

Article 3: Carmel Valley Planned District
("Carmel Valley Planned District" added 3-27-2007 by O-19590 N.S.;
effective 4-26-2007.)

Division 4: General Supplemental Regulations
("General Supplemental Regulations" added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

§153.0401 Grading Regulations

- (a) The following criteria shall be incorporated by the City Manager, Planning Commission and City Council when implementing any proposed *grading* within the Carmel Valley Planned District:
 - (1) Preparation of a comprehensive landscaping and irrigation plan for all graded slopes to provide for rapid *stabilization* of slope areas;
 - (2) Close phasing of *grading* operations and slope landscaping and building construction to reduce the period when bare slopes are susceptible to erosion;
 - (3) Design project to preserve natural topography, unique geologic formations, and native vegetation to the fullest extent possible;
 - (4) Use contour *grading* techniques to reduce harsh, manufactured slopes, utilizing rounded top and toe of slopes which blend into natural contours wherever possible;
 - (5) Minimize the height of cut-and-fill slopes wherever possible, while varying the gradient of long, horizontal banks;
 - (6) Utilize slopes' gradients that can readily support landscaping;
 - (7) Construct permanent energy dissipators and settling/catchment basins with regular, long-term maintenance; and
 - (8) Provide a system of bladed ditches at flat gradients across larger, graded pad areas to allow on-site entrapment of silt during construction.
- (b) Approval of the first tentative map which shall propose any grading, a development, building or construction for each precise plan, shall be subject to the approval of a comprehensive drainage plan by the City Engineer for the entire area of the precise plan prior to recordation of a final map. This plan

shall show drainage facilities, both permanent and temporary, which will be installed to control or mitigate soil erosion, silting of lower slopes, slide damage, or flooding problems. Such drainage provisions shall recognize the sensitivity and proximity of the Penasquitos Lagoon.

- (c) Post Development. The following guidelines shall be used when evaluating grading and excavation proposed after the initial development has been completed:
 - (1) The development shall result in minimum disturbance of the natural terrain and vegetation commensurate with the proposed use of the lot or premises; and
 - (2) Provisions are included to control or mitigate soil erosion, silting of lower slopes, slide damage, flooding problems, or excessive cutting or scarring.

(*"Grading Regulations"* added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

§153.0402 Energy Conservation

In order to reduce the amount of energy consumed, the following criteria shall be considered:

- (a) Where possible, building should be oriented to receive maximum benefits of active and passive solar access;
- (b) Outside shades and awnings for windows may be utilized; and
- (c) The exterior of dwelling units should be shaded with vegetation, using non deciduous trees on the north and deciduous trees on the south, where feasible.

(*"Energy Conservation"* added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

§153.0403 Permanent and Temporary Signage Guidelines

Notwithstanding any provision of the Carmel Valley Planned District Ordinance to the contrary, all signage located within the Carmel Valley Planned District area shall conform to the Carmel Valley Signage Guidelines and Criteria adopted by the City Council on January 9, 1991, and filed in the office of the City Clerk as Document No. OO-17578. This document shall apply to all areas of the Carmel Valley Planned District. All other signage provisions contained within the Carmel Valley Planned District are superseded by the regulations set forth in this Section.

(*"Permanent and Temporary Signage Guidelines"* added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)