

LAS PALMAS RANCH SPECIFIC PLAN

MONTEREY COUNTY,
CALIFORNIA



SEPTEMBER, 1983

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April 15, 1983

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September 20, 1983

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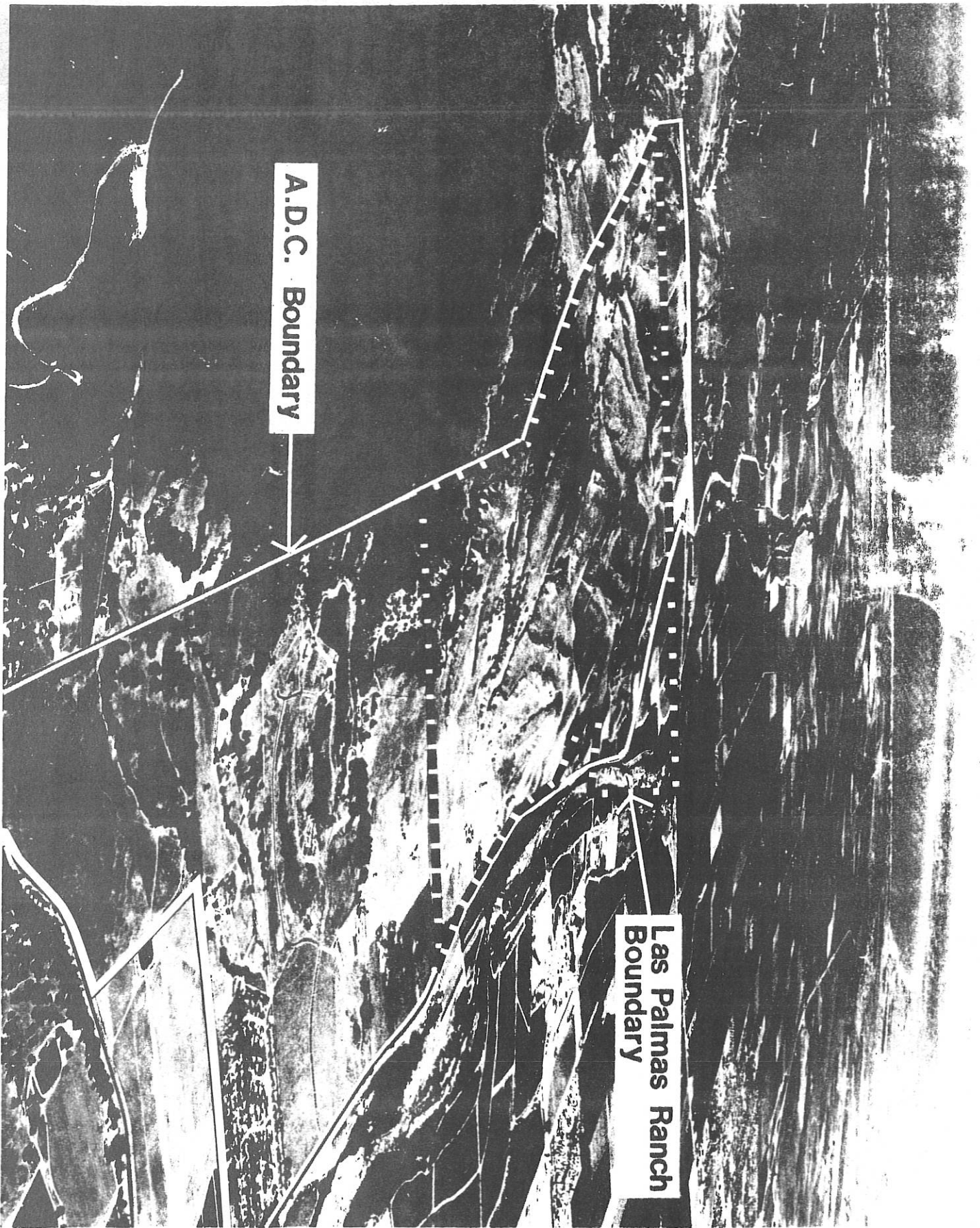
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Las Palmas Ranch Boundary

FIGURE A AERIAL VIEW SHOWING MONTEREY BAY

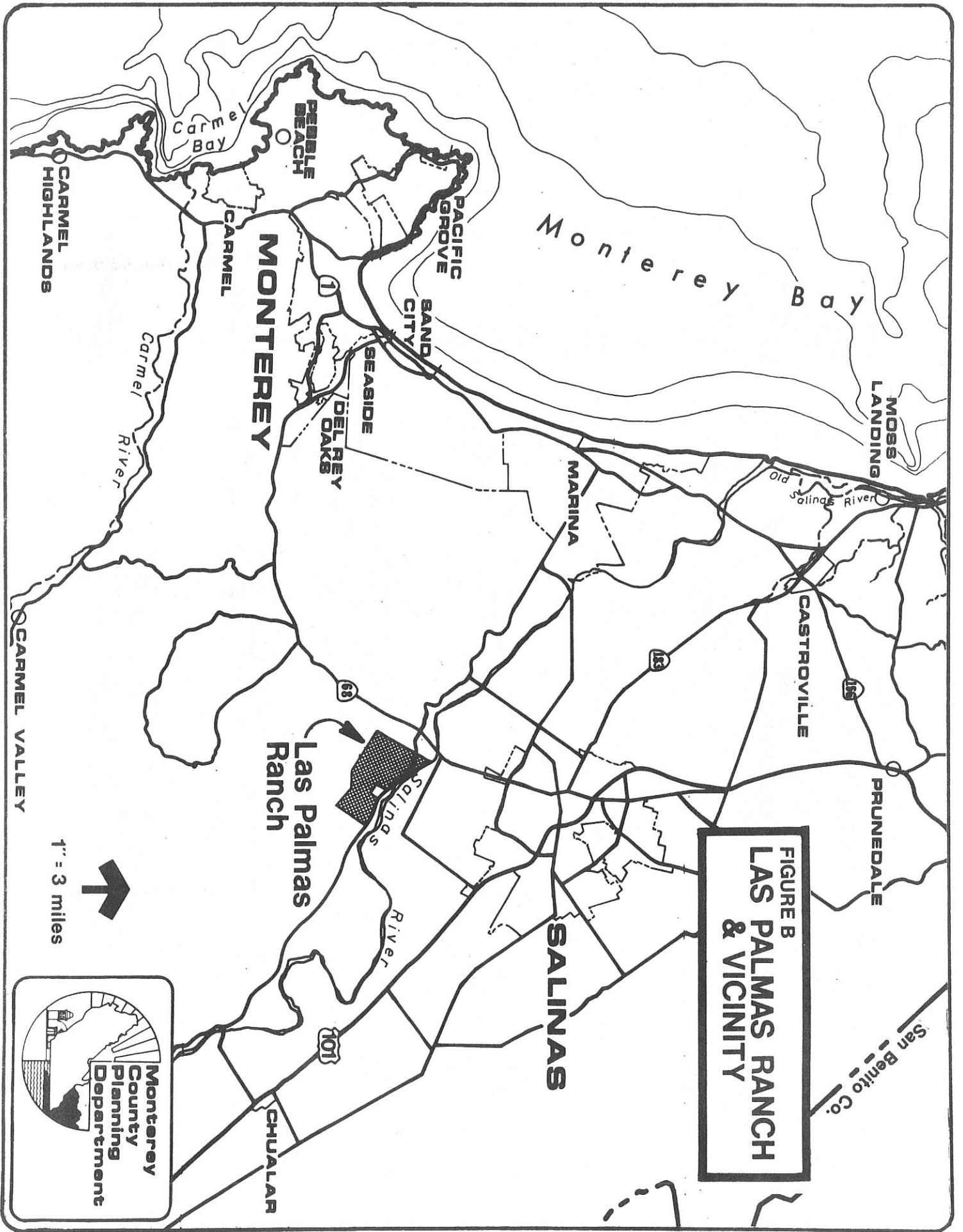


FIGURE B
LAS PALMAS RANCH
& VICINITY



CHAPTER I INTRODUCTION TO THE SPECIFIC PLAN

A. FORMAT AND CONTENT OF THIS SPECIFIC PLAN

This Las Palmas Ranch Specific Plan is presented in four parts, including this introductory chapter.

Chapter II presents the Las Palmas Ranch Specific Plan.

Chapter III explains the regulatory process that must be undertaken in order for the developer and the County to implement this Specific Plan. This chapter also describes any changes required in the ADC criteria and in county ordinances in order to implement this Specific Plan.

Non-regulatory elements of plan implementation are described in Chapter IV. While local government is not always directly concerned with the action of the private sector, these elements will have an important affect on overall progress toward building Las Palmas Ranch and on the timing and phasing of both public and private decisions.

B. NATURE AND PURPOSE OF THE PLAN

The Las Palmas Ranch Specific Plan serves as the primary instrument for securing approval of the County of Monterey to carry out semi-rural development proposals of the Las Palmas Ranch Partnership under the Monterey County General Plan.

The implementation of the Las Palmas Ranch Specific Plan calls for the application of design, phasing, financing and regulatory techniques which have emerged from the creation of other successful community developments throughout the State and country. The Las Palmas Ranch Partnership and the County of Monterey must each play an important role in achieving the gradual transition of a controlled amount of land to a development status while maintaining the integrity of adjacent lands where intensified development is not called for in the General Plan. There is a variety of tools which enable local government to monitor the development process; including relevant state statutes, the Monterey County General Plan, and local ordinances. This Specific Plan provides an additional tool.

The Specific Plan has several functions:

1. The Specific Plan presents the goals of the developer.
2. The Specific Plan describes and illustrates design and construction concepts for the Las Palmas Ranch which are consistent with policies of the General Plan.

3. The Specific Plan sets forth the procedures which will be utilized by the County to implement these policies and concepts.

4. The Specific Plan describes various non-regulatory tools of implementation which are needed to achieve the goals of the developer and the County.

This Specific Plan for Las Palmas Ranch provides a unique opportunity to devise a development scheme which reflects a more rational and human scale to semi-rural living than generally has resulted from the local planning process in California. The development of Las Palmas Ranch is, to some extent, then, a bold challenge to the creativity of local government and the developer to respond to the needs of the community through a productive team effort.

The River Road ADC boundaries are Pine Canyon Road on the east, River Road on the north, Highway 68 on the west and Toro Regional Park on the south, but excludes the St. John's College and Marks properties. The ADC includes other land than the Las Palmas Property, but does not include that portion of the Las Palmas Ranch located on the north side of River Road.

C. STATUTES

The Las Palmas Specific Plan has been prepared under the authority of the following sections of the California Government Code:

Section 65450. The planning agency may, or if so directed by the legislative body shall, prepare specific plans based on the General Plan and drafts of such regulations, programs and legislation as may in its judgment be required for the systematic execution of the general plan and the planning agencies may recommend such plans and measures to the legislative body for adoption.

Section 65450.1. A specific plan need not apply to the entire area covered by the general plan. The legislative body or the planning agency may designate areas within a city or a county for which the development of a specific plan will be necessary or convenient to the implementation of the general plan. The planning agency may, or if so directed by the legislative body shall, prepare specific plans for such areas and recommend such plans to the legislative body for adoption.

Section 65451. Such specific plans shall include all detailed regulations, conditions, programs and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the general plan listed in Section 65302, including, but not limited to, regulations, conditions, programs and proposed legislation in regard to the following:

- (a) The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and setback limits for such buildings and facilities, including the location of areas, such as flood plains or excessively steep or unstable terrain, where no building will be permitted in the absence of adequate precautionary measures being taken to reduce the level of risk to that comparable with adjoining and surrounding areas.
- (b) The location and extent of existing or proposed streets and roads, their names or numbers, the tentative proposed widths with reference to prospective standards for their construction and maintenance, and the location and standards of construction, maintenance and use of all other transportation facilities, whether public or private.
- (c) Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage disposal, storm water drainage and the disposal of solid waste.
- (d) Standards for the conservation, development, and utilization of natural resources, including underground and surface waters, forests, vegetation and soils, rivers, creeks, and streams, and fish and wildlife resources. Such standards shall include, where applicable, procedures for flood control, for prevention and control of pollution of rivers, streams, creeks, and other waters, regulation of land use in stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area, the prevention, control and correction of soil erosion caused by subdivision roads or any other sources, and the protection of watershed areas.
- (e) The implementation of all applicable provisions of the open-space element as provided in Article 10.5 (commencing with Section 65560) of this chapter.
- (f) Such other measures as may be necessary or convenient to insure the execution of the general plan.

In the last few years, there have been a number of amendments to various other sections of State Codes which are relevant to the purposes of the Specific Plan. These include:

Government Code Section 65860(a). County or city zoning ordinances shall be consistent with the general plan of the county or city by June 30, 1973.

Business and Professions Code Section 11526(c). No city or county shall approve a tentative or final subdivision map unless the governing body shall find that the proposed subdivision together with the provisions for its design and improvement, is consistent with applicable general or specific plans of the city or county.

D. EXISTING CONDITIONS

The environmental setting of the Las Palmas Ranch property was initially described in the report Las Palmas Ranch Environmental Resources Inventory, completed in 1978 and accepted by the Planning Commission and the Board of Supervisors in January of 1979. That inventory is incorporated herein by reference; however, portions are repeated below in order to provide background information on the site as it exists.

The site is comprised of approximately 1578 acres, fronting on River Road approximately one-half mile to the east of the intersection of River Road and State Highway 68 and continuing east for approximately two miles.

It is irregular in shape and topography. Ground level varies from approximately 40 feet mean sea level (MSL) to 700 feet MSL. General slopes are moderate although there are a few steep canyons.

SLOPE ANALYSIS OF LAS PALMAS RANCH

<u>Slope Category</u>	<u>Acreage</u>	<u>Percentage of Total Acreage</u>
0-10%	280	18
11-20%	488	31
21-30%	326	21
30%+	481	30

The site is essentially vacant and is used primarily for grazing. Row crops are farmed on a small portion of the Ranch north and south of River Road and bordering the Salinas River. This land will remain substantially in agricultural use.

The land surrounding the Las Palmas site is primarily in residential use. Beyond the western border lies vacant land, the former Ferrini Ranch, now approved for residential development in accordance with the Toro Vista Specific Plan, adopted December 16, 1980. Further west, across Highway 68, are residential developments: Serra Village, Toro Creek Estates, Toro Sunshine, Toro Park Estates and Creekside. These developments range in density from four to seven dwelling units per acre. On the eastern boundary is Vista Del Rio, a residential development of eighty one-acre lots. Other properties to the east include the Indian Springs Ranch Subdivision, a clustered development at an overall density of one unit per acre, and the Pedrazzi Subdivision, a standard subdivision of ninety-five homes on lots average one-third acre in size. Directly across the Salinas River, to the north, is the Spreckels sugar plant complex and the town of Spreckels. On the south border is Toro Regional Park.

Although the seismic safety element indicates the possibility of an inferred fault, referred to as the King City (Reliz-Rinconada) fault, in the vicinity of Las Palmas Ranch, extensive exploration by geologists Cooper & Clark (Geotechnical Evaluation November 19, 1980 and Fault Evaluation May 20, 1981) have verified that there is no evidence to support existence of that fault on Las Palmas Ranch property.

A series of natural drainage courses traverse the property in a northeasterly direction. These serve relatively small drainage areas which originate from within the property boundaries. Most of the soils in these areas have moderate to high permeability, and most of the storm run-off percolates into the groundwater basin before reaching River Road. Such drainage conditions do not appear to present any danger to the areas proposed for development. The exception is the portion of the property lying northeast of River Road, not proposed for housing, which lies within the one hundred year flood line as suggested by the U.S. Corps of Engineers.

The area is blessed with a Mediterranean type climate: mild year-round temperatures, temperate winters and an average rainfall ranging from thirteen inches at River Road to fifteen inches at the upper elevations of the site.

Currently, three wells are supplying water to the property; one produces approximately 1,650 gallons per minute of water of excellent quality. According to the State Water Resources Control Board Reports the surface and groundwater quality of the Salinas River Sub-Basin is suitable for all water uses.

Air quality reports by the Air Pollution Control District indicate pollutants at a level well within Federal standards. (See Inventory, Appendix C.) Air circulation and air quality at the site are good. Moderate, prevailing northwesterly winds blow almost daily. Emissions from motor vehicles on River Road is the primary source of pollutants. These are presently minimal, and the prevailing winds disperse these pollutants down the valley, away from Salinas.

The major botanical resource of the Las Palmas Ranch site is the Coast Live Oak. These trees are widely dispersed throughout the property. Some of the specimens are two to three hundred years old. Generally, cattle grazing has suppressed the growth of seedlings and young oaks. There are two kinds of brush, chamise and sagebrush which flourish in two areas. Native grasses have long since been replaced by European annual grasses. Riparian vegetation is found along the Salinas River, principally willows and cottonwood.

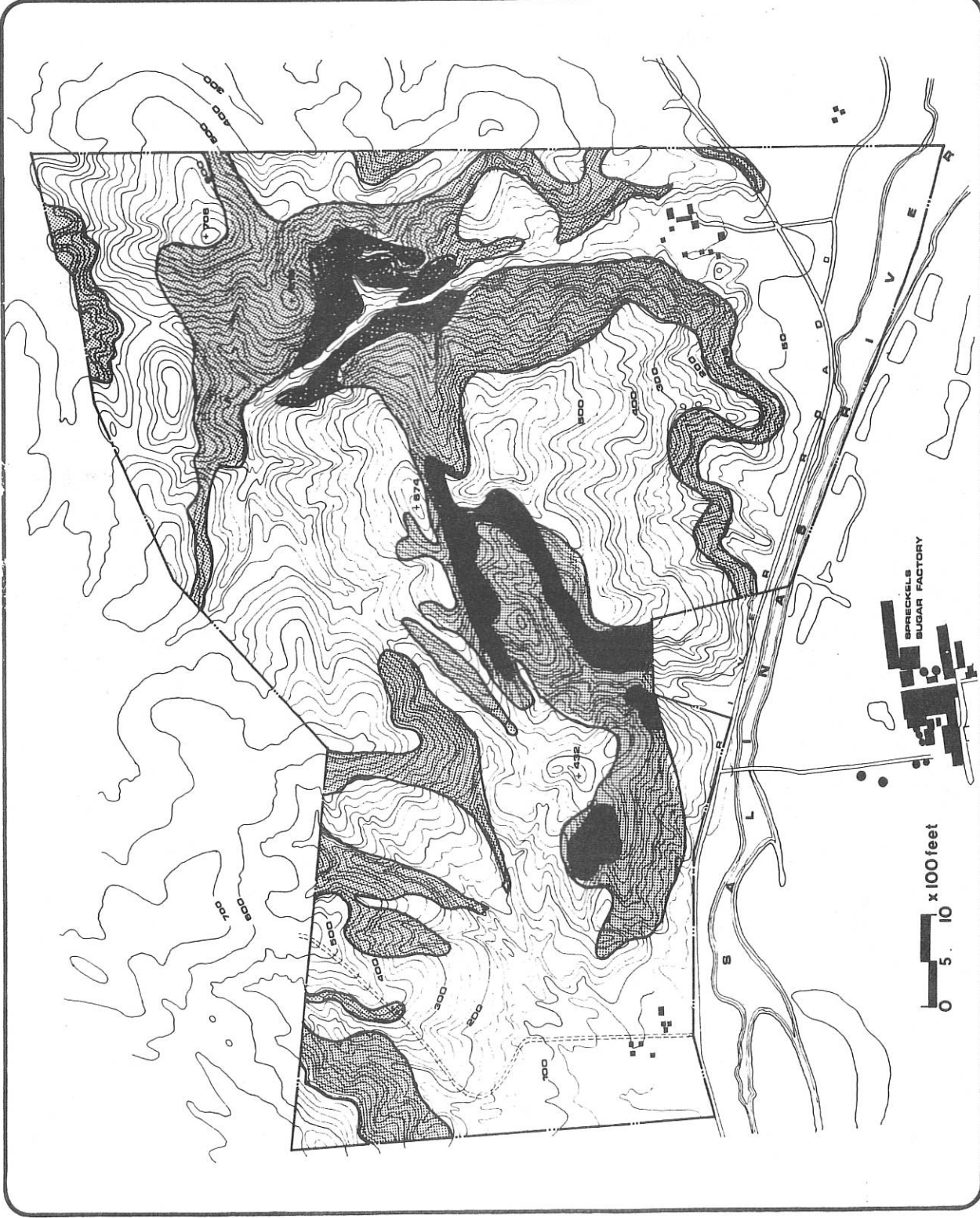
The mammal and bird population includes species adapted to open grassland and pasture. Generally, these are transient. Permanent residents include some smaller mammals such as rodents and reptiles. The habitat appears ideal for seed eating birds such as doves and quail; and woodpeckers because of the many dead or senescent oaks. No rare or endangered species of mammal, bird, reptile or amphibians is evident on the property.

The Las Palmas Ranch property generates no significant amount of noise. Traffic on River Road and on nearby Highway 68 is the primary source of noise, but

Las Palmas Ranch

FIGURE C
SCHEMATIC
SLOPE MAP

- 0-30% SLOPE
- 30-50% SLOPE
- 50%+ SLOPE



0 5 10 x 100 feet

field studies of Community Noise Equivalent Levels found noise levels to be in the "permissible" range. The site lies several miles off the commercial flight patterns of both the Monterey and Salinas airports, so noise tends to be intermittent and of a very low volume.

An archeological survey of the site revealed no pre-historic archeological resources. Remains of an adobe structure were located, but these were deemed beyond restoration. A ten thousand square foot Victorian manor is the site's only historically significant structure. The Las Palmas Ranch Partnership has recently restored the exterior of this imposing building, and plans to restore its interior. The developers have also been responsible for having the manor placed on the roster of National Historical Buildings (see Appendix A of the Inventory) .

There are no commercial or shopping facilities within the boundaries of the proposed River Road ADC. The closest complete shopping complex is located at the intersection of South Main Street and Blanco Road in Salinas; approximately two and one-half miles to the north.

Recreational opportunities in the Toro area are numerous and varied. Toro Regional Park and Laguna Seca Recreational Area are available for picnicking, biking, auto racing and horse-back riding. Corral de Tierra Country Club, Laguna Seca Golf Club and Chamisal Tennis Club are also close at hand.

FIGURE D: LAS PALMAS RANCH SPECIFIC PLAN LAND USE TABLE

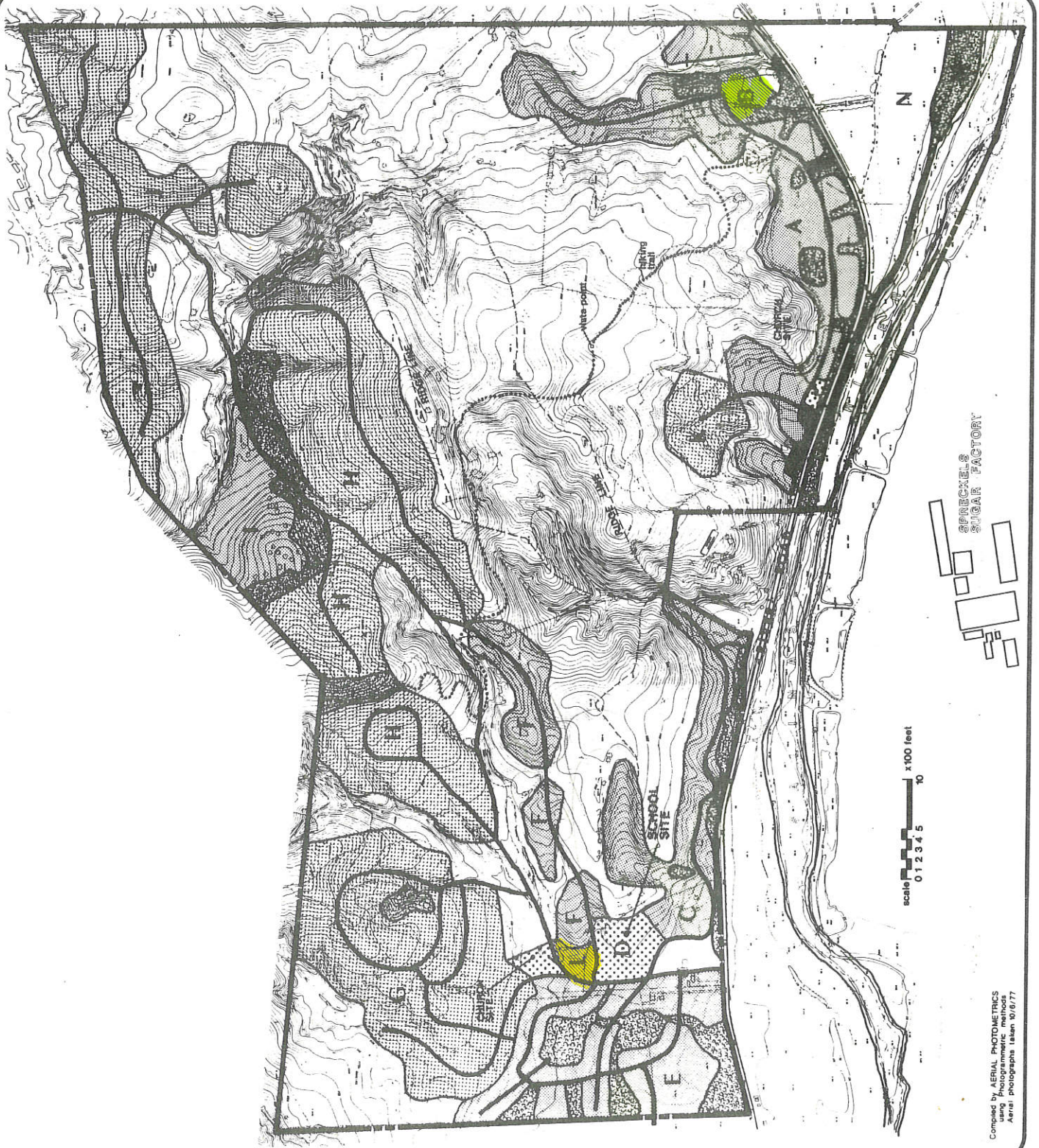
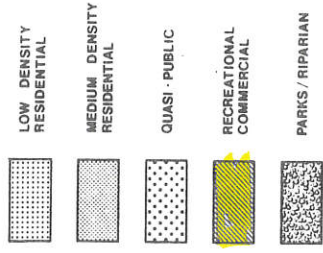
ADC Policy Plan Areas	Residential Units		Total Units	Other Land Uses	Other Acreage	Total Acres	Density Units/AC
	Multi	Single					
A	312	0	312	COMMERCIAL/RECREATIONAL	6	104	3.00
B	-	-	-			6	N/A
C	131	0	131			62	2.11
D	-	-	-	SCHOOL/CHURCH SITES	15	15	N/A
E	0	168	168			76	2.21
F	104	0	104			32	3.25
G	0	80	80			95	.84
H	0	142	142			152	.93
I	0	46	46			28	1.64
J	0	43	43			90	.48
K	0	5	5			11	.45
L	-	-	-	COMMERCIAL OPEN SPACE:	6	6	N/A
M				RIPARIAN CORRIDOR	13		
N				AGRICULTURAL LAND	56		
O				NEIGHBORHOOD/INFORMAL OPEN SPACES	65		
				CENTRAL OPEN SPACE & FRONTAL SLOPES	767	901	N/A
				TOTAL OPEN SPACE			
TOTAL	547	484	1031			1579	.65 AV.

NOTE: ACREAGES BOUNDARIES OF THE PLAN AREA AND NUMBER OF UNITS WITHIN EACH PLAN AREA ARE APPROXIMATE. SPECIFIC BOUNDARIES, AND NUMBER AND MIX OF UNITS WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING, PROVIDED THAT THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 1,031. DEVELOPMENT MAY NOT OCCUR IN THE ALPHABETICAL ORDER IN WHICH THE PLAN AREAS ARE LETTERED ON THE PLAN.

Las Palmas Ranch

FIGURE E

SPECIFIC PLAN



Compiled by AERIAL PHOTOMETRICS
using Photogrammetric methods
Aerial photographs taken 8/6/77

CHAPTER II

LAS PALMAS RANCH SPECIFIC PLAN

A. INTRODUCTION

1. The Value of Goals

The Las Palmas Ranch Specific Plan did not originate with county government. It began as the idea of a group of property owners who saw this large ranch being used to provide housing for the people of their community. Before their idea can achieve reality, however, it must be blended with the County's objective for development of the River Road area. The end product will be the Las Palmas Ranch Specific Plan, which will represent a joint expression of the aims and aspirations of the property owner, as well as the ends and objectives of the people of the County as declared by their local government.

This Chapter II is a statement of the aims and aspirations of the Specific Plan ("goals"); and the means by which the plan can achieve the goals ("policies").

Goals are necessary to give meaning to the short-and-long-term policies and actions called for by the Las Palmas Ranch Specific Plan. The goals set forth in this chapter are an essential expression of the commitment of the Las Palmas Ranch Partnership in connection with the development and management of their project. These goals ensure the protection of the major elements of the ranch's natural environment and rural setting, while at the same time providing a desirable residential community.

2. The Function of Policies

Policies are specific courses of action by which adopted goals are to be implemented.

The policies of this Specific Plan are intended to function as measures for the mitigation of potential environmental impacts of the project. They are also intended to serve as directions to the developer, the County staff and the public decision makers in the review and processing of the various phases of the project development. Where appropriate, policies of this Specific Plan will become conditions of approval of tentative maps and use permits.

Although the policies in this Chapter II are grouped under specific subject headings, a single policy may well serve to implement a number of goals. For example, policies stated under the agricultural land use, the design sensitivity and the erosion and drainage control sections also help to carry out the conservation and open space goal. The policies of this Specific Plan, therefore, should be considered as an integrated program of action for achieving the goals of the plan.

B. PHASING OF DEVELOPMENT

Residential development may proceed at a basic rate of up to 130 units per year. Up to 65 units may be built in addition to this basic yearly rate. Any units allowed in a year, but not built during that year may be built in following years. However, the accumulation of units shall not begin until the first residential unit is initiated.

It is important, however, to assure that adequate infrastructure such as water, sewers and roadway capacity is available or is made available to accommodate each increment of development as it is built. By the same token, the County needs to ensure that a proportionate amount of the total open space designated in this specific plan is provided at the time each phase of development commences. And although a given increment of the development may provide more or less than 15% of its housing units as low or moderate income units, it is essential that a schedule be adopted to assure that the committed number of affordable units will be provided in a reasonable and orderly progression and that the inclusionary units are not left to the end of the development or relegated to one or two isolated areas of the project.

C. HOUSING AND RESIDENTIAL LAND USE

GOAL: The primary goal of Las Palmas Ranch Specific Plan is to provide a broad mix of housing opportunities to all economic segments of the community without expanding existing urban boundaries into major farming areas.

BACKGROUND

According to the Monterey County Housing Plan, adopted by the Board of Supervisors on September 22, 1981, there is an immediate need within the County's unincorporated areas of 4,800 housing units by 1985. In order to meet this demand, the AMBAG Housing Study indicates a need for 1,000 units per year in the greater Salinas area.

Monterey County has adopted a Growth Management Policy which states in part that growth shall occur in or adjacent to urban areas or in areas specified for future growth which are able to provide urban services. The effect of this policy on the supply of housing is unknown because the implementation mechanism is yet to be adopted.

The Monterey County Housing Plan also points out the special housing needs of certain categories of households (large families, handicapped persons, the elderly, female-headed households and migrant farmworkers).

This Specific Plan responds to as many of these needs as is feasible.

The Las Palmas Ranch Partnership has entered into an agreement with the Monterey County Housing Authority to provide land in the City of Salinas at no

present cost to the Authority for the construction of fifty units of low-income family housing . The Partnership applied to the County to be allowed credit for these fifty units toward the Partnership's commitment to provide 15% of the units of Las Palmas Ranch as low or moderate income housing. On January 26, 1982 the Board of Supervisors approved these units as applying toward the inclusionary requirement.

OBJECTIVES

1. To help fulfill the continuing housing demands of the county as disclosed by the Monterey County Housing Plan and the AMBAG Housing Study.

2. To reduce the necessity for Salinas and other nearby communities to expand into surrounding major agricultural lands in order to meet housing demands.

3. To provide a range of housing affordable to all economic segments of the community.

4. To provide a full range of housing types within an environmentally sensitive plan.

5. To maintain the quality of the semi-rural residential environment.

6. To provide housing to meet the needs of the segment of Monterey County population that desires semi-rural living but with a full range of community facilities.

7. To consider the housing goals, plans and objectives of communities making up the County's housing market.

8. To explore and offer feasible, innovative methods of housing financing that will permit home ownership by a broad range of families.

POLICIES

1. The development of Las Palmas Ranch shall comply with the County's Inclusionary Housing Ordinance. Credit shall be given for the fifty units of low income family housing constructed by the Monterey County Housing Authority in the City of Salinas on the land provided by the Las Palmas Ranch Partnership.

2. All available sources of government and private financing and funding should be utilized for the construction of housing, including where appropriate the following:

U. S. Department of Housing and Urban Development, Federal Housing Administration;

U.S. Department of Agriculture, Farmers Home Administration, Home Ownership Loans Program, Rural Rental Housing Programs, Farm Labor Housing Loans Program, Water and Sewer Loans and Grants Program;

Economic Development Administration;

California Department of Housing and Community Development;

California-Housing Finance Agency;

Housing Assistance Council, Inc., Revolving Loan Fund;

Rural America, Loan Fund Policy.

3. To the extent feasible, low and moderate income housing should be disbursed throughout the project in order to minimize physical isolation and to promote social integration.

4. The appearance of the low and moderate income housing shall be compatible with other housing within the subdivision .

5. The Specific Plan allows a maximum 1,031 residential units in accordance with Figure D and Figure E.

6. Housing should be produced in an orderly phased program over a period of several years based upon market demands and availability of financing.

7. In order to preserve the semi-rural character of the area and to mitigate adverse impacts on significant viewshed areas, higher density housing should be clustered behind natural land forms, generally at lower elevations and not on steeper slopes or ridgelines.

8. An Inclusionary Housing Plan for the entire project shall be prepared by the developer reflecting compliance with the County's Inclusionary Housing Ordinance. This plan shall be submitted to and approved by the County prior to consideration of the first increment of residential development.

9. Recreational facilities and open space shall be provided on an incremental basis in accordance with project built-out.

10. Optional or modified public improvement, development, and construction standards where available should be utilized where appropriate to produce quality housing at reduced unit cost.

11. A Development Incentive Zone of ten acres shall be provided within the areas designated in this specific plan for medium density residential development. The density for this DIZ shall not exceed ten units per acre. This density may be and is encouraged to be dispersed throughout the medium density areas rather than being concentrated in a single ten-acre area.

D. COMMERCIAL LAND USE

GOAL: To provide twelve acres of centrally located commercial and service facilities appropriate to the convenience needs of the visitors and guests of Las Palmas Ranch as well as the residents of the entire River Road Area of Development Concentration.

BACKGROUND

At the present time, the only commercial outlet in the River Road ADC is a small, older convenience store across River Road from the entrance to the Pedrazzi subdivision. Although the Toro Area Master Plan designates a small area of commercial development at the corner of River Road and Pine Canyon Road, that land is presently in productive agricultural use and the likelihood is remote that the property will be developed for other than agricultural purposes in the foreseeable future, if ever. Consequently, residents of the River Road ADC must travel outside the vicinity for virtually all of their shopping needs.

The nearest complete retail and service facilities are in the City of Salinas, approximately three and one-half miles to the north. Limited convenience commercial outlets are located in Toro Park Estates, approximately two and one-half miles to the west of Las Palmas Ranch on Highway 68. A small amount of highway commercial development is called for in the Toro Vista Specific Plan, to be located on Reservation Road just west of Highway 68.

Although the residents in the Las Palmas Ranch development and in the River Road ADC should continue to look to the major commercial centers of Salinas and Monterey for the majority of their comparison goods shopping needs, the provision of convenience shopping outlets within the boundaries of the ADC would produce a number of public and private advantages. Such convenience outlets might include a "quick-stop" market with gasoline pumps, deli-liquor, barber/beauty shop, cleaners, and similar light retail shops. In addition to making shopping more convenient to the residents of the area, it would substantially reduce travel-based energy consumption, congestion on Highway 68 and resultant air pollution.

The Corey House, upon completion of its restoration, will function as a center for social and recreational activities of the residents of Las Palmas Ranch, and to a degree as a visitor attraction. It is appropriate to plan limited commercial facilities in and about the Corey House to meet the demand for dining and related activities. Furthermore, because this Specific Plan contemplates a concentration of recreational facilities around the Corey House for the utilization of the residents of the development and their guests, provision should be made for the availability of food, drink, recreational and athletic supplies and other similar goods in this vicinity. Commercial facilities around the Corey House might include a restaurant, sports shop, gift store, deli and similar uses.

In order to best meet the needs of all of the residents of the River Road ADC, the main body of commercial facilities should be centrally located. A

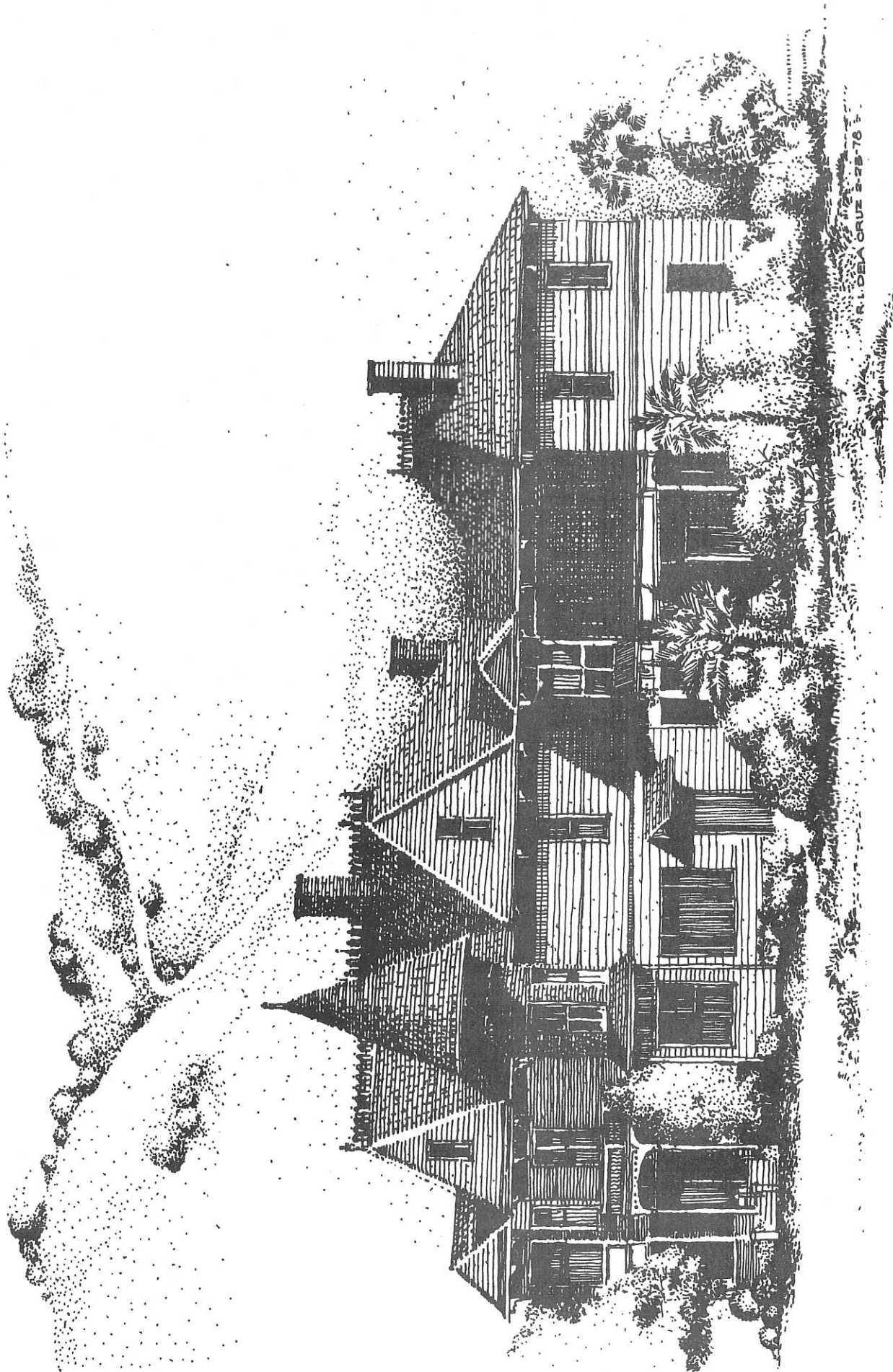


FIGURE F COREY HOUSE RESTORATION

location near the eastern end of the Las Palmas Ranch property would be centrally located to all existing and proposed development within the ADC.

OBJECTIVES

1. To develop a centrally located commercial and service area at the easterly end of Las Palmas Ranch to service the convenience shopping needs of the residents of Las Palmas Ranch and the River Road ADC.

2. To develop a small commercial and service facility in and about the Corey House to meet the convenience needs of visitors to the Corey House and those utilizing the recreational facilities in and about the Corey House.

POLICIES

1. Retail commercial and service facilities appropriate to meet the convenience shopping needs of the residents of Las Palmas Ranch and the River Road ADC should be provided in the area designated as "L" in Figure D.

2. Retail commercial and service facilities appropriate to the convenience needs of the visitors to the Corey House and those utilizing the recreational facilities in and about the Corey House should be developed in the area designated as "B" in Figure D.

3. All commercial development shall be of a size, design and intensity compatible with the semi-rural character of the River Road ADC.

4. The design, lighting and materials of all commercial signing for the development shall be carefully regulated to assure compatibility with the semi-rural character of the area.

5. All areas proposed for commercial development should be placed in Planned Commercial ("PC") or similar zoning providing for continued regulation by the County of uses, design, parking, landscaping and signing.

E. CIRCULATION

GOAL: To provide a safe, efficient and aesthetically pleasing system for the circulation of automobiles, pedestrians and other modes of transportation within the project; and to consider the reasonable needs for travel to and from the project.

BACKGROUND

Circulation concerns for the Las Palmas Ranch fall into two principal categories: (1) The internal provisions for circulation within the project itself, and (2) the external matter of travel to and from the project. The former is primarily within the purview of the developer's responsibilities; the latter, although a matter

of concern to this project, is primarily a problem for regional or even state solution.

The internal circulation system for Las Palmas Ranch will consist of two major collector roads. The collector serving the western portion of the project will enter River Road approximately at the Corey House. The collector serving the eastern portion of the project will enter approximately two miles further down River Road (see Figure D).

Neighborhood subcollector streets and lanes are designed to provide safe and efficient access to all portions of the project while maintaining a sense of separation and independence for the various residential neighborhoods.

This Specific Plan anticipates extensive use of optional design and improvements standards as provided by the Monterey County Subdivision Ordinance in order to maintain a rural character and enhance the liveability, convenience and appearance of the development. Although it is proposed to observe county standards as to materials, minimum lane width and longitudinal grades, optional standards are proposed as to maximum cul-de-sac length, width of right of way, and use of curb and sidewalk. These reduced standards will be offset in some cases by the generous provision in the plan for off-street parking and by the use of turnouts and turnarounds for emergency equipment.

All development costs of the on-site circulation network will be funded by the developer (see Chapter IV). It is proposed that the major collector roads and subcollector streets in the higher density areas will be dedicated public streets. Private roads may be utilized for some of the larger lot single family development, and for the interior lanes within PUD clusters.

Provision will be made within the project to accommodate alternative means of transportation to the automobile. A system of pathways suitable for pedestrian and bicycle use will connect the residential areas with commercial, educational and recreational centers. Although public transit does not presently serve River Road, it is expected that such service will be provided as development of this project and Toro Vista proceeds. Safe, centrally located bus loading areas for both public transit and school buses are proposed for both the western and the eastern portions of the project.

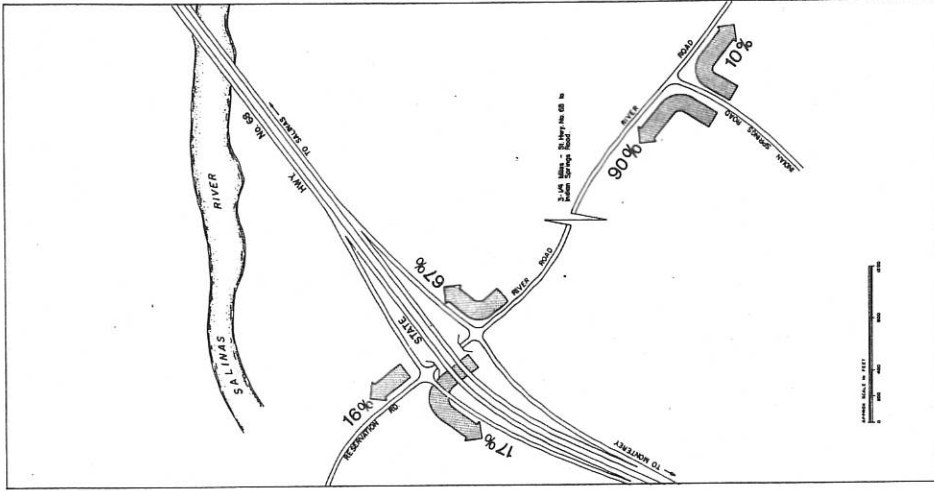
OBJECTIVES

1. Provide an internal circulation system of collector roads and neighborhood collector streets and lanes providing safe, efficient and aesthetically pleasing access to the areas of development for automobiles, pedestrians and alternative modes of transportation.

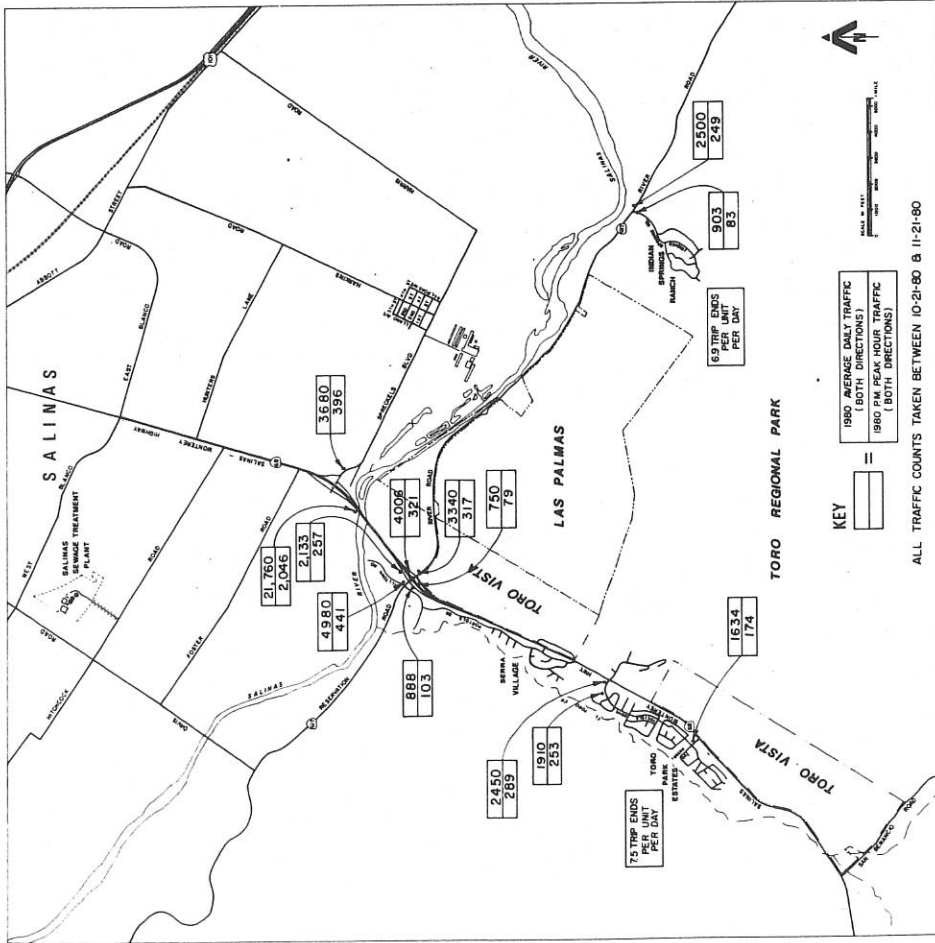
2. Provide or participate in the provision of off-site improvements reasonably necessary to assure safe travel to and from the project.

Las Palmas Ranch

FIGURE G
1980 TRAFFIC VOLUMES AND DIRECTIONAL SPLIT DATA



Directional Split Data For Indian Springs Morning Peak Period Traffic



October 1980 Traffic Counts

POLICIES

1. Provide a system of pathways suitable for pedestrian and bicycle use to connect residential areas with commercial, educational and recreational areas of the project.
2. Safe, attractive and centrally located loading areas for school buses and public transit should be provided at appropriate locations in both the east and west areas of the project as determined by consultation with transit agencies.
3. Adequate off-street parking should be provided as a means of reducing road congestion, particularly in areas where reduced road right-of-way is proposed.
4. Turnouts and turnaround facilities may be required to accommodate emergency vehicles in areas of reduced road right-of-way or where longer cul-de-sacs are proposed.
5. Interior roads shall have longitudinal grades not exceeding 15%.
6. With the following exceptions, on-site roads shall be privately owned and maintained.
 - A. Extensions of existing public roads. Such connections and extensions shall be publicly owned and maintained.
 - B. Subdivision roads maintained by user fees or other locally-generated revenues, and not by the county road fund. Such roads may be publicly owned.
7. The internal circulation system should be designed to accommodate a level of service "C" at full buildout. A trip generation factor of 8.0 trips per day per unit shall be used for this project.
8. The use of optional design and improvement standards is encouraged for the internal road system to reduce visual impacts, maintain a rural character and enhance the liveability, convenience and appearance of the project. Subject to specific review in each case, such optional standards shall permit extended cul-de-sac length and elimination or reduction of curbs and sidewalks, and may permit reduced right-of-way.
9. Roads which are perpendicular to viewing areas of which involve excessive cut and fill shall be discouraged.
10. Horizontal and vertical street alignments should relate to the natural contour of the site insofar as is practical, while retaining safe sight distance for expected driving speeds but not less than 25 mph.

11. Street name signs and regulatory devices constructed of wood or other natural materials and of the size and height compatible with the surroundings should be utilized.

12. The developer shall dedicate fee title along the project frontage on River Road so that the sum of the width of existing right-of-way and new dedication (on either side) equals 110 feet. Widening in excess of 110 feet may be required for slopes. These slopes may be provided for as slope easements and may be landscaped by the developer and included as part of the meandering 50 foot setback/landscaped area described in Conservation and Open Space Policy #9.

13. Access to the development will be by public road intersections including left turn channelizations constructed by the developer on River Road at the entrances to the subdivision. Design and construction shall be compatible with the widening of River Road as contemplated by Policy #12 above.

14. Internal road connections should be provided where feasible between the areas of the subdivision in order to minimize the need for River Road to provide a route for intra-subdivision traffic.

15. Road connections should be provided where feasible between the subdivision and adjacent subdivisions in order to minimize the need for subdivision traffic to utilize River Road.

16. The developer shall pay a development fee to the County for improvements to Highway 68. This development fee shall be \$620.75 per residential unit (a total of \$640,000.00, being 10.66% of the estimated cost of the two lane first phase of the Corral de Tierra bypass), and shall be payable as to each residential unit at the time the building permit for the residence is issued.

17. The maximum contribution to improvements to River Road shall be \$1,400,000 (prior to indexing). This contribution shall be for a project to be designated by the County Public Works Department. A payment of 1/1031 of this amount shall be paid to the County at the time each residential building permit is issued. When 600 such permits have been issued the designated road improvement project shall be built. If the accumulated contributions are insufficient to fund the project, the developer shall then contribute the balance of the cost up to the above maximum obligation.

18. The development contributions provided in Policies 16 and 17 are based on 1983 dollars, and will be adjusted annually in accordance with the West Coast Engineering News Record General Engineering Cost Index. These development contributions, together with the dedications and improvements required by Policies 12 and 13 shall constitute the project's total required participation in the construction or financing of off-site roads and circulation facilities.

F. CONSERVATION AND OPEN SPACE

GOAL: To conserve and protect in open space those aspect of Las

Palmas Ranch that constitute the major visual and environmental resources of the site; and to provide for the managed utilization of open space for active and passive recreational purposes.

BACKGROUND

Open space is an essential component of any well-designed residential project. It provides areas for active and passive recreation immediately adjacent to dwelling units. It increases project amenity by providing landscaped areas and important scenic vistas. Open space can be an important design element, breaking up monotonous patterns of housing and improving the visual attractiveness of the development. Open space increases design flexibility and permits the preservation of natural features for even greater amenity.

By statutory definition open space includes banks of rivers, riparian vegetation, watershed lands, outdoor recreation areas, areas of outstanding scenic, historical and cultural value, and areas of economic importance used for production of food and fibre.

A number of these open space components are found within Las Palmas Ranch and are therefor incorporated in this Specific Plan.

The first component of the Las Palmas Ranch open space includes the banks of the Salinas River and the narrow band of riparian vegetation adjacent thereto. These areas constituting the northerly boundary of Las Palmas ranch, will be left in their natural state and retained in the ownership of the developer.

The second open space component of Las Palmas Ranch is the approximately 50 acres of level land lying between the riparian corridor and River Road. This area will be preserved in agricultural use.

This agricultural land shall be placed in permanent agricultural zoning. It will remain in the ownership of the developer or a successor entity, and will be leased for farming purposes.

The Corey House itself and the grounds around it constitute the third component of the Las Palmas Ranch open space. The developer has already restored the exterior of this magnificent structure, and has had the building placed on the roster of National Historical Buildings. The Corey House is suitable for a variety of active uses; as a social center for the project and headquarters for the recreational complex around it; as a center for retail commercial and service facilities to meet the needs for those utilizing the recreational facilities and visitors to the historic residence. The Corey House itself will remain in the ownership of the developer, with space being leased to the various users including the owner's association. The recreational facilities surrounding the Corey House will be owned and managed by the owners' association for the use of the project residents and their guests.

By far the largest of the open space components, consisting of approximately 767 acres, is the central open area embracing the central ridge lines and north-facing frontal slopes visible from the Highway 68 Scenic Corridor (see Figure H). This area constitutes the major watershed area of the ranch as well as the prime visual resource visible from within the ranch and from the Highway 68 Scenic Corridor. This area should provide an excellent source of active and passive enjoyment for the residents of Las Palmas Ranch (see discussion in Section H of this Chapter II). This plan calls for this area to be left basically in its natural state. Improvements will consist only of trails, vista points and drainage and erosion control devices. This central open area will be owned and managed by the master owners' association, and should be placed in open space zoning and subjected to appropriate scenic easements.

The final component of open space in the Las Palmas Ranch project includes the smaller parks and recreational areas which are interspersed within and among the clusters of higher density development. Some of these areas are shown in Figure D. Others will be designed as each increment of cluster development is proposed. These areas will be owned and managed by the neighborhood or village owners' association. The utilization of these neighborhood open spaces as a means of separating housing clusters and providing visual screening is illustrated in Figure K.

OBJECTIVES

1. To preserve the site's major frontal slopes and ridgelines in open space in order to maintain the rural setting as a visual backdrop to the clustered housing.
2. To provide for continued agricultural use of lands north of River Road.
3. To maintain a feeling of open space along the immediate River Road corridor.
4. To conserve the Salinas River bank and the adjoining riparian vegetation in open space.
5. To preserve and enhance the historical significance of the Corey House.
6. To utilize open space as an important design element for avoiding monotonous patterns of development.
7. To provide for active and passive enjoyment of the open space within the project.
8. To assure open space integrity through ownership and management entities.

POLICIES

1. The following constitute the open space elements of Las Palmas Ranch to be protected:

- A. The Salinas River bank and the riparian vegetation adjacent thereto;
- B. The agricultural land north of River Road;
- C. The central ridge lines and north-facing frontal slopes visible from the Highway 68 Scenic Corridor as delineated on Figure H.
- D. The Corey House.

2. Prohibit building on ridgelines visible from designated scenic corridors, as delineated on Figures H and K.

3. Higher density housing units shall be clustered behind natural landforms or on lower elevations.

4. Open space areas shall be placed in scenic easements and open space zoning or otherwise adequately protected from development that could destroy the natural amenities of the site.

5. The open space areas other than the riparian corridor, the agricultural land and the Corey House shall be conveyed to an owners' management association or other appropriate entity legally empowered and obligated to manage these areas and to collect fees or assessments therefor.

6. A proportionate amount of open space should be provided with each increment of housing. Trails provided within the open space management plan shall be dedicated at the time the area is unencumbered and the open space is dedicated.

7. Roads which are perpendicular to viewing areas or which involve excessive cut and fill shall be discouraged.

8. Horizontal and vertical street alignments should relate to the natural contours of the site insofar as is practical.

9. An irregular or meandering landscaped setback, with a minimum depth of fifty feet, shall be established along the frontage of River Road.

10. Utilize mounding, informal massing, or irregularly spaced trees, planting and other overall landscaping treatment to screen development.

11. Visually obtrusive building materials and finishes shall be avoided.

12. Erosion, siltation and drainage controls shall be implemented in order to enhance watershed management, to protect on-site and riparian vegetation, to

Las Palmas Ranch

FIGURE H FRONTAL SLOPES



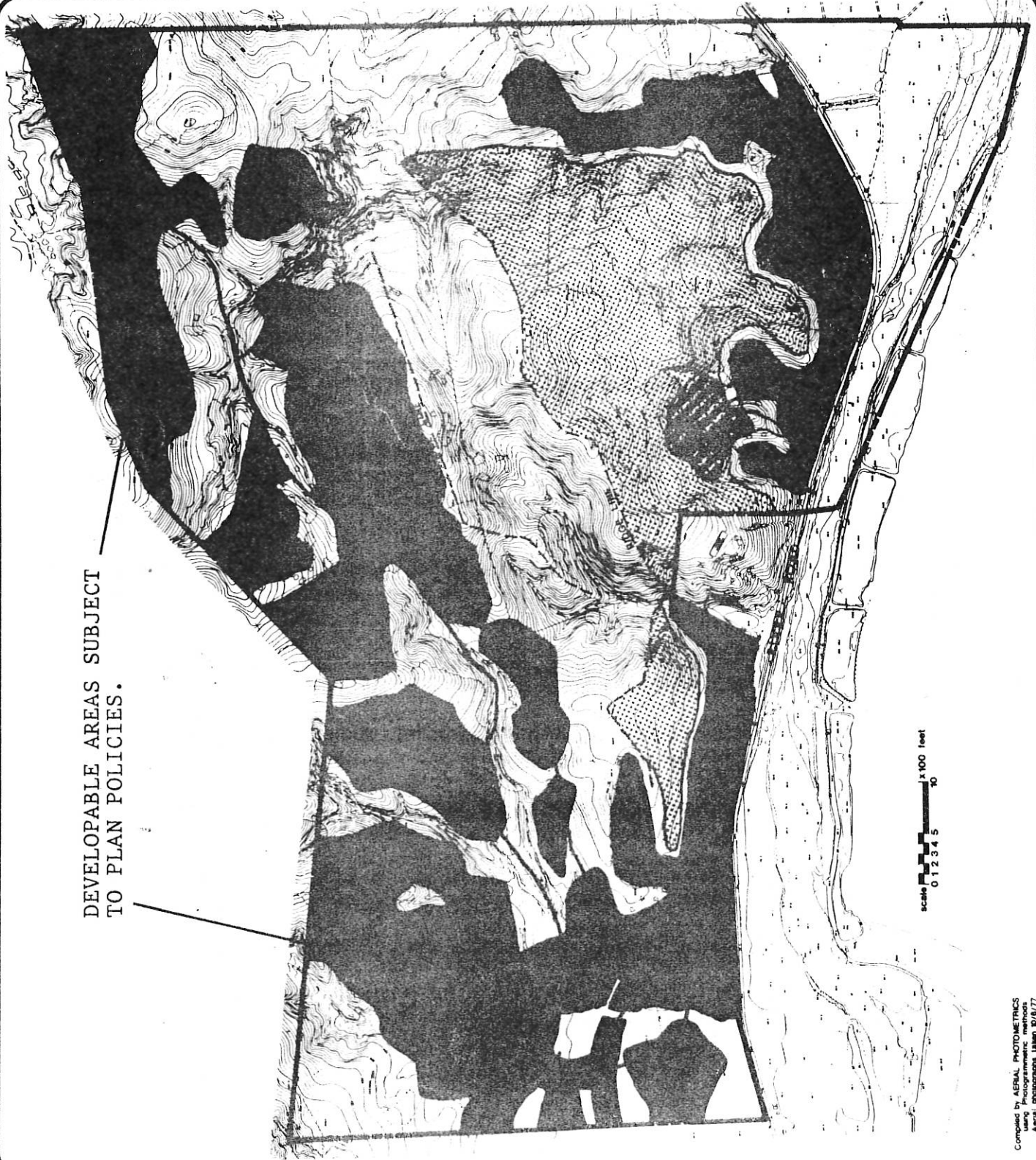
FRONTAL SLOPES
VISIBLE FROM
SCENIC HIGHWAY



Monterey
County
Planning
Department



DEVELOPABLE AREAS SUBJECT
TO PLAN POLICIES.



scale 0 1 2 3 4 5 10
1/4" = 100 feet

Compiled by AERIAL PHOTOMETRICS
using Photogrammetric methods
Aerial photographs taken 10/6/77

facilitate on-site retention and percolation of surface water, and to minimize hazards to development.

13. Facilities providing for active and passive recreational uses of the open space areas may be provided subject to County approval.

A. Such facilities may include hiking, jogging, and equestrian trails and vista points within the central hillside open spaces.

B. Tennis and racquetball courts, swimming pools, play fields, health club facilities, and similar more intensive recreational facilities may be located in the areas designated in Figure E for recreational uses.

C. Mini-parks, jogging trails, playgrounds, swimming pools, tennis courts, and similar facilities may be located within the smaller open space areas interspersed among the residential clusters.

D. Recreational facilities shall be managed and maintained by an owners' management association or other appropriate entity legally empowered and obligated to manage these areas and to collect fees or assessments as necessary for their maintenance.

E. A comprehensive Open Space/Recreation Management Plan for all open space areas of the project, shall be prepared by the developer indicating how the open spaces within the project will be used, managed and conserved. This program shall be submitted to and approved by the County prior to final discretionary approval is given by the County for any portion of the development authorized by this specific plan.

14. The central open space areas of the project south of River Road may be utilized for wastewater treatment and disposal when consistent with the approved Open Space/Recreation Management Plan and the approved Wastewater Management Study.

G. ENERGY CONSERVATION POLICIES

1. Each residential unit should be afforded adequate solar access for the operation of active and passive solar systems. Locating structures with their major axis oriented within 22.5° of true east/west is generally the best means to insure adequate south-facing solar access. For single-family homes, the orientation is fairly simple to implement as is full access to the south wall for passive solar design. For multi-family units, orientation and access are more difficult; generally south roof access for active space heating or domestic water heating systems is considered sufficient.

2. Careful design of structures to utilize solar access and to control heat loss and heat gain can achieve significant energy conservation. When these design elements are coupled with passive design features (thermal storage units, south facing glass, domestic hot water systems and other energy conserving components),

the energy conservation potential greatly increases. Support structures built by the developer such as commercial areas, swimming pools, recreation and community buildings should make maximum use of alternate energy sources both to reduce operation costs and to serve as community examples.

3 The addition of pedestrian and bicycle paths to the internal circulation systems could further reduce the need for automobile use.

H. PRESERVATION OF SIGNIFICANT AGRICULTURAL LAND

GOAL: To preserve and protect significant major areas of prime and productive agricultural land.

BACKGROUND

In Monterey County's unincorporated areas, agriculture is by far the most predominant land use. The Salinas Valley contains some of the finest agricultural soil in the world, and is one of the only areas in the United States with a large level area of highly productive soils, as well as ocean fog which is so desirable for succulent vegetables. Historically, agriculture has been the greatest single source of income in the County of Monterey.

As the population of the County has continued to increase over the years, it has become increasingly apparent that this agricultural base of the economy must be protected, while accommodation is made for anticipated growth. Consequently, the County's plans are replete with policy statements attempting to balance these potentially conflicting interests.

As thus proposed, this Specific Plan is consistent with the agricultural land preservation policies of the Monterey County General Plan and the Toro Area Master Plan.

OBJECTIVES

- 1 To provide for permanent agricultural use of lands north of River Road and to preserve them in open space.
- 2 To relieve pressure for residential land use on intervening prime agricultural lands in the area south and southwest of the City of Salinas and north of the Salinas River (the Blanco Area).
- 3 To accommodate the foreseeable housing demand within the River Road ADC, utilizing a compact residential land use pattern.
- 4 To direct residential expansion into the non-agricultural belt along the foothills.

POLICIES

1. Preserve the agricultural lands north of River Road in agricultural zoning and in a permanent agricultural open space easement.
2. Retain the lands north of River Road in agricultural production.

I. DESIGN AND SENSITIVITY

GOAL: To provide a program of design standards and regulation to assure that all structural development at Las Palmas Ranch will be aesthetically pleasing, internally consistent and visually integrated with the natural surroundings including major open spaces.

BACKGROUND

Section E of this Chapter II identifies the significant open space elements of the Las Palmas Ranch site. The policies enunciated in that section provide for the appropriate placing of concentrated development on the site consistent with the conservation of these major open space elements.

The design of the roads, buildings, and other facilities is equally as important to the overall visual impact of the project as is the location of development. This section establishes the policy framework for the design of such improvements.

The primary design consideration shall be the creation to the extent possible of a "rural" or "country" atmosphere within the development. Too often "rural" or "country" is equated mistakenly with rambling ranch-style homes on large lots; yet most residents in concentrated housing in the unincorporated areas (for example, San Benancio Village, The Bluffs, Del Mesa Carmel) feel that they live in the "country" and that their development is "rural." An analysis of such projects, both in Monterey County and elsewhere, discloses a number of common design features which help to create the "rural" or "country" atmosphere:

Sensitive design of buildings emphasizing the relationship of buildings to natural land forms and utilizing nonobtrusive natural materials such as wood and native stone, and low intensity exterior colors.

Clustering of buildings in curvilinear patterns interspersed with open spaces.

Landscaping which follows "natural" patterns, i.e., irregular shapes and mounded surfaces, informal massing, or irregularly spaced trees and plantings.

Preservation of mountains, hillsides and significant woodlands or farm areas which can be seen from the development areas creating a sense of closeness to major open spaces.

Public improvements which reflect a "country" rather than a "city" atmosphere, e.g., meandering walkways of natural materials rather than curbs and sidewalks; exterior lighting including street lighting controlled as to intensity and direction; traffic, directional and other signing made of wood and without interior lighting.

Availability of active and passive recreational opportunities not available in the city.

OBJECTIVES

1. To mitigate adverse visual impacts of the proposed development upon significant open space and viewshed areas.
2. To create to the extent possible a visual sense of "country" living within the development.

POLICIES

1. All areas of the project proposed for structural development shall be placed in a site and design control district to ensure county enforcement of the design policies of this specific plan.
2. The deed restrictions for the project shall provide for the master homeowners association to have architectural and site review authority to enforce the design policies of subdivision deed restrictions. This authority shall be in addition to the design control authority of the County. Adoption of this Specific Plan shall not be construed as an obligation on the part of the County to create or enforce homeowner association rules.
3. All structures, including residential, commercial, recreational and accessory buildings; fences; walls; decks and signs shall require design approval. Approval shall be based upon conformity with the policies of this plan as well as the following specific criteria:
 - A. Compatibility of external design, materials and colors with existing structures in the development and with the semi-rural setting.
 - B. Conformity of design and location of structures with respect to existing ground elevations and natural land forms.
 - C. Mitigation of visual impacts visual from within the development and from major designated view corridors outside of the project.
 - D. Protection of significant trees and vegetation. Trees over 36" in circumference (four feet above the ground) shall be retained. Where it is necessary to remove such trees for better design or layout, then they shall be replaced on a two for one basis subject to the approval of the Director of Planning.

E. Prevention of erosion, sedimentation and visual impacts resulting from grading, excavation, cutting or filling.

4. To the extent feasible, all structures should utilize natural materials such as wood and native stone and low intensity earth-tone exterior colors. Visually obtrusive building materials shall be avoided.

5. Low level exterior lighting, including street lighting shall be utilized consistent with maintenance and public safety and shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Street lights may not be used unless approved as conditions of permits obtained pursuant to this plan.

6. Horizontal and vertical street alignments should relate to the natural contours of the site insofar as is practical. Roads which are perpendicular to viewing areas or which involve excessive cut and fill should be discouraged.

7. Mounding, informal massing, or irregularly spaced trees, planting and other overall landscaping treatment should be utilized to screen development.

8. Preserve vegetation significant to the maintenance of visual quality and to the provision of erosion control on sensitive slopes.

9. Where possible consistent with public safety, alternative public improvement standards should be applied by the county to reduce visual impacts and add to the rural character of the development. Such alternative standards may allow, where appropriate:

A. Reduced graded section of roads.

B. Elimination of sidewalks or utilization of meandering pathways of natural materials in the place of sidewalks.

C. Elimination of curbs or utilization of berms or vee gutters in the place of curbs.

D. Extended cul-de-sacs rather than looped roads.

E. Street lights at greater intervals; street lights of lower intensity; and street lights on ground level standards.

F. Street name signs and regulatory devices constructed of wood or other natural materials and of a size and height compatible with the surroundings.

10. All new utilities shall be placed underground.

11. No development shall be allowed on slopes over 30%, except where necessary for construction of limited portions of roads following existing ranch roads, serving the development areas shown on Figure F; or where necessary to

maximize the goals, objectives and policies of this Plan and the Monterey County General Plan.

J. EROSION, DRAINAGE AND FLOOD CONTROL

GOAL: To minimize erosion, siltation and sedimentation, and to protect on and off site areas from damage, through an integrated watershed management and flood control program.

BACKGROUND

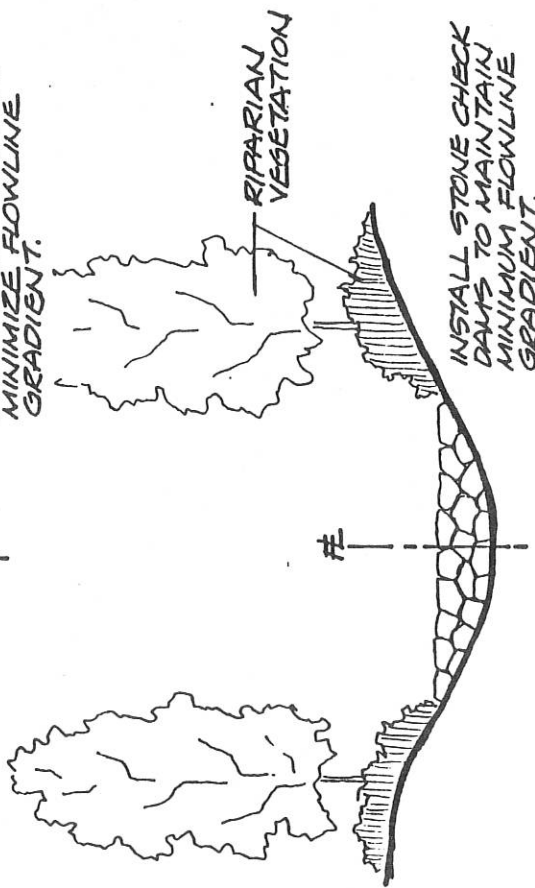
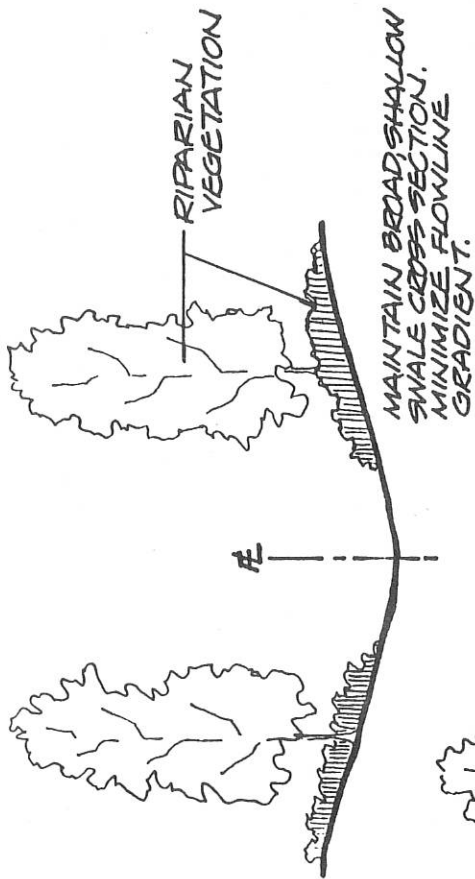
In November of 1980, Cooper and Clark, consulting engineers, published their report entitled "Phase I - Geologic Reconnaissance and Geologic Hazards Investigation - Las Palmas Ranch." The report provides detailed information relative to existing site conditions and the erosion potential of the Las Palmas Ranch property. The full report is on file with the County of Monterey. Figures I and J, reproduced from that report, show the topography and geologic units within the property.

According to the Cooper and Clark report, the Las Palmas Ranch contains three principal drainage systems. The westerly boundary of the property is drained by a system terminating near the Corey House. A second drainage system terminates in the central portion of the site, across from the Spreckels Sugar Factory. The third drainage system exists in the southeast portion of the site. The report indicates that the site vegetation consists of open grass-covered slopes with scattered growths of trees. Soil cover is widespread with sparse bedrock outcrops. Moderate to severe erosion is presently occurring along the drainage areas.

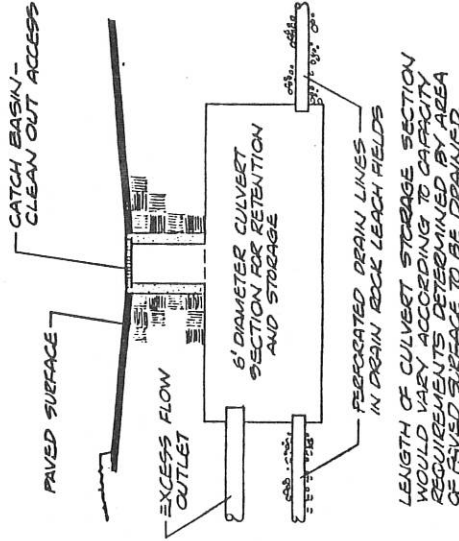
Analysis of the Cooper and Clark report by the project engineers and the project landscape architect indicates that the installation of erosion control devices such as slope planting and other landscaping, desilting basins, check dams and retention basins, could increase the times of concentration and thereby reduce the expected peak runoff volumes. Such a program could not only prevent further contamination of the Salinas River, but actually decrease the amount of sediments presently reaching the river. An erosion and drainage control program embodying these principles has been developed for the project by means of which erosion, siltation, sedimentation and drainage controls will be implemented in accordance with the Monterey County Master Drainage Plan.

Las Palmas Ranch

FIGURE I EROSION AND DRAINAGE CONTROL CONCEPTS



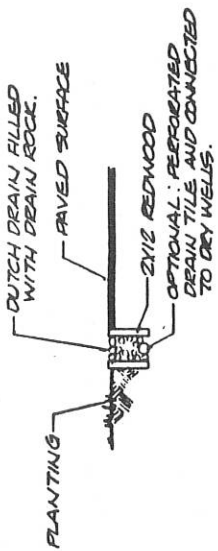
DRAIN SWALES AND CHECK DAMS
NO SCALE



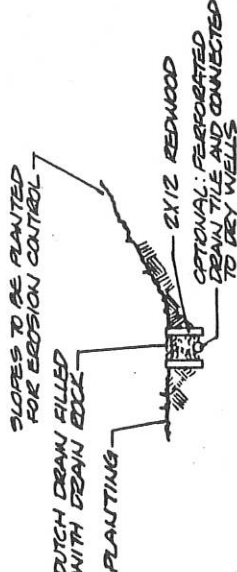
UNDERGROUND STORAGE/RETENTION
NO SCALE

Las Palmas Ranch

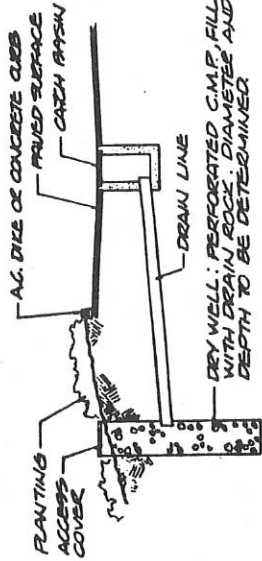
FIGURE J EROSION AND DRAINAGE CONTROL CONCEPTS



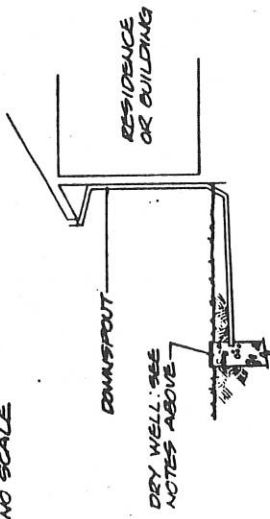
DUTCH DRAIN AT PAVED AREAS
NO SCALE



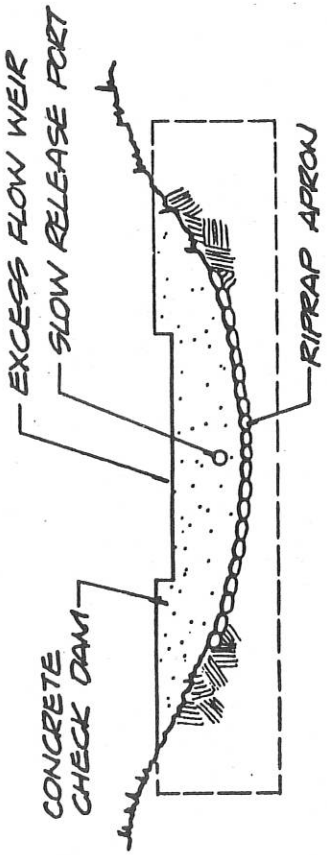
DUTCH DRAIN AT TOE OF SLOPES
NO SCALE



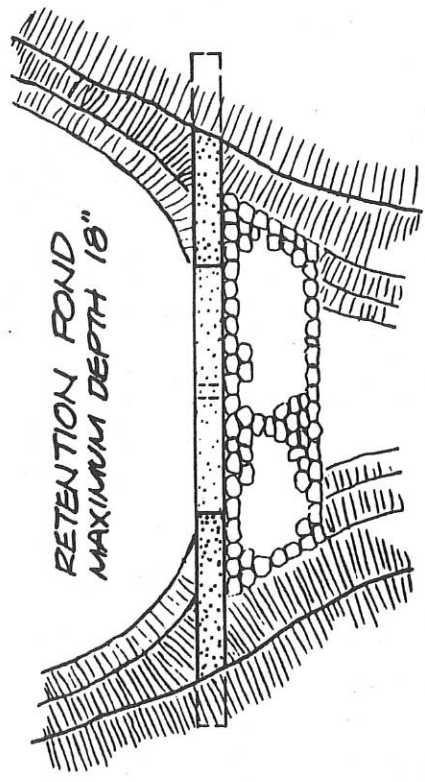
DRY WELLS AT PAVED AREAS
NO SCALE



DRY WELLS AT DOWNSLOPES
NO SCALE



ELEVATION



PLAN

CHECK DAM AT RETENTION PONDS
NO SCALE

OBJECTIVES

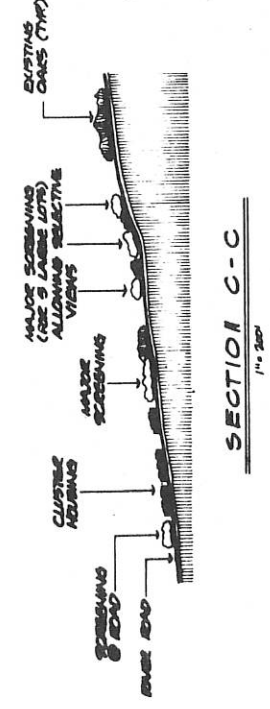
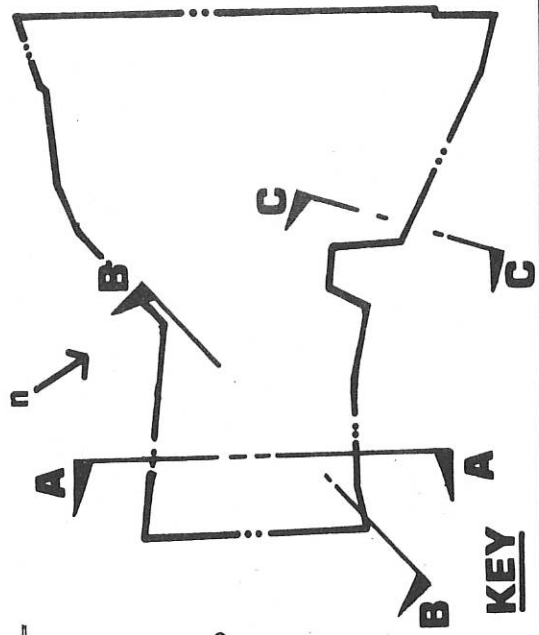
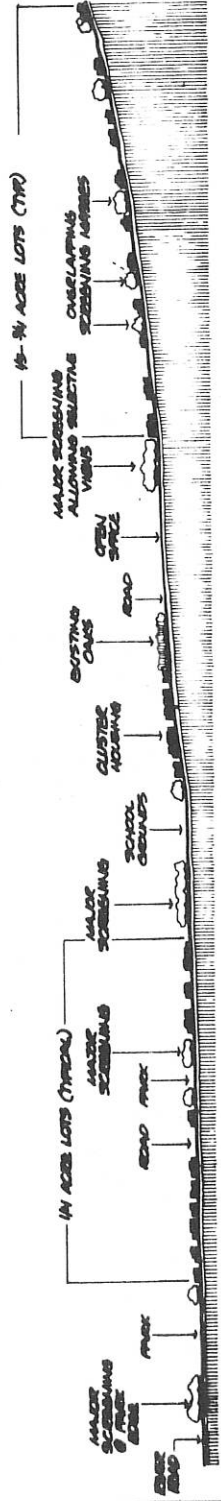
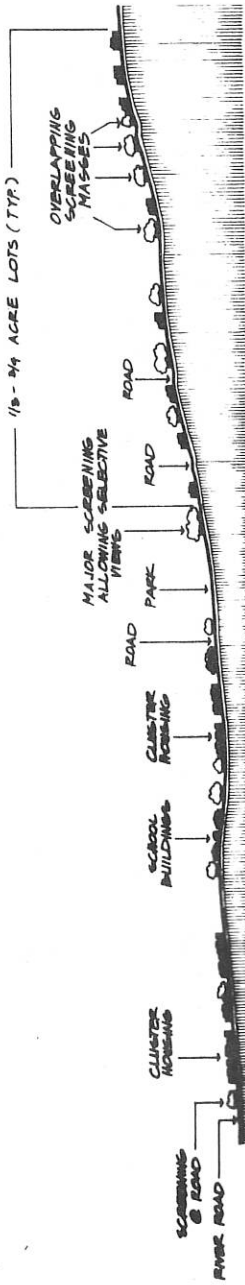
1. To protect on and off site areas from adverse effects of erosion, siltation and sedimentation.
2. To retain or percolate surface water on site to the maximum extent feasible.
3. To protect development from any adverse impacts from potential flooding of the Salinas River.

POLICIES

1. A comprehensive drainage plan for the entire project shall be prepared by the developer, and submitted to and approved by the County prior to final discretionary approval is given by the County for any portion of the development authorized by this specific plan.
2. Minimize alteration of natural drainage systems described in the Cooper and Clark report.
3. provide drainage reports for each phase of development showing all tributary areas and information pertinent to the capability of storm water detention and silt control facilities and mitigations for such identified impacts will be implemented.
4. Provide storm water detention/siltation ponds so that the flow rate from development will not exceed that from the tributary areas in its natural state during a ten year design storm.
5. Maintain and protect all natural streams or drainage corridors from development encroachment and where necessary make improvements to flowline gradients and to unstable side slopes.
6. Plant all drainage ways with riparian vegetation to control downstream concentration of runoff, to promote upstream retention and to sustain streamflow over a longer period of time.
7. Minimize disturbance or removal of existing vegetation, including trees, shrubs and grasses or other ground covers.
8. Provide engineering plans with each phase of development demonstrating that cut and fill slopes can be stabilized; the specific method of treatment and type of planting by area for each soil type and slope required to stabilize cut and fill slopes; and the time and amount of maintenance required to stabilize cut and fill slopes.

Las Palmas Ranch

FIGURE K CONCEPTUAL CROSS SECTIONS, NEIGHBORHOOD OPEN SPACES



9. All graded areas of street rights-of-way shall be planted and maintained to control erosion. The area planted shall include all shoulder areas and all cut and fill slopes.

10. Require careful stockpiling of top soil to provide an adequate supply for placement on all graded or disturbed areas to ensure good plant growth for erosion control.

11. Maintain temporary erosion controls during construction. Improvement plans shall include a plan and implementation schedule of measures for the prevention and control of erosion, siltation and dust until erosion control plantings become established.

12. An owners management association or other appropriate entity shall be formed which is legally empowered and obligated to manage and maintain drainage and erosion control areas and facilities not owned or maintained by public agencies, and to collect fees or assessments therefor.

13. Provide drainage devices where controlled storm drainage is necessary.

14. Provide storm drainage retention devices and enlarge dissipaters to reduce runoff in development areas so that the flow rate from development will not exceed that from the tributary area in its natural state during a ten-year storm.

15. Protect areas of potential aquifer recharge through the proper utilization of drainage facilities, open space and permeable materials.

16. Conform to State and County health standards for utilization and distribution of waters.

17. All storm water drainage facilities shall be constructed so as to outlet directly into the Salinas River under full flood conditions.

18. The developer shall:

A. Improve downstream drainage structures sufficiently to pass existing 10 year frequency flows through to the Salinas River.

B. Delineate the 100 year floodway and floodway fringe on the subdivision map based on the 1980 FEMA Flood Insurance Study or such maps as may update existing flood hazard area studies.

19. No development shall occur in the floodway and structures built in the floodway fringe shall be flood- proofed.

K. PUBLIC FACILITIES AND SERVICES

GOAL: To provide appropriate levels of public facilities and services to serve the higher intensity land uses proposed for the Las Palmas Ranch.

BACKGROUND

The Monterey County Growth Management Policy states that areas of higher density development must provide appropriate levels of public services, such as water, sewage disposal, roads, schools and fire protection.

Public service concerns associated with the Las Palmas Ranch project include both capital improvement, or one-time infrastructure needs; and on-going operating needs.

Since the passage of Proposition 13 there have been great changes in the manner in which public services are provided. While property taxes and general fund monies were the principal source of funding in the past, direct developer installation of on-site infrastructure in conjunction with development fees and assessments is now the norm.

The county will look to the developer of Las Palmas Ranch to be the prime mover in making the necessary public services and facilities available. In some cases, such as the waste water treatment system, this will require creating a system where none now exists. In other cases, such as the water system, schools and fire protection, it may mean meeting demands for increased capability of existing delivery systems.

The purpose of this section of the plan is to establish what public facilities may be needed to accommodate the development of Las Palmas Ranch, and when and in what form they should be provided. Various means of financing initial construction and on-going operation are discussed in Chapter IV.

1. WATER

Fortunately the River Road area is blessed with an abundance of good quality water.

Las Palmas Ranch is located entirely within Monterey County Flood Control and Water Conservation District Zones 2 and 2A. In a report to the Board of Supervisors on June 23, 1981, Robert Smith, District Engineer for that district, confirmed that water adequate for all proposed development in the River Road ADC area is readily available. Smith stated further that the proposed levels of development in the River Road ADC area do not pose any threat of degradation to the groundwater of the area. Consequently, this section of the specific plan will discuss only the proposed water delivery system.

Some smaller water systems in parts of the Toro Area have suffered from under-capitalization and piecemeal expansion. In contrast, one of northern California's largest and most reliable water utility companies, California Water Service Company, presently serves the River Road area and is ready and able to extend service to Las Palmas Ranch. Their system will provide both domestic and fire flow services to this project in accordance with the requirements of county and state regulatory agencies. If for some unforeseen reason California Water Service Company would not extend service to Las Palmas Ranch, adequate water can be developed easily from on-site wells to meet all state and county requirements through an incorporated mutual water company.

POLICIES

1. As the first priority the entire development must be served by a public utility water company providing domestic and fire flow in accordance with the requirements of State and County health and fire agencies. If a public utility water company satisfactory to the County is not feasible, then an incorporated mutual water company may perform this function.

2. Availability of water meeting the requirements of Policy No. 1 shall be demonstrated as to each increment of development prior to filing of a final subdivision map or issuance of any building permit for that increment of development.

3. Plans and specifications for domestic and fire flow water supply shall be submitted to local and state environmental health agencies for approval.

2 WASTEWATER

The concentrated development proposed for some areas of Las Palmas Ranch requires that a wastewater system be provided rather than utilizing individual septic tank systems.

The River Road ADC is within the area proposed for eventual service by the regional sewage system planned by the Monterey Regional Water Pollution Control Agency (MR WPCA).

However, the regional system, if constructed, would not be available until midway through the Las Palmas Ranch development. It appears that Las Palmas Ranch would be served best by a wastewater system that is capable of providing long-range service to the project, if necessary, but is also compatible with the regional system, if and when it becomes available.

A County Sanitation District or Community Service District is proposed to own and operate the collection, transmission, treatment and disposal facilities not owned or operated by MRWPCA.

POLICIES

1. Concentrated development within the project (i.e. development at greater than one unit per acre) shall be served by a wastewater treatment facility approved by local and state health agencies. Areas with lots larger than one acre in size may utilize septic tanks provided that appropriate soils tests and nitrate loading studies are submitted to and approved by the Health Department prior to approval of any tentative subdivision map and required permits are obtained from the Health Department.

2. The wastewater treatment facilities for Las Palmas Ranch shall be either an on-site facility approved by appropriate local and state health agencies, a consolidated facility with Spreckels, or connection with Monterey Regional Water Pollution Control Agency. If such facilities are owned or operated by a governmental entity not subject to control by the Monterey County Board of Supervisors, said entity's approval of all plans for such facilities shall be subject to the satisfaction of the Health Department. Location of any on-site facilities shall be subject to land use controls, and shall not conflict with any agricultural uses. Treatment facilities shall not be located north of River Road nor shall this area be used for effluent storage or disposal.

3. The Las Palmas Ranch wastewater treatment and disposal facilities should be designed to be compatible to be connected to the regional system proposed by Monterey Regional Water Pollution Control Agency.

4. A County Sanitation District, Community Services District, or other appropriate public entity meeting the requirements of the Public Works Department shall be formed prior to filing any final subdivision map to own and operate the collection, transmission, treatment and disposal facilities not owned or operated by MRWPCA.

5. A third party engineering consulting firm acceptable to both the developer and the County shall be employed by the County and paid for by the developer to review and approve the developer's plans for the wastewater treatment facilities.

6. A detailed wastewater management study for the entire project must be submitted to local and state health agencies for approval prior to final approval of the tentative map for the first increment of residential development. The study shall designate the type of public entity (county sanitation district, community services district or other entity) to be formed to own and operate the wastewater facilities, and whether such agency will be a county-operated agency or a non-county-operated agency.

7. Should an on-site wastewater treatment and disposal facility be abandoned in the future, the facility should be demolished and the land converted to agricultural or open space uses.

8. Availability to wastewater treatment and disposal facilities meeting the requirements of the foregoing policies shall be demonstrated as to each increment of development prior to filing of a final subdivision map or issuance of

any building permit for that increment of development. The developer must demonstrate that the wastewater facilities for initial increments of the project are capable of expansion to serve the entire project.

9. A discharge permit from the California Regional Water Quality Control Board, if required; any annexation agreements with Monterey Regional Water Pollution Control Agency, if appropriate; and all other permits (other than building permits and grading permits) necessary to construct and operate the wastewater facilities shall be obtained prior to acceptance of improvement plans, subdivision agreement or final subdivision map for the first increment of development in the project.

10. Wastewater shall not be permitted to flow, seep or drain into the Salinas River.

3 SCHOOLS

At buildout, Las Pal mas Ranch will generate approximately 400 K-8 and 200 9-12 grade students, at least in initial occupancy years. A review of this educational picture with the Spreckels Elementary School Board has been undertaken and the board has seen a ten acre parcel on the Las Palmas Ranch designated in this Specific Plan as an elementary school site, should the district need another school (see Figure D). The superintendent of the Salinas Union High School District wrote on May 27, 1981, that the high school has experienced about a 10% decline in enrollment from the Toro Area over the last five years and that the decline is expected to continue if not accelerate. Salinas High School has indicated ability to accommodate its share of student population from Las Palmas Ranch at existing facilities in Salinas.

Monterey County has enacted a school facilities fee/dedication ordinance for the purpose of providing a method of financing school facilities necessitated by new residential developments.

POLICIES

1. Dedicate an elementary school site, at least ten acres in size, as shown in Figure D.
2. Comply with the Monterey County school facilities fee/dedication ordinance.

4 FIRE PROTECTION

Fire protection to the River Road ADC is presently provided by the Salinas Rural Fire District from a station on Portola Drive just west of the interchange of River Road and Highway 68. This station houses a three-man engine company. Besides the pumper truck, two other pieces of equipment are kept at this station, a grass and brush truck and a tanker, the latter required for fires in areas with inadequate water systems. The station also has a paramedic emergency service unit.

According to the fire district, significant development in the River Road ADC may, at a future point, require the development and manning of a new station in the River Road area. The timing of such investment by the district and the staffing arrangement are dependent upon the pace and scale of overall development (at Las Palmas, Toro Vista, Vista Del Rio, and Indian Springs), and the outlook for volunteer manning of certain facilities.

POLICIES

1. Provision shall be made for necessary fire protection facilities.

5. POLICE PROTECTION

Police protection is provided to the area by the Monterey County Sheriff's Department operating from the headquarters facility in the county civic center in Salinas, approximately four to five miles from the site. The River Road area currently requires minimum usage of police services. According to the head of the patrol division, service needs are determined by the incidents of crime in an area rather than by the population. The River Road area is considered a low crime area and would be expected to remain so even with the development of Las Palmas Ranch. According to department sources, the addition of 2,770 people in the area would not require the initiation of a new beat and thus there would be no substantial increase in sheriff department costs as a result of the proposed project.

Policy.

1. Provision shall be made for necessary police protection.

CHAPTER III

THE REGULATORY FUNCTION

Government Code, Section 65451 requires that a specific plan shall include all regulations which shall be necessary or convenient for the systematic implementation of the plan. This Chapter III is intended to satisfy the requirements of section 65451 by discussing those existing and proposed regulatory functions which will be required of Monterey County in order to make the goals, objectives and policies of this specific plan a reality.

A. CEQA COMPLIANCE

The adoption of this specific plan is in itself a "project" which requires environmental assessment pursuant to the California Environmental Quality Act, Public Resources Code Section 21000 et seq ("CEQA"). With that in mind, the Board of Supervisors directed that an environmental impact report ("EIR") be prepared for this plan. The EIR addresses not only the proposed development of Las Palmas Ranch, but also the general plan amendment by which the River Road ADC was established.

Government Code, Section 65453(b), a portion of the specific plan law, provides that notwithstanding any other provision of law, no EIR or negative declaration need be filed for any residential project, including any subdivision or zoning change, which is undertaken pursuant to and in conformity with a specific plan for which an EIR has been certified. Thus, in the absence of substantial change (see Public Resources Code, Section 21166, and County Guidelines, Section 607) the EIR certified in connection with this Specific Plan serves as a "master" EIR for all of the residential development at Las Palmas Ranch.

Subsequent focused EIR's may be required for nonresidential aspects of the project to explore mitigation alternatives in detail. Supplemental EIRs will not be prepared for the residential development unless required by Government Code Section 65453 (b) and Public Resources Code Section 21166.

B. ZONING

The Las Palmas Ranch is presently in three zoning classifications: F-V-B-5; K-V-E-B-4; and SC/1-E-V. None of these classifications as presently applied is appropriate for the interim or ultimate land use regulation of the property.

1. Interim Zoning

Following approval of the specific plan, but prior to the filing of any subdivision map for the first increment of development, it would be appropriate to place the entire ranch into an interim or holding classification or classifications that would recognize its future use pursuant to the specific plan, but prevent the development of inconsistent uses prior to first increment subdivision. The agricultural land north of River Road should be retained in the F-V-B-5 (exclusive agriculture) classification. The balance

of the ranch should be classified "T" (transitional) or other appropriate holding classification which limits inconsistent interim uses but anticipates further rezoning.

2. Ultimate Zoning

The tentative subdivision map for each increment of development should be conditioned to require "follow-up" rezoning to a classification corresponding to the character and density of use specified for each of the lots or parcels included in that subdivision map. Single family lots larger than one acre ordinarily should be placed in "RR" (rural residential) classification. Lots of one acre or less proposed for the detached single family residential development ordinarily should be zoned "R-1-B-6".

Parcels proposed for condominium, townhouse ("PUD"), zero lot line, or other multifamily development, ordinarily should be placed in "ST" (special treatment), "R-1-S" (integrated single family), "R-2" (duplex), or "R-4" (multifamily) classification, depending upon the nature and circumstances of each individual application. All commercial areas should be placed in "PC" (planned commercial) zoning. In the case of the Corey House, the "PC" zoning should be combined with the "HR" (historic resources) district to assure the protection, enhancement and perpetuation of the historic character of the structure. The "D" (design control) combining district should be applied to all areas proposed for structural improvement. Major open space areas should be placed in "O" (open space) zoning.

C. USE PERITS

All of the residential development proposed within areas zoned "ST" will require issuance of a conditional use permit. Residential development within the other zoning classifications may require a conditional use permit depending upon the character or density of the proposed development.

Commercial development under the "PC" zone will require both a general development plan covering the entire commercial complex; and one or more zoning permits for individual buildings or uses covered by the general development plan.

Whenever possible, use permit applications should be processed concurrently with subdivision or other corresponding procedures in order to reduce expense and delay both to the staff and to the developer.

D. SUBDIVISION

The Subdivision Map Act and the Monterey County Subdivision Ordinance define any division of land for purposes of sale, lease or financing as a subdivision requiring some form of local regulatory approval.

The process of actually subdividing the Las Palmas Ranch in accordance with this Specific Plan could follow a number of different routes depending upon marketing and economic conditions, the type and availability of development and

purchaser financing, and housing trends for both inclusionary and market rate housing. Both standard subdivisions and minor subdivisions may be utilized to implement this plan; and subdivisions for the purpose of both sale and financing may be required. In any event, it is apparent that the entire project will not be developed under a single tentative subdivision map.

The most foreseeable scenario is the submittal of a tentative subdivision map for a particular phase of the project. That tentative map may reflect the development of that phase in two or more increments of as few as twenty residential units.

In the case of a "first generation" subdivision, the tentative subdivision application will be accompanied by a rezoning application, and if required by the new zoning, a use permit application.

In order to implement the goals and objectives of this plan to provide a broad mix of housing types and prices, two or more "generations" of subdivision may be required. The "first generation" subdivision, for example, may create a group of larger parcels with an assigned density in accordance with this Specific Plan, to be followed by "second generation" subdivisions of each "first generation" parcel to create the specific planned development (whether standard subdivision, multifamily, condominium, townhouse or other) thereon. Appropriate conditions should be applied at each stage of the subdivision process to assure that the objectives of this Specific Plan are carried out. Some "first generation" subdivisions may be conditioned to preclude any actual development until a "second generation" subdivision is approved in which case no exactions should be imposed upon the "first generation" subdivision.

Following approval of a tentative subdivision map, one or more minor subdivisions may be required, for example to allow the separate financing of one or more of the increments within the approved tentative maps, or to permit the sale of an increment to a joint venture developer or to a non-profit entity for the development of low or moderate income units. So long as the goals, objectives and policies of this plan are not subverted by the procedure the County should cooperate and assist in the phased and incremental subdivision of the project.

A number of means are available and should be used in connection with the subdivision process to reduce the ultimate cost of the housing units in Las Palmas Ranch.

1. Whenever possible, the subdivision approval process should be consolidated with corresponding zoning, use permit and similar procedures. In this way, staff, developer and public time and expense can be saved, and unnecessary delay avoided.

2. Optional or modified design and improvement standards should be permitted and encouraged where the liveability, convenience, or appearance of the project would be enhanced or where such design or standards would better achieve

the objectives of this Specific Plan and of the Monterey County Housing Plan to encourage the development of low or moderate income housing.

E. CONDITIONS OF APPROVAL

The Board of Supervisors at the time it approves this specific plan will adopt conditions of approval which will serve to supplement or amplify the goals, objectives and policies of this specific plan. If such conditions are imposed, they shall be deemed incorporated into and a part of this plan.

Conditions should also be imposed on tentative maps, use permits and zoning permits as required to implement the policies contained in this plan and to assure compliance with the terms of any development agreed utilized in connection with this Specific Plan.

F. MODIFICATIONS TO PLAN

Changes or modifications to this plan which do not substantially alter the nature of the uses, the population density or building intensity, or any of the goals, objectives or policies of this specific plan, shall be deemed ministerial and may be approved administratively. Any change or modification to this Plan which is not ministerial shall require approval by the Board of Supervisors of a specific plan amendment.

CHAPTER IV

NONREGULATORYIMPLEMENTATION

GOAL: To provide an innovative framework for private and public implementation of the facilities and services element of the Las Palmas Specific Plan.

DISCUSSION:

Full development of Las Palmas Ranch involves the construction, operation and maintenance of community facilities. These facilities include those serving community education, recreation, health and public safety functions. Limitations to the ability of existing public agencies to fund new public investment make it desirable to propose these developer-sponsored, nonregulatory implementation objectives and policies.

Development of Las Palmas Ranch may justify the use of assessment and service district financing in conformity with criterion 7 of Board resolution 83-121. Under California statutes, assessment districts (typically formed under the Acts of 1903, 1911, 1913 and 1915) have been employed to support initial financing of capital improvements, such as streets and flood control facilities. Service Districts (such as County Services Areas ("CSA")); and Community Service Districts ("CSD") are commonly employed to provide a funding source for continuing programs, of operation and maintenance, such as parks and recreation programs, and police protection. Other special districts may be used to operate and maintain sanitation, water, lighting and like facilities.

The necessity to utilize any combination of the above districts will be governed by the timing and phasing of Las Palmas Ranch development, service levels to be established, the costs of constructing, operating and maintaining public facilities, and developer financing applied to these requirements. Rights and responsibilities of all involved witnesses will be established as the specific plan is approved and the Las Palmas Development Agreement is executed. Transfer of various properties or facilities from developer to homeowners' associations or public bodies also affects the extent to which private and public funds are required and employed.

The provision of public utility services to Las Palmas Ranch will be arranged via agreements between the developer and the serving utilities.

Elementary and high school education needs will be examined by the serving school districts (Spreckels Elementary and Salinas High School District) and met in accordance with district policies. New classroom construction at Las Palmas Ranch is at the discretion of Spreckels Elementary District.

The Las Palmas Ranch Specific Plan provides for nine hundred acres of land devoted to open space and natural recreation area, and twelve acres devoted to

mixed commercial/recreation/community uses. Ownership and maintenance of these facilities requires a special implementation approach.

The Las Palmas Ranch Specific Plan calls for restoration and maintenance of the Corey House and adjacent site area as a link with the property's heritage. Multipurpose use of the property is planned under developer ownership and control.

In summary, the policies following are designed to facilitate the timely identification of Las Palmas Ranch service and facilities needs, and the funding and provision of these required services and facilities within the overall phased development program. Applicable general objectives and specific policy statements follow:

GENERAL OBJECTIVES:

1. Arrange for the provision of adequate community services within approved areas of development concentration.
2. Provide for the development of adequate public facilities serving these areas of development concentration.

Minimize Monterey County operating and financing problems associated with provisions of these services and facilities.

A. ASSESSMENT AND SERVICE DISTRICT POLICIES

1. Appropriate assessment districts should be structured to supplement developer contributions and fully capitalize Las Palmas Ranch infrastructure and facilities requirements.
2. The impact of early project public improvement costs on housing costs should be reduced via the use of long-term assessment district bond financing.
3. A Las Palmas Ranch service district framework should be designed to adequately cover anticipated operating and maintenance costs for street lighting, street and flood control maintenance, parks, recreation facilities and the like.
4. A service district and assessment/bonding framework should be established to support Las Palmas Ranch capability to pay a necessary share of any future River Road ADC capital fund requirements for public protection (County Sheriff and Salinas Rural Fire Protection District) not yet determined.
5. Within the special district concept, a County sanitation district should be formed to own, operate and maintain the Las Palmas wastewater facilities, eliminating any disproportionate financial burden on regional wastewater systems and the County of Monterey.
6. Continuous monitoring and review of police protection needs at Las Palmas should be coordinated with the Monterey County Sheriff's Department.

7. The provision of any new operating funds or facilities for fire protection by the Salinas Rural Fire District should be implemented through the service district concept.

B. HOMEOWNER'S ASSOCIATION POLICIES

1. All areas and facilities to be owned in common should be transferred at appropriate intervals from developer to designated homeowners' associations or special districts.

2. The formation and operation of neighborhood, village (or similar) and master homeowners' associations should be implemented to receive, operate and finance properties to be held in common ownership.

3. Ownership and operation of public facilities should be accommodated within the facilities special service district (CSA, CSD, sanitation district, etc.).

4. An adequate legal and operating framework for resident homeowner associations and for ownerships of properties by service districts shall be developed.

APPENDIX

**River Road Area of Development Concentration
General Plan Amendment**

On March 22, 1983, the Board of Supervisors adopted an amendment to the Monterey County General Plan establishing the River Road Area of Development Concentration. This action and criteria becomes the basis for the formation of specific plans requiring any such plans in this area to be consistent with this action and meet the minimum requirements set forth in Board Resolution No. 83-121. The General Plan amendment is as follows:

BE IT FURTHER RESOLVED that the Board of Supervisors approves the following General Plan amendment:

A. Designates the River Road area as an Area of Development concentration;

B. The boundaries shall be those referred to the Planning Commission, as amended and as shown on the attached map, "River Road Area of Development Concentration dated March 22, 1983." The uses shall be those designated by and consistent with the General Plan for the area covered.

C. The development criteria for the Area of Development Concentration shall be as follows:

1. Existing or approved development within the River Road ADC shall be maintained or developed in accordance with existing or approved tentative or final subdivision maps, use permits or specific plans.

2. The basic residential density for the new major subdivision development within the River Road ADC shall be a maximum of one unit per gross developable acre except where topography, physical constraints or other factors would preclude this density. Development including septic systems shall not be allowed on slopes over 30%. Condominiums, town houses, zero lot line houses,

and other forms of clustered or multifamily housing, shall be considered within this basic density where adequate utilities are available; and shall be encouraged where such development will help to protect public viewsheds, natural resources or prime agricultural lands, or will facilitate providing housing for families of low or moderate income.

3. Developable acres within the ADC shall be determined by establishing the overall gross area and subtracting areas of cross-slope in excess of 30%; prime agricultural land, and any other areas constrained by physical or environmental reasons.

4. New residential subdivisions within the River Road ADC shall provide at least 15% of their units for families of low or moderate income.

5. The ADC shall contain a Development Incentive Zone (DIZ) of 10 acres and is to be developed at a maximum residential density of 10 units per acre.

6. Necessary public services and facilities in an ADC shall include, but not be limited to, police and fire protection, sewers, roads, road maintenance, erosion, flood control, drainage, recreation, emergency escape routes and elementary schools. Also, service and facility requirements for the ADC should be scaled to the nature and scope of the ADC.

7. New development within the River Road ADC shall be served by a public utility water system or an incorporated mutual water company providing domestic and fire flows in accordance with all requirements of state and county environmental health agencies. Provision of necessary public services may be addressed and provided for on an ADC-wide basis, based upon the County's determination including the need for service areas and assessment districts. The County may assist in these endeavors.

8. New residential subdivisions within the River Road ADC on lots of less than one acre shall be served by a community sewage treatment facility meeting all requirements of state and county environmental health agencies.

9. Adequate police and fire protection shall be available at the time of development.

10. Appropriate elementary school sites shall be dedicated.

11. In order to mitigate adverse impacts on significant view shed areas, the following standards shall be applied to new development within the River Road ADC:

a. Ridge top development shall be prohibited.

b. Low level exterior lighting, including streetlights, shall be utilized consistent with maintenance and public safety requirements.

c. Roads which are perpendicular to viewing areas or which involve excessive cut or fill shall be discouraged.

d. Visually obtrusive building materials and finishes shall be avoided.

e. Higher density housing units shall be clustered behind natural land forms or be visually compatible and unobtrusive.

f. Utilize mounding, informal massing or irregularly spaced trees, planting, and other overall landscaping treatment to screen development.

g. Preserve vegetation significant to maintain visual quality and to provide erosion control on sensitive slopes.

12. Erosion, siltation and drainage controls shall be implemented in order to enhance watershed management, to protect on site and riparian vegetation, to protect prime and productive agricultural land, to maximize retention and percolation of surface water on site and minimize hazards to development.

13. An irregular or meandering landscaped setback, with a minimum depth of 50', shall be established along the frontage of River Road.

14. Provide centrally located commercial facilities appropriate to meet the convenience needs of residents of the River Road ADC. Such facilities shall be developed under general "Planned Commercial" or similar zoning which regulates uses, design and signing.

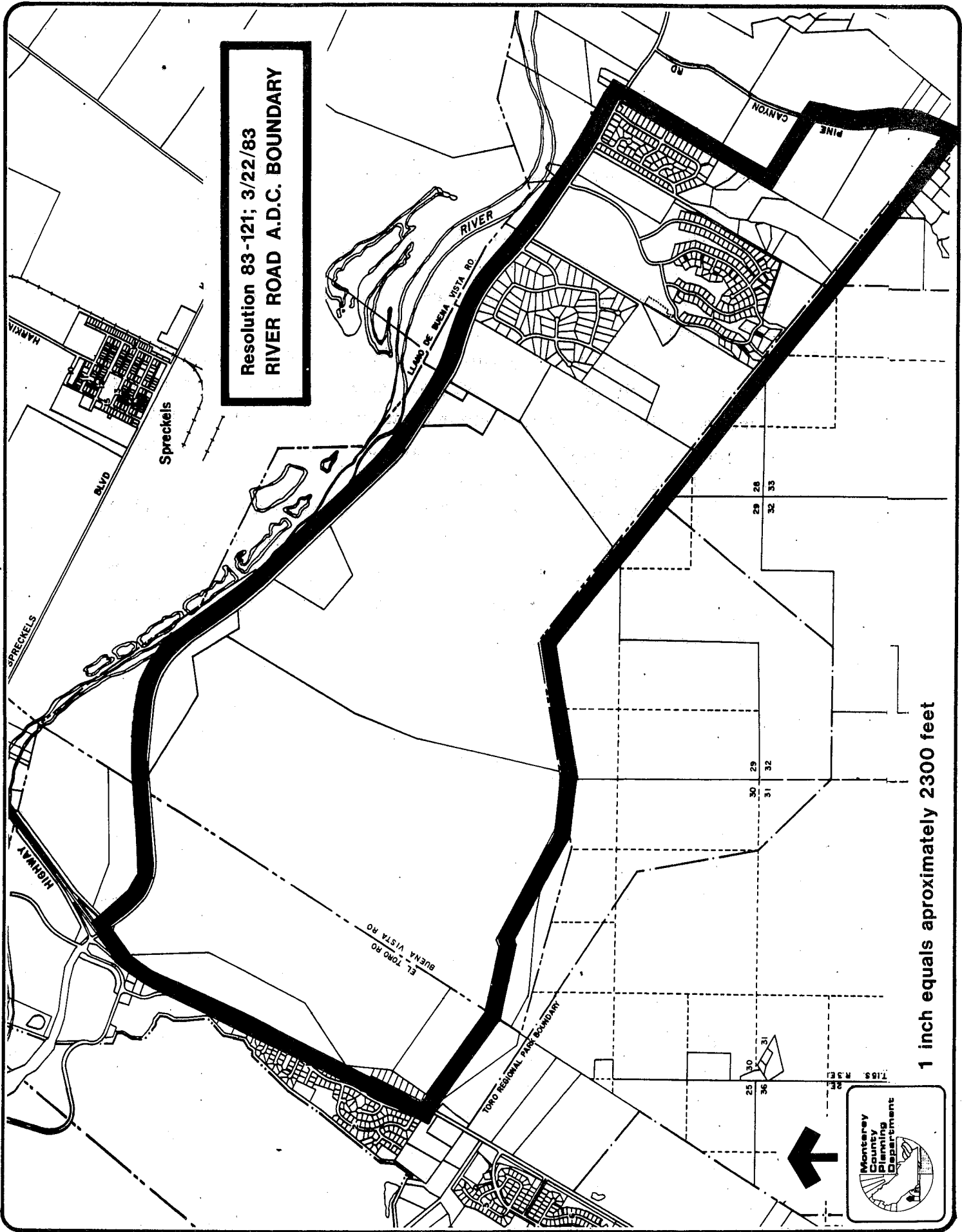
15. New residential subdivision within the River Road ADC shall provide usable open space and recreational facilities for the residents of the subdivision.

16. Significant archaeological and historical sites shall be preserved and protected as cultural resources. The Corey House should be restored and used for social, recreational and commercial purposes of a localized nature.

17. All new development within the River Road ADC shall provide detailed soils reports identifying sensitive and/or erodable soils. Such information shall be used to mitigate impacts and to insure the prevention of degradation and erosion of such sensitive soils and the degradation of agricultural lands adjacent to the ADC.

18. All run-off from such developments in the ADC shall be retained or directed so as to not adversely affect agricultural lands and farming operations north of River Road. This policy as well as the other policies herein shall insure the permanent preservation of agricultural lands adjacent to the ADC.

**Resolution 83-121; 3/22/83
RIVER ROAD A.D.C. BOUNDARY**



1 inch equals approximately 2300 feet



TORO REGIONAL PARK BOUNDARY

25 30 36

30 29 31 32

28 26 32 33

Srepreckels Blvd
Srepreckels
Highway

Srepreckels

Highway

EL TORO RD
BUENA VISTA RD

TORO REGIONAL PARK BOUNDARY

TORO REGIONAL PARK

RIVER

LAJAS DE BUENA VISTA RD

PINE CANYON RD

PINE