

Applicable Land Use Plans, Policies, and Regulations Consistency Analysis for the Carmel Lagoon Project

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
2.2 Visual Resources		
2.2.2	Key Policy: To protect the scenic resources of the Carmel area perpetuity, all future development within the viewshed must harmonize and be clearly subordinate to the natural scenic character of the area. All categories of public and private land use and development including all structures, the construction of public and private roads, utilities, and, lighting must conform to the basic viewshed policy of minimum visibility except where otherwise stated in the plan.	<i>Proposed EPB and SRPS Project Components Consistent with Mitigation.</i> Section 4.1, Aesthetics of this EIR evaluates impacts to visual resources. The proposed EPB and the SRPS project components would place development within a scenic vista and sensitive viewshed. The proposed EPB project component would result in development of new structures/facilities located in the viewshed. Nighttime lighting associated with the proposed EPB project component would be minimal and designed to be consistent with current practices to control fugitive light and glare while maintaining safety and compliance with applicable standards. The proposed project is designed to reduce impacts to the greatest extent feasible. Mitigation Measure AES-2 requires that the exterior of the proposed EPB project component would be given the general appearance of natural materials through the use of earth-tone paint and would be screened to the maximum extent possible by vegetation. Placing the structure further out into the Lagoon increases the amount of area for vegetation. The proposed SRPS project component has been located lower on the slope where it would be covered by sand most of the year. Although these structures would remain partially visible, they would harmonize and be clearly subordinate to the natural scenic character of the area, consistent with the policy.
2.2.3.1	The design and siting of structures, whether residential, commercial, agricultural, or public, and the access roads thereto, shall not detract from the natural beauty of the scenic shoreline and the undeveloped ridgelines and slopes in the public viewshed.	<i>Proposed EPB and SRPS Project Components Consistent with Mitigation.</i> Please see response above.
2.2.3.2	New development on the scenic beaches and bluffs of Carmel River State Beach shall be located out of the public viewshed.	<i>Proposed EPB and SRPS Project Components Consistent with Mitigation.</i> One of the objectives of the proposed project is to provide a long-term solution for managing the lagoon in a way that provides restoration and protection of environmentally sensitive habitat areas. Analysis of the proposed project's consistency with the Land Use Plan requires three basic tests: 1) Conformance

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
		with the kinds of uses and use intensities permitted for the specific geographical area concerned, 2) the project fully meets the objectives, policies, and standards for natural resource protection, and 3) the project meets any zoning provisions adopted to implement the plan. The proposed project is an allowed use in the Carmel State River Beach and Lagoon area, which is designated as Open Space Recreation (OR). Implementation of the proposed project would result in the restoration and protection of the biological, water, and marine resources on the site. Additionally, the protection of these natural resources contributes to the aesthetic value of the area. The proposed project is consistent with the policy and is achieved by balancing and harmonizing policies for the protection of the aesthetic resources and policies for protection of biological, water, and marine resources. Also refer to the discussion under Section 30251 of the Coastal Act. Furthermore, the visual impacts are minimized by mitigation measures that require the structures blend and are subordinate to the surrounding area.
2.2.3.4	The portion of a parcel least visible from public viewpoints and corridors shall be considered the most appropriate site for the location of new structures. Consistency with other plan policies must be considered in determining appropriate siting.	<i>Proposed Project Consistent.</i> The proposed project components would be sited in the most appropriate locations where public views are least visible. Views of the proposed project components would be obstructed by vegetation, changes in surface elevation, and choice of building materials. The design of the proposed project components would comply with applicable plan standards and local management plans.
2.2.3.6	Structures shall be subordinate to and blended into the environment, using appropriate materials that that effect. Where necessary, modification of plans shall be required for siting, structural design, color, texture, building materials, access and screening	<i>Proposed Project Consistent.</i> Please see response above.
2.2.3.7	Structures shall be located and designed to minimize tree removal and grading for the building site and access road. Where earth movement would result in extensive slope disturbance or scarring visible from public viewing points and corridors, such activity will not be allowed. Extensive landform alteration shall not be permitted.	<i>Proposed Project Consistent.</i> The proposed project components would require minimal grading and no tree removal. The proposed SRPS project component would stabilize the slopes.

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
2.2.3.8	Landscape screening and restoration shall consist of plant and tree species consistent with the surrounding vegetation. Screening on open grassy slopes and ridges should be avoided.	<i>Proposed Project Consistent.</i> The proposed EPB and SRPS project components of the proposed project would be screened in a manner consistent with their settings. The proposed EPB project component would be partially screened by lagoon vegetation, consistent with the surrounding vegetation. For the proposed SRPS project component, the revetment would be buried at the toe of the slope and would extend up the slope only far enough to protect against river scour and wave erosion, to minimize the visual impact. Above the top of the revetment, the slope would be permanently planted with plant species consistent with the surrounding vegetation and maintained to control erosion.
2.2.4.1	All applications for development within the viewshed shall require individual on-site investigations. The dimensions, height, and rooflines of proposed buildings shall be accurately indicated by poles and access roads by stakes with flags.	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
2.2.4.2	Sites for new structures shall be selected to avoid the construction of visible access roads and reduce the extent of environmental and engineering problems resulting from construction.	<i>Proposed Project Consistent.</i> The proposed project would not require any additional access roads.
2.2.4.3	Residential, recreational and visitor-serving, and agricultural access shall be provided by existing roads and trails, where possible, to minimize further scarring of the landscape, particularly of the visible slopes.	<i>Proposed Project Consistent.</i> Please see response above.
2.2.4.8	To enhance the scenic quality of the Carmel Point area, the County and State Department of Parks and Recreation should control existing bluff erosion by directing to designated paths and restoring degraded areas.	<i>Proposed Project Consistent.</i> The proposed SRPS project component of the proposed project is designed to stabilize slopes and control erosion associated with the breaching of the Carmel Lagoon.
2.2.4.10	The following siting and design control measures shall be applied to new development to ensure protection of the Carmel area's scenic resources, including shoreline and ocean views: <ul style="list-style-type: none"> a. On ridges, buildings shall be sufficiently set back from the precipice to avoid silhouetting and to be as visually unobtrusive as possible. Buildings located on slopes shall be sited on existing level areas and sufficiently set back from the frontal face. Buildings should not be located on slopes exceeding 30 percent, except when 	<i>Proposed Project Consistent.</i> The proposed EPB project component would result in development of new structures/facilities located in the viewshed. Nighttime lighting associated with the proposed EPB project component would be minimal and designed to be consistent with current practices to control fugitive light and glare while maintaining safety and compliance with applicable standards. The exterior of the proposed EPB project component would be given the general appearance of natural materials through the use of earth-tone paint.

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
	<p>all other plan guides are met and siting on slopes over 30 percent better achieves siting consistent with the policies of the plan.</p> <p>b. Where clustering of new residential or visitor-serving development will preserve desirable scenic and open space areas or enable structures to be sited out of the viewshed, it shall be preferred to more dispersed building site plans.</p> <p>c. Structures located in the viewshed shall be designed so that they blend into the site and surroundings. The exterior of buildings must give the general appearance of natural materials (e.g., buildings should be of weathered wood or painted in “earth” tones). The height and bulk of buildings shall be modified as necessary to protect the viewshed.</p> <p>d. Exterior lighting shall be adequately shielded or shall be designed at near-ground level and directed downwards to reduce its long-range visibility.</p> <p>e. Existing trees and other native vegetation should be retained to the maximum extent possible both during the construction process and after the development is completed. Landscape screening may be used wherever a moderate extension of native forested and chaparral areas is appropriate. All new landscaping must be compatible with the scenic character of the area and should retain existing shoreline and ocean views.</p>	
2.3 Environmentally Sensitive Habitats		
2.3.3.1	Development, including vegetation removal, excavation, grading, filling, and the construction of roads and structures, shall be avoided in critical and sensitive habitat areas, riparian corridors, wetlands, sites of known rare and endangered species of plants and animals, rookeries and major roosting and haul-out sites, and other wildlife breeding or nursery areas identified as	<i>Proposed EPB Project Component Consistent with Mitigation.</i> Sections of the proposed EPB project component of the proposed project would be sited in a wetland. The Lagoon is critical habitat for two listed species, CRLF and S-CCC steelhead. Rare and endangered species are known or have the potential to occur, within and adjacent to the Lagoon. The function of the proposed EPB project component is intended to improve and increase habitat for special-

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
	critical. Resource-dependent uses, including nature education and research, hunting, fishing, and aquaculture, shall be allowed within environmentally sensitive habitats and only if such uses will not cause significant disruption of habitat values. Only small-scale development necessary to support the resource-dependent uses may be located in sensitive habitat areas if they cannot feasibly be located elsewhere.	status wildlife species, including steelhead trout, known or with the potential to occur in the Lagoon. Impacts to listed species and sensitive habitat areas can be reduced to a less-than-significant level by implementing the following mitigation measures found in Section 4.3, Biological Resources: BIO-1a (Implement Construction Best Management Practices), BIO-1b (Conduct Pre-Construction Surveys for White-Tailed Kite, Nesting Raptors, and Other Migratory Bird Species), BIO-1c (Implement Construction-Phase Monitoring), BIO-1d (Avoid and Minimize Impacts to Western Pond Turtle), BIO-1e (Avoid and Minimize Impacts to CRLF), BIO-1f (Avoid or Reduce Hydroacoustic Impacts to S-CCC Steelhead), BIO-1g (Avoid and Minimize Impacts to S-CCC Steelhead), and BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh) .. The proposed EPB project component is considered a small-scale development to support resource-dependent as it requires siting adjacent to the Lagoon and cannot be feasibly located elsewhere to serve its intended function.
2.3.3.2	Land uses adjacent to locations of environmentally sensitive habitats shall be compatible with the long-term maintenance of the resource. New land uses shall be considered compatible only where they incorporate all site planning and design features needed to prevent habitat impacts and where they do not establish a precedent for continued land development which, on a cumulative basis, could degrade the resource.	<i>Proposed Project Consistent.</i> The proposed EPB project component would improve instream flows and improve functions of the Lagoon ecosystem by allowing lagoon levels to rise and breach naturally. This would assist in protecting and maintaining riparian vegetation and fishery resources, including steelhead.
2.3.3.5	Where private or public development is proposed in documented or expected locations of environmentally sensitive habitats - particularly those habitats identified in General Policy No. I - field surveys by qualified individuals or agency shall be required in order to determine precise locations of the habitat and to recommend mitigating measures to ensure its protection. This policy applies to the entire segment except the internal portions of Carmel Woods, Hatton Fields, Carmel Point (Night heron site excluded), Odello, Carmel Meadows, and Carmel Riviera. If any habitats are found on the site or within 100 feet from the site, the required survey shall document how the proposed development complies with all the applicable habitat policies	<i>Proposed Project Consistent.</i> The proposed project is located in and adjacent to environmentally sensitive habitats. The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
2.3.3.7	Where development is permitted in or adjacent to environmentally sensitive habitat areas, the County, through the development review process, shall restrict the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) to that needed for the structural improvements themselves.	<i>Proposed Project Consistent.</i> Removal of vegetation and land disturbance would be restricted to the minimal area needed.
2.3.3.9	Where public access occurs or has been introduced in areas of environmentally sensitive habitats, it shall be limited to low-intensity recreational, scientific, or educational uses such as nature study and observation, education programs in which collecting is restricted, photography, and hiking. Access in such areas shall be controlled and confined to designated trails and paths. No access shall be approved which results in significant disruption of habitat.	<i>Proposed Project Consistent.</i> The proposed project would result in temporary impacts related to public access during construction activities. However, access would remain limited in the Lagoon in the proximity of the proposed EPB project component. The proposed SRPS project component would allow the river to breach to the north during winter flows, which would reduce public access to the beach area. However, this is a natural process and would not permanently impeded public access to the beach.
<i>Terrestrial Plant Habitats</i>		
2.3.4.2	Public access to areas of rare, endangered, and sensitive plants should be actively discouraged and directed to less sensitive areas. Where allowed, public access should be strictly managed. Otherwise, the area should be closed.	<i>Proposed Project Consistent.</i> The proposed project would not increase public access the sensitive areas.
<i>Riparian Corridors and Other Terrestrial Wildlife Habitats</i>		
2.3.4.1	Riparian plant communities shall be protected by establishing setbacks consisting of a 150-foot open space buffer zone on each side of the bank of perennial streams and 50 feet on each side of the bank of intermittent streams, or the extent of riparian vegetation, whichever is greater. No new development, including structural flood control projects, shall be allowed within the riparian corridor. However, improvements to existing dikes and levees shall be allowed if riparian vegetation damage can be minimized and at least an equivalent amount and quality of replacement vegetation is planted. In addition, exceptions may be made for carefully sited recreational trails. The setback requirement may be modified if it can be demonstrated that a narrower corridor is sufficient to protect existing riparian vegetation. Riparian vegetation is an association of plant species which typically grows adjacent to freshwater courses and needs or tolerates a higher level of soil moisture than dryer upland	<i>Proposed EPB Project Component Consistent with Mitigation.</i> Approximately 0.1 acre of riparian habitat would be impacted by the proposed EPB project component, and the proposed EPB project component would be constructed adjacent to a section of riparian habitat. However, the function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species known or with the potential to occur in the Lagoon. In addition, impacts to riparian plant communities can be reduced to a less-than-significant level by implementing the following mitigation measures found in Section 4.3, Biological Resources: BIO-1a (Implement Construction Best Management Practices), BIO-1c (Implement Construction-Phase Monitoring), and BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh) . The proposed EPB project component may increase the amount of emergent marsh, riparian, and other sensitive vegetation types influenced by hydrology that provide habitat for many common and special-status species.

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
	vegetation.	
2.3.4.5	Wildlife management considerations shall be included in the evaluation of development proposals, particularly land division proposals. Large, and where possible, contiguous areas of native vegetation should be retained in order to meet the various needs of those wildlife species requiring large areas of undisturbed habitat.	<i>Proposed EPB Project Component Consistent with Mitigation.</i> Section 4.3, Biological Resources of this EIR evaluates impacts to areas of native vegetation. The proposed EPB project component would isolate approximately 2.1 acres of wetlands from other portions of the Lagoon. However, the function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species, including steelhead trout, known or with the potential to occur in the Lagoon. The proposed EPB project component may increase the amount of emergent marsh, riparian, and other sensitive vegetation types influenced by hydrology that provide habitat for many common and special-status species. Impacts to native vegetation and wildlife species can be reduced to a less-than-significant level by implementing the following mitigation measures found in Section 4.3, Biological Resources: BIO-1a (Implement Construction Best Management Practices), BIO-1b (Conduct Pre-Construction Surveys for White-Tailed Kite), Nesting Raptors, and Other Migratory Bird Species, BIO-1c (Implement Construction-Phase Monitoring), BIO-1d (Avoid and Minimize Impacts to Western Pond Turtle), BIO-1e (Avoid and Minimize Impacts to CRLF), BIO-1f (Avoid or Reduce Hydroacoustic Impacts to S-CCC Steelhead), BIO-1g (Avoid and Minimize Impacts to S-CCC Steelhead), and BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh).
2.3.4.6	Critical wildlife habitat areas (refer to General Policy No. 2) shall be protected through permanent easement or fee acquisition and an adequate distance between such habitat and disturbed areas (e.g., building sites and roads) shall be maintained.	<i>Proposed EPB Project Component Consistent with Mitigation.</i> Section 4.3, Biological Resources of this EIR evaluates impacts to critical wildlife habitat areas. The proposed EPB project component would be constructed within critical wildlife habitat and would isolate approximately 3.1 acres of critical habitat for multiple species; however, impacts to critical habitat would be considered less-than-significant in light of the overall benefits of the proposed EPB project component to critical wildlife habitat. Impacts to critical wildlife habitat areas would be reduced to a less-than-significant level using the following mitigation measures found in Section 4.3, Biological Resources: BIO-1a (Implement Construction Best Management Practices), BIO-1b (Conduct Pre-Construction Surveys for White-Tailed Kite), Nesting Raptors, and Other Migratory Bird Species, BIO-1c (Implement Construction-Phase Monitoring), BIO-1d (Avoid and Minimize Impacts to Western Pond Turtle), BIO-1e (Avoid and Minimize

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
		Impacts to CRLF), BIO-1f (Avoid or Reduce Hydroacoustic Impacts to S-CCC Steelhead), BIO-1g (Avoid and Minimize Impacts to S-CCC Steelhead), and BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh).
<i>Wetlands and Marine Habitats</i>		
2.3.4.1	A setback of 100 feet from the edge of all coastal wetlands shall be provided and maintained in open space use. No new development shall be allowed in this setback area. The edge of wetlands shall be pursuant to policy 2.3.3.5, based on the wetlands definition in policy 2.3.3.1 and using the U.S. Fish and Wildlife Service's (USFWS) classification of Wetlands and Deep Water Habitats of the United States.	<i>Proposed EPB Project Component Consistent with Mitigation. Section 4.3, Biological Resources</i> of this EIR evaluates impacts to coastal wetland areas. Coastal wetlands are mapped within the proposed project site according to USFWS classifications. Wetland areas would be impacted as a result of the construction and operation of the proposed EPB project component. Impacts to coastal wetlands would be reduced to a less-than-significant level by implementing Mitigation Measure BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh).
2.3.4.2	The County shall assist the maintenance and protection of the Carmel River lagoon and marsh by encouraging the retention of sufficient instream flows and controlling erosion and sedimentation from surrounding and upstream areas.	<i>Proposed Project Consistent.</i> The proposed project has been designed to restore natural hydrologic functioning of the Lagoon while maintaining the existing flood protection in the context of a reduced breaching regime.
2.3.4.3	The County shall seek designation of the Carmel River lagoon and marsh as a natural preserve within the State Park Systems as recommended by the Point Lobos - Carmel River State Beach General Plan. Eventual management by the Department of Parks and Recreation shall include measures to limit public access to this natural preserve and to retain the present character of the marsh and lagoon. Particular attention should be given to the control of sedimentation and "filling-in" of this wetlands area.	<i>Proposed EPB Project Component Consistent with Mitigation. Section 4.3, Biological Resources</i> of this EIR evaluates impacts to coastal wetland areas. State Parks has designated portions of the Carmel River and Lagoon as a natural reserve. This designation would not be effected by the proposed project. Additionally, public access to the Carmel River Lagoon would not change as a result of the proposed project and would remain limited. The proposed EPB project component would result in an alteration to the present character of a small section of marsh, as the proposed EPB project component would isolate approximately 2.1 acres of wetlands from other portion of the Carmel Lagoon. Although the function of the proposed EPB project component has the potential to increase the depth of the Lagoon by approximately two feet in the fall/early winter when the Lagoon is filling prior to first breach, which may increase and improve the area of wetlands within the Lagoon, the impacts identified above are potentially significant. Impacts to wetlands would be reduced to a less-than-significant level by implementing Mitigation Measures BIO-1a (Implement Construction Best Management

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
		Practices), and BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh).
2.3.4.4	Alteration of the shoreline, including diking, dredging, and filling, shall not be permitted except where demonstrated as essential for protection of existing residential development or necessary public facilities. Existing dikes and levees can be improved subject to these and other plan policies.	<i>Proposed Project Consistent.</i> The proposed EPB project component would maintain existing flood protection in the context of a reduced breaching regime and the proposed SRPS project component concept was developed to protect public infrastructure along Scenic Road from damage in the event of northerly river flows or from large ocean swells.
2.3.4.9	Development on parcels adjacent to intertidal habitat should be sited and designed to prevent percolation of septic runoff and deposition of sediment.	<i>Proposed Project Consistent.</i> The proposed project components are sited and designed to prevent deposition of sediment in intertidal habitat. No septic runoff would occur as part of the proposed runoff; however, the proposed SRPS project component would protect public infrastructure along Scenic Road, including sanitary sewer pipelines from damage in the event of northerly river flows or from large ocean.
2.4 WATER AND MARINE RESOURCES		
2.4.2	Key Policy: The water quality of the Carmel area's coastal streams and of the Point Lobos and Carmel Bay Areas of Special Biological Significance shall be protected and maintained. Instream flows should be protected in order to maintain the natural plant community and fish and wildlife. In general, the County will require adherence to the best watershed planning principles, including: stream setbacks, stream flow maintenance, performance controls for development site features, maintenance of safe and good water quality, protection of natural vegetation along streams, and careful control of grading to minimize erosion and sedimentation	<i>Proposed Project Consistent.</i> The proposed project has been designed to restore natural hydrologic functioning of the Lagoon while maintaining the existing flood protection in the context of a reduced breaching regime. The proposed project has been designed to minimize potential erosion related hazards. The function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species, including steelhead trout, known or with the potential to occur in the Lagoon. The proposed EPB project component would improve instream flows and improve functions of the Lagoon ecosystem by allowing lagoon levels to rise and breach naturally. This would assist in protecting and maintaining riparian vegetation and fishery resources, including steelhead.
2.4.3.1	The effects of all new development proposals or intensification of land use activities or water uses on the natural character and values of the Carmel coasts streams will be specifically considered in all land use decisions. Subjects to be addressed in such evaluations include protection of water quantity and quality, wildlife and fish habitat, and recreational and scenic values. Land use proposals determined to pose unacceptable impacts to the natural integrity of the stream must be modified accordingly. The County should request technical assistance from the State Department of Fish and Game in determining	<i>Proposed Project Consistent.</i> No change in or intensification of land use activities is proposed or expected to occur as part of the proposed project.

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
	effects on fish and wildlife habitat and appropriate mitigation measures	
2.4.3.2	New development including access roads shall be sited, designed and constructed to minimize runoff, erosion, and resulting sedimentation. Land divisions shall be designed to minimize the need to clear erodable slopes during subsequent development. Runoff volumes and rates should be maintained at pre-development levels, unless provisions to implement this result in greater environmental damage.	<i>Proposed Project Consistent.</i> The proposed project components would be sited, designed and constructed to minimize runoff, erosion, and resulting sedimentation. Additionally, runoff volumes and rates should be maintained at pre-development levels.
<i>B. Water Pollution Control</i>		
2.4.4.B.1	All dumping of spoils (dirt, garbage, refuse, etc.) into riparian corridors and other drainage courses should be prohibited.	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
2.4.4.B.2	Urban stormwater runoff entering Carmel River Lagoon and Carmel Bay should be monitored where possible and managed accordingly to reduce potential contamination from pollutants found in urban runoff	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project. Please see Section 4.8, Hydrology and Water Quality for additional information.
<i>C. Erosion and Sedimentation Control</i>		
2.4.4.C.1	The effects of all new development proposals or intensification of land use activities or water uses on the natural character and values of the Carmel coasts streams will be specifically considered in all land use decisions. Subjects to be addressed in such evaluations include protection of water quantity and quality, wildlife and fish habitat, and recreational and scenic values. Land use proposals determined to pose unacceptable impacts to the natural integrity of the stream must be modified accordingly. The County should request technical assistance from the State Department of Fish and Game in determining effects on fish and wildlife habitat and appropriate mitigation measures.	<i>Proposed Project Consistent.</i> The proposed project would restore the site's ecological function by restoring the natural hydrologic function as a wetland by eliminating the need for mechanical breaching of the Carmel Lagoon. The function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species known or with the potential to occur in the Lagoon. The proposed EPB project component is expected to result in the following impacts: <ol style="list-style-type: none"> 1) Higher frequency of natural sandbar breaches. 2) A reduction in frequency of annual mechanical breaching. 3) Increased depth and duration of inundation within the Lagoon. A more naturally functioning lagoon ecosystem would result in a higher water surface elevation for longer periods of time within the Lagoon.
2.4.4.C.3	Sediment basins (e.g., debris basins, desilting basins, or silt traps) shall be installed in conjunction with the initial grading operations and maintained through the development process to remove sediment and run-off waters. All sediment should be retained onsite.	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
2.4.4.C.4	The native vegetation cover, temporary vegetation, seeding,	<i>Proposed Project Consistent.</i> The proposed project would be required to

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
	mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as soon as possible with planting of native annual grasses and shrubs, appropriate non-native plants, or with approved landscaping practices.	comply with this policy to the extent that it is applicable to the proposed project.
2.4.4.C.5	Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Onsite drainage devices shall be designed to accommodate increased run-off resulting from site modification. Where appropriate, on-site retention of stormwater should be required.	<i>Proposed Project Consistent.</i> Stormwater would continue to flow into the Lagoon from the adjacent developed areas. Onsite drainage devices (e.g., pumps) would pump stormwater from the landward side of the proposed EPB project component to the Lagoon during storm events.
2.5 FORESTRY AND SOILS RESOURCES		
2.5.3.3	Restoration of native forest resources is encouraged for public agencies and residents as a means of maintaining and enhancing the Carmel area's natural character. Removal of non-native tree species is encouraged except where such vegetation provides important wildlife habitat.	<i>Proposed Project Consistent.</i> The proposed project would restore the site's ecological function by restoring the natural hydrologic function as a wetland by eliminating the need for mechanical breaching of the Carmel Lagoon.
2.7 HAZARDS		
2.7.2	Key Policy: Land uses and development in areas of high geologic, flood, and fire hazard shall be carefully regulated through the best available planning practices in order to minimize risks to life and property and damage to the natural environment.	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
2.7.3.1	All development shall be - sited and designed to minimize risk from geologic, flood, or fire hazards. Areas of a parcel which are subject to high hazard(s) shall generally be considered unsuitable for development. For any development proposed in high hazard areas, an environmental or geotechnical report shall be required prior to County review of the project. These reports must include a demonstration that all the criteria in the applicable following policies are complied with and recommendations for mitigation measures (if mitigation is possible) consistent with the following policies. All recommended mitigation measures contained in the reports are to be County requirements (i.e., conditions of Coastal permits)	<i>Proposed Project Consistent.</i> The proposed EPB and SRPS project components would result in structures placed within areas subject to flooding. A site- and component-specific geotechnical report would be prepared during final design and prior to construction, and would include a demonstration that all the criteria in the applicable following policies are complied with and recommendations for mitigation measures (if mitigation is possible) consistent with the hazard policies identified in the Carmel Area Land Use Plan. Appropriate engineering standards would be employed.

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
2.7.3.2	In high hazard areas, low-intensity or open space uses will be encouraged as the most appropriate land uses. Critical facilities (fire, police hospitals, emergency communication facilities, bridges and overpasses, public utilities, dams), heavy industry involving the manufacture or storage of explosive or toxic materials, and high occupancy structures (high-rise apartments, schools, hotels, etc.) shall not be permitted in high hazard areas unless consistent with all other Plan policies. Critical facilities may be allowed in floodplains if part of a flood management program per policy 2.7.4. Flood 3. Development may be permitted in areas by recent alluvium so long as appropriate engineering standards are employed to mitigate any adverse effects.	<i>Proposed Project Consistent.</i> Please see response above.
<i>Geologic Hazards</i>		
2.7.4.1	All development shall be sited and designed to conform to site topography and to minimize grading and other site preparation activities. Applications for grading and building permits and applications for subdivisions shall be reviewed for potential impacts to onsite and offsite development arising from geologic and seismic hazards and erosion. Mitigation measures shall be required as necessary.	<i>Proposed Project Consistent.</i> The proposed project would implement erosion control measures in order to reduce potential erosion related impacts as required pursuant to Chapter 16.08 of the Monterey County Code, Project-specific SWPPP, and identified BMPs. The proposed project has been designed to minimize potential seismic hazards and erosion-related impacts. Mitigation measures have been identified to ensure potential adverse impacts are reduced to a less-than-significant level.
2.7.4.2	All structures shall be sited a minimum of 50 feet from an identified active fault or potentially active fault. Greater setbacks may be required where it is warranted by local geologic conditions.	<i>Proposed Project Consistent.</i> Components of the proposed project would be located within 50 feet of the Cypress Point Fault; however, this fault is not active. The proposed project would be completed in accordance with a design level geotechnical and liquefaction hazards analysis in order to ensure potential geological hazards are reduced to a less-than-significant level consistent with the intent of this policy. Please refer to Section 4.5, Geology, Soils, and Seismicity for more information.
2.7.4.3	Any proposed development within 50 feet of the face of a cliff or bluff or within the area of a 20 degree angle from the toe of a cliff, whichever is greater, shall require the preparation of a geologic report prior to consideration of the proposed project.	<i>Proposed Project Consistent.</i> A geological report has been prepared for the proposed project. Please see Section 4.5, Geology, Soils, and Seismicity for additional information.
2.7.4.5	Soils and geologic reports shall be required for all new land divisions and for the construction of roads and structures, excluding minor structures not occupied by people, on slopes	<i>Proposed Project Consistent.</i> Please see response above

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
	exceeding 30 percent or in areas of known or suspected geologic hazards. Both potential onsite and offsite impacts shall be evaluated in the report.	
2.7.4.6	Where geotechnical evaluation determines that the hazard is unlikely to lead to property damage or injury, construction is permissible if certified by a registered geologist/soils engineer that the proposed development will not result in an unacceptable risk of injury or structural damage and the County building official and Environmental Review Section concurs. Such certification will be recorded with a copy of the deed at the County Recorder's Office	<i>Propose Project Consistent.</i> Please see response above
2.7.4.7	Where soils and geologic reports are required, they should include a description and analysis of the following items: For development proposed in all areas <ol style="list-style-type: none"> a. geologic conditions, including soil, sediment, and rock types and characteristics, in addition to structural features, such as bedding, joints and faults; b. evidence of past or potential landslide conditions, the implications of such conditions for the proposed development, and the potential effects of the development on landslide activity; c. impact of construction activity on the stability of the site and adjacent area; d. ground and surface water conditions and variations, including hydrologic changes caused by the development. (i.e., introduction of sewage effluent and irrigation water to the ground water system; alterations in surface drainage); e. potential erodibility of site and mitigating measures to be used to minimize erosion problems during and after construction (i.e., landscaping and drainage design); f. potential effects of seismic forces resulting from a maximum credible earthquake; g. any other factors that might affect slope stability 	<i>Proposed Project Consistent.</i> Please see response above
2.7.4.10	Revetments, groins, seawalls, or retaining walls, and other such construction that alters natural shoreline processes shall be permitted only where required for the protection of existing	<i>Proposed Project Consistent.</i> The proposed SRPS project component concept was developed to protect public infrastructure along Scenic Road from damage in the event of northerly river flows or from large ocean swells. The proposed

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
	development. These structures shall not impede lateral beach access and shall respect, to the greatest degree possible, natural landform and visual appearance. Such facilities shall be designed to eliminate or mitigate adverse impacts on local shoreline supply (e.g. incorporate sand by-pass; import replacement sand) and shall be subject to certification of a coastal engineer or engineering geologist with expertise in coastal processes	SRPS project component would not impede lateral beach access and would respect, to the greatest degree possible, natural landform and visual appearance. Final design of the proposed SRPS project component would be certified by a coastal engineer or engineering geologist with expertise in coastal processes.
2.7.4.11	Land disturbance shall be restricted to building site areas and roads and the native vegetation cover shall be maintained in areas prone to rapid run-off and unstable soils. These include the following soil types as recognized and described by the Soil Conservation Service (1978): a. Cieneba fine gravely sandy loam 30-73% slopes (CcG) b. Junipero-Sur complex 30-85% slopes (Jc) c. Junipero sandy loam 30-75% slopes (JbG) d. San Andreas fine sandy loam 30-70% slopes (ScG) e. Santa Lucia shaly clay loam 30-75% slopes (SfF) f. Santa Lucia-Reliz Association 30-75% slopes (Sg) g. Gazos silt loam 30-50% slopes (GfF) h. Sheridan coarse sandy loam 30-75% slopes (SoG) i. Arnold-San Andreas Complex 50-75% slopes (Am) j. Gamboa-Sur Complex 50-100% slopes (Ga) k. Santa Ynez fine sandy loam 15-30% slopes (ShE) l. tinne-Shedd silty clay loam 50-75% slopes (LcG2) m. Xerorthents, dissected 35-90% slopes (Xd) n. Rock outcrop-Xerorthents Association (Rc)	<i>Proposed Project Consistent.</i> The proposed project has been designed to minimize potential erosion related hazards. Mitigation ensures that potential construction-related impacts would be temporary in nature and less-than-significant. Please refer to Section 4.5, Geology, Soils, and Seismicity for more information.
<i>Flood Hazards</i>		
2.7.4.3	The development of a flood-plain management program for the lower Carmel River Valley shall emphasize the use of nonstructural methods of flood protection which do not involve substantial alterations of the river and shall seek to preserve the river's natural plant and wildlife habitat and aesthetic values. If, after thorough study, it is concluded that structural means of flood control are necessary to protect the lower valley, then such structural means shall be allowed only if the following criteria are met:	<i>Proposed EPB Project Component Consistent with Mitigation.</i> The proposed EPB project component would maintain existing flood protection to low-lying homes and public infrastructure along the north edge of the Lagoon, while the frequency of mechanical management of the sandbar is reduced in compliance with regulatory requirements. The function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species, including steelhead trout, known or with the potential to occur in the Lagoon. Approximately 0.1 acre of riparian habitat would be impacted by the proposed EPB project component, and the proposed EPB project

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
	<ul style="list-style-type: none"> - facilities would be located outside the zone of riparian vegetation. - erosion and sedimentation from construction would be adequately minimized and controlled. - plant and wildlife habitat, including steelhead trout habitat, would be maintained and protected both along the river and in the marsh and lagoon. - the aesthetic and scenic values of the lower river would be maintained. <p>Excavation, dredging and vegetation removal would be allowed only within the scope of the flood management program and only if no other method for protecting existing structures in the floodplain is, feasible and where such protection is necessary for public safety or to protect existing development and only if the best mitigation measures are incorporated into the program including protection of the fish habitat. Maintenance of the river channel would be allowed, including removal of fallen trees and other such obstruction, in order to allow free flow of the river.</p>	<p>component would be constructed adjacent to a section of riparian habitat. Please refer to Section 4.3, Biological Resources for additional information. Impacts to riparian vegetation would be reduced to a less-than-significant level by the implementing Mitigation Measure BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh). The proposed project has been designed to avoid and reduce potential erosion during construction and operation. Mitigation measures ensure that potential construction-related impacts would be temporary in nature and less-than-significant. Please refer to Section 4.5, Geology, Soils, and Seismicity for more information.</p> <p>For consistency with maintenance of the aesthetic and scenic values of the lower river, please refer to discussions above and Section 4.1, Aesthetics for more information.</p>
2.7.4.4	<p>New or more intensive development, including major flood control measures, shall conform to the policies established by the County Board of Supervisors, with the advice of the Monterey County Flood Control Office. New or more intensive development, including Flood Control structures, permitted in the 100-Year Floodplain shall conform to the following policies:</p> <ol style="list-style-type: none"> a. The lowest finished floor of new habitable structures must be at least one foot above the 100-Year Flood level projected to exist after development. Areas adequately protected by structural flood protection devices shall not be subject to the policies pertaining to the 100-year flood plain; b. Impacts of the development (in combination with all other existing and anticipated development) on the water surface elevation of the projected 100-Year Flood shall be minimized, and shall be mitigated to the County's satisfaction for all adjacent and downstream properties; and 	<p><i>Proposed EPB Project Component Consistent with Mitigation.</i> Alteration to the existing drainage pattern of the Carmel Lagoon by the proposed EPB project component would redirect flows, potentially increase flooding off site. Impacts caused by potential flooding would be reduced to a less-than-significant level by the implementation of Mitigation Measure HYD-7 (Avoid and Minimize Impacts to the Validity of Base Level Elevations Cited on the Currently-Effective FEMA Flood Insurance Rate Map Panel). Please see Section 4.8, Hydrology and Water Quality for additional information.</p>

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
	c. Additional standards may be required by the County of Flood Control District, such as the requirements of the Carmel River Flood Control ordinance.	
2.7.4.5	Where development is allowed or structural flood control measures are required, restoration of waterway banks and disturbed areas to a natural vegetated appearance shall be required. Landscaping themes shall emphasize the use of native plants which are appropriate to riparian corridors. Revegetation of disturbed riparian corridors by planting of native trees shall be encouraged due to their role in absorbing and channeling the force of floods away from adjacent banks.	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
2.8 ARCHAEOLOGICAL RESOURCES		
2.8.2	Key Policy: Carmel is archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped, shall be maintained and protected for their scientific and cultural heritage values. New land uses, both public and private, should be considered compatible with this objective only where they incorporate all site planning and design features necessary to minimize or avoid impacts to archaeological resources.	<i>Proposed Project Consistent.</i> Section 4.4, Cultural Resources of this EIR evaluates impacts to cultural resources, including historical, archaeological, paleontological, unique geologic features, and human remains. Mitigation measures have been identified to ensure potential adverse impacts to archeological sites are reduced to a less-than-significant level.
2.8.3.1	Monterey County shall encourage the timely identification and evaluation of archaeological, historical and paleontological resources in order that these resources be given consideration during the conceptual design phase of land-use planning or project development.	<i>Proposed Project Consistent.</i> Please see response above.
2.8.3.2	Whenever development is to occur in the coastal zone, the Archaeological Site Survey Office or other appropriate authority shall be contacted to determine whether the property has received an archaeological survey. If not and the parcel are in an area of high archaeological sensitivity, such a survey shall be conducted to determine if an archaeological site exists. The Archaeological Survey should describe the sensitivity of the site and recommend appropriate levels of development and mitigation consistent with the site's need for protection.	<i>Proposed Project Consistent.</i> Please see response above
2.8.3.4	When developments are proposed for parcels where archaeological or other cultural sites are located, project design	<i>Proposed Project Consistent.</i> Please see response above

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
	shall be required which avoids or substantially minimizes impacts to such cultural sites. To this end, emphasis should be placed on preserving the entire site rather than on excavation of the resource, particularly where the site has potential religious significance.	
2.8.4.5	No development proposals in archaeologically sensitive areas shall be categorically exempt from environmental review	<i>Proposed Project Consistent.</i> Please see response above
2.8.4.6	When other site planning constraints do not permit avoidance of construction on archaeological or other types of a cultural sites, adequate preservation measures shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.	<i>Proposed Project Consistent.</i> Please see response above
4. LAND USE AND DEVELOPMENT		
4.4.1	Key Policy: All future development within the Carmel Coastal Segment must be clearly consistent with and subordinate to the foremost priority of protecting the area's scenic beauty and natural resource values.	<i>Proposed EPB and SRPS Project Components Consistent with Mitigation.</i> Please see response to Carmel Area Land Use Plan Policy 2.2.2 above.
<i>4.4.3.A. Resource Conservation</i>		
4.4.3.A.1	Only the minimum level of facilities essential to the support of recreational, educational, or scientific use of Resource Conservation areas shall be permitted. Facilities shall be sited so as to avoid adverse impacts to environmentally sensitive habitats and wildlife.	<i>Proposed Project Consistent.</i> The function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species known or with the potential to occur in the Lagoon. Please see Section 4.3, Biological Resources for additional information
4.4.3.A.2	Development that would threaten rare and endangered plant and animal species in the Resource Conservation areas shall not be allowed.	<i>Proposed Project Consistent.</i> The function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species known or with the potential to occur in the Lagoon. Please see Section 4.3, Biological Resources for additional information.
<i>4.4.3.C. Recreation</i>		
4.4.3.C.1	Use of areas designated as Resource Conservation and Scenic and Natural Resource Recreation on the plan map shall be limited to passive and low-intensity day-use recreational and educational activities. These areas include the Carmel Point shoreline, Carmel River State Beach, the marsh and lagoon, Point Lobos State Reserve, and the Garrapata acquisition. Areas designated as Resource conservation are suitable for conditional	<i>Proposed Project Consistent.</i> No change in land use or increase in public access is proposed as a result of the proposed project.

Carmel Area Land Use Plan		
Policy #	Subject of Policy	Consistency Analysis
	development of recreational facilities defined in the Scenic and Natural Resource Recreation category of the-plan. Use and development shall be consistent with the policies and recommendations of the Point Lobos-Carmel River State Beach General Plan (October 1979) and with the policies set forth in this plan.	
4.4.3.C.2	Use of the Gowen cypress and Monterey cypress areas of Point Lobos State Reserve and of the Carmel River lagoon and marsh shall be limited to very low-intensity recreational and educational uses such as walking, nature study, photography and scenic viewing. Facilities shall be limited to properly sited and designed trails, access points and interpretive and directional signs. There shall be no public access into the marsh	<i>Proposed Project Consistent.</i> Please see response above.
<i>4.4.3.D. Recordation and Visitor-Serving Commercial</i>		
4.5.A	<p><i>Resource Conservation</i> - Protection of sensitive resources, plant communities, and animal habitats is emphasized. Only very low intensity uses and supporting facilities compatible with protection of the resource are allowed. Appropriate uses can include carefully controlled low-intensity day-use recreation, education and research and beach sand replenishment. Two types of Resources Conservation areas are shown on the plan map.</p> <p><i>Coastal Wetlands</i> - This designation includes shoreline, intertidal areas, coastal wetlands, the lower reaches of major riparian corridors, and flood-prone areas. These categories of land are usually visually sensitive and, in the Carmel area, frequently contain archaeological sites.</p> <p><i>Forest and Upland Habitats</i> - This designation applies to environmentally sensitive forest habitat, grassland, scrub, or chaparral habitat and to upland riparian habitats. It also applies to public or private reserves or open space areas set aside for resource preservation or research. The resource maps supplement provides specific information regarding the various resources. This designation is applied to Point Lobos Reserve and the DeAmaral Preserve.</p>	<p><i>Proposed Project Consistent.</i> Section 4.3, Biological Resources of this EIR evaluates impacts to sensitive biological resources including wetlands and special status species. The proposed EPB project component of the proposed project would isolate approximately 2.1 acres of wetlands from other portion of the Carmel Lagoon; however, the function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species known or with the potential to occur in the Biological Study Area. The proposed EPB project component is expected to result in the following impacts:</p> <ol style="list-style-type: none"> 1) Higher frequency of natural sandbar breaches. 2) A reduction in frequency of annual mechanical breaching. 3) Increased depth and duration of inundation within the Lagoon. <p>A more naturally functioning lagoon ecosystem would result in a higher water surface elevation for longer periods of time within the Lagoon. The proposed EPB project component may increase the amount of emergent marsh, riparian, and other sensitive vegetation types influenced by hydrology that provide habitat for many common and special-status species.</p>

Carmel Area Coastal Implementation Plan (Monterey County Code Title 20)		
Policy #	Subject of Policy	Consistency Analysis
20.146.030.A.1.	Visual Resource Development Standards – Public Viewshed Determination	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
20.146.030.B	Visual Resource Development Standards – Undergrounding Utilities Requirement	<i>Proposed Project Consistent.</i> Please see response above.
20.146.030.C.1.a-d	Visual Resource Development Standards – General Development Standards.	<i>Proposed Project Consistent.</i> The proposed project components would be sited in the most appropriate locations where public views are least visible. Views of the proposed project components would be obstructed by vegetation, changes in surface elevation, and choice of building materials. Nighttime lighting associated with the proposed EPB project component would be minimal and designed consistent with current practices to control fugitive light and glare while maintaining safety and compliance with applicable standards. The design of the proposed project components would comply with all applicable plan standards and local management plans.
20.146.030.C.1.e	Visual Resource Development Standards – General Development Standards, Landscape screening.	<i>Proposed Project Consistent.</i> The proposed EPB and SRPS project components would be screened in a manner consistent with their settings. The proposed EPB project component would be partially screened by lagoon vegetation, consistent with the surrounding vegetation. For the proposed SRPS project component, the revetment would be buried at the toe of the slope and would extend up the slope only far enough to protect against river scour and wave erosion, to minimize the visual impact. Above the top of the revetment, the slope would be permanently planted with plant species consistent with the surrounding vegetation and maintained to control erosion.
20.146.030.C.2	Visual Resource Development Standards – General Development Standards	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
20.146.030.C.3-4	Visual Resource Development Standards – General Development Standards, New Development	<i>Proposed EPB and SRPS Project Components Consistent with Mitigation.</i> Please see response to Carmel Area Land Use Plan Policy 2.2.2 above.
20.146.030.C.8	Visual Resource Development Standards – General Development Standards,	<i>Proposed Project Consistent.</i> The proposed project components minimal grading and no tree removal. The proposed SRPS project component would stabilize the slopes.
20.146.040.A	Environmentally Sensitive Habitats Development Standards, Biological Survey Requirements.	<i>Proposed Project Consistent.</i> Required biological studies have been prepared as part of the EIR for the proposed project. Section 4.3, Biological Resources contains a detailed discussion of the proposed project’s potential impacts to biological resources. The analysis was based on field reconnaissance

Carmel Area Coastal Implementation Plan (Monterey County Code Title 20)		
Policy #	Subject of Policy	Consistency Analysis
		performed by DD&A Natural Resource Division Biologists, an evaluation of on-site habitats, and provides mitigation to avoid, reduce, or mitigate impacts. In addition, technical supporting biological documents were also prepared in connection with the proposed project. These documents are included in of this EIR.
20.146.040.B.1-4	Environmentally Sensitive Habitats Development Standards, General Development Standards	<i>Proposed Project Consistent.</i> The proposed project has been designed to restore natural hydrologic functioning of the lagoon while maintaining the existing flood protection in the context of a reduced breaching regime. The proposed EPB project component would be located in and adjacent to environmentally sensitive habitats/plant communities. Please see Section 4.3, Biological Resources for additional information. The proposed EPB project component is a resource-dependent development as it requires siting adjacent to the lagoon to serve its intended function. The function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species, including steelhead trout, known or with the potential to occur in the Lagoon.
20.146.040.B.5	Environmentally Sensitive Habitats Development Standards, General Development Standards	<i>Proposed EPB Project Component Consistent with Mitigation.</i> Construction of the EPB would isolate approximately 2.1 acres of wetlands from other portions of the Carmel Lagoon. Impacts to wetlands would be reduced to a less-than-significant level by implementing Mitigation Measures BIO-1a (Implement Construction Best Management Practices) , and BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh) .
20.146.040.B.6	Environmentally Sensitive Habitats Development Standards, General Development Standards	<i>Proposed Project Consistent.</i> The proposed project would not intensify land use. The County is coordinating with the California Department of Fish and Wildlife.
20.146.040.B.8	Environmentally Sensitive Habitats Development Standards, General Development Standards	<i>Proposed EPB Project Component Consistent with Mitigation.</i> Construction of the proposed EPB project component would require the removal of indigenous vegetation and land disturbance for the construction of a new structure. This area of disturbance would be limited to the minimal area required for construction activities. Impacts to vegetation would be reduced to a less-than-significant level by the implementation of Mitigation Measures BIO-1a (Implement Construction Best Management Practices) , BIO-1c

Carmel Area Coastal Implementation Plan (Monterey County Code Title 20)		
Policy #	Subject of Policy	Consistency Analysis
		(Implement Construction-Phase Monitoring), and BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh).
20.146.040.B.9, 11	Environmentally Sensitive Habitats Development Standards, General Development Standards	<i>Proposed Project Consistent.</i> The proposed project would not increase public access to sensitive areas.
20.146.040.B.10	Environmentally Sensitive Habitats Development Standards, General Development Standards	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
20.146.040.B.12	Environmentally Sensitive Habitats Development Standards, General Development Standards	<i>Proposed EPB Project Component Consistent with Mitigation.</i> Section 4.3, Biological Resources of this EIR evaluates impacts to areas of native vegetation. The proposed EPB project component would isolate approximately 2.1 acres of wetlands from other portions of the Carmel Lagoon. However, the function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species, including steelhead trout, known or with the potential to occur in the Lagoon. The proposed EPB project component may increase the amount of emergent marsh, riparian, and other sensitive vegetation types influenced by hydrology that provide habitat for many common and special-status species. Impacts to critical wildlife habitat areas would be reduced to a less-than-significant level by implementing the mitigation measures found in Section 4.3, Biological Resources: BIO-1a (Implement Construction Best Management Practices), BIO-1b (Conduct Pre-Construction Surveys for White-Tailed Kite, Nesting Raptors, and Other Migratory Bird Species), BIO-1c (Implement Construction-Phase Monitoring), BIO-1d (Avoid and Minimize Impacts to Western Pond Turtle), BIO-1e (Avoid and Minimize Impacts to CRLF), BIO-1f (Avoid or Reduce Hydroacoustic Impacts to S-CCC Steelhead), BIO-1g (Avoid and Minimize Impacts to S-CCC Steelhead), and BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh).
20.146.040.B.13	Environmentally Sensitive Habitats Development Standards, General Development Standards	<i>Proposed EPB Project Component Consistent with Mitigation.</i> Section 4.3, Biological Resources of this EIR evaluates impacts to critical wildlife habitat areas. The proposed EPB project component of the proposed project would constructed within critical wildlife habitat and would isolate

Carmel Area Coastal Implementation Plan (Monterey County Code Title 20)		
Policy #	Subject of Policy	Consistency Analysis
		approximately 3.1 acres of critical habitat for multiple species; however, impacts to critical habitat would be considered less-than-significant in light of the overall benefits of the proposed EPB project component to critical wildlife habitat. Impacts to critical wildlife habitat areas would be reduced to a less-than-significant level by implementing the following mitigation measures found in Section 4.3, Biological Resources: BIO-1a (Implement Construction Best Management Practices), BIO-1b (Conduct Pre-Construction Surveys for White-Tailed Kite, Nesting Raptors, and Other Migratory Bird Species), BIO-1c (Implement Construction-Phase Monitoring), BIO-1d (Avoid and Minimize Impacts to Western Pond Turtle), BIO-1e (Avoid and Minimize Impacts to CRLF), BIO-1f (Avoid or Reduce Hydroacoustic Impacts to S-CCC Steelhead), BIO-1g (Avoid and Minimize Impacts to S-CCC Steelhead), and BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh).
20.146.040.C.2.b	Environmentally Sensitive Habitats Development Standards, General Development Standards	<i>Proposed EPB Project Component Consistent with Mitigation.</i> Please see response above.
20.146.040.C.2.c-d	Environmentally Sensitive Habitats Development Standards, Specific Development Standards, Riparian Corridors and other Terrestrial Wildlife Habitats	<i>Proposed EPB Project Component Consistent with Mitigation.</i> Approximately 0.1 acre of riparian habitat would be impacted by the proposed EPB project component, and the proposed EPB project component would be constructed adjacent to a section of riparian habitat. However, the function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species known or with the potential to occur in the Lagoon. The proposed EPB project component may increase the amount of emergent marsh, riparian, and other sensitive vegetation types influenced by hydrology that provide habitat for many common and special-status species. Please see Section 4.3, Biological Resources for additional information. Impacts to riparian plant communities would be reduced to a less-than-significant level by the implementation of Mitigation Measure BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh).
20.146.040.C.2.e	Environmentally Sensitive Habitats Development Standards, Specific Development Standards, Riparian	<i>Proposed Project Consistent.</i> The proposed project would not increase public access to sensitive areas, including riparian corridors.

Carmel Area Coastal Implementation Plan (Monterey County Code Title 20)		
Policy #	Subject of Policy	Consistency Analysis
	Corridors and other Terrestrial Wildlife Habitats	
20.146.040.C.3.a	Environmentally Sensitive Habitats Development Standards, Specific Development Standards, Wetlands and Marine Habitats	<i>Proposed EPB Project Component Consistent with Mitigation.</i> Section 4.3, Biological Resources of this EIR evaluates impacts to coastal wetland areas. Coastal wetlands are mapped within the proposed project site according to USFWS classifications. Wetland areas would be impacted as a result of the construction and operation of the proposed EPB project component. Impacts to coastal wetlands would be reduced to a less-than-significant level by the implementation of Mitigation Measure BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh) .
20.146.040.C.3.c	Environmentally Sensitive Habitats Development Standards, Specific Development Standards, Wetlands and Marine Habitats	<i>Proposed Project Consistent.</i> The proposed project components are sited and designed to prevent deposition of sediment in intertidal habitat. No septic runoff would occur as part of the proposed runoff; however, the proposed SRPS project component would protect public infrastructure along Scenic Road, including sanitary sewer pipelines from damage in the event of northerly river flows or from large ocean.
20.146.050.D.2	Water and Marine Resources Development Standards, General Development Standards	<i>Proposed Project Consistent.</i> The proposed project components would be sited, designed, and constructed to minimize runoff, erosion, and resulting sedimentation. Additionally, runoff volumes and rates should be maintained at pre-development levels.
20.146.050.E.2.b	Water and Marine Resources Development Standards, Specific Development Standards, Water Pollution Control	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
20.146.050.E.2.c	Water and Marine Resources Development Standards, Specific Development Standards, Water Pollution Control	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project. Please see Section 4.8, Hydrology and Water Quality for additional information.
20.146.050.E.4	Water and Marine Resources Development Standards, Specific Development Standards, Erosion and Sedimentation Control	<i>Proposed Project Consistent.</i> An Erosion Control Plan would be included in the final design plans, consistent with these requirements. The proposed project would be required to implement standard BMPs as required pursuant to Chapter 16.08 of the Monterey County Code.
20.146.060.A.1	Forest Resources Development Standards, Coastal Development Permit Requirement	<i>Proposed Project Consistent.</i> A Coastal Development Permit would be obtained for the entire proposed project, including for any tree removal; however, no trees are planned to be removed as part of the proposed project, at

Carmel Area Coastal Implementation Plan (Monterey County Code Title 20)		
Policy #	Subject of Policy	Consistency Analysis
		this time.
20.146.080.A.1	Hazardous Area Development Standards, Special Permit Requirements	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
20.146.080.B.1.a-d, f, i	Hazardous Area Development Standards, Geologic Hazards, Geologic Report Requirement	<i>Proposed Project Consistent.</i> A geological report has been prepared for the proposed project. Please see Section 4.5, Geology, Soils, and Seismicity for additional information
20.146.080.C.1-2	Hazardous Area Development Standards, Geologic Hazards, General Development Standards	<i>Proposed Project Consistent</i> The proposed EPB and SRPS project components would result in structures placed within areas subject to flooding. An environmental or geotechnical report would be prepared and would include a demonstration that all the criteria in the applicable following policies are complied with and recommendations for mitigation measures (if mitigation is possible) consistent with the hazard policies identified in the Carmel Area Land Use Plan. Appropriate engineering standards would be employed.
20.146.080.D.1.a	Hazardous Area Development Standards, Geologic Hazards, General Development Standards	<i>Proposed Project Consistent.</i> The proposed project would implement erosion control measures in order to reduce potential erosion related impacts as required pursuant to Chapter 16.08 of the Monterey County Code, project-specific SWPPP, and identified BMPs. The proposed project has been designed to minimize potential seismic hazards and erosion-related impacts. Mitigation measures have been identified to ensure potential adverse impacts are reduced to a less-than-significant level.
20.146.080.D.1.b	Hazardous Area Development Standards, Specific Development Standards, Geologic Hazards	<i>Proposed Project Consistent.</i> Components of the proposed project would be located within 50 feet of the Cypress Point Fault; however, this fault is not active. The proposed project would be completed in accordance with a design level geotechnical and liquefaction hazards analysis in order to ensure potential geological hazards are reduced to a less-than-significant level consistent with the intent of this policy. Please refer to Section 4.5, Geology, Soils, and Seismicity for more information.
20.146.080.D.1.c	Hazardous Area Development Standards, Specific Development Standards, Geologic Hazards	<i>Proposed Project Consistent.</i> A geological report has been prepared for the proposed project. Please see Section 4.5, Geology, Soils, and Seismicity for additional information.
20.146.080.D.1.i	Hazardous Area Development Standards, Specific Development Standards, Geologic Hazards	<i>Proposed Project Consistent.</i> The proposed SRPS project component concept was developed to protect public infrastructure along Scenic Road from damage in the event of northerly river flows or from large ocean swells. The proposed SRPS project component would not impede lateral beach access and

Carmel Area Coastal Implementation Plan (Monterey County Code Title 20)		
Policy #	Subject of Policy	Consistency Analysis
		would respect, to the greatest degree possible, natural landform and visual appearance. The proposed SRPS project component would be certified by a coastal engineer or engineering geologist with expertise in coastal processes.
20.146.080.D.1.j	Hazardous Area Development Standards, Specific Development Standards, Geologic Hazards	<i>Proposed Project Consistent.</i> The proposed EPB project component would maintain existing flood protection in the context of a reduced breaching regime and the proposed SRPS project component concept was developed to protect public infrastructure along Scenic Road from damage in the event of northerly river flows or from large ocean swells.
20.146.080.D.1.k	Hazardous Area Development Standards, Specific Development Standards, Geologic Hazards	<i>Proposed Project Consistent.</i> The proposed project has been designed to minimize potential erosion related hazards. Mitigation ensures that potential construction-related impacts would be temporary in nature and less-than-significant. Please refer to Section 4.5, Geology, Soils, and Seismicity for more information.
20.146.080.D.2.a	Hazardous Area Development Standards, Specific Development Standards, Flood Hazards	<i>Proposed EPB Project Component Consistent with Mitigation.</i> Please see response to Carmel Area Land Use Plan Policy 2.7.4.3 (Flood Hazards) above.
20.146.080.D.2.b	Hazardous Area Development Standards, Specific Development Standards, Flood Hazards	<i>Proposed EPB Project Component Consistent with Mitigation.</i> Alteration to the existing drainage pattern of the Carmel Lagoon by the proposed EPB project component would redirect flows, potentially increase flooding off site. Impacts caused by potential flooding would be reduced to a less-than-significant level by the implementation of Mitigation Measure HYD-7 (Avoid and Minimize Impacts to the Validity of Base Level Elevations Cited on the Currently-Effective FEMA Flood Insurance Rate Map Panel) Cited on the Currently-Effective FEMA Flood Insurance Rate Map Panel. Please see Section 4.8, Hydrology and Water Quality for additional information.
20.146.080.D.2.c	Hazardous Area Development Standards, Specific Development Standards, Flood Hazards	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
20.146.090.A	Archaeological Resource Development Standards, Archaeological Report Requirements	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project. A Coastal Development Permit would be obtained for the proposed project.
20.146.090.B	Archaeological Resource Development Standards, Archaeological Report Requirements	<i>Proposed Project Consistent.</i> An Archaeological Survey Report was prepared in connection with the Proposed Project. Section 4.4, Cultural Resources of this EIR evaluates impacts to cultural resources, including historical,

Carmel Area Coastal Implementation Plan (Monterey County Code Title 20)		
Policy #	Subject of Policy	Consistency Analysis
		archaeological, paleontological, unique geologic features, and human remains. Mitigation measures have been identified to ensure potential adverse impacts to archeological sites are reduced to a less-than-significant level.
20.146.090.C.1	Archaeological Resource Development Standards, Environmental Assessment Requirements	<i>Proposed Project Consistent.</i> The proposed project, as designed and mitigated, would avoid impacts to sensitive archaeological sites
20.146.090.D.2-5	Archaeological Resource Development Standards, General Development Standards	<i>Proposed Project Consistent.</i> An Archaeological Survey Report was prepared in connection with the proposed project. Section 4.4, Cultural Resources of this EIR evaluates impacts to cultural resources, including historical, archaeological, paleontological, unique geologic features, and human remains. Mitigation measures have been identified to ensure potential adverse impacts to archeological sites are reduced to a less-than-significant level.
20.146.120.B.2.a	Land Use and Development Standards, Specific Development Standards, Recreation	<i>Proposed Project Consistent.</i> The proposed EPB and SRPS project components are consistent with the Point Lobos State Reserve and Carmel River State Beach General Plan 1988 Amendment policy on Esthetic Resources. No change in land use is proposed as a result of the proposed project.

Monterey County General Plan (1982)		
Policy #	Subject of Policy	Consistency Analysis
3.2.2	Lands having a prevailing slope above 30% shall require adequate special erosion control and construction techniques.	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
5.1.2	Land use and development shall be accomplished in a manner to minimize runoff and maintain groundwater recharge in vital water resource areas.	<i>Proposed Project Consistent.</i> The proposed project components would be sited, designed and constructed to minimize runoff, erosion, and resulting sedimentation. Additionally, runoff volumes and rates should be maintained at pre-development levels.
7.1.1	Development shall be carefully planned in, or adjacent to, areas containing limited or threatened plant communities, and shall provide for the conservation and maintenance of the plant communities.	<i>Proposed Project Consistent</i> The proposed EPB project component of the proposed project would occur within and adjacent riparian and wetland plant communities. The function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species known or with the potential to occur in the Lagoon. The proposed EPB project component may increase the amount of emergent marsh, riparian, and other sensitive vegetation types influenced by hydrology that provide habitat for many common and special-status species. Please see Section 4.3, Biological Resources for additional information.
7.2.2	Native and native compatible species, especially drought resistant species, shall be utilized to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits.	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project. Any landscaping completed as part of the proposed project would use native species.
8.2	Objective: Encourage conservation of native trees as a component for attaining broad conservation and open space goals.	<i>Proposed Project Consistent.</i> The proposed project would not result in the removal of any native trees.
9.1	Objective: Promote the conservation of large, continuous expanses of native vegetation as the most suitable habitat for maintaining abundant and diverse wildlife	<i>Proposed EPB Project Component Consistent with Mitigation.</i> An area of native vegetation would be isolated behind the proposed EPB project component. However, the function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species known or with the potential to occur in the Lagoon. Impact to suitable habitat for maintaining diverse wildlife would be reduced to a less-than-significant level by implementing the following mitigation measures from Section 4.3, Biological Resources: BIO-1a (Implement Construction Best Management Practices), BIO-1b (Conduct Pre-Construction Surveys for White-Tailed

Monterey County General Plan (1982)		
Policy #	Subject of Policy	Consistency Analysis
		Kite, Nesting Raptors, and Other Migratory Bird Species), BIO-1c (Implement Construction-Phase Monitoring), BIO-1d (Avoid and Minimize Impacts to Western Pond Turtle), BIO-1e (Avoid and Minimize Impacts to CRLF), BIO-1f (Avoid or Reduce Hydroacoustic Impacts to S-CCC Steelhead), BIO-1g (Avoid and Minimize Impacts to S-CCC Steelhead), and BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh).. The proposed EPB project component may increase the amount of emergent marsh, riparian, and other sensitive vegetation types influenced by hydrology that provide habitat for many common and special-status species. Please see Section 4.3, Biological Resources for additional information.
9.1.1	Development shall be carefully planned in areas known to have particular value for wildlife and, where allowed, shall be located so that the reasonable value of the habitat for wildlife is maintained	<i>Proposed Project Consistent.</i> The function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species known or with the potential to occur in the Lagoon. The proposed EPB project component may increase the amount of emergent marsh, riparian, and other sensitive vegetation types influenced by hydrology that provide habitat for many common and special-status species. Please see Section 4.3, Biological Resources for additional information.
9.1.2	Development shall be carefully planned in areas having high value for fish and wildlife reproduction.	<i>Proposed Project Consistent.</i> Please see response above.
9.2	Objective: Assure quality freshwater habitats through cooperation with the California Department of Fish and Game and other public and private conservation organizations.	<i>Proposed Project Consistent.</i> The proposed project would not intensify land use. The County is coordinating with the California Department of Fish and Wildlife.
9.2.1	Land use practices which could result in siltation and pollution of inland and marine waters shall be carefully managed in order to assure a clean and productive habitat.	<i>Proposed Project Consistent.</i> The construction contractor would be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) for construction activities in accordance with the NPDES General Construction Permit requirements. The SWPPP would list the hazardous materials (including petroleum products) proposed for use and describe measures for preventing spills, inspecting equipment and fuel storage, and providing immediate response to spills. Through compliance with applicable hazardous materials storage and storm water permitting regulations, the impacts from potential

Monterey County General Plan (1982)		
Policy #	Subject of Policy	Consistency Analysis
		releases of hazardous materials or petroleum products during construction would be less-than-significant for all proposed project components.
10.1	Objective: Promote protection of the native plant and animal communities of the Pacific Ocean along the coast of Monterey County.	<i>Proposed Project Consistent.</i> The proposed EPB project component would improve instream flows and improve functions of the Lagoon ecosystem by allowing lagoon levels to rise and breach naturally. This would assist in protecting and maintaining riparian vegetation and fishery resources, including steelhead.
10.1.2	Special restrictions shall be placed on activities that adversely affect the County's remaining estuaries, salt marshes, sloughs, and river and stream mouth areas.	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
11.1.1	The California Native Plant Society shall be consulted and appropriate measures shall be taken to protect rare and endangered plant species and their habitats.	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
11.1.2	The California Department of Fish and Game shall be consulted and appropriate measures shall be taken to protect Areas of Special Biological Importance.	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
11.1.3	Land uses shall be carefully controlled and waste discharges shall be prohibited in order to protect water quality in state designated Areas of Special Biological Significance.	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project. No change in land use or waste discharge is proposed as result of the proposed project.
11.1.4	The outstanding features of natural areas identified by the California Natural Areas Coordinating Council and the Department of the Interior's Heritage Conservation and Recreation Service shall be carefully managed.	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
12.1.2	The Archaeological Sensitivity Zones map shall be used, along with whatever other data is appropriate, to evaluate whether archaeological resources are threatened by proposed development projects. The map shall be updated continuously as new data becomes available and shall have	<i>Proposed Project Consistent.</i> Please see response above

Monterey County General Plan (1982)		
Policy #	Subject of Policy	Consistency Analysis
	an appropriate review in five years (January 1, 1987).	
12.1.3	All proposed development, including land divisions, within high sensitivity zones shall require an archaeological field inspection prior to project approval.	<i>Proposed Project Consistent.</i> Please see response above
12.1.4	All major projects (i.e., 2.5 acres or more) that are proposed for moderate sensitivity zones, including land divisions, shall require an archaeological field inspection prior to project approval.	<i>Proposed Project Consistent.</i> Please see response above
12.1.6	Where development could adversely affect archaeological resources, reasonable mitigation procedures shall be required prior to project approval.	<i>Proposed Project Consistent.</i> Please see response above
12.1.7	All available measures, including purchase of archaeological easements, dedication to the County, tax relief, purchase of development rights, consideration of reasonable project alternatives, etc., shall be explored to avoid development on sensitive archaeological sites.	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
15.1	Objective: Reduce the risks resulting from earthquakes to an acceptable level by regulating the type, density, location, and/or design and construction of development in seismic hazard areas.	<i>Proposed Project Consistent.</i> A geological report has been prepared for the proposed project. Please see Section 4.5, Geology, Soils, and Seismicity for additional information.
15.1.4	All new development and land divisions in designated high hazard zones shall provide a preliminary seismic and geologic hazard report which addresses the potential for surface ruptures, ground shaking, liquefaction, and landsliding before the application is considered complete. This report shall be completed by a registered geologist and conform to the standards of a preliminary report adopted by the County.	<i>Proposed Project Consistent.</i> Please see response above

Monterey County General Plan (1982)		
Policy #	Subject of Policy	Consistency Analysis
15.1.6	Prior to the construction of a new public facility or critical structure within a high hazard zone, the County shall require a full geological investigation by a registered geologist.	<i>Proposed Project Consistent.</i> Please see response above
15.1.15	Side castings from the grading of roads and building pads shall be removed from the site unless they can be distributed on the site so as not to change the natural landform. An exception to this policy will be made for those cases where changes in the natural landform are required as a condition of development approval.	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
16.2.2	Open space uses such as agriculture, passive to low intensity recreation, and conservation are considered the most acceptable land uses in the floodplain.	<i>Proposed Project Consistent.</i> The proposed project would not result in a change of land use.
16.2.3	All new development for which a discretionary permit is required, including filling, grading, and construction, shall be prohibited within 200 feet of the riverbank or within the 100-year floodway except as permitted by ordinance. No new development, including structural flood control projects, shall be allowed within the riparian corridor. However, improvements to existing dikes and levees shall be allowed if riparian vegetation damage can be minimized and at least an equivalent amount and quality of replacement is planted. In addition, exceptions may be made for carefully sited recreational trails.	<i>Proposed EPB Project Component Consistent with Mitigation.</i> The proposed EPB project component would result in a structure placed along the north edge of the Lagoon, in the 100-year floodplain. The proposed EPB project component would maintain existing flood protection to low-lying homes and public infrastructure along the north edge of the Lagoon, while the frequency of mechanical management of the sandbar is reduced in compliance with regulatory requirements. The function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species, including steelhead trout, known or with the potential to occur in the Lagoon. Approximately 0.1 acre of riparian habitat would be impacted by the proposed EPB project component, and the proposed EPB project component would be constructed adjacent to a section of riparian habitat. Please refer to Section 4.3, Biological Resources for additional information. Impacts to riparian vegetation would be reduced to a less-than-significant level by the implementation of Mitigation Measure BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh).

Monterey County General Plan (1982)		
Policy #	Subject of Policy	Consistency Analysis
16.2.4	All new development, including filling, grading, and construction, within designated 100-year floodplain areas shall conform to the guidelines of the National Flood Insurance Program and policies established by the County Board of Supervisors, with the advice of the Monterey County Flood Control and Water Conservation District.	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
16.2.5	All new development, including filling, grading, and construction, proposed within designated floodplains shall require submission of a written assessment prepared by a qualified hydrologist/engineer on whether the development will significantly contribute to the existing flood hazard. Development shall be conditioned on receiving approval of this assessment by the County Flood Control and Water Conservation District.	<i>Proposed Project Consistent.</i> Assessments for the proposed project have been prepared for the proposed project. Please see Section 4.8, Hydrology and Water Quality for additional information.
16.2.6	Development of new, or expansion of existing, flood control measures to protect individual properties should be permitted only within the framework of an approved management plan and program. With the exception of appropriate emergency measures and until such time that a management plan and program are completed, piecemeal solutions such as alleviating the flood hazard for individual properties shall be permitted only when new studies determine that the existing protective measures are not adequate to provide the level of protection deemed necessary on the basis of the most recent information available. Such individual solutions will be permitted subject to approval by the Monterey County Flood Control and Water Conservation District and also upon obtaining all other necessary permits.	<i>Proposed Project Consistent.</i> The proposed project would restore natural hydrologic functioning of the lagoon while maintaining the existing flood protection in the context of a reduced breaching regime. The proposed project would be part of a management plan/program.
16.2.8	New development in areas adjacent to coastal beaches should be allowed only if a geologic report determines that wave action, storm swell, or other potential dangers	<i>Proposed Project Consistent.</i> A geological report and a coastal engineering analysis report have been prepared for the proposed project. Please see Section 4.5, Geology, Soils, and Seismicity for additional information.

Monterey County General Plan (1982)		
Policy #	Subject of Policy	Consistency Analysis
	are not a hazard to the proposed development. Such determination shall be made by a qualified geologist and shall include a review of the County's geotechnical report.	
17.4.2	Every building, structure and/or development shall be constructed to meet, at minimum, the requirements specified in Volume I of the current edition of the Uniform Building Code, Fire Hazards Policy 17.3.5, and Table 2 of this general plan. The chief of the fire agency having jurisdiction may recommend to the appropriate decision-making authority a variation of the general plan fire hazard policies and Table 2 (but not U.B.C. standards) for such development where, in his opinion, the fire safety of the County and adjoining and nearby properties and improvements is not materially impaired by such variation	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.
22.2.1	The County shall require new development to conform to the noise parameters established by Table 6, Land Use Compatibility for Exterior Community Noise Environments.	<i>Proposed EPB Project Component Consistent.</i> Section 4.10, Noise of this EIR evaluates potential impacts resulting from noise. Construction of the proposed project would result in an increase in sound levels. Mitigation measures identified in Section 4.10, Noise of this EIR would reduce the potential impacts associated with construction of the proposed project; however, given the proximity of the proposed EPB project component of the proposed project to existing residential land uses, construction of the proposed EPB project component may exceed applicable noise levels at the nearest residential property lines. Operational elements of the proposed EPB project component of the proposed project, including pumps and emergency generators, may exceed the County's noise standards when in operation. However, these noise impacts would be infrequent and be produced during emergency situations only. Pursuant to Section 10.60.040.C.3 of the Monterey County Code, the noise ordinance does not apply to equipment used in an emergency. Therefore, the proposed project is found to be consistent.
22.2.3	The County shall require environmental review of all proposed new development, expansion of industrial facilities, and quarry excavation and processing activities which may increase the noise level in surrounding areas or	<i>Proposed Project Consistent.</i> The proposed project would be required to comply with this policy to the extent that it is applicable to the proposed project.

Monterey County General Plan (1982)		
Policy #	Subject of Policy	Consistency Analysis
	generate noise levels greater than those specified in Table 6.	
22.2.5	The County, in accordance with Table 6, should require ambient sound levels to be less at night (10 p.m. to 7 a.m.) than during the day.	<i>Proposed EPB Project Component Consistent with Mitigation.</i> Please see response above.
26.1.6	Development which preserves and enhances the County's scenic qualities shall be encouraged.	<i>Proposed EPB and SRPS Project Components Consistent with Mitigation.</i> Please see response to Carmel Area Land Use Plan Policy 2.2.2 above.
26.1.20	All exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and offsite glare is fully controlled.	<i>Proposed Project Consistent.</i> The proposed EPB project component would result in development of new structures/facilities located in the viewshed. Nighttime lighting associated with the EPB would be minimal and designed consistent with current practices to control fugitive light and glare while maintaining safety and compliance with applicable standards.
35.1.2	Any development in critical watershed areas shall be designed, sited, and constructed in a manner which minimizes negative effects on the watershed.	<i>Proposed Project Consistent.</i> The proposed project has been designed to restore natural hydrologic functioning of the lagoon while maintaining the existing flood protection in the context of a reduced breaching regime. Components of the proposed project would be designed, sited, and constructed in a manner which minimizes negative effects on the watershed.
37.2.1	Transportation demands of proposed development shall not exceed an acceptable level of service for existing transportation facilities, unless appropriate increases in capacities are provided for.	<i>Proposed Project Consistent</i> Traffic delays, safety hazards, and access limitations resulting from temporary lane closures and detours could result in delays to motorists and would be a potentially significant impact for bicyclists, pedestrians, transit operations, and emergency access during construction of the proposed EPB and SRPS project components, but the effects would be short-term in duration for any one location. However, with implementation of a Traffic Control and Safety Assurance Plan these impacts would be reduced to a less-than-significant level. Please see Section 4.12, Traffic and Circulation for additional information.
39.2.2	The needs of bicyclists, pedestrians, utilities, and drainage shall be considered and, where appropriate, provided for on all public rights-of-way.	<i>Proposed Project Consistent</i> Traffic delays, safety hazards, and access limitations resulting from temporary lane closures and detours could result in delays to motorists and would be a potentially significant impact for bicyclists, pedestrians, transit operations, and emergency access during construction of the proposed EPB and SRPS project components, but the effects would be short-term in duration for any one location. However, with implementation of

Monterey County General Plan (1982)		
Policy #	Subject of Policy	Consistency Analysis
		a Traffic Control and Safety Assurance Plan these impacts would be reduced to a less-than-significant level. Please see Section 4.12, Traffic and Circulation for additional information.
39.4.3	On-street truck loading and unloading shall be discouraged on arterials during peak traffic flow hours.	<i>Proposed Project Consistent.</i> Please see response above
41.1.2	Developers of major traffic generating activities shall provide fixed transit facilities such as bus shelters and pullouts, consistent with the anticipated demand.	<i>Proposed Project Consistent.</i> Please see response above

California Coastal Act		
Policy #	Subject of Policy	Consistency Analysis
Chapter 3, Article 4 Marine Environment		
Section 30230	Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.	<i>Proposed Project Consistent.</i> The function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species known or with the potential to occur in the Lagoon. The proposed EPB project component may increase the amount of emergent marsh, riparian, and other sensitive vegetation types influenced by hydrology that provide habitat for many common and special-status species. Please see Section 4.3, Biological Resources for additional information.
Section 30231	The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.	<i>Proposed Project Consistent.</i> Please see response above
Section 30232	Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.	<i>Proposed Project Consistent.</i> The construction contractor would be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) for construction activities in accordance with the NPDES General Construction Permit requirements. The SWPPP would list the hazardous materials (including petroleum products) proposed for use and describe measures for preventing spills, inspecting equipment and fuel storage, and providing immediate response to spills. Through compliance with applicable hazardous materials storage and storm water permitting regulations, the impacts from potential releases of hazardous materials or petroleum products during construction would be less-than-significant for all proposed project components.
Section 30233	(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in	<i>Proposed Project Consistent.</i> The proposed project has been designed to restore natural hydrologic functioning of the lagoon while maintaining the

California Coastal Act		
Policy #	Subject of Policy	Consistency Analysis
	<p>accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:</p> <p>(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.</p> <p>(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.</p> <p>(3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.</p> <p>(4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.</p> <p>(5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.</p> <p>(6) Restoration purposes.</p> <p>(7) Nature study, aquaculture, or similar resource dependent activities</p> <p>(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for these purposes to appropriate beaches or into suitable longshore current systems.</p> <p>(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity</p>	<p>existing flood protection in the context of a reduced breaching regime. The proposed EPB project component would be sited in a coastal wetland. The function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species known or with the potential to occur in the Lagoon. The proposed EPB project component may increase the amount of emergent marsh, riparian, and other sensitive vegetation types influenced by hydrology that provide habitat for many common and special-status species. Please see Section 4.3, Biological Resources for additional information.</p>

California Coastal Act		
Policy #	Subject of Policy	Consistency Analysis
	<p>of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.</p> <p>For the purposes of this section, "commercial fishing facilities in Bodega Bay" means that not less than 80 percent of all boating facilities proposed to be developed or improved, where the improvement would create additional berths in Bodega Bay, shall be designed and used for commercial fishing activities.</p> <p>(d) Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients that would otherwise be carried by storm runoff into coastal waters.</p> <p>To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for these purposes are the method of placement, time of year of placement, and sensitivity of the placement area.</p>	
Section 30235	<p>Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal dependent uses or to protect existing structures or public beaches in danger from</p>	<p><i>Proposed Project Consistent.</i> The proposed SRPS project component concept was developed to protect public infrastructure along Scenic Road from damage in the event of northerly river flows or from large ocean swells.</p>

California Coastal Act		
Policy #	Subject of Policy	Consistency Analysis
	erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.	
Section 30236	Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.	<i>Proposed Project Consistent.</i> The proposed project has been designed to restore natural hydrologic functioning of the lagoon while maintaining the existing flood protection in the context of a reduced breaching regime.
Chapter 3, Article 5 Land Resources		
Section 30240	(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.	<i>Proposed Project Consistent.</i> The function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species known or with the potential to occur in the Lagoon. The proposed EPB project component may increase the amount of emergent marsh, riparian, and other sensitive vegetation types influenced by hydrology that provide habitat for many common and special-status species. Please see Section 4.3, Biological Resources for additional information.
Section 30244	Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required	<i>Proposed Project Consistent.</i> Section 4.4, Cultural Resources of this EIR evaluates impacts to cultural resources, including historical, archaeological, paleontological, unique geologic features, and human remains. Mitigation measures have been identified to ensure potential adverse impacts to archeological sites are reduced to a less-than-significant level.
Chapter 3, Article 6 Development		
Section 30251	The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural	<i>Proposed EPB and SRPS Project Components Consistent with Mitigation.</i> Please see response to Carmel Area Land Use Plan Policy 2.2.3.2. Furthermore, Section 30007.5 of the California Coastal Act states conflicts between one or more policies should be “resolved in a matter which on balance is the most protective of significant coastal resources.” Based on this

California Coastal Act		
Policy #	Subject of Policy	Consistency Analysis
	land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.	policy, protection of the biological, water, and marine resources outweigh the aesthetic resource of the site. Furthermore, the visual impacts are minimized by mitigation measures that require the structures blend and are subordinate to the surrounding area.
Section 30255	Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.	<i>Proposed EPB Project Component Consistent with Mitigation.</i> Sections of the proposed EPB project component would be sited in a wetland. The proposed EPB project component is a coastal-dependent development as it requires siting adjacent to the lagoon to serve its intended function. Impacts to wetlands would be reduced to a less-than-significant level by the implementation of Mitigation Measure BIO-2 (Avoid and Minimize Impacts to Federal and Coastal Wetlands, Other Waters of the U.S., Waters of the State, Riparian Habitat, and Seasonal Emergent Marsh).
Chapter 7, Article 1 General Provisions		
Section 30607.1	Where any dike and fill development is permitted in wetlands in conformity with Section 30233 or other applicable policies set forth in this division, mitigation measures shall include, at a minimum, either acquisition of equivalent areas of equal or greater biological productivity or opening up equivalent areas to tidal action; provided, however, that if no appropriate restoration site is available, an in-lieu fee sufficient to provide an area of equivalent productive value or surface areas shall be dedicated to an appropriate public agency, or the replacement site shall be purchased before the dike or fill development may proceed. The mitigation measures shall not be required for temporary or short-term fill or diking if a bond or other evidence of financial responsibility is provided to assure that restoration will be accomplished in the shortest feasible time.	<i>Proposed Project Consistent.</i> The function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species known or with the potential to occur in the Lagoon. The proposed EPB project component may increase the amount of emergent marsh, riparian, and other sensitive vegetation types influenced by hydrology that provide habitat for many common and special-status species. Please see Section 4.3, Biological Resources for additional information.

California Public Resources Code		
Policy #	Subject of Policy	Consistency Analysis
5019.53	<p>State parks consist of relatively spacious areas of outstanding scenic or natural character, oftentimes also containing significant historical, archaeological, ecological, geological, or other similar values. The purpose of state parks shall be to preserve outstanding natural, scenic, and cultural values, indigenous aquatic and terrestrial fauna and flora, and the most significant examples of ecological regions of California, such as the Sierra Nevada, northeast volcanic, great valley, coastal strip, Klamath-Siskiyou Mountains, southwest mountains and valleys, redwoods, foothills and low coastal mountains, and desert and desert mountains.</p> <p>Each state park shall be managed as a composite whole in order to restore, protect, and maintain its native environmental complexes to the extent compatible with the primary purpose for which the park was established.</p> <p>Improvements undertaken within state parks shall be for the purpose of making the areas available for public enjoyment and education in a manner consistent with the preservation of natural, scenic, cultural, and ecological values for present and future generations. Improvements may be undertaken to provide for recreational activities including, but not limited to, camping, picnicking, sightseeing, nature study, hiking, and horseback riding, so long as those improvements involve no major modification of lands, forests, or waters. Improvements that do not directly enhance the public's enjoyment of the natural, scenic, cultural, or ecological values of the resource, which are attractions in themselves, or which are otherwise available to the public within a reasonable distance outside the park, shall not be undertaken within state parks.</p> <p>State parks may be established in the terrestrial or nonmarine aquatic (lake or stream) environments of the state.</p>	<p><i>Proposed Project Consistent.</i> The proposed project has been designed to restore natural hydrologic functioning of the lagoon while maintaining the existing flood protection in the context of a reduced breaching regime</p>

California Public Resources Code		
Policy #	Subject of Policy	Consistency Analysis
5019.56 (c)	<p>State recreation units consist of areas selected, developed, and operated to provide outdoor recreational opportunities. The units shall be designated by the commission by naming, in accordance with Article 1 (commencing with Section 5001) and this article relating to classification.</p> <p>In the planning of improvements to be undertaken within state recreation units, consideration shall be given to compatibility of design with the surrounding scenic and environmental characteristics.</p> <p>State recreation units may be established in the terrestrial or nonmarine aquatic (lake or stream) environments of the state and shall be further classified as one of the following types:</p> <p>(a) State recreation areas, consisting of areas selected and developed to provide multiple recreational opportunities to meet other than purely local needs. The areas shall be selected for their having terrain capable of withstanding extensive human impact and for their proximity to large population centers, major routes of travel, or proven recreational resources such as manmade or natural bodies of water. Areas containing ecological, geological, scenic, or cultural resources of significant value shall be preserved within state wildernesses, state reserves, state parks, or natural or cultural preserves, or, for those areas situated seaward of the mean high tide line, shall be designated state marine reserves, state marine parks, state marine conservation areas, or state marine cultural preservation areas.</p> <p>Improvements may be undertaken to provide for recreational activities, including, but not limited to, camping, picnicking, swimming, hiking, bicycling, horseback riding, boating, waterskiing, diving, winter sports, fishing, and hunting.</p> <p>Improvements to provide for urban or indoor formalized recreational activities shall not be undertaken within state</p>	<p><i>Proposed Project Consistent.</i> Please see response above.</p>

California Public Resources Code		
Policy #	Subject of Policy	Consistency Analysis
	<p>recreation areas.</p> <p>(b) Underwater recreation areas, consisting of areas in the nonmarine aquatic (lake or stream) environment selected and developed to provide surface and subsurface water-oriented recreational opportunities, while preserving basic resource values for present and future generations.</p> <p>(c) State beaches, consisting of areas with frontage on the ocean, or bays designed to provide swimming, boating, fishing, and other beach-oriented recreational activities. Coastal areas containing ecological, geological, scenic, or cultural resources of significant value shall be preserved within state wildernesses, state reserves, state parks, or natural or cultural preserves, or, for those areas situated seaward of the mean high tide line, shall be designated state marine reserves, state marine parks, state marine conservation areas, or state marine cultural preservation areas.</p> <p>(d) Wayside campgrounds, consisting of relatively small areas suitable for overnight camping and offering convenient access to major highways.</p>	
5001.9(b)	(b) No new facility may be developed in any unit of the state park system unless it is compatible with the classification of the unit.	<i>Proposed Project Consistent.</i> Please see response above
5001.65	<p>Commercial exploitation of resources in units of the state park system is prohibited. However, slant or directional drilling for oil or gas with the intent of extracting deposits underlying the Tule Elk State Reserve in Kern County is permissible in accordance with Section 6854. Commercial fishing is permissible, unless otherwise restricted, in state marine conservation areas, state marine cultural preservation areas, and state marine recreational management areas.</p> <p>Qualified institutions and individuals shall be encouraged to conduct nondestructive forms of scientific investigation within state park system units, upon receiving</p>	<i>Proposed Project Consistent.</i> No commercial exploitation of resources in the State Park would occur as a result of the proposed project.

California Public Resources Code		
Policy #	Subject of Policy	Consistency Analysis
	<p>prior approval of the director.</p> <p>The taking of mineral specimens for recreational purposes from state beaches, state recreation areas, or state vehicular recreation areas is permitted upon receiving prior approval of the director.</p>	
5019.71	<p>Natural preserves consist of distinct nonmarine areas of outstanding natural or scientific significance established within the boundaries of other state park system units. The purpose of natural preserves shall be to preserve such features as rare or endangered plant and animal species and their supporting ecosystems, representative examples of plant or animal communities existing in California prior to the impact of civilization, geological features illustrative of geological processes, significant fossil occurrences or geological features of cultural or economic interest, or topographic features illustrative of representative or unique biogeographical patterns. Areas set aside as natural preserves shall be of sufficient size to allow, where possible, the natural dynamics of ecological interaction to continue without interference, and to provide, in all cases, a practicable management unit. Habitat manipulation shall be permitted only in those areas found by scientific analysis to require manipulation to preserve the species or associations that constitute the basis for the establishment of the natural preserve.</p>	<p><i>Proposed Project Consistent.</i> The function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species known or with the potential to occur in the Lagoon. The proposed EPB project component may increase the amount of emergent marsh, riparian, and other sensitive vegetation types influenced by hydrology that provide habitat for many common and special-status species. Please see Section 4.3, Biological Resources for additional information.</p>

Point Lobos State Reserve and Carmel River State Beach General Plan 1979, Including Amendments		
Policy #	Subject of Policy	Consistency Analysis
Coastal Erosion	The Department of Parks and Recreation shall avoid construction of new structures and coastal facilities in areas subject to ocean wave erosion, seacliff retreat, and unstable cliffs, unless specific determinations have been made that the risk of loss of the facility is clearly offset by the investment and need for the facility. Measures shall be taken to minimize human induced erosion by reducing: concentrated surface runoff from use areas, elevated groundwater levels from irrigation and urbanization, and surface disturbance of blufftop soils. In recognition of California's actively eroding coastline, new structures and facilities located in areas known to be subject to ocean wave erosion, seacliff retreat, or unstable bluffs shall be expendable or movable. Structural protection and re-protection of developments shall be allowed only when the cost of protection is commensurate with the value (physical and intrinsic) of the development to be protected, and when it can be shown that the protection will not negatively affect the beach or near-shore environment.	<i>Proposed Project Consistent.</i> The proposed project components would not contribute significantly to erosion or geological instability.
<i>Natural Resources</i>		
Geological Hazards	New permanent Facility development shall avoid geological hazards. Site-specific geologic investigations shall be conducted by a registered geologist or certified engineering geologist before final siting of facilities. The investigation shall identify potential geological hazards of the site, and shall provide for mitigating measures to ensure structural stability of the development.	<i>Proposed Project Consistent.</i> A geological report has been prepared for the proposed project. Please see Section 4.5, Geology, Soils, and Seismicity for additional information. The proposed SRPS and EPB project components would be certified by a coastal engineer or engineering geologist with expertise in coastal processes.
Coastal Erosion	All future permanent facility development at Carmel River State Beach shall be sufficiently set back to ensure that the developments shall neither create nor contribute significantly to erosion or geological instability. Development shall not be permitted on the cliff face, except for engineered staircases or accessways to provide public access to designated public use areas, these access	<i>Proposed Project Consistent.</i> The proposed project components would not contribute significantly to erosion or geological instability. For the proposed SRPS project component, the revetment would be buried at the toe of the slope and would extend up the slope only far enough to protect against river scour and wave erosion, to minimize the visual impact.

Point Lobos State Reserve and Carmel River State Beach General Plan 1979, Including Amendments		
Policy #	Subject of Policy	Consistency Analysis
	structures shall be designed to minimize alteration of the bluff and beach.	
Landscaping	In order to maintain the diversity of native species, landscaping in developed areas should consist of species indigenous to the unit, or to Point Lobos State Reserve. Monterey pine from seed collected at Point Lobos State Reserve shall be used a screening in the Amended Area. If exotic species are used, these shall be species which are incapable of naturalizing in the wild, and which will not require a permanent irrigation system.	<i>Proposed Project Consistent.</i> Any landscaping completed as part of the proposed project would use native species.
Wildlife Requiring Special Management Consideration	Specific management programs shall be developed when appropriate for animal species that are threatened, endangered, or of special concern. Necessary and suitable habitat, where it exists, shall be perpetuated. Programs or projects undertaken at Carmel River State Beach shall be planned and designed so that animal life requiring special management consideration will not be adversely affected. Resource management actions will focus on natural processes, in recognition that natural processes are mutually beneficial to all important resources.	<i>Proposed Project Consistent.</i> The proposed project has been designed to restore natural hydrologic functioning of the lagoon while maintaining the existing flood protection in the context of a reduced breaching regime. The function of the proposed EPB project component is intended to improve and increase habitat for special-status wildlife species known or with the potential to occur in the Lagoon. The proposed EPB project component may increase the amount of emergent marsh, riparian, and other sensitive vegetation types influenced by hydrology that provide habitat for many common and special-status species. Please see Section 4.3, Biological Resources for additional information.
<i>Cultural Resources</i>		
Conservation of Archeological Sites	Where use or facility development creates impacts to archeological sites, the department shall take the necessary steps to preserve their heritage values. Threatened sites shall be protected with appropriate stabilization measures. Where human-causes bluff edge erosion is occurring from nondesignated trails, the areas shall be stabilized by the planting of native vegetation or other appropriate means consistent with preservation of the unit's scenic, cultural, and natural values. Maintenance and public use of the existing improved trail through the area may continue.	<i>Proposed Project Consistent.</i> Section 4.4, Cultural Resources of this EIR evaluates impacts to cultural resources, including historical, archaeological, paleontological, unique geologic features, and human remains. Mitigation measures have been identified to ensure potential adverse impacts to archeological sites are reduced to a less-than-significant level.
<i>Esthetic Resources</i>		
Natural Landscape Management	The emphasis of landscape Management at Carmel River State Beach shall be toward the maintenance of the natural	<i>Proposed Project Consistent.</i> The proposed project components would be sited in the most appropriate locations where public views are least visible.

Point Lobos State Reserve and Carmel River State Beach General Plan 1979, Including Amendments		
Policy #	Subject of Policy	Consistency Analysis
	landscape. Facilities shall be screened to the extent possible and harmonious with the natural land forms of the unit. Human-made intrusions shall be reduced or eliminated. The department shall work with the appropriate local agencies to place overhead utility lines adjacent to the unit underground, where feasible.	Views of the proposed project components would be obstructed by vegetation, changes in surface elevation, and choice of building materials.