

Appendix C

# **CVMP Policy Consistency Analysis**

Carmel Valley Master Plan Policy	Consistency Determination	Discussion
<b>Open Space Conservation</b>		
1.1.3 (CV) Both small and large open space areas should be created with preference given to those projects which add open space that is contiguous to existing open space.	Not Applicable	The proposed program is not related to and would not create open space.
1.1.4 (CV) Open space for clustered developments shall be dedicated in perpetuity.	Not Applicable	The proposed program is not related to and would not create open space.
<b>Geology, Minerals, and Soils</b>		
2.3.2.1 (CV) Any mineral extraction operation antecedent to the Surface Mining and Reclamation Act shall submit to the County and shall carry out plans for erosion control and reclamation of the site, as specified in the Act.	Not Applicable	The proposed program does not entail mineral extraction.
2.3.3 (CV) Mines or quarries shall: a. be screened from public view by use of natural terrain, vegetation, or artificial screening compatible with the environment; b. have safe and unobtrusive access; c. minimize noise impact on surrounding areas; and d. conform to all other Plan requirements except the restriction on development on slopes over 30% within the limits of quarry operations.	Not Applicable	The proposed program would affect mines or quarries.
3.1.1.1 (CV) A soils report in accordance with the Monterey County Grading and Erosion Control ordinances shall be required for all changes in land use which require a discretionary approval in high or extreme erosion hazard areas as designated by the Soil Conservation Service manual “Soil Surveys of Monterey County.” This report shall include a discussion of existing or possible future deposition of upslope materials or downslope slippage for each site.	Consistent	As specified in Section 3.1, <i>Geology, Soils, and Seismicity</i> , <b>Mitigation Measure GEO-6.1</b> , the County will prepare and implement an erosion and sediment control plan and a stormwater pollution control plan at the project level to comply with this policy.
3.1.1.2 (CV) As part of the building permit process, the erosion control plan shall include these elements: ▪ Provision for keeping all sediment on-site. ▪ Provision for slow release of runoff water so that runoff rates	Consistent	As specified in Section 3.2, <i>Hydrology and Water Quality</i> <b>Mitigation Measure H-3.1</b> , the County will prepare a stormwater pollution prevention plan at the project level to comply with this policy.

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<p>after development do not exceed rates prevailing before development.</p> <ul style="list-style-type: none"> <li>▪ Revegetation measures that provide both temporary and permanent cover.</li> <li>▪ Map showing drainage for the site, including that coming onto and flowing off the property.</li> <li>▪ Storm drainage facilities shall be designed to accommodate runoff from 10-year or 100-year storms as recommended by the Monterey County Flood Control and Water Conservation District.</li> </ul>		<p>Additionally, the County will also implement <b>Mitigation Measure GEO-6.1</b> to comply with this policy.</p>
<p>3.1.1.3 (CV) All exposed areas within development projects subject to erosion and not involved in construction operations shall be protected by mulching or other means during the rainy season (October 15 - April 15).</p>	<p>Consistent</p>	<p>See discussion above for Policies: 3.1.1.1 and 3.1.1.2.</p>
<p>3.1.4 (CV) Grading shall be minimized through the use of step and pole foundations, where appropriate.</p>	<p>Consistent</p>	<p>See discussion above for Policies: 3.1.1.1 and 3.1.1.2.</p>
<p>3.1.5 (CV) The amount of land cleared at any one time shall be limited to the area that can be developed during one construction season. This prevents unnecessary exposure of large areas of soil during the rainy season.</p>	<p>Consistent</p>	<p>Individual projects under the proposed program would occur under separate timeframes that would be determined at the time of project approval.</p>
<p>3.1.6 (CV) Site control shall be established throughout the Master Plan area, including lots of record and utilities extensions, in order to minimize erosion and/or modification of landforms.</p>	<p>Consistent</p>	<p>See discussion above for Policies: 3.1.1.1 and 3.1.1.2.</p>
<p>3.1.7 (CV) The combination of generally steep slopes and often thin and erosive soils will present a definite potential for erosion and siltation which may have adverse effects both on and off-site. Development shall therefore be carefully located and designed with this hazard in mind.</p>	<p>Consistent</p>	<p>See discussion above for Policies: 3.1.1.1 and 3.1.1.2. In general, the proposed program is expected to be consistent with this policy; however subsequent project-specific environmental review would be required to determine a specific project’s consistency with this policy.</p>
<p>3.1.8 (CV) The native vegetative cover must be maintained on areas prone to rapid runoff as defined in the Soil Survey of Monterey County. These include the following soils:</p> <p>a. Santa Lucia shaly clay loam, 30-50% slope (SfF)</p>	<p>Not Applicable</p>	<p>As specified in Section 3.1, <i>Geology, Soils, and Seismicity</i>, <b>Mitigation Measure GEO-5.1</b>, the County will implement recommended design criteria of the geotechnical investigation wherever steep slopes would be graded or manufactured to comply with this policy. See also discussion above for Policies:</p>

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b. Santa Lucia-Reliz Association, 30-75% slope (Sg) c. Cieneba fine gravelly sandy loam, 30-70% slope (CcG) d. San Andreas fine sandy loam, 30-75% slope (ScG) e. Sheridan coarse sandy loam, 30-75% slope (SoG) f. Junipero-Sur complex, 50-85% slope (Jc)		3.1.1.1 and 3.1.1.2.
3.1.9 (CV) A condition of approval requiring on-going maintenance of erosion control measures identified in the erosion control plan shall be attached to all permits allowing development in areas prone to slope failure, including, but not limited to, the following: <ul style="list-style-type: none"> <li>▪ all development in areas classified as highly susceptible to slope failure;</li> <li>▪ all development on sites with slopes of greater than 20%; and</li> <li>▪ where roadways are cut across slopes greater than 30%, or across slopes with thin and highly erosive soils.</li> </ul>	Consistent	See discussion above for Policies: 3.1.1.1, 3.1.1.2, and 3.1.1.8.
3.1.10 (CV) In addition to required on-site improvements for development projects, the County shall impose a fee to help finance the improvement and maintenance of drainage facilities as identified in the Master Drainage Plan for Carmel Valley.	Not Applicable	The County would be responsible for appropriate drainage controls.
3.1.11 (CV) Development of on-site storm water retention and infiltration basins is encouraged in groundwater recharge areas subject to approval by the Monterey Peninsula Water Management District, the County Health Department, the County Flood Control and Water Conservation District and the County Surveyor.	Consistent	As described in Section 3.2, <i>Hydrology and Water Quality</i> , <b>Mitigation Measures H-1.1, H-3.1, H-4.1, and H-5.1</b> , the County would development appropriate on-site stormwater management facilities to comply with this policy.
3.1.12 (CV) A comprehensive drainage maintenance program should be established by the formation of either sub-basins or valley-wide watershed zones through the cooperation of the County Department of Public Works, the Monterey County Flood Control and Water Conservation District and the Monterey Peninsula Water Management District.	Not Applicable	This policy is beyond the scope of the proposed program.
3.1.14 (CV) Containment structures or other measures shall be required to control the runoff of pollutants for major commercial	Consistent	The project is not a major commercial development nor a site where chemical storage or accidental chemical spillage is

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<p>areas or other sites where chemical storage or accidental chemical spillage is possible.</p>		<p>possible. Additionally, as described in Section 3.1, <i>Geology, Soils, and Seismicity</i>, <b>Mitigation Measures GEO-10.1 and 10.2</b>, the County will perform pre-construction hazardous waste investigations to identify presence of known or unidentified hazardous waste sources to comply with this policy.</p>
<p>3.1.15 (CV) An erosion control plan shall be required for all discretionary development permits and all submittals for areas identified as having a high or extreme erosion hazard prior to accepting such applications as complete.</p>	<p>Consistent</p>	<p>See discussion above for Policies: 3.1.1.1, 3.1.1.2, and 3.1.1.8.</p>
<p>3.2.3.1 (CV) Due to the highly erosive qualities of local soils and the fragileness of the native vegetation, livestock (i.e., horses, cattle, goats, etc.) shall not be permitted in proposed developments unless a livestock management plan is first approved.</p>	<p>Not applicable</p>	<p>The proposed program does not involve livestock uses.</p>
<p>4.2.2 (CV) Gardens, orchards, row crops, grazing animals, farm equipment and buildings are part of the heritage and the character of Carmel Valley. This rural agricultural nature should be encouraged, except on slopes of 30% or greater or where it would require the conversion or extensive removal of existing native vegetation.</p>	<p>Not Applicable</p>	<p>The program does not involve agricultural activities.</p>
<p>4.2.3 (CV) Croplands and orchards shall be retained for agricultural use. When a parcel cannot be developed because of this policy, a low-density, clustered development may be approved. However, the development should occupy those portions of the land not in cultivation or on a portion of the land adjoining existing vertical forms either on-site or off-site and either natural or man-made, so that the development will not diminish the visual quality of such parcels. In no case shall an overall density exceed one unit per 2 1/2 acres, providing that the development of new residential units are sited on one third of the property or less. Required agriculturally related structures and housing for workers of that parcel may be approved but these too should be placed so as not to diminish the visual quality of the open space.</p>	<p>Not Applicable</p>	<p>The program does not involve agricultural activities or construction of any associated agricultural facilities.</p>

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4.2.4 (CV) Development adjacent to agricultural lands shall be planned to minimize adverse effects on the productivity of the agricultural soils.	Consistent	As described in Section 3.6, <i>Agricultural Resources</i> , <b>Mitigation Measure AG-1.1</b> , the County will assess potential conflicts with adjacent agricultural uses to comply with this policy.
4.2.5 (CV) All developments should consider establishing community gardens and orchards, and, where appropriate, should site them to enhance the visual character of the Valley, while avoiding 30% or greater slopes or removal of native vegetation to do so.	Not Applicable	The program does not involve establishment of community gardens or orchards.
<b>Water Resources</b>		
6.1.3 (CV) All beneficial uses of the total water resources of the Carmel River and its tributaries shall be considered and provided for in future planning decisions.	Not Applicable	The program would not generate demand for, or require use of water resources. See discussion of water demand in Section 3.10 <i>Public Services and Utilities</i> .
6.1.4 (CV) Pumping from the Carmel River aquifer shall be managed in a manner consistent with the Carmel River Management Program. Any drawdown of the aquifer, which threatens natural vegetation in the judgment of Monterey Peninsula Water Management District or its successors must be accompanied by a program of irrigation within the affected area.	Not Applicable	The program would not generate demand for, or require use of water resources. See discussion of water demand in Section 3.10 <i>Public Services and Utilities</i> .
6.1.5 (CV) The Carmel Valley Master Plan contains policies which encourage development of water reclamation, conservation, and new source production. This development could create additional water for the area. While the additional water and its development are, in part, controlled by the Monterey Peninsula Water Management District and the Board of Supervisors water allocation priorities, it is also imperative that this future development be allowed only with strict adherence to the Carmel Valley Master Plan goals for maintaining ecological and economic environment and rural character.	Not Applicable	The program does not involve development of water reclamation, conservation, or new source production.

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<b>Vegetation and Wildlife Habitats</b>		
<p>7.1.1.1 (CV) Areas of biological significance shall be identified and preserved as open space. These include, but are not limited to, the redwood community of Robinson Canyon and the riparian community and redwood community of Garzas Creek. When a parcel cannot be developed because of this policy, a low-density, clustered development may be approved. However, the development shall occupy those portions of the land not biologically significant or on a portion of the land adjoining existing vertical forms, either on-site or off-site and either natural or man-made, so that the development will not diminish the visual quality of such parcels or upset the natural functioning of the ecosystem in which the parcel is located. If this policy precludes development of a parcel because of biological significance, a low level of development (but no subdivision) may be allowed provided impacts on the resource are minimized.</p> <p>Additional such areas include:</p> <ul style="list-style-type: none"> <li>▪ All wetlands, including marshes, seeps and springs (restricted occurrence, sensitivity, outstanding wildlife value).</li> <li>▪ Native bunchgrass stands and natural meadows (restricted occurrence and sensitivity).</li> <li>▪ Cliffs, rock outcrops and unusual geologic substrates (restricted occurrence).</li> <li>▪ Ridgelines and wildlife migration routes (wildlife value).</li> </ul>	Consistent	<p>As described in Section 3.3, <i>Biological Resources</i>, <b>Mitigation Measures, BIO-1.1, 1.2, 2.1-2.6, 3.1, 3.2, 5.1, 6.1, 6.2, 7.1-7.3, 9.1, 10.1, 10.2, and 11.1</b>, the County will ensure that any adverse effects to biological resources resulting from the proposed roadway improvements would be studied, documented, mitigated, and compensated for in accordance with federal and state regulations and to comply with this policy.</p>
<p>7.1.1.2 (CV) Areas of critical habitat for rare and endangered species as identified by either federal or state law and areas of biological significance should be identified and preserved as open space.</p>	Consistent	See discussion above under Policy 7.1.1.1.
<p>7.1.3 (CV) Development shall be sited to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the river. Therefore, development shall not occur within the riparian corridor. In places where the riparian vegetation no</p>	Consistent	See discussion above under Policies 3.1.1.1, 3.1.1.2, and 7.1.1.1.

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<p>longer exists, it should be planted to a width of 150 feet from the river bank, or the face of adjacent bluffs, whichever is less. Density may be transferred from this area to other areas within a parcel.</p>		
<p>7.1.4 (CV) River bed and bank management by private property owners shall preserve the natural state of the Carmel River by maintaining willow cover along the banks for erosion control, not building levees, not further altering the course of the river, and not allowing individuals to dredge the river except by permit from the Monterey Peninsula Water Management District or Monterey County.</p>	Not Applicable	The program would be implemented by the County and would not involve significant changes to the Carmel River. Also, see discussion above under Policy 7.1.1.1.
<p>7.1.5 (CV) A monitoring program shall be implemented to document changes in the vegetation of the Carmel River riparian corridor and to determine the most relevant factors involved. This shall be funded by the users of the riparian corridor, particularly those involved in water extraction, streambed alterations and developments which encroach upon the corridor. The monitoring program shall produce an annual report to the Board of Supervisors through a Joint Power Agreement with the agency or agencies conducting the monitoring. Upon two consecutive years of declining vigor in any reach of the river as defined by the Monterey Water Management District, the Board of Supervisors shall immediately hold public hearings to consider limitation of further development and/or a Carmel Valley Master Plan amendment to reverse the causes of declining riparian vegetation vigor determined by evidence in the record to be derived from implementation of the Carmel Valley Master Plan or development designated therein.</p>	Consistent	The program would not involve significant changes to the Carmel River or its vegetation. Also see discussion above under Policy 7.1.1.1.
<p>7.1.6 (CV) Motorized vehicles shall be prohibited on the banks or in the bed of the Carmel River, except by permit from the Water Management District or Monterey County.</p>	Not Applicable	The program would not introduce motorized vehicles on the banks or bed of the Carmel River. Also, see discussion above under Policy 7.1.1.1.
<p>7.2.1.1 (CV) In order to preserve soil stability and wildlife habitat, the chaparral community shall be maintained in its natural state to the maximum extent feasible consistent with fire</p>	Consistent	See discussion above under Policy 7.1.1.1.

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safety standards.		
7.2.1.2 (CV) In new development, the potential for impact on rare and endangered species shall be assessed by County staff and appropriate mitigation of identified impacts shall be required in accord with policies 11.1.1.1 and 11.1.1.2. Existing vegetation shall be protected and only plants similar in habit, form and water requirements to native vegetation common to the valley shall be used as the predominant additional or replacement landscaping material. The existing native vegetation should be maintained as much as possible throughout the valley.	Consistent	See discussion above under Policy 7.1.1.1.
7.2.1.3 (CV) Plant materials shall be used to integrate the man-made and natural environments, to screen or soften the visual impact of new developments, and to provide diversity in developed areas.	Consistent	See discussion above under Policy 7.1.1.1. Also, as discussed in Section 3.4, <i>Aesthetics</i> , <b>Mitigation Measures AES-2.1, and 3.1</b> , the County will implement measures to enhance or protect visual resources and viewsheds to comply with this policy.
7.2.2.1 (CV) Botanically appropriate species shall be used for required landscaping and erosion control.	Consistent	See discussion above under Policies: 7.1.1.1 and 7.2.1.3.
7.2.2.2 (CV) The pamphlet entitled The Look of the Monterey Peninsula Landscape should be consulted for guidance in selection of plant species for landscaping of development projects. This publication is available at the County Planning Department and the Water Management District office.	Consistent	See discussion above under Policy 7.2.1.3.
7.2.2.3 (CV) Weedy species such as pampas grass and genista shall not be planted in the Valley. Such species shall not be used in required landscaping and wherever they currently occur, they shall be removed when the required landscaping is implemented.	Consistent	See discussion above under Policies: 7.1.1.1 and 7.2.1.3.
7.2.2.4 (CV) Landscaping in chaparral communities should be done with fire-resistant plants.	Consistent	See discussion above under Policies: 7.1.1.1 and 7.2.1.3.
7.2.2.5 (CV) The County shall discourage the removal of healthy, native oak and madrone and redwood trees in the Carmel Valley Master Plan Area. A permit shall be required for the removal of any of these trees with a trunk diameter in excess of six inches, measured two feet above ground level. Where feasible, trees removed will be replaced by nursery-grown trees of the same	Consistent	See discussion above under Policies: 7.1.1.1 and 7.2.1.3.

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<p>species and not less than one gallon in size. A minimum fine, equivalent to the retail value of the wood removed, shall be imposed for each violation. In the case of emergency caused by the hazardous or dangerous condition of a tree and requiring immediate action for the safety of life or property, a tree may be removed without the above permit, provided the County is notified of the action within ten working days. Exemptions to the above permit requirement shall include tree removal by public utilities, as specified in the California Public Utility Commission’s General Order 95, and by governmental agencies.</p>		
<p>7.2.2.6 (CV) Valley oaks should be used in landscape planting plans on flood plain terraces.</p>	Consistent	See discussion above under Policies: 7.1.1.1 and 7.2.1.3.
<p>9.1.2.2 (CV) Open space areas should include a diversity of habitats with special protection given areas where one habitat grades into another (these ecotones are ecologically important zones) and areas used by wildlife for access routes to water or feeding grounds.</p>	Consistent	See discussion above under Policies: 7.1.1.1 and 7.2.1.3.
<p>9.1.2.3 (CV) The County shall provide seed money and establish a mitigation fund which assesses individual fees (based on total acreage developed and other factors such as location, type of development, and types of habitats affected) to help fund areawide ecological planning and management. This planning will address areawide impacts resulting from cumulative development such as impacts on wildlife migration and access routes, foraging habitat, and nesting sites.</p>	Not Applicable	This is beyond the scope of the proposed program. Nonetheless, the County would be responsible for appropriate drainage controls.

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<b>Environmentally Sensitive Areas</b>		
<p>11.1.1.1 (CV) Whenever a development proposal is received and is in or adjacent to a rare or endangered plant community, as identified in policy 11.1.1.2, the County shall require the applicant to provide a botanical report prepared by a botanist from the County list of approved consultants. The report shall include a description of the habitat to be affected by the project including area, species, rare and endangered status, if applicable, and suggestions for mitigation of project impacts. In any cases where a rare or endangered species as defined by either State or Federal legislation is found on-site, no development shall proceed until an Incidental Taking Permit or exclusion is obtained in accordance with Federal Endangered Species Act and the State Department of Fish and Game is notified of the existence of the rare and endangered species (whether on Federal list, State list or both) pursuant to Fish and Game Code Chapter 10 Section 1913c.</p>	Consistent	<p>The County is required to comply with state and federal endangered species acts and other relevant regulations. The EIR assesses impacts on rare species and recommends mitigation for all significant impacts. See also discussion above under Policy 7.1.1.1.</p>
<p>11.1.1.2 (CV) The County Planning Department shall maintain records of the known locations of all rare and endangered plant species. Reports shall be on file and locations shall be noted on the resources base maps. These maps shall be updated continuously as project applicant reports are received, and from time to time as other agencies such as Fish and Game or the California Native Plant Society may make additional location reports available.</p>	Not Applicable	<p>This policy is beyond the scope of the proposed program and applies only to the County Planning Department.</p>
<b>Archaeological Resources</b>		
<p>12.1.6.1 (CV) Archaeological resources, historic resources, and ethnographic and ethnohistoric resources shall be identified, and if adverse impacts would result from a project their significance shall be evaluated, prior to project approval. Based on this evaluation, important representative or unique resources shall be protected and preserved.</p>	Consistent	<p>The County is required to comply with state and federal historic preservation acts and other relevant regulations. The EIR assesses impacts on known and previously unidentified archaeological, historic, ethnographic, and ethnohistoric resources and recommends mitigation for all significant impacts, as described in Section 3.11, <i>Cultural Resources</i>, <b>Mitigation Measures CR-1.1 – 1.6, 2.1– 2.5, and 3.1.</b></p>
<p>12.1.7.1 (CV) On discovery of archaeological sites or historic sites, or upon identification of ethnographic or ethnohistoric sites,</p>	Consistent	<p>The EIR recommends mitigation in the event unanticipated archeological resources are discovered during construction of the</p>

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procedures will be followed which employ project modification, relocation or on-site mitigation measures appropriate to the location, significance of the find and potential impacts of development.		projects under the proposed program ( <b>Mitigation Measures CR-2.1 – 2.5</b> ).
<p>12.1.8.1 (CV) Archaeological surveys are required within the three sensitivity zones as follows:</p> <p><u>High and Potentially High Sensitivity Zones:</u> All permit applications which include earth disturbing or earth altering activities (including but not limited to grading permits, utility and other excavations, foundation trenching and land leveling, etc.) shall be preceded by a cultural resources reconnaissance.</p> <p><u>Low Sensitivity Zones:</u> All major projects or projects otherwise requiring preparation of an EIR shall be preceded by a cultural resources reconnaissance. Construction of or addition to single-family dwellings and other minor projects shall not be required to conduct a cultural resources reconnaissance.</p>	Consistent	See discussion above under Policy 12.1.6.1.
12.1.9.1 (CV) The archaeological sensitivity map shall be updated by a professional archaeologist every two years.	Not Applicable	This policy does not apply to the program. However, as discussed above under Policy 12.1.6.1, <b>Mitigation Measures CR-1.1 – 1.6, 2.1 – 2.5, and 3.1</b> prescribed in the EIR, address all potential impacts of the program on sensitive cultural resources, including identification of archaeologically sensitive areas within a project-specific area of disturbance.
<p>12.1.10.1 (CV) Known historic, historical archaeological sites and ethnographic or ethnohistoric sites shall be coded into the County Planning Department data base through the use of Assessor’s Parcel Numbers. Categorical and ministerial exemptions, grading, mechanical clearing, and all other activities under County permitting authority which might be destructive to these known sites shall be reviewed for appropriate conditions by the County Planning Department.</p> <p>Development rights for known sites of archaeological, historic or ethnographic nature shall be acquired by the County of Monterey as follows:</p>	Consistent	See discussion above under Policies 12.1.6.1 and 12.1.9.1.

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<p>1. Known archaeological and ethnographic sites shall be protected by an easement which deeds the development and disturbance rights to the County of Monterey. Such sites may also be rezoned to the status of “HR” District. Stewardship shall include preservation. Scientific research disturbance shall only be allowed upon approval of a Use Permit not to exceed a 10% sampling disturbance upon showing of an appropriate research design acceptable to a college with a recognized program for California archaeology, which will be conducted by archaeologists on the County list of qualified archaeologists.</p> <p>2. Historic sites shall be required to be rezoned to the HR District as a condition of permit approval for any development impacting such sites. Any Use Permit required by the HR zone shall require preservation of the integrity of historic sites and/or structures. Appropriate mitigation measures shall be implemented as conditions of the permit.</p>		
<p>12.1.11.1 (CV) The Monterey County Historical Inventory files for the planning area shall be completed and/or updated annually, and will be made available for the use of historical researchers. These files shall be amended to include ethnographic and/or ethnohistoric resources. Complete copies of all files pertaining to the Carmel Valley Master Plan area shall be made available to (1) the Bancroft Library at the University of California, Berkeley, and (2) the archives vault of the Monterey County Historical Society in Salinas.</p>	Not Applicable	See discussion above under Policy 12.1.9.1.
<p>12.1.12.1 (CV) Innovative preservation techniques, such as purchase or dedication of facade easements in exchange for property tax reductions, shall be considered to protect and preserve historic resources.</p>	Not Applicable	This policy does not apply to the proposed roadway improvements program. Site-specific surveys would be conducted as part of subsequent project-level environmental analyses, at which time preservation techniques would be identified for project-specific cultural resources impacts. Also, see discussion under Policy 12.1.9.1 above.
<p>12.1.13.1 (CV) The County shall consider adoption of the California State Historic Buildings Code and the Model Historic Preservation Ordinance.</p>	Not Applicable	See discussion above under Policy 12.1.9.1.

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<b>Seismic and Other Geological Hazards</b>		
<p>15.1.16 (CV) Areas identified as being subject to landsliding, faulting, or other geologic hazards shall receive competent review by professionals acceptable to the County Planning Department at the time any changes in use are proposed. The findings of such review shall be used in determining possible development constraints and in defining appropriate mitigation measures.</p>	Consistent	<p>As specified in Section 3.1, <i>Geology, Soils, and Seismicity</i>, <b>Mitigation Measures GEO-2.1 and 3.1</b>, the County will conduct site-specific geotechnical investigations to identify and mitigate for potential geological hazards related to seismic events prior to implementation of any proposed roadway improvement to comply with this policy.</p>
<p>15.1.17 (CV) Areas classified as highly susceptible to slope failure (including categories 5 and 6 of the soil stability classification) should be designated as open space in proposed development plans unless detailed geologic investigations made by professionals acceptable to the Planning Department determine that development may be designed and constructed in a manner to reduce the risk of slope failure or associated hazards and such risk reduction is to a level acceptable to the Board of Supervisors.</p>	Consistent	<p>As specified in Section 3.1, <i>Geology, Soils, and Seismicity</i>, <b>Mitigation Measures GEO-4.1 and 5.1</b>, the County will conduct site-specific geotechnical investigations to identify and mitigate for potential geologic hazards associated with slope stability prior to implementation of any proposed roadway improvement to comply with this policy.</p>
<p>15.1.18 (CV) The County shall conduct a thorough study of the Planning area to identify high, moderate, or low liquefaction hazards in the Carmel Valley. All new development in areas identified as having high and moderate liquefaction potential (including development on existing lots or record and commercial development) shall be required to submit a detailed investigation by a licensed geologist, geologic engineer and/or a soil engineer which identifies and mitigates potential hazards prior to considering an application complete. The County Planning Department shall maintain records of the known locations of all fault traces, landslide and liquefaction problem areas as they and other geologic hazards are discovered by the reporting requirements. Reports shall be on file and locations shall be noted on the resources base maps. These maps shall be updated continuously as project reports are received and from time to time as other agencies such as the U.S. Geological Survey or California State Division of Mines and Geology may make additional location reports available.</p>	Consistent	<p>See discussion above under Policies 15.1.16 and 15.1.7.</p>

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16.2.2.1 (CV) In order to protect the public health, welfare, and safety, no land located in the river channel shall be developed except for subsequently approved bridges or emergency access roads.	Consistent	The proposed roadway improvements would not be expected to be within the river channel.
16.2.3.1 (CV) In order to protect the public health, welfare, and safety, development of land within 200 feet of the nominal Carmel River bank or 30 feet from any tributary bank as shown on the latest United States Geological Survey Topographic Maps shall require a special permit as set forth in the Carmel Valley Floodplain Ordinance. Where development of such an area may not be feasible due to public health, welfare and safety consideration. Density may be transferred from this area to other areas within a parcel.	Consistent	The proposed program is subject to all local ordinances and permits required to develop any roadway improvements within the specified areas.
16.2.6.1 (CV) Private or public flood control measures should include restoration of the river banks to a natural vegetated appearance. Any bank restoration project shall use natural materials and be revegetated with native riparian vegetation or exotics, with similar characteristics selected from a list of plants approved for this purpose by the Monterey Peninsula Water Management District and Monterey County Planning Commission.	Consistent	The proposed program is subject to all local ordinances and permits required to develop any roadway improvements within any flood zones.
16.2.10 (CV) No changes in zoning from FP-2 (stream overflow and backwater areas) to FP-3 (areas protected by dikes or levees) will be permitted except in areas with existing dikes. Also, no new FP-3 District shall be created.	Not Applicable	The program would not be expected to require changes in zoning. However, due to the programmatic-nature of the project, subsequent project-specific environmental analyses would need to be conducted to determine if a project would require changes in zoning controls.
16.2.11 (CV) The County of Monterey supports a proposed Flood Mitigation Project for the Lower Carmel River. New development in the flood prone area shall be restricted until the flood hazard is controlled.	Consistent	The proposed program is subject to all local ordinances and permits required to develop any roadway improvements within any flood zones.
16.2.12 (CV) Development may be transferred from the floodway fringe to other locations on the same property that are not otherwise constrained by Plan policies, e.g., 30% or greater slope.	Consistent	The proposed program is subject to all local ordinances and permits required to develop any roadway improvements within any flood zones.

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16.2.13 (CV) New development projects are required to pay fees for construction of downstream drainage improvements to improve overall storm drainage. Fees shall be in proportion to the degree of impact.	Consistent	The County, as the project proponent, would fund any necessary drainage improvements.
17.3.1.1 (CV) For the purposes of fire equipment access to structural fires, the road widths shall be adequate for two lanes of traffic for those driveways or roads serving more than two habitable structures.  Where this would result in excessive grading or tree removal, all-weather roads with one lane of traffic and turnouts at regular intervals may be provided with approval of the fire district.	Consistent	As specified in Section 3.10, <i>Public Services and Utilities</i> , <b>Mitigation Measure PSU-2.1</b> , the County would implement a construction traffic plan in order to ensure uninterrupted roadway access to emergency vehicles during duration of construction activities. Furthermore, all new roadways would be subject to the County’s and the State’s roadway design standards.
17.4.1.1 (CV) The potential for wildland fires in the valley must be recognized in development proposals and adequate mitigation measures incorporated in the designs.	Consistent	The program is not in a wildland fire hazard area. The fire district would review proposed roadway developments prior to issuance of any permits.
17.4.1.2 (CV) All proposed developments, including existing lots of record shall be evaluated by the appropriate fire district prior to the issuance of building permits. The recommendations of the fire district shall be given great weight and should, except for good cause shown, ordinarily be followed.	Consistent	See discussion above under Policy 17.4.1.1.
17.4.13 (CV) All existing or new residential structures, at time of sale or resale, shall provide smoke detectors and shall have one-half inch mesh screen on all chimneys to be verified by the County.  Sprinkler systems, fire alarm systems, and one- half inch mesh chimney screens are recommended in residential developments.	Not Applicable	The program does not include construction of residential structures.
17.4.14 (CV) Except where exempted by the local fire chief or as provided for in the General Plan, automatic sprinkler systems shall be installed in all newly constructed non-residential and non-agricultural buildings over 5,000 square feet in total floor area.	Not Applicable	The program does not include construction of non-residential structures.
17.4.15 (CV) In high and very high fire hazard areas, as defined by the California Department of Forestry [CDF] and shown on	Consistent	The program does not include construction of any roofed structures; however, the County would be expected to consult

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California Department of Forestry Fire Hazard Maps, roof construction (except partial repairs) of fire retardant materials, such as tile, asphalt or asbestos combination, or equivalent, shall be required as per Section 3203 (e) (excluding 11) of the Uniform Building Code, or as approved by the fire district. Exterior walls constructed of fire resistant materials are recommended but not required. Vegetation removal will not be allowed as a means of removing high or very high fire hazard designation from an entire parcel.		with the CDF during project-specific environmental review if a specific roadway project would be constructed within their jurisdiction.
17.4.16 (CV) Where feasible, proposed trail easements in high and extreme fire hazard areas shall be designed to provide effective firebreak zones and shall be designed for access to Laureles Grade, Tierra Grande and other roads for emergency vehicle access.	Not Applicable	See discussion above under Policy 17.3.1.1.
17.4.17 (CV) Within one year of adoption of the Plan, water companies serving the Carmel Valley, County Fire Districts, and the Monterey Peninsula Water Management District shall identify areas of inadequate fire flow and develop a program of actions necessary to bring them up to Fire District standards.	Not Applicable	The project does not include facilities that would generate water demand. The County would be expected to consult with the CDF during project-specific environmental review if a specific roadway project would be constructed within their jurisdiction.
<b>Air and Water Quality</b>		
20.2.7.1 (CV) At least one station to monitor air quality shall be maintained in Carmel Valley. Whenever records for August, September and October of a given year include 15 hours (or more) of 0.1 ppm (or more) of oxidants (ozone), the County shall immediately hold public hearings to consider limitation of further development in the Master Plan area.	Not Applicable	The policy applies to the County’s overall management of air quality monitoring. The project would be subject to applicable state and federal air quality regulations.
21.3.6 (CV) The Carmel Valley aquifer may be susceptible to contamination from development in unsewered areas. Projects shall be carefully reviewed for proper siting and design of sewage disposal facilities so as to meet the standards of the Carmel Valley Wastewater Study. This Study is hereby incorporated into this Plan by reference.	Not Applicable	The program does not involve facilities that would generate sewage demand.
21.3.7 (CV) In many areas geologic and soils conditions may	Not Applicable	The program does not involve facilities that would generate

Carmel Valley Master Plan Policy	Consistency Determination	Discussion
<p>preclude or restrict the possibility of satisfactorily locating on-site sewage disposal systems. The existence of such conditions must be determined and incorporated in all development proposals. This applies to all lots in Carmel Valley. To implement the intent of this policy, the recommendations contained in the Carmel Valley Wastewater Study shall become a part of this master plan until such time as contamination from on-site septic systems no longer poses a threat to the aquifer.</p>		sewage demand.
<p>21.3.8 (CV) A program of monitoring the quality of under ground water throughout the Valley, similar to that recently undertaken by the County Health Department and the Monterey Peninsula Water Management District, shall be continued and expanded where appropriate.</p>	Not Applicable	<p>The policy applies to the County’s overall management of groundwater resources. The program is not expected to significantly alter groundwater recharge as specified in Section 3.2, <i>Hydrology and Water Quality</i>, <b>Mitigation Measure H-5.1</b>.</p>
<p>21.3.9 (CV) Septic tank locations should be permanently marked in a manner as directed by the Health Department.</p>	Not Applicable	The program would not use septic systems.
<p>22.2.1.1 (CV) Where development is proposed in a conditionally acceptable noise environment, construction shall be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Multi-family housing proposed where the Ldn exceeds 60 dB shall provide a report per the requirements of Title 24 of the California Administrative Code delineating how interior noise levels would be reduced to an Ldn (or CNEL) of 45 dB or less.</p>	Consistent	<p>Construction noise would be mitigated to less than significant as specified in Section 3.9, <i>Noise</i>, with <b>Mitigation Measures N-2.1, N-2.2, N-2.3, N-2.4, N-2.5, and N-2.6</b>.</p>
<p>22.2.4.1 (CV) Noise generating construction activities should be restricted to the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, where such noise would impact existing development. All construction equipment utilizing internal combustion engines shall be required to have mufflers, which are in good condition. An exception to the above stated hours and days of operation is to be allowed for heavy equipment and other noise generating equipment operating to protect life and property in emergency conditions such as fire, flood or seismic emergencies.</p>	Consistent	<p><b>Mitigation Measures N-2.1, N-2.2, and N-2.3</b> in Section 3.9, <i>Noise</i>, specifies compliance with these policies.</p>
<b>General Land Use</b>		

<b>Carmel Valley Master Plan Policy</b>	<b>Consistency Determination</b>	<b>Discussion</b>
26.1.9.1 (CV) In order to preserve the County’s scenic and rural character, ridgeline development shall not be allowed unless a Use Permit is first obtained. Such permit shall only be granted upon findings being made that the development as conditioned by permit will not create a substantially adverse visual impact when viewed from common public viewing area. New subdivisions shall avoid lot configurations which create building sites that will constitute ridgeline development. Siting of new development visible from private viewing areas, may be taken into consideration during the subdivision process.	Not Applicable	The program would not include development of roadway improvements along ridgelines.
26.1.21 (CV) It is intended that the Carmel Valley remain rural residential in character.	Consistent	The CVMP states that rural character (viewshed, open-space character, watershed protection) is encouraged through policies that favor innovative site planning techniques that cluster development and enhance essential natural resources. The program involves minor roadway improvements to alleviate traffic congestion primarily within existing rights-of-way and would not alter the rural character of the program area.
26.1.22 (CV) Developed areas should be evaluated in light of resource constraints especially the water supply constraint addressed by policy 54.1.7 (CV) and the character of each area. No further development in such areas shall be considered until a need is demonstrated through public hearings.	Not Applicable	The program does not include facilities that would generate demand for water supply.
26.1.23 (CV) Open space uses are to be located between the development areas in order to clearly define them and maintain a distinction between the more rural and more suburban areas of the valley.	Not Applicable	The program does not involve open space areas.
26.1.24 (CV) Every attempt should be made to minimize hillside scarring by avoiding cuts and fills where possible and where cuts and fills are unavoidable, by creating slopes that shall be revegetated. Permanent non-revegetated scarring of hillsides is strongly discouraged and should occur only if no other reasonable alternative is available.	Consistent	The program involves minor roadway improvements to alleviate traffic congestion primarily within existing rights-of-way. The program is not expected to require hillside cuts and fills. This policy consistency would be evaluated during environmental review of individual roadway projects under the program.

<b>Carmel Valley Master Plan Policy</b>	<b>Consistency Determination</b>	<b>Discussion</b>
26.1.25 (CV) The visible alteration of natural landforms caused by cutting, filling, grading, or vegetation removal shall be minimized through sensitive siting and design of all improvements and maximum possible restoration including botanically appropriate landscaping.	Consistent	The program may require alteration of the existing landforms to construct minor roadway improvements. As specified in Section 3.4, <i>Aesthetics</i> , <b>Mitigation Measure AES-3.1</b> , the County would implement roadway and landscape design measures to minimize or avoid potential visual impacts to changes in natural landforms to comply with this policy.
26.1.26 (CV) Development either shall be visually compatible with the character of the valley and immediate surrounding areas or shall enhance the quality of areas that have been degraded by existing development.	Consistent	As specified in Section 3.4, <i>Aesthetics</i> , <b>Mitigation Measure AES-2.1 and 4.1</b> , the County would implement appropriate measures to minimize visual intrusion with immediately surrounding uses.
26.1.27 (CV) No off-site outdoor advertising is allowed in the Plan area.	Not Applicable	The program does not include outdoor advertising facilities.
26.1.28 (CV) Structures located in open grassland areas where they would be highly visible from Carmel Valley Road and Laureles Grade Road shall be minimized in number and clustered near existing natural or man-made vertical features.	Not Applicable	The program does not include any such structures.
26.1.29 (CV) Design and site control shall be required for all new development throughout the Valley, including proposals for existing lots of record, utilities, heavy commercial and visitor accommodations but excluding minor additions to existing development where those changes are not conspicuous from outside of the property. The design review process shall encourage and further the letter and spirit of the Master Plan.	Consistent	The program is subject to all local roadway design standards.
26.1.30 (CV) Publicly used buildings and areas should be encouraged to be oriented to views of the river.	Consistent	The program does not include the creation of public buildings. Fleeting views of adjacent areas would be maintained along existing and new roadways.
26.1.31 (CV) Materials and colors used in construction shall be selected for compatibility with the structural system of the building and with the appearance of the building’s natural and man-made surroundings.	Not Applicable	The program does not include construction of any buildings or structures.
26.1.32 (CV) Development should be located in a manner that minimizes disruption of views from existing homes. This applies	Consistent	See discussion above under Policy 26.1.26.

<b>Carmel Valley Master Plan Policy</b>	<b>Consistency Determination</b>	<b>Discussion</b>
to road cuts as well as structures.		
26.1.33 (CV) Of the range of land uses allowed (either with or without special approval) in any zoning district applied to Carmel Valley, only those uses specifically designated by this Plan shall be considered consistent as required by law.	Consistent	The program includes minor roadway improvements, primarily within existing road rights-of-way; re-zoning is not anticipated, but would be determined as necessary during subsequent project-specific environmental analysis.
26.1.34 (CV) The maximum density allowable according to the slope/density formula and the maximum density allowable according to other plan policies should be compared. Whichever of the two densities is the lesser shall be established as the maximum density allowable under this plan.	Not Applicable	The program does not include development of residential uses.
26.1.35 (CV) Existing higher intensity residential and recreational uses in the Valley are intended to be recognized by this Plan.	Not Applicable	The program does not include development of residential uses.
<b>Carmel Valley Airport</b>		
26.1.36 (CV) The Carmel Valley Airport is recognized as being a legal non-conforming land use. Such use is considered to be acceptable.	Not Applicable	The program would have no impact on the airport land use and does not involve the take or use of any airport property.
26.1.37 (CV) For mutual protection of the general public and the airport users, the airport should comply with all applicable State and Federal Safety standards.	Not Applicable	See discussion above under Policy 26.1.36.
26.1.38 (CV) The airport should be limited to daytime operations only and should not be lighted.	Not Applicable	See discussion above under Policy 26.1.36.
26.1.39 (CV) The Airport Zoning Ordinance No. 1856 should be amended to provide for utility runways as defined by the Federal Aviation Administration.	Not Applicable	See discussion above under Policy 26.1.36.
**26.1.40 (CV) The Airport Approaches Zoning Ordinance should be applied to the Carmel Valley Airport area as long as the Airport continues in operation.	Not Applicable	See discussion above under Policy 26.1.36.
26.1.41 (CV) The Airport Land Use Commissions Interim Referral Policy shall be followed by all County-level decision-making bodies.	Not Applicable	See discussion above under Policy 26.1.36.

Carmel Valley Master Plan Policy	Consistency Determination	Discussion
26.1.42 (CV) When the airport ceases operation, the site shall be reserved for (a) residential use at a maximum density of one unit per acre; (b) all public and quasi-public uses; (c) commercial recreational; and (d) visitor accommodations or destination resort facilities provided all services are available, all constraints are overcome and the sewage disposal method meets all standards and requirements of the County Environmental Health Officer.	Not Applicable	See discussion above under Policy 26.1.36.
<b>Residential Land Use</b>		
27.1.5 (CV) In the low-density residential areas, maximum densities are as shown on the Land Use Plan. However, attainment of maximum density in these areas is dependent upon conformity of the Proposed Project to plan goals and policies.	Not Applicable	The program does not include development of residential uses.
27.3.4 (CV) All land division approvals shall be based on and require full standard subdivision standards regardless of the number of lots created. Exception may be granted under policy 39.2.7 (CV).	Not Applicable	The program does not include development of residential uses.
27.3.5 (CV) The Carmel Valley development limit shall consist of the existing 572 buildable lots of record, plus 738 additional lots which shall be subject to the quota and allocation system and the policies of this Plan governing deduction from the quota for additional units, caretakers, senior citizen, and low and moderate income units. This constitutes the 20-year buildout allowed by this Plan. The existing lots of record shall include the remaining 150 lots in the amended Carmel Valley Ranch Specific Plan.	Not Applicable	The program does not include development of residential uses.
27.3.6 (CV) All development proposals shall make provision for low or moderate income housing in accordance with the Inclusionary Housing Ordinance, except that all development shall build such units on-site. Low- and moderate-income residential units shall be counted as part of the total new residential units and subtracted yearly from the quota and not the allocation.	Not Applicable	The program does not include development of residential uses.
27.3.7 (CV) As a provision for lower cost housing and a contribution toward lessening traffic in the valley, large-scale	Not Applicable	The program would not include the construction of visitor-serving development.

<b>Carmel Valley Master Plan Policy</b>	<b>Consistency Determination</b>	<b>Discussion</b>
visitor-serving development requiring employees should comply with the provisions of the Inclusionary Housing Ordinance.		
27.3.8A (CV) To preserve the character of the village, commercially designated lots in the Carmel Valley (Figure 2) shall not be used for exclusive residential purposes.	Not Applicable	The program does not include development of residential uses; roadway improvements would occur primarily within existing road rights-of-way.
27.3.8B (CV) The Val Verde Drive area is planned for residential use at a basic density of one unit per acre. With suitable clustering up to 2 units per acre may be allowed. However, a density of up to 4 units per acre may be allowed provided that 25% of the units are developed for individuals of low and moderate income and are contracted for with the County Housing Authority or for senior citizen units.	Not Applicable	The program does not include development of residential uses.
27.3.9 (CV) Projects for low or moderate income family housing shall be exempt from any annual allocation provisions, but shall be subtracted from the 20-year buildout quota on a basis of one such unit reducing the remaining buildout by one unit.  Furthermore, because of their substantially lower impact on resources and infrastructure, such projects for senior citizens of low or moderate income (e.g. the proposal of the Monterey County Housing Authority) may have up to twice the number of units normally allowed on a site. Such increased density shall only be allowed where it is determined to be feasible and consistent with other plan policies. Such projects shall be subtracted from the 20-year buildout quota on a basis of two such units reducing the remaining buildout by one unit.	Not Applicable	The program does not include development of residential uses.
27.3.10 (CV) When an ownership is covered by two or more land use designations, the total allowable development should be permitted to be located on the most appropriate portion of the property.	Not Applicable	The program includes roadway improvements, primarily within existing road rights-of-way.
<b>Commercial Land Use</b>		
28.1.6 (CV) Any new development shall be located outside of areas of high geologic hazard. Construction of buildings in areas of high geologic hazard shall be predicated on recommendations	Not Applicable	The program does not include commercial structures.

Carmel Valley Master Plan Policy	Consistency Determination	Discussion
of a study by a qualified professional such as a Registered (engineering) Geologist acceptable to the County Planning Department.		
28.1.7 (CV) To protect the rural qualities of the valley, no areas may be zoned commercial outside the developed areas unless designated on the land use map of the Master Plan or as specified elsewhere in this Plan.	Not Applicable	The program does not include commercial structures.
28.1.8 (CV) The areas designated for commercial development in the valley should be placed in design control districts, have planted landscaping covering no less than 10% of the site, and provide adequate parking. (See also Policy 26.1.29 CV)	Not Applicable	The program t does not include commercial structures.
28.1.9 (CV) Structures should be controlled in height and bulk in order to retain an appropriate scale.	Not Applicable	The program does not include commercial structures.
28.1.10 (CV) Commercial buildings shall be limited to 35 feet in height.	Not Applicable	The program does not include commercial structures.
28.1.11 (CV) Commercial buildings shall have mechanical apparatus adequately screened, especially on the roofs.	Not Applicable	The program does not include commercial structures.
28.1.12 (CV) Landscaping of commercial projects should include large-growing street trees. Parking areas shall be screened with exclusive use of native plants or compatible plant materials. Land sculpturing should be used where appropriate.	Not Applicable	The program does not include commercial structures.
28.1.13 (CV) Signs should be low-keyed and shall not be allowed to block views, cause visual clutter, or detract from the natural beauty.	Not Applicable	The program does not include commercial structures.
28.1.14 (CV) Commercial signs shall not be constructed of plastic or be internally lighted. Neon signs shall not be permitted where visible from the street.	Not Applicable	The program does not include commercial structures.
28.1.15 (CV) Applications proposing professional offices in the Lower Carmel Valley area shall be as shown on Figure 2 (Details)	Not Applicable	The program does not include commercial structures uses.
28.1.16 (CV) The Valley Hills and Begonia Gardens nurseries	Not Applicable	The program does not include commercial structures or uses.

<b>Carmel Valley Master Plan Policy</b>	<b>Consistency Determination</b>	<b>Discussion</b>
<p>and Martin’s produce stand should be made conforming uses. These sites must continue in their present use or, if discontinued, another agriculturally related commercial use shall be allowed.</p>		
<p>28.1.17 (CV) Overall landscaping concepts should be developed and implemented for each commercial area in the valley.</p>	Not Applicable	The program does not include commercial structures or uses.
<p>28.1.18 (CV) The commercial properties adjoining the Valley Hills Shopping Center shall be retained in planned commercial zoning. However, the depth of the strip shall be the same as that of the existing developed area in the Valley Hills Shopping Center. It shall extend easterly up to and including the existing house location on the William’s Property.</p>	Not Applicable	The program does not include commercial structures or uses.
<p>28.1.19 (CV) Provision should be made for service centers in Carmel Valley. They need not be in developed areas, but sites shall meet the following criteria:</p> <ul style="list-style-type: none"> <li>▪ Low visibility</li> <li>▪ Safe and unobtrusive access away from pedestrian traffic areas</li> <li>▪ Low noise impact on surrounding uses</li> <li>▪ Conform to all other Plan requirements</li> </ul> <p>Service centers shall be limited to those enterprises which provide services and facilities for persons engaged in the construction, maintenance and repair trades and not allow enterprises whose chief business is on-site retail sales.</p> <p>Examples of sites which may meet the criteria are:</p> <ul style="list-style-type: none"> <li>▪ Carmelo School Site</li> <li>▪ Sycamore Farms Site (at Laureles Grade and Carmel Valley Roads)</li> <li>▪ Valle Vista Site (opposite Valle Vista)</li> <li>▪ Holt Site (Robinson Canyon Road-Carmel Unified School District)</li> <li>▪ Berwick Site (at Mid-Valley)</li> </ul>	Not Applicable	The program does not include service-related structures or uses.

<b>Carmel Valley Master Plan Policy</b>	<b>Consistency Determination</b>	<b>Discussion</b>
28.1.20A (CV) Development should follow a rural architectural theme with design review. This would encourage a visual coherence which is now lacking.	Not Applicable	The program does not include development of buildings.
28.1.20B (CV) Up to three acres of each of the Williams and Wolters’ properties at Valley Hills and south of the commercially zoned area may be utilized for planned general commercial uses. Such a development must be heavily screened from view from Carmel Valley Road. Access to this site must be through the planned commercial parcel. Only planned general commercial shall be allowed. This three-acre parcel shall be located so that water running off the Canada de la Segunda and the Carmel Valley Road does not diminish the total amount of acreage available for planned general commercial uses.	Not Applicable	The program does not include commercial structures or uses.
28.1.21 (CV) Retail commercial uses may be allowed in the lower valley area on the vacant parcels adjacent to the fire station.	Not Applicable	The program does not include commercial structures or uses.
<b>Carmel Valley Village</b>		
28.1.22 (CV) The County Planning Commission shall immediately appoint a planning advisory committee whose responsibility shall be, in coordination with County Staff, to refine the policies in this plan regarding the Carmel Valley Village commercial core and adjacent residential areas. The Committee shall address an appropriate architectural theme, design review policies, traffic circulation, parking, street lighting, signing and any other pertinent matters.	Consistent	The program would involve roadway improvements throughout the Carmel Valley Road corridor, and would be subject to all local plans and policies.
28.1.23 (CV) The village should consist of a concentrated commercial core having adjacent moderate-density residential uses as a transition to the more rural peripheral area. A direct integration of residential and commercial uses should be encouraged. 28.1.24 (CV) Development of the village should follow a rural architectural theme with design review. This would encourage a visual coherence which is now lacking.	Not Applicable	The program does not include residential, service-related, or commercial structures or uses.
<b>Visitor Accommodations</b>		

<b>Carmel Valley Master Plan Policy</b>	<b>Consistency Determination</b>	<b>Discussion</b>
28.1.25 (CV) Expansion of existing hotels, motels and lodges should be favored over the development of new projects. Visitor accommodation projects must be designed so that they respect the privacy and rural residential character of adjoining properties.	Not Applicable	The program does not include the construction of new or altered visitor accommodations.
28.1.26 (CV) All further development of visitor accommodations in the area west of Via Mallorca and north of Carmel River shall be limited to a moderately sized facility, not to exceed 175 units, at the Rancho Cañada Golf Club.	Not Applicable	The program does not include the construction of new or altered visitor accommodations.
28.1.27 (CV) There shall be a maximum of 250 additional visitor accommodation units approved east of Via Mallorca, including units at Carmel Valley Ranch. In no case shall the overall density be in excess of 10 units per acre, except where higher densities may be appropriate. Bed and breakfast facilities shall be counted as visitor accommodation units and be limited to a maximum of 5 units clustered on 5 acres in accord with County Code Section 15.20.060M unless sewered by public sewers, see also policy 34.1.1.1(CV) of this Plan.	Not Applicable	The program does not include the construction of new or altered visitor accommodations.
<b>Public/Quasi-Public</b>		
31.1.3 (CV) Applications for service and special use facilities, (including in Carmel Valley, Hidden Valley Music Seminars), as defined by the General Plan are to be considered on their merits and shall not automatically be deemed inconsistent with the Plan. They must however conform to all applicable plan policies.	Not Applicable	The program does not include the development of service or special use facilities.
<p>31.1.3.1 (CV) Facilities classified as either Public/Quasi-Public or Special Use (such as schools, churches, hospitals, convalescent homes, rehabilitation centers, hospice facilities, emergency facilities and public facilities such as community halls) may be considered in any land use category provided that they meet the following criteria:</p> <ul style="list-style-type: none"> <li>▪ Low visibility</li> <li>▪ Safe and unobtrusive access away from pedestrian traffic areas.</li> <li>▪ Low noise impact on surrounding uses.</li> </ul>	Not Applicable	The program does not include the development of service or special use facilities.

<b>Carmel Valley Master Plan Policy</b>	<b>Consistency Determination</b>	<b>Discussion</b>
<ul style="list-style-type: none"> <li>▪ Development should follow a rural architectural theme with design review.</li> <li>▪ Conform to all other Plan requirements.</li> </ul>		
<p>31.1.4 (CV) Facilities (such as sewage treatment facilities, solid waste disposal facilities, water storage tanks, pumping stations, power and communications substations) shall be subject to design control and shall be screened from public view by use of natural terrain and vegetation or buffer areas and artificial screening.</p>	Not Applicable	The program does not include the development of sewage, solid waste, water storage, pumping station, or power and communications facilities.
<p>31.1.5 (CV) Alternative uses for schools which have been closed should be allowed where compatible with the surrounding community and consistent with the other policies of this Plan.</p>	Not Applicable	The program does not include the development of a closed school.
<b>Open Space</b>		
<p>34.1.1.1 (CV) Clustering of development should be permitted only where it will result in the preservation of visible open space and is in compliance with other applicable policies. Cluster development should be consistent with wastewater application rates of the Carmel Valley Wastewater Study. In general, this will result in clusters of five units or less on a minimum of five acres of land. The burden of proof shall be placed on the project sponsors to demonstrate that clustered development meets the objectives of the Plan.</p>	Not Applicable	The program does not include development of residential uses.
<p>34.1.1.2 (CV) Clustering of development is discouraged except where it would result in preservation of visible open space in critically sensitive areas or protect another natural resource. Clustering adjacent to vertical forms, spaces, will be considered in light of the visual sensitivity of the building site. The burden of proof is placed on project sponsors to demonstrate that proposed cluster development is compatible with policies of this Plan.</p>	Not Applicable	The program does not include development of residential uses.
<p>34.1.1.3 (CV) Public and private agencies such as the Big Sur Land Trust, the Monterey Regional Park District and others may acquire development rights and/or accept easements and dedications for significant areas of biological, agricultural or other open space land.</p>	Not Applicable	The program does not include roadway improvements in areas expected to be acquired by such public or private agencies.

Carmel Valley Master Plan Policy	Consistency Determination	Discussion
34.1.7.1 (CV) An assessment district, consisting of all land within the Carmel Valley Master Plan boundaries, may be formed to purchase the development rights of agricultural land and/or open space areas. The land should remain in private ownership and be zoned and taxed as agricultural land and/or open space.	Not Applicable	The program does not involve an assessment district or the purchase of agricultural or open space lands.
34.1.8 (CV) Unless specifically authorized by this plan, no development density is to be transferred within a project from any portion of the site which would not be subject to development because of plan policies.	Not Applicable	The program does not include residential uses.
34.1.9 (CV) Subdivision for conservation purposes which is in the public interest, is exempt from any quota and allocation system where such subdivision does not create additional residential building sites. It is preferable that parcels thus created shall be owned by an appropriate public entity or a non- profit public benefit corporation.	Not Applicable	The program would not create subdivisions for conservation purposes.
<b>Watershed Areas</b>		
35.1.3 (CV) Development shall be so designed that additional runoff, additional erosion or additional sedimentation will not occur off of the development site.  Storm drainage facilities shall be designed to accommodate runoff from the 10-year or 100-year storms as recommended by the Monterey County Flood Control and Water Conservation District.	Consistent	See discussion above under Policies 3.1.1.1 and 3.1.1.2.
<b>Transportation</b>		
37.4.1 (CV) The County shall encourage overall land use patterns which reduce the need to travel.	Consistent	The program proposes roadway improvements to alleviate traffic congestions within the Carmel Valley corridor.
37.4.2 (CV) The County shall encourage the provision, where feasible, of bicycle and automobile storage facilities to be used in conjunction with public transportation.	Not Applicable	The program does not include changes to or creation of public transportation facilities.
38.1.4.1 (CV) Public transit should be explored as an alternative to the use of private automobiles and to help preserve air quality.	Consistent	Under the program, roadways would be upgraded to provide bicycle use lanes throughout the Carmel Valley Road corridor.

<b>Carmel Valley Master Plan Policy</b>	<b>Consistency Determination</b>	<b>Discussion</b>
(Whenever feasible all new development shall include a road system adequate not only for its internally generated automobile traffic but also for bus -- both transit and school -- pedestrian and bicycle traffic which should logically pass through or be generated by the development.)		
39.1.5 (CV) Consideration should be given to locating a County road and utility maintenance facility in the Carmel Valley area. Such facility would provide for storage of equipment as well as materials.	Not Applicable	The program would not create a new County road and utility maintenance facility.
39.1.6 (CV) Every effort should be made to obtain the funding and proceed with construction of the Hatton Canyon Freeway at the earliest possible date. This should be a two-lane (each direction) non- access scenic route with every effort made to minimize the necessary cuts.  After five years of allocation the Board shall review local level of service and the status of the Hatton Canyon Freeway. If the Freeway has not been built, the Board shall limit further development until the freeway is under construction.	Not Applicable	The Hatton Canyon Freeway project has been abandoned. Pursuant to Policy 39.3.2, the County controls development approvals as needed to meet established levels of service standards.
39.1.7 (CV) It is recommended that fees for off-site major thoroughfares be imposed as a condition of granting of building permits. The recommended zone of influence is the Carmel Valley Master Plan Study Area with funds to be expended for the Valley Road or other major road improvements.	Consistent	The program does not include any residential or commercial development that would be subject to this policy. However, the program updates traffic impact fees to fund needed traffic improvements.
39.2.2.1 (CV) The needs of bicyclists, pedestrians, utilities and drainage shall be considered and, where appropriate, provided for on all public right-of- ways where such improvements will be safe for the intended use.	Consistent	The program includes widening of shoulders, addition of turnouts, and upgrades to and construction of bicycle lanes to provide better access to users of these public rights-of-way.
39.2.2.2 (CV) Bike routes must be considered in conjunction with all new road construction and improvements to existing roads.	Consistent	See discussion above under Policy 39.2.2.1.
39.2.2.3 (CV) All new road work or major work on existing roads within the commercial core areas of development areas shall provide room for use of bicycles and separate pedestrians	Consistent	See discussion above under Policy 39.2.2.1.

Carmel Valley Master Plan Policy	Consistency Determination	Discussion
walkways. The County shall provide bicycle routes on the shoulders between development areas throughout the Carmel Valley.		The program, as proposed, does not involve construction or remodeling of major bridges. However, depending on location it possible that minor bridge work may be necessary. This will be evaluated at the individual project design phase.
39.2.2.4 (CV) All new bridge construction or remodeling shall include provision for pedestrians and bicyclists.	Consistent	
39.2.2.5 (CV) Circulation in the village should emphasize pedestrian access. Walkways and paths are to be provided rather than conventional sidewalks. Pedestrian walkways should be used to provide access among new or remodeled commercial and other higher density uses.	Consistent	See discussion above under Policy 39.2.2.1.
39.2.5.1 (CV) Multiple driveway accesses to Carmel Valley Road should be discouraged. Approval of future development of land having frontage on Carmel Valley Road must be conditioned upon minimizing access to Carmel Valley Road, or denying it if access is otherwise available.	Not Applicable	The program does not include construction of driveway accesses to Carmel Valley Road.
39.2.5.2 (CV) Off-street parking should be developed at suitable locations within development areas.	Not Applicable	The program does not include provision for parking facilities.
39.2.6.1 (CV) Wherever possible a network of shortcut trails and bike paths should interconnect neighborhoods, developments and roads. These should be closed to motor vehicles and their intent is to facilitate movement within the Valley without the use of automobiles.	Not Applicable	The program does not include provision for these facilities outside of public rights-of-way.
39.2.7 (CV) In hillside areas, relaxation of road standards should be permitted for low density developments where it can be demonstrated that reduced standards result in fewer or less severe cut and fill slopes, and where bicycle, vehicular, and pedestrian safety is not adversely affected. In such cases, it must also be demonstrated that the relaxed standards positively contribute to furtherance of plan policies related to hazards avoidance, protection of biological resources, or protection of viewshed.	Not Applicable	The program is not in a hillside area.

Carmel Valley Master Plan Policy	Consistency Determination	Discussion
39.2.8 (CV) No roads should cross slopes steeper than 30% unless factors of erosion and visible scarring can be mitigated.	Consistent	All proposed roadway improvements would be subject to local design regulations and review. Also see discussion above under Policy 3.1.1.1.
<p>39.3.1.1 (CV) In order of priority, the following are policies regarding improvements to specific portions of Carmel Valley Road:</p> <ul style="list-style-type: none"> <li>▪ Via Petra to Robinson Canyon Road (Segments 6-8) It is recommended that this 4.4 mile section of Carmel Valley Road be widened to four lanes when it reaches design capacity. This should be preceded by a reevaluation of the Official Plan Line alignment in order to reduce road cuts in several locations.</li> <li>▪ Robinson Canyon Road to Laureles Grade (Segment 5) This section of Carmel Valley Road is adequate for the foreseeable future. Every effort should be made to preserve its rural character by maintaining it as a two-lane road with paved shoulders, and left turn channelizations at intersections where warranted.</li> <li>▪ Laureles Grade to Ford Road (Segment 3) Shoulder improvements and widening should be undertaken here and extended to Pilot Road, and may include left turn channelization at intersections as warranted.</li> <li>▪ East of Esquiline Road (Segments 1 and 2) Shoulder improvements should be undertaken at the sharper curves. Curves should be examined for spot realignment needs.</li> </ul>	Consistent	The program describes priorities for future traffic improvement based on projected levels of service. The program includes passing lanes along Segments 5, 6 and 7 that is more consistent with rural character than a 4-lane facility. Shoulder widening is included along Segment 3.
39.3.1.2 (CV) It is recommended that the County reduce the dangers of driving Carmel Valley Road by repainting the lines as consistent with the California Vehicle Code.	Not Applicable	The program does not include provision for repainting the lines on Carmel Valley Road, but does include certain other improvements to enhance safety
39.3.1.3 (CV) Left turn channelizations and/or ingress-egress tapers at significant access points on Carmel Valley Road should be high priority improvements to alleviate existing hazards.	Consistent	The program proposes left turn channelizations on Carmel Valley Road west of Ford Road. Refer to Chapter 2, <i>Program Description</i> .
39.3.1.4 (CV) The following road connections may be	Not Applicable	The program does not include the establishment of road

Carmel Valley Master Plan Policy	Consistency Determination	Discussion
<p>established, as controlled emergency accesses:</p> <ul style="list-style-type: none"> <li>a. De los Helechos to Paso Hondo as a dry weather ford;</li> <li>b. Paso del Rio (off W. Garzas) to Carmel Valley Road;</li> <li>c. Tierra Grande to Saddle Road in Hidden Hills;</li> <li>d. Country Club Drive to El Caminito;</li> <li>e. Robles del Rio area east of Esquiline Road;</li> <li>f. Outlook Drive to High Meadows (once Hatton Canyon Freeway is completed).</li> </ul>		<p>connections for controlled emergency accesses.</p>
<p>39.3.1.5 (CV) To accommodate existing and future traffic volumes at level of service C, the following road improvements are recommended pursuant to Monterey County General Plan policies 37.2.1 and 39.1.4:</p> <ul style="list-style-type: none"> <li>a. Widen Highway One to four lanes between Carmel Valley Road and Rio Road in conjunction with the Hatton Canyon Freeway project;</li> <li>b. Laureles Grade - undertake shoulder improvements, widening and spot realignment;</li> <li>c. Carmel Valley Road, Robinson Canyon Road to Ford Road - add left turn channelization at all intersections. Shoulder improvements should be undertaken.</li> </ul>	<ul style="list-style-type: none"> <li>a. Not Applicable</li> <li>b. Consistent</li> <li>c. Consistent</li> </ul>	<ul style="list-style-type: none"> <li>a. This is not part of the proposed program; however, in 2001 TAMC completed certain capacity-increasing improvements to Highway One and is planning future operational improvements between Carmel Valley Road and Rio Road. Refer to Chapter 2, <i>Program Description</i> and Appendix F.</li> <li>b. The program includes paved turnouts, new signage, shoulder improvements, and spot realignments on Laureles Grade. Refer to Chapter 2, <i>Program Description</i>.</li> <li>c. The program includes left turn channelizations on Carmel Valley Road west of Ford Road. Refer to Chapter 2, <i>Program Description</i>.</li> </ul>
<p>39.3.1.6 (CV) It is recommended that signals be provided at the following intersections and at other locations when accepted engineering warrants are met as a result of development under the Carmel Valley Master Plan:</p> <ul style="list-style-type: none"> <li>▪ Carmel Valley Road/Rio Road</li> </ul>	<p>Consistent</p>	<p>TAMC is planning operational improvements along Highway 1 including at the Highway one /Rio Road intersection. Refer to Chapter 2, <i>Program Description</i> and Appendix F.</p>

Carmel Valley Master Plan Policy	Consistency Determination	Discussion
<p>39.3.1.7 (CV) The County shall consider constructing minor interchanges as an alternative to signalizing the Carmel Valley Road intersection. This would result in an unimpeded flow of traffic on Carmel Valley Road and would facilitate left turning movements from and onto Carmel Valley Road intersections.</p>	Consistent	<p>The program includes a grade separation at Laureles Grade and Carmel Valley Road. Refer to Chapter 2, <i>Program Description</i>.</p>
<p>39.3.1.8 (CV) In the event the State does not build the Hatton Canyon Freeway or widen Highway One, the County shall consider an interchange at Highway One and Carmel Valley Road.</p>	Not Applicable	<p>The program does not include provision for an interchange at Highway One and Carmel Valley Road. The traffic study did not identify the need for such an interchange.</p>
<p>39.3.1.9 (CV) A northbound climbing lane should be considered for construction on Laureles Grade to accommodate future traffic volumes.</p> <p>Alternatively, several curves should be flattened and widths should be increased.</p>	Consistent	<p>The program includes construction of a climbing lane on Laureles Grade. Refer to Chapter 2, <i>Program Description</i>.</p>
<p>39.3.2.1 (CV) To implement traffic standards to provide adequate streets and highways in Carmel Valley, the County shall conduct and implement the following:</p> <ul style="list-style-type: none"> <li>a. Twice yearly monitoring by Public Works (in June and October) of average daily traffic at 12 locations identified in the Keith Higgins report in Carmel Valley on Carmel Valley Road, Carmel Rancho Boulevard and Rio Road.</li> <li>b. A yearly evaluation report (December) prepared jointly by the Public Works and Planning Departments to indicate segments approaching a traffic volume which would lower existing level service and which would compare average daily traffic (ADT) counts with service volumes for levels of service.</li> <li>c. Public hearings to be held in January immediately following a December report in (b) above in which only 100 or less ADT remain before a lower level of service would be reached for any of the 12 segments described on figure B-1</li> </ul>	Consistent	<p>The program evaluates the traffic levels of service at intersections and roadway segments and provides a set of improvements to meet established standards except along Segment 3 in the Carmel Valley Village and a fee program to fund such improvements. Due to no identification of a feasible improvement that would maintain the character of the Village and avoid routing through traffic through residential site streets, the program recommends a change in the LOS standard for this segment to LOS D. The County will continue to monitor traffic conditions after adoption of the program.</p>

<b>Carmel Valley Master Plan Policy</b>	<b>Consistency Determination</b>	<b>Discussion</b>
<p>of EIR 85-002 on the Carmel Valley Master Plan.</p>		
<p>d. With respect to those 12 identified road segments that are at level of service (LOS) C or below, approval of development will be deferred if the approval would significantly impact roads in the Carmel Valley Master Plan area which are at level of service (LOS) C or below unless and until an EIR is prepared which includes mitigation measures necessary to raise the LOS to an acceptable level and appropriate findings as permitted by law are made which may include a statement of overriding considerations. For purposes of this policy, “acceptable level” shall mean, at a minimum, baseline LOS as contained in the Carmel Valley Master Plan EIR. To defer approval if there is significant impact means that, at a minimum, the County will not approve development without such an EIR where the traffic created by the development would impact the level of service along any segment of Carmel Valley Road (as defined in the Keith Higgins Traffic Report which is part of the Environmental Impact Report (EIR) for the Carmel Valley Master Plan “CVMP”) to the point where the level of service would fall to the next lowerlevel. As for those road segments which are at LOS C, D and E, this would, at a minimum, occur when the LOS F, this would occur when it would cause a significant impact and worsening of traffic conditions as compared with the present condition. Specific findings will be made with each project and may depend on the type and location of any proposed development. Cumulative traffic impacts from development in areas outside the CVMP area must be considered and will cause the same result as development within the plan area.</p>		
<p>39.3.3 (CV) It is recommended that fire hydrant and/or water supply locations be identified by placement of blue reflective pavement markers in roadways, and that these markers be prohibited for any other purpose.</p>	<p>Consistent</p>	<p>All projects under the program would be designed to meet all applicable local and state requirements for roadways, including the placement of hydrant markers.</p>

Carmel Valley Master Plan Policy	Consistency Determination	Discussion
40.1.1.1 (CV) County Scenic Route status shall be sought for Carmel Valley Road.	Not Applicable	The program does not affect the designation of Carmel Valley Road as a scenic route. The program would not alter the rural character of the roadway.
40.2.1.1 (CV) An appropriate setback at a minimum of 100 feet shall be established along Carmel Valley Road without causing existing structures to become non-conforming and without rendering existing lots of record unbuildable.	Not Applicable	The program does not involve construction of commercial, residential, or service-related buildings. The proposed roadway improvements would be within existing rights-of-way along Carmel Valley Road. If additional right-of-way is needed the County would be subject to with all state and local policies and/or laws pertaining to right-of-way acquisition.
40.2.1.2 (CV) Public vista areas shall be provided and improved.	Not Applicable	The program does not involve changes to public vistas. Subsequent project-specific environmental analyses would evaluate whether impacts to public vistas would occur as a result of a specific roadway project.
40.2.1.3 (CV) Development (including buildings, fences, signs and landscaping) shall not be allowed to significantly block views of the viewshed, the river or the distant hills as seen from key public viewing areas such as Garland Ranch Regional Park, and such obstructions should be discouraged along both Carmel Valley Road and Laureles Grade Road. This applies to commercial and private parcels and to both developments and existing lots of record. The removal of existing solid fences and rows of Monterey Pine trees which block views of the river and the mountains is encouraged.	Consistent	As specified in Section 3.4, <i>Aesthetics</i> , the County would implement measures to avoid or minimize any impacts to existing views and viewsheds within the Carmel Valley Road corridor (see <b>Mitigation Measures AES 2.1, 3.1, and 4.1</b> ).
40.2.1.4 (CV) Any major improvements to Carmel Valley Road shall require, where feasible, the undergrounding of utility lines.	Consistent	The program would be subject to all local policies.
41.1.2.1 (CV) New major developments with access adjacent to Carmel Valley Road shall be required to provide space for the transit buses to stop, the parking of cars and facilities for the safe storage of bicycles.	Not Applicable	The program does not include any new commercial, residential, or service-related development.

Carmel Valley Master Plan Policy	Consistency Determination	Discussion
<b>Public Services and Facilities</b>		
51.2.7 (CV) Recreation in-lieu fees obtained from minor and standard subdivisions should be used to acquire or develop land for active recreation uses.	Not Applicable	The program does not include any new commercial, residential, recreational, or service-related development.
51.2.8 (CV) A county service area or other appropriate governmental mechanism should be formed to provide for maintenance of recreation areas.	Not Applicable	The program does not include any new commercial, residential, or service-related development.
51.2.9 (CV) Existing school facilities should be used as a nucleus for expansion of recreational uses. Land next to the Carmelo and Middle Schools should be considered for recreational uses.	Not Applicable	The program does not include any new commercial, residential, or service-related development.
51.2.10 (CV) Areas for barbecue picnicking and group play should be developed for the valley residents.	Not Applicable	The program does not include any new commercial, residential, or service-related development.
51.2.11 (CV) Active neighborhood recreation areas should be located at or within close access to the three development areas.	Not Applicable	The program does not include any new commercial, residential, or service-related development.
<p>All valley residents should have nearby access to hiking and riding trails and small neighborhood open areas or parks.</p> <p>Even though the Master Plan area contains two large regional parks, there should be constant consideration of the acquisition of additional areas. Land on the south side of the valley near the village is highly suitable for a mixture of active and passive uses, and should be seriously considered in conjunction with growth around the village area.</p>	Not Applicable	The program does not include any new commercial, residential, or service-related development.
51.2.12 (CV) Provision should be made for more recreational outlets for the youth of Carmel Valley.	Not Applicable	The program does not include any new commercial, residential, or service-related development.
1.2.13 (CV) Equestrian-oriented recreational activities shall be encouraged when consistent with the rural character of the valley.	Not Applicable	Equestrian activities are not involved as part of the program.
51.2.14 (CV) Existing X or Camp and O or Open Space districts shall be retained.	Not Applicable	The program does not include any new commercial, residential or service-related development.
51.2.15 (CV) There shall be no lighting for outdoor sports where it would be visible from off-site.	Not Applicable	The program does not include lighting for outdoor sports.

Carmel Valley Master Plan Policy	Consistency Determination	Discussion
<p>52.1.1.1 (CV) The California Department of Parks and Recreation inventory of historical resources lists nine buildings and sites of historical significance located in Carmel Valley. As an interim protection of these sites as well as others which may qualify, a committee will review this list on a site by site basis for the purpose of evaluating the current condition of each and recommend deletions, additions or other measures as needed. The committee will be drawn from members of local historical, architectural, and/or educational societies as determined by the Planning Commission.</p>	Not Applicable	See discussion above under Policy 12.1.6.1.
<p>52.1.9 (CV) When adopted by the County, the California State Historical Buildings Code and the Model Historical Preservation Ordinance shall be adopted and applied to sites of Historical Significance in Carmel Valley.</p>	Consistent	See discussion above under Policy 12.1.6.1.
<p>53.1.6 (CV) As a means of fostering conservation of local water resources, the County should implement the following:</p> <ol style="list-style-type: none"> <li>1. Require water conservation audits and retro fitting with water conservation devices at the time of resale for all residential and commercial structures.</li> <li>2. Adopt standards for landscaping such as requiring the use of drought tolerant landscaping for existing developments at the time of resale and for all new development.</li> <li>3. Standards for irrigation systems could be established such as the use of drip irrigation to minimize water use in gardens.</li> <li>4. Encourage leak detection (both on-site and off-site). An effective leak detection program will minimize water loss due to leaks.</li> <li>5. Water Conservation/Water Waste Ordinance will encourage the overall awareness of water conservation and provide disincentives for using large amounts of water.</li> <li>6. Public awareness and in-school education programs would</li> </ol>	Consistent	The program would abide by all applicable conservation standards and regulations for the conservation of water. The program plans are subject to review and approval by the Monterey County Planning and Building Inspection Department.

<b>Carmel Valley Master Plan Policy</b>	<b>Consistency Determination</b>	<b>Discussion</b>
<p>educate people on proper water usage and its cost.</p> <p>7. Requiring pump efficiency tests. In addition to saving electricity, water could be saved by analyzing actual water usage. With an efficient pump, accurate meter reading, and water consumption criteria, the well owner could analyze his water usage efficiently.</p> <p>8. Encourage night or optimum timing for watering/irrigation in the Carmel Valley. A significant amount of water could be saved by the individual homeowner as well as grower in the Valley.</p> <p>9. Promote a kit distribution program for all existing residential and commercial water users in the Valley.</p>		
<p>54.1.5 (CV) Development shall be limited to that which can be safely accommodated by on-site sewage disposal, or in the case of the Lower Valley, by the Carmel Sanitary District. Consideration may be given to package plants operated under supervision of a county service district.</p>	Not Applicable	The program does not include facilities that generate demand for sewage disposal, transport, or treatment.
<p>54.1.6 (CV) When projects for low/moderate income owners or renters are proposed at densities exceeding those recommended by the wastewater application rates of the Wastewater Study, but not exceeding 40 grams/acre/day of total nitrogen, a detailed wastewater study acceptable to the Director of Environmental Health shall be required to determine whether the recommendations of the Wastewater Study should be relaxed or upheld, and the policies of the Basin Plan, Monterey County Code (Septic System Ordinance), and other applicable health requirements will be met.</p>	Not Applicable	The program does not include facilities that generate demand for sewage disposal, transport, or treatment.
<p>54.1.7 (CV) The County of Monterey supports the new San Clemente Dam project or some other water project as a means of assuring an adequate supply of water for future growth in the Carmel Valley. Without additional supplies, development will be limited to vacant lots of record and already approved projects. All development which requires a water supply shall be subject to</p>	Not Applicable	The program does not include facilities that generate demand for water supply, storage, or transport.

<b>Carmel Valley Master Plan Policy</b>	<b>Consistency Determination</b>	<b>Discussion</b>
<p>County adopted water allocation and/or ordinances applicable to lands in the Carmel Valley Master Plan area. This is the Low Growth Alternative addressed in the Final SEIR 85-002.</p> <p>However, the MPWMD would provide only enough allocation for planned growth in Carmel Valley.</p>		
<p>54.1.8 (CV) The County shall encourage and support reclamation projects as a source of additional water supply. Such projects must show conclusively that they do not contribute to groundwater degradation. If additional water is generated by this method, it may be used to replace domestic water supply in landscape irrigation and other approved uses to free domestic water for planned growth provided that the water reclaimed creates no adverse environmental impacts.</p>	Not Applicable	The program does not include facilities that generate demand for water supply, storage, or transport.
<p>54.1.9 (CV) Proposals for Community Sewering for the Mid-Valley Area, including an advanced wastewater “package” treatment plant and spray irrigation shall be acceptable to the Director of Environmental Health prior to approving projects at densities greater than one unit per acre. If community sewerage is not found to be feasible, detailed groundwater studies acceptable to the Director of Environmental Health shall be conducted to confirm or refute the wastewater application criteria for specific sites.</p> <p>In no case shall the nitrogen loading rate exceed 40 grams/acre/day or the policies of the Basin Plan and Monterey County Code (Septic Ordinance). The cost of such studies as needed shall be borne by the developer when new projects are proposed.</p>	Not Applicable	The program does not include facilities that generate demand for sewage disposal, transport, or treatment.
<p>54.1.10 (CV) The County shall increase monitoring efforts in the Carmel Valley Village and Mid-Valley Areas to:</p> <ul style="list-style-type: none"> <li>▪ identify existing groundwater quality or other impacts from septic systems;</li> <li>▪ verify the data assumptions and predictions contained in the Carmel Valley Wastewater Study for these areas; and</li> </ul>	Not Applicable	The program does not include facilities that generate demand for sewage disposal, transport, or treatment.

Carmel Valley Master Plan Policy	Consistency Determination	Discussion
<ul style="list-style-type: none"> <li>▪ determine the need for community sewerage facilities or other improvement in waste disposal practices.</li> </ul>		
<p>54.1.11 (CV) Detailed cumulative groundwater quality impact studies shall be conducted for any Proposed Projects which will exceed, on a localized or areawide basis, the maximum recommended wastewater application rates contained in the Carmel Valley Wastewater Study.</p>	Not Applicable	The program does not include facilities that generate demand for sewage disposal, transport, or treatment.
<p>In no case shall the total nitrogen loading rate exceed 40 grams/acre/day or the provisions of the Basin Plan and Monterey County Code (Septic Ordinance). Special consideration should be given to commercial development, such as visitor accommodations and restaurant facilities, where more intensive wastewater loadings are likely. Based on these studies, the adopted wastewater application criteria shall be refined to guide sewage disposal plans. The investigation shall be conducted by a licensed geologist, geologic engineer, water quality expert and/or a licensed soils engineer. The project should be reviewed by a professional engineer or hydrologist acceptable to the Director of Environmental Health and the cost of the review shall be borne by the developer when new projects are proposed. The scope of work shall be established by the Director of Environmental Health in conjunction with the Monterey Peninsula Water Management District.</p>		
<p>56.2.3 (CV) Whenever street lighting is used in the valley, it shall be designed to promote traffic safety and be unobtrusive and harmonious with the local character. Such lighting must be constructed and located to illuminate only the intended area and prevent off-site glare.</p>	Consistent	Lighting associated with the program would be designed to conform to all applicable standards (see <b>Mitigation Measure AES-4.1</b> ).
<p>56.2.4 CV) Except where inconsistent with sound environmental planning, new aboveground transmission facilities shall 1) follow the least visible route (e.g., canyons, tree rows, and ravines), 2) cross ridgelines at the most visually unobtrusive locations, 3) follow, not compete with, either natural features of the terrain or man-made features in developed areas, and 4) be well designed,</p>	Not Applicable	The program does not include aboveground transmission facilities..

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<b>Carmel Valley Master Plan Policy</b>	<b>Consistency Determination</b>	<b>Discussion</b>
simple and unobtrusive in appearance, have a minimum of bulk, use the minimum number of elements permitted by good engineering practice, and make use of colors and materials compatible with local surroundings.		

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