

***CHAPTER 10-B
CARMEL VALLEY
MASTER PLAN***

**CARMEL VALLEY MASTER PLAN
SUPPLEMENTAL POLICIES**

1.0 - Land Use

- CV-1.1 Policies relative to the Carmel Valley Area are intended to retain a rural character.
- CV-1.2 When an ownership is covered by two or more land use designations, the total allowable development should be permitted to be located on the most appropriate portion of the property.
- CV-1.3 Open space uses shall be located between the development areas in order to clearly define them and maintain a distinction between the more rural and more suburban areas of the valley. Small and large open space areas should be created with preference given to those that add open space to existing open space areas.
- CV-1.4 Existing higher intensity residential and recreational uses in the Valley are intended to be recognized by this Plan.
- CV-1.5 In the residential areas, maximum densities are as shown on the Carmel Valley Master Plan, Land Use Map. However, attainment of maximum density in these areas is dependent upon conformity of the proposed project to plan goals and policies.
- CV-1.6 Development in Carmel Valley shall be limited to the remaining 212 existing lots of record (January 2006), plus a combination of the creation of new lots and approval of new units not to exceed a total of 576. The Resource Management Agency/Planning and Building Inspection Department shall develop a tracking system and shall present an annual report before the Planning Commission.
- CV-1.7 Subdivision for conservation purposes which is in the public interest is exempt from any quota and allocation system where such subdivision does not create additional residential building sites. It is preferable that parcels thus created shall be owned by an appropriate public entity or a non- profit public benefit corporation.
- CV-1.8 Cluster development:
- a. must meet the objectives of the Master Plan.
 - b. shall be used to protect visible open space in sensitive visual areas or to protect natural resources.
 - c. Clustering adjacent to vertical forms, although preferable to development in open spaces, will be considered in light of the visual

- d. sensitivity of the building site.
- d. should be consistent with wastewater application rates of the Carmel Valley Wastewater Study that generally would require clustering of five units or less on a minimum of five acres of land.
- e. may be permitted only where it will result in the preservation of visible open space and is in compliance with other applicable policies.
- f. Open space for clustered developments shall be dedicated in perpetuity.

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

CV-1.10 The Val Verde Drive area is planned for residential use at a basic density of one (1) unit per acre. With suitable clustering, up to two (2) units per acre may be allowed. However, a density of up to four (4) units per acre may be allowed provided that 25% of the units are developed for individuals of low and moderate income or for workforce housing. This policy is intended to be independent from *Policy CV-1.11*, and not counted in conjunction with the density bonus identified in that policy.

CV-1.11 Projects for low or moderate income family housing shall be exempt from any annual allocation provisions, but shall be subtracted from the 20-year buildout quota on a basis of one such unit reducing the remaining buildout by one unit. Projects for senior citizens of low or moderate income may have up to twice the number of units normally allowed on a site. Such increased density shall only be allowed where it is determined to be feasible and consistent with other plan policies. Such projects shall be subtracted from the 20-year buildout quota on a basis of two such units reducing the remaining buildout by one unit.

CV-1.12 Areas designated for commercial development in the valley shall:

- a. be placed in design control overlay districts (“D”),
- b. have planted landscaping covering no less than 10% of the site, and
- c. provide adequate parking.

CV-1.13 To preserve the character of the village, commercially designated lots in Carmel Valley shall not be used for exclusive residential purposes.

CV-1.14 Provision should be made for service centers in Carmel Valley. They shall be limited to urbanized areas such as the mouth of the Valley, Carmel Valley Village or mid-Valley area. Sites shall meet the following criteria:

- a. Low visibility
- b. Safe and unobtrusive access away from pedestrian traffic areas
- c. Low noise impact on surrounding uses
- d. Conform to all other Plan requirements

Service centers shall be limited to those enterprises which provide services and facilities for persons engaged in the construction, maintenance and repair trades and not allow enterprises whose chief business is on-site retail sales.

- CV-1.15 Visitor accommodation uses shall follow the following guidelines:
- a. Expansion of existing hotels, motels and lodges should be favored over the development of new projects.
 - b. Visitor accommodation projects must be designed so that they respect the privacy and rural residential character of adjoining properties.
 - c. Bed and breakfast facilities shall be counted as visitor accommodation units and be limited to a maximum of five (5) units clustered on five (5) acres in accord with Monterey County Code *Section 15.20.060.M* unless sewered by public sewers.
- CV-1.16 Applications for service and special use facilities, (including in Carmel Valley, Hidden Valley Music Seminars), as defined by the General Plan are to be considered on their merits and shall not automatically be deemed inconsistent with the Plan. They must however conform to all applicable plan policies.
- CV-1.17 Publicly used buildings and areas should be encouraged to be oriented to views of the river.
- CV-1.18 Facilities classified as either Public/Quasi-Public or Special Use (such as schools, churches, hospitals, convalescent homes, rehabilitation centers, hospice facilities, emergency facilities and public facilities such as community halls) may be considered in any land use category provided that they meet the following criteria:
- a. Low visibility
 - b. Safe and unobtrusive access away from pedestrian traffic areas.
 - c. Low noise impact on surrounding uses.
 - d. Development should follow a rural architectural theme with design review.
 - e. Conform to all other Plan requirements.
- CV-1.19 Mines or quarries shall:
- a. be screened from public view by use of natural terrain, vegetation, or artificial screening compatible with the environment;
 - b. have safe and unobtrusive access;
 - c. minimize noise impact on surrounding areas; and
 - d. conform to all other Plan requirements except the restriction on development on slopes over 30% within the limits of quarry operations.
- CV-1.20 Design (“D”) and site control (“S”) overlay district designations shall be applied to the Carmel Valley area. Design review for all new development

throughout the Valley, including proposals for existing lots of record, utilities, heavy commercial and visitor accommodations but excluding minor additions to existing development where those changes are not conspicuous from outside of the property shall consider the following guidelines:

- a. Proposed development encourages and furthers the letter and spirit of the Master Plan.
- b. Development either shall be visually compatible with the character of the valley and immediate surrounding areas or shall enhance the quality of areas that have been degraded by existing development.
- c. Materials and colors used in construction shall be selected for compatibility with the structural system of the building and with the appearance of the buildings natural and man-made surroundings.
- d. Structures should be controlled in height and bulk in order to retain an appropriate scale.
- e. Development, including road cuts as well as structures, should be located in a manner that minimizes disruption of views from existing homes.
- f. Minimize erosion and/or modification of landforms.
- g. Minimized grading through the use of step and pole foundations.

CV-1.21

Commercial projects shall meet the following guidelines:

- a. Buildings shall be limited to 35 feet in height and shall have mechanical apparatus adequately screened, especially on the roofs.
- b. Commercial projects shall include landscaping that incorporates large-growing street trees. Parking areas shall be screened with exclusive use of native plants or compatible plant materials. Land sculpturing should be used where appropriate.

CV-1.22

Special Treatment Area: Carmel Valley Ranch – The Carmel Valley Ranch shall be designated as a “Special Treatment Area.” The Amended Carmel Valley Ranch Specific Plan, dated 11/3/76, is incorporated by reference into this Plan and the provisions of this Specific Plan shall continue to apply. However, attainment of densities authorized by this Specific Plan is dependent upon conditions existing at the time each future increment of development is sought and is further dependent upon conformity with the Specific Plan Amended Conditions of Approval as well as the goals and policies of this General Plan, whichever is most restrictive. Any amendment of the Specific Plan must be consistent with the policies and provisions of this General Plan.

CV-1.23

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

- CV-1.24 The property located between at the end of Center Street and north of the Carmel River within the mid-valley area shall be retained as one building site (APN: 169-131-024, 169-131-025).
- CV-1.25 Special Treatment Area: Rancho San Carlos - Residential development is permitted on the portions of the Santa Lucia Preserve (formerly Rancho San Carlos) within the Greater Monterey Peninsula Planning Area, and shall follow densities and policies as specified in Board of Supervisor *Resolution No. 93-115*, “Comprehensive Planned Use” Overlay for Rancho San Carlos and the Comprehensive Development Plan for the Santa Lucia Preserve (See also *Policy GMP-1.6*).
- CV-1.26 Gardiner/Tennis Club Study Area - The County shall establish a study area near the Carmel Valley Village where there is a mix of visitor serving uses. A Study will be performed to evaluate the potential for development in light of the environmental conditions of the area (traffic, water quantity, water quality, wastewater disposal). If deemed appropriate and resource constraints have been resolved, the County may establish a Special Treatment Area and adopt specific land use policies that would apply to new development. (APNs: 189-121-001-000, 189-201-003-000, 189-201-013-000, 189-251-014-000, 189-251-015-000, 189-251-016-000, 189-252-002-000, 189-261-001-000, 189-261-005-000, 189-261-006-000, 189-261-009-000, 189-261-010-000, 189-261-011-000, 189-251-012-000, 189-261-013-000, 189-261-015-000, 189-261-016-000, and 189-261-017-000).
- CV-1.27 Delfino/Airport Site Study Area - The County shall establish a study area near the Carmel Valley Village where there are residential uses. A Study will be performed to evaluate the potential for Affordable/Workforce Housing (see *Policy LU-2.12*), in light of the environmental conditions of the area (traffic, water quantity, water quality, wastewater disposal). If deemed appropriate and resource constraints have been resolved, the County may establish a Special Treatment Area and adopt specific land use policies that would apply to new development. (APNs: 187-502-001-000, 187-512-016-000, 187-512-017-000, 187-512-018-000, 187-521-014-000, and 187-521-015-000)
- CV-1.28 Special Treatment Area: Mouth of the Valley – The area consisting of properties located generally between Highway One and the Rancho Canada Golf Course clubhouse, from the Carmel River to Carmel Valley Road , excluding portions of properties in floodplain shall be designated as a Special Treatment Area. Residential development in this area shall provide a minimum of 50% Affordable/Workforce Housing (see *Policy LU-2.12*). Prior to beginning new residential development (excluding the first unit on an existing lot of record), projects must address environmental resource constraints (e.g.; water, traffic).

2.0 - Circulation

- CV-2.1 Public transit should be explored as an alternative to the use of private automobiles and to help preserve air quality. Whenever feasible all new development shall include a road system adequate not only for its internally generated automobile traffic but also for bus (both transit and school), pedestrian, and bicycle traffic, which should logically pass through or be generated by the development.
- CV-2.2 Consideration should be given to locating a County road and utility maintenance facility in the Carmel Valley area. Such facility would provide for storage of equipment as well as materials.
- CV-2.3 All new road work or major work on existing roads within the commercial core areas shall provide room for use of bicycles and separate pedestrian walkways. The County shall provide bicycle routes on the shoulders between development areas throughout the Carmel Valley.
- CV-2.4 All new bridge construction or remodeling shall include provision for pedestrians and bicyclists.
- CV-2.5 Circulation in the village should emphasize pedestrian access. Walkways and paths are to be provided rather than conventional sidewalks. Pedestrian walkways should be used to provide access among new or remodeled commercial and other higher density uses.
- CV-2.6 Multiple driveway accesses to Carmel Valley Road should be discouraged. Approval of future development of land having frontage on Carmel Valley Road must be conditioned upon minimizing access to Carmel Valley Road, or denying it if access is otherwise available.
- CV-2.7 Off-street parking should be developed at suitable locations within development areas.
- CV-2.8 In hillside areas, relaxation of road standards should be permitted for low density developments where it can be demonstrated that reduced standards result in fewer or less severe cut and fill slopes, and where bicycle, vehicular, and pedestrian safety is not adversely affected. In such cases, it must also be demonstrated that the relaxed standards positively contribute to furtherance of plan policies related to hazards avoidance, protection of biological resources, or protection of viewshed.
- CV-2.9 No roads should cross slopes steeper than 30-percent (30%) unless factors of erosion and visible scarring can be mitigated.

CV-2.10 The following are policies regarding improvements to specific portions of Carmel Valley Road:

- a) Via Petra to Robinson Canyon Road
Every effort should be made to preserve its rural character by maintaining it as a 2-lane road with paved shoulders, passing lanes and left turn channelizations at intersections where warranted.
- b) Robinson Canyon Road to Laureles Grade
Every effort should be made to preserve its rural character by maintaining it as a 2-lane road with paved shoulders, passing lanes and left turn channelizations at intersections where warranted.
- c) Carmel Valley Road/Laureles Grade
A grade separation should be constructed at this location instead of a traffic signal. The grade separation needs to be constructed in a manner that minimizes impacts to the rural character of the road.
- d) Laureles Grade to Ford Road
Shoulder improvements and widening should be undertaken here and extended to Pilot Road, and including left turn channelization at intersections as warranted.
- e) East of Esquiline Road
Shoulder improvements should be undertaken at the sharper curves. Curves should be examined for spot realignment needs.
- f) Laureles Grade improvements
Improvements to Laureles Grade should consist of the construction of shoulder widening, spot realignments, passing lanes and/or paved turn-outs. Heavy vehicles should be discouraged from using this route.

CV-2.11 Left turn channelizations and/or ingress-egress tapers at significant access points on Carmel Valley Road should be high priority improvements to alleviate existing hazards.

CV-2.12 To accommodate existing and future traffic volumes at level of service (LOS) C, the following road improvements are recommended:

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

CV-2.13 The County shall consider constructing minor interchanges as an alternative to signalizing Carmel Valley Road intersections. This would result in an unimpeded flow of traffic on Carmel Valley Road and would facilitate left turning movements from and onto Carmel Valley Road.

- CV-2.14 A northbound climbing lane should be considered for construction on Laureles Grade to accommodate future traffic volumes.
- CV-2.15 New major developments with access adjacent to Carmel Valley Road shall be required to provide space for the transit buses to stop, the parking of cars and facilities for the safe storage of bicycles.
- CV-2.16 County Scenic Route status shall be sought for Carmel Valley Road.
- CV-2.17 Any major improvements to Carmel Valley Road shall require, where feasible, the undergrounding of utility lines.
- CV-2.18 To implement traffic standards to provide adequate streets and highways in Carmel Valley, the County shall conduct and implement the following:
- a. Twice yearly monitoring by Public Works (in June and October) of average daily traffic at 12 locations identified in the Keith Higgins report in Carmel Valley on Carmel Valley Road, Carmel Rancho Boulevard and Rio Road.
 - b. A yearly evaluation report (December) prepared jointly by the Public Works and Planning Departments to indicate segments approaching a traffic volume which would lower existing level service and which would compare average daily traffic (ADT) counts with service volumes for levels of service.
 - c. Public hearings to be held in January immediately following a December report in (b) above in which only 100 or less ADT remain before a lower level of service would be reached for any of the 12 segments described on Figure B-1 of EIR 85-002 on the Carmel Valley Master Plan.
 - d. With respect to those 12 identified road segments that are at level of service (LOS) C or below, approval of development will be deferred if the approval would significantly impact roads in the Carmel Valley Master Plan area which area at level of service (LOS) C or below unless and until an EIR is prepared which includes mitigation measures necessary to raise the LOS to an acceptable level and appropriate findings as permitted by law are made which may include a statement of overriding considerations. For purposes of this policy, "acceptable level" shall mean, at a minimum, baseline LOS as contained in the Carmel Valley Master Plan EIR. To defer approval if there is significant impact means that, at a minimum, the County will not approve development without such an EIR where the traffic created by the development would impact the level of service along any segment of Carmel Valley Road (as defined in the Keith Higgins Traffic Report which is part of the Environmental Impact Report (EIR) for the Carmel Valley Master Plan "CVMP") to the point where the level of service would fall to the next lower level. As for those road segments which are at LOS C, D and E, this would, at a minimum,

occur when the LOS F, this would occur when it would cause a significant impact and worsening of traffic conditions as compared with the present condition. Specific findings will be made with each project and may depend on the type and location of any proposed development. Cumulative traffic impacts from development in areas outside the CVMP area must be considered and will cause the same result as development within the plan area.

Policy CV-2.19 shall be superceded by a mitigation monitoring program of a Carmel Valley Master Plan Traffic EIR that:

- a. identifies incremental improvements to segments of Carmel Valley Road to maintain the previously identified Master Plan levels of service;
- b. identifies a capital improvement cost for said segments; and
- c. develops a fee program to support funding of the improvements that allows the County to complete the improvements

3.0 - Conservation/Open Space

- CV-3.1 A minimum setback of 100 feet shall be established for all properties abutting Carmel Valley Road. An exception may be granted in cases where:
- a. an existing structure permitted for construction prior to adoption of the original Carmel Valley Master Plan (December 16, 1986) would become non-conforming, or
 - b. implementation would render an existing lot of record unbuildable.
- CV-3.2 Public vista areas shall be provided and improved.
- CV-3.3 Development (including buildings, fences, signs and landscaping) shall not be allowed to significantly block views of the viewshed, the river or the distant hills as seen from key public viewing areas such as Garland Ranch Regional Park, along Carmel Valley Road, and along Laureles Grade Road. This policy applies to commercial and private parcels including existing lots of record. Removal of existing solid fences and rows of Monterey Pine trees which block views of the river and the mountains shall be encouraged.
- CV-3.4 Alteration of hillsides and natural landforms caused by cutting, filling, grading or vegetation removal shall be minimized through sensitive siting and design of all improvements and maximum feasible restoration including botanically appropriate landscaping. Where cut and fill is unavoidable on steep slopes, disturbed areas shall be revegetated.
- CV-3.5 Signs should be low-keyed and shall not be allowed to block views, cause visual clutter, or detract from the natural beauty. Commercial signs shall not be constructed of plastic or be internally lighted. Neon signs shall not be permitted where visible from the street.

- CV-3.6 No off-site outdoor advertising is allowed in the Plan area.
- CV-3.7 Areas of biological significance shall be identified and preserved as open space. These include, but are not limited to:
- a. The redwood community of Robinson Canyon;
 - b. The riparian community and redwood community of Garzas Creek;
 - c. All wetlands, including marshes, seeps and springs (restricted occurrence, sensitivity, outstanding wildlife value).
 - d. Native bunchgrass stands and natural meadows (restricted occurrence and sensitivity).
 - e. Cliffs, rock outcrops and unusual geologic substrates (restricted occurrence).
 - f. Ridgelines and wildlife migration routes (wildlife value).
- When a parcel cannot be developed because of this policy, a low-density, clustered development (but no subdivision) may be approved on those portions of the land not biologically significant or on a portion of the land adjoining existing development so that the development will not diminish the visual quality of such parcels or upset the natural functioning of the ecosystem in which the parcel is located.
- CV-3.8 Development shall be sited to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the Carmel River. In places where the riparian vegetation no longer exists, it should be planted to a width of 150 feet from the river bank, or the face of adjacent bluffs, whichever is less. Density may be transferred from this area to other areas within a lot.
- CV-3.9 Willow cover along the banks and bed of the Carmel River shall be maintained in a natural state for erosion control. Constructing levees, altering the course of the river, or dredging the river shall only be allowed by permit from the Monterey Peninsula Water Management District or Monterey County.
- CV-3.10 Predominant landscaping and erosion control material shall consist of plants native to the valley that are similar in habitat, form, and water requirements. The following guidelines shall apply for landscape and erosion control plans:
- a. Existing native vegetation should be maintained as much as possible throughout the valley.
 - b. Valley oaks should be incorporated on floodplain terraces.
 - c. Weedy species such as pampas grass and genista shall not be planted in the Valley.
 - d. Eradication plans for weedy species shall be incorporated.
 - e. The chaparral community shall be maintained in its natural state to the maximum extent feasible in order to preserve soil stability and wildlife habitat and also be consistent with fire safety standards.

- CV-3.11 Removal of healthy, native oak, madrone and redwood trees in the Carmel Valley Master Plan Area shall be discouraged. A permit shall be required for the removal of any of these trees with a trunk diameter in excess of 6-inches (6") diameter breast height (d.b.h.). Where feasible, trees removed will be replaced at a 1:1 ratio using nursery-grown trees of the same species that are a minimum of 1-gallon in size. Removal without a permit shall result in a minimum fine, equivalent to the retail value of the wood removed plus replacement of 1-gallon, nursery-grown trees at a 2:1 ratio. Exemptions to the above permit requirement shall include:
- a. tree removal by public utilities, as specified in the California Public Utility Commission's *General Order 95*, and by governmental agencies.
 - b. emergencies caused by the hazardous or dangerous condition of a tree and requiring immediate action for the safety of life or property, provided the County is notified of the action within ten (10) working days.
- CV-3.12 Open space areas should include a diversity of habitats with special protection given to areas where one habitat grades into another (these ecotones are ecologically important zones) and areas used by wildlife for access routes to water or feeding grounds.
- CV-3.13 Historic and Archaeological Resources, including buildings and sites of historical significance, located in Carmel Valley shall:
- a. be reviewed on a site by site basis.
 - b. be rezoned to the "HR" District as a condition of permit approval for any development impacting such sites.
 - c. require preservation of the integrity of historic sites and/or structures.
- A committee to evaluate the current condition of each and recommend deletions, additions or other measures shall be drawn from members of local historical, architectural, and/or educational societies as determined by the Planning Commission.
- CV-3.14 Wherever possible a network of shortcut trails and bike paths should interconnect neighborhoods, developments and roads. These should be closed to motor vehicles and their intent is to facilitate movement within the Valley without the use of automobiles.
- CV-3.15 Public and private agencies such as the Big Sur Land Trust, the Monterey Regional Park District and others may acquire development rights and/or accept easements and dedications for significant areas of biological, agricultural or other open space land.
- CV-3.16 Lighting for outdoor sports shall not be allowed where it would be visible from off-site.

- CV-3.17 Street lighting shall be designed to promote traffic safety and be unobtrusive and harmonious with the local character. Such lighting must be constructed and located to illuminate only the intended area and prevent off-site glare.
- CV-3.18 Except where inconsistent with sound environmental planning, new aboveground transmission facilities shall incorporate the following design guidelines:
- a. follow the least visible route (e.g., canyons, tree rows, and ravines),
 - b. cross ridgelines at the most visually unobtrusive locations,
 - c. follow, not compete with, either natural features of the terrain or man-made features in developed areas,
 - d. Create a simple and unobtrusive in appearance,
 - e. minimize the bulk of structures,
 - f. use the minimum number of elements permitted by good engineering practice, and
 - g. incorporate colors and materials compatible with local surroundings.
- CV-3.19 As development of bike paths and a coordinated, area-wide trails system are essential for circulation, safety and recreation in the Carmel Valley Planning Area, dedication of trails easements maybe required as a condition of development approval, notwithstanding *Policy OS-1.10(b)*.

4.0 - Safety

- CV-4.1 In order to reduce potential erosion or rapid runoff:
- a. The amount of land cleared at any one time shall be limited to the area that can be developed during one construction season.
 - b. Motorized vehicles shall be prohibited on the banks or in the bed of the Carmel River, except by permit from the Water Management District or Monterey County.
 - c. Native vegetative cover must be maintained on areas that have the following combination of soils and slope:
 1. Santa Lucia shaly clay loam, 30-50% slope (SfF)
 2. Santa Lucia-Reliz Association, 30-75% slope (Sg)
 3. Cieneba fine gravelly sandy loam, 30-70% slope (CcG)
 4. San Andreas fine sandy loam, 30-75% slope (ScG)
 5. Sheridan coarse sandy loam, 30-75% slope (SoG)
 6. Junipero-Sur complex, 50-85% slope (Jc)
- CV-4.2 A comprehensive drainage maintenance program should be established by the either sub-basins or valley-wide watershed zones.
- CV-4.3 In addition to required on-site improvements for development projects, a fee shall be imposed to help finance the improvement and maintenance of the drainage facilities identified in the Master Drainage Plan for Carmel Valley.

CV-4.4 The County shall require emergency road connections as necessary to provide controlled emergency access as determined by appropriate emergency service agencies (Fire Department, OES). The County shall coordinate with the emergency service agencies to periodically update the list of such connections.

5.0 - Public Services

CV-5.1 Pumping from the Carmel River aquifer shall be managed in a manner consistent with the Carmel River Management Program. All beneficial uses of the total water resources of the Carmel River and its tributaries shall be considered and provided for in planning decisions.

CV-5.2 Water projects designed to address future growth in the Carmel Valley may be supported.

CV-5.3 Development shall incorporate designs with water reclamation, conservation, and new source production in order to:

- a. maintain the ecological and economic environment;
- b. maintain the rural character; and
- c. create additional water for the area where possible including, but not limited to, on-site stormwater retention and infiltration basins.

CV-5.4 The County shall establish regulations for Carmel Valley that limit development to vacant lots of record and already approved projects, unless additional supplies are identified. Reclaimed water may be used as an additional water source to replace domestic water supply in landscape irrigation and other approved uses provided the project shows conclusively that it would not create any adverse environmental impacts such as groundwater degradation.

CV-5.5 Parts of the Carmel Valley aquifer is susceptible to contamination from development in areas not served by public wastewater systems. Development projects that include an on-site septic system shall provide geologic and soils surveys that assess if conditions could preclude or restrict the possibility of satisfactorily locating such a system where it would not pose a threat of contamination to the aquifer. New development shall be carefully reviewed for proper siting and design of on-site sewage disposal systems in accordance with the standards of the Carmel Valley Wastewater Study.

CV-5.6 Containment structures or other measures shall be required to control the runoff of pollutants from commercial areas or other sites where chemical storage or accidental chemical spillage is possible.

CV-5.7 Existing school facilities should be used as a nucleus for expansion of recreational uses. Land next to the Carmelo and Middle Schools should be considered for recreational uses.

6.0 - Agriculture

CV-6.1 Development adjacent to agricultural lands shall be planned to minimize adverse effects on the productivity of the agricultural soils.

CV-6.2 Gardens, orchards, row crops, grazing animals, farm equipment, and farm buildings are part of the heritage and the character of Carmel Valley. This rural agricultural nature should be encouraged, except on slopes of 25-percent (25%) or greater or where it would require the conversion or extensive removal of existing native vegetation.

CV-6.3 Croplands and orchards shall be retained for agricultural use. When a parcel cannot be developed because of this policy, a low-density, clustered development may be permitted in accordance with the following guidelines:

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

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Figure 32 -CVMP LU Map to be inserted
(11" x 17")