historical development of buildings over a general time period. The theme of a given structure may reflect one or more styles of design.

Building bulk

The physical space that would be occupied by a building consisting of three dimensions – length, width and height, providing a volume of area which may affect adjacent or surrounding areas or spaces due to its proximity to those areas.

Floor Area Ratio (FAR)

The allowable floor area on a parcel as a percentage of the total area of the building site.

- Floor area is the total combined gross floor area of all floors contained in all buildings on the building site as measured from the exterior face of enclosing walls. Floor area shall include, but not be limited to, all enclosed spaces within all buildings, finished basements, guesthouses, studios, garages and carports. Areas of enclosed floor space constructed and maintained entirely below ground, including garages, shall not be counted as floor area.
- The floor area ratio shall not apply to new condominiums, planned unit developments or similar projects where by their design the legally described lot coincides or is generally confined to the structures.

Appendix A

Landscaping Criteria and Checklist

Commercial

- A. A minimum of 15% of the entire site shall be landscaped. A Minimum of 1/3 of the total required landscaping area (5% of the total site area) shall be devoted to landscaping the parking and driveway area.
- B. Maintain a Vertical clearance of 8'-6" over walks, bikeways and seating areas. A vertical clearance of 13'-6" is necessary for all motor vehicle access areas.
- C. Landscaping shall utilize a variety of native, drought-resistant materials with minimum tree size of 15 gallon and shrub size of 5 gallon; the recommendations of a registered professional landscaper or forester may modify these requirements upon showing of sufficient site constraints with the authorization of the Director of Planning and Building Inspection.

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Other Landscaping Requirements/Recommendations
(All Projects)

- D. Compliance with County Ordinance No. 3190 regarding irrigation systems is required for projects within the California-American Water Company service area.
- E. Landscaping shall be installed in accordance with County Ordinance No. 3190 utilizing native, drought-tolerant plant species as suggested in the pamphlet entitled The Look of the Monterey Peninsula Landscape.
- F. Selection of plant materials should be based on their form, texture, shape and year-round interest (color, spring flower, fruit, branching patterns).
- G. Select plants that are relatively free from pests and diseases.
- H. Select plants of appropriate size for their intended use or location. Do not plant tall-growing shrubs in front of windows or wide spreading plants adjacent to walkways or doorways.
- I. Select Plant materials that do not have a messy fruit drop or brittle branches near paving. These materials may create a potential safety hazard or have maintenance problems.
- J. Avoid placing plant materials near or over underground utilities if such materials have root systems that may damage underground pipes.
- K. Avoid placing plant materials with shallow roots near paving.
- L. Avoid plants with thorns, sharp leaves or poisonous parts near walkways or pedestrian use area
- M. Landscape plantings shall include permanent plant materials as differentiated from those of a temporary or annual nature.
- N. All landscaped areas and/or fences shall be continuously maintained and all plant material shall be continuously maintained in a litter-free, weed-free, healthy growing condition.

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Landscaping Criteria and Checklist

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- B. Maintain a vertical clearance of 8'-6" over walks, bikeways and seating areas. A vertical clearance of 13'-6" is necessary for all motor vehicle access areas.
- C. Landscaping shall utilize a variety of native, drought-resistant materials with minimum tree size of 15 gallon and shrub size of 5 gallon; the landscaper or forester may modify these requirements upon showing of sufficient site constraints with the authorization of the Director of Planning and Building Inspection.

Other Landscaping Requirements/Recommendations (All Projects)

- D. Compliance with County Ordinance No. 3190 regarding irrigation systems is required for projects within the California-American Water Company service area.
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- K. Avoid placing plant materials near or over underground utilities if such materials have root systems that may damage underground pipes.
- L. Avoid plants with thorns, sharp leaves or poisonous parts near walkways or pedestrian use areas.
- M. Landscape plantings shall include permanent plant materials as differentiated from those of a temporary or annual nature.

Appendix B of Carmel Valley Village Mini-Plan

Care and Maintenance of Native Oak Trees

- I. The most critical issue in care and maintenance of existing oak trees is the altering of soil conditions under which the tree has grown. "Altering" includes the changing the grade within the drip line, changing watering practices from natural rainfall to supplemental irrigation, changing the leaf litter beneath the trees, changing drainage patterns, and compaction of solid around roots caused by heavy equipment.
- II. The following is a list of the recommended steps necessary to evaluate the effects of construction or soil disturbance on oak trees. For their protection, extra care is critical in site design and/or landscaping where oak trees are located.
 - a. Establish the radius of the existing root system by using soil probes or equivalent. This establishes a safety zone outside of which grading is possible. New development may dictate gradual root pruning when construction extends into the safety zone. A registered professional forester may be consulted for proper techniques. Root pruning enables roots to be cut for a lowering of the natural grade. Under no circumstances should soil be added around the root crown, but soil may be added over the extended drip line if the root crown is protected by retaining devices.
 - b. Overwatering oaks during the summer creates conditions favorable to root rot and oak root fungus. Beside reducing water to the root zone, draining water off the root crown quickly is vital to health of the tree. Sloping soil away from the root crown improves drainage by creating rapid water runoff. In heavy soils, such as clays, leach lines installed within the drip line and extending out to drainage courses may be necessary to increase drainage. In all cases, the goal is to duplicate the native conditions under which the oak has lived. Essentially, if the existing conditions were dry, leave them dry; if they were wet, leave them wet.

- c. Leaf litter is the accumulation of live and decaying leaves at the base of a tree. In the case of oaks, this litter contributes to a cool atmosphere for root growth, and an acid condition resulting from the decaying of the leaves. When possible, leave the natural litter in place.
- d. Poor drainage caused by a change in grade or compaction produces poor drainage. This problem can be averted by using other ground covers, sloping the natural grade away from the tree and diverting sprinklers away from the trunk. A dense turf or compacted soil can greatly reduce aeration in the soil. Reduced aeration plus excessive water favors development of harmful soil organisms, such as oak root fungus, which may be present in an inactive stage until stimulated by favorable growing conditions or even mechanical root injury.

Summary: Native oaks are extremely sensitive plants. Minimal grade changes within the drip line can drastically affect aeration of the roots and drainage around the root crown. Avoid summer irrigation which would produce constant moisture at the root crown.

For additional information or reading, please contact:

University of California Cooperative Extension, Natural Resources Program, 163
Mulford Hall, Berkeley, CA 94720, (415) 642-2360

Local Resource Conservation Districts

California Native Plant Society

Publications

Brown, Leland R., et al, 1979 "Oaks on Home Grounds." Div. of Ag. Sci., Univ. of Calif.
Leaflet 2783.

Harris, Richard W. and William B. Davis 1976. "Planting Landscape Trees." Div. of Ag.
Sci., Univ. of Calif. Leaflet 2583.

Koehler, C.S., et al. 1983. "Protecting Trees when Building on Forested Land." Div. of
Ag. Sci., Univ. of Calif. Leaflet 21348

Lobel, Denice F. and Alan G. George. 1983. "Plant Your Own Oak Tree." Div. of Ag. Sci.,
Univ. of Calif. Leaflet 21334

University of California Cooperative Extension, "Living Among the Oaks, A
Management Guide for Landowners"

Appendix C

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Report on Planning Commission)
Action on Carmel Valley Village)
Street Lighting, ACCEPTED.)

Upon motion of Supervisor Del Piero, seconded by Supervisor Petrovic and
unanimously carried, the Board hereby accepts the report on Planning
Commission's action on the Carmel Valley Village street lighting.

PASSED AND SOPTED this 8th day of NOVEMBER 1983.

I, ERNEST A. MAGGINI, County Clerk and ex-officio Clerk of the Board of
Supervisors of the County of Monterey, State of California, hereby certify that the
foregoing is a true copy of an original order of said Board of Supervisors duly made
and entered in the minutes thereof at page ---- of Minute Book 51, on
NOVEMBER 8, 1983

Dated: NOVEMBER 8, 1983

ERNEST A. MAGGINI, County Clerk and ex-officio
Clerk of the Board of Supervisors, County of Monterey,
State of California.

By *Michelle Monday* Deputy.

Report to Monterey County Board Of Supervisors

Subject	<p align="center">Carmel Valley Village Street Lighting-Report on Planning Commission Action on Board Referral</p>	Board Meeting Date	Agenda Number
		11/8/83	Consent 22
Department	Planning		

Recommendation

Accept report on Planning Commission action

Issue

On October 4, 1983, the Board referred to the Planning Commission a policy matter of considering appropriate lighting within Carmel Valley Village. The fixtures and poles presented to the Commission were those agreed to by the Village Improvement Committee and P.G.& E.

The Commission approved the proposal by a unanimous vote.

A second issue, and one which is not within the purview of the commission, is the matter of funding the lighting. This issue will be addressed as soon as possible by Public Works.


 ROBERT SLIMMON, JR.
 DIRECTOR OF PLANNING

Attachments: Board of October 4, 1983
 Planning Commission Resolution #83-366
 Illustration of fixture and pole from P.G. & E.

cc: Board, Board Secretary, County Counsel, News Media, Michael Johnson

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Street Lighting Standards Policy Referred)
To Planning Commission for Consideration;)
Staff Directed to Work With PG & E re:)
To the Board)

Upon motion of Supervisor Peters, seconded by Supervisor Moore, and unanimously carried, the Board hereby refers the Street Lighting Standards Policy, as developed by a Committee from the Carmel Valley Village area, to the Planning Commission for their consideration. The motion includes directed to staff to work with Pacific Gas & Electric Company re: lighting program charges. These matters are to be returned to the Board as soon as possible.

I, ERNEST A. MAGGINI, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof at page ____ of Minute Book 50, on NOVEMBER 4, 1983

Dated: NOVEMBER 4, 1983

ERNEST A. MAGGINI, County Clerk and ex-officio
Clerk of the Board of Supervisors, County of Monterey,
State of California.

By *Imela Monday* Deputy.

PC-4943

Resolution NO. 83-366
Monterey County Planning Commission
State Of California

WHEREAS: The Monterey County Board of Supervisors has referred to the Planning Commission the issue of establishing a Carmel Valley Village Lighting Policy as recommended by Village Improvement Committee, and

WHEREAS: The Planning Commission has considered the proposed lighting fixture and pole and found them to be in keeping with the rural character of the Village, now therefore be it

RESOLVED: That the Planning Commission approves the following fixture and pole as appropriate for Carmel Valley Village Lighting:

Fixture: Pendant mount, black finish, G.E. Cat. No. TC-100 (or equivalent) with 70 watt high pressure sodium vapor lamp; and

Pole: Wood, 22 feet in length.


Regularly passed and adopted by the Planning Commission of the County of Monterey, State of California, on the 26th day of October, 1983 by the following vote:

Ayes: Cailotto, Hendrick, Jimenez, Mill, Riddle

Noes: None

Absent: Calcagno, Glau, Reaves, Varga

ATTEST:

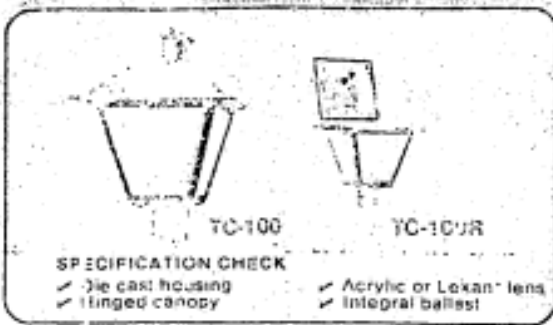

ROBERT SLIMON, JR., SECRETARY

DAVID HENDRICK, CHAIRMAN

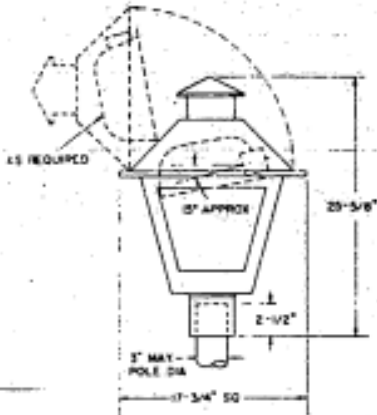
DHY/jr

TC-100, TC-100R LUMINAIRES

Listed in ICA 10033A



DIMENSIONS



OPTIONS

Lexan panels for TC-100R-70 and 100W Lucalox only

Following options for all TC-100, TC-100R configurations	MIN. QTY.	Price GO-54A
Slank and color is black. Eight decorative colors available (GEA-9352).	5	(\$4.00)
100, 75-watt mercury Auto-Reg. in other voltages not shown.	any	(No Adder)
100, 50-watt Lucalox Regulator in other voltages not shown.	any	(No Adder)
Paint mounting, (not available with PE receptacle-contact factory).	5	(Adder \$27.00)
Omni P.E. receptacle	any	(Deduct \$2.00 from equipment listed unit)

ACCESSORIES

Final kit (gold anodized aluminum, set of 4) requires field drilling of casting for mounting. Cat. No. 35-961860-35. Mansard Canopy, black color (ABS plastic) to be field assembled to standard TC-100, TC-100R. Cat. No. for units with P.E. receptacle, 35-961860-A1. Cat. No. for units without P.E. receptacle, 35-961860-A2.

PHOTOMETRIC DATA

Watts	Lamp	IES Distribution Type	Curve Number
70, 70, 100, 150	Lucalox	V	35-175627
100, 175	Phosphor Mercury	L-S-IV	35-174515
	Phosphor Mercury	S-C-V	35-174516
TC-100R			
50, 70, 100, 150	Lucalox	M-S-II	35-175770
	Lucalox	M-S-III	35-175780
100, 175	Phosphor Mercury	S-N-III	35-175795

ORDERING INFORMATION

Black Cat. No. (Less Lamp)	Price GO-54A	Volts	Watt/Lamp	Ballast Type	IES Dist. Type	Net Wt. Lbs.
TC-100 ACRYLIC PANELS AND 120-VOLT P.E. RECEPTACLE						
C721N278	504.00	120	150-Watt Lucalox	Reactor (NPF) Regulator	V	31
290	324.00	120				34
C721N323	301.00	120	100-Watt Lucalox	Reactor (NPF) Regulator		31
326	321.00	120				34
C721N500	293.00	120	70-Watt Lucalox	Reactor (NPF) Regulator	V	31
520	318.00	120				33
C721N521	295.00	120	50-Watt Lucalox	Reactor (NPF)		31
TC-100 LEXAN PANELS AND 120-VOLT P.E. RECEPTACLE						
C721N157*	264.00	120	175-Watt Mercury	Auto-Reg. Lag (NPF)	L-S-IV	31
153	248.00	120				29
158	224.00	240	H175DX39-22	Reactor (NPF)		26
174	264.00	120		Auto-Reg. Lag (NPF)	V	31
176	248.00	120				29
178	224.00	240		Reactor (NPF)		26
C721N156	252.00	120	100-Watt Mercury	Auto-Reg. Lag (NPF)	L-S-IV	28
152	246.00	120				27
151	222.00	240	H100D136-4	Reactor (NPF)	V	25
166	262.00	120		Auto-Reg. Lag (NPF)		28
168	246.00	120				27
170	222.00	240		Reactor (NPF)		25
TC-100 LEXAN PANELS AND 120-VOLT P.E. RECEPTACLE						
C721N279	309.00	120	150-Watt Lucalox	Reactor (NPF) Regulator	V	31
291	329.00	120				34
C721N325	306.00	120	100-Watt Lucalox	Reactor (NPF) Regulator	V	31
332	326.00	120				34
C721N502*	303.00	120	70-Watt Lucalox	Reactor (NPF) Regulator	V	31
517	323.00	120				33
C721N522	300.00	120	50-Watt Lucalox	Reactor (NPF)		31
C721N007*	269.00	120	175-Watt Mercury	Auto-Reg. Lag (NPF)	L-S-IV	31
003	253.00	120				29
008	230.00	240	H175DX39-22	Reactor (NPF)		26
026	259.00	120		Auto-Reg. Lag (NPF)	V	31
025	253.00	120				29
038	229.00	240		Reactor (NPF)		26
C721N005	267.00	120	100-Watt Mercury	Auto-Reg. Lag (NPF)	L-S-IV	28
002	251.00	120				27
001	227.00	240	H100D136-4	Reactor (NPF)	V	25
023	267.00	120		Auto-Reg. Lag (NPF)		28
019	251.00	120				27
020	227.00	240		Reactor (NPF)		25
TC-100R ACRYLIC PANELS AND 120-VOLT P.E. RECEPTACLE						
C721N718	324.00	120	150-Watt Lucalox	Reactor (NPF) Regulator	M-S-III	33
609	344.00	120				36
C721N703	321.00	120	100-Watt Lucalox	Reactor (NPF) Regulator	M-S-III	33
620	341.00	120				36
C721N715	318.00	120	70-Watt Lucalox	Reactor (NPF) Regulator	M-S-III	35
737	338.00	120				35
C721N738	315.00	120	50-Watt Lucalox	Reactor (NPF)		33
C721N735	284.00	120	175-Watt Mercury	Auto-Reg. Lag (NPF)	S-N-III	33
605	268.00	120				31
736	244.00	240	H175DX39-22	Reactor (NPF)	S-N-III	28
C721N732	282.00	120	100-Watt Mercury	Auto-Reg. Lag (NPF)		30
733	266.00	120				29
734	242.00	240	H100DX36-4	Reactor (NPF)		27

NOTES

* Order P.E. control separately. (See page E9.)

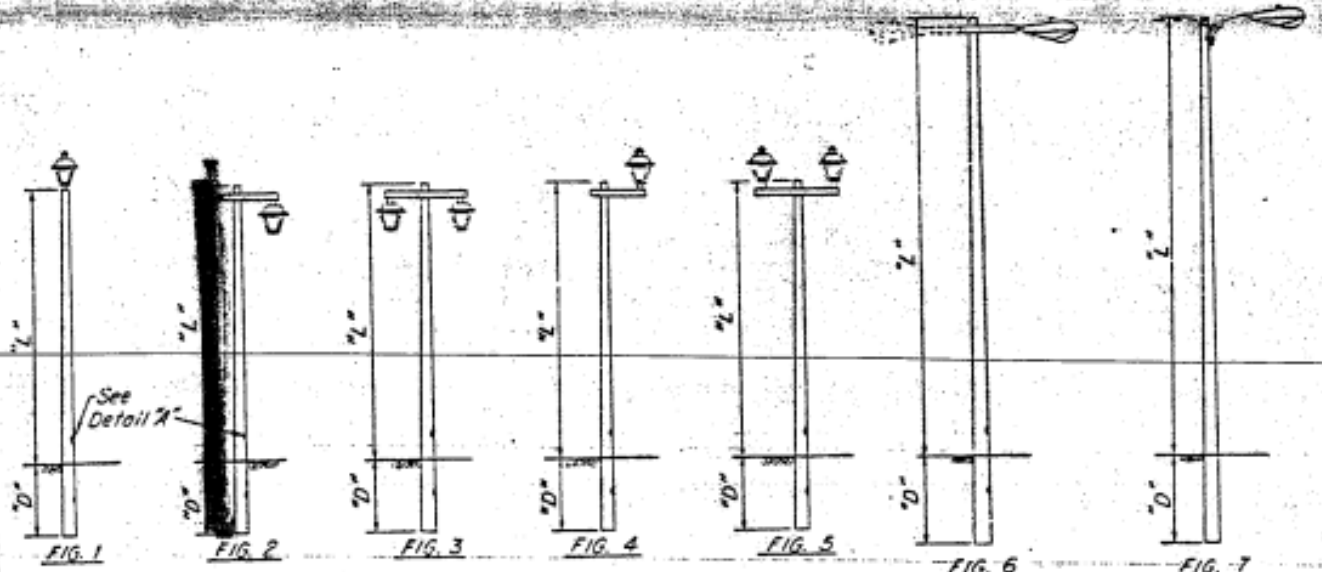
MOUNTING

Slipfitter accommodates 3" OD pole top (all configurations). Eff. Proj. Area is 1.6 sq. ft. (TC-100, 100R); Eff. Proj. Area is 2.6 sq. ft. (TC-100 Mansard, 100R Mansard)

RECOMMENDED POLES

Suggested mounting height is 10 feet. For 40-round, tapered, anchor base poles including anchor bolts and bolt circle templates, order catalog numbers below. These poles will withstand winds of at least 60 MPH (see wind map, page F9). Anchorage, weights or other details are on page F.

Pole Cat. No. (10' Pole)	Price	GO	Pole Material
C690H01X	239.00	551	Aluminum
C790H01X	385.00	552	Steel, Prime Painted



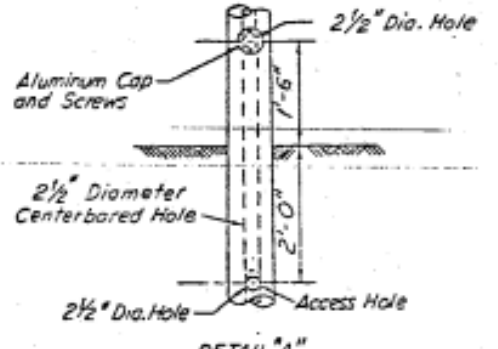
CENTERBORED POSTS

CENTERBORED POLE

NON-BORED POLE OVERHEAD WIRED (See Note 2)

TABLE 1. WOOD LIGHTING POSTS AND POLES - KOPPERS CO. INC.

OVERALL LENGTH FT.	HEIGHT ABOVE GROUND "L" FT.	SETTING DEPTH "D" FT.	CENTERBORED POSTS		CENTERBORED POLES (FIG. 6)	NON-BORED POLES (FIG. 7)
			FIG. 1	FIGS. 2 & 3		
			CODE	CODE	CODE	CODE
16	12	4	35-7171	35-7215		
18	14	4	35-7172	35-7219		
20	16	4	35-7173	35-7220		
22	18	4 1/2	35-7174	35-7221		
25	20 1/2	4 1/2		35-7222	35-7176	35-7180
30	25	5			35-7177	35-7181
35	30	5			35-7178	35-7182
40	34 1/2	5 1/2			35-7179	35-7183



DETAIL "A"
HAND HOLE AND ACCESS HOLE (For Centerbored Posts or Poles) Figs. 1 to 6

- Wood posts and poles are full-treated Cettlon.
- Fig. 1 posts are furnished with steel tenon and bolt (Koppers Cat. No. BMP 60747) for mounting luminaire (See Fig. 18, Sheet 5)
- Mounting heights of luminaires (lamp centers) on post installations are approximately as follows:
 - Fig. 1 Installations - Add 1'-0" to Dim. "L"
 - Figs. 2 and 3 Installations - Subtract 2'-0" from Dim. "L"
 - Figs. 4 and 5 Installations - Add 6" to Dim. "L"

WOOD LIGHTING POSTS AND POLES

APPROVED BY <i>[Signature]</i>	DESCRIPTION WOOD STREET LIGHTING POSTS AND POLES	BY C.M. WOOD	
DESIGNED BY F.F.Y.	ENGINEERING STANDARD	DATE 6-29-70	
<p>WOOD STREET LIGHTING POSTS AND POLES</p> <p>DEPARTMENT OF ENGINEERING PACIFIC GAS AND ELECTRIC COMPANY SAN FRANCISCO, CALIFORNIA</p>		SUPERSEDES	<p>SHEET NO. 3</p> <p>051767</p>
<p>Page 6 of 6</p>		SUPERSEDED BY	