

Appendix I

**Consistency Determination with Monterey County
General Plan Policies**

2010 Monterey County General Plan Policy	Proposed Project Consistency Determination	Discussion
Conservation and Open Space Element		
OS-3.1. Best Management Practices (BMPs) to prevent and repair erosion damage shall be established and enforced.	Consistent as Conditioned or Mitigated	The Project applicant has prepared an erosion control plan and is required to prepare a SWPPP in accordance with the state Stormwater NPDES Construction Permit, and to implement BMPs. Additionally, the Project applicant is required to comply with the County’s Erosion Control Ordinance (Chapters 16.08 through 16.12 of the County Code), and Standard Condition of Approval PD007 (Grading – Winter Restriction).
OS-5.25: Occupied nests of statutorily protected migratory birds and raptors shall not be disturbed during the breeding season (generally February 1 to September 15). The county shall	Consistent as Conditioned or Mitigated	The Project applicant is required to comply with and implement the County’s Condition of Approval PD050: Raptor/Migratory Bird Protection. Any tree removal activity that occurs during the typical bird nesting season (February 1-September 15), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 10 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist.
A. Consult, or require the developer to consult, with a qualified biologist prior to any site preparation or construction work in order to:		
(1) determine whether work is proposed during nesting season for migratory birds or raptors,		
(2) determine whether site vegetation is suitable to nesting migratory birds or raptors,		
(3) identify any regulatory requirements for setbacks or other avoidance measures for migratory birds and raptors which could nest on the site, and		
(4) establish project-specific requirements for setbacks, lock-out periods, or other methods of avoidance of disruption of nesting birds.		
B. Require the development to follow the recommendations of the biologist. This measure may be implemented in one of two ways:		
(1) preconstruction surveys may be conducted to identify active nests and, if found, adequate buffers shall be provided to avoid active nest disruption until		

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<p>after the young have fledged; or</p> <p>(2) vegetation removal may be conducted during the non-breeding season (generally September 16 to January 31); however, removal of vegetation along waterways shall require approval of all appropriate local, state, and federal agencies.</p>		
<p>This policy shall not apply in the case of an emergency fire event requiring tree removal. This policy shall apply for tree removal that addresses fire safety planning, since removal can be scheduled to reduce impacts to migratory birds and raptors.</p>		
<p>OS-6.1: Important representative and unique archaeological sites and features shall be identified and protected for all parcels with undisturbed natural conditions (i.e., ungraded properties), consistent with State Office of Historic Preservation guidelines and definitions employed on a statewide basis, including Phase I, II, and III studies.</p>	<p>Consistent as Conditioned or Mitigated</p>	<p>No previously recorded cultural resources were identified within 0.25-mile of the Project site. Because the possibility exists that ground-disturbing activities could adversely affect unknown archaeological sites and resources including cultural deposits, the Project is required to comply with and implement the County’s Condition of Approval for cultural resources PD003(A), <i>Cultural Resources- Inadvertent Discovery</i>, which requires construction activities to be halted within 165 feet of an uncovered archeological, historical, or paleontological resource until a qualified professional archaeologist can evaluate it. The Project is also required to comply with and implement the County’s Condition of Approval PD003(B), <i>Human Remains</i>, which requires construction activities to be halted if archaeological resources or human remains are accidentally discovered until the coroner of the county can evaluate them.</p>
<p>OS-6.3: New development proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase I survey including use of the regional State Office of Historic Preservation or the California Native American Heritage Commission’s list of sacred and traditional sites. Routine and Ongoing Agricultural Activities shall be exempted from this policy in so far as allowed by state or</p>	<p>Not Applicable to the Project</p>	<p>The site is not within a moderate or high sensitivity zone, and no previously recorded archaeological or cultural resources were identified within 0.25 mile of the Project site.</p>

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federal law.		
OS-6.4: Development proposed in low sensitivity zones are not required to have an archaeological survey unless there is specific additional information that suggests archaeological resources are present.	Consistent	No previously recorded archaeological or cultural resources were identified within 0.25 mile of the Project site. In the event that previously unknown archaeological resources are encountered, the Project is required to comply with and implement the County’s Condition of Approval for cultural resources PD003(A), <i>Cultural Resources- Negative Archaeological Report</i> , which requires construction activities to be halted within 165 feet of an uncovered archeological, historical, or paleontological resource until a qualified professional archaeologist can evaluate it.
OS-6.6: Efforts by historical, educational, or other organizations to improve the public’s recognition of the County’s cultural heritage and the citizen’s responsibilities for archaeological or cultural resource preservation shall be encouraged. The County shall adopt a uniform set of guidelines to define Phase I, II, and III significance assessment and data recovery programs. Similar guidelines shall be created to set standards for requirements for consultation with Native Californian descendants to establish procedures for determining the presence or absence of sacred or traditional sites. These guidelines shall address monitoring requirements and participation in cultural resource data recovery programs.	Not Applicable to the Project	No previously recorded archaeological or cultural resources were identified within 0.25 mile of the Project site. The policy applies to the County.
OS-7.3: Development proposed within high and moderate sensitivity zones and known fossil bearing formations shall require a paleontological field inspection prior to approval. Routine and Ongoing Agricultural Activities are exempted from this policy in so far as allowed by state or federal law.	Not Applicable to the Project	The Project site is considered to have a low risk of encountering paleontological resources.
OS-7.4: Development proposed in low sensitivity zones are not required to have a paleontological survey unless there is specific additional information that suggests paleontological resources are present.	Consistent	The Project site is considered to have a low risk of encountering paleontological resources. In the event that previously unknown archaeological resources are encountered, the Project is required to comply with and implement the County’s Condition of Approval for

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OS-7.5: Policies and procedures shall be established that encourage development to avoid impacts to sensitive paleontological sites including: a. designing or clustering development to avoid paleontological deposits; b. requiring dedication of permanent conservation easements where subdivisions and other developments can be planned to provide for such protective easements.	Not Applicable to the Project	cultural resources PD003(A), <i>Cultural Resources- Negative Archaeological Report</i> , which requires construction activities to be halted within 165 feet of an uncovered archeological, historical, or paleontological resource until a qualified professional archaeologist can evaluate it. The policy applies to the County Planning Department.
OS-10.3. Monterey County shall promote conservation of naturally vegetated and forested areas for their air purifying functions.	Consistent	The Project includes conservation of 10.5 acres of existing forested areas within the 13.2-acre Project site as open space. In addition, the Project applicant will be required to dedicate conservation easements to the Del Monte Forest Conservancy or other approved entity for the entire open space preservation area (10.5 acres), including 4 acres west of SFB Morse Drive and 6.5 acres east of SFB Morse Drive. The Project will be required to prepare a site-specific Resource Management Plan for the 10.5-acre open space preservation area.
OS-10.9. The County of Monterey shall require that future development implement applicable MBUAPCD control measures...The County will require that future construction operate and implement MBUPACD control measures to ensure that construction-related PM10 and NOx emissions do not exceed the MBUAPCD's daily thresholds.	Consistent	The Project would not exceed MBUAPCD's daily emissions thresholds during construction.
OS-10.11. Monterey County shall develop and adopt a GHG Reduction Plan with a target to reduce emissions by 2020 to a level that is 15% less than 2005 emission levels.	Not Applicable to the Project	The policy applies to the County.
OS-10.12. The County shall adopt a Green Building Ordinance to require green building practices and materials for new civic buildings and new private residential, commercial and industrial buildings	Not Applicable to the Project	The policy applies to the County.

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Safety Element		
<p>Policy S-1.1. Land uses shall be sited and measures applied to reduce the potential for loss of life, injury, property damage, and economic and social dislocations resulting from ground shaking, liquefaction, landslides, and other geologic hazards in the high and moderate hazard susceptibility areas.</p>	Consistent	<p>The Project is located in a seismically active area with no known active or potentially active faults on the site. The risk of surface faulting and consequent secondary ground failure from unknown faults is considered to be low. There are no landslides mapped on or near the Project site, and the topography is gentle to moderately steep and densely vegetated. No slope stability hazards were identified at the Project site. Further, the Project would be designed and constructed to meet or exceed standards set forth by the CUBC requirements.</p>
<p>S-1.3. Site-specific geologic studies may be used to verify the presence or absence and extent of the hazard on the property proposed for new development and to identify mitigation measures for any development proposed. An ordinance including permit requirements relative to the siting and design of structures and grading relative to seismic hazards shall be established.</p>	Consistent	<p>A site-specific geologic study was conducted in 2013 for the project. Direction to establish an ordinance related to seismic hazards applies to the County rather than the Project.</p>
<p>S-1.4. The Alquist-Priolo Earthquake Fault Zoning Act shall be enforced.</p>	Not Applicable to the Project	<p>No faults zoned under the Alquist-Priolo Earthquake Fault Zoning Act cross the Project site.</p>
<p>S-1.5. Structures in areas that are at high risk from fault rupture, landslides, or coastal erosion shall not be permitted unless measures recommended by a registered engineering geologist are implemented to reduce the hazard to an acceptable level. Development shall be discouraged in the following areas:</p> <ul style="list-style-type: none"> a) Areas within 50 feet of active faults. Within State or County Earthquake Fault Zones, trenching or other suitable methodology shall be used to determine the location of the fault. b) Areas within or adjacent to large active landslides. Large active landslides are those that are economically or technically infeasible to mitigate because of their rate of movement or size and volume. 	Consistent	<p>The Project is located in a seismically active area with no known active or potentially active faults on the site; the nearest identified fault is 0.1 mile away. The risk of surface faulting and consequent secondary ground failure from unknown faults is considered to be low. There are no landslides mapped on or near the Project site.</p>

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<p>S-1.6. New development shall not be permitted in areas of known geologic or seismic hazards unless measures recommended by a California certified engineering geologist or geotechnical engineer are implemented to reduce the hazard to an acceptable level. Areas of known geologic or seismic hazards include:</p> <ul style="list-style-type: none"> a) Moderate or high relative landslide susceptibility. b) High relative erosion susceptibility. c) Moderate or high relative liquefaction susceptibility. d) Coastal erosion and seacliff retreat. e) Tsunami run-up hazards. 	Consistent	<p>The Project is not located in an area of known moderate or high geologic hazard. However, the Project is located in a seismically active area and would comply with CUBC requirements set in the CUBC to withstand settlement and forces associated with the maximum credible earthquake.</p>
<p>S-1.7. Site-specific reports addressing geologic hazard and geotechnical conditions shall be required as part of the planning phase and review of discretionary development entitlements and as part of review of ministerial permits in accordance with the California Building Standards Code as follows:</p> <ul style="list-style-type: none"> a) Geotechnical reports prepared by State of California licensed Registered Geotechnical Engineers are required during building plan review for all habitable structures and habitable additions over 500 square feet in footprint area. Additions less than 500 square feet and non-habitable buildings may require geotechnical reports as determined by the pre-site inspection. b) A Registered Geotechnical Engineer shall be required to review and approve the foundation conditions prior to plan check approval, and if recommended by the report, shall perform a site inspection to verify the foundation prior to approval to pour the footings. Setbacks 	Consistent	<p>Site-specific geologic and geotechnical reports were prepared for the Project. The Project site is not located within a designated fault zone.</p>

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<p>shall be identified and verified in the field prior to construction.</p>		
<p>c) All new development and subdivision applications in State- or County-designated Earthquake Fault Zones shall provide a geologic report addressing the potential for surface fault rupture and secondary fracturing adjacent to the fault zone before the application is considered complete. The report shall be prepared by a Registered Geologist or a Certified Engineering Geologist and conform to the State of California’s most current Guidelines for evaluating the hazard of surface fault rupture.</p>		
<p>d) Geologic reports and supplemental geotechnical reports for foundation design shall be required in areas with moderate or high landslide or liquefaction susceptibility to evaluate the potential on- and off-site impacts on subdivision layouts, grading, or building structures.</p>		
<p>e) Where geologic reports with supplemental geotechnical reports determine that potential hazards effecting new development do not lead to an unacceptable level of risk to life and property, development in all Land Use Designations may be permissible, so long as all other applicable General Plan policies are complied with.</p>		
<p>f) Appropriate site-specific mitigation measures and mitigation monitoring to protect public health and safety, including deed restrictions, shall be required.</p>		
<p>S-1.8. As part of the planning phase and review of discretionary development entitlements, and as part of review of ministerial permits in accordance with the California Building Standards Code, new development may be approved only if it can be demonstrated that the site is physically suitable and the development will neither create nor significantly contribute to geologic instability or geologic hazards.</p>	<p>Consistent</p>	<p>Site-specific geologic and geotechnical reports were prepared for the Project. The Project site is not located within a designated fault zone.</p>

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S-1.9. A California licensed civil engineer or a California licensed landscape architect can recommend measures to reduce moderate and high erosion hazards in the form of an Erosion Control Plan.	Consistent	The Project applicant has prepared an erosion control plan.
S-3.1: Post-development, off-site peak flow drainage from the area being developed shall not be greater than pre-development peak flow drainage. On-site improvements or other methods for storm water detention shall be required to maintain post-development, off-site, peak flows at no greater than predevelopment levels, where appropriate, as determined by the Monterey County Water Resources Agency.	Consistent	<p>The Project’s stormwater drainage system would consist of a new storm drain line in Morse Court and along the west side of the residential buildings, three catch basin inlets, an oil/water separator below the parking lot, and a retention basin to collect stormwater runoff from the new impervious surfaces. In compliance with MCWRA regulations, the proposed retention basin has been designed to limit the 100-year post-development stormwater flow rate to the 10-year pre-development rate.</p> <p>The 10.5 acres surrounding the development footprint would remain undeveloped, forested open space with little or no changes to the drainage patterns.</p>
S-3.2: Best Management Practices to protect groundwater and surface water quality shall be incorporated into all development.	Consistent	<p>The Project applicant has prepared an erosion control plan and is required to prepare a SWPPP in accordance with the state Stormwater NPDES Construction Permit, and to implement BMPs. The Project’s stormwater drainage system, which includes an oil/water separator and retention basin, would treat surface runoff prior to discharge via a new pipeline to Sawmill Gulch. The bioretention basin is unpaved and vegetated, thus providing biofiltration.</p>
S-3.3: Drainage facilities to mitigate the post-development peak flow impact of new development shall be installed concurrent with new development.	Consistent	<p>The Project includes a stormwater drainage system and retention basin to be installed during project construction. In compliance with MCWRA regulations, the proposed retention basin has been designed to limit the 100-year post-development stormwater flow rate to the 10-year pre-development rate.</p>
S-3.9: In order to minimize urban runoff affecting water quality, the County shall require all future development within urban and suburban areas to implement Best Management Practices (BMPs) as approved in the Monterey Regional Storm Water Management Program which are designed to incorporate Low Impact Development techniques. BMPs may include, but are not limited to,	Consistent	<p>The Project applicant has prepared an erosion control plan and is required to prepare a SWPPP in accordance with the state Stormwater NPDES Construction Permit, and to implement BMPs. The Project’s stormwater drainage system, which includes an oil/water separator and retention basin, would treat surface runoff prior to discharge via a new pipeline to Sawmill Gulch. The bioretention basin is unpaved and vegetated, thus providing biofiltration. In addition, the Project’s open</p>

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grassy swales, rain gardens, bioretention cells, and tree box filters. BMPs should preserve as much native vegetation as feasible possible on the project site.	Consistent	space preserve would retain native vegetation.
<p>S-7.1: New noise-sensitive land uses may only be allowed in areas where existing and projected noise levels are “acceptable” according to “Land Use Compatibility for Community Noise Table” (included as Table 3.9-2 below). A Community Noise Ordinance shall be established consistent with said Table that addresses, but is not limited to the following:</p> <ul style="list-style-type: none"> a. Capacity-related roadway improvement projects. b. Construction-related noise impacts on adjacent land uses. c. New residential land uses exposed to aircraft operations at any airport or air base. d. Site planning and project design techniques to achieve acceptable noise levels such as: building orientation, setbacks, earthen berms, and building construction practices. The use of masonry sound walls for noise control in rural areas shall be discouraged. e. Design elements necessary to mitigate significant adverse noise impacts on surrounding land uses. f. Impulse noise. g. Existing railroad locations & noise levels. 	Consistent	The Project site is in an area where existing and projected noise levels are acceptable according to the Land Use Compatibility for Community Noise Table. Establishment of a Community Noise Ordinance is the responsibility of the County.
S-7.2: Proposed development shall incorporate design elements necessary to minimize noise impacts on surrounding land uses and to reduce noise in indoor spaces to an acceptable level.	Not Applicable to the Project	The Project site is in an area where existing and projected noise levels are acceptable according to the Land Use Compatibility for Community Noise Table.
S-7.3: Development may occur in in areas identified as “normally unacceptable” provided effective measures to reduce both the indoor and outdoor noise levels to	Not Applicable to the Project	The Project site is in an area where existing and projected noise levels are acceptable according to the Land Use Compatibility for Community Noise Table.

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acceptable levels are taken.		
<p>S-7.6: Acoustical analysis shall be part of the environmental review process for projects when:</p> <ul style="list-style-type: none"> a. Noise sensitive receptors are proposed in areas exposed to existing or projected noise levels that are “normally unacceptable” or higher according to Table 3.9-2. b. Proposed noise generators are likely to produce noise levels exceeding the levels shown in the adopted Community Noise Ordinance when received at existing or planned noise-sensitive receptors. 	Not Applicable to the Project	The Project site is in an area where existing and projected noise levels are acceptable according to the Land Use Compatibility for Community Noise Table.
<p>S-7.7: All discretionary residential projects that are within roadway or railroad noise contours of 60 CNEL or greater shall include a finding of consistency with the provisions of the Noise Hazards section of the Safety Element. If found that roadway noise exceeds the 60 CNEL within the project site, a project-specific noise impact analysis shall be required. If impacts are identified, the applicant shall conduct mitigation analysis using published Caltrans/Federal Highway Administration guidelines and implement mitigation measures as required. Mitigation measures may include, but are not limited to sound walls, adjacent roadway design, dual pane glass, building location or design, etc. Any proposed mitigation measures shall be concurrently implemented with the implementation of the project.</p>	Not Applicable to the Project	The Project site is in an area where existing and projected road noise levels are below 60 CNEL. The Project consists of multifamily residential development on a site located in an area where existing and projected noise levels are “normally acceptable” according to the Land Use Compatibility for Community Noise Table. The Land Use Compatibility for Community Noise Table indicates that a “normally acceptable” land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
<p>S-7.8: All discretionary projects that propose to use heavy construction equipment that has the potential to create vibrations that could cause structural damage to adjacent structures within 100 feet shall be required to submit a pre-construction vibration study prior to the approval of a building permit. Projects shall be required to incorporate</p>	Not Applicable to the Project	The ground-borne noise levels from construction activities would be well below the structural damage threshold for normal building at the nearest residences.

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<p>specified measures and monitoring identified to reduce impacts. Pile driving or blasting are illustrative of the type of equipment that could be subject to this policy.</p>		
<p>S-7.9: No construction activities pursuant to a County permit that exceed “acceptable” levels listed in Policy S-7.1 shall be allowed within 500 feet of a noise sensitive land use during the evening hours of Monday through Saturday, or anytime on Sunday or holidays, prior to completion of a noise mitigation study. Noise protection measures, in the event of any identified impact, may include but not be limited to:</p> <ul style="list-style-type: none"> • Constructing temporary barriers, or • Using quieter equipment than normal. 	<p>Consistent</p>	<p>Although Project construction activities could exceed the nighttime (10:00 pm to 7:00 am) noise standards enumerated in the County’s Noise Ordinance, they would be limited to 8 a.m. to 6 p.m., Monday through Saturday. There would be no construction on Sundays or national holidays.</p>
<p>S-7.10: Construction projects shall include the following standard noise protection measures:</p> <ul style="list-style-type: none"> • Construction shall occur only during times allowed by ordinance/code unless such limits are waived for public convenience; • All equipment shall have properly operating mufflers; and • Lay-down yards and semi-stationary equipment such as pumps or generators shall be located as far from noise-sensitive land uses as practical. 	<p>Consistent as Conditioned or Mitigated</p>	<p>Project construction activities would be limited to 8 a.m. to 6 p.m., Monday through Saturday, with no construction on Sundays or national holidays, in accordance with the County’s Noise Ordinance.</p> <p>The Project is required to implement noise control measures to reduce construction noise during Project construction. This includes a requirement that equipment and trucks used for Project construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds), wherever feasible.</p> <p>Construction activities would be located in the central portion of the Project site. During construction, a stockpiling/laydown area would be located at the southern end of the development site, away from the nearest noise-sensitive land uses. An area of undeveloped open space abuts the south end of the Project site across SFB Morse Drive.</p>
<p>S-4.11. The County shall require all new development to be provided with automatic fire protection systems (such as fire breaks, fire-retardant building materials, automatic fire sprinkler systems, and/or water storage tanks) approved by</p>	<p>Consistent</p>	<p>The Project is designed to comply with mandatory fire protection development standards, including Chapter 18.10, Fire Code, Section K105.3, of the Monterey County Code of Ordinances, which includes standards for fire hydrant and fire valve installation for residential</p>

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the fire jurisdiction.		dwellings, and California Public Resources Code Section 4291 et seq., which mandates 100 feet of “defensible space” by vegetation reduction and treatment around all homes and buildings to help protect from wildland fire hazards.
S-4.13. The County shall require all new development to have adequate water available for fire suppression. The water system shall comply with Monterey County Code Chapter 18.56, NFPA Standard 1142, or other nationally recognized standard. The fire authority having jurisdiction, the County Departments of Planning and Building Services, and all other regulatory agencies shall determine the adequacy and location of water supply and/or storage to be provided.	Consistent	The Project is designed to comply with current CUBC and Monterey County Fire Code requirements. California-American Water (Cal-Am) has stated it can provide sufficient water flows and pressure when the need for fire protection services arises.
S-4.14. Water systems constructed, extended, or modified to serve a new land use or a change in land use or an intensification of land use, shall be designed to meet peak daily demand and recommended fire flow.	Consistent	The Project would include installation of a new 8-inch water line in Morse Court that would connect to each of the residential buildings. The water line would connect to an existing water line in SFB Morse Drive and Ortega Road that is owned and maintained by the California American Water Company. The Project would be constructed in accordance with Monterey County Fire Code requirements.
S-4.15. All new development shall be required to annex into the appropriate fire district. Where no fire district exists, project applicants shall provide verification from the most appropriate local fire authority of the fire protection services that exist. Project approvals shall require a condition for a deed restriction notifying the property owner of the level of service available and acceptance of associated risks to life and property. Where annexations are mandated, the County shall negotiate a tax share agreement with the affected fire protection district.	Consistent	The Project site is within the Pebble Beach Community Services District, which presently provides fire protection services to the site and would continue to do so.
S-4.18. All access roads and driveways shall be maintained by the responsible parties to ensure the fire department safe and expedient passage at all times.	Consistent	Vehicular access would be provided by a new two-way through roadway, Morse Court, which would serve as the driveway into the Project site from SFB Morse Drive.
S-4.19. Gates on emergency access roadways shall be	Not Applicable	The Project includes no gated access roadways and is designed to

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constructed in accordance with Monterey County Code Chapter 18.56 and the California Fire Code as amended.		accommodate fire equipment. Emergency access would be provided by a new two-way through roadway, Morse Court, which would connect to SFB Morse Drive at both ends of the residential development.
S-4.20. Reduce fire hazard risks to an acceptable level by regulating the type, density, location, and/or design and construction of development.	Consistent	The Project is designed to comply with mandatory fire protection development standards, including the CUBC and Chapter 18.10, Fire Code, Section K105.3, of the Monterey County Code of Ordinances (Fire Code), which includes standards for fire hydrant and fire valve installation for residential dwellings. The Project design incorporates 100 feet of “defensible space” around all homes and buildings to reduce fire hazards.
S-4.21. All permits for residential, commercial, and industrial structural development (not including accessory uses) shall incorporate requirements of the fire authority having jurisdiction.	Consistent	The fire district will review the proposed development prior to issuance of the building permit. The Project is designed to comply with the requirements of the CUBC, the County Fire Code, and California Public Resources Code Section 4291 et seq., which mandates 100 feet of “defensible space” around all homes and buildings to help protect from wildland fire hazards.
S-4.22. Every building, structure, and/or development shall be constructed to meet the minimum requirements specified in the current adopted state building code, state fire code, Monterey County Code Chapter 18.56, and other nationally recognized standards.	Consistent	<p>The Project is designed in compliance with the requirements of the CUBC, the County Fire Code, and California Public Resources Code Section 4291 et seq., which mandates 100 feet of “defensible space” around all homes and buildings to help protect from wildland fire hazards.</p> <p>The Project applicant has prepared a Preliminary Fuel Management Plan that describes how the Project would adhere to the requirement for 100 feet of defensible space by creating a 30-foot Lean, Clean and Green Zone and a 70-foot Reduced Fuel Zone.</p>
S-4.31. A zone that can inhibit the spread of wildland fire shall be required of new development in fire hazard areas. Such zones shall consider irrigated greenbelts, streets, and/or Fuel Modification Zones in addition to other suitable methods that may be used to protect development. The County shall not preclude or discourage a landowner from modifying fuel within the Fuel Modification Zone, or accept any open space easement or other easement over land within	Consistent	The Project applicant has prepared a Preliminary Fuel Management Plan that describes how the Project would adhere to the requirement for 100 feet of defensible space by creating a 30-foot Lean, Clean and Green Zone and a 70-foot Reduced Fuel Zone.

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a Fuel Modification Zone that would have that effect.		The Project applicant has prepared a Preliminary Fuel Management Plan that describes how the Project would adhere to the requirement for 100 feet of defensible space by creating a 30-foot Lean, Clean and Green Zone and a 70-foot Reduced Fuel Zone.
S-4.32. Property owners in high, very high, and extreme fire hazard areas shall prepare an overall Fuel Modification Zone plan in conjunction with permits for new structures, subject to approval and to be performed in conjunction with the CDFFP and/or other fire protection agencies in compliance with State Law.	Consistent	The Project applicant has prepared a Preliminary Fuel Management Plan that describes how the Project would adhere to the requirement for 100 feet of defensible space by creating a 30-foot Lean, Clean and Green Zone and a 70-foot Reduced Fuel Zone.
S-4.33. Where new developments are required to provide for fuel modification zones, the cost of such construction shall be borne by the developer. Future maintenance of such fuel modification zones shall be in accordance with the fire defense standards adopted by the State of California. Homeowners shall be responsible for said maintenance.	Consistent	The Project applicant has prepared a Preliminary Fuel Management Plan that describes how the Project would adhere to the requirement for 100 feet of defensible space by creating a 30-foot Lean, Clean and Green Zone and a 70-foot Reduced Fuel Zone. All flammable vegetation and any dead or dying plants would be removed from the Lean, Clean and Green Zone; and any single trees and other vegetation would be trimmed of all dead and dying foliage, and would be well pruned and maintained. All loose surface litter (e.g., fallen leaves, needles, twigs, bark cones, pots, small branches) would be removed from the Reduced Fuel Zone at depth of up to 3 inches. The Fuel Management Plan also describes the types, spacing, and quantity of vegetation that can be planted in the Reduced Fuel Zone. In addition, the Project applicant would continue to comply with the existing Fire Defense Plan.
S-5.9. Emergency roadway connections may be developed where distance to through streets is excessive, or where a second means of emergency ingress or egress is critical. New residential development of three units or more shall provide more than one access route for emergency response and evacuation unless exempted by the Fire jurisdiction. Such protection requirements shall be consistent with adopted fire safety standards.	Consistent	Vehicular access would be provided by a new two-way through roadway, Morse Court, which would serve as the driveway into the Project site from SFB Morse Drive and is designed to accommodate fire equipment from two points of ingress/egress.
S-5.17. Emergency Response Routes and Street Connectivity Plans shall be required for Community Areas	Not Applicable	The Project site is not within a designated Community Area or Rural Center.

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<p>and Rural Centers, and for any development producing traffic at an equivalent or greater level to five or more lots/units. Said Plan shall include:</p> <ul style="list-style-type: none"> a) Roadway connectivity that provides multiple routes for emergency response vehicles. b) Primary and secondary response routes in Community Areas and Rural Centers. c) Secondary response routes, which may include existing roads or new roads required as part of development proposals. <p>The County shall review said plans in coordination with the appropriate Fire District.</p>	<p>Consistent as Conditioned or Mitigated</p>	<p>Compliance with County conditions will ensure the Project complies with appropriate public safety measures. Section 21.44 of the Monterey County Zoning Ordinance designates the residential portion of the Project site and surrounding area as a Design Control Combining District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences. The Project is also subject to the County’s Conditions of Approval PD012(G): Landscape Plan and Maintenance and PD014(A): Lighting - Exterior Lighting Plan.</p>
Land Use Element		
<p>LU-1.1. The type, location, timing, and intensity of growth in the unincorporated area shall be managed.</p>	<p>Not Applicable to the Project</p>	<p>The policy applies to the County.</p>
<p>LU-1.2. Premature and scattered development shall be discouraged.</p>	<p>Consistent</p>	<p>The Project site is located on an undeveloped site surrounded by an urbanized area.</p>
<p>LU-1.5. Land uses shall be designated to achieve compatibility with adjacent uses.</p>	<p>Consistent</p>	<p>The Project site is split-designated, Medium Density Residential (4 units per acre) (MDR-4) and Resource Conservation (Open Space Forest (OF)), and is located adjacent to existing low- and medium-density residential development within a forest setting as well as</p>

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<p>LU-1.7. Clustering of residential development to those portions of the property which are most suitable for development and where appropriate infrastructure to support that development exists or can be provided shall be strongly encouraged. Lot line adjustments among four lots or fewer, or the re-subdivision of more than four contiguous lots of record that do not increase the total number of lots, may be allowed pursuant to this policy without requirement of a general plan amendment.</p>	Consistent	undeveloped open space that is predominantly forested.
<p>LU-1.9. Infill of vacant non-agricultural lands in existing developed areas and new development within designated urban service areas are a priority. Infill development shall be compatible with surrounding land use and development.</p>	Consistent	<p>The Project site is located on an undeveloped nonagricultural site surrounded by existing developed parcels. The Project is compatible with the existing low- and medium-density residential development within a forest setting, as well as with adjacent undeveloped open space.</p>
<p>LU-1.11. Development proposals shall be consistent with the General Plan Land Use Map designation of the subject property and the policies of this plan.</p>	Consistent	<p>The Monterey County General Plan split-designates the Project site for the proposed uses, medium-density (4 du/ac) residential development and forested open space. The Project would place a total of 24 dwelling units within a 7.7-acre area designated MDR/4-D, resulting in a residential density of approximately 3.1 du/ac, and would preserve land designated Open Space Forest (OF) in forested open space use, consistent with the Monterey County General Plan and the Greater Monterey Peninsula Area Plan designations for the Project site.</p>
<p>LU-2.7. Open space may be provided in and/or on the fringes of residential areas.</p>	Consistent	<p>The Project's 2.7-acre residential area would be separated from the existing, surrounding residential and forested open space uses by a 10.5-acre forested open space buffer, which would range from approximately 51 to more than 100 feet deep.</p>
<p>LU-8.1. The open space needs of the community and new development shall be reviewed and addressed through the planning process. The extent of use of land for this designation shall be limited to building coverage of 25% of the subject property.</p>	Consistent	<p>Building coverage of the eastern portion of the Project site would be 5.7%. Other impervious lot coverage (parking, driveways, patios, walkways) would be 10.6% for total lot coverage east of SFB Morse Drive of 16.3%; inclusion of the western part of the site would reduce total lot coverage to 11.3%.</p>

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LU-8.2. Clustering, consistent with the other policies of this Plan, shall be considered as a means of maximizing permanent open space within new development.	Consistent	The Project would develop 2.7 acres of the site with 24 clustered housing units, and the rest of the site would remain open space.
LU-8.4. Wherever possible, open space lands provided as part of a development shall be integrated into an area-wide open space network.	Consistent	The Project’s open space area is sited to surround the housing units and adjoin existing open space.
LU-8.5. Development may consider use of open space buffers on the perimeter and integrated into the development.	Consistent	The Project’s 10.5-acre open space area serves as a buffer on the perimeter of the site.
Public Services Element		
PS-1.1. Adequate Public Facilities and Services (APFS) requirements shall:	Consistent	PBCSD has indicated that adequate public facilities and services are available to serve the Project. The Project is located on an infill site with access to public facilities and services.
<ul style="list-style-type: none"> a) Ensure that APFS needed to support new development are available to meet or exceed the level of service of “Infrastructure and Service Standards” (Table PS-1) concurrent with the impacts of such development. b) Encourage development in infill areas where APFS are available, while acknowledging the rights of property owners to economically viable use of existing legal lots of record throughout the county. 		
PS-1.3. No discretionary application for new development shall be approved unless the County finds that APFS for that use exist or will be provided concurrent with the development.	Consistent	The EIR identifies the ability and capacity of local providers to provide adequate public services and facilities, including water, wastewater collection and treatment, recycled water distribution, storm drainage, garbage and recyclables collection, fire and police protection, schools, and utilities. The County will confirm the Project’s provision of adequate public facilities and services prior to Project approval.
PS-1.4. New development shall pay its fair share of the cost of providing APFS to serve the development.	Consistent	The Project applicant would pay all appropriate fees required to connect the development with adequate public facilities and services.
PS-1.6. Only those developments that have or can provide adequate public services and facilities shall be approved.	Consistent	The Project and local providers have the ability and capacity to provide adequate public services and facilities, including water, wastewater

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PS-4.5. New development proposed in the service area of existing wastewater collection, treatment, and disposal facilities shall seek service from those facilities unless it is clearly demonstrated that the connection to the existing facility is not feasible.	Consistent	collection and treatment, recycled water distribution, storm drainage, garbage and recyclables collection, fire and police protection, schools, and utilities.
PS-5.3. Programs to facilitate recycling/diversion of waste materials at new construction sites, demolition projects, and remodeling projects shall be implemented.	Consistent	The Project’s construction-generated green waste from tree and vegetation removal would be taken to the PBC Corporation Yard, where there is a wood processing facility, and would be processed for use as firewood or chipped for use in on-site landscaping projects. Grading activities would generate 3,325 cy of cut and 3,324 cy of fill, resulting in no net export of soil. Construction activities would generate additional solid waste, including construction debris and other recyclable and non-recyclable materials. Any excess material removed offsite would be transported to the Monterey Regional Waste Management Landfill in Marina, California.
PS-5.4. The maximum use of solid waste source reduction, reuse, recycling, composting, and environmentally-safe transformation of wastes, consistent with the protection of the public’s health and safety, shall be promoted.	Consistent	The residential development would receive solid waste, recycling, and composting services through PBCSD.
PS-5.5. The County shall promote waste diversion and recycling and waste energy recovery as follows: a) The County shall adopt a 75% waste diversion goal. b) The County shall support the extension of the types of recycling services offered (e.g., to include food and green waste recycling). c) The County shall support waste conversion and methane recovery in local landfills to generate electricity.	Not Applicable to the Project	The policy applies to the County. The residential development would receive solid waste, recycling, and composting services through PBCSD.

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d) The County shall support and require the installation of anaerobic digesters or equivalent technology for wastewater treatment facilities.	Not Applicable to the Project	The policy applies to the County.
PS-5.6. The County will review its Solid Waste Management Plan on a five (5) year basis and institute policies and programs as necessary to exceed the wastestream reduction requirements of the California Integrated Waste Management Act. The County will adopt requirements for wineries to undertake individual or joint composting programs to reduce the volume of their wastestream. Specific mitigation measures to reduce the impacts of future solid waste facilities are infeasible because the characteristics of those future facilities are unknown.	Consistent	PBCSD has contracted for waste collection services with Waste Management, Inc. through 2015, and PBCSD recently executed a 15-year solid waste franchise agreement with Green Waste Recovery, Inc. effective July 1, 2015. The Project site plan includes two designated waste collection areas.
PS-7.8. New development shall assist in land acquisition and financial support for school facilities, as required by state law. Where school districts have adopted appropriate resolutions, written confirmation from the school district that applicable fees and contributions have been paid or are ensured to the satisfaction of the district shall be required prior to the issuance of building permits. The County shall, as a condition of approval of development projects, require the project applicant to pay the fees required by statute (Government Code section 65996, as it may be periodically amended) to mitigate the impact of the proposed development on school facilities.	Consistent as Conditioned or Mitigated	The Project applicant is required to pay the fees required by statute (Government Code Section 65996, as it may be periodically amended) to mitigate the impact of the proposed development on school facilities as a condition of County development approval.
PS-11.3. In cooperation with other park and public lands agencies, an equitable geographic distribution of neighborhood, community, and regional park facilities	Not Applicable to the Project	The policy applies to the County. Formalized trails proposed as Project mitigation would enhance connectivity to the existing formal trail system in the nearby HHNHA.

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commensurate with the needs of the surrounding residents shall be established.		
PS-11.5. The County shall encourage full utilization of park and recreation facilities owned and/or operated by other agencies.	Not Applicable to the Project	The Project site is located in proximity to PBC’s park and recreation facilities. The policy applies to the County.
PS-11.7. Accessibility, in terms of affordability, physical access and hours of operation of the County’s park and recreation facilities shall be assured to the maximum extent practicable.	Consistent as Conditioned or Mitigated	The Project would not limit access to any existing official park and recreation facilities. Biological resources mitigation is recommended to formalize a few pedestrian trails in the Project’s open space preserve, close the other informal trails (including the existing informal dirt-bike trail) and restore such areas to natural forest conditions. The formalization of the trail network would connect the new open space preserve and the new and existing residential development to the formal trail system in HHNHA in order to promote controlled recreational access. This would enhance accessibility to new and existing recreational amenities that can be used both by the new residents of the Project and by the residents of the Del Monte Park neighborhood.
Circulation Element		
<p>C-1.1. The acceptable LOS for county roads and intersections will be LOS D, except as follows:</p> <p>a. Acceptable level of service for County roads in Community Areas may be reduced below LOS D through the Community Plan process.</p> <p>b. County roads operating at LOS D or below at the time of adopting this General Plan shall not be allowed to be degraded further except in Community Areas where a lower LOS may be approved through the Community Plan process.</p> <p>c. Area Plans and Land Use Plans may establish an acceptable level of service for County roads other than LOS D. The benefits which justify less than LOS D shall be identified in the Area Plan. Where an Area Plan does not establish a separate LOS, the standard LOS D shall apply.</p>	Consistent as Conditioned or Mitigated	<p>All analyzed intersections and regional highway segments operate at LOS C or better during the AM and PM peak hours under existing conditions, with the following exceptions:</p> <ul style="list-style-type: none"> • SR 68/Skyline Forest Drive (LOS F during AM and PM peak hours). • SR 68/Carmel Hill Professional Center (LOS F during AM and PM peak hours). • SR 68/SR 1 southbound off-ramp (LOS F during AM peak hour and LOS E during PM peak hour). • SR 1 NB from SR 68 (west) to Munras Avenue (LOS D during PM peak hour). • SR 1 NB from Munras Avenue to Fremont Street (LOS D during PM peak hour).

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		<ul style="list-style-type: none"> • SR 1 NB from Fremont Street to Fremont Boulevard (LOS F during PM peak hour). • SR 68 WB east of Olmsted Road (LOS D during AM and PM peak hours). • SR 68 EB east of Laguna Seca (LOS F during AM peak hour and LOS E during PM peak hour). • SR 1 NB on-ramp from SR 68 (LOS D during the PM peak hour).
		<p>Where Project traffic would cause a county roadway segment or intersection operating at LOS A to E to degrade to a lower LOS E or F, or would add one or more cars to roadway segments or intersections already operating at LOS F, prior to the Project, the Project would pay its fair-share contribution, to be determined by the County, toward appropriate traffic mitigation projects.</p>

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<p>C-1.8. The County, in consultation with TAMC and Monterey County cities, shall, within 18 months of adoption of the General Plan, develop a County Traffic Impact Fee that addresses impacts of development in cities and unincorporated areas on major County roads. From the time of adoption of the General Plan until the time of adoption of a County Traffic Impact Fee, the County shall impose an ad hoc fee on its applicants based upon a fair share traffic impact fee study. This County Traffic Impact Fee program has not been adopted yet.</p>	<p>Not Applicable to the Project</p>	<p>This policy directs the County. The Project applicant would pay its fair-share contribution of the Traffic Impact Fee, as determined by the County.</p>
<p>C-4.3. The needs of bicyclists and pedestrians, as well as provisions for utilities and drainage, shall be considered and, where appropriate, provided in all public rights-of way in a manner that minimized impacts to adjacent land uses.</p>	<p>Consistent as Conditioned or Mitigated</p>	<p>As in most of Pebble Beach, there are no existing bicycle paths or pedestrian sidewalks on or near the Project site. The Project would not make any changes to or otherwise affect existing bicycle routes or pedestrian facilities. The Project includes sidewalks between the residential buildings and the carports, and along Morse Court at the north and south ends of the development out to SFB Morse Drive. The Project also includes a decomposed granite walkway along the east side of SFB Morse Drive, from the north driveway northward to the existing school bus stop near David Avenue. As mitigation to improve pedestrian safety, the PBC would extend the decomposed granite walkway southward along SFB Morse Drive to connect to the two Project driveways.</p>

Greater Monterey Peninsula Area Plan Policy	Proposed Project Consistency Determination	Discussion
GMP-1.4. Development proposals shall include compatible open space uses located between other developed areas in order to maintain a rural atmosphere and to protect scenic resources.	Consistent	The residential area would be separated from the existing, surrounding residential uses by a 10.5-acre forested buffer, ranging from approximately 51 to over 100 feet deep, on the perimeter of the parcel, as well as the existing forested areas across SFB Morse Drive.
GMP-1.5. Open space, low intensity educational, and recreational uses shall be considered to be appropriate and compatible land uses in environmentally sensitive areas and areas of high visual sensitivity.	Consistent	The Project includes conservation of 10.5 acres of existing forested areas within the 13.2-acre Project site as open space. The Project is also required to comply with the County’s standard Condition of Approval PD022(B): Conservation and Scenic Easement in the Del Monte Forest, which requires conveyance of a conservation and scenic easement to the Del Monte Forest Conservancy over those portions of the property where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered and sensitive native plants and animals, and visually prominent areas exist. The Project site contains Monterey Pine Forest, a sensitive habitat, some of which the conservation easement will preserve. The site is not located within a visually sensitive area.
GMP-3.1. The County shall encourage creative public and private efforts to restore the scenic beauty of visually impacted common public viewing areas.	Consistent as Conditioned or Mitigated	The Project is required to comply with the County’s standard Condition of Approval PD012(G): Landscape Plan and Maintenance (Other than Single Family Dwelling), which mandates that the site shall be landscaped according to a County-approved landscaping plan that identifies the location, species, and size of the proposed landscaping, and includes an irrigation plan. It also requires all landscaped areas and/or fences to be continuously maintained by the applicant and all plant material to be continuously maintained in a litter-free, weed-free, healthy, growing condition.
GMP-3.4. Plant materials shall be used to integrate manmade and natural environments, to screen or soften the visual impact of new development, and to provide diversity in developed areas.	Consistent as Conditioned or Mitigated	The Project is required to comply with the County’s standard Condition of Approval PD012(G): Landscape Plan and Maintenance (Other than Single Family Dwelling), which mandates that the site shall be landscaped according to a County-approved landscaping plan that identifies the location, species, and size of the proposed landscaping, and includes an irrigation plan. The condition also requires all landscaped areas and/or fences to be continuously maintained by the applicant and all plant material to be continuously maintained in a litter-free, weed-free, healthy, growing condition.
GMP-3.5: Removal of healthy, native oak, Monterey pine, and redwood trees in the Greater Monterey Peninsula Planning Area shall be discouraged. An ordinance shall be developed to identify required	Consistent as Conditioned or Mitigated	The Project is required to comply with the County’s standard Condition of Approval PD048: Tree Replacement/Relocation. Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as specified by the County. Replacement tree(s) shall be located within

Greater Monterey Peninsula Area Plan Policy	Proposed Project Consistency Determination	Discussion
<p>procedures for removal of these trees. Said ordinance shall take into account fuel modification needed for fire prevention in the vicinity of structures and shall include: a) Permit requirements, b) Replacement criteria, and c) Exceptions for emergencies and governmental agencies.</p>		<p>the same general location as the tree being removed.</p> <p>In addition, the Project will preserve 10.5 acres of undeveloped Monterey pine forest, and will be required to dedicate conservation easements to the Del Monte Forest Conservancy or other approved entity for the entire open space preservation area (10.5 acres), including 4 acres west of SFB Morse Drive and 6.5 acres east of SFB Morse Drive. The Project will be required to prepare a site-specific Resource Management Plan for the 10.5-acre open space preservation area.</p>
<p>GMP-3.8: Open space areas should include a diversity of habitats with special protection given to ecologically important zones, such as: a) areas where one habitat grades into another, or b) areas used by wildlife for access routes to water or feeding grounds.</p>	<p>Consistent as Conditioned or Mitigated</p>	<p>The Project will preserve 10.5 acres of undeveloped Monterey pine forest, and will be required to dedicate conservation easements to the Del Monte Forest Conservancy or other approved entity for the entire open space preservation area (10.5 acres), including 4 acres west of SFB Morse Drive and 6.5 acres east of SFB Morse Drive. The Project will be required to prepare a site-specific Resource Management Plan for the 10.5-acre open space preservation area.</p>
<p>GMP-3.9: Critical habitat areas should be preserved as open space. When an entire parcel cannot be developed because of this policy, a low intensity, clustered development may be approved. However, the development should be located on those portions of the land least biologically significant so that the development will not upset the natural function of the surrounding ecosystem.</p>	<p>Consistent as Conditioned or Mitigated</p>	<p>The Project will preserve 10.5 acres of undeveloped Monterey pine forest, and will be required to dedicate conservation easements to the Del Monte Forest Conservancy or other approved entity for the entire open space preservation area (10.5 acres), including 4 acres west of SFB Morse Drive and 6.5 acres east of SFB Morse Drive. The Project will be required to prepare a site-specific Resource Management Plan for the 10.5-acre open space preservation area.</p>
<p>GMP-5.2. Each development proposal shall be evaluated to determine the extent to which such development may help further the County's park and recreation facility goals, objectives, and policies.</p>	<p>Consistent as Conditioned or Mitigated</p>	<p>The Project applicant will develop and implement a site-specific resource management plan for the Project's open space preservation area, which will identify existing unofficial trails to be either 1) retained for pedestrian access through the open space preservation area or 2) closed for restoration. Formalized trails proposed as Project mitigation would enhance connectivity to the existing formal trail system in the nearby HHNHA.</p>