

**Final**

**CAÑADA WOODS PRELIMINARY PROJECT REVIEW MAP &  
AMENDED VESTING TENTATIVE MAP/VESTING TENTATIVE MAP,  
& COAST RANCH AMENDED VESTING TENTATIVE MAP  
EXPANDED INITIAL STUDY**

**June 23, 1995**

submitted to:

**COUNTY OF MONTEREY PLANNING  
& BUILDING INSPECTION DEPARTMENT**

prepared for:

**CAÑADA WOODS**

prepared by:

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83. Provide for bicycle access within the subdivision subject to the approval of the County Surveyor. This may require additional paving to the typical section. (Public works)
84. That Este Madera and Alta Madera be constructed in accordance with the typical section. (Public Works)
85. That the proposed road names be approved by the County. (Public Works)
86. Construct left turn channelization on Carmel Valley Road at Cañada de la Segunda including tapers. (Public Works & m.m. 42)
87. That Cañada de la Segunda at Carmel Valley Road be approved by the Department of Public Works.) (Public Works)
88. Dedicate to the County the area within the official plan line. (Public Works & m.m. 41)
89. Construct a two way left turn lane on Carmel Valley Road from Valley Greens Drive through the intersection of Meadows Road. This may require acceleration and deceleration tapers. (Public Works)
90. That a County Service Area or other governmental entity be created to own and operate the sanitary sewer collection system and treatment plant prior to the filing of the final map. The design will be subject to County review and approval, including a third party engineer who will be reimbursed by the developer. (Public Works)
91. Dedicate to the County of Monterey a 1-foot non access strip along the westerly boundary of the subdivision south of Carmel Valley Road as shown on the tentative map. (Public Works)
92. The developer shall work with County Counsel to establish appropriate conditions to require an easement on Cañada de la Segunda Road if necessary. (County Counsel)

#### RIDING & HIKING TRAILS & PARKS

93. The developer shall irrevocably offer to dedicate to the County of Monterey, concurrently with the recordation of the final map, certain trail easements over the southern portion of the Cañada Woods subdivision for purposes of public recreational trail access.
  - a) Public Trail Access over the Southern Portion of Cañada Woods Subdivision:
    - 1) A fifteen (15) foot public trail easement designated as the "Frontage Trail," generally



following an alignment parallel to Carmel Valley Road from Cypress Lane toward Valley Greens Drive and primarily used for bicycle access.

- 2) A fifteen (15) foot public trail easement designated as the "River Trail, 11 generally running parallel and adjacent to the Carmel River.
  - 3) A public access easement located within the proposed 60-foot road and utility easement over Williams Ranch Road for purposes of allowing public access from Carmel Valley Road to the River Trail. (Monterey County Parks)
94. All public trail access within Cañada Woods subdivision shall remain closed to the public until such time as: 1) the County accepts said trail easements under the terms and conditions of an Irrevocable Offer to Dedicate, and 2) the County Parks Department has prepared a Comprehensive County-wide Trails Management Plan for approval by the Board of Supervisors. (Monterey County Parks)
95. No development, with the exception of the riding and hiking trail, drainage facilities and crossings, shall occur within the riparian corridor of the Carmel River. (Planning and Building Inspection & m.m. 18)
96. The applicant shall comply with the recreation requirements contained in Section 19.12.010 of the Subdivision ordinance (Title 19, Monterey County Code) prior to filing the final map. (Monterey County Parks)

#### CRIME PREVENTION

97. Incorporate the following measures in the CC&RS for the development or the Homeowners' Association rules and regulations subject to the approval of the Monterey County Sheriff's Office, Crime Prevention Unit:
- a. Levels of lighting, although muted to conform to the rural residential setting, shall be incorporated into the project design to facilitate visibility for patrol officers.
  - b. Landscaping shall not limit visibility of homes for patrol purposes and residential security.
  - c. Numbering shall be consistent, and a street guide shall be provided at the entrance to the project.
  - d. Numbering of homes shall be at least four inches in size and provide a light-on-dark or dark-on-light contrast for improved visibility.
  - e. Doors surrounded by glass shall be equipped with double cylinder deadbolts. Single-cylinder deadbolts shall be placed on all other doors. Sliding glass doors shall have auxiliary locks and window construction shall also incorporate a secondary auxiliary locking device.
  - f. Residents who intend to incorporate alarm systems into