

**CARMEL VALLEY MASTER PLAN
SUPPLEMENTAL POLICIES**

1.0 - Land Use

- CV-1.1 All policies, ordinances, and decisions regarding Carmel Valley shall be consistent with the goal of preserving Carmel Valley's rural character. In order to preserve the rural character of Carmel Valley, development shall follow a rural architectural theme with design review.
- CV-1.2 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.
- CV-1.3 Open space uses shall 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. Small and large open space areas should be created with preference given to those that add open space to existing open space areas.
- CV-1.4 Existing higher intensity residential and recreational uses in the Valley are intended to be recognized by this Plan.
- CV-1.5 In the residential areas, maximum densities are as shown on the Carmel Valley Master Plan Land Use Map. However, attainment of maximum density in these areas is dependent upon conformity of the proposed project to plan goals and policies.
- CV-1.6 New residential subdivision in Carmel Valley shall be limited to creation of 190 new units as follows:
- a. There shall be preference to projects including at least 50% affordable housing units.
 - b. Lots developed with affordable housing under the Inclusionary Housing Ordinance or an Affordable Housing Overlay (*Policy LU-2.12*) may have more than one unit per lot. Each unit counts as part of the total unit cap.
 - c. Existing lots with five (5) acres or more may have the first single family dwelling plus one accessory dwelling unit. Units added on qualifying existing lots shall not count as part of the total unit cap. New accessory dwelling units or single family dwellings beyond the first single family dwelling shall be prohibited on lots with less than five (5) acres, except that this provision shall not apply to projects that have already been approved, environmental review for such units has already been conducted, and in which traffic mitigation fees have been paid for such units prior to adoption of this Carmel Valley Master Plan.
 - d. New lots shall be limited to the first single family dwelling. Accessory dwelling units and single family dwellings beyond the first single family dwelling shall be prohibited.

- e. Of the 190 new units, 24 are reserved for consideration of the Delfino property (30 acres consisting of APN: 187-521-014-000, 187-521-015-000, 187-512-016-000, 187-512-017-000, 187-512-018-000, and 187-502-001-000) in Carmel Valley Village (former Carmel Valley Airport site) to enable subdivision of the property into 18 single family residential lots and one lot dedicated for six affordable/inclusionary units, provided the design of the subdivision includes at least 14 acres available for community open space use subject to also being used for subdivision related water, wastewater, and other infrastructure facilities.
- f. New units or lots shall be debited from the unit count when an entitlement is granted or a building permit is issued, whichever occurs first.
- g. At five year intervals, the County shall also examine any other factors that might warrant a downward adjustment to the residential unit cap. The County shall develop a tracking system and shall present, before the Planning Commission, an annual report of units remaining. For purposes of the new residential unit cap set forth in this policy, the term “unit” or “units” means lots created by subdivision (including condominiums), accessory dwelling units, single family dwellings beyond the first single family dwelling on a lot, and apartments.

(Amended by Board Resolution 13-029)

CV-1.7 Subdivision for conservation purposes that 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.

CV-1.8 Cluster development:

- a. must meet the objectives of the Master Plan.
- b. shall be used to protect visible open space in sensitive visual areas or to protect natural resources.
- c. adjacent to vertical forms, although preferable to development in open spaces, will be considered in light of the visual sensitivity of the building site.
- d. Should be consistent with wastewater application rates of the Carmel Valley Wastewater Study that generally would require clustering of five units or less on a minimum of five acres of land.
- e. may be permitted only where it will result in the preservation of visible open space and is in compliance with other applicable policies.
- f. Open space shall be dedicated in perpetuity.

CV-1.9 Structures proposed in open grassland areas that would be highly visible from Carmel Valley Road or Laureles Grade shall be minimized in number and be clustered near existing natural or man-made vertical features.

- CV-1.10 The Val Verde Drive area is planned for residential use at a basic density of one (1) unit per acre. With suitable clustering, up to two (2) units per acre may be allowed. However, a density of up to four (4) units per acre may be allowed provided that at least 25% of the units are developed for individuals of low and moderate income or for workforce housing. This policy is intended to be independent from *Policy CV-1.11*, and not counted in conjunction with the density bonus identified in that policy.
- CV-1.11 Projects for senior citizens of low or moderate income 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. Each new unit shall be subtracted from the 20-year buildout quota on a basis of one such unit reducing the remaining buildout by one unit.
- CV-1.12 Areas designated for commercial development in the valley shall:
- a. be placed in design control overlay districts (“D”),
 - b. have planted landscaping covering no less than 10% of the site, and
 - c. provide adequate parking.
- CV-1.13 To preserve the character of the village, commercially designated lots in Carmel Valley shall not be used for exclusively residential purposes.
- CV-1.14 Provision should be made for service centers in Carmel Valley. They shall be limited to urbanized areas such as the mouth of the Valley, Carmel Valley Village or mid-Valley area. Sites shall meet the following criteria:
- a. Low visibility
 - b. Safe and unobtrusive access away from pedestrian traffic areas
 - c. Low noise impact on surrounding uses
 - d. Conform to all other Plan requirements
- Service centers shall be limited to those enterprises that 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.
- CV-1.15 Visitor accommodation uses shall follow the following guidelines:
- a. Expansion of existing hotels, motels, and lodges should be favored over the development of new projects.
 - b. Visitor accommodation projects must be designed so that they respect the privacy and rural residential character of adjoining properties.
 - c. Bed and breakfast facilities shall be counted as visitor accommodation units and be limited to a maximum of five (5) units clustered on five (5) acres in accord with Monterey County Code *Chapter 15.20*, unless served by public sewers.
 - d. All further development of visitor accommodations in the area west of Via Mallorca and north of Carmel River shall be limited to moderately-sized facilities, not to exceed a total of 175 units.
 - e. There shall be a maximum of 110 additional visitor accommodation units approved east of Via Mallorca, including units at Carmel Valley Ranch.

- f. 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.
 - g. At five year intervals, the County shall also examine any other factors that might warrant a downward adjustment to the visitor-serving unit cap.
- CV-1.16 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.
- CV-1.17 Publicly used buildings and areas should be encouraged to be oriented to views of the river.
- CV-1.18 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:
- a. Low visibility
 - b. Safe and unobtrusive access away from pedestrian traffic areas.
 - c. Low noise impact on surrounding uses.
 - d. Development should follow a rural architectural theme with design review.
 - e. Conform to all other Plan requirements.
- CV-1.19 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.
- CV-1.20 Design (“D”) and site control (“S”) overlay district designations shall be applied to the Carmel Valley area. Design review 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, shall consider the following guidelines:
- a. Proposed development encourages and furthers the letter and spirit of the Master Plan.
 - b. 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.
 - c. Materials and colors used in construction shall be selected for compatibility with the structural system of the building and with the

- d. appearance of the building's natural and man-made surroundings.
- d. Structures should be controlled in height and bulk in order to retain an appropriate scale.
- e. Development, including road cuts as well as structures, should be located in a manner that minimizes disruption of views from existing homes.
- f. Minimize erosion and/or modification of landforms.
- g. Minimize grading through the use of step and pole foundations.

- CV-1.21 Commercial projects shall meet the following guidelines:
- a. Buildings shall be limited to 35 feet in height and shall have mechanical apparatus adequately screened, especially on the roofs.
 - b. Commercial projects shall include landscaping that incorporates 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.

CV-1.22 Special Treatment Area: Carmel Valley Ranch – The Carmel Valley Ranch (shall be designated as a “Special Treatment Area.” The Amended Carmel Valley Ranch Specific Plan, dated 11/3/76, is incorporated by reference into this Plan and the provisions of this Specific Plan shall continue to apply. However, attainment of densities authorized by this 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 Specific Plan Amended Conditions of Approval as well as the goals and policies of this General Plan, whichever is most restrictive. Any amendment of the Specific Plan must be consistent with the policies and provisions of this General Plan. (APNs 416-522-020-000 and 416-522-017-000)

CV-1.23 Special Treatment Area: Condon/Chugach Property – The Condon/Chugach property shall be designated as a Special Treatment Area. In recognition of the unique circumstances of the property, including the past gift conveyances of several hundred acres to Garland Park, the Condon/Chugach property shall be allowed to be subdivided into four parcels consistent with the 2004 Subdivision Ordinance Standards. (approximately 51 acres; APN's 189-111-022 and 189-111-024)

CV-1.24 The property located between the end of Center Street and north of the Carmel River within the mid-valley area shall be retained as one building site (APN: 169-131-024, 169-131-025).

CV-1.25 Special Treatment Area: Rancho San Carlos - Residential development is permitted on the portions of the Santa Lucia Preserve (formerly Rancho San Carlos) within the Carmel Valley Master Plan Area, and shall follow densities and policies as specified in Board of Supervisor *Resolution No. 93-115*, “Comprehensive Planned Use” Overlay for Rancho San Carlos and the Comprehensive Development Plan for the Santa Lucia Preserve (See also *Policy GMP-1.6*).

- CV-1.26 Study Area: Gardiner/Tennis Club - The County shall establish a study area near the Carmel Valley Village where there is a mix of visitor serving uses. A Study will be performed to evaluate the potential for development in light of the environmental conditions of the area (traffic, water quantity, water quality, wastewater disposal). If deemed appropriate and resource constraints have been resolved, the County may establish a Special Treatment Area and adopt specific land use policies that would apply to new development. (APNs: 189-121-001-000, 189-201-003-000, 189-201-013-000, 189-251-014-000, 189-251-015-000, 189-251-016-000, 189-252-002-000, 189-261-001-000, 189-261-005-000, 189-261-006-000, 189-261-009-000, 189-261-010-000, 189-261-011-000, 189-261-012-000, 189-261-013-000, 189-261-015-000, 189-261-016-000, and 189-261-017-000).
- CV-1.27 Special Treatment Area: Rancho Canada Village – Up to 40 acres within properties located generally between Val Verde Drive and the Rancho Canada Golf Course, from the Carmel River to Carmel Valley Road, excluding portions of properties in floodplain shall be designated as a Special Treatment Area. Residential development may be allowed with a density of up to 10 units/acre in this area and shall provide a minimum of 50% Affordable/Workforce Housing. Prior to beginning new residential development (excluding the first unit on an existing lot of record), projects must address environmental resource constraints (e.g.; water, traffic, flooding). (APN: 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-039-000 and 015-162-040-000, 015-162-033-000, 015-162-035-000, 015-162-036-000, 015-162-037-000, 015-162-038-000, 015-021-005-000)
- CV-1.28 Updates to the Master Plan shall include a public forum with the local citizen advisory committee to provide recommendations that reflect a comprehensive cross-section of local attitudes toward the future of the valley as a living environment.

2.0 - Circulation

- CV-2.1 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.
- CV-2.2 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.
- CV-2.3 All new road work or major work on existing roads within the commercial core

areas shall provide room for use of bicycles and separate pedestrian walkways. The County shall provide bicycle routes on the shoulders between development areas throughout the Carmel Valley.

- CV-2.4 All new bridge construction or remodeling shall include provision for pedestrians and bicyclists.
- CV-2.5 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.
- CV-2.6 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.
- CV-2.7 Off-street parking should be developed at suitable locations within development areas.
- CV-2.8 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.
- CV-2.9 No roads should cross slopes steeper than 30-percent (30%) unless factors of erosion and visible scarring can be mitigated.
- CV-2.10 The following are policies regarding improvements to specific portions of Carmel Valley Road:
- a) *Via Petra to Robinson Canyon Road:* Every effort should be made to preserve its rural character by maintaining it as a 2-lane road with paved shoulders and left turn channelizations at intersections where warranted.
 - b) *Robinson Canyon Road to Laureles Grade:* Every effort should be made to preserve its rural character by maintaining it as a 2-lane road with paved shoulders and left turn channelizations at intersections where warranted.
 - c) *Carmel Valley Road/Laureles Grade:* A grade separation should be constructed at this location instead of a traffic signal. The grade separation needs to be constructed in a manner that minimizes impacts to the rural character of the road. An interim improvement of an all-way stop or stop signal is allowable during the period necessary to secure funding for the grade separation.
 - d) *Laureles Grade to Ford Road:* Shoulder improvements and widening

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

- e) *East of Esquiline Road*: Shoulder improvements should be undertaken at the sharper curves. Curves should be examined for spot realignment needs.
- f) *Laureles Grade improvements*: Improvements to Laureles Grade should consist of the construction of shoulder widening, spot realignments, passing lanes and/or paved turn-outs. Heavy vehicles should be discouraged from using this route.

CV-2.11 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.

CV-2.12 The County shall consider constructing minor interchanges as an alternative to signalizing Carmel Valley Road intersections. 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.

CV-2.13 A northbound climbing lane should be considered for construction on Laureles Grade to accommodate future traffic volumes.

CV-2.14 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.

CV-2.15 County Scenic Route status shall be sought for Carmel Valley Road.

CV-2.16 Any major improvements to Carmel Valley Road shall require, where feasible, the undergrounding of utility lines.

CV-2.17 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 peak hour traffic volumes and daily traffic volumes at the following six (6) locations indicated in bold (at least one of the yearly monitoring periods will occur when local schools are in session):

	<i>Carmel Valley Road</i>	<u><i>ADT threshold</i></u>
1.	Holman Road to CVMP boundary	8487
2.	Holman Road to Esquiline Road	6835
3.	Esquiline Road to Ford Road	9065
4.	Ford Road to Laureles Grade	11,600
5.	Laureles Grade to Robinson Canyon Road	12,752
6.	Robinson Canyon Road to Schulte Road	15,499
7.	Schulte Road to Rancho San Carlos Road	16,340

8.	Rancho San Carlos Road to Rio Road	48,487
9.	Rio Road to Carmel Rancho Boulevard	51,401
10.	Carmel Rancho Boulevard to SR1	27,839
	<i>Other Locations</i>	
11.	Carmel Rancho Boulevard between Carmel Valley Road and Rio Road	33,495
12.	Rio Road between its eastern terminus at Val Verde Drive and Carmel Rancho Boulevard	6,416
13.	Rio Road between Carmel Rancho Boulevard and SR1	33,928

b) A yearly evaluation report shall be prepared by the Public Works Department in December that shall report on traffic along the six (6) indicated segments. The report shall evaluate traffic using the PTSF methodology (or such other methodology as may be appropriate for a given segment in the opinion of the Public Works Department), and the ADT methodology. ADT thresholds for each segment are listed above, and the Public Works Department shall annually establish appropriate PTSF or other methodology thresholds for each of the six (6) segments listed above.

c) A public hearing before the Board of Supervisors shall be held in January immediately following the December report when only 100 or fewer ADT remain before the ADT count for a segment will equal or exceed the indicated threshold, or where the PTSF (or such other methodology as may be appropriate for a given segment in the opinion of the Public Works Department) for a segment exceeds or is within one percent (1%) of the value that would cause a decrease in the LOS.

d) At five year intervals the County shall monitor all segments listed in *Policy CV-2.17(a)* and the annual report described in *Policy CV-2.17(b)* shall include a report on all segments. If such periodic monitoring and reporting shows that any segment not previously part of the annual report is within twenty percent (20%) of the listed ADT threshold, that segment shall thereafter be subject to the annual monitoring and reporting.

e) Also at five year intervals the County shall examine the degree to which estimates of changes in Levels of Service (“LOS”) in the Carmel Valley Master Plan Area may be occurring earlier than predicted in the General Plan Environmental Impact Report. If the examination indicates that LOS are likely to fall to a lower letter grade than predicted for 2030, then the County shall consider adjustments to the cap on new residential units established in *Policy CV-1.6* and/or the cap on new visitor serving units established in *Policy CV-1.15* or other measures that may reduce the impacts, including, but not limited to, deferral of development that would seriously impact traffic conditions.

f) The traffic standards (LOS as measured by peak hour conditions) for the CVMP Area shall be as follows:

- 1) Signalized Intersections – LOS of “C” is the acceptable condition.
- 2) Unsignalized Intersections – LOS of “F” or meeting of any traffic signal warrant are defined as unacceptable conditions.
- 3) Carmel Valley Road Segment Operations:
 - a) LOS of “C” and ADT below its threshold specified in Policy CV-2.17(a) for Segments 1, 2, 8, 9, 10, 11, 12 and 13 is an acceptable condition;
 - b) LOS of “D” and ADT below its threshold specified in Policy CV-2.17(a) for Segments 3, 4, 5, 6, and 7 is an acceptable condition.

During review of development applications that require a discretionary permit, if traffic analysis of the proposed project indicates that the project would result in traffic conditions that would exceed the standards described above in *Policy CV 2.17(f)*, after the analysis takes into consideration the Carmel Valley Traffic Improvement Program to be funded by the Carmel Valley Road Traffic Mitigation Fee, then approval of the project shall be conditioned on the prior (e.g., prior to project-generated traffic) construction of additional roadway improvements or an Environmental Impact Report shall be prepared for the project, which will include evaluation of traffic impacts based on the ADT methodology. Such additional roadway improvements must be sufficient, when combined with the projects programmed for completion prior to the project-generated traffic in the Carmel Valley Traffic Improvement Program, to allow County to find that the affected roadway segments or intersections would meet the acceptable standard upon completion of the programmed plus additional improvements. Any EIR required by this policy shall assess cumulative traffic impacts outside the CVMP area arising from development within the CVMP area.

This policy does not apply to the first single family residence on a legal lot of record. The use of the ADT methodology as set forth in this *Policy CV-2.17* shall be limited to the purposes described in the Policy, and the County may utilize any traffic evaluation methodology it deems appropriate for other purposes, including but not limited to, road and intersection design. This policy shall also not apply to commercial development in any Light Commercial Zoning (“LC”) district within the CVMP area where the Director of Planning has determined that the requirement for a General Development Plan, or amendment to a General Development Plan, may be waived pursuant to Monterey County Code section 21.18.030 (E).

(Amended by Board Resolution 13-029)

- CV-2.18 The County shall adopt a Carmel Valley Traffic Improvement Program (CVTIP) that:
- a. Evaluates the conditions of Carmel Valley Road and identifies projects designed to maintain the adopted LOS standards for this roadway as follows:

1. In order to preserve the rural character of Carmel Valley, improvements shall be designed to avoid creating more than three through lanes along Carmel Valley Road.
 2. Higher priority shall be given to projects that address safety issues and manage congestion.
 3. The project list may include projects previously identified for inclusion in the CVTIP or their functional equivalent.
 4. Priorities shall be established through community input via a Carmel Valley Road Committee, which shall be established by the Board of Supervisors and shall review and comment on proposed projects in the CVTIP, and review and comment on the annual report described in *Policy CV-2.17 (b)*.
 5. At a minimum, the project list shall be updated every five years unless a subsequent traffic analysis identifies that different projects are necessary.
- b. Validates and refines the specific scope of all projects proposed by the CVTIP through preparation of a Project Study Report (PSR). The PSR will be reviewed and commented on by the Carmel Valley Road Committee prior to commencement of project design.
 - c. Establishes a fee program to fund the CVTIP. All projects within the Carmel Valley Master Plan (CVMP) area, and within the "Expanded Area" that contribute to traffic within the CVMP area, shall contribute a fair-share traffic impact fee to fund necessary improvements identified in the CVTIP, as updated at the time of building permit issuance. Fees will be updated annually as specified by the CVTIP to account for changes in construction costs and land values. The County shall adopt a CVTIP within one year of approval of the 2010 General Plan. The CVTIP does not apply to any roadways (including SR1) that are located outside the CVMP area.

(Amended by Board Resolution 13-029)

CV-2.19 The County shall initiate proceedings for an abandonment of the Official Plan Line for the Rio Road Extension.

3.0 - Conservation/Open Space

- CV-3.1 A minimum setback of 100 feet shall be established for all properties abutting Carmel Valley Road. An exception may be granted in cases where:
- a. an existing structure permitted for construction prior to adoption of the original Carmel Valley Master Plan (December 16, 1986) would become non-conforming, or
 - b. implementation would render an existing lot of record unbuildable.
- CV-3.2 Public vista areas shall be provided and improved.
- CV-3.3 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, along Carmel Valley Road, and along Laureles Grade Road. This policy applies to commercial and private parcels including existing lots of record. Removal of existing solid fences and rows of Monterey pine trees that block views of the river and the mountains shall be encouraged.

CV-3.4 Alteration of hillsides and natural landforms caused by cutting, filling, grading, or vegetation removal shall be minimized through sensitive siting and design of all improvements and maximum feasible restoration including botanically appropriate landscaping. Where cut and fill is unavoidable on steep slopes, disturbed areas shall be revegetated.

CV-3.5 Signs should be low-key and shall not be allowed to block views, cause visual clutter, or detract from the natural beauty. Commercial signs shall not be constructed of plastic or be internally lighted. Neon signs shall not be permitted where visible from the street.

CV-3.6 No off-site outdoor advertising is allowed in the Plan area.

CV-3.7 Areas of biological significance shall be identified and preserved as open space. These include, but are not limited to:

- a. The redwood community of Robinson Canyon;
- b. The riparian community and redwood community of Garzas Creek;
- c. All wetlands, including marshes, seeps, and springs (restricted occurrence, sensitivity, outstanding wildlife value).
- d. Native bunchgrass stands and natural meadows (restricted occurrence and sensitivity).
- e. Cliffs, rock outcrops, and unusual geologic substrates (restricted occurrence).
- f. Ridgelines and wildlife migration routes (wildlife value).

When a parcel cannot be developed because of this policy, a low-density, clustered development (but no subdivision) may be approved on those portions of the land not biologically significant or on a portion of the land adjoining existing development 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.

CV-3.8 Development shall be sited to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the Carmel River. 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 lot.

CV-3.9 Willow cover along the banks and bed of the Carmel River shall be maintained in a natural state for erosion control. Constructing levees, altering the course of the

river, or dredging the river shall only be allowed by permit from the Monterey Peninsula Water Management District or Monterey County.

- CV-3.10 Predominant landscaping and erosion control material shall consist of plants native to the valley that are similar in habitat, form, and water requirements. The following guidelines shall apply for landscape and erosion control plans:
- a. Existing native vegetation should be maintained as much as possible throughout the valley.
 - b. Valley oaks should be incorporated on floodplain terraces.
 - c. Weedy species such as pampas grass and genista shall not be planted in the Valley.
 - d. Eradication plans for weedy species shall be incorporated.
 - e. The chaparral community shall be maintained in its natural state to the maximum extent feasible in order to preserve soil stability and wildlife habitat and also be consistent with fire safety standards.

- CV-3.11 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.

(Amended by Board Resolution 13-029)

- CV-3.12 Open space areas should include a diversity of habitats with special protection given to 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.

- CV-3.13 Historic and Archaeological Resources, including buildings and sites of historical significance, located in Carmel Valley shall:
- a. be reviewed on a site by site basis.
 - b. be rezoned to the "HR" District as a condition of permit approval for any development impacting such sites.
 - c. require preservation of the integrity of historic sites and/or structures.
- A committee to evaluate the current condition of each and recommend deletions, additions or other measures shall be drawn from members of local historical, architectural, and/or educational societies as determined by the Planning Commission.

- CV-3.14 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.
- CV-3.15 Public and private agencies such as the Big Sur Land Trust, the Monterey Peninsula 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.
- CV-3.16 Lighting for outdoor sports shall not be allowed where it would be visible from off-site.
- CV-3.17 Street lighting 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.
- CV-3.18 Except where inconsistent with sound environmental planning, new aboveground transmission facilities shall incorporate the following design guidelines:
- a. follow the least visible route (e.g., canyons, tree rows, and ravines),
 - b. cross ridgelines at the most visually unobtrusive locations,
 - c. follow, not compete with, either natural features of the terrain or man-made features in developed areas,
 - d. Create a simple and unobtrusive appearance,
 - e. minimize the bulk of structures,
 - f. use the minimum number of elements permitted by good engineering practice, and
 - g. incorporate colors and materials compatible with local surroundings.
- CV-3.19 As development of bike paths and a coordinated, area-wide trails system are essential for circulation, safety, and recreation in the Carmel Valley Planning Area, dedication of trail easements may be required as a condition of development approval, notwithstanding *Policy OS-1.10(b)*.
- CV-3.20 A discretionary permit shall be required for new wells in the Carmel Valley alluvial aquifer. All new wells shall be required to fully offset any increase in extractions from this aquifer (see *Policies PS-3.4 and PS-3.5*). These requirements shall be maintained until such a time that the Coastal Water project (or its equivalent) results in elimination of all Cal-Am withdrawals in excess of its legal rights.
- CV-3.21 Equestrian-oriented recreational activities shall be encouraged when consistent with the rural character of the valley.

- CV-3.22 Notwithstanding *Policy OS-3.5(1)*, non-agricultural development that is both on slopes in excess of twenty five percent (25%) and on highly erodible soils shall be prohibited. Non-agricultural development on slopes in excess of twenty five (25%) percent that is not on highly erodible soils shall be subject to *Policy OS-3.5(1)*.
(Added by Board Resolution 13-029)

4.0 - Safety

- CV-4.1 In order to reduce potential erosion or rapid runoff:
- a. The amount of land cleared at any one time shall be limited to the area that can be developed during one construction season.
 - b. 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.
 - c. Native vegetative cover must be maintained on areas that have the following combination of soils and slope:
 1. Santa Lucia shaly clay loam, 30-50% slope (SfF)
 2. Santa Lucia-Reliz Association, 30-75% slope (Sg)
 3. Cieneba fine gravelly sandy loam, 30-70% slope (CcG)
 4. San Andreas fine sandy loam, 30-75% slope (ScG)
 5. Sheridan coarse sandy loam, 30-75% slope (SoG)
 6. Junipero-Sur complex, 50-85% slope (Jc)
- CV-4.2 A comprehensive drainage maintenance program should be established by the identification of either sub-basins or valley-wide watershed zones.
- CV-4.3 In addition to required on-site improvements for development projects, a fee shall be imposed to help finance the improvement and maintenance of the drainage facilities identified in the Drainage Design Manual for Carmel Valley.
- CV-4.4 The County shall require emergency road connections as necessary to provide controlled emergency access as determined by appropriate emergency service agencies (Fire Department, OES). The County shall coordinate with the emergency service agencies to periodically update the list of such connections.

5.0 - Public Services

- CV-5.1 Pumping from the Carmel River aquifer shall be managed in a manner consistent with the Carmel River Management Program. All beneficial uses of the total water resources of the Carmel River and its tributaries shall be considered and provided for in planning decisions.
- CV-5.2 Water projects designed to address future growth in the Carmel Valley may be supported.

- CV-5.3 Development shall incorporate designs with water reclamation, conservation, and new source production in order to:
- a. maintain the ecological and economic environment;
 - b. maintain the rural character; and
 - c. create additional water for the area where possible including, but not limited to, on-site stormwater retention and infiltration basins.
- CV-5.4 The County shall establish regulations for Carmel Valley that limit development to vacant lots of record and already approved projects, unless additional supplies are identified. Reclaimed water may be used as an additional water source to replace domestic water supply in landscape irrigation and other approved uses provided the project shows conclusively that it would not create any adverse environmental impacts such as groundwater degradation.
- CV-5.5 Parts of the Carmel Valley aquifer are susceptible to contamination from development in areas not served by a regional wastewater treatment facility. Development projects that include an on-site wastewater treatment system shall provide geologic and soils surveys that assess if conditions could preclude or restrict the possibility of satisfactorily locating such a system where it would not pose a threat of contamination to the aquifer. New development on existing lots of record shall be carefully reviewed for proper siting and design of any conventional or alternative on-site wastewater treatment systems in accordance with standards of the Monterey County Code 15.20, the Central Coast Basin Plan and the Carmel Valley Wastewater Study.
- CV-5.6 Containment structures or other measures shall be required to control the runoff of pollutants from commercial areas or other sites where chemical storage or accidental chemical spillage is possible.
- CV-5.7 Existing school facilities should be used as a nucleus for expansion of recreational uses. Land next to the Carmel Middle School should be considered for recreational uses.

6.0 - Agriculture

- CV-6.1 Development adjacent to agricultural lands shall be planned to minimize adverse effects on the productivity of the agricultural soils.
- CV-6.2 Gardens, orchards, row crops, grazing animals, farm equipment, and farm buildings are part of the heritage and the character of Carmel Valley. This rural agricultural nature should be encouraged, except on slopes of 25-percent (25%) or greater or where it would require the conversion or extensive removal of existing native vegetation.
- CV-6.3 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 permitted in accordance with the following guidelines:

- a. Development shall be located on portions of the land not in cultivation or on a portion of the land adjoining existing development in a manner that said development will not diminish the visual quality of such parcels.
- b. Overall density shall not exceed one (1) unit per 2.5 acres
- c. New residential units shall be sited on one-third (1/3) of the property or less.
- d. Required agriculturally related structures and housing for workers of that parcel may be allowed on the property in a manner that does not diminish the visual quality of the open space.

CV-6.4 In Carmel Valley, conversion for agricultural purposes on slopes in excess of 25 percent (25%) shall be prohibited.

CV-6.5 (Reserved)
(Deleted by Board Resolution 13-029)

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Figure LU3 -CVMP LU Map to be inserted
(11" x 17")