Before the Board of Supervisors in and for the County of Monterey, State of California

Resolution No. 12-016

Resolution of Intention of the Monterey County Board of Supervisors to amend the text, policies, and figures of the Del Monte Forest Land Use Plan and the Coastal Implementation Plan, Parts 1 and 5, including land use re-designations and zoning reclassifications at multiple locations throughout the Del Monte Forest, Coastal Zone.....

An amendment to the text, policies, and figures of the Del Monte Forest Land Use Plan (LUP), and amendment to the text and certain zoning maps of the Coastal Implementation Plan (CIP), Parts 1 and 5, came on for a public hearing before the Monterey County Board of Supervisors on January 24, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors hereby finds and decides as follows:

RECITALS

1. Section 65300 et seq. of the California Government Code requires each county to adopt a comprehensive, long-term General Plan for the physical development of each county.

2. On September 30, 1982, the Board of Supervisors of the County of Monterey ("County") adopted a county-wide General Plan ("General Plan") pursuant to California Planning, Zoning and Development law.

3. Section 30500 of the Public Resources Code requires each County and City to prepare a Local Coastal Program (LCP) for that portion of the coastal zone within its jurisdiction.

4. On July 17, 1984, the Board of Supervisors adopted the Del Monte Forest Land Use Plan ("Land Use Plan") as part of the Local Coastal Program in the Coastal Zone pursuant to the California Coastal Act.

5. On September 24, 1984 the California Coastal Commission (Coastal Commission) acknowledged certification of the Del Monte Forest Land Use Plan as part of Monterey County's Local Coastal Program.

6. On January 5, 1988, the County adopted the Monterey County Coastal Implementation Plan (CIP) of the LCP as Title 20 of the Monterey County Code, including "Part 5:

Regulations for Development in the Del Monte Forest Land Use Plan Area" (Chapter 20.147 of the Monterey County Code).

7. On October 26, 2010, the County adopted the 2010 General Plan, an update of the General Plan for the inland area, but it does not apply in the coastal zone. To the extent the LCP relies on the 1982 General Plan, the adoption of the 2010 General Plan does not change that reliance.

8. Section 30514 of the Public Resources Code allows the County to amend the certified LCP in accordance with certain procedures. Proposed amendments are to be submitted to and processed by the California Coastal Commission in accordance with applicable procedures. The County may make no more than three submittals of proposed amendments per calendar year; however, each submittal may contain multiple amendments. To date, the County has made no submittals of LCP amendments in 2012.

9. The procedures for amending the LCP-CIP are set forth in state law and regulation as well as in Monterey County's Coastal Implementation Plan (Chapter 20.94 and Part 6, Appendix 13).

10. Pursuant to Public Resources Code sections 30000 et seq., Title 14 of the California Code of Regulations, and Title 20 of the Monterey County Code, the County may amend the adopted Local Coastal Program provided the County follows certain procedures, including that the County Planning Commission hold a noticed public hearing and make a written recommendation to the Board of Supervisors on the proposed amendment of the Land Use Plan (LUP) and Coastal Implementation Plan (CIP), and that the Board of Supervisors hold a noticed public hearing to determine whether to adopt a resolution of intent to approve the amendments; if affirmative, the Board then submits the proposed amendments to the California Coastal Commission for certification. The Coastal Commission may certify the amendments or may suggest modifications. The amendments become final and effective only after the Board acknowledges certification, including any suggested modifications, and formally adopts the amendments and the Executive Director of the Coastal Commission confirms, without objection by the Coastal Commission, that the County's action conforms to the Coastal Commission's certification order.

11. Pursuant to Government Code sections 65350 et seq., the County may amend the adopted General Plan and zoning provided the County follows certain procedures, including that the County Planning Commission hold a noticed public hearing and make a written recommendation to the Board of Supervisors on the proposed amendment of the General Plan and zoning and the Board of Supervisors hold a noticed public hearing on the proposed amendments.

12. Pursuant to Public Resources Code section 21080.9 and CEQA Guidelines Section 15265 (Adoption of Coastal Plans and Programs), CEQA does not apply to activities and approvals by a local government necessary for the preparation and adoption of a

local coastal program. This section shifts the burden of CEQA compliance from the local agency to the California Coastal Commission (CCC). Pursuant to Public Resources Code Sections 21080.5 and 21080.9, and CEQA Guidelines Section 15251(f), the CCC is identified as a certified regulatory program which meets the requirements of Public Resources Code involving the preparation, approval, and certification of local coastal programs. As such, the CCC report that will be prepared for the LCP Amendment qualifies as a functional equivalent environmental review document with regard to CEQA. Therefore, the County is not required to take further CEQA action on the proposed LCP Amendment.

13. The County has prepared a Draft Environmental Impact Report (EIR) for the Pebble Beach Concept Plan (Pebble Beach Company Project, State Clearinghouse No. 2011041028, November 2011). The County circulated the Draft EIR for public review from November 14, 2011, to January 9, 2012. The Draft EIR has been provided to the Board of Supervisors. The Draft EIR will provide the CCC with the technical background information it needs to analyze the proposed LCP Amendment.

14. The proposed Del Monte Forest Land Use Plan as proposed to be amended, in a version showing the changes with strikethrough and underline and in a "clean" version, is attached hereto as Attachment A and incorporated herein by reference. The proposed ordinance amending the Coastal Implementation Plan is attached hereto as Attachment B and incorporated herein by reference.

15. The amendments to the Land Use Plan and Coastal Implementation Plan do the following:
    a. Provide the regulatory framework for the Pebble Beach Company Project Concept Plan. Attachment C, attached hereto and incorporated by reference, provides additional detail, in narrative and map format, of the proposed changes to the land use designations in the Land Use Plan.
    b. Update the Local Coastal Program (LCP) to reflect the changes in conditions in the Del Monte Forest since the original adoption of the LCP in the 1980s, and to correct errors and inconsistencies within the Del Monte Forest portions of the LCP. The updates to the text to reflect current conditions include, but are not limited to, ESHA, forest resources, hazards, scenic and visual resources, cultural resources, land use & development, circulation, water & wastewater, housing, and public access.
    c. Focus the LUP as a policy document, while moving implementing detail into the Coastal Implementation Plan.

16. On December 14, 2011, the Monterey County Planning Commission held a duly noticed public hearing to consider and make recommendations to the Board of Supervisors regarding approving amendments to the text, policies, and figures of the "Land Use Plan" and to amend the text and zoning maps of the Coastal Implementation Plan (CIP), Parts 1 and 5. At least 10 days before the first public hearing date, notices of the hearing before the Planning Commission were published in the Monterey County Herald and were also posted on and near the property. The Planning Commission

recommended approval of the LCP amendments by a vote of 9 to 1 (Planning Commission Resolution No. 11-043).

17. All policies of the 1982 General Plan have been reviewed by the Planning Department staff to ensure that the proposed amendments maintain the compatibility and internal consistency of the General Plan. The Board of Supervisors has also considered the Planning Commission resolution, the Draft EIR, the staff reports, the written and oral testimony, and the administrative record as a whole and, on that basis, finds that:
    a. The proposed amendments provide the regulatory framework for the Pebble Beach Company Project Concept Plan.
    b. For proposed amendments that are unrelated to the Concept Plan, these changes are not expected to increase development potential in areas outside the Concept Plan in the Del Monte Forest or lessen protection of environmental resources, and are more likely to result in reduction of environmental impact overall compared to the policies in the existing LUP. The key changes in the proposed CIP are similar in intent and scale to those proposed for the LUP.
    c. The proposed amendments update the Local Coastal Program (LCP) to reflect the changes in conditions in Del Monte Forest since the original adoption of the LCP in the 1980s.
    d. The proposed amendments focus the LUP as a policy document, while moving implementing detail into the Coastal Implementation Plan.
    e. The proposed amendments are balanced under the Coastal Act conflict resolution section requirements, which results in an overall determination of Coastal Act consistency.

18. On January 24, 2012, the Monterey County Board of Supervisors held a duly noticed public hearing to consider a resolution of intent to adopt the proposed amendments to the text, policies, and figures of the "Land Use Plan" and to amend the text and zoning maps of the Coastal Implementation Plan (CIP), Parts 1 and 5. At least 10 days before the first public hearing date, notices of the hearing before the Board of Supervisors were published in the Monterey County Herald and were also posted on and near the property.

19. These amendments are intended to be carried out in a manner fully in conformity with the California Coastal Act.

DECISION

NOW, THEREFORE, BASED ON ALL OF THE ABOVE FINDINGS, BE IT RESOLVED, that the Board of Supervisors does hereby:

a. Adopt a resolution of intent to adopt the amended Del Monte Forest Land Use Plan, attached hereto as Attachment A and incorporated herein by reference, including the amendments to text, policies, and figures shown in Attachment A and including the changes to Land Use Designations shown on LUP Figures 5 and 6a through 6g(2);
b. Adopt a resolution of intent to adopt an Ordinance, attached hereto as Attachment B and incorporated herein by reference, to amend the text of Parts 1 and 5 of the

Monterey County Coastal Implementation Plan (CIP) (Title 20 of the Monterey County Code) and sections 20-10 and 20-16 of the zoning maps of Title 20, as shown in Exhibits "A" through "U" of Attachment B;

c. Certify that the amendments are intended to be carried out in a manner fully in conformity with the Coastal Act; and

d. Direct staff to transmit the proposed amendments to the California Coastal Commission for certification together with materials sufficient for a thorough and complete review.

e. Direct staff to adjust the formatting of the draft ordinance, as applicable, prior to transmission to the California Coastal Commission.

PASSED AND ADOPTED on this 24th day of January, 2012, upon motion of Supervisor Armenta, seconded by Supervisor Salinas, and carried by those members present, by the following vote, to-wit:

AYES: Supervisors Armenta, Salinas, Parker, Potter
NOES: None
ABSENT: Supervisor Calcagno

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 76 for the meeting on January 24, 2012.

Dated: January 30, 2012

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

PROOF OF SERVICE

I am employed in the County of Monterey, State of California. I am over the age of 18 years and not a party to the within action. My business address is 168 W. Alisal Street, 2nd Floor, Salinas, California.

On **March 2, 2012** I served a true copy of the following document:

Board Resolution No. 12-016, Agenda Item S-3, Pebble Beach Company on January 24, 2012

on the interested parties to said action by the following means:

[ ] **(BY HAND-DELIVERY)** By causing a true copy thereof, enclosed in a sealed enveloped, to be hand-delivered.

[X] **(BY MAIL)** By placing a true copy thereof, enclosed in a sealed envelope, for collection and mailing on that date following ordinary business practices, in the United States Mail at the Resource Management Agency Planning Department, 168 W. Alisal Street, 2nd Floor, Salinas, California, addressed as shown below. I am readily familiar with this business's practice for collection and processing of correspondence for mailing with the United States Postal Service, and in the ordinary course of business, correspondence would be deposited with the United States Postal Service the same day it was placed for collection and processing.

[ ] **(BY OVERNIGHT DELIVERY)** By placing a true copy thereof, enclosed in a sealed envelope, with delivery charges to be billed to the Resource Management Agency, Planning Department, to be delivered by Overnight Delivery.

[ ] **(BY FACSIMILE TRANSMISSION)** By transmitting a true copy thereof by facsimile transmission from facsimile number (831) 757-9516 to the interested parties to said action at the facsimile number(s) shown below.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on March 2, 2012, at Salinas, California.

Linda M. Rotharmel

Linda M. Rotharmel

See attached list

LONE CYPRESS CO LLC
PO BOX 1767
PEBBLE BEACH CA 93953

PEBBLE BEACH COMPANY
PO BOX 1767
PEBBLE BEACH CA 93953

PEBBLE BEACH COMMUNITY SD
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PEBBLE BEACH CA 93953

CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET SUTIE 300
SANTA CRUZ CA 95060

MOLLY ERICKSON
THE OPEN MONTEREY PROJECT
479 PACIFIC STREET SUITE 1
MONTEREY CA 93940

LAND WATCH
ATTN: AMY WHITE
PO BOX 1876
SALINAS CA 93902

FENTON & KELLER
ATTN: TOM JAMISON
PO BOX 791
MONTEREY CA 93942

ATTACHMENT A to RESOLUTION

DRAFT LAND USE PLAN and LUP FIGURES

- LUP (Clean or as Amended Version);
- LUP (Strikethrough / Underline Version);
- LUP (Figures as Amended)

PLN100138 – Pebble Beach Company

Board of Supervisors
January 24, 2012

DRAFT LAND USE PLAN
(as Amended Version)

PLN100138 – Pebble Beach Company

Board of Supervisors
January 24, 2012

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CHAPTER ONE

INTRODUCTION

CALIFORNIA COASTAL ACT

The California Coastal Act was enacted in 1976 based on the premise that California's coastal areas are areas of statewide importance for which certain statewide perspectives related to resource protection and development are required. The Coastal Act's legislative findings state:

> *That the California coastal zone is a distinct and valuable natural resource of vital and enduring interest to all the people and exists as a delicately balanced ecosystem.*
>
> *That the permanent protection of the state's natural and scenic resources is a paramount concern to present and future residents of the state and nation.*
>
> *That to promote the public safety, health, and welfare, and to protect public and private property, wildlife, marine fisheries, and other ocean resources, and the natural environment, it is necessary to protect the ecological balance of the coastal zone and prevent its deterioration and destruction.*
>
> *That existing developed uses, and future developments that are carefully planned and developed consistent with the policies of this division, are essential to the economic and social well-being of the people of this state and especially to working persons employed within the coastal zone.*

Accordingly, the Coastal Act creates the coastal zone, establishes the California Coastal Commission as the state agency responsible for Coastal Act implementation, and identifies the basic goals of the state for the coastal zone as follows:

> *Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.*
>
> *Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.*
>
> *Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.*
>
> *Assure priority for coastal-dependent and coastal-related development over other development on the coast.*
>
> *Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.*

Thus, overall state coastal zone goals include the goal of protecting, maintaining and restoring the overall quality of the coastal zone environment and its resources, and the goal of assuring orderly and balanced use and conservation of such resources. These goals are then embodied in policies provided by

Coastal Act Chapter 3, which provides the key planning and management policies and provisions for the state's coastal zone resources.

In general, the Coastal Act establishes requirements and priorities for the location, intensity, type, and design of new development in the coastal zone in order to promote the protection and enhancement, where feasible, of coastal resources. The Coastal Act requires that most new development be concentrated in and around existing developed areas with adequate public facility capacities to serve new development. The Coastal Act also establishes a set of priority uses, including that public recreational uses take precedence over private residential and general industrial or commercial development, but not at the expense of agriculture or coastal-dependent industry.

Within this broader framework, the Coastal Act also provides specific prescriptions for specific resource types. For example, public views are protected as a resource of public importance, and new development in highly scenic areas like the Del Monte Forest must be subordinate to the setting. Public recreational access opportunities must be maximized, and popular visitor destination points and appropriate upland areas are protected for recreational use. Coastal waters, streams, and wetlands are specifically required to be maintained and enhanced, including through siting and design requirements. Likewise, the environmentally sensitive habitat area (ESHA) policies of the Act strictly limit development within ESHA and require that adjacent development not disrupt these resources.

The broad policies of the Coastal Act are implemented through a coastal development permit (CDP) requirement for all development in the coastal zone. New development must be consistent with the Coastal Act, or with the applicable Local Coastal Program (LCP) that has been certified by the Coastal Commission as consistent with the Coastal Act. Thus, implementation of the Coastal Act, including resource planning and development permitting, fundamentally relies on close coordination and a strong partnership between the Coastal Commission and coastal zone local governments.

MONTEREY COUNTY LOCAL COASTAL PROGRAM (LCP)

The Coastal Act requires local governments to prepare local coastal programs (LCPs) consistent with the Coastal Act for the portion of the statewide coastal zone located within their jurisdiction. Each LCP is required to include both a land use plan (LUP) and an implementation plan (IP) that together distill statewide Coastal Act coastal resource policies to the local level in a way that recognizes local context and perspective. The County of Monterey decided to divide their coastal zone area into four segments (North County, Del Monte Forest, Carmel Area, and Big Sur) and to prepare segment-specific LUPs and IPs for each, as well as overall IP measures and zoning for the County coastal zone. The Coastal Commission originally certified Monterey County's four segment-specific LUPs between 1982 and 1986. The complete LCP IP was subsequently certified in 1988, and the County of Monterey assumed authority for issuing most CDPs in the County, including in the Del Monte Forest, at that time.

DEL MONTE FOREST LAND USE PLAN (LUP)

This document is the Del Monte Forest LUP, and is applicable to the Del Monte Forest coastal zone area (see Figure 1). The Del Monte Forest coastal zone area is a large, almost exclusively privately held land area that extends inland three to four miles in places and is located along approximately 7 miles of

central California shoreline. The Pebble Beach Company owns the private road system that winds through the Forest, as well as almost all of its undeveloped land. The Pebble Beach Company also owns and operates the major resorts in the Forest, and much of The Lodge at Pebble Beach-related commercial operations, as well as four of the eight golf courses. The Pebble Beach Company's predecessor, the Del Monte Properties Company, acquired all of the Del Monte Forest and much of the surrounding area in the early 1900s. Although the Pebble Beach Company has sold many of these original holdings over time, as evidenced by the other golf course properties and the Forest's individually-held residences, it remains the predominant Del Monte Forest landowner and land management entity. As a result, this LUP reflects the Pebble Beach Company's significant role in coastal resource planning and management in the Forest.

The Del Monte Forest LUP was originally certified in 1984, and has subsequently been amended multiple times since. Because all of the Del Monte Forest is seaward of the first through public road and the sea, pursuant to the Coastal Act all County CDP approval decisions are appealable to the Coastal Commission, as are any local actions (approval or denial) on a CDP for a major public works project (including a publicly financed recreational facility and/or a special district development) or an energy facility. Because the inland portion of the Country Club planning area and a small segment of the Gowen Cypress planning area are outside the coastal zone, development in these areas is not subject to this LUP (and not subject to the Coastal Commission appeal process) but rather is subject to the 2010 Monterey County General Plan and the Greater Monterey Peninsula Area Plan.

DEL MONTE FOREST LUP ORGANIZATION

The LUP is organized into six chapters:

Chapter 1 provides background context and information related to the Coastal Act, the County of Monterey LCP, and the Del Monte Forest LUP, including presenting the LUP's overall key policies.

Chapter 2 identifies the main natural resource policies and provisions of this LUP, including identifying the Del Monte Forest natural resource setting, and the ways in which such resources are to be protected and managed over time.

Chapter 3 identifies the main land use and development policies of the LUP, including parameters related to the balance between coastal zone resource conservation and development, as well as land use designations for Del Monte Forest property. This chapter also includes a description of the Pebble Beach Company 2011 Concept Plan (Concept Plan).

Chapter 4 presents the land use support policies of the LUP and addresses issues related to circulation, water supply, wastewater services, and housing. This chapter also includes consideration of development and public access infrastructure, including as it affects the timing of new or expanded uses and development and the way in which Coastal Act and LCP priorities, including coastal-dependent and coastal-related development, are given precedence over non-priority uses.

Chapter 5 presents additional public access policies, including identifying specific physical and visual access facilities and requirements along the Del Monte Forest shoreline and within the area as a whole. This chapter provides direction on how best to maximize public access and recreational opportunities in light of the unique ownership and private use patterns within the Del Monte Forest area.

Chapter 6 describes certain LUP implementing mechanisms, including with respect to its day-to-day administration by the County of Monterey.

DEL MONTE FOREST LUP TERMINOLOGY

The policies of this LUP implement the Coastal Act and are key to ensuring consistency of new development with the Coastal Act. This LUP identifies standards that are mandatory in many cases, permissive in others, and optional in certain circumstances. To assist in clarifying the intent of this LUP, the following terminology distinctions are made:

"Must" or "shall" identifies mandatory language to which all development must adhere.

"Should" identifies guidance based on policy considerations of this LUP, as well as those of the Coastal Act, the legislative history of the Act, and/or in judicial decisions concerning the Act and its implementation, including through LCPs. This guidance is to be followed unless the particular facts and circumstances require deviation.

"May" identifies language describing provisions which are desirable to adhere to in the interest of meeting the broad goals of the Coastal Act and this LUP, but which in isolation from other mandatory policy guidance may be interpreted and applied at the discretion of the decision-making body.

All of the provisions of this LUP must be read and applied together. In cases where questions of or conflicts in interpretation arise, such questions and conflicts are to be resolved in favor of the interpretation that is most protective of coastal resources and most consistent with the Coastal Act.

DEL MONTE FOREST LUP KEY POLICIES

The LUP is organized in relation to the following primary elements and objectives, each of which is called out in the LUP as a Key Policy. Each individually represents the key policy for the identified LUP issue area, and they collectively represent the principal LUP policies:

Freshwater and Marine Resources

The water quality and biological value of the Del Monte Forest's coastal streams, wetlands, open coastal waters, and the Carmel Bay shall be protected and maintained, including through application of adequate buffers and setbacks, maintaining hydrologic inputs, protecting riparian and wetland vegetation, carefully controlling grading to minimize erosion and sedimentation, and effective collection, filtration, and treatment of runoff.

Environmentally Sensitive Habitat Areas

The environmentally sensitive habitat areas of the Del Monte Forest are unique, limited, and fragile resources that are sensitive and important biologically, as well as resources that enrich Del Monte Forest enjoyment for residents and visitors alike. Accordingly, these areas shall be protected, maintained, and, where possible, enhanced and restored in accordance with the policies of this LUP. Except where specifically and explicitly authorized by the LUP, all categories of land use and development, both

public and private, shall be subordinate to the protection of these areas.

Forest Resources

The natural beauty of the Del Monte Forest is one of its chief assets, and forest resources, in addition to their fundamental role in supporting the area's natural environment, are a principal constituent of the scenic attractiveness of the area that must be preserved for the benefit of both residents and visitors alike. These forest resources are best understood as complex and dynamic habitats comprising forest trees, understory vegetation, wildlife, soils, and climate, and the interaction of all these elements. These forests are complex, interdependent webs of living organisms and physical habitat, and are much more than simply an aggregate of trees. They are also home to the area's wildlife and serve to moderate climatic extremes. Long-term preservation of forest resources is a paramount concern and objective of the LUP.

Hazards

Land uses and development in areas of geologic, flood, fire, and other coastal hazards shall be carefully regulated through the best available planning practices and sited and designed in order to minimize risks to life and property, and damage to the natural environment.

Scenic and Visual Resources

The Del Monte Forest and 17-Mile Drive are significant and important visitor destinations. It is the objective of this LUP to protect the area's magnificent scenic and visual resources, to avoid incompatible development, and to encourage improvements and facilities that complement the Forest's natural scenic assets and enhance the public's enjoyment of them. To protect the scenic and visual resources of the Del Monte Forest area, only development that does not block significant public views and does not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public access areas/vista points, shall be allowed.

Cultural Resources

The Del Monte Forest's cultural resources shall be maintained, preserved, and protected for their scientific and cultural heritage values. New land uses and development shall be considered compatible with this objective only when they incorporate site planning and design features necessary to avoid impacts to cultural resources, and where impacts are unavoidable they shall be minimized and reasonably mitigated.

Land Use and Development

Land use designations are directive as to the type of use, but uses shall only be allowed provided such use and related development can be accomplished consistent with LUP policies, including resource protection requirements. Development shall be sited and designed in such a manner as to protect and enhance coastal resources, including public recreational access.

Circulation

The continued development of a multi-modal circulation system within the Del Monte Forest shall be encouraged to provide an adequate level of service with minimal intrusion to the Forest environment, ensure adequate and effective public recreational access, encourage separation of visitor and resident traffic, and provide for a proportionate share of the improvements necessary to impacted areas of Highway 68, which serves as an external access route to the Del Monte Forest.

Water and Wastewater

Development shall be approved only if it can be served by adequate and long-term public water supplies and wastewater treatment capacities. Priority for use of scarce water and wastewater treatment capacity shall be for coastal priority land uses. Wastewater systems which minimize or eliminate ocean pollution, and which provide for reclamation of wastewater for reuse, shall be encouraged and supported.

Housing

Housing opportunities for persons and families of low to moderate income should be protected and provided, both within the Forest and in outlying areas, as a function of new development within the Forest.

Public Access

Visual and physical public access to and along the shoreline and the enjoyment of public recreational values throughout the Del Monte Forest, consistent with the basic purpose of the California Coastal Act, shall be maximized. This LUP shall also seek to ensure that the beauty of the Del Monte Forest Area coast, its tranquility, and the health of its environment will not be marred by public overuse or neglect.

CHAPTER TWO

RESOURCE MANAGEMENT ELEMENT

INTRODUCTION

The spectacular meeting of forest, land, and sea in the Del Monte Forest area is more than an important scenic attraction of the Monterey Peninsula; it is also a vital habitat for a variety of vegetation and wildlife species, including several rare and endemic species dependent on the unique ecosystem. That so much of the Forest's natural and scenic resources remain unspoiled is also significant; it provides a sharp contrast to urban developments in most areas of the nearby cities of Carmel-by-the-Sea, Pacific Grove, and Monterey.

In considering the following natural resource management sections, it is important to read them together as a whole framework and as discrete subjects. For example, disruption of vegetation at one site could increase site-specific runoff, which in turn could increase area-wide erosion and affect water quality, riparian habitats, and visual quality. In addition, many of the Forest's natural resource areas encompass a variety of species and habitat types that are important and sensitive by themselves, but that also have important ecosystem values when considered together.

This chapter details requirements for protecting and enhancing certain natural resources in the Del Monte Forest, including those related to freshwater resources (wetlands, streams, creeks, etc.), marine resources (intertidal areas, roosting and haul-out sites, etc.), ESHA, forests, natural landforms, and public viewsheds. Such requirements are organized below in sections by resource type, but there is considerable overlap and interplay between sections, and thus they must be understood in relation to all of the requirements of the chapter. In addition, the resource requirements in this chapter are not the only resource requirements of the LUP, and the requirements of the other LUP chapters that refer to similar and other resources are also applicable and must be recognized on the same footing as these here. As stated in Chapter 1, any questions and conflicts are to be resolved in favor of the interpretation that is most protective of coastal resources and most consistent with the Coastal Act.

Of particular note, this chapter must also be understood in terms of Pebble Beach Company's Concept Plan described in Chapter 3. Pebble Beach Company is the owner of the vast majority of the undeveloped land in Del Monte Forest and the Concept Plan was developed to provide certainty as to the ultimate disposition of that land under the LUP. The Concept Plan includes provisions for the Company to dedicate and preserve most of its undeveloped land, and for it to develop and redevelop a limited number of other areas, some of which include certain natural resources. The Concept Plan allows for certain resource impacts to ESHA, wetlands, dunes, streams, and riparian corridors in these limited areas notwithstanding other LUP policies protecting such resources in recognition of the significant permanent open space protection that would correspondingly be applied to the overwhelming majority of the Pebble Beach Company's significant undeveloped lands. In short, for these lands and pursuant to the Concept Plan, this LUP strikes a balance that recognizes that concentrating development in and near existing developed Forest nodes (e.g., in former quarry areas and in areas framed by golf course and residential development, etc.) pursuant to the Concept Plan allows for large resource areas, including those that are contiguous to other large protected resource areas (e.g., Pescadero Canyon and Huckleberry Hill Natural Habitat Area, etc.), to be protected and managed as contiguous habitat areas in perpetuity.

Overall, the common thread of this chapter and others, and really the LUP as a whole, is one of resource protection. The LUP fundamentally recognizes that the resources of the Del Monte Forest are significant and important, and that their protection is essential to the health and wellbeing of the Forest, not only in terms of the value of the resources themselves but also including in terms of fostering a natural environment within which the Forest's residential and visitor-serving commercial uses can thrive.

FRESHWATER AND MARINE RESOURCES

California Coastal Act policies require the protection of freshwater and marine resources, particularly areas or species of biological or economic significance, and the maintenance of water quality, both inland and along the coast.

Freshwater resources, including riparian corridors and wetlands, are limited in the Del Monte Forest area. Wetland habitat in the Forest is primarily freshwater-related and is perhaps the most limited in extent. Del Monte Forest streams tend to flow seasonally, generally carrying surface runoff during the rainy season. Disruption of hydrologic inputs and quality, including sedimentation from disturbed areas and polluted runoff from buildings and paved surfaces, is perhaps the most serious threat to the Del Monte Forest's freshwater resources. These freshwater systems exist in the Forest in a sort of dynamic equilibrium that can be easily disrupted by inappropriate development siting and design, thus requiring both appropriate setbacks as well as thoughtful consideration of design options to minimize disruption of these areas.

The Del Monte Forest's marine resources include significant intertidal areas, offshore rocks which are used as major rookeries, roosting and haul-out sites, extensive kelp beds which support numerous species of sport fishes as well as the threatened sea otter, the Carmel Bay State Ecological Reserve, and the Carmel Bay Area of Special Biological Significance (ASBS). Non-point sources of pollutants to Carmel Bay come primarily from silt from eroding surfaces and from other pollutants in storm water runoff. Pollutants of concern in such runoff include, but are not limited to: sediments, nutrients (nitrogen, phosphorous, etc.), pathogens (bacteria, viruses, etc.), oxygen demanding substances (plant debris, animal wastes, etc.), petroleum hydrocarbons (oil, grease, solvents, etc.), heavy metals (lead, zinc, cadmium, copper, etc.), toxic pollutants, floatables (litter, yard wastes, etc.), synthetic organics (pesticides, herbicides, PCBs, etc.), and changes in its physical parameters (changes to salinity, temperature, dissolved oxygen, etc.). The Pescadero Creek watershed, and much of the southern portion of the Del Monte Forest, drains to Carmel Bay, and thus development in these areas is of heightened concern for Carmel Bay protection, especially development which may become or lead to a source of pollutants into the Bay.

Freshwater and Marine Resources Key Policy

The water quality and biological value of the Del Monte Forest's coastal streams, wetlands, open coastal waters, and the Carmel Bay shall be protected and maintained, including through application of adequate buffers and setbacks, maintaining hydrologic inputs, protecting riparian and wetland vegetation, carefully controlling grading to minimize erosion and sedimentation, and effective collection, filtration, and treatment of runoff.

Freshwater and Marine Resource Policies

1. New development shall be sited and designed to minimize runoff, site disturbance, erosion, and sedimentation. All new development shall be designed to conform to site topography as much as possible. New residential driveways and other vehicular surfaces shall be kept to the minimum length and width to provide simple, direct access, and surfaces shall be designed to minimize runoff (including through use permeable materials, filtration strips, and use of engineered collection/treatment units). Other impervious vehicular surfaces shall be limited to the minimum required to meet daily (not occasional) parking needs. This policy shall not be read to preclude safe bicycle lanes or adequate parking for commercial visitor-serving development and access points.

2. Non-point sources of pollution to Carmel Bay, rocky intertidal areas, and wetlands shall be avoided to the maximum extent possible, and where unavoidable, minimized and mitigated, through use of appropriately sited and designed drainage and runoff control systems.

3. Grading and site preparation activities shall incorporate design features to prevent soil erosion, repair existing erosion damage within the development footprint and prevent pollution of coastal waters.

4. All development shall employ adequate erosion/sediment control and water quality construction best management practices (BMPs) during construction, and all such BMPs shall be in place prior to the commencement of construction and shall be maintained in good operating condition through the construction period.

5. Erosion control measures (e.g., native vegetation cover, temporary vegetation, seeding, mulching, or other suitable stabilization methods) shall be used to protect soils that have been disturbed during grading or development. Manufactured slopes shall be stabilized as soon as possible with planting of native annual grasses and shrubs, appropriate native compatible plants, and with approved landscaping.

6. Provisions shall be made to collect and conduct runoff to drainage areas/devices capable of polluted runoff filtration/treatment (e.g., vegetated filtration strips, detention/retention basins, storm drains, etc.) to ensure maximum on-site filtration/treatment. Permanent onsite drainage areas/devices shall be designed to accommodate increased runoff resulting from site modification. Where necessitated by good drainage design considerations, on-site retention of storm water may be considered to reduce the size requirements for drainage structures, consistent with resource protection policies.

7. Dumping of spoil (dirt, garbage, refuse, etc.) into riparian habitat and drainage courses shall be prohibited.

ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Environmentally sensitive habitat areas (or ESHAs) in the Del Monte Forest are defined as those areas in which plant or animal life or their habitats are either rare or especially valuable due to their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. The Coastal Act provides strong protection for environmentally sensitive habitat areas and within such areas permits only resource-dependent uses (e.g., nature education and research) that do not result in any significant disruption of habitat values. The Act also requires that any development adjacent to environmentally sensitive habitat areas be properly sited and designed to avoid impacts that

would significantly degrade such habitat areas.

The Del Monte Forest is home to a variety of plant and animal species, including some that are exceptionally rare. These include Yadon's piperia, an orchid that is found in the Del Monte Forest but almost nowhere else in the world, and California red-legged frog. The native Monterey pine forest within which these and other sensitive species reside is the dominant biological community and is itself a special habitat – one of only five such native pine forest occurrences in the world. It is also the most extensive of these worldwide.

Offshore and along the shoreline, there is also an abundance and diversity of marine life. The shoreline is characterized by good water quality, protected pocket beaches alternating with granite outcroppings, and an unusually wide variety of animal and plant life, including a sea otter population and many endemic species of algae.

Historically, the following types of habitats have generally been found to meet the definition of ESHA:

- Habitat areas that are rare or especially valuable from a local, regional, or statewide basis.
- Habitat areas that support plant or animal species designated or candidates for listing as rare, threatened, or endangered under State or Federal law.
- Habitat areas that support species designated as Fully Protected or Species of Special Concern under State law or regulations.
- Habitat areas that support plant species for which there is compelling evidence of rarity (e.g., those designated 1b (rare or endangered in California and elsewhere) or 2 (rare, threatened, or endangered in California but more common elsewhere) by the California Native Plant Society).
- Areas of particular biological, scientific, or educational interest, including large continuous expanses of native trees and vegetation.

Determinations of whether ESHA is actually present in the Del Monte Forest in any particular situation must be based on an evaluation of both the resources on the ground and knowledge about the sensitivity of the habitat at the time of development consideration. In the Del Monte Forest, examples of habitat areas that have historically been determined to meet the definition of ESHA include: the rare Monterey cypress and Gowen cypress forest communities, portions of the native Monterey pine forest, the endemic Monterey pine/Bishop pine association, central maritime chaparral, coastal sand dunes, streams and riparian corridors, wetlands, rocky intertidal areas, near-shore reefs, offshore rocks and inlets, the Carmel Bay ASBS, kelp beds, rookeries and haul-out sites, important roosting sites, and sites in which sensitive plants and animals associated with these and other habitats are located.

Possible threats to the Del Monte Forest's environmentally sensitive species and habitats vary in type and degree of severity. Unrestricted recreational use is probably the greatest single threat to sensitive habitats along the immediate shoreline. Trampling, collecting, and off-road automobile parking have damaged or degraded certain habitats. Alterations to the surface hydrology and removal of natural vegetation are the two most serious threats to the continued viability of forest habitats. Given the forested nature of most of the undeveloped Del Monte Forest area, as well as the built environment – residential and otherwise – that exists within certain such areas, avoiding development that further fragments and circumscribes such forest habitats is key to their vitality and protection. Where development is allowed (e.g., on legal lots of record), it must be sited and designed in such a way as to

maintain large and intact forest areas as viable forest units. Opportunities for permanent conservation of forest resources (e.g., through dedication and conservation easement), are strongly encouraged and supported. In all cases, future development near environmentally sensitive habitat areas must be carefully sited and designed to avoid potential adverse impacts to these resources.

Potentially disruptive threats to the Del Monte Forest's sensitive marine habitats include the discharge or spillage of wastes and hazardous materials, as well as polluted runoff, which may originate from a variety of sources. The main sources of concern are wastewater discharge and polluted runoff from vehicular surfaces and other sources (e.g., manicured landscaped areas). While wastewater is generally thought of as treated municipal sewage, it can potentially include any number of toxic and/or hazardous materials from industrial processes and other sources. Wastewater discharge therefore has a high potential for disrupting the marine environment of Carmel Bay and the Forest's coastal waters. Similarly, polluted runoff is widely known to have a high potential for environmental degradation. Land uses and development in the Del Monte Forest must be evaluated in terms of the potential for adverse impacts to streams, wetlands, riparian corridors, other wet resource areas, and the ocean, and measures must be put in place to adequately address potential impacts.

ESHA Key Policy

The environmentally sensitive habitat areas of the Del Monte Forest are unique, limited, and fragile resources that are sensitive and important biologically, and that enrich Del Monte Forest enjoyment for residents and visitors alike. Accordingly, these areas shall be protected, maintained, and, where possible, enhanced and restored in accordance with the policies of this LUP. Except where specifically and explicitly authorized by the LUP, all categories of land use and development, both public and private, shall be subordinate to the protection of these areas.

ESHA Policies

8. Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values. Within environmentally sensitive habitat areas, new land uses shall be limited to those that are dependent on the resources therein. Land uses and development adjacent to environmentally sensitive habitat areas shall be compatible with long-term maintenance of the habitat area, and such land use and development shall be sited and designed to prevent impacts that would significantly degrade the habitat areas.

9. Improvements to facilitate public recreational and/or visitor uses (including vegetation removal, excavation, grading, or filling) in environmentally sensitive habitat areas shall be sited, designed and managed to avoid any significant disruption of the protected resources and shall only be allowed for uses and improvements that are dependent on the resource. Areas that are especially sensitive to recreational use include riparian and stream habitats, wetlands, rocky intertidal areas, and sites where threatened, rare, and endangered species of plants and animals are found. Bird rookeries, major roosting and haul-out sites, and other wildlife breeding or nursery areas are generally appropriate only for off-site observation. Any such public recreational/visitor uses and improvements in environmentally sensitive habitat areas shall be required to enhance the affected habitat as part of the use/improvement.

10. Subdivisions that would allow or create commitment to non-resource dependent development in environmentally sensitive habitat areas are prohibited. Subdivisions that allow or create commitment

to development adjacent to environmentally sensitive habitat areas shall be allowed only at densities compatible with protection and maintenance of these resources, and if such subdivisions include enforceable parameters to prevent impacts that would significantly degrade those areas. Subdivisions may be approved only where potential adverse impacts to environmentally sensitive habitat areas from the subdivision or future development reasonably facilitated and expected due to the subdivision can be prevented. No residential subdivision shall be allowed unless it is first demonstrated that, for each new residential lot, normal residential development, including driveway and utility connections, is feasible without adverse impacts to any environmentally sensitive habitat area.

11. Contiguous areas of land in open space uses shall be maintained wherever possible to protect environmentally sensitive habitat areas and associated wildlife values. To this end, development of parcels immediately adjacent to environmentally sensitive habitat areas shall be planned to keep development intensity immediately adjacent to the sensitive habitats as low as possible, consistent with other planning criteria (e.g., drainage design, roadway design, and public safety).

12. Where development of any type, including subdivision of land for development purposes, is proposed in or near documented or expected locations of environmentally sensitive habitat areas, biological reports, including field surveys and impact analysis, by qualified individuals shall be required to precisely determine such habitat area locations and to recommend siting, design, and related mitigating measures to ensure protection of any sensitive species or habitat areas present.

13. Environmentally sensitive habitat areas shall be protected through deed restrictions or permanent open space conservation and scenic easements granted to the Del Monte Forest Foundation. Where developments are proposed within or near areas containing environmentally sensitive habitat, such restrictions or easements shall be established through the development review process. Where development has already occurred within or near areas containing environmentally sensitive habitat, property owners are encouraged to voluntarily grant conservation and scenic easements to the Del Monte Forest Foundation. Except in the case of voluntary easements, each instrument for effecting such restriction or easement shall be subject to approval by the County and the Coastal Commission as to form and content; shall provide for enforcement, if need be, by the County or other appropriate enforcement agency; and shall name the County as beneficiary in the event the Foundation ceases or is unable to adequately manage these easements for the intended purpose of natural habitat preservation. Permanent open space conservation and scenic easements shall be dedicated to the Del Monte Forest Foundation for all areas of the Forest designated Open Space Forest and Open Space Shoreline.

14. Near environmentally sensitive habitat areas, native vegetation removal and land disturbance (grading, excavation, paving, etc.) shall be restricted to the minimum amount necessary to accommodate reasonable development. Development shall be sited and designed to prevent impacts that would significantly degrade those nearby areas, and shall be compatible with the continuance of those habitat areas.

15. The use of non-invasive Del Monte Forest-appropriate native plant species shall be required in landscape materials used in projects and invasive plant species shall be prohibited, especially in developments adjoining environmentally sensitive habitat areas. Non-native and/or invasive plant species should be removed, and such removal is encouraged.

16. Prior to approval of development on existing legal lots of record, a biological report shall be prepared by a qualified biologist for the purpose of determining the presence of rare, endangered, and/or sensitive native plant and animal species and habitats and developing appropriate siting and design standards.

17. The remnant native sand dune habitat along the shore in the Spanish Bay planning area, on Signal Hill near the former Spyglass Quarry, and adjacent to 17-Mile Drive in the Spyglass Cypress planning area, shall be preserved through open space conservation and scenic easements conveyed to the Del Monte Forest Foundation, as provided by Policy 13 above, as part of the approval of any development in adjacent areas.

18. Uses of remnant native sand dune habitat shall be limited to low-intensity scientific, educational, and/or recreational activities dependent on the resource. Particular attention shall be given to protection of rare and endangered plants from trampling. Such uses must be consistent with restoration and enhancement of the habitat.

19. To prevent further degradation and to allow for restoration of degraded dune and bluff habitats, parking along 17-Mile Drive shall be restricted to designated turnouts through the use of barriers (structural and vegetational) and enforcement signs that are sited and designed to avoid impacting scenic views.

20. Indigenous Monterey cypress habitat is an environmentally sensitive habitat area within the Del Monte Forest, and is presumed present within the area mapped in Figure 2a. All proposed development in this area shall be accompanied by the biological reports described in Policies 12 and 16. All use and development in or adjacent to indigenous Monterey cypress habitat areas shall be compatible with the objective of protecting this environmentally sensitive coastal resource. All improvements (such as structures and driveways, etc.) shall be carefully sited and designed to avoid potential damage or degradation of Monterey cypress habitat, including the microhabitat of individual cypress trees, and must be located within existing hardscaped areas and outside of the dripline of individual cypress trees. Within the perimeter of the identified habitat area for a site, including at a minimum as defined by the driplines of the outermost indigenous Monterey cypress trees on the site, removal of native trees or other indigenous vegetation, grading, paving, building construction activity, landscape alterations and summer watering shall be prohibited. On the inland side of 17-Mile Drive, driveways shall be allowed in this area where the driveway does not come within the dripline of individual Cypress trees. Underground residential utilities and fences shall be allowed in this area on the inland side of 17-Mile Drive. Open space conservation and scenic easements are required for all undeveloped areas of a parcel within the Monterey cypress habitat area, and such easements shall be secured consistent with Policy 13.

21. The County supports the establishment of an interpretive and educational program at Crocker Grove (see Figure 2a). The program would be under careful supervision and designed for the protection of the indigenous Monterey cypress habitat. The type and intensity of access to Crocker Grove shall be carefully regulated.

22. In addition to all other requirements, land uses and development within or adjacent to the Gowen cypress/Bishop pine association and the S.F.B. Morse Botanical Reserve (see Figure 6f) shall be compatible with the objective of protection of the S.F.B. Morse Botanical Reserve. Residential and recreational development, such as golf courses, shall be carefully sited and restricted to a level

consistent with the protection of these resources. Development proposed adjacent to Gowen cypress habitat shall be planned in a manner to protect this rare species.

23. In addition to environmentally sensitive habitat area policies that may also apply, riparian plant communities shall be protected by establishing a setback/buffer of at least 100 feet as measured from the outer edge of riparian vegetation. The setback/buffer requirement may be reduced only if it is clearly demonstrated that a narrower setback/buffer is sufficient to protect riparian vegetation and associated wildlife values and other ecological functions, and that riparian enhancement is included in a project. No significant disruption of riparian habitat will be permitted, and all allowable use/development dependent on the riparian resource, including bridges, shall result in long-term habitat enhancement (i.e., new habitat value greater (qualitatively and quantitatively) than existing habitat value). Examples of such cases include restoration of previously damaged riparian environments and replacement of fill and culverts by bridges.

24. To protect wildlife habitat values of riparian areas and their adjacent setback/buffer zones, off-road vehicle activity of any type shall be prohibited within such areas. In addition, general public access should be limited within such areas to designated portions of the setback/buffer area (such as cart paths or trails) that are sited and designed to avoid impacts to riparian habitat.

25. In addition to environmentally sensitive habitat area policies that may also apply, a setback/buffer of at least 100 feet as measured from the edge of wetlands and from the mean high water line of the ocean shall be provided. No landscape alterations will be allowed in this setback/buffer area unless accomplished in conjunction with restoration and enhancement, and unless it is demonstrated that no significant disruption of environmentally sensitive habitat areas will result.

26. Alteration of the shoreline shall be prohibited except when required to serve coastal-dependent uses, to protect existing structures and public beaches in danger from erosion, and/or to restore and enhance shoreline habitat.

27. In the Cypress Point area, development shall be restricted to that associated with existing uses (e.g., golf course and golf clubhouse at the Cypress Point Club).

28. Shoreline areas used by harbor seals shall be managed to protect seals during the pupping period from April 1 to June 1, including through limitations on public access to such areas.

29. All new and/or expanded wastewater discharges into offshore coastal waters shall require a permit from all applicable agencies.

FOREST RESOURCES

Forest-crested landforms providing a scenic backdrop for the cities of Monterey, Pacific Grove, and Carmel-by-the-Sea, and for the Del Monte Forest area are an integral part of the mystique of the Monterey Peninsula. The Del Monte Forest has long been recognized for its natural beauty and is well known for its mostly craggy shoreline that extends through the bluff platform and large areas of dunes up through and into a sloped landform mantled by native Monterey pine forest. The spectacular meeting of forest, land, and sea in the Del Monte Forest area is not only an important scenic attraction of the Monterey Peninsula, for both residents and visitors, but vital habitat for a variety of vegetation and wildlife, including several rare and endemic species dependent on the unique ecosystem.

Perhaps the most compelling characteristic of the Del Monte Forest area is this spectacular physical setting. Framed by the Asilomar Dunes extending into Pacific Grove upcoast and the granitic sands of Carmel Beach downcoast, the Del Monte Forest shoreline includes the incredible white sand dunes and beaches at Spanish Bay, Fan Shell Beach, and Signal Hill, the craggy shoreline from Cypress Point to Pescadero Point, and the striking calm waters and sandy beaches of Stillwater Cove – part of Carmel Bay (a designated State Marine Conservation Area, Water Quality Protection Area, and Area of Special Biological Significance) and the Monterey Bay National Marine Sanctuary. Inland of the shoreline, the Del Monte Forest transitions through both developed and undeveloped areas containing a variety of streams and creeks towards the peak of the Monterey Peninsula.

Within the spectacular physical setting of the Del Monte Forest is the forest resource itself. Much of the area remains substantially mantled by forest cover; predominantly native Monterey pine forest, but also native Monterey cypress, Gowen cypress, and Bishop pine, in both distinct and mixed groves of these species. Even the Forest's developed areas are mantled to greater and lesser degrees (depending on the nature of the development and how much of the native flora was retained and protected) with forest cover. Several areas have been formally set aside for preservation, such as the Huckleberry Hill Natural Habitat Area with its unique and valuable ecosystems.

The primary connecting forest resource thread is the native Monterey pine forest itself. The native *Pinus radiata* mantling the Monterey Peninsula is the defining characteristic of the Del Monte Forest. Majestic stands of pine forest as well as smaller groups of individual trees generally frame homes and other developed areas, and larger and more intact (and often more biologically diverse) forest areas occupy most of the undeveloped remainder of the Forest. The native Monterey pine forest is the dominant biological community and itself a special habitat – one of only five such native pine forest occurrences in the world. It is also the largest and most extensive of these worldwide.

Alteration of the Forest (e.g., through tree removal or excavation) not only can impact the soils, the natural drainage system, and associated plant and animal habitats, but can also lead to adverse impacts to its defining element, namely the forest resource itself. Preservation of the unique forests of the Del Monte Forest, including the dominant native Monterey pine forest areas, for their aesthetic and habitat value is a concern of both residents and visitors to the area as well as a statewide and even global issue in certain respects given the relative rarity of many Del Monte Forest natural resources. And while individual trees may rate protection in their own right in certain circumstances, the native Monterey pine and other forests of the Del Monte Forest are probably best understood as complex and dynamic habitats comprised of trees, understory vegetation, wildlife, soils, and climate and the interaction of all these elements. In short, the forest is a complex, interdependent web of living organisms and physical habitat.

Thus, the paramount LUP concern is protection of identified forest resources, and not just individual trees. The LUP policies that follow are meant to protect intact forest areas as a paramount concern, and forest areas that constitute ESHA above all. In those terms, it is important to note that much of the developed Del Monte Forest area is also forested to a certain extent. The LUP recognizes this fact, and distinguishes between forest that is ESHA and forest that is not ESHA; and among the latter those areas that are best considered as an aggregate of trees as opposed to defined forest areas. The LUP requires some level of protection for all of these types of forest, but allows for disturbance of non-ESHA forest and non-forest trees as part of normal and typical development consistent otherwise with the LCP, while strictly limiting what can occur in ESHA forests.

Future development in the Del Monte Forest, particularly within, adjacent to, or upslope from forest

areas, must be responsive to the delicate balance of climate, soils, and vegetation which has developed over the centuries, and development must not be allowed to adversely impact significant forest resources, including forest ESHA. Tree removal is allowed in certain circumstances, including in terms of trees that are not part of a forest and in non-ESHA forests, but tree removal in ESHA forests is only allowed as part of restoration and enhancement projects. Accordingly, a fundamental component of evaluating development in the Del Monte Forest that affects trees/forests is determining the types of trees and forest affected, and applying policies based on that determination to ensure protection of forest resources overall.

Forest Resources Key Policy

The natural beauty of the Del Monte Forest is one of its chief assets, and forest resources, in addition to their fundamental role in supporting the area's natural environment, are a principal constituent of the scenic attractiveness of the area that must be preserved for the benefit of both residents and visitors alike. These forest resources are best understood as complex and dynamic habitats comprising forest trees, understory vegetation, wildlife, soils, and climate, and the interaction of all these elements. These forests are complex, interdependent webs of living organisms and physical habitat, and are much more than simply an aggregate of trees. They are also home to the area's wildlife and serve to moderate climatic extremes. Long-term preservation of forest resources is a paramount concern and objective of the LUP.

Forest Resources Policies

30. The natural forested character of Del Monte Forest shall to the maximum feasible degree be retained consistent with the uses allowed by this LUP. Accordingly, all tree removal, land clearing for development, and forest management activities within native forest areas covered by this LUP shall conform to LUP policies regarding water and marine resources, environmentally sensitive habitat areas, and scenic visual resources.

31. Where LUP objectives conflict, preference should be given to long-term protection of the forest resource. All development that could affect trees and/or forest resources shall be accompanied by a forest management plan that clearly identifies all aspects of the tree/forest resources in question, including in relation to whether the trees are part of a forest, and whether the forest or portions of it are considered ESHA (to which the requirements of the preceding applicable LUP ESHA policies shall apply). When reviewing requests for tree removal, environmental considerations shall include review of forest plant associations, native soil cover, fuel management, aesthetic values, tree health, and applicable forest management plans. Within a forest ESHA, or for any individual tree considered ESHA, tree removal shall be prohibited unless it is part of restoration and enhancement efforts.

32. In reviewing requests for tree removal, land clearing, and other development, preservation of scenic resources shall be a primary objective. Because of the regional significance of the forest resources, special consideration shall be given to the ridgeline silhouette, as well as views from significant public viewing areas, such as the corridors along Highway 68 and 17-Mile Drive, and the view from distant publicly accessible shoreline areas such as found at Point Lobos State Natural Reserve.

33. In considering potential development projects, siting and design shall be required to minimize to the extent feasible the removal of trees and understory vegetation and damage to soil resources. Siting, design, and land use concepts that minimize removal and damage should be applied and are

preferred. Retained trees that are located close to construction areas shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

34. The natural forest soil cover shall be retained in place to the maximum extent possible.

35. Development, including driveways and parking areas, shall be sited and designed to minimize removal of trees, especially trees that significantly contribute to the visual character of public view corridors (e.g., along 17-Mile Drive) and that screen the development from public view and neighboring properties. The clustering of single family homes in order to maintain the forested character of the Del Monte Forest shall be encouraged, and shall be required in subdivisions where topographic and habitat constraints allow. Native trees that are removed shall be replaced on the site in accordance with the recommendations of an approved Forest Management Plan with trees of the same variety, except where it is demonstrated that replacement of trees would result in an overcrowded, unhealthy environment. Replacement trees shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree(s), may be performed, including to reduce safety and fire hazards.

36. Because of the habitat, recreation, aesthetic, and scientific values of forest resources in the Del Monte Forest, commercial harvesting for timber or firewood shall be prohibited.

37. Development associated with The Inn at Spanish Bay shall be designed to maximize the retention of the native Monterey pine forest as much as possible seaward of 17-Mile Drive.

HAZARDS

The Coastal Act requires that new development minimize risks to life and property in areas of geologic, flood, and fire hazard; and, furthermore, that new development assure stability and structural integrity, and not threaten the stability of a site, contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas, or in any way require devices which would alter natural landforms along coastal bluffs and cliffs.

Although the Del Monte Forest is located in an active seismic region, with active faults a few miles to the east and west, the Cypress Point fault (potentially active) and minor faulting in the Pescadero Canyon area are likely the most significant local seismic hazards. The most likely effects of seismic activity that would occur locally are ground shaking, ground failure, bluff erosion, and tsunami. Areas with slopes over 30% in combination with unstable bedrock or soils could become hazardous during seismic activity.

Potential significant damage due to flooding in the area appears minimal. The two creeks with flooding potential adjoin golf courses and generally appear to pose little flood danger to life and property. Major upstream development within the watershed may require safeguards to preclude flood or erosion control in downstream areas.

Most forested areas of the Del Monte Forest are considered high fire hazard areas and special attention must be given to subdivision design, structural design, landscaping, and maintenance when development is otherwise allowable under the LUP in these areas to minimize the risks to life and property.

Unforested parts of the Del Monte Forest Area are not rated as hazardous in terms of fire hazard. Fire protection services are available within the area and the response time is adequate.

The Del Monte Forest shoreline is subject to a variety of coastal hazards (including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunami, coastal flooding, landslides, bluff and geologic instability, and the interaction of same), all of which are likely to be exacerbated by sea level rise and global climate change over time. Thus, consistent with the Coastal Act, all new development along the shoreline must account for such hazards and be sited and designed to avoid the need for protective devices and other such development. If existing development is threatened due to such hazards, solutions should be premised on avoiding shoreline-altering development if feasible, including through relocation/redesign of endangered structures.

Siting, density, and design of future development with sensitivity to potential hazards will ensure that life and property will continue to be protected to the greatest extent feasible.

Hazards Key Policy

Land uses and development in areas of geologic, flood, fire, and other coastal hazards shall be carefully regulated through the best available planning practices and sited and designed in order to minimize risks to life and property, and damage to the natural environment.

Hazards Policies

38. New development shall be sited and designed to minimize risk from geologic, flood, or fire hazards; to assure stability and structural integrity; and to not threaten the stability of a site, contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas. Areas that are subject to the highest category of fire hazard in the California Department of Forestry and Fire Protection Fire Hazard Rating System shall be considered unsuitable for development, unless it can be clearly demonstrated that design measures can adequately mitigate the fire hazard. Mitigation of hazards shall be demonstrated by detailed technical reports specific to the hazard type in question (e.g., soils, geologic, geotechnical, erosion control, fire hazard, etc.) that are prepared by persons who are appropriately qualified in the hazard field in question (e.g., civil engineers and engineering geologists familiar with coastal processes, geotechnical engineers, etc.) and that are submitted as part of any permit application. All technical reports shall be prepared consistent with County criteria for such reports (e.g., criteria for detail on seismic hazards are contained in the General Plan Safety Element; criteria for detail on fire hazards are based on the fire hazard rating system of the California Department of Forestry and Fire Protection; criteria for detail on shoreline hazards are based on Coastal Commission guidelines). All technical reports and analyses shall accompany development applications and/or be part of any required environmental documentation (e.g., that associated with CEQA).

39. Subdivisions may be approved only where it can be clearly demonstrated that development of each proposed parcel and construction of any necessary access roads will not significantly contribute to erosion, geologic instability, flooding, or fire hazard, all of which shall be demonstrated in the technical reports required by Policy 38.

40. Development shall be sited and designed to conform to site topography and to minimize grading and other site preparation activities. Natural features, such as tree cover, should be preserved.

Applications shall be reviewed for potential onsite and offsite impacts arising from grading, as well as related geologic and seismic hazards, and mitigation measures may be required to offset such impacts. All areas disturbed by grading shall be revegetated with non-invasive native plant species appropriate to the site in order to recreate as much as possible native plant and animal habitat.

41. Structures to be occupied shall be set back a minimum of 50 feet from an active or potentially active fault as determined by geologic investigation.

42. As technical reports supporting development proposals are completed and received by the County, the information contained therein shall be recorded in such a manner that the report(s) will be identified in a chain of title for the property where approved development would occur and become part of the public record. Where appropriate, the results of such technical reports shall augment and may supersede, if appropriate, more general information found in other County sources.

43. No habitable structures shall be permitted along the shoreline in areas subject to storm wave run-up. New development shall be sited and designed in such a manner as to avoid the need for shoreline armoring and/or other such shoreline altering development over the development's lifetime, and shall include enforceable provisions for addressing any future bluff retreat/erosion danger to the development without shoreline armoring (e.g., moving the development, removing the development, etc.). In addition, bluff and cliff top development shall be permitted only if design and setback provisions are adequate to assure stability and structural integrity for the development's lifetime and if the development (including associated storm runoff, foot traffic, grading, and irrigation) will neither create nor contribute significantly to erosion problems or geologic instability of the site or surrounding area. Development on bluff faces shall be prohibited except for public access pathways, including stairways.

44. Revetments, seawalls, retaining walls, groins, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. For the purposes of application of this policy, existing structures shall mean existing substantial structures (such as a primary residence, a major road, or a significant facility or access area used by the public). Shoreline armoring and/or other such shoreline altering development shall be allowed to protect existing structures if they are in danger from erosion, and if:

    (a) less-environmentally damaging alternatives to such armoring/development are not feasible (including relocation of endangered structures); and

    (b) the armoring/development has been sited, designed, and accompanied by measures to proportionately mitigate any unavoidable negative coastal resource impacts (on views, sand supply, public access, etc.). Development, including land divisions, that would require shoreline armoring and/or other such shoreline alteration over the lifetime of the development shall be prohibited.

45. The fire hazard policies contained in the Safety Element of the Monterey County General Plan and the clearance requirements of the State Forest and Fire Law (Section 4291 of the Public Resources Code) shall be regularly and consistently applied provided they are consistent with all other policies of this LUP. For example, exceptions to the State Forest and Fire Law may be necessary where

ESHA is present and/or where prior restrictions (including in Forest Management Plans) dictate otherwise. The County's fire hazard map should be updated regularly, including in accordance with the most current California Department of Forestry and Fire Protection hazard rating criteria, as new and more specific information becomes available.

46. Geologic and geotechnical reports shall be required for unstable areas and for all proposed blufftop development.

SCENIC AND VISUAL RESOURCES

The remarkable mingling of ocean, land, and forest found in the Del Monte Forest Area provides scenic resources for the entire Monterey Peninsula. Ridgeline vistas, coastline panoramas, tree-lined corridors, and unique tree and rock formations are all appreciated by the region's many residents and visitors alike. Placement and design of new development must not injure the visual integrity of the area. The Coastal Act calls for protection of views to and along the ocean, preservation of natural landforms, protection of special communities, and visually compatible development which is sensitive to the character and scenic assets of the area.

Considering the high visibility of the Del Monte Forest, including the coastline and wooded ridges as seen from more distant vista points, LUP scenic and visual policies must take into account not only views from within the Forest but also significant views of the Forest area from outside its boundaries. Preservation and enhancement of scenic resources within the Del Monte Forest Area is thus a significant component of maintaining scenic and visual character of the greater Monterey Peninsula and the Monterey County coastline as a whole. Protection of significant public views is most critical in this context. Well known important visual resources are shown on Figure 3. Extended use of scenic easements, public open space, design control, site control, and responsive planning and zoning are methods that will be useful in attaining Coastal Act objectives.

Scenic and Visual Resources Key Policy

The Del Monte Forest and 17-Mile Drive are significant and important visitor destinations. It is the objective of this LUP to protect the area's magnificent scenic and visual resources, to avoid incompatible development, and to encourage improvements and facilities that complement the Forest's natural scenic assets and enhance the public's enjoyment of them. To protect the scenic and visual resources of the Del Monte Forest area, only development that does not block significant public views and does not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public access areas/vista points, shall be allowed.

Scenic and Visual Resources Policies

47. Views from designated public access areas and vista points, from Highway 68 and 17-Mile Drive corridors, and of ridgelines as seen from the public viewing areas identified on Figure 3, shall be protected as resources of public importance, and development that could adversely impact such views shall only be allowed where it protects, preserves, and if feasible enhances, such scenic resources. Conservation and scenic easements shall be required as one means of protecting such views in perpetuity.

48. Development within visually prominent settings, including those identified on Figure 3, shall be sited and designed to avoid blocking or having a significant adverse impact on significant public views, including by situating lots, access roads, and/or buildings to maximize the effectiveness of screening vegetation and related viewshed mitigation. Lots, access roads, and/or buildings should also be sited to minimize tree removal and visually obtrusive grading.

49. During the development review process, open space conservation and scenic easements shall be required to the fullest extent possible for visually prominent areas. These shall be granted to the Del Monte Forest Foundation. Except in the case of voluntary easements or properties not subject to the permit process, these instruments shall be subject to approval by the County and the Coastal Commission as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and shall name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection.

50. Utility lines shall be placed underground, typically within road access footprints, except where 1) such undergrounding would result in removal of native trees and 2) it can be shown that the lines can be hidden from public view using different siting and design approaches (e.g., placing lines behind existing vegetation or structures, etc.).

51. Live tree removal shall be prohibited in undeveloped areas unless it is consistent with all other LUP policies and any Forest Management Plan applicable to the area in question.

52. Development within the viewshed of visually prominent settings, including those identified on Figure 3, shall include adequate structural setbacks (generally a minimum of 50 feet) from such settings and shall require siting and design of structures to minimize the need for tree removal and alterations to natural landforms. New structures shall be sited and designed to harmonize with the natural setting and not be visually intrusive.

53. Design and siting of structures in public views of scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline. Structures, including fences, shall be subordinate to and blended into the environment, including by using appropriate materials that will achieve that effect. Where necessary, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect such public views.

54. Structures in public view in scenic areas shall utilize non-invasive native vegetation and topography to help provide visual compatibility and, when such structures cannot be sited outside of public view, to provide screening from public viewing areas. In such instances, the least visible portion of the property should be considered the most desirable building site location, subject to consistency with other siting criteria (e.g., proximity to environmentally sensitive habitat areas and safe access).

55. Parking on the seaward side of 17-Mile Drive should be designed to minimize the visual impact of parked vehicles in the viewshed and disturbance to the habitat.

56. New development, including ancillary structures such as fences constructed between 17-Mile Drive and the sea (Pacific Grove gate to Carmel gate portion), shall be designed and sited to minimize obstructions of and degradation to views from the road to the sea. Examples of methods to reduce obstruction include, but are not limited to the following: height limits, use of see-through materials for fences, and limitations on landscape materials that would block views, whether immediately or at

maturity.

CULTURAL RESOURCES

The Del Monte Forest area is located within the territory of the Ohlone people (also known as Costanoan people). The Rumsen group of the Ohlone are believed to have inhabited the Del Monte Forest area since 500 A.D. or earlier. The Rumsen were hunter-gathers who relied heavily on the native flora and fauna for survival. Some forms of resource management akin to agriculture were used by the Ohlone, including pruning and re-seeding plants. Controlled burns were also carried out to promote seed growth and to increase grazing area for deer, elk, and antelope.

Monterey Bay was also the focus of several Spanish expeditions after the first landing by Juan Cabrillo in 1542. The Franciscans founded three missions in Monterey County that became the hub of local activity, as did the Presidio when it was established in the late 1700s. By the early 1800s, an agrarian economy had emerged in Monterey County, with the City of Monterey as a central focus of trade and commerce. This focus was further solidified by the California gold rush of the 1850s. By the late nineteenth century, Monterey County had become a tourist area, and by the early 1900s, the area identified by Samuel F.B. Morse as "Pebble Beach" had become a popular resort destination. Residential and resort development soon followed and during the 1910s and 1920s the Del Monte Lodge, the Pebble Beach Golf Links, and a series of luxury residences were developed, setting the stage for the current Del Monte Forest built environment.

The Del Monte Forest area shoreline contains numerous archaeological sites which, along with several known upland sites, represent several periods of occupation. Currently known sites are mapped and on file at the Northwest Regional Information Center at the California Historical Resource System (CHRIS) at Sonoma State University. To protect the sites, these maps are confidential. The County of Monterey Planning Department maintains current site location information.

Cultural Resources Key Policy

The Del Monte Forest's cultural resources shall be maintained, preserved, and protected for their scientific and cultural heritage values. New land uses and development shall be considered compatible with this objective only when they incorporate site planning and design features necessary to avoid impacts to cultural resources, and where impacts are unavoidable they shall be minimized and reasonably mitigated.

Cultural Resources Policies

57. The timely identification and evaluation of archaeological, historical, and paleontological resources, and coordination with applicable Native American representatives, is encouraged, so that these resources are given full consideration during the conceptual design phase of land use planning for project development.

58. Whenever development is proposed, it shall be determined whether the affected property has received an archaeological survey. If not, such a survey shall be conducted to determine if archaeological resources exist. The survey should describe the sensitivity of the site and make appropriate recommendations concerning needed protection of the resource. If the development

activity is subject to environmental review, this policy may be satisfied in conjunction with environmental review.

59. Where significant archaeological resources are identified, all available measures including dedication of open space conservation or scenic easements and purchase of development rights shall be considered to avoid development on significant archaeological sites.

60. When developments are permitted on parcels where archaeological or other cultural resource sites are located, project design shall be required which avoids or mitigates impacts to such sites. Where the site has religious significance, emphasis should be placed on preserving the entire site; likewise, where the site is of known regional significance, consideration shall be given to nominating the site to the National Register and preserving it.

61. When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate preservation and mitigation measures shall be required. Preservation and mitigation measures shall be designed by a qualified archaeologist in accordance with current accepted guidelines.

62. Unauthorized collecting of archaeological, historical, and paleontological artifacts shall be prohibited.

63. Public access to or over known archaeological or paleontological sites shall be limited as necessary to protect such resources.

CHAPTER THREE

LAND USE AND DEVELOPMENT ELEMENT

INTRODUCTION

The land use and development requirements presented in this chapter are based upon the requirements of the Coastal Act as applied to the resources and physical setting of the Del Monte Forest area. A tradition of active planning and management by landowners in the Del Monte Forest area (predominantly the Pebble Beach Company and its predecessor, the Del Monte Properties Company) has provided a strong foundation for this LUP. These efforts have, over time, preserved the area's unique natural environment while creating a residential and resort community of world-renown.

Four basic goals of the Coastal Act establish direction for land use planning and development proposals for the Del Monte Forest area. They are:

1. Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.

2. Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.

3. Maximize public access to and along the coast and maximize public recreation opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

4. Assure priority for coastal-dependent and coastal-related development over other development on the coast.

In applying these goals, retention of the Del Monte Forest area's unique natural character is paramount. The Del Monte Forest area contains rich environmental resources. The long-term protection of these resources inevitably requires a cautious and thoughtful approach to planning and regulatory decisions. The natural environment and its resources vary widely in their sensitivity to development. Environmentally sensitive areas, such as the locations of rare and endangered species, wetlands, and riparian habitats, need to be protected. Other areas where potential constraints can be mitigated through careful site planning and development controls may be allowed to have appropriate levels of development.

The Del Monte Forest area is also known for its variety of passive and active recreational opportunities available to visitors and residents. The Lodge at Pebble Beach and the surrounding environs provide a central commercial core within the Forest that is popular with residents and visitors alike. Other popular destinations include Stillwater Cove near The Lodge and The Inn at Spanish Bay near the Pacific Grove gate. World famous 17-Mile Drive is a visitor destination unto itself, and provides a through way with a series of public access areas and turnouts where one can take in the sights and sounds of both the immediate coastline as well as more inland forested areas. The Forest's labyrinthine system of trails and series of other public access areas helps round out recreational offerings. And the Del Monte Forest's eight golf courses are considered some of the top golf courses in the entire world, most of which are open for general public play. Such coastal recreational opportunities must be protected and enhanced

consistent with resource protection.

The Forest is also home to a vibrant residential community which has been melded with the forest resource over time. In fact, even with the level of commercial and residential development, much of the Forest remains undisturbed, which helps offset more intense developments (like the golf courses, and the more concentrated residential subdivisions), and contributes to an overall sense that there remains a forest in the Del Monte Forest – dominated by native Monterey pine and related natural resources – that has not been completely overtaken by development. Although there are limited areas where completely new development is appropriate, redevelopment of existing developments is a common trend. Such new development and redevelopment must be sited and designed to protect the Forest's built and natural environments consistent with the Coastal Act.

LAND USE AND DEVELOPMENT

Land Use and Development Key Policy

Land use designations are directive as to the type of use, but uses shall only be allowed provided such use and related development can be accomplished consistent with LUP policies, including resource protection requirements. Development shall be sited and designed in such a manner as to protect and enhance coastal resources, including public recreational access.

Land Use and Development Policies

64. Development and use of the land, whether public or private, shall conform to the policies and shall meet resource protection requirements as set forth in this LUP. This includes development on legal lots of record as well as new subdivisions.

65. Figure 5 reflects maximum allowable development densities, including for any proposed subdivision of legal lots of record. Proposed development, including subdivision, shall only be allowed up to the maximum density allowed if such development is (and will be, in the case of the commitment to future development in subdivisions) consistent with all policies of this LUP, including resource protection requirements.

66. County design review shall be required for all development in Del Monte Forest.

67. Environmentally sensitive habitat areas shall be protected from both direct and indirect adverse impacts of development.

68. New development shall incorporate mitigation measures to avoid, and where unavoidable, to minimize and reasonably mitigate potential adverse environmental impacts.

69. Transportation improvements shall include consideration of non-automobile facilities, including public transit stops. Expansion of existing commercial facilities or development of new facilities shall be approved only where the requirement for adequate parking can be fully satisfied on and/or off-site. Adequate parking must account for all uses of the facilities (e.g., hotel units, restaurant, employees, day use facilities, etc.), but parking supply/demand may be adjusted when such uses overlap (e.g., hotel guests use multiple aspects of resort facilities (rooms, golf, meeting space, etc.)

and the amount of required parking can be reduced to reflect such overlap, if applicable).

70. New coastal-dependent land use, public and commercial recreation, and visitor-serving land uses shall have priority over other uses where public service capacities are limited.

71. Environmentally sensitive habitat areas shall remain undeveloped except for resource-dependent development that will not significantly disrupt habitat values.

72. Within their indigenous range (see Figure 2a), Monterey cypress trees shall be protected to the maximum extent possible. All development that would impact Monterey cypress trees and/or Monterey cypress habitat in this area shall be sited and designed to avoid adverse impacts to individual cypress trees and cypress habitat.

73. Prior to approval of any proposed development seaward of 17-Mile Drive at Pescadero Point (Assessor's Parcel Numbers 008-451-009-000 and 008-451-010-000, as of August, 2011), further archaeological review shall be required and mitigation measures adequate to protect the site's archaeological resource shall be developed and implemented.

74. Detached or attached guesthouses are not to be equipped for permanent living and are not considered residences. They may be permitted at the maximum rate of one for each principal residence provided the constraints of the lot and other LUP policies are met. Furthermore, detached guesthouses shall be located in close proximity to the principal residence, share the same utilities except where prohibited by public health or water management district requirements, contain no kitchen or cooking facilities, and be limited to 425 square feet. Conditions shall be implemented by CC&Rs or other legal restrictions, including revocation provisions for non-conformance. Subdivisions shall not be permitted to divide a principal residence from a guesthouse.

75. Studios and other small non-residential and non-commercial accessory structures such as tool sheds, workshops, or barns may be permitted on any size parcel provided the constraints of the parcel and other LUP policies are met. These units shall not be used for habitation purposes.

76. Accessory dwelling units shall be encouraged as an appropriate means of providing affordable housing for caretakers, convalescent help, domestic employees, and others. New accessory dwelling units shall comply with all LUP development standards. Subdivisions shall not be permitted to divide a principal residence from an accessory dwelling unit.

    Employee housing is permitted for priority visitor-serving commercial and recreational uses (e.g., Pebble Beach Equestrian Center) provided such housing is accessory to the main priority use and is consistent with all other LUP policies.

77. New residential development, including main and accessory structures, within the Pescadero Watershed and the smaller unnamed watersheds of the Pebble Beach Planning Area which drain into the Carmel Bay Area of Special Biological Significance (ASBS) and in the watersheds of Seal Rock Creek and Sawmill Gulch (see Figure 2b) shall be limited to a maximum of 9,000 square feet of site coverage. The site coverage limitation total shall include both structural and other impervious surface coverage.

78. Development on slopes of 30% or more is prohibited unless such siting better addresses LUP objectives as a whole when compared to other possible siting alternatives on slopes of less than 30% associated with projects and/or sites.

79. Recreation in environmentally sensitive habitat areas such as dunes, wetlands, and areas with rare or endangered plants or animals shall be limited to passive, low-intensity recreational use that is dependent on and compatible with the sensitive habitat area resources, where such resources shall be protected against any significant disruption of habitat values.

80. Shoreline areas suitable for scenic outdoor recreation, such as from Cypress Point to Point Joe, are intended for day use only, with improvements limited to trails, picnic areas, parking areas, and restroom facilities.

81. All public access improvements in the Spanish Bay planning area should be coordinated with plans of the State Department of Parks and Recreation for adjoining Asilomar State Beach to ensure compatibility and a balance of public access opportunities.

82. Other than a parking lot to support The Inn at Spanish Bay (concurrent with the elimination of parking along Congress Road between 17-Mile Drive and Forest Lodge Road and restoration of such roadside area as native Monterey pine forest habitat) and public recreational access improvements consistent with all other LUP policies, LUP Planning Area B shall remain undeveloped.

83. Encourage the clustering of uses and development wherever practical as a means of preserving Forest resources.

84. New development fronting 17-Mile Drive shall maintain an adequate natural buffer to protect public views of, from, and along the 17-Mile Drive corridor. A minimum setback of 100 feet from the centerline of the road shall be maintained to screen new development from such public views (for motorists, bicyclists, pedestrians, etc.), unless otherwise screened by vegetation and/or terrain in which case the setback may be reduced if the screening terrain/vegetation is required to be maintained and/or enhanced in perpetuity for screening and public viewshed enhancement purposes. Direct driveway access to 17- Mile Drive should be avoided where possible.

85. Subdivisions shall provide and maintain an adequate natural buffer to protect forested areas, including forested road corridors, throughout Del Monte Forest and to screen new development. A minimum setback of 50 feet from the front lot line for all development other than driveway and utility connections shall be required in all new subdivisions.

86. Golf course development shall be limited to areas designated Open Space Recreational and only where consistent with all other LUP policies.

87. Commercial development may be permitted when integrated with other visitor-serving facilities.

88. Where existing or planned water and wastewater facilities can accommodate only a limited amount of development, water and wastewater services shall be assured for coastal-priority visitor-serving and public recreational uses (e.g., The Inn at Spanish Bay and The Lodge at Pebble Beach resort and golf facilities, the Poppy Hills golf course facility, the Spyglass Hill golf course facility, shoreline access areas, etc.) before new residential uses are permitted.

89. New visitor-serving and commercial recreation facilities shall be designed to maximize opportunities for public use and offer a range of visitor serving facilities. Low, no, and moderate cost facilities shall be provided as feasible (e.g., trails, picnic facilities, moderately-priced food and beverage service, viewing areas, etc.). Up to 700 total (existing and new) visitor-serving units/guestrooms may be allowed within the Del Monte Forest.

90. Use of The Links at Spanish Bay and Poppy Hills Golf Course by the general public shall be maximized. Except for periods of scheduled tournaments, the following requirements for public availability of the courses shall apply.

    The Links at Spanish Bay: The course shall be available for use by the general public as well as resort guests on a first come, first served basis at least 50% of the time. The periods of availability shall be calculated in such a manner as to assure reasonable starting times for the general public.

    Poppy Hills Golf Course: The course shall, in recognition of the Northern California Golf Association's (NCGA) broad based, quasi-public membership policy, be available to the general public on a space available basis. NCGA members and guests may reserve times up to 3:00 p.m. on the day preceding a desired day of play and one starting time per hour shall be reserved by the NCGA. After 3:00 p.m., reservations for starting times for the following day shall be available on first come, first served basis. If ownership or operation of the NCGA golf course changes, use of the course by the general public shall be on the same basis as that required at The Links at Spanish Bay.

    Any future changes to both courses, as the courses are improved and/or redeveloped over time, shall be designed to maintain and to include public viewing areas and trails designed to maximize their utility with respect to public recreational access connectivity and utility, consistent with habitat and safety considerations.

91. Low intensity public visitor-serving facilities (such as a restaurant, golf-related shops, etc.) shall be allowed at Del Monte Forest golf courses.

92. Certain areas have been mined for silica and other minerals and are in need of rehabilitation. The portions of these areas that no longer constitute dune or other sensitive habitat are the most suitable for more intensive development, as compared with other forested and undeveloped land. Consequently, those areas are identified for development (including for visitor accommodations, recreational facilities, corporation yards, and residential development) provided such development is sited and designed to avoid, buffer, and enhance adjacent environmentally sensitive habitat areas. The more intensive use of such portions of these areas that no longer constitute dune and/or other sensitive habitat provides an appropriate mechanism to enhance remaining dune and other habitats that are associated with such previously mined areas and consequently repair any related habitat damage.

93. The Links at Spanish Bay golf course shall continue to provide for the restoration/enhancement of dune landforms and native habitat that is interspersed throughout and adjacent to the course. Such restoration and enhancement shall be included in all future course improvements or redevelopment. To provide maximum opportunity for the re-establishment of native wildlife and plants and to preserve existing dune and forest habitats, the golf course shall continue to accommodate habitat areas and habitat connectivity.

94. The former Spyglass Quarry site in the Spyglass Cypress Planning Area may be developed with a hotel or with low-density single-family residences pursuant to the Pebble Beach Company Concept Plan.

95. Development shall be prohibited in the former Sawmill Gulch Quarry site (both upper and lower sections) in the Gowen Cypress planning area, except: public recreational trails and related minor facilities; habitat restoration, enhancement, and management; and normal and typical maintenance

activities associated with each. This area shall otherwise be preserved, managed, and maintained as undeveloped open space and a component of the Huckleberry Hill Natural Habitat Area.

96. Pebble Beach Company's corporation yard, offices, storage, maintenance, waste processing, utilities and other related facilities are allowed at the former granite quarry site adjacent to sub-planning Area G. A portion of the former granite quarry may be developed with medium-density single family residences pursuant to the Pebble Beach Company Concept Plan. Monterey pine should be utilized in landscaping to stabilize fill embankments and to screen quarry walls, thus helping the area to blend in with the surrounding environment.

LAND USE DESIGNATIONS

The basic categories of land use designated in the Del Monte Forest are 1) Residential, 2) Commercial, and 3) Open Space.

These land use categories are fully described in the following discussion. Figure 4 shows the planning area framework within which these uses are subsequently discussed. Figure 5 shows the Del Monte Forest Area LUP land use designations, and identifies the eight planning areas and sub-planning areas (alphabetically identified from Area A through Area Y). Figures 6a through 6h identify each planning area and its major features (e.g., streams, sensitive habitats, public access points, etc.). These figures are not meant to be a definitive identification of all such features, rather they are meant to provide identification of a subset of known and/or previously identified features that must be considered for the area. In all cases, more refined evaluation for any particular proposed development is necessarily based on evaluation of the resources on the ground and knowledge about those resources at the time of development consideration.

Residential Designations

Residential land uses allowed in the Del Monte Forest area range in density from one unit per two acres up to 15 units per acre. However, maximum densities allowed in the Forest are fairly low, generally reflective of the mostly large lot pattern of development. For LUP purposes, densities are described in terms of low density (1 unit/2 acres up to a maximum of 1 unit/acre), medium density (2 units/acre up to a maximum of 6 units/acre), and high density (up to a maximum of 15 units/acre). Maximum allowed residential density for Del Monte Forest property is noted on Figure 5.

Commercial Designations

Three commercial land use designations identify allowable commercial land use and development in the Del Monte Forest: 1) Visitor-Serving Commercial, 2) General Commercial, and 3) Institutional Commercial. These land use designations are described as follows:

Visitor-Serving Commercial

This category allows for uses and development providing basic support services and visitor needs associated with visitor-serving commercial development. Major hotel or inn accommodations and support commercial facilities are principal uses. Employee housing may be permitted as secondary uses under this category provided such use and development is clearly secondary to the primary use. The four

areas in this category are:

- The Lodge at Pebble Beach and environs in the Pebble Beach planning area (including the Beach & Tennis Club),
- the existing Spanish Bay resort and its associated parking facilities,
- the existing Poppy Hills golf course clubhouse and related facilities, and
- the hotel site at the former Spyglass Quarry site (in Area M).

General Commercial

This category provides for uses and development providing commercial facilities that support both visitor and community needs, and it is limited in the Forest to the general commercial facilities provided in The Lodge at Pebble Beach area (including retail sales, market, post office, gas station, etc.). All such uses shall be compatible with the general retailing and community service character of this designation, as well as community services and storage facilities.

Institutional Commercial

This category provides for uses and development of an institutional nature, and includes the Pebble Beach Company offices and corporation yard, Robert Louis Stevenson School, firehouses, and a utility substation.

Open Space Designations

The primary objective of the Open Space designation is protection of the natural systems of the Forest, which include forested areas, riparian areas, wetland areas, dunes, beaches, and shoreline areas. A secondary objective is to identify appropriate locations for outside and more open recreational areas (like golf courses and the equestrian center). The LUP designates the following three classes of open space in the Del Monte Forest:

Open Space Recreational

This category allows for golf courses, golf driving ranges, golf clubhouses with pro shop and food and other services, equestrian centers, public access trails, neighborhood parks, as well as necessary support and maintenance facilities associated with these uses (such as golf cart and maintenance facilities, play equipment, parking areas, stables, and barns). Areas designated Open Space Recreational are generally open areas within which structures and above-ground development are present but limited.

Open Space Forest

This category encompasses forest and inland areas (as opposed to the immediate shoreline area) that are generally not appropriate for development other than that associated with resource enhancement and limited low-intensity public recreational facilities (e.g., trails) consistent with all other LUP policies. Areas designated Open Space Forest include habitat preservation areas (including the S.F.B. Morse Botanical Reserve, the Huckleberry Hill Natural Habitat Area, and most of Pescadero Canyon) as well as other natural habitat and visually sensitive areas.

Open Space Shoreline

This category encompasses shoreline areas (as opposed to forest and inland areas) that are generally not appropriate for development other than that associated with resource enhancement and limited low-intensity public recreational facilities (e.g., shoreline access areas, including parking turnouts, vista points, and related facilities, trails, etc.) consistent with all other LUP policies. Areas designated Open Space Shoreline include sandy beaches, rocky shorelines and tidepools, remnant sand dunes, unique shoreline features, blufftop landforms near the shoreline edge, as well as other natural habitat and visually sensitive areas.

LAND USE BY PLANNING AREA

The LUP is organized around eight planning areas: Spanish Bay, Spyglass Cypress, Middle Fork, Pescadero, Huckleberry Hill, Gowen Cypress, Pebble Beach, and Country Club (see Figure 4). Within portions of these eight planning areas, a series of sub-planning areas have been further delineated and identified alphabetically as Areas A through Y (see Figure 5). In the text below, land use and development considerations are described for each of the LUP's planning areas to provide for easier understanding of allowed uses and development, including the rationale for such uses and development within each planning area. Each planning area discussion is supplemented by a planning area figure (see Figures 6a through 6h) depicting land use designations and related information applicable to the planning area, as well as certain known and/or previously identified constraints (e.g., creek and stream resources) that need to be considered when development is proposed in that planning area. Such identified constraints are not meant to be a definitive identification of all such constraints, rather they are meant to provide identification of a subset of known and/or previously identified constraints that must be considered for the area. In all cases, a more refined constraint evaluation for any particular proposed development must necessarily be based on evaluation of the resources on the ground at the time of development consideration.

The densities shown on Figure 5 and on the individual planning area figures are maximum densities. Allowable density is contingent upon natural resource constraints present on any given site and availability of public services as determined through project review, and thus may be as high as the maximum (but no higher) or may be lower if site specific circumstances dictate a lower density for development to be consistent with LUP policies.

Spanish Bay Planning Area

The 330-acre Spanish Bay planning area (see Figure 6a) is located in the northernmost portion of the Del Monte Forest fronting on the Pacific Ocean, with the Asilomar State Beach and Conference Center to the north, the City of Pacific Grove to the north and east, and the Country Club planning area (and coastal zone boundary) to the south. The area is developed with The Inn at Spanish Bay (and related golf and other resort facilities) and the Spanish Bay condominiums seaward of 17-Mile Drive, and includes two of the five gated entrances into the Forest (the Pacific Grove and Country Club gates). There are also significant habitat preservation areas both inland of 17-Mile Drive, including the Navajo Tract and Rip Van Winkle open space preservation areas, as well as on the seaward side interspersed and seaward of resort and golf course improvements. Remaining open space areas generally transition from sand dunes to closed canopy native Monterey pine forest extending inland from the shoreline, with some interspersed riparian and wetland areas, including along Majella Creek. Future land use and

development in the Spanish Bay planning area will focus on redevelopment of and improvements to existing development, particularly related to some limited resort expansion (including up to 60 additional visitor-serving units at The Inn at Spanish Bay), and is premised on preserving undeveloped habitat areas in perpetuity.

Spyglass Cypress Planning Area

The 775-acre Spyglass Cypress planning area (see Figure 6b) encompasses the shoreline south of Seal Rock Creek to and including Cypress Point, and is principally comprised of the Cypress Point and Spyglass Hill golf courses. This area also includes limited residential parcels, protected open space areas, and several coastal access points along 17-Mile Drive. The Cypress Point shoreline is rugged and rocky with fairly shallow soil and rock outcrops supporting the endemic Monterey cypress, including those in the Crocker Grove Monterey cypress preservation area (see Figure 2a). The northerly portion, generally inland of Fan Shell Beach and the Seal Rock area, is primarily made up of dune habitat (associated with the southernmost extent of the Asilomar Dunes dune system) with a native Monterey pine forest transition zone that extends inland. Robert Louis Stevenson School (RLS), a private high school, is located on the eastern edge of this planning area. RLS has improved its campus over time consistent with a campus Master Plan (approved by the County for the campus in 1982) and subject to this LUP. This LUP anticipates that development/redevelopment of the RLS campus under the campus Master Plan will continue in the future, provided that it is also consistent with this LUP. A new 100-room hotel, or alternatively at the landowner's option, up to 10 residential units, would be allowed in Area M in the former Spyglass Quarry site (see Figures 9g(1) and 9g(2)).

Middle Fork Planning Area

The 225-acre Middle Fork planning area (see Figure 6c) is located near the center of the Del Monte Forest in the upper portion of the Seal Rock Creek watershed, and is the smallest of the eight Del Monte Forest planning areas. Major land uses immediately adjacent to Middle Fork are the Spyglass Hill golf course to the west, a majority of the RLS campus on the southwest, the Huckleberry Hill Natural Habitat Area to the east, a portion of Poppy Hills Golf Course to the north (with some low-density residential designated land within the golf course), and low density residential uses in the Pebble Beach and Pescadero planning areas to the south.

The southern portion of the Poppy Hills Golf Course occupies much of the Middle Fork planning area, and it is framed by substantial protected Monterey pine forest areas designated Open Space Forest in Areas H and I-1. A portion of the RLS campus is located on the western portion of this planning area, and the Pebble Beach Community Services District facilities are located at the northernmost tip. Thus, the Middle Fork planning area is essentially built out, with the exception of further development of the RLS campus and up to 16 low-density residential units which are allowed between the golf course and Vizcaino and Spruance Roads bordering Poppy Hills Golf Course (see Figure 9c).

Pescadero Planning Area

The 540-acre Pescadero planning area (see Figure 6d) is comprised of Pescadero Canyon, a fairly steep-sided, Y-shaped, and sloping area covered with a mixed coniferous forest dominated by native Monterey pine trees, which is one of the largest areas of unfragmented native Monterey pine forest within the Del Monte Forest. This planning area contains the Carmel Hill (Highway 1) gate at the southern intersection

of Highways 1 and 68 that serves as a principal visitor access point to the Del Monte Forest and 17-Mile Drive. The area is bounded by Carmel Woods and the City of Carmel-by-the-Sea to the south and southeast, the Pebble Beach planning area to the west, and the Middle Fork and Huckleberry Hill planning areas to the north. With the exception of residential development in the north and northwesterly portion of the planning area, a single residential subdivision in the southern portion (in Area S), and the CALFIRE fire station near the Highway 1 gate, the Pescadero planning area is and will remain mostly undeveloped, reflecting environmental constraints of slopes, soil erosion hazard, and sensitive plant and wildlife habitats (including wetlands, riparian corridors, and an array of sensitive species including Hooker's Manzanita, sandmat manzanita, Hickman's onion, and Yadon's piperia).

Huckleberry Hill Planning Area

This easternmost 415-acre planning area (see Figure 6e) is bounded on the north, south, and west by the Gowen Cypress, Pescadero, and Middle Fork planning areas, respectively. The eastern portion of the area, to the east of Highway 68, known as the Shepherds Knoll or Scenic Drive Annexation area, is within the City of Monterey. This planning area consists of medium density residential development in the eastern portion and the Pebble Beach Company corporation yard and an area designated for medium-density residential use on the southwestern end, in the former granite quarry site. Rehabilitation of the former granite quarry area (as well as another small abandoned quarry) and restoration with native Monterey pine forest species is in process. About half of the planning area is covered with significant Monterey pine forest habitat that is designated Open Space Forest and that is part of the Huckleberry Hill Natural Habitat Area (see also Gowen Cypress planning area description below). This planning area includes and is traversed from north to south by Highway 68, which follows the ridgeline and generally separates the Del Monte Forest from the City of Monterey. Much of the west-facing hillside within the Huckleberry Hill planning area has slopes over 30%. Other than a ten-lot subdivision that is planned in the portion of the former quarry area nearest the Pebble Beach Company offices and corporation yard (see Figure 9l), the remainder of the planning area is intended to be preserved for its habitat and scenic resource value, and is designated Open Space Forest.

Gowen Cypress Planning Area

The 585-acre Gowen Cypress planning area (see Figure 6f) is dominated by the Huckleberry Hill Natural Habitat Area (HHNHA), which includes the S.F.B. Morse Botanical Reserve as part of it. The HHNHA is one of the most important ecological systems on the Monterey Peninsula and the Del Monte Forest. This habitat area, nearly 400 acres, is home to such sensitive species as the planning area's namesake Gowen Cypress, Eastwood's goldenbush, Hooker's manzanita, Sandmat manzanita, Pine rose, and Monterey ceanothus. It is also largely populated by native Monterey pine forest in association with Bishop pine and Yadon's piperia. Significant wetland and creek areas are also found here in this natural area including Sawmill Gulch Creek, providing habitat for such protected species as California red-legged frog. The LUP categorically deems the HHNHA to be ESHA.

In addition to such natural resources, the northern portion of the Poppy Hills Golf Course is located in the southwestern portion of this planning area. Limited residential development exists along Sunridge Road, and two former silica quarries at Sawmill Gulch (both in the process of long term restoration efforts) are located within the HHNHA. This planning area is bounded on the south by the Middle Fork planning area, on the east by Haul Road and Huckleberry Hill, on the west by the Country Club planning area, and on the north by Pacific Grove and Highway 68. Adjacent land uses to the west and north are

the residential areas of the Country Club and Pacific Grove, respectively, where density ranges from four to seven units per acre. The Gowen cypress habitat, for which this planning area is named, is one of the important ecologic features of the Monterey Peninsula. Adaptation to the unique combination of sandy soil, climate, rainfall, and periodic fires has allowed the "pygmy" Gowen cypress to survive in this location. The majority of the undeveloped portion of this planning area is designated Open Space Forest to protect the environmentally sensitive Gowen cypress-Bishop pine habitat, riparian habitat, the Sawmill Gulch Creek watershed, and the native Monterey pine forest, among other resources. Approximately 20 acres in this planning area surrounded by the Poppy Hills Golf Course is intended for residential development of 16 lots (see Figure 9b).

Pebble Beach Planning Area

The 1,300-acre Pebble Beach planning area (see Figures 6g(1) and 6g(2)) is the largest of all the Del Monte Forest planning areas, comprising the majority of the southern portion of the Forest. It is bounded by the Spyglass Cypress and Middle Fork planning areas to the north, and the Pescadero planning area to the east, and it includes approximately four miles of shoreline along the east and south from near Cypress Point extending to the City of Carmel-by-the-Sea city limits and Carmel Beach downcoast. The Pebble Beach planning area is generally framed by protected open space to the east and west, and golf course and residential development to the north. Adjacent residential densities generally range from 1 unit per acre in the Spyglass Cypress planning area to eleven units per acre in the City of Carmel-by-the-Sea. This planning area has been substantially developed and contains The Lodge at Pebble Beach, the Pebble Beach Golf Links, the Beach and Tennis Club at Stillwater Cove, the Pebble Beach Equestrian Center, related facilities along Portola Road used for golf practice, special events, and other recreational and resort uses, and the Peter Hay par-three nine-hole golf course. The commercial area adjacent to the Lodge serves as the main commercial center of the Forest. The remainder of the Pebble Beach planning area has been developed as low-intensity, large-lot residential use. Important resource considerations for this area include proximity to the Carmel Bay ASBS; the presence of the rare native Monterey cypress habitat between Pescadero Point and Cypress Point; several cultural resource sites, including one of the County's more important sites at Pescadero Point; and the presence of the Cypress Point fault.

Hotel, resort, and other redevelopment improvements associated with The Lodge and the adjacent area, including the core commercial area, are allowed and expected to add up to 80 new hotel rooms, renovated meeting facilities, additional parking, and other improvements (see Figures 9m and 9q). Likewise, the equestrian center, special events staging area, and Pebble Beach driving range are slated for redevelopment, with some limited medium-density residential development in these areas (see Figures 9h, 9i, 9j,and 9p). The area between Cypress Point and Pescadero Point along 17-Mile Drive is part of the protected native Monterey cypress habitat (see Figure 2a) within which further subdivision is prohibited and very limited redevelopment (i.e.. this area is generally already developed with very large lot residential uses and development) is allowed subject to restrictions and requirements to protect this vary rare and sensitive resource.

Country Club Planning Area

The 1,100-acre Country Club planning area (see Figure 6h) is located mostly outside the coastal zone except for the rocky shoreline seaward of and including 17-Mile Drive, and the 14th hole of the Monterey Peninsula Country Club Dunes Course. The non-coastal zone areas are located within the

Greater Monterey Peninsula Area Plan. Its boundaries are the Spanish Bay, Gowen Cypress, and Spyglass Cypress planning areas to the north, east, and south, respectively. The western edge is bounded by approximately two miles of panoramic and iconic Del Monte Forest shoreline. The dominant land use in this planning area is the Monterey Peninsula Country Club's two golf courses (the Shore course and the Dunes course), which are integrated with significant single-family residential development. The planning areas bordering the Country Club area have significant areas of undeveloped land, but are also developed with golf courses (Spyglass Hill and Cypress Point in the Spyglass-Cypress planning area, and The Links at Spanish Bay in the Spanish Bay planning area) and some residential use. The planning area's eastern boundary, the Gowen Cypress planning area, contains the 84-acre S.F.B. Morse Botanical Reserve and the larger Huckleberry Hill Natural Habitat Area, of which it is a part, adjacent to the eastern boundary of the Dunes Course across Congress Road. The Country Club planning area is nearly fully developed, except for the coastal strip seaward of 17-Mile Drive, which is heavily used by visitors and Forest residents for its recreational opportunities and ocean vistas. No significant new development is contemplated in the Country Club planning area other than redevelopment on existing lots of record.

PEBBLE BEACH COMPANY CONCEPT PLAN

Pebble Beach Company is the owner of the vast majority of the undeveloped land in Del Monte Forest and has developed a Concept Plan that includes dedication and preservation of most of its undeveloped land, and development and redevelopment of other areas. This Concept Plan includes additions, improvements, and/or redevelopment at certain Pebble Beach Company visitor-serving and commercial facilities, including The Lodge at Pebble Beach, The Inn at Spanish Bay, the Equestrian Center, and the Pebble Beach Driving Range. In one area (the former Spyglass Quarry in Area M), the Concept Plan introduces a new 100-room or smaller standard hotel (i.e., not a timeshare, private ownership, or similar structure) and related resort facilities (such as a restaurant, spa, meeting rooms, and parking), or 10 or fewer single-family residential lots. In other areas, the Concept Plan envisions limited single-family residential development, and also includes a series of public recreational access and visitor-serving improvements. The remainder of the Concept Plan provides for long-term preservation, enhancement, and management of undeveloped preservation areas as protected habitat in perpetuity. Development pursuant to the Concept Plan will also require certain infrastructure improvements, primarily traffic-related, which are recognized and also included as part of the Concept Plan. The Concept Plan as it applies to each of these areas is included in this LUP as Figures 9a to 9t.

In recognition of the opportunity to achieve a "final buildout" of Pebble Beach Company's significant undeveloped lands in the Del Monte Forest, with the vast majority of such lands to be dedicated for permanent open space protection and resource conservation, and to resolve potential conflicts in interpretation regarding allowed development on the portion of these lands identified for development and redevelopment, this section describes the Concept Plan and establishes certain specific standards that govern LUP requirements concerning ESHA, wetlands, dunes, streams, riparian corridors, and their related setbacks/buffers for Concept Plan areas, provided (1) development associated with such standards meets all other relevant LCP requirements; (2) permanent open space/conservation easements have been dedicated to the Del Monte Forest Foundation for all preservation areas shown on Figures 9a through 9t, and adequate implementation measures have been established to ensure protection and management of such areas as protected habitat areas in perpetuity; and (3) the traffic, water, wastewater, public access and recreation, affordable housing, and low-cost visitor serving requirements of this LUP are implemented in accordance with this LUP, including with respect to specific Concept Plan

requirements identified below. The special policies and standards that apply to the Concept Plan areas are described below.

Requirements Applicable to ESHA, Wetlands, Dunes, Streams, and Riparian Corridors

Notwithstanding the presence of ESHA, wetlands, dunes, streams and riparian corridors, development located in the following areas shall be allowed as indicated below.

1. The portion of Area B located west of and including the fire road nearest the intersection of Congress Road and 17 Mile Drive (see Figure 9a).
2. The portion of Area F known as F2 in the lot configuration generally shown in Figure 9b.
3. The portion of Area I known as I2 in the lot configuration generally shown in Figure 9c.
4. The portion of Area J in the lot configuration generally shown in Figure 9d.
5. The portion of Area K in the lot configuration generally shown in Figure 9e.
6. The portion of Area L in the lot configuration generally shown in Figure 9f.
7. The portion of Area M identified as the "development area" on Figures 9g(1) and 9g(2).
8. The portion of Area U in the lot configuration generally shown in Figure 9h.
9. The portion of Area V in the lot configuration generally shown in Figure 9i.
10. The portion of the Equestrian Center/Driving Range area identified as "Equestrian Center", "Special Event Staging", and "Driving Range" on Figures 9h and 9j.
11. The portion of The Inn at Spanish Bay area identified for hotel expansion ("Spanish Bay Cottages") as generally shown on Figure 9k.

Requirements Applicable to Certain Setbacks/Buffers

Notwithstanding other LUP policies to the contrary, setback/buffer requirements applicable to ESHA, wetlands, dunes, streams, and riparian corridors located outside of the areas listed under the heading "Requirements Applicable to ESHA, Wetlands, Dunes, Streams, and Riparian Corridors" above shall apply as follows:

1. Setbacks/buffers for residential and related development in Areas F, I, J, K, L, U, and V, and the Corporation Yard area (in the configurations generally shown in Figures 9b, 9c, 9d, 9e, 9f, 9h, 9i, and 9l) may be coterminous with such lot lines and roadway access areas provided that:

   (a) The setback/buffer applicable to the western portion of Lot 1 in Area L (see Figure 9f) shall be coterminous with the western edge of the lot line provided the existing watercourse along the western edge of Lot 1 is realigned and restored 50 feet to the west of its current location.

   (b) The setback/buffer applicable to the southwestern portion of Lots 1 through 7 in Area V (see Figure 9i) shall extend 100 feet as measured from identified ESHA, wetlands, dunes, streams, and riparian corridors between these lots and Stevenson Road, or shall extend to the existing tree canopy on these lots, whichever is less.

2. Setbacks/buffers for parking lot development in Area B may be as shown on Figure 9a.

3. Setbacks/buffers for hotel development in Area M may be as generally shown on Figure 9g(1) provided that degraded dune areas adjacent to the development area are restored as dune habitat, and that any landscaped areas inside of and within 100 feet of the edge of the development area are landscaped in a form, and planted with native species, compatible with the adjacent dune areas.

4. Setbacks/buffers for equestrian center, special event staging, and driving range development in the areas labeled as "Equestrian Center," "Special Event Staging," and "Driving Range" on Figures 9h and 9j may be coterminous with the boundaries of those areas.

5. Setbacks/buffers for hotel development in The Lodge at Pebble Beach area ("Fairway One Cottages") and The Inn at Spanish Bay area ("Spanish Bay Cottages") may be as shown on Figures 9m and 9k, provided that vegetative and/or topographic buffering is provided between such development and 17-Mile Drive in such a way to ensure that such development effectively integrates into the existing built and natural environment as seen from 17-Mile Drive.

6. Setbacks/buffers for conference center development in The Pebble Beach Lodge area and The Inn at Spanish Bay area may be as shown on Figures 9n and 9o.

Requirements Applicable to Further Subdivision

The residential lots as shown in the general configurations in Figures 9b, 9c, 9d, 9e, 9f, 9g(2), 9h, 9i, 9l, and 9p shall not be further subdivided and shall be so restricted by deed restrictions and B-6 zoning upon their initial subdivision.

Requirements Applicable to Preservation Areas

Easements over all preservation areas shown on the Concept Plan (Figures 9a to 9t) shall be dedicated to the Del Monte Forest Foundation in perpetuity through Open Space Conservation Easements in a form and content approved by the County and the Executive Director of the Coastal Commission, as a condition of the first development in the Concept Plan that is approved. Such dedication shall be accompanied by a comprehensive forest and resource management plan for such areas, along with all necessary measures, including adequate funding, to assure implementation in such a way as to ensure enhancement, protection and management of such preservation/easement areas as protected and self-functioning habitat areas in perpetuity. Such plan shall, as feasible, also incorporate prior forest and resource management requirements (and updated requirements, as appropriate in light of changes in resource conditions or understandings) associated with other Del Monte Forest properties that the Pebble Beach Company either previously deeded or previously dedicated easements to the Del Monte Forest Foundation as a means of providing a unified and updated plan for long term management of all such areas in perpetuity.

Requirements Applicable to Forest Management on Residential Lots

Forest management and maintenance on the Concept Plan residential lots shall be required in the same manner as is generally applicable to residential development in the Forest, where the LUP's Forest Management Plan requirement applicable to individual Concept Plan residential lots may be covered by an overall Forest Management Plan for all of the lots, or by Forest Management Plans applicable to related lots (e.g., Forest Management Plans specific to each subdivision area). Deed restrictions shall be

imposed on the individual Concept Plan residential lots requiring the owner to comply with the applicable Forest Management Plan, but conservation easements to the Del Monte Forest Foundation shall not be required for the Concept Plan residential lots. Dedication and management of Preservation Areas noted above provides the required forest habitat and tree replacement for Concept Plan development.

Requirements Applicable to Traffic and Circulation

Approval of any development proposed by Pebble Beach Company that is based on the Concept Plan shall incorporate and/or require as a condition of approval improvements to the Highway 68/17-Mile Drive intersection area, including redevelopment of the Highway 1 gate (see Figure 7), and improvements to The Lodge area parking and circulation system (see Figure 9q) that improve circulation consistent with all Plan policies. Such approvals granted to Pebble Beach Company must also incorporate and/or require as a condition of approval all other necessary measures and modifications that are identified during the development review process to adequately address traffic and circulation issues associated with the approved development.

Requirements Applicable to Water and Wastewater

Development pursuant to the Concept Plan may satisfy its water demand through the use of water supply associated with the Pebble Beach Company and Monterey Peninsula Water Management District (MPWMD) Water Entitlement (Entitlement) (identified in the Pebble Beach Company-MPWMD Fiscal Sponsorship Agreement dated October 3, 1989, as amended), consistent with applicable law for such use. Estimated water demand of the Concept Plan is 135 acre feet per year (AFY). The unused portion of the Entitlement in 2011 was 225 AFY. All Concept Plan approvals based on the Entitlement shall clearly reflect the use of such water entitlement, including in terms of ongoing documentation and calculation of remaining entitlement as Concept Plan approvals are granted. All approvals granted to the Pebble Beach Company for Concept Plan development must also incorporate and/or require as a condition of approval all other necessary measures and modifications that are identified during the development review process to adequately address water supply issues associated with the development.

Wastewater capacity at the Carmel Area Wastewater District (CAWD) was available as of 2011 to serve all development pursuant to the Concept Plan. Estimated wastewater treatment demand under the Concept Plan is 150,000 gallons per day (gpd). Capacity available to the Pebble Beach Community Services District for treatment at the CAWD plant was 500,000 gpd in 2011. Approval of any development under this Concept Plan shall incorporate and/or require as a condition of approval all necessary measures and modifications that are identified during the development review process to adequately address wastewater issues associated with the proposed development, including that it shall identify and appropriately offset all wastewater impacts and comply with Regional Water Quality Control Board sewage treatment capacity requirements. Development approved under the Concept Plan shall also incorporate measures designed to ensure that all Pebble Beach Company golf courses are irrigated using recycled water as much as possible as a condition of the first development in the Concept Plan that is approved.

Requirements Applicable to Public Access and Recreation

As a condition of approval of the first development in the Concept Plan, the Pebble Beach Company shall be required to prepare and implement a Del Monte Forest Public Access Management Plan that is subject to review and approval by the County and the Executive Director of the Coastal Commission.

The Plan shall clearly describe the manner in which general public access in the Del Monte Forest is to be managed and provided (including through improvements to existing access areas and development of new access areas, as appropriate), with the objective of maximizing public access to all major access points (e.g., all shoreline access locations, trails, parking areas, destinations, facilities, etc.) and all related public access areas, and maximizing utility and enjoyment of all such public access features through siting and design premised on seamlessly integrating them into the built and natural environment, and through provision of appropriate public access amenities (i.e., landscaping, irrigation, restrooms, overlooks, interpretive signs and facilities, bench seating, trash and recycling, bike racks, etc.) and signage/information. The Plan shall at a minimum include the following:

1. Public Access Areas. All public access areas in the Del Monte Forest shall be clearly identified as such on the Plan, including through maps, site plans, elevations (as appropriate), and photographs of each access area clearly identifying all elements of access so that it is clear what areas are available for public access and use. All public access and use parameters for each area shall be clearly identified, including with respect to different types of access features (i.e., shoreline accessways, trails, etc.), for specific access features (i.e., for individual access points, trail segments, etc.), and for different user types (i.e., cars, pedestrians, bicyclists, equestrians, etc.). At a minimum, public access areas associated with the following shall be included and so detailed:

   a. 17-Mile Drive, including bike access and bike lanes.

   b. All defined accessways and access areas adjacent to 17-Mile Drive (including at Moss Beach, Point Joe, China Rock, Bird Rock, Seal Rock, Fanshell Beach, Cypress Point, Crocker Grove, Lone Cypress, Ghost Tree/Pescadero Point, Shepherds Knoll, Huckleberry Hill, etc.).

   c. All trails along 17-Mile Drive and the shoreline.

   d. All public access areas at The Inn at Spanish Bay, including public access parking and trail connectivity.

   e. All public access areas at The Lodge at Pebble Beach and the Pebble Beach commercial core area, including access through the commercial area and Lodge to and including Stillwater Cove and Sloat access areas, and including parking provisions (including in the commercial area and at Peter Hay, Casa Palmero, and the Beach and Tennis Club).

   f. All public access areas at the new hotel site at the former Spyglass Quarry (at Area M).

   g. Pebble Beach Company golf courses and the Pebble Beach Equestrian Center, specific only to their public access and use parameters.

   h. All beach access and accessible sandy beach areas.

   i. The Del Monte Forest trail system, including with respect to connections outside of the forest in Pacific Grove and Carmel.

   j. Access areas in the Del Monte Forest owned by the Del Monte Forest Foundation (e.g., Indian Village).

   k. All access areas and improvements identified in former LUP Appendix B (as certified in the original LUP in 1984).

l. All access areas and improvements required as part of the Spanish Bay development pursuant to coastal development permit 3-84-226, including as identified in former LUP Appendix B.

m. New access areas to be developed as part of the Concept Plan, including those necessary to offset public access impacts from Concept Plan development.

2. Public Access Area Improvements. For each of the public access areas identified above, all necessary and feasible improvements to provide optimum vehicular, pedestrian, bicycle, and equestrian access to and along the shoreline, and as close to the sea as possible, taking into account the need to balance such access with existing resort and recreational facilities, private property, and public safety, and the need to avoid interfering with existing resort operations and golf course play, shall be identified and developed per the Plan.

3. Public Access Signs/Materials. The Plan shall identify all signs, handouts, brochures, procedures, and any other elements that will be used to facilitate, manage, and provide public access in the Del Monte Forest, including identification of all public education/interpretation features (educational displays, interpretive signage, etc.). All access areas shall be signed in such a way as to make clear that such areas are available to public access, and in such a way as to provide clear direction on navigating within the Forest, including at a minimum improved trail signs and directions, and way-finding kiosks or similar structures at key visitor destinations in the Forest (i.e., at the Pacific Grove and Carmel gates, at major shoreline accessways and access areas, at key segments of the California Coastal Trail (i.e., connections at Asilomar State Beach and Carmel Beach, etc.), at the Lodge commercial area, etc.). Any specific use parameters shall be clearly identified. All sign and other such informational materials shall use a unified design theme wherein all signs and materials use similar materials, colors, fonts, figures, symbols, layouts, and other associated elements so as to provide a recognizable program that extends throughout the Forest and relates back to informational brochures, way-finding maps, etc. In addition:

a. Signs. Signs may be categorized by sign types (e.g., trail signs, overlook signs, parking signs, interpretive signs, informational signs, etc.) provided all signs are consistent with the overall Forest theme, and provided all signs within a sign type shall be similarly designed to facilitate ease of recognition (for example, sign types may use the same letter type and size, employ the same palette of colors/materials, and be installed at the same height). All signs shall be designed to integrate with the character of the sign location, and shall be: fabricated of natural or natural looking materials that are compatible with locational character to the maximum extent feasible and that have limited areas of contrasting materials and color (i.e., materials such as stone, wood, COR-TEN® steel, etc.); consolidated so as to limit the number of freestanding poles or other structures devoted exclusively to signage; and part of a coordinated hierarchy of information and related design elements such as sign size, text size, and color.

b. Public Access Brochure. A Public Access Brochure shall be included as a component of the Plan, and shall be subject to the requirement that it be updated (subject to County and Executive Director review and approval) whenever significant public access changes occur in the Forest, and at least once every five years. The Brochure shall clearly and accurately identify all public access areas, amenities, and use provisions within the Forest (including all trails, parking areas, destinations, facilities, etc.) consistent with the Plan at a scale and in a design that is easily understood. The Brochure shall be provided at key visitor destinations in the Forest, including as a gate handout for visitors entering the Forest for which it may be developed as a separate public

access insert to the existing 17-Mile Drive gate handout, provided it is clear that such insert is to be distributed (with the remainder of the gate handout) to all visitors entering Del Monte Forest.

c. Acknowledgments. All signs, handouts, brochures, procedures, and other public access information elements shall acknowledge the participants in the Plan including the Pebble Beach Company, County of Monterey, the California Coastal Commission, and other applicable entities, and shall clearly reflect that the trail system is a component of the California Coastal Trail.

4. Public Access Disruptions Prohibited. Development and uses within the public access areas that disrupt and/or degrade public access (including areas set aside for private uses, and barriers to public access such as fences, temporary structures, private use signs, closures, etc.) shall be prohibited, except that the Pebble Beach Company may charge a vehicular gate fee subject to LUP requirements, and except that the Pebble Beach Company may restrict entrance to the Del Monte Forest and/or use of 17-Mile Drive and other public access areas during special events in the Forest as long as such public access use restrictions are minimized as much as possible and are clearly identified through all necessary processes. Public access areas shall be maintained in a manner that maximizes public use and enjoyment consistent with the operation of the applicable public access area.

5. Public Access Use Hours. Public use access hours shall be maximized. Such hours are generally limited to daylight hours.

6. Public Access Fees. Other than fees related to certain facility use and other than fees consistent with the LUP for vehicular access at each Del Monte Forest gate, all public access areas and amenities, including pedestrian and bicycle access at the gates, shall be available to the general public free of charge. Any proposed increases to the gate vehicle fee shall be subject to review by the County and the Coastal Commission's Executive Director, and shall be submitted with clear evidence of the manner in which it complies with the LUP's requirements specific to vehicular fee increases.

7. Public Access Plan Adjustments. The Plan shall provide that minor adjustments may be allowed by the County and the Executive Director if such adjustments:

   (1) are deemed reasonable and necessary; and

   (2) improve public access and do not adversely impact coastal resources.

8. Public Access Areas and Amenities Maintained. The Pebble Beach Company shall manage and maintain all Del Monte Forest public access areas and related amenities associated with the Plan on Pebble Beach Company land (and on land for which Pebble Beach Company has assumed such obligation) in their approved state and consistent with all Plan provisions in perpetuity. Others shall similarly manage and maintain areas and amenities associated with the Plan but not managed and maintained by the Pebble Beach Company consistent with their LCP and CDP obligations. At least once every five years (and by May 1st of each fifth year), the Pebble Beach Company shall assess the condition of all such public access areas and amenities, and shall provide a copy of such assessment for the review and approval by the County and the Coastal Commission's Executive Director. The assessment shall identify the existing condition of such areas and amenities, shall recommend actions necessary to maintain areas and amenities in their Plan-approved and/or Plan-required state, and shall include photographs of such areas and amenities. Actions necessary to maintain such areas and amenities in a structurally sound manner and their approved state shall be implemented within 30

days of Executive Director approval, unless a different time frame for implementation is identified by the Executive Director.

The Pebble Beach Company, and all successors and assigns, shall implement the Del Monte Forest Public Access Management Plan on Pebble Beach Company land (and on land for which Pebble Beach Company has assumed such obligation), and others shall implement the Plan consistent with their LCP and CDP obligations, which shall govern all Del Monte Forest public access. The Plan shall make clear that the Pebble Beach Company, the County, and the Coastal Commission (through its Executive Director) agree that the Plan governs public access in this way, and that any differences between Plan provisions and other documents shall be resolved in favor of Plan provisions and maximum public access. The Plan shall include signatory blocks for the Pebble Beach Company, the County, and the Coastal Commission, and shall only be deemed approved when it has been signed and dated as to its approval per the signatory blocks.

Requirements Applicable to Low-Cost Visitor-Serving Facilities

Lower-cost overnight visitor-serving accommodations shall be provided for as a condition of approval of the first development in the Concept Plan that provides for additional overnight visitor-serving accommodations. The condition should be satisfied by payment of a fee to an organization acceptable to the County and the Coastal Commission's Executive Director to provide for lower-cost overnight visitor accommodations in the coastal zone.

Requirements Applicable to Affordable Housing

The Pebble Beach Company shall comply with the County's Inclusionary Housing Ordinance in the manner approved by the County. In addition to the 10 market rate units identified at the Corporation Yard site, an additional 20 units of inclusionary housing may be allowed within the same development footprint as identified in Figure 9l.

Implementation of Concept Plan

All relevant LCP requirements shall apply to each element of the Concept Plan, except as described in this Concept Plan section or as otherwise noted in other policies. In recognition of the relative specificity of the Concept Plan and the benefits accruing from it, it is the premise of this LUP that none of the LCP requirements will be applied in a manner to prevent reasonable development consistent with the Concept Plan, and in particular to prevent reasonable residential development on any of the Concept Plan residential lots in a manner generally consistent with the residential development on similar residential lots in the Del Monte Forest.

CHAPTER FOUR

LAND USE SUPPORT ELEMENT

INTRODUCTION

The land use and development area designations described in Chapter 3 are based upon resource considerations presented in Chapter 2 as well as considerations of the needs of supporting systems for development and uses. This chapter describes existing support systems in the Forest, as well as the system improvements necessary to support Forest development and land uses, including with respect to requirements related to provision of sometimes limited services (circulation, water supply, wastewater treatment, etc.).

CIRCULATION

Circulation Background

The Del Monte Forest is served by a private internal road system, including world-famous 17-Mile Drive, that is owned and maintained by the Pebble Beach Company. In addition to 17-Mile Drive, five gated entrances provide access into the Del Monte Forest: the Pacific Grove and Country Club gates from Pacific Grove, S.F.B. Morse gate from Highway 68, Highway 1 gate from the southerly Highway 1/68 interchange, and the Carmel gate from the City of Carmel-by-the-Sea. Major roads leading to these gates include Highway 1, Highway 68, Sunset Drive and 17-Mile Drive in Pacific Grove, and Ocean Avenue to North San Antonio Avenue/Carmel Way in Carmel-by-the Sea. Residents pay a yearly fee toward upkeep of the road system. Visitors in vehicles pay an entrance fee, but there is no fee for pedestrians, bicyclists, or equestrians. Principal circulation system elements in the area are shown in Figure 7.

As of 2007, all roads within and gates into the Del Monte Forest were operating at acceptable levels of service ("C" or better on a range scale ranging from "A" (the best) to "F" (the worst)). The LUP's target service level is, at minimum, Level "D" (see Policy 108). Some nearby intersections were operating at lower levels of service in peak times, most notably Highways 68/1 southbound off ramp, Highway 68/Skyline Forest Drive, Highway 68/Beverly Manor, Highway 68/Aguajito Road, and Highway 1 southbound on-ramp/17-Mile Drive, which were all operating at Level of Service F (over-capacity) at some times.

Emergency vehicle response is provided from the central fire station on Forest Lake Road and the fire station located inside the Highway 1 gate over a network of collector or primary roads. Emergency access for law enforcement and ambulance responses as well as mutual or automatic resources from neighboring jurisdictions is provided through the five entrance gates, as well as the Haul Road gate off Highway 68 (which is closed to all vehicular traffic other than emergency ingress and egress).

Circulation Considerations

Although 17-Mile Drive has evolved since it was originally created in the early 1900s as a route between the old Hotel Del Monte, the old Carmel Mission, and Point Lobos, it remains a defining element of the

circulation system for both residents and visitors. One of the LUP's basic circulation objectives is to preserve 17-Mile Drive for visitor access, including through the use of alternative distribution systems for Forest residents. In this way, 17-Mile Drive can continue to function as a special scenic route for visitor access to and along the shoreline and the recreation and scenic resources of the area, at the same time that its role of distributing residential traffic within the Forest can be lessened. The LUP addresses this objective by a variety of means, including appropriately directing internal travel within the Forest, and segregating resident and visitor traffic as much as possible. Critical capacity situations are typically weekday morning and afternoon peaks, when the traffic is primarily residential, and the middle of the day on Sundays, when visitors comprise a large proportion of the traffic volume.

Although the S.F.B. Morse gate from Highway 68, completed in 1989, has helped in distributing traffic, significant new development in the Forest will require offsetting traffic improvements, including Highway 68/1/17-Mile Drive intersection area improvements, redevelopment of the Highway 1 gate into the Del Monte Forest, regional cumulative traffic projects, traffic demand management requirements (including offsite employee parking, shuttles, etc.), and special event requirements.

In terms of non-automobile circulation, existing bicycle routes connect the coastal cities of Pacific Grove and Carmel-by-the-Sea, north and south of the Del Monte Forest Area, at the Carmel and Pacific Grove gates. Other bicycle access into the Forest is more limited and subject to safety and terrain constraints along the shoulder of Highway 68 (to the S.F.B. Morse and Highway 1 gates) where grades are generally too steep for the average cyclist, and vehicular traffic presents safety hazards. Within the Forest, the primary bicycle route presently extends along 17-Mile Drive from the Pacific Grove gate to near The Lodge at Pebble Beach, including via Spyglass Hill Road. Bicycle access between the Lodge area and the Carmel gate is more limited due to the narrow road width and excessive road grade in places, and the lack of dedicated bicycle lanes. Improvements to enhance bicycle access, including safety improvements, are necessary in certain such areas. This LUP encourages such enhanced bicycle access and connectivity within the Forest, including via a safe and usable through route (off-road preferably) from Pacific Grove to Carmel where space and grades permit.

In addition, the Del Monte Forest trails system provides pedestrian access on a series of trails that wind throughout the Forest (see Figure 8). This trail system is made up of a variety of components (e.g., developed trails, fire roads, footpaths, sidewalks, etc.) that has been and is available for general public access use, and it remains one of the most significant public access and non-automobile circulation facilities within the Forest. It allows its users to navigate through the Forest almost exclusively separated from vehicular roads and along alignments that dip into and out of significant natural resource areas. It offers a more natural trail experience as well as opportunities to enjoy Forest resources first hand. Use is limited to hikers and equestrians, who, using a trail map, can find their circuitous way from the Asilomar Dunes area in Pacific Grove through to Carmel Beach in Carmel in a few hours. This trail system is a portion of the California Coastal Trail (CCT) connection between Asilomar Dunes State Beach and Carmel Beach through the Forest, and a significant circulation resource for which continued protection, enhancement, and management is critical.

Planned Circulation Improvements

No new major internal Del Monte Forest roads are planned. However, it is critical to continue the redevelopment, improvement, and management of roads within the Forest including as necessary to offset impacts from new development. In addition, efforts must continue to maximize the utility of the Forest trail system and the CCT, including with respect to new trail components and improved bicycle

access through the Forest. Brochures are available to visitors at each gate access into the Del Monte Forest and must be updated on a regular basis.

The major road improvement project still necessary is the Highway 68/1/17-Mile Drive intersection area improvement project, including fundamental redevelopment of the Highway 1 gate into the Del Monte Forest. It is anticipated that these improvements will be requirements of major new development in the Forest in the future.

Circulation Key Policy

The continued development of a multi-modal circulation system within the Del Monte Forest shall be encouraged to provide an adequate level of service with minimal intrusion to the Forest environment, ensure adequate and effective public recreational access, encourage separation of visitor and resident traffic, and provide for a proportionate share of the improvements necessary to impacted areas of Highway 68, which serves as an external access route to the Del Monte Forest.

Circulation Policies

97. Seventeen Mile Drive shall remain open to the public for recreational use and any entrance fee charged shall be limited to a vehicular access fee (i.e., pedestrian and bicycle access shall remain free) and shall remain reasonable.

98. The vehicular entrance fee as of January 1, 2011 was $9.50, and it was last increased to that amount on April 1, 2010. The entrance fee may be increased over time, as long as it is not increased by more than the increase in the Consumer Price Index (CPI) or more than 5% per year, whichever is less, on a cumulative basis as measured from the date of the last gate fee increase.

99. The recreational and scenic value of the 17-Mile Drive corridor shall be maintained by appropriate siting and design of new development to minimize public view impacts associated with the corridor as much as possible, including through the use of appropriate building setbacks along sections of the Drive where such new development will occur.

100. To protect public access to the shoreline and reserve limited highway capacity for coastal priority uses, development in the Forest shall be required to identify and appropriately offset all circulation impacts, with preference given to mitigation measures designed to improve public recreational access and visitor-serving circulation. All such development shall either bear the incremental costs of necessary improvements to Highway 68 and the Highway 1 gate required as a result of traffic generated by the development, or pay into a fund that will be administered by the County for the incremental costs of necessary improvements to Highway 68 and the Highway 1 gate required as a result of traffic generated by the development. Approval of any development proposed by the owner of the Del Monte Forest road system (Pebble Beach Company) that is described in the Pebble Beach Company Concept Plan (in Chapter 3 of this LUP) shall incorporate and/or require as a condition of approval improvements to the Highway 68/1/17-Mile Drive intersection area, including redevelopment of the Highway 1 gate (see Figure 7), and improvements to The Lodge area parking and circulation system (see Figure 9q) that improve circulation consistent with all LUP policies. Such approvals granted to Pebble Beach Company must also incorporate and/or require as a condition of approval all other necessary measures and modifications that are identified during the development review process to adequately address traffic and circulation

issues associated with the proposed development.

101. Approval of new subdivision and/or hotel development in the Forest shall be based upon professional engineering traffic studies that will identify and provide for circulation changes/improvements necessary to appropriately offset such development's impacts on existing visitor and residential circulation needs. Approval of any such development shall incorporate and/or require as a condition of approval the identified mitigation for circulation changes/improvements.

102. Circulation changes and/or improvements in the Forest shall utilize to the maximum extent feasible existing disturbed areas.

103. To preserve both visual and physical access to the coast, the impacts on the road system of the Forest and on Highways 68 and 1 resulting from incremental development in the Forest shall be mitigated in conjunction with, or as a function of, new development.

104. Parking reorganization and other measures to best accommodate visitors consistent with maintaining/enhancing public views and protecting sensitive habitat shall be implemented at all access areas as a condition of approval of any development that is described in the Pebble Beach Company Concept Plan (in Chapter 3 of the LUP) as a means to improve visitor visual and physical access to the shoreline.

105. Circulation improvements shall include the provision of improved visual access to the sea where needed along Highway 68 and 17-Mile Drive.

106. Relocation of portions of 17-Mile Drive is encouraged where the purpose is to improve public views of scenic resources, reduce conflicts between visitor and resident traffic, and allow for the separation of bicycle/pedestrian and vehicular traffic.

107. Development or expansion of visitor-serving facilities should be planned to maximize opportunities for use of public transportation systems.

108. Applications for development in the Forest shall include an analysis of the traffic generation of such development and an analysis of the probable routes of such traffic. If the decision making body determines that the additional traffic generated by such development will create the need for additional traffic facilities, including changes and/or enhancements, to account for traffic that will exceed Level of Service D, and without regard to any other traffic generated by other sources, the County shall require the applicant to contribute to the County, at the time of construction, the applicant's estimated proportionate share of the cost of those facilities made necessary to which the development contributes.

109. Non-automobile transportation modes (e.g., trails) shall be considered and, where feasible, included in new development proposals. Appropriate considerations for residential developments include non-vehicular connections to the trail system and to commercial or visitor-serving facilities, including where such connections will facilitate enhanced trail connectivity and/or close trail gaps.

110. Improved bicycle access and connectivity within the Del Monte Forest, including a safe and usable through route (off-road preferably) from Pacific Grove to Carmel where space and grades permit, as close as feasible to the sea, is encouraged. Development that affects existing bicycle access

(e.g., road improvement projects) shall include enhanced bicycle access improvements if such improvements are feasible.

WATER AND WASTEWATER SERVICES

Water Supply Considerations

The Del Monte Forest area, along with the six cities and unincorporated portions of the Monterey Peninsula, has its domestic water supplied by the California-American Water Co. (Cal-Am). Cal-Am's principal water sources are the Carmel River and the Seaside coastal groundwater basin, both of which are currently over-drafted with water withdrawals leading to adverse impacts on resources. The distribution and use of Cal-Am water is regulated by the Monterey Peninsula Water Management District (MPWMD), which allocates water among various cities and the County, who in turn decide how to distribute their allocations.

Coastal Act policies require, where public works facilities can accommodate only a limited amount of new development, that coastal-dependent land uses, including recreation and visitor-serving land uses, shall not be precluded by non-priority residential development.

Due to insufficient legal rights for Cal-Am withdrawals from the Carmel River, the State Water Resources Control Board (SWRCB) has issued Orders limiting the amount of water Cal-Am can withdraw from the Carmel River. This limitation has had the effect, on a general basis, of precluding water for new development within the Cal-Am service area, with some exceptions. One of these exceptions is the Pebble Beach Water Entitlement, which has its genesis in the Carmel Area Wastewater Services District (CAWD) – Pebble Beach Community Services District (PBCSD) Recycled Water Project (RWP).

In 1989, MPWMD and Pebble Beach Company entered into an agreement in which Pebble Beach Company guaranteed financing for the RWP designed to reclaim approximately 800 acre-feet per year (AFY) of wastewater for irrigation use on golf courses and other landscaping in the Del Monte Forest. The use of recycled water in place of potable water was intended to conserve approximately 800 AFY of Cal-Am potable water then being used to irrigate these areas. The project was to be constructed and operated by CAWD and PBCSD. In return for its fiscal guarantee, MPWMD granted Pebble Beach Company a water entitlement of 365 AFY of potable water for specific "benefited" properties in the Del Monte Forest. MPWMD granted two other property owners who also participated in the agreement an additional 15 AFY entitlement (applicable to use for Areas S and W in the Del Monte Forest), for a total of 380 AFY of water entitlement in return for guaranteeing financing for the RWP.

In 1994, CAWD and PBCSD completed construction of the RWP and began supplying treated water. Between 1994 and 2008, the RWP supplied on average about 750 AFY of recycled water for irrigation of eight golf courses, and other areas in the Del Monte Forest. During this period, the recycled water supply was supplemented with potable water to bring it up to necessary irrigation standards, necessitating use of approximately 250 AFY.

To eliminate the supplemental use of potable water for such irrigation, Pebble Beach Company agreed in 2005 to fund upgrades to CAWD's recycled water facilities to address salinity issues and to fund the retrofit of the Forest Lake Reservoir (owned by PBCSD) to provide additional storage capacity. By 2011, with such upgrades complete, the RWP was capable of providing about 1,100 AFY of recycled

water, sufficient to meet the irrigation demands of the golf courses and other open space areas served by the RWP without the use of potable water.

The MPWMD-Pebble Beach Company agreement, including as modified in 2004, identifies the water entitlement as a vested property right and allows Pebble Beach Company the right to reallocate the water entitlement among its properties as well as the ability to sell up to 175 AFY of its remaining entitlement to other Del Monte Forest property owners for residential use, provided that the annual water usage among all of Pebble Beach Company's properties and buyers' properties does not exceed the aggregate 365 AFY water entitlement granted to Pebble Beach Company. As of 2011, Pebble Beach Company had sold approximately 130 AFY in this fashion, and had used about 10 AFY for other projects, leaving a balance of 225 AFY.

Water demand for the Pebble Beach Company's Concept Plan projects is estimated at about 135 AFY. Taking the Pebble Beach Company's MPWMD Water Entitlement (Entitlement) of 365 AFY, less the 175 AFY it is authorized to sell, leaves 190 AFY for Pebble Beach Company use under the Entitlement. Approximately 10 AFY has already been used, leaving 180 AFY under the Entitlement to satisfy the Pebble Beach Company Concept Plan projects and other Pebble Beach Company needs per the Entitlement. In addition, for other Del Monte Forest property owners, up to 175 AFY under the Entitlement is available to serve development on lots of record, additions, remodels and other residential uses.

Thus and in summary, existing water sources for Del Monte Forest development are generally overdrafted, the use of these sources is leading to adverse resource impacts, and such use is subject to specific legal requirements related to continued use, including SWRCB orders. As a result, the lack of adequate, long-term public water sources and supplies is a significant constraint to development in the Del Monte Forest. So as not to exacerbate resource impacts from water withdrawals, development in the Del Monte Forest can thus only be approved if it is first clearly demonstrated that the development will be served by an adequate, long-term public water supply, and where such development incorporates all necessary measures to assure no net increase in water demand from Cal-Am sources where extraction is leading to resource degradation. The only exception is the remaining portion of the Pebble Beach Company's MPWMD Water Entitlement consistent with all applicable law for such use, including as circumstances surrounding such use change over time (e.g., in relation to SWRCB order or otherwise). Thus, this LUP recognizes the validity of the Pebble Beach Company's MPWMD Water Entitlement, and recognizes that new development which relies on the remaining Entitlement is allowable provided other applicable law does not dictate otherwise.

Wastewater Treatment Considerations

Wastewater treatment and disposal for the unincorporated Del Monte Forest is provided by the PBCSD through a contract with CAWD. The CAWD wastewater treatment plant is located south of Carmel near the Carmel River Lagoon. The plant has a total treatment capacity of approximately 3 million gallons per day (mgd) with 2011 flows ranging between approximately 1.5 and 1.6 mgd. Of the total capacity, 1.0 mgd is allocated to the PBCSD for service in the Del Monte Forest. PBCSD in 2011 was using about 500,000 gallons per day (gpd) or approximately one half of its allotted capacity. Future Del Monte Forest wastewater needs under the LUP are not expected to exceed an additional 150,000 gpd. The maximum wastewater flow from the Del Monte Forest in the future is thus not expected to exceed 700,000 gpd, which is well within the existing capacity of the CAWD plant for the Forest's allocation.

The CAWD plant treats wastewater to secondary and tertiary levels. Some of the treated water is

recycled and piped to Del Monte Forest for irrigation use per the RWP, but the remainder is discharged into Carmel Bay, pursuant to a permit from the SWRCB. Carmel Bay is designated by the state as a State Marine Conservation Area (SMCA), a Water Quality Protection Area (WQPA), and an Area of Special Biological Significance (ASBS). It is also part of the Monterey Bay National Marine Sanctuary (MBNMS). Although wastewater discharges are prohibited into ASBSs, 2011 State law includes a specific exemption for Carmel Bay to continue receiving treated effluent. In sum, Carmel Bay is recognized by a series of overlapping designations that reflect its rich biological resources and overall value, and treated wastewater discharge must continue to be understood in this evolving context.

In summary, PBCSD/CAWD has adequate wastewater collection and treatment capacity for future expected Del Monte Forest development. The SWRCB permit requires annual sampling of Carmel Bay waters and comprehensive reports to the SWRCB at ten year intervals. The first comprehensive report (2002-2003) showed no evidence of a measurable effect of the treatment plant discharge on the ASBS. The next comprehensive study report is due March 2013. The SWRCB will continue to monitor and evaluate Carmel Bay waters for CAWD discharge effects on the ASBS, including as it relates to increased wastewater discharge from new development.

Water and Wastewater Key Policy

Development shall only be approved if it can be served by adequate, long-term public water supplies and wastewater treatment capacities. Priority for use of scarce water and wastewater treatment capacity shall be for coastal priority land uses. Wastewater systems which minimize or eliminate ocean pollution, and which provide for reclamation of wastewater for reuse, shall be encouraged and supported.

Water and Wastewater Policies

111. Development shall only be approved if it is first clearly demonstrated that the development will be served by an adequate, long-term public water supply, and where such development clearly incorporates all necessary measures to assure no net increase in water demand from Cal-Am sources where extraction is leading to resource degradation, other than development that uses the remaining available Pebble Beach Company MPWMD Water Entitlement from the original 365 AFY granted to Pebble Beach Company (pursuant to its Fiscal Sponsorship Agreement with MPWMD, dated October 3, 1989, as amended), consistent with applicable law for such use.

112. Recycled wastewater shall be used as much as possible to irrigate all golf courses and landscaping areas, to the extent recycled water is reasonably available for such purpose, in order to conserve and make available additional potable water for domestic use. Development associated with golf courses and/or non-residential landscaping shall incorporate measures designed to ensure that such golf courses and/or landscaped areas are irrigated using such recycled water as much as possible.

113. In reviewing development applications, the County shall consult with the MPWMD and Cal-Am to determine that an adequate, long-term public water supply is available to serve proposed development.

114. The County shall reserve water from any MPWMD and/or Cal-Am allocation for coastal priority uses.

115. Development shall only be approved if it is first clearly demonstrated that there is adequate, long-

term public wastewater treatment capacity to serve such development.

116. New development shall employ water conservation techniques to the greatest possible extent. This shall include, among other things, use of water-saving fixtures, retaining native plants, and installing drought-tolerant landscaping.

117. Wastewater disposal systems which minimize or eliminate Carmel Bay pollution, and which provide for reclamation of wastewater for reuse, shall be encouraged.

118. Development shall only be approved if it is first clearly demonstrated that the additional wastewater discharge associated with such development will not significantly adversely impact coastal resources, including primarily in terms of Carmel Bay.

HOUSING

The Coastal Act encourages the protection of existing, and the provision of new, affordable housing opportunities for persons and families of low and moderate income levels within the coastal zone. Similarly, one of the County's objectives is to increase the overall availability of low and moderate income housing in both the coastal and inland regions. Although the Del Monte Forest area is largely built-out, with limited potential for additional housing units, these housing objectives remain an important consideration with respect to new development within the Forest.

Housing Key Policy

Housing opportunities for persons and families of low to moderate income should be protected and provided, both within the Forest and in outlying areas, as a function of new development within the Forest.

Housing Policies

119. The County shall encourage the expansion of housing opportunities for low and moderate-income households, including a requirement that all new residential subdivisions contribute to the provision of low and moderate-income housing. The allowance of accessory dwelling units may also serve to further this objective in the Del Monte Forest.

120. Timeshare residential uses and quasi-residential visitor-serving uses (including condominium hotels, private unit ownership, fractional ownership, and similar use and ownership structures) shall be prohibited.

CHAPTER FIVE

PUBLIC ACCESS ELEMENT

INTRODUCTION

The public's right to coastal zone access is ensured by the provisions of the Coastal Act. Notably, the Coastal Act prohibits development from interfering with public access to and along the coast, and requires that public recreational access opportunities be maximized. This latter statutory direction presents a different threshold than to simply provide or protect such access, and is fundamentally different from other like provisions in other laws in this respect. In other words, it is not enough to simply provide access to and along the coast, and not enough to simply protect access, rather such access must also be maximized. This terminology distinguishes the Coastal Act in certain respects, and provides fundamental direction with respect to projects along the California coast, including in the Del Monte Forest, that raise public access issues. However, the Act also recognizes that efforts to maximize such access must be balanced against the need for preservation of the fragile natural environment, as well as the need to ensure public safety and to protect the rights of residents and landowners. Balancing these sometimes conflicting objectives is a primary goal of this LUP.

The Del Monte Forest has long been recognized for its natural beauty and is well known for its mostly craggy shoreline that extends through the bluff platform and large areas of dunes up through and into a sloped landform mantled by native Monterey pine forest. Perhaps the most compelling characteristic of the Del Monte Forest area is this spectacular physical setting. Framed by the Asilomar Dunes extending into Pacific Grove upcoast and the sands of Carmel Beach downcoast, the Del Monte Forest shoreline includes the incredible white sand dunes and beaches at Spanish Bay, Fan Shell Beach, and Signal Hill, the craggy shoreline from Cypress Point to Pescadero Point, and the striking calm waters and sandy beaches of Stillwater Cove – part of the larger Carmel Bay State Marine Conservation Area and the Monterey Bay National Marine Sanctuary. Inland of the shoreline, the Del Monte Forest transitions through both developed and undeveloped areas containing a variety of streams and creeks towards the peak of the Monterey Peninsula. Much of the Del Monte Forest remains substantially mantled by forest cover; predominantly native Monterey pine forest, but also native Monterey cypress, Gowen cypress, and Bishop pine, in both distinct and mixed groves of these species. Even the Forest's developed areas are occupied to greater and lesser degrees (depending on the nature of the development and how much of the native flora was retained and protected) with forest cover. Several areas have been formally set aside for preservation, such as the Huckleberry Hill Natural Habitat Area with its unique and valuable ecosystem.

Within this setting, public access has become a prominent component of the landscape, particularly in the time since passage of the Coastal Initiative (Proposition 20) in 1972, and the Coastal Act in 1976. Most visitors are well aware of world famous 17-Mile Drive, and much of the Forest's developed accessways as well as primary public access use areas are located along its winding extent, including a series of primary access points and trails along the shoreline. However, the Forest is also home to a series of access attractions that are located away from the immediate shoreline and 17-Mile Drive. These attractions include an extensive collection of inland public trails throughout the Forest, which together with the shoreline trails are all components of the California Coastal Trail (CCT), as well as a vibrant commercial core near The Lodge at Pebble Beach. In addition, the Forest is a visitor-serving destination, anchored by the Pebble Beach Company's major resort operations at Spanish Bay and The

Lodge, and by the five golf courses available for public play (Pebble Beach Company's Pebble Beach Golf Links, Spyglass Hill Golf Course, Links at Spanish Bay, and Peter Hay (9-hole) Golf Course, and the Northern California Golf Association's Poppy Hills Golf Course). Thus, the Del Monte Forest provides a vast range of public recreational access opportunities, including those that are free up to those that are higher cost. Almost all of the free access facilities are provided and maintained by the Pebble Beach Company, which has committed to providing, maintaining, and managing such areas for public access in perpetuity. Overall, the result is that the Del Monte Forest provides a significant public recreational access system and is a prime visitor destination, not only for visitors from the Monterey Peninsula, the greater Monterey Bay area and the State, but also worldwide.

Shoreline Access

The Del Monte Forest shoreline is world-famous for its raw scenic beauty, its rich diversity of marine wildlife, and its botanic interest. The presence of these special resources has long made the area a favorite of visitors as well as local residents. There are four distinct areas along this coastline.

Beginning outside of the Del Monte Forest at the north end of Asilomar State Beach, southerly to Point Joe, the shoreline is a combination of rocky headlands and large, open beaches. In Pacific Grove, Sunset Drive parallels the Asilomar coast, and parking is provided along the roadway at numerous turnouts. Easy access to the shoreline by foot is available here, including through trails and boardwalks that enter into the Del Monte Forest area from the Asilomar State Beach area. The northern portion of the beach at Spanish Bay is intensively used year-round for sunbathing, beachcombing, picnicking, surfing, and beach sports. Access to Point Joe and Moss Beach, at the southern end of Spanish Bay, is also easily obtained on foot from Asilomar State Beach, from trailhead access from the Spanish Bay Resort, and from Spanish Bay Drive and the Spanish Bay coastal accessway fronting Moss Beach itself.

The section of the coastline from Point Joe to and through Fan Shell Beach near Cypress Point is a relatively narrow strip of largely low, rocky coastal bluffs with small pocket beaches. 17-Mile Drive closely parallels the shoreline to Cypress Point. Off-road pedestrian access is provided along the entire coastline from Point Joe to near Cypress Point. Numerous developed and undeveloped parking areas are also present here. Telescopes are provided at several locations to observe marine wildlife and other shoreline features of interest. Picnic and restroom facilities are also provided in a number of locations along this stretch. The Del Monte Forest area from Pacific Grove through the downcoast end of Fan Shell Beach is all considered part of the Asilomar Dunes system.

The character of the coastline changes at Cypress Point from the open and more low-lying shore found to the north to one with steeper, taller sea bluffs forested in many places to their edge with Monterey cypress and Monterey pine. The majority of this land is in individual private ownership and extends along the coastline from Cypress Point to Pescadero Point and past that to the Pebble Beach Golf Links. Public access to the immediate shoreline along this segment is from several well-known vantage points at Cypress Point, Midway Point (Lone Cypress), and Ghost Tree. Turnouts are provided for parking and stopping, and some of these public access areas include footpaths to and along the coast.

The remaining segment of the Del Monte Forest coastline extends primarily along the Pebble Beach Golf Links from about Pescadero Point eastward to the City limits of Carmel-by-the-Sea. 17-Mile Drive is located along the eastern inland edge of the course, and views of the ocean, which is generally several hundred yards away, are limited. In addition to a series of private residential properties along the bluffs near Pescadero Point proper, the golf course lines almost the entire shoreline of this reach, at most times limiting access to the immediate shoreline to players on the course. The course is open to public play.

Public access to this portion of the immediate Del Monte Forest shoreline is generally limited to shoreline areas reached through the Lodge area public access trail system that includes links to both the public access overlook near the Golf Links 18th Hole, as well as the public beach and related amenities at Stillwater Cove (including for small boat launching, diving access, etc.). This Lodge area trail system includes connecting segments through the Lodge area commercial core and its visitor serving commercial establishments, as well as connection to the interior forest trail system near the Pebble Beach Equestrian Center and Peter Hay Golf Course. The Stillwater Cove public access area, including the beach and pier, is used for day beach use, diving, and boating, and includes restroom facilities and a limited number of public parking spaces. These access amenities at Stillwater Cove were required by coastal development permit conditions for the Spanish Bay project (3-84-226) and Casa Palmero Inn and Spa redevelopment (A-3-MCO-97-037). The Pebble Beach Company's Beach Club facilities front Stillwater Cove and are private and open only to club members and their guests, as well as guests of the Forest's resorts (The Lodge and The Inn) and special function guests. General public access to the beach and pier is available through the Beach Club parking lot area. Beach Club membership is available for both residents and non-residents of the Forest. The sandy beach below the downcoast portion of the Pebble Beach bluffs is a part of Carmel Beach and is accessible from the main Carmel Beach parking lot at the end of Ocean Avenue in the City of Carmel-by-the-Sea, as well as from a number of trails and stairways in the City. One of these stairways is located nearest to Pebble Beach in the north Del Mar Dunes area of the City, connecting into the Forest via a dedicated public access boardwalk and trail to North San Antonio Avenue, and along the seaward side of North San Antonio extending into the Del Monte Forest, and to the historic Redondo Trail section of the Forest trail system just inland of the Pebble Beach Golf Links near Pescadero Creek. This trail segment connects the Del Monte Forest trails to Carmel and Carmel Beach (and through to Asilomar State Beach in Pacific Grove at the other end of the Forest) and is an important link in the California Coastal Trail.

Interior Trail Access

The Del Monte Forest area includes an outstanding and extensive system of public trails. In some locations these trails parallel the shoreline, including providing access to and between the above-described shoreline areas as well as loop and other trail access from the shoreline access areas. In addition, a series of trails snake through the more interior portions of the Forest, literally fanning out in all directions. Some of these are more developed footpaths, some of these are actually roads, and some of these are dirt fire roads. Overall, these trails provide good public access to and through the forested interior, to the shore, and to the various residential neighborhoods. While many of these trails were originally constructed for horseback riding, they are now commonly used by pedestrians and joggers. This system of trails allows its users to navigate through the Forest almost exclusively separated from vehicular roads and along alignments that dip into and out of significant natural resource areas. It offers a more natural trail experience as well as opportunities to enjoy Forest resources first hand. Using a trail map, users can find their circuitous way from Asilomar Dunes in Pacific Grove through to Carmel Beach in Carmel-by-the-Sea in a few hours. This trail system is a backbone component of the CCT connection between Asilomar State Beach and Carmel Beach. Visitors to the Forest can obtain a trail map at any the five entry gates as well as by contacting Pebble Beach Company.

Roadway Access

The Del Monte Forest is served by a private internal road system, including world-famous 17-Mile Drive, which is owned and maintained by the Pebble Beach Company. Five gated entrances provide access into the Del Monte Forest: the Pacific Grove and Country Club gates from Pacific Grove, S.F.B.

Morse gate from Highway 68, Highway 1 gate from the southerly Highway 1/68 interchange, and the Carmel gate from the City of Carmel-by-the-Sea. Visitors in vehicles pay an entrance fee (where increases are governed by CPI), but there is no fee for pedestrians, bicyclists, or equestrians. Public access parking is provided at the shoreline access areas, as well as at designated areas at The Inn at Spanish Bay and The Lodge at Pebble Beach, the latter in and around the first-come, first-serve parking areas adjacent to the commercial core, as well as in designated parking facilities at Casa Palmero, at the Tennis Club, and near the Beach Club.

The shoreline access areas described above are generally accessible from 17-Mile Drive. The more interior trails generally crisscross 17-Mile Drive and other roads, sometimes using the roadway shoulder as connecting segments. Bicyclists can travel Del Monte Forest roads, but bicycle access is more difficult in some areas due to the narrow road width, excessive road grade, and lack of striped bicycle lanes. This LUP encourages enhanced bicycle access and connectivity within the Forest, including via a safe and usable through route (preferably off-road) from Pacific Grove to Carmel where space and grades permit.

Overall, there are a wide variety and type of public recreational access features available in the Del Monte Forest. Visitors are a priority in the Forest, not only in terms of the core visitor serving nature of the resort operations, the public golf courses, and the commercial core, but also in terms of low and no-cost public access amenities like trails and overlooks designed to maximize enjoyment of the natural environment and the incredible scenery of the Forest and shoreline. The Pebble Beach Company is allowed to charge a fee for vehicular access, but other than that vehicle entrance fee, the Del Monte Forest's access facilities, including parking areas, are free for public use. The Del Monte Forest offers a well-rounded and exceptional series of public access amenities in an incredible setting. Thus, although the LUP envisions some new public access amenities, the majority of public access projects are likely to be those associated with maintaining and enhancing existing public access areas. Nearly all of these access areas are maintained and provided for the public by the Pebble Beach Company, which is committed to providing and maintaining these improvements in perpetuity.

Public Access Key Policy

Visual and physical public access to and along the shoreline and the enjoyment of public recreational values throughout the Del Monte Forest, consistent with the basic purpose of the California Coastal Act, shall be maximized. This LUP shall also seek to ensure that the beauty of the Del Monte Forest Area coast, its tranquility, and the health of its environment will not be marred by public overuse or neglect.

Public Access Policies

121. Existing public access areas, including shoreline access areas, interior trails, and road access, shall be permanently protected for long-term and continued public use, and development on sites that provide such access shall be required to ensure such access areas are so protected, including through dedication of access easements and/or property.

122. For areas not appropriate for access, public access shall be discouraged. Where such areas are located on private land, the County shall cooperate with landowners to develop effective methods for directing access to appropriate locations.

123. Public viewsheds are an important component of shoreline access and public recreational use.

Development shall not block significant public views and shall not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public access areas/vista points.

124. Development on sites that could provide for enhanced public access (e.g., filling a gap in relation to adjacent access areas) should be required to provide such access, including through dedication of access easements and/or property.

125. New development shall be sited and designed to avoid adversely affecting public access areas, including trail access (see, for example, Figure 8). Trail dedications necessary to provide public access connections to existing public access areas consistent with LUP policies shall be required as a condition of development approval. If, due to habitat or safety constraints, development entirely outside existing trail routes is not feasible, the route shall be realigned if otherwise appropriate and LUP consistent. Approved realignments shall be generally equivalent in terms of connectivity, utility, and public use value to the original route.

126. While encouraging maximum public access, this LUP also intends to ensure that the privacy, safety, health, and property of residents are protected through the implementation of the following standards for the siting and design of public access improvements in residential areas.

    a. Provide adequate separation between shoreline access and residential uses to protect the privacy and security of homes. Specifically, keep the edge of lateral shoreline trails 25 feet, and vertical shoreline access trails 10 feet, from any occupied residential structure if feasible while still providing for adequate public access.

    b. Maximize the use of appropriate landscaping, fences and grade separation between access routes and residences to protect privacy so long as such measures do not adversely impact access connectivity, utility, and public use value.

127. Public pedestrian access to, and along, the Spanish Bay shoreline shall be maintained by developing and adequately marking a shoreline trail from Asilomar State Beach to the southerly end of Moss Beach, where the southerly end of Spanish Bay Drive terminates.

128. Public access plans for the Spanish Bay planning area should be coordinated with plans of the State Department of Parks and Recreation for adjoining Asilomar State Beach to ensure compatibility, seamless connectivity, and a balance of public access opportunities.

129. The County shall receive and hold all easements and/or property dedicated for public access areas and accessways (including for shoreline and inland trails) as a result of conditions placed on new development. The County may designate another public agency or non-profit to accept such access area dedications if the recipient demonstrates the ability to manage them consistent with the specific objectives associated with the public access area in question and the public trust. The terms of all access area easements and/or access area property restrictions may be enforced by the County or their designee, and shall revert to the County if the recipient is unable or unwilling to appropriately manage the public access area in question consistent with its intended purpose in the future. Direct dedications are the preferred method of implementing these easement and/or property transfer requirements, but offers to dedicate easements and/or property may also be used if a direct dedication is not possible.

130. The responsibility for, and costs of, all improvements, maintenance and operation of Del Monte Forest access areas on Pebble Beach Company land (and on land for which the Pebble Beach Company has assumed such obligation), including existing access areas and any others that are developed over time by Pebble Beach Company, and including all shoreline access areass and all shoreline and interior Forest trails (see Figure 8) shall be borne by Pebble Beach Company or its successors in interest in perpetuity.

131. Active management of all public access areas, both public and privately owned, shall be required.

132. Where public access already exists, or is proposed, in environmentally sensitive habitat areas, it shall be limited to low-intensity recreational, scientific, or educational resource-dependent uses such as nature study and observation, education programs in which collecting is restricted, photography, and hiking. Access in such areas shall be controlled through siting and design which confine it to designated trails and areas.

133. Public access to areas where rare, endangered, or sensitive plants occur shall be sited and designed to avoid individual plant specimens, and to prevent impacts which would significantly degrade such plants and their habitats.

134. Public access to the Lone Cypress and Ghost Tree sites, and to the Crocker cypress grove, shall be managed in order to protect the Monterey cypress and their habitat. Management will entail improvement and maintenance of designated paths, and signing and fencing of degraded areas to allow for habitat restoration, as necessary.

135. Recreational access to environmentally sensitive marine habitats, including rookeries, roosting and haul-out sites, intertidal areas and kelp beds, should be restricted.

136. Plans to improve existing trails or create new trails shall ensure as a condition of approval that environmentally sensitive habitat areas are protected.

137. Future development shall be compatible with the goal of retaining and enhancing public visual access. Development shall not block significant public views and shall not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public access areas/vista points, and shall be sited and designed to be compatible with the existing scenic character of the area.

138. Access improvements, including trails, stairs, ramps, railings, restrooms, and parking facilities, shall be sited and designed in a manner compatible with the scenic character of the surrounding environment.

139. Public safety shall be considered wherever shoreline access is provided. Improvements shall improve public safety when possible. In extremely hazardous areas where safe access to the shoreline is not feasible, visual access should be emphasized.

140. Public parking is an important component of public access in the Forest. Existing public parking areas shall be protected, maintained and, where feasible, enhanced for public parking utility.

141. The public recreational access network and amenities in the Forest shall be clearly identified by a uniform system of informational and directional signs that identifies public accessways, vista points, bicycle, pedestrian, and equestrian paths, specific shoreline destinations and areas where

access is hazardous or restricted. Signs shall be designed so as to provide clear information without impacting public views and site character. The California Coastal Trail (CCT) and public nature of the CCT shall be clearly identified on appropriate signs throughout the Forest.

All unimproved areas and accessways that are available to the public and that pose safety risks should have signs posted regarding possible safety risks. Hazardous areas that are closed to the public should be appropriately signed to prohibit access.

Interpretive signage shall be placed at all major public access points as well as at appropriate locations along shoreline and forest trails to educate the public and Forest residents about the natural history of the area.

Informational brochures and trail maps shall be available to the public at all entry gates, shall clearly identify and describe the use parameters for all public access facilities within the Forest, and shall be updated and revised as necessary to reflect the most current public access facilities in the Forest.

142. Residential development and the internal circulation network of the Forest should be planned and developed in a manner that separates visitor and resident traffic.

143. Public transit (bus) operators shall be encouraged to serve concentrated visitor-serving facilities as a means of providing employee transit and reducing congested shoreline access routes.

144. Public access improvements shall ensure that a variety of access opportunities are provided and available.

145. In all areas where topography permits, shoreline access shall be provided for the disabled by building paths and ramps for wheelchairs if feasible without significant alterations to major landforms.

CHAPTER SIX

IMPLEMENTATION

INTRODUCTION

The Del Monte Forest LUP serves as the defining guide to decisions relating to conservation, resource management, and development in the Del Monte Forest. The County administers the LUP through its delegated coastal permitting authority. All private and public development within the Forest will be reviewed against the requirements of this LUP.

BASIC IMPLEMENTATION PROGRAMS

The certified County of Monterey LCP has four geographic segments – the Del Monte Forest area is one of these segments. Each of these segments has its own LUP, and the four LUPs together form the LCP's overall LUP. The Coastal Implementation Plan (CIP) portion of the LCP is broken up into six sections that complement one another: the overall LCP component of the zoning code that applies to all of the segments (i.e., the coastal zone regulations in Title 20 of the County Code), four segment-specific CIP sections that provide implementation detail for each of the four segments, and then a sixth part that includes other applicable County ordinances, the zoning district maps, and a series of other relevant appendices. Coastal development in the Del Monte Forest area is primarily governed by the LUP, the DMF-specific CIP segment (Chapter 20.147 of the County Code), and the zoning district maps that show the Forest (Sections 20-10 and 20-16 of the County Zoning Plan).

The Coastal Commission originally certified the individual LCP LUP segments between 1982 and 1986; the Del Monte Forest LUP segment was certified in 1984, and has since been amended numerous times. The complete LCP CIP was effectively certified on January 12, 1988. On February 4, 1988, the County of Monterey assumed authority for issuing the majority of coastal development permits within the County.

ADMINISTRATION OF THIS PLAN

The County of Monterey is the primary entity responsible for administering development review pursuant to this LUP and the LCP through the County's development review procedures as described briefly below.

CDP Process

Coastal development permits (CDPs) are required from the County for all categories of development in the Del Monte Forest, unless the development in question is exempt from such CDP requirements by the Coastal Act, the Coastal Commission's regulations, and the LCP. To be approved, permit applicants will be required to demonstrate that their proposed project is consistent with the LCP, including the Del Monte Forest LUP, CIP, and zoning maps. Three basic tests must be met:

1. The proposed project must conform to the type and intensity of use permitted within the specific geographical area of concern.

2. The proposed project must conform to the policies of this LUP. In particular, the proposal must satisfy the natural resource protection policies of this LUP. If land use and natural resource protection policies conflict, natural resource protection policies shall prevail.

3. The proposed project must conform to CIP and zoning provisions.

In addition to LCP consistency, all development in the Del Monte Forest is located seaward of the first through public road and the sea, and thus CDP applicants will also be required to demonstrate that their proposed project is also consistent with the public access and recreation policies of the Coastal Act (as required by the Coastal Act, even in areas with certified LCPs).

Applicants are responsible for providing all information necessary to support their proposed projects and to allow for such projects to be evaluated for consistency with the LCP and the public access and recreation policies of the Coastal Act. Where additional information is requested, applicants are required to provide such information before further consideration will be given to the proposal.

The County will make a good-faith effort to work cooperatively with applicants in evaluating and processing CDP applications as expeditiously as possible, and will conform to application review time limits specified by State law (e.g., the Permit Streamlining Act). County staff will provide advice and guidance to the public concerning interpretation of the policy provisions of the LCP and will prepare written reports supporting all CDP recommendations made by staff. These reports will summarize the development proposal and will describe how the proposal meets or fails to satisfy relevant provisions of the LCP and Coastal Act. The report will contain a specific recommendation on whether the proposal should be approved, approved with conditions, or denied. Staff reports shall be made a permanent part of the administrative record and copies shall be available for public review.

CDP applications are subject to review by: 1) the Del Monte Forest Architectural Review Board (ARB), a private body whose review authority is established by CC&Rs that are incorporated in the deeds of property in the Del Monte Forest, and 2) the Del Monte Forest Land Use Advisory Committee (LUAC), an advisory body to the County Zoning Administrator, Planning Commission, and Board of Supervisors. The principal charge of these committees is to review CDP applications and make recommendations to the County decision-making bodies regarding consistency with deeds (ARB) and LCP requirements (ARB and LUAC). Decisions on CDPs are made at the County level by the County Zoning Administrator, Planning Commission, and Board of Supervisors, where each lower body decision is appealable to the higher body. In addition, because all of the Del Monte Forest is seaward of the first through public road and the sea, all County CDP approval decisions are appealable to the Coastal Commission, as are any local actions (approval or denial) on a CDP for a major public works project (including a publicly financed recreational facility and/or a special district development) or an energy facility.

The California Environmental Quality Act (CEQA) establishes criteria for environmental review of private and public project applications of various types. The County maintains a well-established program for implementing the requirements of CEQA within the coastal zone which is applied to project development applications as they are received.

Timing of Development

The long-term historic rate of development in the Del Monte Forest Area has been relatively modest, and has been generally focused on residential development and redevelopment. Such residential and other development in the Forest may be approved in the future if consistent with this LUP, including development that is compatible with the normal availability and extension of utility and public service facilities and within the constraints of available water supply and wastewater capacity.

Supplemental Implementation Actions

The County will, in its administration of the LUP, either undertake itself, or encourage other affected parties to: 1) utilize and update all data developed and collected historically that is associated with the Del Monte Forest area, including information developed and updated during the course of LCP amendments and individual development projects, 2) encourage the use of open space conservation and scenic easements wherever appropriate, and 3) encourage, support, and, where appropriate, participate in activities to restore coastal resources. These efforts are described more fully in the following paragraphs.

Collect, Update, Utilize, and Manage Data

The County will use all available information about the Del Monte Forest developed in the planning and development review process in its review of development applications and in other actions relating to planning and regulation of land use and development in the Forest. This body of information will be supplemented and updated from time to time as new information becomes available. New information can come from a variety of sources, including from applicants and interested parties during the course of the review of development applications, and by public agencies during the discharge of their duties.

Information will be maintained by the County Planning Department, and will be readily available to the public, other agencies, and County officials. During review of any projects or activities in the area, County staff is required to review available and pertinent information and include and consider it in recommendations on proposed projects or activities. All existing information will be integrated with the Planning Department's database at least once a year.

Encourage Granting of Open Space Conservation and Scenic Easements

Easements can be powerful tools in ensuring long-term protection of coastal resources, including natural resources and public access features, and will be encouraged, wherever warranted, as a matter of County policy. Open space conservation and scenic easements may provide tax benefits when enforceable restrictions on the use of land extinguish the possibility of development.

The Del Monte Forest Foundation ("Foundation") is the entity that has been designated to accept and monitor open space conservation and scenic easements in Del Monte Forest. The Foundation is a private, non-profit foundation formed in 1961 specifically to own and manage open space in the Del Monte Forest. At the time of adoption of the Coastal Act, the Foundation either owned or was in line to receive title to Crocker Cypress Grove, S.F.B. Morse Botanical Reserve, the Indian Village area, a portion of the Navajo Tract, and Pescadero Canyon. It was designated in the LUP, when first certified in 1984, as the entity to accept and hold open space conservation and scenic easements generated under the LCP. As a result, since 1984, it has accepted a number of such easements in Del Monte Forest, perhaps most significantly the conservation easement covering the Huckleberry Hill Natural Habitat Area. The Foundation is governed by a board of trustees, and receives funding from voluntary contributions and

from Pebble Beach Company to carry out its activities.

Each easement in the Del Monte Forest shall include the particular findings upon which the easement is based, with implementation measures necessary to ensure adequate protection and management of such easement areas in perpetuity. All such easements shall be structured so as to revert to the County should the Del Monte Forest Foundation be unable or unwilling to accept such easements, or unable or unwilling to appropriately manage such easements consistent with their purpose in the future. Deed restrictions may also be used in lieu of easements as a means of protecting certain open space resources provided such documents can provide the same level of long-term resource protection and management.

The guiding forest and open space management document for the Foundation is the Open Space Advisory Committee (known as "OSAC") Plan. OSAC was formed in 1979 at the behest of residents; the Committee included several renowned naturalists as well as representatives of multiple Del Monte Forest organizations. The objective of OSAC was to produce a management plan for the Del Monte Forest open space then existing and to be dedicated in the future, primarily by Pebble Beach Company. The OSAC Plan was completed in 1980 and revised in 1983, and incorporated into the original Del Monte Forest LUP upon its adoption and certification in 1984. The OSAC Plan, while still relevant to the Del Monte Forest Foundation and its activities, was removed from the LUP in 2011. The OSAC Plan continues to set out prescriptive requirements for management of certain Del Monte Forest open space properties though such requirements are relevant only insomuch as they have been implemented to date through CDPs. OSAC continues to function as an independent committee in close association with the Foundation. The Foundation, as noted, is the entity responsible for carrying out the provisions of the OSAC Plan.

Restore Coastal Resources

The County shall encourage, and where appropriate require, restoration of coastal resources as a primary component and objective of this LUP. In particular, efforts undertaken to revitalize areas damaged by past mining for silica and other minerals shall be undertaken as appropriate.

Within previously mined areas, original landforms and all accompanying vestiges of the original environment have been altered. The County will encourage and support programs which result in rehabilitation of mined-out areas toward more productive uses, and will make accommodations in its review processes for the changes that will be necessary to rehabilitate these areas.

Substandard Lots

Existing legal lots of record which are smaller than the allowed minimum size in this LUP and/or in the CIP's zoning district regulations will be permitted to develop so long as the proposed project is otherwise consistent with the policies of this LUP and applicable County standards and policies.

LUP Revisions

This LUP will be updated over time, as need dictates. Formal amendment procedures will be used to accomplish changes to this LUP or its implementation ordinances. Changes to this LUP must be consistent with the Coastal Act. The California Coastal Commission must also certify future changes or amendments.

Appeals

Coastal Act Section 30603 provides for the appeal to the Coastal Commission of certain CDP decisions in jurisdictions with certified LCPs. The following categories of local CDP decisions are appealable: (a) approval of CDPs for development that is located (1) between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance, (2) on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff, and (3) in a sensitive coastal resource area; or (b) for counties, approval of CDPs for development that is not designated as the principal permitted use under the LCP. In addition, any local action (approval or denial) on a CDP for a major public works project (including a publicly financed recreational facility and/or a special district development), as defined in Chapter 14 of the California Code of Regulations, section 13012, or an energy facility, as defined in section 30107 of the Coastal Act, is appealable to the Commission. The grounds for appeal under Section 30603 are limited to allegations that the development in question does not conform to the certified LCP or to the public access policies of the Coastal Act. Section 30625(b) of the Coastal Act requires the Commission to conduct a de novo CDP hearing on an appealed project unless a majority of the Commission finds that "no substantial issue" is raised by such allegations.

Public Agency Participation and Citizen Input

The County of Monterey will cooperate fully with other government agencies and private entities on matters of mutual interest concerning the Del Monte Forest. The County will provide technical or policy advice to other agencies as requested and will seek advice on technical or policy matters from appropriate agencies as the need arises. This presently occurs formally through environmental review procedures, and informally on a staff-to-staff basis where the need exists.

The County provides a mechanism for advice and comment from appointed community representatives on permit matters and on long-range decisions affecting planning and land management. In the Del Monte Forest, this occurs on a regular basis through the Planning Commission-appointed Del Monte Forest Land Use Advisory Committee. The general public is encouraged to attend and participate in County public meetings and hearings concerning administration of the LUP or processing of development applications pursuant to the LUP. Such hearings are noticed in local newspapers and by similar measures.

Enforcement

Positive action by the County is required to ensure that the tenets of the LUP are fulfilled. All County departments engaged in activities in the Del Monte Forest will refer any possible violations, including development without benefit of a CDP and development inconsistent with CDP terms and conditions, to the Planning Department for investigation.

Because of County Counsel's role as advisor in planning matters, suspected violations of LCP subdivision or planning ordinances will be referred to the County Counsel's office when preliminary investigation indicates that such follow-up is deemed necessary. The County has a duty to pursue legal remedies against persons who illegally use open space or similar easements and will not only enjoin such misuse, but will seek recovery of damages wherever appropriate.

DRAFT LAND USE PLAN
(Strikethrough / Underline Version)

PLN100138 – Pebble Beach Company

Board of Supervisors
January 24, 2012

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CHAPTER ONE

~~I~~INTRODUCTION

~~*THE LOCAL COASTAL PLANNING PROCESS*~~

~~The purpose of this document is to satisfy the requirements of two State mandated planning programs. The first is the Local Coastal Program (LCP) required by the California Coastal Act of 1976. The second is the General Plan Program mandated by the General Planning Provisions of the California Government Code. This document is a Land Use Plan (LUP). Following approval, the implementing procedures for the LUP will be developed and approved. Together, the LUP and the implementing procedures will constitute the LCP and Master Plan for the area.~~

~~The California Coastal Act of 1976 requires that the County of Monterey prepare a plan for the portion of the California Coastal Zone under its jurisdiction. The Del Monte Forest Area is one of four segments of the Monterey County Coastal Zone, the others being North County, Carmel, and Big Sur. The Del Monte Forest Area Coastal Zone is shown in Figure 1. The Coastal Zone includes all of the Del Monte Forest (except the Country Club planning area), the Shepherds Knoll planning area (also known as the Scenic Drive Annexation area of Monterey), and a portion of the U. S. Army Presidio of Monterey. Coastal permit and LCP program requirements apply throughout these areas.~~

~~California General Planning Law requires that the County maintain a countywide general plan. This is accomplished by preparing and periodically updating mandated general plan elements applicable countywide (e.g., Seismic Safety Element) and by preparing and periodically updating land use plans for various sections of the County. In the case of the Del Monte Forest Area, the Sectional Plan applies to all unincorporated areas, irrespective of the location of the Coastal Zone boundary. Thus, the Country Club planning area within the Del Monte Forest, while not subject to the provisions of the Coastal Act, is subject to General Plan requirements and is included in this Plan.~~

~~REPORT~~CALIFORNIA COASTAL ACT

The California Coastal Act was enacted in 1976 based on the premise that California's coastal areas are areas of statewide importance for which certain statewide perspectives related to resource protection and development are required. The Coastal Act's legislative findings state:

> *That the California coastal zone is a distinct and valuable natural resource of vital and enduring interest to all the people and exists as a delicately balanced ecosystem.*
>
> *That the permanent protection of the state's natural and scenic resources is a paramount concern to present and future residents of the state and nation.*
>
> *That to promote the public safety, health, and welfare, and to protect public and private*

property, wildlife, marine fisheries, and other ocean resources, and the natural environment, it is necessary to protect the ecological balance of the coastal zone and prevent its deterioration and destruction.

That existing developed uses, and future developments that are carefully planned and developed consistent with the policies of this division, are essential to the economic and social well-being of the people of this state and especially to working persons employed within the coastal zone.

Accordingly, the Coastal Act creates the coastal zone, establishes the California Coastal Commission as the state agency responsible for Coastal Act implementation, and identifies the basic goals of the state for the coastal zone as follows:

Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.

Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.

Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

Assure priority for coastal-dependent and coastal-related development over other development on the coast.

Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

Thus, overall state coastal zone goals include the goal of protecting, maintaining and restoring the overall quality of the coastal zone environment and its resources, and the goal of assuring orderly and balanced use and conservation of such resources. These goals are then embodied in policies provided by Coastal Act Chapter 3, which provides the key planning and management policies and provisions for the state's coastal zone resources.

In general, the Coastal Act establishes requirements and priorities for the location, intensity, type, and design of new development in the coastal zone in order to promote the protection and enhancement, where feasible, of coastal resources. The Coastal Act requires that most new development be concentrated in and around existing developed areas with adequate public facility capacities to serve new development. The Coastal Act also establishes a set of priority uses, including that public recreational uses take precedence over private residential and general industrial or commercial development, but not at the expense of agriculture or coastal-dependent industry.

Within this broader framework, the Coastal Act also provides specific prescriptions for specific resource types. For example, public views are protected as a resource of public importance, and new development in highly scenic areas like the Del Monte Forest must be subordinate to the setting. Public recreational access opportunities must be maximized, and popular visitor destination points and appropriate upland areas are protected for recreational use. Coastal waters, streams, and wetlands are specifically required to be maintained and enhanced, including through siting and design requirements. Likewise, the environmentally sensitive habitat area (ESHA) policies of the Act strictly limit

development within ESHA and require that adjacent development not disrupt these resources.

The broad policies of the Coastal Act are implemented through a coastal development permit (CDP) requirement for all development in the coastal zone. New development must be consistent with the Coastal Act, or with the applicable Local Coastal Program (LCP) that has been certified by the Coastal Commission as consistent with the Coastal Act. Thus, implementation of the Coastal Act, including resource planning and development permitting, fundamentally relies on close coordination and a strong partnership between the Coastal Commission and coastal zone local governments.

MONTEREY COUNTY LOCAL COASTAL PROGRAM (LCP)

The Coastal Act requires local governments to prepare local coastal programs (LCPs) consistent with the Coastal Act for the portion of the statewide coastal zone located within their jurisdiction. Each LCP is required to include both a land use plan (LUP) and an implementation plan (IP) that together distill statewide Coastal Act coastal resource policies to the local level in a way that recognizes local context and perspective. The County of Monterey decided to divide their coastal zone area into four segments (North County, Del Monte Forest, Carmel Area, and Big Sur) and to prepare segment-specific LUPs and IPs for each, as well as overall IP measures and zoning for the County coastal zone. The Coastal Commission originally certified Monterey County's four segment-specific LUPs between 1982 and 1986. The complete LCP IP was subsequently certified in 1988, and the County of Monterey assumed authority for issuing most CDPs in the County, including in the Del Monte Forest, at that time.

DEL MONTE FOREST LAND USE PLAN (LUP)

This document is the Del Monte Forest LUP, and is applicable to the Del Monte Forest coastal zone area (see LUP Figure 1). The Del Monte Forest coastal zone area is a large, almost exclusively privately held land area that extends inland three to four miles in places and is located along approximately 7 miles of central California shoreline. The Pebble Beach Company owns the private road system that winds through the Forest, as well as almost all of its undeveloped land. The Pebble Beach Company also owns and operates the major resorts in the Forest, and much of The Lodge at Pebble Beach-related commercial operations, as well as four of the eight golf courses. The Pebble Beach Company's predecessor, the Del Monte Properties Company, acquired all of the Del Monte Forest and much of the surrounding area in the early 1900s. Although the Pebble Beach Company has sold many of these original holdings over time, as evidenced by the other golf course properties and the Forest's individually-held residences, it remains the predominant Del Monte Forest landowner and land management entity. As a result, this LUP reflects the Pebble Beach Company's significant role in coastal resource planning and management in the Forest.

The Del Monte Forest LUP was originally certified in 1984, and has subsequently been amended multiple times since. Because all of the Del Monte Forest is seaward of the first through public road and the sea, pursuant to the Coastal Act all County CDP approval decisions are appealable to the Coastal Commission, as are any local actions (approval or denial) on a CDP for a major public works project (including a publicly financed recreational facility and/or a special district development) or an energy facility. Because the inland portion of the Country Club planning area and a small segment of the Gowen Cypress planning area are outside the coastal zone, development in these areas is not subject to

this LUP (and not subject to the Coastal Commission appeal process) but rather is subject to the 2010 Monterey County General Plan and the Greater Monterey Peninsula Area Plan.

DEL MONTE FOREST LUP ORGANIZATION

The LUP is organized into six chapters:

~~*Chapter 1 - Introduction*~~

Chapter 1 ~~introduces the local coastal planning process in the~~ provides background context and information related to the Coastal Act, the County of ~~the general planning process, and summarizes the organizational framework of this LUP. An historical perspective of planning~~Monterey LCP, and ~~public participation in planning for the~~ the Del Monte Forest ~~is presented along with a summary of jurisdictional considerations affecting development and implementation and a glossary for interpreting policy terminology. This chapter also enumerates a series of policy guidance statements — the key policies of the LUP. , which set the stage for more detailed policy, land use, and implementation program development in subsequent chapters.~~LUP, including presenting the LUP's overall key policies.

~~*FIGURE 1*~~

~~*LOCATION MAP*~~

~~*Chapter 2 - Resource Management Element*~~

Chapter 2 ~~presents~~identifies the main natural resource ~~management~~ policies and provisions of this LUP ~~and includes discussion of~~, including identifying the Del Monte Forest natural resource ~~management issues. Resource management is directly related to protecting~~setting, and ~~enhancing the Coastal Zone environment,~~the ways in which ~~represents the heart of the California Coastal Act.~~such resources are to be protected and managed over time.

~~*Chapter 3 - Land Use and Development Element*~~

Chapter 3 ~~presents~~identifies the main land use and development policies of ~~this~~the LUP ~~and analyzes~~, including parameters related to the balance between ~~Coastal Zone~~coastal zone resource conservation and ~~social needs. This chapter presents~~development, as well as land use designations for ~~residential, commercial, and open space land uses, both as generally applied to the entire area and specifically applied to individual planning areas.~~Del Monte Forest property. This chapter also includes a description of the Pebble Beach Company 2011 Concept Plan (Concept Plan).

~~*Chapter 4 - Land Use Support Elements*~~

Chapter 4 presents the land use support policies of the LUP and addresses issues related to circulation, water supply ~~and~~, wastewater services, and housing. This ~~discussion~~chapter also includes consideration of development and public access ~~support systems~~infrastructure, including as ~~they may constrain~~it affects the timing of new or expanded uses. ~~The principal thrust is to assure that~~ and development and the way in which Coastal Act and LCP priorities, including coastal-dependent and coastal-related development ~~is~~, are given precedence over non-priority uses.

~~*Chapter 5 - Public Access*~~

Chapter 5 presents ~~the most suitable locations for physical and visual access along the Del Monte Forest coast. It discusses Public Access considerations and~~ additional public access policies, including identifying specific physical and visual access facilities and requirements along the Del Monte Forest shoreline and within the area as a whole. This chapter provides direction on how best to maximize public access and recreational opportunities in light of the unique ownership and private use patters withingthe Del Monte Forest area.~~.~~

~~*Chapter 6 - Implementation and Administration*~~

Chapter 6 describes certain LUP implementing mechanisms, including with respect to its day-to-day administration by the County of Monterey ~~implementing mechanisms for the LCP pertaining to open space management and new development. This chapter also identifies other supporting actions, which may be useful in augmenting basic implementing mechanisms. The details~~light ~~of implementation will be described in zoning and other implementation documents contained in the appendices of this plan.~~

~~*Chapter 7 - Open Space Management Plan*~~

~~Chapter 7 describes the policies and standards of the OSAC Open Space Management Plan. It defines how the private non-profit Del Monte Forest Foundation will implement that plan.~~

~~*RELATION OF MAPS TO PLAN*~~

~~In addition to the Del Monte Forest Land Use, Recreation Facilities and Public Access, and Circulation Maps, the Environmental Considerations and Environmentally Sensitive Habitat Areas maps are to be used as background resource material for decision-making.~~

~~The intended use of the Resource Maps which are available at a reduced and 600 scale, is to generally illustrate the basis of policies for purposes of planning or reviewing development proposals in the Coastal Zone. The County, in incorporating these maps into the plan, acknowledges that they are not definitive and may contain errors or inaccuracies or may be incomplete. Thus, there is no substitute for careful field checking by qualified persons to verify the location of coastal resources or other information represented. Challenges to the accuracy of the maps are encouraged by the County in a continuing effort to maintain the best database possible. As new or more accurate information becomes available, the 600 scale maps will be revised and updated, and decisions will accordingly be based on the new data.~~

~~*HISTORICAL CONTEXT*~~

~~*1966 Plan*~~

~~In 1966, the Del Monte Properties Company (succeeded by the Pebble Beach Company) and its consultants prepared the original Del Monte Forest Plan. This document was reviewed and endorsed by the Monterey County Planning Department, and the Monterey Peninsula Area Planning Commission recommended adoption of the Plan by the County Board of Supervisors. The Board of Supervisors adopted the document in July 1966. This adopted plan was to act as a guideline for the assignment of subsequent land use designations in the Forest. Three years later, in 1969, zoning was adopted for the Del Monte Forest. This zoning essentially matched the 1966 Plan with the exception that some of the land use designations were changed; for example, the area designated Industrial was eliminated. However, the adopted 1966 Plan was not updated to reflect these changes. During 1970, the S.F.B. Morse Botanical Reserve was created to protect rare and endemic plant species. An ecologically based team with expertise in the physical and biological sciences was commissioned to conduct a natural environmental analysis of the area, and the results of that investigation led to the inventory and boundary definition of the Reserve. The boundary, as finally described, did not coincide with the open space designations of the adopted 1966 Plan. It therefore became apparent that there were discrepancies between the land uses defined in the 1966 Plan and the true natural setting. The time had come to amend the 1966 Plan.~~

~~*Natural Environmental Resource Report*~~

~~During 1972 and 1973, a natural resources inventory of the entire Del Monte Forest was conducted. The results of that analysis are presented in the Natural Environmental Resources Report completed in April 1973, by James A. Roberts Associates. Aided by this more precise environmental database, the~~

~~Forest was subdivided into logical planning areas, and land use planning resumed.~~

~~*1977 Plan*~~

~~From 1974 through 1976, further technical studies and both the Pebble Beach Company and the Del Monte Forest Homeowners Association (succeeded by the Del Monte Forest Property Owners) developed land use concepts. Heated debate ensured concerning open space protection and land use issues. In April 1977, the 1977 Plan was introduced. The 1977 Plan reflected changes in land use, implemented development that occurred through 1976, and was the subject of an Environmental Impact Report certified in 1976. The 1977 Plan reflected consensus among the Del Monte Forest Property Owners, and the Pebble Beach Company, and it received the support of Forest residents in a referendum.~~

~~In 1977, the 1977 Plan was being considered by the County Planning Commission as an update to the 1966 Monterey County General Plan for the Forest. The Plan was tabled to permit time to evaluate its consistency with the policies of the California Coastal Act. The County and Coastal Commission, in the LCP Work Program, established the 1977 Plan as the basis for this document and the accompanying Implementation Program. The 1977 Plan, although not actually adopted, has served as a guide for subsequent County approvals of several subdivisions within the Forest since 1977, as well as several open space dedications to the Del Monte Forest Foundation. This LUP reflects the changes necessary to bring the 1977 Plan into consistency with Coastal Act policies.~~

~~*Open Space Management Plan*~~

~~During 1979 and 1980, the Del Monte Forest Open Space Advisory Committee (OSAC), a group including representatives of organizations with~~the ~~unique ownership responsibility for open space in the Forest, as well as several prominent local naturalists, prepared a Plan for long-term management of open space in the Del Monte Forest. The Del Monte Forest Foundation, a private non-profit corporation, has agreed to carry out this open space management plan. OSAC activities were intended to implement a key goal of the 1977 Plan, which provided that the Plan assure that all the proposed open space of the Del Monte Forest Plan will be implemented. The Open Space Management Plan, substantially enlarged upon the policy framework of the 1977 Plan with respect to open space management and provided specific maintenance standards for managing the natural resources of the Forest. Since the open space contains almost all the environmentally sensitive habitats~~ and private use ~~patterns~~ within the ~~Del Monte Forest, the Open Space Management Plan effectively assures that the environmentally sensitive habitat policies of the Act (Section 30240) will be carried out. The OSAC Plan is adopted as part of the LUP but it does not supersede the policies in the LUP.~~ area.

~~*CITIZEN PARTICIPATION*~~

~~During the years leading to the adoption and certification of the LUP document (1969 to 1983), extensive public involvement occurred, focusing on planning and environmental issues in the Forest. This included public hearings before the Planning Commission and Board of Supervisors, many meetings of interested parties, numerous meetings of the Planning Commission subcommittee responsible for resolving Del Monte Forest planning issues, and public hearings by the California Coastal Commission.~~

~~Subsequent to 1977, as the local coastal planning process began, citizen involvement has continued through public hearings for LCP Issue Identification, the LCP Work Program, and finally this document. In addition to these public hearings, the Del Monte Forest Area Local Coastal Program Citizens Advisory Committee (CAC) has provided citizen input to the program. Regular meetings of the CAC began in November of 1979 to discuss background reports, planning issues, and goals for the community under the Local Coastal Program. Scheduled meetings were advertised in local newspapers to encourage public attendance. Additional public hearings were held concurrent with review of this document by the County Planning Commission and the Board of Supervisors, and finally, by the State Coastal Commission.~~

~~*JURISDICTIONAL CONTEXT AND LCP APPLICABILITY*~~

~~This LUP and the accompanying Implementation appendix are the principal products of the Local Coastal Program for the Del Monte Forest Area and represent nearly seven years of collaborative effort involving staffs of the Monterey County Planning Department and the California Coastal Commission, the Pebble Beach Company, the Del Monte Forest Area Citizens Advisory Committee, consultants, and individual Forest residents. This document addresses the entire geographic area subject to LCP review as shown in Figure 1. However, in the nearly seven years that have elapsed since the initial direction was established, several jurisdictional boundaries have changed, making it important to summarize the current status of land use plans presented in this document, as well as ultimate implementation responsibilities.~~

~~*1978 Coastal Zone Boundary Adjustments*~~

~~In 1978, the California Coastal Commission made Coastal Zone boundary adjustments in the Spanish Bay planning area, incorporating the undeveloped Navajo area into the zone. The change is specifically described in Section 30160 of the Act. All references in this LUP reflect this change.~~

~~*Areas Governed by the LUP*~~

~~This land use plan, and the Implementation Programs described in Chapter 6 and the appendix are applicable throughout the entire Del Monte Forest Area within the Coastal Zone boundary.~~

~~*Coastal Permit Process Assumed by County*~~

~~Following certification of this LUP by the California Coastal Commission, the County will assume responsibility for the Coastal Permit process now administered by the Coastal Commission, subject to appeals to the Coastal Commission as permitted by the appeal provisions of the Coastal Act.~~

~~*PRECEDENCE AMONG ADOPTED GENERAL PLANNING POLICIES*~~

~~This LUP is one of several General Plan level County documents applicable to the area.~~

DEL MONTE FOREST LUP TERMINOLOGY

The policies of this LUP ~~shall supersede those of countywide General Plan within the Forest except where those countywide policies are not referenced within the LUP (e.g., Housing Element, Seismic Safety Element, Circulation Element, Noise Element, etc.). The intent is that one set of planning policies applies to this area.~~

~~*TERMINOLOGY IN THIS LUP*~~

~~As in the case with the California Coastal Act itself (Section 30200), the policies of this LUP~~ implement the Coastal Act and are key ~~in determining~~to ensuring consistency of ~~subsequent~~new development ~~proposals. Since there are many policies enumerated throughout this LUP, it is conceivable that in individual~~with the Coastal Act. This LUP identifies standards that are mandatory in many cases, permissive in others, and optional in certain circumstances ~~conflicts in interpretations might arise.~~. To assist in clarifying the intent of ~~the policies of~~ this LUP, the following terminology distinctions are made~~.~~:

~~"~~"Must" or ~~"~~"shall~~"~~" identifies mandatory language to which all ~~applications are required to~~development must adhere.

~~"~~"Should" identifies guidance ~~provided by the Board of Supervisors~~ based on policy considerations of this LUP, as well as those of the ~~Board or policy considerations contained in the California~~ Coastal Act, ~~in~~ the legislative history of the ~~statute,~~ Act, and/or in judicial decisions concerning the Act. ~~Applicants for permits are advised to follow this~~ and its implementation, including through LCPs. This guidance ~~in the absence of compelling, countervailing considerations~~is to be followed unless the particular facts and circumstances require deviation.

"May" identifies language describing ~~Plan features~~ provisions which are desirable to adhere to in the

interest of meeting the broad ~~societal~~ goals of the Coastal Act and this LUP, but which in isolation from other mandatory policy guidance may be interpreted and applied at the discretion of the decision-making body ~~and the applicant~~.

~~*STATUS OF SUPPORTING STUDIES*~~

~~During~~All of the ~~lengthy planning process culminating in preparation~~provisions of this LUP~~, numerous technical studies, research papers,~~ must be read and ~~other supporting documents were prepared. Because of the time that has elapsed,~~applied together. In cases where questions of or conflicts ~~may exist because of information being superseded. Therefore, these supporting materials shall serve as background materials only~~in interpretation arise, such questions and ~~are not a part of this LUP. Where~~ conflicts ~~exist, the contents of this document shall prevail.~~

~~*LUP POLICY GUIDANCE STATEMENTS**~~

~~In the early stages of the LCP program, a set of objectives emerged related~~ are to ~~the primary LUP elements subsequently presented~~be resolved in ~~this document. They provide guidance beyond the statewide~~ favor of the interpretation that is most protective of coastal ~~policies, 1977 Plan,~~resources and ~~OSAC Plan goals and serve as a framework for subsequent policy statements presented in this LUP. They are:~~ most consistent with the Coastal Act.

~~Water~~DEL MONTE FOREST LUP KEY POLICIES

The LUP is organized in relation to the following primary elements and objectives, each of which is called out in the LUP as a Key Policy. Each individually represents the key policy for the identified LUP issue area, and they collectively represent the principal LUP policies:

Freshwater and Marine Resources

The water quality and biological value of the Del Monte ~~Forest Areas~~Forest's coastal streams, wetlands, open coastal waters, and the Carmel Bay ~~State Ecological Reserve, and Carmel Bay Area of Special Biological Significance~~ shall be protected and maintained~~. This requires adherence to comprehensive management practices~~, including ~~appropriate combinations~~through application of ~~stream~~adequate buffers and setbacks, ~~stream flow maintenance, protection of~~maintaining hydrologic inputs, protecting riparian and wetland vegetation, ~~and careful control of~~carefully controlling grading to minimize erosion and sedimentation~~.~~, and effective collection, filtration, and treatment of runoff.

Environmentally Sensitive Habitat Areas

The environmentally sensitive habitat areas of the Del Monte Forest ~~Area~~ are unique, limited, and fragile resources~~, which~~ that are sensitive and important ~~to the enrichment of~~biologically, as well as resources that enrich Del Monte Forest enjoyment for residents and visitors alike. Accordingly, ~~they~~these areas shall be protected, maintained, and, where possible, enhanced and restored in accordance with the policies of this LUP ~~and the associated policies and maintenance standards of the OSAC Plan. All~~. Except where specifically and explicitly authorized by the LUP, all categories of land ~~uses~~use and development, both public and private, shall be subordinate to the protection of these areas.

~~* Policy guidance statements are repeated in subsequent chapters and are the principal policies of the LUP.~~

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~~*Forestry and Soil*~~**Forest Resources**

The natural beauty of the Del Monte Forest ~~if~~is one of its chief assets~~. The~~, and forest ~~resource~~resources, in addition to ~~its~~their fundamental role in supporting the ~~areas~~area's natural environment, ~~is~~are a principal constituent of the scenic attractiveness of the area~~, which should~~ that must be preserved for the benefit of both residents and visitors~~. The Forest is~~ alike. These forest resources are best understood as complex and dynamic habitats comprising forest trees, understory vegetation, wildlife, soils, and climate, and the interaction of all these elements. These forests are complex, interdependent webs of living organisms and physical habitat, and are much more than simply an aggregate of trees. ~~It is~~ They are also home to the ~~area~~area's wildlife and ~~serves~~serve to moderate climatic extremes. ~~Therefore, long~~Long-term preservation of ~~the Forest resource~~forest resources is a paramount concern and objective of the LUP.

Hazards

~~*Hazardous Areas*~~

Land uses and development in areas of geologic, flood, fire, and ~~fire hazard~~other coastal hazards shall be carefully regulated through the best available planning practices and sited and designed in order to minimize risks to life and property, ~~or~~and damage to the natural environment.

Scenic and Visual Resources

The Del Monte Forest ~~Area~~ and 17-Mile Drive are significant and important visitor destinations. It is the objective of this LUP to protect the ~~areas~~area's magnificent scenic and visual resources, to avoid incompatible development, and to encourage improvements and facilities~~, which~~ that complement the Forest's natural scenic assets and enhance the public's enjoyment of them. ~~In order to~~To protect the scenic and visual resources of the Del Monte Forest ~~Area~~area, only ~~compatible~~ development ~~along~~that does not block significant public views and does not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive ~~should~~corridor and designated public access areas/vista points, shall be allowed.

~~*Archaeological*~~**Cultural Resources**

The Del Monte ~~Forest Areas archaeological~~Forest's cultural resources shall be maintained, preserved, and protected for their scientific and cultural heritage values. New land uses and development shall be considered compatible with this objective only when they incorporate site planning and design features necessary to avoid impacts to ~~archaeological resources~~cultural resources, and where impacts are unavoidable they shall be minimized and reasonably mitigated.

Land Use and Development

~~Open space~~Land use designations ~~in this LUP~~ are directive as to the type of use, but uses shall

~~encompass all environmentally sensitive habitat areas. Future~~only be allowed provided such use and related development ~~must clearly~~can be accomplished consistent with LUP policies, including resource protection ~~of these environmentally sensitive areas and the use priorities of the California Coastal Act~~requirements. Development shall be sited and designed in such a manner as to protect and enhance coastal resources, including public recreational access.

Circulation

The continued development of a multi-modal circulation system within the Del Monte Forest shall be encouraged to provide an adequate level of service with minimal intrusion to the Forest environment, ensure adequate and effective public recreational access, encourage separation of visitor and resident traffic, and provide for a proportionate share of the improvements necessary to impacted areas of Highway 68, which serves as an external access route to the Del Monte Forest ~~Area~~.

Water ~~Service~~ and Wastewater

~~The County~~Development shall ~~reserve from its allotted~~ be approved only if it can be served by adequate and long-term public water ~~supply a sufficient quantity~~supplies and wastewater treatment capacities. Priority for use of scarce water ~~to accommodate the~~and wastewater treatment capacity shall be for coastal priority land uses ~~proposed in this LUP. As of June 1982, the County's allotment, as determined by the Monterey Peninsula Water Management District, will be 34.952% of the total available supply, or 6,501 acre feet (subject to annual review by MPWMD). This allocation must serve the entire unincorporated area within the Cal-Am service area.~~

. Wastewater ~~disposal~~ systems~~,~~ which minimize or eliminate ocean pollution, and ~~systems, which permit~~provide for reclamation of wastewater for reuse, shall be encouraged~~.~~ and supported.

Housing

~~The Housing Component of the Del Monte Forest Area LUP will be the County Housing Program, which will be implemented consistent with all applicable policies of this plan.~~

Housing opportunities for persons and families of low to moderate income should be protected and provided, both within the Forest and in outlying areas, as a function of new development within the Forest.

Public Access

~~The provision of visual~~Visual and physical public access to and along the shoreline and the enjoyment of public recreational values throughout the Del Monte Forest ~~Area~~, consistent with the basic purpose of the California Coastal Act, shall be ~~encouraged~~maximized. This LUP shall also seek to ensure that the beauty of the Del Monte Forest Area coast, its tranquility, and the health of its environment will not be marred by public overuse or neglect.

~~CHAPTER TWO:~~ ~~RESOURCE~~ MANAGEMENT ELEMENT

INTRODUCTION

The spectacular meeting of forest, land, and sea in the Del Monte Forest ~~Area~~area is ~~not only~~more than an important scenic attraction of the Monterey Peninsula~~, for both residents and visitors, but~~; it is also a vital habitat for a variety of vegetation and wildlife species, including several rare and endemic species dependent on the unique ecosystem. That so much of the ~~Forests~~Forest's natural and scenic resources remain unspoiled is also significant; it provides a sharp contrast to urban developments in most areas of the nearby cities of Carmel-by-the-Sea, Pacific Grove, and Monterey.

In considering the following natural resource management sections, it is important to ~~consider resource issues both~~read them together as ~~they relate to one another~~a whole framework and as discrete subjects. For example, disruption of vegetation at one site could increase site-specific runoff, which in turn could increase ~~areawide~~area-wide erosion and affect water quality, riparian habitats, and visual quality. In addition, many of the Forest's natural resource areas encompass a variety of species and habitat types that are important and sensitive by themselves, but that also have important ecosystem values when considered together.

~~The resource management policies that follow are intended to guide land use in the Del Monte Forest Area and, in conjunction with the OSAC Plan policies and maintenance standards described in Chapter 7, to afford a high degree of protection for the areas important natural resources. The OSAC Plan is adopted as part of the LUP but it does not supersede the policies in the LUP.~~

~~The policies are based upon numerous background reports, analysis of a great deal of data, and the advice of many agencies and knowledgeable individuals. Some of this material is contained in the background reports, which serve as part of the supporting material for this LUP.~~

~~In addition to the text presented here, a series of supporting maps have been prepared that reflect location and extent of the various resources and hazards discussed. Copies of these maps, which serve as supporting material for this LUP, are available for public review at the Monterey County Planning Department. Reduced scale versions of the environmentally sensitive habitat map, the land use map, and the public access and circulation maps are included in this LUP text to aid in understanding resource protection and development issues. Maps contained within this LUP are to be a part of the adopted LCP.~~

~~WATER~~This chapter details requirements for protecting and enhancing certain natural resources in the Del Monte Forest, including those related to freshwater resources (wetlands, streams, creeks, etc.), marine resources (intertidal areas, roosting and haul-out sites, etc.), ESHA, forests, natural landforms, and public viewsheds. Such requirements are organized below in sections by resource type, but there is

considerable overlap and interplay between sections, and thus they must be understood in relation to all of the requirements of the chapter. In addition, the resource requirements in this chapter are not the only resource requirements of the LUP, and the requirements of the other LUP chapters that refer to similar and other resources are also applicable and must be recognized on the same footing as these here. As stated in Chapter 1, any questions and conflicts are to be resolved in favor of the interpretation that is most protective of coastal resources and most consistent with the Coastal Act.

Of particular note, this chapter must also be understood in terms of Pebble Beach Company's Concept Plan described in Chapter 3. Pebble Beach Company is the owner of the vast majority of the undeveloped land in Del Monte Forest and the Concept Plan was developed to provide certainty as to the ultimate disposition of that land under the LUP. The Concept Plan includes provisions for the Company to dedicate and preserve most of its undeveloped land, and for it to develop and redevelop a limited number of other areas, some of which include certain natural resources. The Concept Plan allows for certain resource impacts to ESHA, wetlands, dunes, streams, and riparian corridors in these limited areas notwithstanding other LUP policies protecting such resources in recognition of the significant permanent open space protection that would correspondingly be applied to the overwhelming majority of the Pebble Beach Company's significant undeveloped lands. In short, for these lands and pursuant to the Concept Plan, this LUP strikes a balance that recognizes that concentrating development in and near existing developed Forest nodes (e.g., in former quarry areas and in areas framed by golf course and residential development, etc.) pursuant to the Concept Plan allows for large resource areas, including those that are contiguous to other large protected resource areas (e.g., Pescadero Canyon and Huckleberry Hill Natural Habitat Area, etc.), to be protected and managed as contiguous habitat areas in perpetuity.

Overall, the common thread of this chapter and others, and really the LUP as a whole, is one of resource protection. The LUP fundamentally recognizes that the resources of the Del Monte Forest are significant and important, and that their protection is essential to the health and wellbeing of the Forest, not only in terms of the value of the resources themselves but also including in terms of fostering a natural environment within which the Forest's residential and visitor-serving commercial uses can thrive.

FRESHWATER AND MARINE RESOURCES

California Coastal Act policies ~~regarding water and marine resources~~ require the protection of ~~these~~freshwater and marine resources, particularly areas or species of biological or economic significance, and the maintenance of water quality, both inland and along the coast.

Freshwater resources, including riparian corridors and wetlands, are limited in the Del Monte Forest ~~Area.~~ area. Wetland habitat in the Forest is primarily freshwater-related and is perhaps the most limited in extent. ~~The~~ Del Monte Forest streams ~~that exists~~tend to flow seasonally, generally carrying surface runoff during the rainy season. ~~Sedimentation from existing quarry sites~~Disruption of hydrologic inputs and ~~associated~~ quality, including sedimentation from disturbed areas~~,~~ and polluted runoff from buildings and paved surfaces, ~~are~~is perhaps the most serious ~~threats~~threat to the Del Monte ~~Forests~~Forest's freshwater resources. ~~Unchecked sedimentation from surrounding urban~~These freshwater systems exist in the Forest in a sort of dynamic equilibrium that can be easily disrupted by inappropriate development ~~could easily degrade the small wetland habitats that occur.~~siting and design, thus requiring both appropriate setbacks as well as thoughtful consideration of design options to minimize disruption of these areas.

The Del Monte ~~Forest's~~Forest's marine resources include significant intertidal areas, offshore rocks which are used as major rookeries, roosting and haul-out sites, extensive kelp beds which support numerous species of sport fishes as well as the threatened sea otter, the Carmel Bay State Ecological Reserve, and the Carmel Bay Area of Special Biological Significance (ASBS). Non-point sources of pollutants to ~~the~~ Carmel Bay ~~ASBS are~~come primarily from silt from eroding surfaces and from other pollutants in storm water runoff ~~from paved surfaces.~~. Pollutants of concern in such runoff include ~~sediment, oil, heavy metals~~, but are not limited to: sediments, nutrients (nitrogen, phosphorous, etc.), pathogens (bacteria, viruses, etc.), oxygen demanding substances (plant debris, animal wastes, ~~fertilizers,~~etc.), petroleum hydrocarbons (oil, grease, solvents, etc.), heavy metals (lead, zinc, cadmium, copper, etc.), toxic pollutants, floatables (litter, yard wastes, etc.), synthetic organics (pesticides, herbicides, PCBs, etc.), and ~~insecticides. The Carmel River is the primary source of runoff to the bay and of such pollutants.~~changes in its physical parameters (changes to salinity, temperature, dissolved oxygen, etc.). The Pescadero Creek watershed, and much of the ~~southernmost in~~southern portion of the Del Monte Forest ~~Area~~, drains to Carmel Bay, ~~as does much of the surface drainage~~and thus development in these areas is of heightened concern for ~~the Pebble Beach planning area, providing~~ Carmel Bay protection, especially development which may become or lead to a source of ~~such pollutants to the bay. Existing water quality in the bay is improving. Although there are no monitoring results upon which to base a quantitative statement, non point runoff from the low density uses contemplated in the Pescadero watershed alone is not expected to be a significant source of~~ pollutants ~~to the Bay. However, runoff from this and other watersheds draining to the bay (e.g. San Jose Creek, Carmel River) has the potential of creating cumulative adverse effects~~into the Bay.

Freshwater and Marine Resources Key Policy ~~*Guidance Statement**~~

The water quality and biological value of the Del Monte ~~Forest Areas~~Forest's coastal streams, wetlands, open coastal waters, and the Carmel Bay ~~State Ecological Reserve, and Carmel Bay Area of Special Biological Significance~~ shall be protected and maintained~~. This requires adherence to comprehensive management practices~~, including ~~appropriate combinations of stream~~ through application of adequate buffers and setbacks, ~~stream flow maintenance, protection of~~ maintaining hydrologic inputs, protecting riparian and wetland vegetation, ~~and careful control of~~carefully controlling grading to minimize erosion and sedimentation, and effective collection, filtration, and treatment of runoff.

~~* As noted in Chapter 1, policy guidance statements are intended to serve as the key policy for each topical area of this LUP. They are to be considered actual policies although they are sometimes more general than the specific policies which follow.~~

Freshwater and Marine Resource Policies*

1. New development ~~in the Pescadero watershed, and the smaller unnamed watersheds of the Pebble Beach planning area which drain into the Carmel Bay Area of Special Biological Significance (ASBS), as well as the watersheds of Seal Rock Creek and Sawmill Gulch,~~ shall be sited and designed to minimize runoff, site disturbance, erosion, and sedimentation. All new development shall be designed to conform to site topography~~.~~ as much as possible. New residential driveways and other ~~road~~vehicular surfaces shall be kept to the minimum length and width to provide simple, direct access~~. Other paved areas~~, and surfaces shall be designed to minimize runoff (including through use permeable materials, filtration strips, and use of engineered collection/treatment units). Other impervious vehicular surfaces shall be limited to the minimum required to meet daily (not occasional) parking needs. This policy shall not be read to preclude safe bicycle lanes ~~nor~~or adequate parking for commercial visitor-serving development and access points.

2. Non-point sources of pollution to ~~the~~ Carmel Bay ~~ASBS~~, rocky intertidal areas, and wetlands shall be avoided, to the maximum extent possible, and where unavoidable, minimized ~~through careful attention to~~and mitigated, through use of appropriately sited and designed drainage and runoff control systems. ~~The criteria of the AMBAG 208 Water Quality Management Plan shall apply in watersheds affecting these resources.~~

~~3. No land clearing operations greater than one acre per year per site or grading operations greater than 100 cubic yards may take place between October 15 and April 15 in water supply watersheds and high water erosion hazard areas. Development on slopes exceeding 30% is prohibited unless this siting on a particular parcel better accomplishes other policies of this Plan. Utilizing the data of the Soil Conservation Service shall make determination of high water erosion hazard.~~

~~4. Onsite desilting measures satisfactory to the Director of Public Works (e.g., debris basins, desilting basins, and silt traps) shall be installed in conjunction with initial construction grading operations. They~~3. Grading and site preparation activities shall incorporate design features to prevent soil erosion, repair existing erosion damage within the development footprint and prevent pollution of coastal waters.

4. All development shall employ adequate erosion/sediment control and water quality construction best management practices (BMPs) during construction, and all such BMPs shall be in place prior to the commencement of construction and shall be maintained in good operating condition through the construction period ~~to reduce sediment load in runoff waters.~~.

5. ~~Construction erosion~~Erosion control measures ~~satisfactory to the Director of Public Works~~ (e.g., native vegetation cover, temporary vegetation, seeding, mulching, or other suitable stabilization methods) shall be used to protect soils that have been disturbed during grading or development. Manufactured slopes shall be stabilized as soon as possible with planting of native annual grasses and shrubs, appropriate native compatible plants ~~(consistent with OSAC Plan provisions),~~ and with approved landscaping.

6. Provisions shall be made to collect and conduct ~~surface water~~ runoff to drainage areas/devices capable of polluted runoff filtration/treatment (e.g., vegetated filtration strips, detention/retention

basins, storm drains ~~or suitable watercourses~~, etc.) to ~~prevent erosion.~~ ensure maximum on-site filtration/treatment. Permanent onsite drainage areas/devices shall be designed to accommodate increased runoff resulting from site modification. Where necessitated by good drainage design considerations, ~~onsite~~on-site retention of storm water may be considered to reduce the size requirements for drainage structures, consistent with resource protection policies.

~~* Specific policies are consecutively numbered to facilitate subsequent use in development application review processes.~~

~~7. Throughout the Plan area, dumping~~7. Dumping of spoil (dirt, garbage, refuse, etc.) into riparian habitat and drainage courses shall be prohibited.

ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Environmentally sensitive habitat areas (or ESHAs) in the Del Monte Forest are defined as those areas in which plant or animal life or their habitats are either rare or especially valuable due to their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. ~~These include rare, endangered, or threatened species and their habitats; other sensitive species and habitats such as species of restricted occurrence and unique or especially valuable examples of coastal habitats; riparian corridors; rocky intertidal areas; nearshore reefs; offshore rocks and; kelp beds; rookeries and haul out sites; important roosting sites; and Areas of Special Biological Significance (ASBS).~~ The ~~California~~ Coastal Act provides ~~unprecedented~~strong protection for environmentally sensitive habitat areas and within such areas permits only resource-dependent uses (e.g., nature education and research~~, hunting, fishing, and aquaculture).~~) that do not result in any significant disruption of habitat values. The Act also requires that any development adjacent to environmentally sensitive habitat areas be properly sited and designed to avoid impacts ~~which~~that would significantly degrade such habitat areas.

The Del Monte Forest is home to a variety of plant and animal species, including some that are exceptionally rare. These include Yadon's piperia, an orchid that is found in the Del Monte Forest but almost nowhere else in the world, and California red-legged frog. The native Monterey pine forest within which these and other sensitive species reside is the dominant biological community and is itself a special habitat – one of only five such native pine forest occurrences in the world. It is also the most extensive of these worldwide.

~~In the Del Monte Forest Area, examples of terrestrial, aquatic, and riparian habitats which have been determined to be entirely or in part environmentally sensitive include: the rare Monterey cypress and endangered Gowen cypress forest communities, the endemic Monterey pine/Bishop pine association, remnants of the indigenous coastal sand dunes, riparian corridors, wetlands, and sites of rare and endangered plants and animals associated with these and other habitats. A complete listing is included as Appendix A of this Plan. The locations of these are shown in Figure 2.~~

~~The Del Monte Forest coast supports~~ Offshore and along the shoreline, there is also an abundance and diversity of marine life. The shoreline is characterized by ~~high~~good water quality, ~~small~~ protected pocket beaches alternating with granite outcroppings, and an unusually wide variety of animal and plant

life, including a ~~. Worthy of special attention in this marine community are the~~ sea otter population and ~~the~~ many endemic species of algae.

Historically, the following types of habitats have generally been found to meet the definition of ESHA:

- Habitat areas that are rare or especially valuable from a local, regional, or statewide basis.
- Habitat areas that support plant or animal species designated or candidates for listing as rare, threatened, or endangered under State or Federal law.
- Habitat areas that support species designated as Fully Protected or Species of Special Concern under State law or regulations.
- Habitat areas that support plant species for which there is compelling evidence of rarity (e.g., those designated 1b (rare or endangered in California and elsewhere) or 2 (rare, threatened, or endangered in California but more common elsewhere) by the California Native Plant Society).
- Areas of particular biological, scientific, or educational interest, including large continuous expanses of native trees and vegetation.

Determinations of whether ESHA is actually present in the Del Monte Forest in any particular situation must be based on an evaluation of both the resources on the ground and knowledge about the sensitivity of the habitat at the time of development consideration. In the Del Monte Forest, examples of habitat areas that have historically been determined to meet the definition of ESHA include: the rare Monterey cypress and Gowen cypress forest communities, portions of the native Monterey pine forest, the endemic Monterey pine/Bishop pine association, central maritime chaparral, coastal sand dunes, streams and riparian corridors, wetlands, rocky intertidal areas, near-shore reefs, offshore rocks and inlets, the Carmel Bay ASBS, kelp beds, rookeries and haul-out sites, important roosting sites, and sites in which sensitive plants and animals associated with these and other habitats are located.

Possible threats to the Del Monte Forest's environmentally sensitive species and habitats vary in type and degree of severity. Unrestricted recreational use is probably the greatest single threat to sensitive habitats along the immediate shoreline. Trampling, collecting, and off-road automobile parking have damaged or degraded certain habitats. Alterations to the surface hydrology and removal of natural vegetation are the two most serious threats to the continued viability of forest habitats. ~~Future~~Given the forested nature of most of the undeveloped Del Monte Forest area, as well as the built environment – residential and otherwise – that exists within certain such areas, avoiding development that further fragments and circumscribes such forest habitats is key to their vitality and protection. Where development is allowed (e.g., on legal lots of record), it must be sited and designed in such a way as to maintain large and intact forest areas as viable forest units. Opportunities for permanent conservation of forest resources (e.g., through dedication and conservation easement), are strongly encouraged and supported. In all cases, future development near environmentally sensitive habitat areas must be carefully sited and designed to ~~mitigate~~avoid potential adverse impacts to ~~the resource.~~these resources.

~~Other potentially~~Potentially disruptive threats to the ~~County's~~Del Monte Forest's sensitive marine habitats include the discharge or spillage of wastes and hazardous materials, as well as polluted runoff, which may originate from a variety of sources. The main sources of concern are wastewater discharge~~, toxic agricultural drainage water~~ and polluted runoff from ~~the San Joaquin Valley~~vehicular surfaces and

other ~~agricultural areas, and activities associated with the development and transport of oil and gas. Of these main~~ sources~~, wastewater discharge is most directly under the County's purview and control.~~ (e.g., manicured landscaped areas). While wastewater is generally thought of as treated municipal sewage, it can potentially include any number of toxic and/or hazardous materials from industrial processes and other sources. ~~Additional wastewater~~Wastewater discharge therefore ~~have~~has a high potential for disrupting the marine environment of ~~Monterey~~Carmel Bay and the ~~County's~~Forest's coastal waters. Similarly, polluted runoff is widely known to have a high potential for environmental degradation. Land uses and development in the Del Monte Forest must be evaluated in terms of the potential for adverse impacts to streams, wetlands, riparian corridors, other wet resource areas, and the ocean, and measures must be put in place to adequately address potential impacts.

ESHA Key Policy ~~*Guidance Statement*~~

The environmentally sensitive habitat areas of the Del Monte Forest ~~Area~~ are unique, limited, and fragile resources~~, which~~ that are sensitive and important ~~to the enrichment of~~biologically, and that enrich Del Monte Forest enjoyment for residents and visitors alike. Accordingly, ~~they~~ these areas shall be protected, maintained, and, where possible, enhanced and restored in accordance with the policies of this LUP~~ and the associated policies and maintenance standards of the OSAC Plan. All~~. Except where specifically and explicitly authorized by the LUP, all categories of land ~~uses~~use and development, both public and private, shall be subordinate to the protection of these areas.

ESHA Policies

8. Environmentally sensitive habitat areas ~~that are not designated as rehabilitation areas~~ shall be protected against any significant disruption of habitat values. Within environmentally sensitive habitat areas, new land uses shall be limited to those that are dependent on the resources therein. Land uses ~~immediately~~and development adjacent to environmentally sensitive habitat areas shall be compatible with long-term maintenance of the ~~resource;~~habitat area, and such land use and development shall be sited and designed to prevent impacts ~~which~~that would significantly degrade the ~~protected~~ habitat~~. In designated open space~~ areas~~, conformance to the applicable OSAC Plan maintenance standards shall be considered the test of consistency with this policy.~~.

9. Improvements to facilitate public recreational and/or visitor uses~~,~~ (including vegetation removal, excavation, grading, or filling) in ~~designated~~ environmentally sensitive habitat areas shall be sited, designed and managed to avoid any significant disruption of the protected resources~~.~~ and shall only be allowed for uses and improvements that are dependent on the resource. Areas ~~which~~that are especially sensitive to recreational use include riparian~~,~~ and stream habitats, wetlands, rocky intertidal areas, and sites where ~~of known~~threatened, rare, and endangered species of plants and animals are found. Bird rookeries, major roosting and haul-out sites, and other wildlife breeding or nursery areas ~~identified in Figure 2 of this LUP~~ are generally appropriate only for off-site observation. ~~Any uses of these areas shall be mitigated consistent with OSAC maintenance standards for the affected area and~~Any such public recreational/visitor uses and improvements in environmentally sensitive habitat areas shall be required to ~~demonstrate enhancement of~~enhance the affected habitat as part of the use ~~proposal~~/improvement.

~~*FIGURE 2*~~

~~*ENVIRONMENTALLY SENSITIVE HABITAT AREAS*~~

10. ~~New subdivisions which~~Subdivisions that would allow or create commitment to non-resource dependent development ~~immediately~~in environmentally sensitive habitat areas are prohibited. Subdivisions that allow or create commitment to development adjacent to environmentally sensitive habitat areas shall be allowed only at densities compatible with protection and maintenance of these resources~~. New subdivisions~~, and if such subdivisions include enforceable parameters to prevent impacts that would significantly degrade those areas. Subdivisions may be approved only where potential adverse impacts to environmentally sensitive ~~habitats can be prevented. Conformance to the applicable OSAC maintenance standards shall be required wherever open space lands would be affected.~~ habitat areas from the subdivision or future development reasonably facilitated and expected due to the subdivision can be prevented. No residential subdivision shall be allowed unless it is first demonstrated that, for each new residential lot, normal residential development, including driveway and utility connections, is feasible without ~~damage~~ adverse impacts to any environmentally sensitive habitat~~.~~ area.

11. Contiguous areas of ~~undisturbed~~ land in open space uses shall be maintained wherever possible to protect environmentally sensitive habitat areas and associated wildlife values. To this end, development of parcels immediately adjacent to ~~designated~~ environmentally sensitive habitat areas shall be planned to keep development intensity immediately adjacent to the sensitive habitats as low as possible, consistent with other planning criteria (e.g., drainage design, roadway design, and ~~public safety). Conformance to applicable OSAC maintenance standards shall be the test of consistency with this policy.~~public safety).

12. Where development of any type, including subdivision of land for development purposes, is proposed in or near documented or expected locations of environmentally sensitive ~~habitats,~~habitat areas, biological reports, including field surveys and impact analysis, by qualified individuals shall be required ~~in order~~ to precisely determine ~~precise~~such habitat area locations and to recommend siting, design, and related mitigating measures to ensure protection of any sensitive species or habitat~~(s)~~ areas present. ~~Where OSAC maintenance standards have been prepared, these shall be observed in the preparation of such recommendations.~~

13. ~~The protection of environmentally~~Environmentally sensitive ~~habitats~~habitat areas shall be ~~provided~~protected through deed restrictions or permanent open space conservation ~~or~~and scenic easements granted to the Del Monte Forest Foundation. Where developments are proposed within or near areas containing environmentally sensitive habitat, such restrictions or easements shall be established through the development review process. Where development has already occurred ~~in~~within or near areas ~~supporting~~containing environmentally sensitive habitat, property owners ~~should be~~are encouraged to voluntarily grant conservation ~~or~~and scenic easements to the Del Monte Forest Foundation. Except in the case of voluntary easements, each instrument for effecting such restriction or easement shall be subject to approval by the County and the Coastal Commission as to form and content; shall provide for enforcement, if need be, by the County or other appropriate enforcement agency; and shall name the County as beneficiary in the event the Foundation ceases or is unable to adequately manage these easements for the intended purpose of natural habitat preservation. Permanent open space conservation and scenic easements shall be dedicated to the Del Monte Forest Foundation for all areas of the Forest designated Open Space Forest and Open Space Shoreline.

14. Near environmentally sensitive habitat areas, ~~the removal of indigenous~~native vegetation removal

and land disturbance (grading, excavation, paving, etc.) shall be restricted to the minimum amount necessary to accommodate ~~development. This policy shall not restrict the activities of the Del Monte Forest Foundation in implementing OSAC Plan maintenance standards.~~reasonable development. Development shall be sited and designed to prevent impacts that would significantly degrade those nearby areas, and shall be compatible with the continuance of those habitat areas.

15. The use of non-invasive ~~plant species and~~ Del Monte Forest-appropriate native plant species shall be required in landscape materials used in projects and invasive plant species shall be prohibited, especially in developments adjoining environmentally sensitive habitat~~.~~

~~Policies Specific to Terrestrial Plants~~ areas. Non-native and ~~Habitats~~/or invasive plant species should be removed, and such removal is encouraged.

~~16~~16. Prior to approval of development on existing legal lots of record, a biological report shall be prepared by a qualified biologist for the purpose of determining the presence of rare, endangered, and/or sensitive native plant and animal species and habitats and developing appropriate siting and design standards.

17. The remnant native sand dune habitat along the shore in the Spanish Bay planning area, on Signal Hill near the former Spyglass Quarry, and adjacent to 17-Mile Drive in the Spyglass Cypress planning area, shall be preserved through ~~scenic easement or~~open space conservation ~~easement,~~ and ~~shall be~~scenic easements conveyed to the Del Monte Forest Foundation, as provided by ~~policy~~Policy 13 above, ~~at~~as part of the ~~time~~approval of any development ~~occurs~~ in adjacent areas. ~~Lots of record in these dune areas may be developed provided that new adverse impacts are prevented and enhancement measures are instituted as part of the development proposal.~~

~~17. Prior to approval of development on existing legal lots of record, protection of rare, endangered, and sensitive native plant and animal habitats which potentially occur in the area shall be ensured by the following means:~~

~~A site survey shall be conducted by a qualified botanist (or biologist in the case of animal habitat) for the purpose of determining the presence of rare, endangered, or unique plants and developing appropriate mitigation. This survey should be conducted in April or May, as it must be designed to detect the presence of any of the habitats listed in Appendix A of this Plan.~~

~~Performance standards covering building locations, lot setbacks, roadway and driveway width, grading, and landscaping shall be established as a means of carrying out the recommendations of the site survey. The purpose of this is to isolate building sites from identified locations of rare or endangered plants or other environmentally sensitive habitat.~~

~~Scenic or conservation easements covering the environmentally sensitive habitat shall be dedicated to the Del Monte Forest Foundation as provided by policy 13 above.~~

18. Uses of ~~the~~ remnant native sand dune habitat shall be limited to low-intensity scientific, educational,

and/or recreational activities dependent on the resource~~, except in Spanish Bay rehabilitation area, where policy 93 shall apply.~~. Particular attention shall be given to protection of rare and endangered plants from trampling. ~~Conformance to the appropriate OSAC maintenance standards shall be the criteria for consistency with this policy.~~ Such uses must be consistent with restoration and enhancement of the habitat.

19. To prevent further degradation and to allow for restoration of degraded dune and bluff habitats, parking along 17-Mile Drive shall be restricted to designated turnouts through the use of barriers (structural and vegetational) and enforcement signs ~~in accordance with the site specific access recommendations~~that are sited and designed to avoid impacting scenic views.

~~20. Development in the Spanish Bay planning area, including the golf course in the reclamation area, shall be designed to avoid conflict with or enhance both remaining native sand dune habitat and shoreline recreational uses. All but the first 2,000 feet of Spanish Bay Road northerly of its intersection with 17-Mile Drive near Point Joe shall be removed to protect environmentally sensitive dune. Provide for emergency vehicular access to Moss Beach.~~

~~21. Land uses on existing legal lots of record supporting indigenous Monterey Cypress habitat~~20. Indigenous Monterey cypress habitat is an environmentally sensitive habitat area within the Del Monte Forest, and is presumed present within the area mapped in Figure 2a. All proposed development in this area shall be accompanied by the biological reports described in Policies 12 and 16. All use and development in or adjacent to indigenous Monterey cypress habitat areas shall be compatible with the objective of protecting this environmentally sensitive coastal resource. ~~Improvements~~ All improvements (such as structures and driveways, etc.) shall be carefully sited and designed to avoid potential damage or degradation of Monterey cypress habitat, including the microhabitat of ~~these~~individual cypress trees~~.~~, and must be located within existing hardscaped areas and outside of the dripline of individual cypress trees. Within the perimeter of the identified habitat area for a site, including at a minimum as defined by the driplines of the outermost indigenous Monterey ~~Cypress~~cypress trees on the site, removal of native trees or other indigenous vegetation, grading, paving, building construction activity, landscape alterations and summer watering shall be prohibited. On the inland side of 17-Mile Drive, driveways shall be allowed in this area where the driveway does not come within the dripline of individual Cypress trees~~, or where driveways are consolidated to service more than one lot.~~. Underground residential utilities and fences shall be allowed in this area on the inland side of 17-Mile Drive. ~~Scenic or~~Open space conservation and scenic easements are required for all undeveloped areas of a parcel within the Monterey cypress habitat area, and such easements shall be secured ~~prior to transmittal of coastal development permits in order to assure the protection of the Monterey Cypress habitat.~~consistent with Policy 13.

~~21a~~21. The County supports the establishment of an interpretive and educational program at Crocker Grove~~.~~ (see Figure 2a). The program would be under careful supervision and designed for the protection of the indigenous Monterey ~~Cypress~~cypress habitat. The type and intensity of access to Crocker Grove ~~would~~shall be carefully regulated.

22.

~~21b. The County supports the habitat preservation on the Shumway parcel #8 491 19 in order~~In addition to ~~provide a continuous habitat corridor from the shoreline to the inland grove.~~

all other requirements, land uses and development~~22. Land uses~~ within or adjacent to the Gowen cypress/Bishop pine association and the S.F.B. Morse Botanical Reserve (see Figure 6f) shall be compatible with the objective of protection of the S.F.B. Morse Botanical Reserve. Residential and recreational development, such as golf courses, shall be carefully sited and restricted to a level consistent with the protection of these resources. Development proposed adjacent to ~~the~~ Gowen cypress habitat shall be planned in a manner to protect this rare species~~. Conformance to OSAC Plan maintenance standards shall be the test for consistency with this policy~~.

23. ~~The boundary of the S.F.B. Morse Botanical Reserve should be expanded to the boundary recommended by the OSAC naturalists in the OSAC Plan.~~

~~*Policies Specific to Riparian Corridors and Other Terrestrial Wildlife Habitats*~~

~~24. Riparian~~ In addition to environmentally sensitive habitat area policies that may also apply, riparian plant communities shall be protected by establishing a setback/buffer of at least 100 feet as measured from the ~~centerline of the intermittent streams where such plant communities occur, or the~~ outer edge of riparian vegetation~~, whichever is greater.~~. The setback/buffer requirement may be reduced only if it ~~can be~~ is clearly demonstrated that a narrower ~~corridor~~setback/buffer is sufficient to protect riparian vegetation and associated wildlife values and other ecological functions, and that riparian enhancement is ~~proposed.~~ included in a project. No significant disruption of ~~the~~ riparian habitat will be permitted~~ in instances where projects propose the modification of existing riparian corridors. Where this criterion can be met, such projects may be approved, provided that they result in~~, and all allowable use/development dependent on the riparian resource, including bridges, shall result in long-term habitat enhancement ~~to offset the short-term loss. The long-term enhancement shall result in~~ (i.e., new habitat value greater ~~in value~~ (qualitatively and quantitatively) than ~~the~~ existing habitat ~~displaced.~~ value). Examples of such cases include restoration of previously damaged riparian environments and replacement of fill and culverts by bridges.

~~25~~24. To protect wildlife habitat values of riparian areas and their adjacent setback/buffer zones, off-road vehicle activity of any type shall be prohibited ~~and~~within such areas. In addition, general public access should be limited within such areas to designated ~~areas~~ portions of the setback/buffer area (such as cart paths or trails~~. Roads and trails shall be~~) that are sited and designed to avoid impacts to riparian habitat.

25. In addition to environmentally sensitive habitat area policies that ~~26. If not previously dedicated, all non-public lands within the Huckleberry Hill wildlife habitat area as shown on Figure 2 of this Plan shall be placed in scenic or conservation easement, as provided by Policy 13 above, at the time of residential, commercial, or new forest entrance road development adjacent to State Highway 68 or within development areas F, G, H, or I as shown on Figure 5 of this Plan. Former quarry sites and the Haul Road~~ may ~~be reserved for public works purposes.~~

~~*Policies Specific to Wetlands and Marine Habitats*~~

also apply, a~~27. A~~ setback/buffer of at least 100 feet as measured from the ~~landward~~ edge of wetlands and from the mean high water line of the ocean shall be provided. No landscape alterations will be allowed in this setback/buffer area unless accomplished in conjunction with restoration and enhancement, and unless it is demonstrated that no significant disruption of environmentally sensitive habitat areas will result.

26. ~~28. Previously subdivided land shall fall under the same development standards as new residential development or subdivision in areas A through X as shown on Figure 5 of this plan. Development, except as provided by Policy 74, shall be prohibited on any parcel which is entirely within an environmentally sensitive habitat area. Specific measures to preserve such parcels will be developed, as necessary, in the implementation plan.~~

~~29.~~ Alteration of the shoreline shall ~~not~~ be ~~permitted~~prohibited except when required to serve coastal-

dependent uses, to protect existing structures~~,~~ and public beaches in danger from erosion, and/or to restore and enhance ~~the~~shoreline habitat.

27. ~~30. Development at~~ In the Cypress Point area, development shall be restricted to that associated with existing uses (e.g., golf course and golf clubhouse~~);~~ at the Cypress Point Club).

28. ~~shoreline~~Shoreline areas used by harbor seals ~~must~~shall be ~~protected~~managed to protect seals during the pupping period from April ~~through July.~~1 to June 1, including through limitations on public access to such areas.

~~30a.~~ ~~29.~~ All new and/or ~~expanding~~expanded wastewater discharges into ~~the~~offshore coastal waters ~~of Monterey County~~ shall require a permit from ~~the Health Department. Applicants for such permits shall be required to submit, at a minimum, the following information and studies:~~

~~I. Three years monitoring records identifying the existing characteristics of the proposed wastewater discharge. Particular areas of concern include toxic chemicals, inorganic heavy metals, bacteria, and other indicators prescribed as threats to the health and safety of coastal waters, or~~

~~II. Provide comprehensive projections of the proposed wastewater discharge; both quantitative and qualitative characteristics must be specifically identified. Specific figures for the indicators identified in 30a must be included in the projections.~~

~~III. Provide complete information on levels of treatment proposed at the treatment facility to remove those indicators mentioned in 30a. This information shall also include reliability and efficiency data of the proposed treatment.~~

~~IV. Provide a comprehensive monitoring plan for testing of wastewater for indicators identified in 30a.~~

~~V. Perform oceanographic studies to determine the most suitable location and methods for discharge into the ocean.~~

~~VI. Perform tests of ocean waters at the proposed discharge site and surrounding waters to establish baseline or background levels of toxic chemicals, heavy metals, bacteria and other water quality indicators. These tests must be performed no more than one year prior to submittal of the proposal. Historical data may not be substituted for this requirement.~~

~~VII. Perform toxicity studies to determine the impacts of the proposed wastewater discharges on marine life, as well as on recreational uses of the coastal waters.~~

~~VIII. Identify and analyze alternative methods of wastewater disposal. This shall include hydrogeologic studies of the applicant's groundwater basin to determine the water quality problems in that area and if onsite disposal will have an adverse impact on~~

~~groundwater quality.~~

~~The data and results of requirements I) through VIII) must be submitted to the County's Chief of Environmental Health for evaluation and approval. A wastewater discharge permit shall be issued only if the above information demonstrates that the proposed wastewater discharge will not degrade marine habitats; will not create hazardous or dangerous conditions; and will not produce levels of pollutants that exceed any~~ all applicable ~~state or federal water quality standards.~~ agencies.

~~*Figure 2A*~~

~~*Vegetation Cover*~~

~~FORESTRY AND SOIL~~FOREST RESOURCES

Forest-crested ~~skylines~~landforms providing a scenic backdrop for the cities of Monterey, Pacific Grove, and Carmel-by-the-Sea, and for the Del Monte Forest area are an integral part of the mystique of the Monterey Peninsula. The Del Monte Forest has long been recognized for its natural beauty and is well known for its mostly craggy shoreline that extends through the bluff platform and large areas of dunes up through and into a sloped landform mantled by native Monterey pine forest. The spectacular meeting of forest, land, and sea in the Del Monte Forest area is not only an important scenic attraction of the Monterey Peninsula, for both residents and visitors, but vital habitat for a variety of vegetation and wildlife, including several rare and endemic species dependent on the unique ecosystem.

Perhaps the most compelling characteristic of the Del Monte Forest area is this spectacular physical setting. Framed by the Asilomar Dunes extending into Pacific Grove upcoast and the granitic sands of Carmel Beach downcoast, the Del Monte Forest shoreline includes the incredible white sand dunes and beaches at Spanish Bay, Fan Shell Beach, and Signal Hill, the craggy shoreline from Cypress Point to Pescadero Point, and the striking calm waters and sandy beaches of Stillwater Cove – part of Carmel Bay (a designated State Marine Conservation Area, Water Quality Protection Area, and Area of Special Biological Significance) and the Monterey Bay National Marine Sanctuary. Inland of the shoreline, the Del Monte Forest transitions through both developed and undeveloped areas containing a variety of streams and creeks towards the peak of the Monterey Peninsula.

Within the spectacular physical setting of the Del Monte Forest is the forest resource itself. Much of the area remains substantially mantled by forest cover; predominantly native Monterey pine forest, but also native Monterey cypress, Gowen cypress, and Bishop pine, in both distinct and mixed groves of these species. Even the Forest's developed areas are mantled to greater and lesser degrees (depending on the nature of the development and how much of the native flora was retained and protected) with forest cover. Several areas have been formally set aside for preservation, such as the Huckleberry Hill Natural Habitat Area with its unique and valuable ecosystems.

The primary connecting forest resource thread is the native Monterey pine forest itself. The native *Pinus radiata* mantling the Monterey Peninsula is the defining characteristic of the Del Monte Forest. Majestic stands of pine forest as well as smaller groups of individual trees generally frame homes and other developed areas, and larger and more intact (and often more biologically diverse) forest areas occupy most of the undeveloped remainder of the Forest. The native Monterey pine forest is the dominant biological community and itself a special habitat – one of only five such native pine forest occurrences in the world. It is ~~the scenic value of the Del Monte Forest, as well as the significance of the natural habitats, that prompted the State Board of Forestry and Coastal Commission to designate the larger undeveloped areas of the Forest as Special Treatment Areas. Also considered in this designation were the sensitivity of the local ecosystem and the potential for tree removal~~also the largest and most extensive of these worldwide.

~~Several of the trees and plants found in the Forest are rare and have survived here because of the unique soils and climate.~~ Alteration of the Forest (e.g., through tree removal or excavation ~~could~~) not only can impact the soils, the natural drainage system, and associated plant and animal habitats.

, but can also lead to adverse impacts to its defining element, namely the forest resource itself. Preservation of the unique forests of the Del Monte Forest, including the dominant native Monterey pine forest areas, for their aesthetic and habitat value is a concern of both residents and visitors to the area. ~~Preservation of the unusual habitats for their botanical value is of paramount interest to the scientific community.~~ as well as a statewide and even global issue in certain respects given the relative rarity of many Del Monte Forest natural resources. And while individual trees may rate protection in their own right in certain circumstances, the native Monterey pine and other forests of the Del Monte Forest are probably best understood as complex and dynamic habitats comprised of trees, understory vegetation, wildlife, soils, and climate and the interaction of all these elements. In short, the forest is a complex, interdependent web of living organisms and physical habitat.

Thus, the paramount LUP concern is protection of identified forest resources, and not just individual trees. The LUP policies that follow are meant to protect intact forest areas as a paramount concern, and forest areas that constitute ESHA above all. In those terms, it is important to note that much of the developed Del Monte Forest area is also forested to a certain extent. The LUP recognizes this fact, and distinguishes between forest that is ESHA and forest that is not ESHA; and among the latter those areas that are best considered as an aggregate of trees as opposed to defined forest areas. The LUP requires some level of protection for all of these types of forest, but allows for disturbance of non-ESHA forest and non-forest trees as part of normal and typical development consistent otherwise with the LCP, while strictly limiting what can occur in ESHA forests.

Future development in the Del Monte Forest, particularly within, adjacent to, or upslope from ~~environmentally sensitive habitat~~forest areas, must be responsive to the delicate balance of climate, soils, and vegetation which has developed over the centuries. ~~Significant tree removal, whether the result of intensive development or commercial logging, is inappropriate in such areas.~~ , and development must not be allowed to adversely impact significant forest resources, including forest ESHA. Tree removal is allowed in certain circumstances, including in terms of trees that are not part of a forest and in non-ESHA forests, but tree removal in ESHA forests is only allowed as part of restoration and enhancement projects. Accordingly, a fundamental component of evaluating development in the Del Monte Forest that affects trees/forests is determining the types of trees and forest affected, and applying policies based on that determination to ensure protection of forest resources overall.

Forest Resources Key Policy ~~*Guidance Statement*~~

The natural beauty of the Del Monte Forest is one of its chief assets. ~~The~~, and forest ~~resource~~resources, in addition to ~~its~~their fundamental role in supporting the ~~areas~~area's natural environment, ~~is~~are a principal constituent of the scenic attractiveness of the area~~, which should~~ that must be preserved for the benefit of both residents and visitors. ~~The Forest is more than~~ alike. These forest resources are best understood as complex and dynamic habitats comprising forest trees, understory vegetation, wildlife, soils, and climate, and the interaction of all these elements. These forests are complex, interdependent webs of living organisms and physical habitat, and are much more than simply an aggregate of trees. ~~It is~~They are also home to the ~~area~~area's wildlife and ~~serves~~serve to moderate climatic extremes. ~~Therefore, long~~Long-term preservation of ~~the Forest resource~~forest resources is a paramount concern and objective of the LUP.

Forest Resources Policies

3130. The natural forested character of Del Monte Forest shall~~,~~ to the maximum feasible degree~~,~~ be retained~~;~~ consistent with the uses allowed by this ~~Plan.~~ LUP. Accordingly, all tree removal, land clearing for development, and forest management activities within native forest areas covered by this ~~Plan~~LUP shall conform to LUP policies regarding water and marine resources, environmentally sensitive habitat areas, and scenic visual resources.

3231. Where LUP objectives conflict, preference should be given to long-term protection of the forest resource. All development that could affect trees and/or forest resources shall be accompanied by a forest management plan that clearly identifies all aspects of the tree/forest resources in question, including in relation to whether the trees are part of a forest, and whether the forest or portions of it are considered ESHA (to which the requirements of the preceding applicable LUP ESHA policies shall apply). When reviewing requests for tree removal, environmental considerations shall include review of forest plant associations, native soil cover, ~~and~~fuel management, aesthetic values, ~~as well as maintenance of the overall~~ tree health ~~of the stand. Conformance to OSAC maintenance standards shall be required in applicable areas. Forest-wide specific criteria for removal of Del Monte Forests native tree species are as follows:~~

~~Monterey cypress: within its indigenous range, removal of any size tree will ordinarily be allowed only in cases where life, property, or existing access is immediately threatened, or where a diseased tree is determined by a qualified professional forester to represent a severe and serious infection hazard to the rest of the forest. Elsewhere, treat same as Monterey pine.~~

~~Gowen cypress: same criteria as for Monterey cypress.~~

~~Bishop pine: same criteria as for Monterey cypress.~~

~~Monterey pine: removal of any significant Monterey pine (living tree more than 12 in diameter) shall be in accordance with the forest management plan for that site. If no such plan has yet been approved for the site by the County or its designee, or an OSAC Maintenance Standard prepared, such plan will be prepared prior to any non-emergency tree removal. On small parcels, a brief standardized format may be used for~~, and applicable forest management plans. ~~As a minimum standard of review, the content of the OSAC Plan Forest Maintenance Standard for Shepherds Knoll (Parcel No. 4)~~ Within a forest ESHA, or for any individual tree considered ESHA, tree removal shall be ~~adhered to wherever applicable.~~prohibited unless it is part of restoration and enhancement efforts.

~~Coast live oak: same criteria as for Monterey pine.~~

~~Pacific madrone: same criteria as for Monterey pine.~~

~~Non native trees: removal at owner's sole discretion.~~

3332. In reviewing requests for tree removal, land clearing, and other development, preservation of scenic resources shall be a primary objective. Because of the regional significance of the forest resources, special consideration shall be given to the ridgeline silhouette, as well as views from

significant public viewing areas, such as the corridors along Highway 68 and 17-Mile Drive, and the view from distant publicly accessible shoreline areas such as ~~Pt.~~found at Point Lobos State Natural Reserve.

~~34~~33. In considering potential development projects, ~~project designs~~siting and design shall be required to minimize to the extent feasible the removal of ~~vegetative cover or~~trees and understory vegetation and damage to soil resources. ~~Land~~Siting, design, and land use concepts ~~which~~that minimize removal ~~will~~and damage should be applied and are preferred. Retained trees ~~which~~that are located close to construction ~~sites~~areas shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

34. ~~35. The natural soil cover shall be retained in place to the maximum extent possible. Grading and site preparation activities for new development shall incorporate design features to prevent soil erosion, repair existing erosion damage, and prevent siltation or pollution of coastal waters. No land clearing operations greater than one acre per year per site or grading operations greater than 100 cubic yards may take place between October 15 and April 15 in water supply watersheds and high water erosion hazard areas as identified by U. S. Soil Conservation Service. Criteria for wet season grading shall include extra erosion control measures such as installation of jute netting, construction of sediment catch basins, and cessation of operations when soils are saturated.~~

~~36. New residential development~~The natural forest soil cover shall be retained in place to the maximum extent possible.

35. Development, including driveways and parking areas, shall be sited and designed to minimize ~~cutting~~removal of trees, especially trees ~~screening~~ that significantly contribute to the ~~home~~ visual character of public view corridors (e.g., along 17-Mile Drive) and that screen the development from public view and neighboring properties. The clustering of single family homes in order to maintain the ~~present~~forested character of the Del Monte Forest shall be encouraged~~;~~, and shall be required in subdivisions ~~will be required~~ where topographic and habitat constraints allow. Native trees ~~which~~that are removed shall be replaced on the site ~~at a rate of one tree~~in accordance with the recommendations of an approved Forest Management Plan with trees of the same variety ~~for each tree removed~~, except where it is demonstrated that ~~this~~replacement of trees would result in an overcrowded, unhealthy environment. Replacement trees shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree(s~~)~~), may be performed ~~wherever necessary in the judgment of the owner, particularly~~, including to reduce ~~personal~~ safety and fire hazards.

~~37~~36. Because of the habitat, recreation, aesthetic, and scientific values of ~~the areas~~ forest resources in the Del Monte Forest, commercial harvesting for timber or firewood ~~should~~shall be prohibited~~, unless specifically provided for by OSAC Plan maintenance standards or an approved forest management plan for ecologically sound reasons. If commercial harvesting does occur, the County will support strict compliance~~.

37. Development associated with ~~the adopted forestry Special Treatment Area regulations. Landmark trees defined as visually, historically, or botanically significant specimens shall be protected as representative of the Del Monte Forests natural heritage. Landmark trees include those shown on the Figure 2A of this Plan as shaded or asterisked; the Monterey cypress grove in the Pescadero Point/Cypress Point area, shown on Figure 2 and any Coast live oak over 24 in diameter.~~

The Inn at~~38. At~~ Spanish Bay ~~, the golf course and approved visitor serving development~~ shall be designed to maximize the retention of the native Monterey pine forest as much as possible seaward of 17-Mile Drive.

HAZARDS

~~39. No forestry Special Treatment Area (or portion thereof) shall be subdivided or converted to residential development unless both the Coastal Commission and State Board of Forestry first concur that such action does not constitute a conversion of coastal commercial timberland in a unit of commercial size. The landowner may request the removal of the STA designation from all or part of the areas where development is allowed by this LUP at any time following LCP certification.~~

~~*HAZARDOUS AREAS*~~

The Coastal Act ~~prescribes~~requires that new development minimize risks to life and property in areas of geologic, flood, and fire hazard ~~be minimized~~; and, furthermore, that new development ~~should~~assure stability and structural integrity, and not threaten the stability of a site, contribute significantly to erosion, ~~or~~geologic instability, or destruction of the site or surrounding areas, or in any way require devices which would alter natural landforms along coastal bluffs and cliffs.

~~*Figure 2B*~~

~~Fire~~ Hazards

Although the Del Monte Forest is located in an active seismic region, with active faults a few miles to the east and west, the Cypress Point fault (potentially active) and minor faulting in the Pescadero Canyon area are likely the most significant local seismic hazards. The most likely effects of seismic activity that would occur locally are ~~groundshaking~~ground shaking, ground failure, bluff erosion, and tsunami. Areas with slopes over 30% in combination with unstable bedrock or soils could become hazardous during seismic activity.

Potential significant damage due to flooding in the area ~~is~~appears minimal. The two creeks with flooding potential adjoin golf courses and generally appear to pose little flood danger to life and property. Major upstream development within the watershed may require safeguards to preclude flood or erosion control in downstream areas.

Most forested areas of the Del Monte Forest are considered high fire hazard areas and special attention ~~shall~~must be given to subdivision design, structural design, landscaping, and maintenance when development is otherwise allowable under the LUP in these areas to minimize the risks to life and property. Unforested parts of the Del Monte Forest Area are not rated as hazardous~~.~~ in terms of fire hazard. Fire protection services are available within the area and the response time is adequate.

The Del Monte Forest shoreline is subject to a variety of coastal hazards (including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunami, coastal flooding, landslides, bluff and geologic instability, and the interaction of same), all of which are likely to be exacerbated by sea level rise and global climate change over time. Thus, consistent with the Coastal Act, all new development along the shoreline must account for such hazards and be sited and designed to avoid the need for protective devices and other such development. If existing development is threatened due to such hazards, solutions should be premised on avoiding shoreline-altering development if feasible, including through relocation/redesign of endangered structures.

Siting, density, and design of future development with sensitivity to potential hazards will ensure that life and property will continue to be protected to the greatest extent feasible.

Hazards Key Policy ~~*Guidance Statement*~~

Land uses and development in areas of geologic, flood, fire, and ~~fire hazard~~other coastal hazards shall be carefully regulated through the best available planning practices and sited and designed in order to minimize risks to life and property, ~~or~~and damage to the natural environment.

Hazards Policies

38. ____

~~40. Development~~New development shall be sited and designed to minimize risk from geologic, flood, or fire hazards~~.~~; to assure stability and structural integrity; and to not threaten the stability of a site, contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas. Areas ~~which~~that are subject to the highest category of fire hazard in the California ~~Division~~Department of Forestry and Fire Protection Fire Hazard Rating System shall be considered

unsuitable for development, unless it can be ~~conclusively~~clearly demonstrated that design measures can adequately mitigate the fire hazard. ~~This should~~Mitigation of hazards shall be demonstrated by ~~a suitably~~ detailed technical reports specific to the hazard type in question (e.g., soils, geologic, geotechnical, erosion control, ~~or~~ fire hazard ~~report~~, etc.) that are prepared by ~~a~~persons who are appropriately qualified ~~person to accompany the~~in the hazard field in question (e.g., civil engineers and engineering geologists familiar with coastal processes, geotechnical engineers, etc.) and that are submitted as part of any permit application. ~~Criteria~~All technical reports shall be prepared consistent with County criteria for such reports (e.g., criteria for detail on seismic hazards are contained in the General Plan ~~Seismic~~ Safety Element~~. Fire hazard~~; criteria ~~shall be~~for detail on fire hazards are based on the ~~current~~ fire hazard rating system of the California ~~Division~~Department of Forestry~~. This analysis should~~ and Fire Protection; criteria for detail on shoreline hazards are based on Coastal Commission guidelines). All technical reports and analyses shall accompany development applications and/or be part of ~~the~~any required environmental ~~document.~~documentation (e.g., that associated with CEQA).

39. ~~41. New land divisions shall~~Subdivisions may be approved only where it can be clearly demonstrated that development of each proposed parcel and construction of ~~the proposed~~any necessary access roads will not significantly contribute to erosion, geologic instability, flooding, or fire hazard~~. The criteria for this policy shall be technical reports prepared consistent with County criteria for such reports, accompanying development applications or contained as a part of the environmental document~~, all of which shall be demonstrated in the technical reports required by Policy 38.

40~~42. New development, including single family residences on lots of record, shall comply with adopted hazard policies of the Seismic Safety Element of the County General Plan as well as all other policies in this LUP.~~

~~43~~. Development shall be sited and designed to conform to site topography and to minimize grading and other site preparation activities. Natural features, such as tree cover, should be preserved. Applications ~~for subdivision, grading, and building permits~~ shall be reviewed for potential onsite and offsite impacts arising from grading, as well as related geologic and seismic hazards, and ~~appropriate~~ mitigation measures may be required~~. When the permit application involves discretionary action, this review shall be accomplished as part of the environmental review (CEQA) process.~~ to offset such impacts. All areas disturbed by grading shall be revegetated with ~~indigenous flora~~non-invasive native plant species appropriate to the site in order to recreate as much as possible ~~the~~ native plant and animal habitat.

4441. Structures to be occupied shall be set back a minimum of 50 feet from an active or potentially active fault as determined by geologic investigation.

42. ~~45. New soils and geologic investigations shall conform to Seismic Safety Element requirements. As they~~As technical reports supporting development proposals are completed and received by the County, the information contained therein shall be recorded in such a manner that the report(s) will be identified in a chain of title for the property where approved development would occur and become part of the public record. Where appropriate, the results of such ~~studies will be incorporated into the environmental review or planning process, and~~ technical reports shall augment and may

supersede ~~the~~, if appropriate, more general information found in ~~the Seismic Safety Element~~other County sources.

~~46. No habitable structures shall be permitted along the shoreline in areas subject to storm wave runup.~~

~~47. Alteration of the shoreline, including diking, dredging, and filling, and placement or erection of shoreline protection devices (~~43. No habitable structures shall be permitted along the shoreline in areas subject to storm wave run-up. New development shall be sited and designed in such a manner as to avoid the need for shoreline armoring and/or other such shoreline altering development over the development's lifetime, and shall include enforceable provisions for addressing any future bluff retreat/erosion danger to the development without shoreline armoring (e.g., moving the development, removing the development, etc.). In addition, bluff and cliff top development shall be permitted only if design and setback provisions are adequate to assure stability and structural integrity for the development's lifetime and if the development (including associated storm runoff, foot traffic, grading, and irrigation) will neither create nor contribute significantly to erosion problems or geologic instability of the site or surrounding area. Development on bluff faces shall be prohibited except for public access pathways, including stairways.

44. Revetments, seawalls, ~~riprap etc.) shall not be permitted unless necessary~~retaining walls, groins, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing ~~development or recreational facilities and~~ structures or public beaches ~~accessible to the public.~~ in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. For the purposes of application of this policy, existing ~~development~~structures shall mean existing substantial structures (such as a primary residence, a major road, or ~~other~~ a significant facility ~~usable~~or access area used by the public~~.~~). Shoreline armoring and/or other such shoreline altering development shall be allowed to protect existing structures if they are in danger from erosion, and if:

~~48~~(a) less-environmentally damaging alternatives to such armoring/development are not feasible (including relocation of endangered structures); and

(b) the armoring/development has been sited, designed, and accompanied by measures to proportionately mitigate any unavoidable negative coastal resource impacts (on views, sand supply, public access, etc.). Development, including land divisions, that would require shoreline armoring and/or other such shoreline alteration over the lifetime of the development shall be prohibited.

45. The fire hazard policies contained in the Safety Element of the Monterey County General Plan and the clearance requirements of the State Forest and Fire Law (Section 4291 of the Public Resources Code) shall be regularly and consistently applied ~~. Exceptions may be~~ provided they are consistent with all other policies of this LUP. For example, exceptions to the State Forest and Fire Law may be necessary where ~~the appropriate OSAC maintenance standard for an open space parcel specifies~~ESHA is present and/or where prior restrictions (including in Forest Management Plans) dictate otherwise ~~for environmental protection reasons.~~. The ~~criteria~~County's fire hazard map should

be updated ~~continually~~regularly, including in accordance with the most current ~~CDFG~~California Department of Forestry and Fire Protection hazard rating criteria, as new and more specific information becomes available.

~~49. Permit bluff and cliff top development only if design and setback provisions are adequate to assure stability and structural integrity for the expected economic life span of the development (at least 50 years) and if the development (including storm runoff, foot traffic, grading, irrigation, and septic tanks) will neither create nor contribute significantly to erosion problems or geologic instability of the site or surrounding area. Prohibit development on bluff faces except for stairways for public access to the beach.~~

~~Require the submittal of a site stability evaluation report for an area of stability demonstration prepared by a soil engineer or a certified engineering geologist, as appropriate, acting within their areas of expertise, based on an on-site evaluation. The report shall consider:~~

~~1. Historic, current and foreseeable cliff erosion, including investigation of recorded land surveys and tax assessment records in addition to the use of historic maps and photographs where available, and possible changes in shore configuration and transport.~~

~~2. Cliff geometry and site topography, extending the surveying work beyond the site as needed to depict unusual geomorphic conditions that might affect the site and the proposed development.~~

~~3. Geologic conditions, including soil, sediment and rock types and characteristics in addition to structural features such as bedding, joints, and faults.~~

~~4. Evidence of past or potential landslide conditions the implications of such conditions for the proposed development, and the potential effects of the development on landslide activity.~~

~~5. Wave and tidal action, including effects of marine erosion on seacliffs.~~

~~6. Ground and surface water conditions and variations, including hydrologic changes caused by the development (e.g., introduction of irrigation water to the groundwater system; alterations in surface drainage.)~~

~~7. Potential effects of seismic forces resulting from a maximum credible earthquake.~~

~~8. Effects of the proposed development including siting and design of structures, landscaping, drainage, and grading, and impacts of construction activity on the stability of the site and adjacent area.~~

~~9. Any other factors that may affect slope stability.~~

~~10. Potential erodibility of site and mitigating measures to be used to ensure minimized erosion problems during and after construction (i.e., landscaping and drainage design).~~

~~The area of demonstration of stability includes the base, face, and top of all bluffs and cliffs. The extent of the bluff top considered should include the area between the face of the bluff and a line described on the bluff top by the intersection of a plane inclined a 20 degree angle from the horizontal passing through the toe of the bluff or cliff, or 50 feet inland from the edge of the cliff or bluff, whichever is greater.~~

~~Prohibit land divisions or new structures that would require the need for bluff protection work.~~

46. Geologic and geotechnical reports shall be required for unstable areas and for all proposed blufftop development.

SCENIC AND VISUAL RESOURCES

The remarkable mingling of ocean, land, and forest found in the Del Monte Forest Area provides scenic resources for the entire Monterey Peninsula. Ridgeline vistas, coastline panoramas, tree-lined corridors, and unique ~~trees~~tree and rock formations are all appreciated by the ~~regions~~region's many residents and visitors~~.~~

alike. Placement and design of new development must not injure the visual integrity of the area. The Coastal Act calls for protection of views to and along the ocean, preservation of natural landforms, protection of special communities, and visually compatible development which is sensitive to the character and scenic assets of the area.

Considering the high visibility of the Del Monte Forest, including the coastline and wooded ridges as seen from more distant vista points, LUP scenic and visual policies must take into account not only views from within the Forest but also significant views of the Forest area from outside its boundaries. Preservation and enhancement of scenic resources within the Del Monte Forest Area is thus a significant component of maintaining scenic and visual character of the greater Monterey Peninsula and the Monterey County coastline as a whole. Protection of significant public views is most critical in this context. Well known important visual resources are shown on Figure 3. Extended use of scenic easements, public open space, design control, site control, and responsive planning and zoning are methods~~, which~~ that will be useful in attaining Coastal Act objectives.

~~Considering the high visibility of the coastline and wooded ridges from distant vista points, the impact of policies established to guide development would be felt by the entire community. Preservation of scenic resources in the Del Monte Forest Area is significant in maintaining this aspect of the quality of life on the Peninsula and the Monterey County coastline. Important visual resources are shown on Figure 2C.~~

~~Policy Guidance Statement~~

Scenic and Visual Resources Key Policy

The Del Monte Forest ~~Area~~ and 17-Mile Drive are significant and important visitor destinations. It is the objective of this ~~Plan~~LUP to protect the ~~areas~~area's magnificent scenic and visual resources, to avoid incompatible development, and to encourage improvements and facilities ~~which~~that complement the Forest's natural scenic assets and enhance the ~~publics~~public's enjoyment of them. ~~In order to~~To protect the scenic and visual resources of the Del Monte Forest ~~Area~~area, only ~~compatible~~ development ~~along~~that does not block significant public views and does not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive ~~should~~corridor and designated public access areas/vista points, shall be allowed.

Scenic and Visual Resources Policies

~~50. Scenic shoreline areas, corridors along~~47. Views from designated public access areas and vista points, from Highway 68 and 17-Mile Drive~~, and ridges~~ corridors, and of ridgelines as seen from the public viewing areas identified on ~~the~~ LUP ~~Visual Resources Map~~Figure 3, shall be ~~designated for outdoor recreation, low-density residential, or open space land use~~protected as resources of public importance, and development that ~~are compatible with protection of~~ could adversely impact such views shall only be allowed where it protects, preserves, and if feasible enhances, such scenic resources. Conservation and ~~shall be required as~~ scenic ~~or conservation easements~~easements shall be required as one means of protecting such views in perpetuity.

~~*Figure 2C*~~

~~*Visual Resources*~~

~~51. Areas~~48. Development within visually prominent settings, including those identified on ~~the~~ LUP ~~Visual Resources Map, when proposed for development, should be developed so that the~~Figure 3, shall be sited and designed to avoid blocking or having a significant adverse impact on significant public views, including by situating lots, access roads, and/or buildings to maximize the effectiveness of screening vegetation and related viewshed mitigation. Lots, access roads, and/or buildings ~~are situated to allow the highest potential for screening from view the development and its access roads. Lots and access roads~~ should also be sited to minimize tree removal and visually obtrusive grading.

~~52~~49. During the development review process, open space conservation and scenic~~, conservation, or negative~~ easements shall be required to the fullest extent possible for visually prominent areas. These shall be granted to the Del Monte Forest Foundation. Except in the case of voluntary easements or properties not subject to the permit process, these instruments shall be subject to approval by the County and the Coastal Commission as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and shall name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection.

~~53~~50. Utility lines shall be placed underground, typically within road access footprints, except where 1) such undergrounding would result in removal of native trees and 2) it can be shown that the lines can be hidden ~~in~~from public view using different siting and design approaches (e.g., placing lines behind existing ~~tree cover, thereby minimizing removal of mature trees.~~ vegetation or structures, etc.).

~~54~~51. Live tree removal shall ~~not~~ be ~~permitted~~prohibited in ~~presently~~ undeveloped areas unless it is consistent with all other LUP policies ~~or until OSAC~~and any Forest Management Plan ~~maintenance standards for~~ applicable to the ~~affected~~ area ~~are developed. These standards should contain criteria for tree removal that take into account tree health and forest enhancement.~~in question.

~~55. Areas~~52. Development within the viewshed of ~~scenic corridors~~visually prominent settings, including those identified on ~~the~~ LUP ~~Visual Resources Map~~Figure 3, shall ~~be zoned with a district, which requires~~include adequate structural setbacks (generally a minimum of 50~~), the~~ feet) from such settings and shall require siting and design of structures to minimize the need for tree removal and alterations to natural landforms. New structures shall be sited and designed to harmonize with the natural setting and not be visually intrusive.

~~56~~53. Design and siting of structures in public views of scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline. Structures, including fences, shall be subordinate to and blended into the environment, including by using appropriate materials~~, which~~ that will achieve that effect. Where necessary, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect such public views.

~~57~~54. Structures in public view in scenic areas shall utilize non-invasive native vegetation and topography to help provide visual compatibility and, when such structures cannot be sited outside of public view, to provide screening from ~~the~~public viewing ~~area.~~ areas. In such instances, the least visible portion of the property should be considered the most desirable building site location, subject to consistency with other siting criteria (e.g., proximity to environmentally sensitive habitat areas and safe access).

~~58~~55. Parking on the seaward side of 17-Mile Drive should be designed to minimize the visual impact of parked vehicles in the viewshed and disturbance to the habitat. ~~The appropriate site specific access recommendations shall apply to this area.~~

~~59~~56. New development, including ancillary structures such as fences constructed between 17-Mile Drive and the sea (Pacific Grove ~~Gate~~gate to Carmel ~~Gate~~gate portion~~)~~), shall be designed and sited to minimize obstructions of and degradation to views from the road to the sea. Examples of methods to reduce obstruction include, but are not limited to the following: height limits, use of see-through materials for fences, and limitations on landscape materials~~, which~~ that would block views, whether immediately or at maturity.

~~ARCHAEOLOGICAL~~CULTURAL RESOURCES

~~The Del Monte Forest Area~~The Del Monte Forest area is located within the territory of the Ohlone people (also known as Costanoan people). The Rumsen group of the Ohlone are believed to have inhabited the Del Monte Forest area since 500 A.D. or earlier. The Rumsen were hunter-gathers who relied heavily on the native flora and fauna for survival. Some forms of resource management akin to agriculture were used by the Ohlone, including pruning and re-seeding plants. Controlled burns were also carried out to promote seed growth and to increase grazing area for deer, elk, and antelope.

Monterey Bay was also the focus of several Spanish expeditions after the first landing by Juan Cabrillo in 1542. The Franciscans founded three missions in Monterey County that became the hub of local activity, as did the Presidio when it was established in the late 1700s. By the early 1800s, an agrarian economy had emerged in Monterey County, with the City of Monterey as a central focus of trade and commerce. This focus was further solidified by the California gold rush of the 1850s. By the late nineteenth century, Monterey County had become a tourist area, and by the early 1900s, the area identified by Samuel F.B. Morse as "Pebble Beach" had become a popular resort destination. Residential and resort development soon followed and during the 1910s and 1920s the Del Monte Lodge, the Pebble Beach Golf Links, and a series of luxury residences were developed, setting the stage for the current Del Monte Forest built environment.

The Del Monte Forest area shoreline contains numerous archaeological sites which, along with several known upland sites, represent several periods of occupation. Currently known sites are mapped and on file ~~with~~at the Northwest Regional Information Center at the California ~~Archaeological Site Survey District at Cabrillo College in Aptos.~~ Historical Resource System (CHRIS) at Sonoma State University. To protect the sites, these maps are confidential. ~~However, the~~The County of Monterey ~~County~~ Planning Department~~, Pebble Beach Corporation, and their environmental and planning consultants maintain~~ maintains current site location ~~maps. Contact with the Survey is maintained by County staff and environmental planning consultants on development projects affecting archaeologically sensitive areas.~~information.

Cultural Resources Key Policy ~~*Guidance Statement*~~

The Del Monte ~~Forest Areas archaeological~~ Forest's cultural resources shall be maintained, preserved, and protected for their scientific and cultural heritage ~~value~~values. New land uses and development shall be considered compatible with this objective only when they incorporate site planning and design

features necessary to avoid impacts to ~~archaeological resources~~cultural resources, and where impacts are unavoidable they shall be minimized and reasonably mitigated.

Cultural Resources Policies

~~60~~57. The timely identification and evaluation of archaeological, historical, and paleontological resources, and coordination with applicable Native American representatives, is encouraged, ~~in order~~so that these resources ~~be~~are given full consideration during the conceptual design phase of land use planning for project development.

~~61~~58. Whenever development is proposed, it shall be determined whether the affected property has received an archaeological survey. If not, such a survey shall be conducted to determine if archaeological resources exist. The survey should describe the sensitivity of the site and make appropriate recommendations concerning needed protection of the resource. If the development activity is subject to environmental review, this policy ~~should~~may be satisfied in conjunction with environmental review.

~~62~~59. Where significant archaeological resources are identified, all available measures including ~~open space easements,~~ dedication of open space conservation or scenic easements~~,~~ and purchase of development rights shall be considered to avoid development on significant ~~prehistoric or historic~~ archaeological sites.

~~63~~60. When developments are permitted on parcels where archaeological or other cultural resource sites are located, project design shall be required which avoids or mitigates impacts to such sites. Where the site has religious significance, emphasis should be placed on preserving the entire site; likewise, where the site is of known regional significance, consideration shall be given to nominating the site to the National Register and preserving it.

~~64. No development proposals with the potential to damage an archaeological site (involving grading) or an archaeologically sensitive area shall be categorically exempt from environmental review.~~

~~65~~61. When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate preservation and mitigation measures shall be required. Preservation and mitigation measures shall be designed by a qualified archaeologist in accordance with current accepted guidelines.

~~66~~62. Unauthorized collecting of archaeological, historical, and paleontological artifacts ~~at the sites~~ shall be prohibited.

~~67~~63. Public access to or over known archaeological or paleontological sites shall be limited as

necessary to protect such resources.

CHAPTER THREE

~~/~~——LAND USE AND DEVELOPMENT ELEMENT

INTRODUCTION

The land use ~~recommendations~~ and development requirements presented in this chapter are based upon the ~~proposed 1977 Del Monte Forest Plan, the~~ requirements of the ~~California~~ Coastal Act~~,~~ as ~~defined by the LCP work program, and the full range of information received by the Board of Supervisors, including public testimony, written comments, previous background documents, etc.~~ applied to the resources and physical setting of the Del Monte Forest area. A tradition of active planning and management by ~~the owners of~~landowners in the Del Monte Forest ~~Area~~area (predominantly the Pebble Beach Company and its predecessor, the Del Monte Properties Company) has provided a strong foundation for this LUP. These efforts have, over time, preserved the ~~areas outstanding~~area's unique natural environment while creating a residential and resort community of world-renown.

Four basic goals of the ~~California~~ Coastal Act establish direction for land use planning and development proposals for the Del Monte Forest ~~Area.~~ area. They are:

1~~)~~. Protect, maintain, and, where feasible, enhance and restore the overall quality of the ~~Coastal Zone~~coastal zone environment and its natural and ~~man-made~~artificial resources.

2~~)~~. Assure orderly, balanced utilization and conservation of ~~Coastal Zone~~coastal zone resources~~,~~ taking into account the social and economic needs of the people of the state.

3~~)~~. Maximize public access to and along the coast and maximize public recreation opportunities in the ~~Coastal Zone~~coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

4~~)~~. Assure priority for coastal-dependent and coastal-related development over other development on the coast.

In applying these goals, retention of the Del Monte Forest ~~Areas~~area's unique natural character is paramount. The Del Monte Forest ~~Area~~area contains rich environmental resources. The long-term protection of these resources inevitably requires a cautious and thoughtful approach to planning and regulatory decisions. The natural environment and its resources vary widely in their sensitivity to development. Environmentally sensitive areas, such as the locations of rare and endangered species, wetlands, and riparian habitats, need to be protected. Other areas~~,~~ where potential constraints can be mitigated through careful site planning and development controls ~~can~~may be allowed to have appropriate levels of development.

The Del Monte Forest ~~coastal~~ area is also known for its variety of passive and active ~~coastal related~~ recreational opportunities available to visitors and residents. The Lodge at Pebble Beach~~, portions of~~ and the surrounding environs provide a central commercial core within the Forest that is popular with residents and visitors alike. Other popular destinations include Stillwater Cove near The Lodge and The Inn at Spanish Bay near the Pacific Grove gate. World famous 17-Mile Drive ~~(and~~ is a visitor destination

unto itself, and provides a through way with a series of public access areas and turnouts~~), and portions~~ where one can take in the sights and sounds of ~~several~~both the immediate coastline as well as more inland forested areas. The Forest's labyrinthine system of trails and series of other public access areas helps round out recreational offerings. And the Del Monte Forest's eight golf courses are ~~currently~~ considered ~~coastal related uses. It is therefore necessary that priority~~ some of the top golf courses in the entire world, most of which are open for general public play. Such coastal recreational opportunities must be ~~given~~protected and enhanced consistent with resource protection.

The Forest is also home to ~~these coastal related~~a vibrant residential community which has been melded with the forest resource over time. In fact, even with the level of commercial and residential development, much of the Forest remains undisturbed, which helps offset more intense developments~~, as well as to similar uses which may be feasible at remaining undeveloped coastline locations. Other development should be located and planned to minimize conflicts with coastal related uses in these locations as well as to avoid~~ (like the golf courses, and the more concentrated residential subdivisions), and contributes to an overall sense that there remains a forest in the Del Monte Forest – dominated by native Monterey pine and related natural ~~hazards which cannot~~resources – that has not been completely overtaken by development. Although there are limited areas where completely new development is appropriate, redevelopment of existing developments is a common trend. Such new development and redevelopment must be sited and designed to protect the Forest's built and natural environments consistent with the Coastal Act.

LAND USE AND DEVELOPMENT

Land Use and Development Key Policy

Land use designations are directive as to the type of use, but uses shall only be allowed provided such use and related development can be ~~mitigated through design. Adherence to OSAC maintenance standards will achieve this objective in open space areas.~~accomplished consistent with LUP policies, including resource protection requirements. Development shall be sited and designed in such a manner as to protect and enhance coastal resources, including public recreational access.

~~*LAND USE*~~

~~Land use policies are grouped following the statewide planning goals enumerated on the preceding pages. Since a number of areas within the Forest have been mined and are in need of rehabilitation, land use policies specific to rehabilitation areas are also grouped.~~

~~*Policy Guidance Statement*~~

~~Open space designations in this LCP shall encompass environmentally sensitive habitat areas. Future development must clearly be consistent with protection of these environmentally sensitive areas and the use priorities of the California Coastal Act.~~

Land Use and Development Policies

~~68~~64. Development and use of the land, whether public or private, shall conform to the policies~~,~~ and shall meet resource protection ~~standards~~requirements as set forth in this LUP. This includes development on legal lots of record as well as new subdivisions.

~~68a. The density in areas covered by previously approved tentative maps~~65. LUP Figure 5 reflects maximum allowable development densities ~~and new~~, including for any proposed subdivision ~~applications~~ of legal lots of record. Proposed development, including subdivision, shall only be allowed up to the maximum density allowed if such development is (and will be ~~required for~~, in the case of the commitment to future development in ~~these areas, at which time the former tentative maps shall be evaluated and the density established in a manner~~subdivisions) consistent with ~~the~~all policies of this LUP ~~and the surrounding areas.~~, including resource protection requirements.

~~68b. The zoning classification for all property in Del Monte Forest shall include a classification which requires~~ 66. County design review shall be required for all development in Del Monte Forest.

~~69~~67. Environmentally sensitive habitat areas shall be protected from both direct and indirect adverse impacts of development. ~~Conformance with OSAC maintenance standards shall be the test of consistency with this policy, where appropriate.~~

~~70~~68. New development shall incorporate mitigation measures to avoid, and where unavoidable, to minimize and reasonably mitigate potential adverse environmental impacts.

~~71~~69. Transportation improvements ~~should~~shall include consideration of non-automobile facilities, including public transit stops ~~and shelters.~~. Expansion of existing commercial facilities or development of new facilities shall be approved only where the requirement for adequate parking can be fully satisfied~~.~~ on and/or off-site. Adequate parking ~~shall include~~must account for all uses ~~on~~of the ~~subject site~~facilities (e.g., hotel units, restaurant, employees, ~~and~~ day use facilities~~.~~, etc.), but parking supply/demand may be adjusted when such uses overlap (e.g., hotel guests use multiple aspects of resort facilities (rooms, golf, meeting space, etc.) and the amount of required parking can be reduced to reflect such overlap, if applicable).

~~72~~70. New coastal-dependent land use, public and commercial recreation, and visitor-serving land uses shall have priority over other uses where public service capacities are limited.

~~*Policies Specific to Maintaining Environmental Quality*~~

~~73. The OSAC Plan and the Site Specific Shoreline Public Access Design Criteria shall be the~~

~~principal mechanism for implementing environmental quality aspects of this LUP in open space areas.~~

~~74~~71. Environmentally sensitive habitat areas ~~will~~shall remain undeveloped except for ~~parking or similar access facilities. Access improvements shall be developed consistent with the site specific recommendations of the LUP Access Maps (Appendix B).~~resource-dependent development that will not significantly disrupt habitat values.

~~75~~72. Within their indigenous range~~,~~ (see LUP Figure 2a), Monterey cypress trees shall be protected to the maximum extent possible. ~~This shall be accomplished by design review during the development review process~~All development that would impact Monterey cypress trees and/or Monterey cypress habitat in this area shall be sited and designed to avoid adverse impacts to individual cypress trees and cypress habitat.

~~76~~73. Prior to approval of any proposed development ~~on the Hill property~~seaward of 17-Mile Drive at Pescadero Point~~,~~ (Assessor's Parcel Numbers 008-451-009-000 and 008-451-010-000, as of August, 2011), further archaeological review shall be required and mitigation measures adequate to protect the ~~sites~~site's archaeological resource shall be developed and implemented.

~~77~~74. Detached or attached ~~guestrooms~~guesthouses are not to be equipped for permanent living and are not considered residences. They may be permitted at the maximum rate of one ~~(either attached or detached) per parcel or one (either attached or detached)~~ for each principal residence ~~providing~~provided the constraints of the ~~parcel~~lot and other ~~plan~~LUP policies ~~permit~~are met. Furthermore, detached ~~guest rooms~~guesthouses shall be located in close proximity to the principal residence, share the same utilities except where prohibited by public health or water management district requirements, contain no kitchen or cooking facilities, and be limited to 425 square feet. Conditions shall be implemented by CC&Rs or other legal restrictions, including revocation ~~provision~~provisions for non-conformance. Subdivisions shall not be permitted to divide a ~~principle~~principal residence from a ~~guestroom~~guesthouse.

~~78~~75. Studios and other small non-residential and non-commercial accessory structures such as tool sheds, workshops, or barns may be permitted on any size parcel provided the constraints of the parcel and other ~~plan~~LUP policies ~~permit. None of these~~are met. These units shall ~~ever~~not be used for habitation purposes.

~~78a. Encourage the use of caretakers' accommodations~~76. Accessory dwelling units shall be encouraged as an appropriate means of providing affordable housing for caretakers, ~~ranch hands,~~ convalescent help, ~~and~~ domestic employees~~. Applicants for detached caretakers' residences shall demonstrate a need for the unit as part of the~~, and others. New accessory dwelling units shall comply with all LUP development ~~review process. Detached caretakers' residences shall not exceed 850 square feet in size.~~standards. Subdivisions shall not be permitted to divide a ~~principle~~principal residence from ~~a caretakers' residence. Only one caretakers' unit shall be allowed on the parcel~~an accessory dwelling unit.

~~Additional employee~~ Employee housing is permitted for priority ~~uses (e.g.~~ visitor-serving commercial~~) in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes)~~ and recreational uses (e.g., Pebble Beach Equestrian Center) provided such housing is accessory to the main priority use and is consistent with all other ~~plan~~LUP policies.

~~*Policies Specific to Orderly Development Balanced with Resource Conservation*~~

77. New residential development, including main and accessory structures, within the Pescadero Watershed and the smaller unnamed watersheds of the Pebble Beach Planning Area which drain into the Carmel Bay Area of Special Biological Significance (ASBS) and in the watersheds of Seal Rock Creek and Sawmill Gulch (see Figure 2b) shall be limited to a maximum of 9,000 square feet of site coverage. The site coverage limitation total shall include both structural and other impervious surface coverage.

78. Development on slopes of 30% or more is prohibited unless such siting better addresses LUP objectives as a whole when compared to other possible siting alternatives on slopes of less than 30% associated with projects and/or sites.

79. Recreation in environmentally sensitive habitat areas such as ~~residual~~ dunes, wetlands, and areas with rare or endangered plants or animals shall be limited to passive, low-intensity ~~recreation~~recreational use that is dependent on and compatible with the sensitive habitat area resources~~. Conformance with the appropriate Site Specific Shoreline Public Access Design Criteria and OSAC maintenance standards~~, where such resources shall be ~~the test~~protected against any significant disruption of ~~consistency with this policy, where appropriate.~~habitat values.

80. Shoreline areas suitable for scenic outdoor recreation, such as from Cypress Point to Point Joe, are intended for day use only, with improvements limited to trails, picnic areas, parking areas, and restroom facilities.

81. ~~Public~~All public access ~~plans for~~improvements in the Spanish Bay planning area should be coordinated with plans of the State Department of Parks and Recreation for adjoining Asilomar State Beach to ensure compatibility and a balance of public access opportunities.

~~82. Area B shall be the last area to be developed in Spanish Bay. The southwest portion of Spanish Bay Area B shall be allowed a maximum of 42 units. The north east portion shall be allowed 21 units, a total of 63 units in Area B.~~

82. Other than a parking lot to support The Inn at Spanish Bay (concurrent with the elimination of parking along Congress Road between 17-Mile Drive and Forest Lodge Road and restoration of such roadside area as native Monterey pine forest habitat) and public recreational access improvements consistent with all other LUP policies, LUP Planning Area B shall remain undeveloped.

83. ~~Clustering~~Encourage the clustering of uses ~~shall be encouraged~~ and development wherever practical as a means of preserving Forest ~~values~~resources.

84. New development fronting 17-Mile Drive shall maintain an adequate natural buffer~~.~~ to protect

public views of, from, and along the 17-Mile Drive corridor. A minimum setback of 100 feet from the centerline of the road shall be maintained to screen new development from such public views (for motorists, bicyclists, pedestrians, etc.), unless otherwise ~~protected~~screened by vegetation and/or terrain. ~~In the~~ in which case ~~of Area B,~~ the setback ~~shall be 200 feet from the centerline of 17 Mile Drive. For existing legal lots of record fronting 17 Mile Drive, a minimum setback of 15-20 feet from~~may be reduced if the ~~front lot line shall be~~ screening terrain/vegetation is required ~~consistent with that presently required throughout Del Monte Forest.~~ to be maintained and/or enhanced in perpetuity for screening and public viewshed enhancement purposes. Direct driveway access to 17-Mile Drive should be avoided where possible.

85. ~~New subdivisions~~Subdivisions shall provide and maintain an adequate natural buffer to protect ~~the~~ forested ~~corridor~~areas, including forested road corridors, throughout Del Monte Forest and to screen new development. ~~Accordingly, a~~A minimum setback of 50 feet from the front lot line for all development other than driveway and utility connections shall be required in all new subdivisions.

~~86. Golf course development may be permissible in areas shown for residential development. If golf course development is proposed and approved in any of these areas, it shall result in a reduction in the number of dwelling units permitted by this plan for the area in proportion to the number of acres devoted to the golf course use. For example, a 50 acre golf course in an area shown for residential use at a density of two units per acre will result in a reduction of 100 dwelling units in that area.~~

86. Golf course development shall be limited to areas designated Open Space Recreational and only where consistent with all other LUP policies.

87. ~~***New commercial***~~Commercial development may be permitted when integrated with ~~***the resort hotels, the community hospital, or the neighborhood commercial center on the Huckleberry Hill quarry site***~~other visitor-serving facilities.

~~***Policies Specific to Assure Priority of Coastal-Dependent Development***~~

88. Where existing or planned water and wastewater facilities can accommodate only a limited amount of development, water and wastewater services shall be assured ~~88. Water service~~ for coastal-priority visitor-serving and public recreational uses~~, i.~~ (e.~~, the~~ .g., The Inn at Spanish Bay and The Lodge at Pebble Beach resort and golf facilities ~~and~~, the ~~NCGA~~Poppy Hills golf course facility, ~~shall be assured~~ the Spyglass Hill golf course facility, shoreline access areas, etc.) before new residential uses are permitted~~, by reserving an adequate quantity of the County Cal-Am water allotment prior to permitting new residential subdivisions~~.

89. New visitor-serving and commercial recreation facilities shall be designed to maximize opportunities for public use and offer a range of visitor serving facilities. Low, no, and moderate cost facilities shall be provided as feasible (e.g., trails, picnic facilities, moderately-priced food and beverage service, viewing areas, etc.). Up to 700 total (existing and new) visitor-serving units/guestrooms may be allowed within the Del Monte Forest.

~~***Policies Specific to Rehabilitation Areas***~~

90. Use of ~~the proposed golf courses~~The Links at Spanish Bay and Poppy Hills Golf Course by the general public shall be maximized. Except for periods of scheduled tournaments, the following requirements for public availability of the courses shall apply.

The Links at Spanish Bay ~~Golf Links~~: The course shall be available for use by the general public as well as ~~lodge~~resort guests on a first come, first served basis at least 50% of the time. The periods of availability shall be calculated in such a manner as to assure reasonable starting times for the general public.

~~Northern California~~ Poppy Hills Golf ~~Association~~ Course: The ~~proposed NCGA owned and operated golf~~ course shall, in recognition of ~~its~~the Northern California Golf Association's (NCGA) broad based, quasi-public membership policy, be available to the general public on a space available basis. NCGA members and guests may reserve times up to 3:00 p.m. on the day preceding a desired day of play and one starting time per hour shall be reserved by the NCGA. After 3:00 p.m., reservations for starting times for the following day shall be available on first come, first served basis. If ownership or operation of the NCGA golf course changes, use of the course by the general public shall be on the same basis as that required at The Links at Spanish Bay.

~~If ownership or operation of the NCGA Course~~ Any future changes~~, use of the course by the general public shall be on the same basis, as that required at the Spanish Bay Golf Links.~~

~~Both~~ to both courses, as the courses are improved and/or redeveloped over time, shall be designed to maintain and to include public viewing areas and trails~~. The design of these facilities shall be~~ designed to maximize their utility with respect to public recreational access connectivity and utility, consistent with habitat and safety considerations.

91. Low intensity public visitor-serving facilities (such as a restaurant, golf-related shops, etc.) shall be ~~permitted on the NCGA site~~allowed at Del Monte Forest golf courses.

~~*Figure 3*~~
~~*Planning Areas*~~

~~***Policies Specific to Rehabilitation Areas***~~

92. Certain areas have been mined for silica and other minerals and are in need of rehabilitation. ~~These areas~~The portions of these areas that no longer constitute dune or other sensitive habitat are the most suitable for more intensive development, as compared with other forested and undeveloped land. Consequently, those areas ~~should be assigned higher densities or permitted the~~ are identified for development ~~of needed~~(including for visitor accommodations, recreational facilities, corporation yards, ~~public works facilities, and neighborhood shopping~~and residential development) provided such development is sited and designed to avoid, buffer, and enhance adjacent environmentally sensitive habitat areas. The more intensive use of such portions of these areas ~~will also provide the incentive to rehabilitate the~~that no longer constitute dune and/or other sensitive habitat provides an appropriate mechanism to enhance remaining dune and other habitats that are associated with such previously mined areas and consequently repair ~~the~~any related habitat damage.

93. The ~~golf course proposed for the~~Links at Spanish Bay ~~planning area rehabilitation area~~ golf course shall continue to provide~~, as a part of its design,~~ for the restoration/enhancement of dune landforms and native habitat ~~which once occurred here.~~ that is interspersed throughout and adjacent to the course. Such restoration and enhancement shall be included in all future course improvements or redevelopment. To provide maximum opportunity for the re-establishment of native wildlife and plants and to preserve existing dune ~~remnants~~ and forest habitats, the golf course ~~design~~ shall ~~be of the links land type. Development standards shall include the following criteria:~~continue to accommodate habitat areas and habitat connectivity.

~~1. Prior to grading of the site, a detailed rehabilitation plan shall be submitted for approval by the County. Such plan shall identify the locations and finished contours of the dune, wetland, and riparian habitat restoration areas; source and finished depth of surface materials to be used in the dune area; species, sources, and methodology to be used in reestablishing native vegetation cover; any structural development within or adjoining the rehabilitation areas (i.e. pedestrian barriers, bridges, etc.); a schedule for completion; and measures for long term maintenance of the restored habitats in a natural condition, including control of invasive, non native plants within designated natural habitat areas.~~

~~2. The amount of contiguous marsh and open water areas will equal or exceed those presently found on the site.~~

~~3. The amount of riparian vegetation and open watercourse shall be equal to or greater than presently exists.~~

~~4. Where golf course tees, greens, fairways, paths, bridges, and public accessways are developed within 100 feet of the restored riparian and wetland areas, they shall be designed to avoid any significant disruption (from construction and future use) of such areas; other developments should be located beyond this 100 foot wetland buffer area.~~

~~5. In the dune restoration areas, the restructured dune landforms shall be surfaced with sand having substantially the same mineral and physical properties, including color and~~

~~appearance, as that which originally occurred on the site; the depth and composition of sand shall be sufficient, subject to the availability of feasible sand source(s), to provide optimum conditions for reestablishment of native dune flora.~~

~~6. At least 25% of the approximately 165 acre golf course area shall be designated as dune habitat restoration area (including existing remnant natural dune habitat areas which may be protected within the golf course perimeter); reestablishment of native dune flora shall proceed as soon as native sand is placed in accordance with criteria no. 1 and no. 5 above, and applicable OSAC standards.~~

~~7. Barriers, boardwalks, signing, informational materials and other measures identified by the site-specific access recommendations in Appendix B shall be provided in order to protect existing and restored environmentally sensitive dune habitats.~~

~~8. Accommodations for spectators shall be designed, located, and managed to avoid trampling of restored habitat areas, otherwise events which would attract spectators shall be precluded.~~

~~94. In those rehabilitation areas designated for residential use, native plants typical of surrounding areas should be incorporated into landscape plans.~~

~~95. Limited neighborhood commercial uses may be permitted in the existing quarry site in the Huckleberry Hill planning area, and the total acreage devoted to such use shall be limited to no more than 10 acres. In addition, a corporation yard, storage facilities and potable or sub- potable water storage may be permitted at the quarry site. As part of this neighborhood commercial development,~~94. The former Spyglass Quarry site in the Spyglass Cypress Planning Area may be developed with a hotel or with low-density single-family residences pursuant to the Pebble Beach Company Concept Plan.

95. Development shall be prohibited in the former Sawmill Gulch Quarry site (both upper and lower sections) in the Gowen Cypress planning area, except: public recreational trails and related minor facilities; habitat restoration, enhancement, and management; and normal and typical maintenance activities associated with each. This area shall otherwise be preserved, managed, and maintained as undeveloped open space and a component of the Huckleberry Hill Natural Habitat Area.

96. Pebble Beach Company's corporation yard, offices, storage, maintenance, waste processing, utilities and other related facilities are allowed at the former granite quarry site adjacent to sub-planning Area G. A portion of the former granite quarry may be developed with medium-density single family residences pursuant to the Pebble Beach Company Concept Plan. Monterey pine should be utilized in landscaping to stabilize fill embankments and to screen quarry walls, thus helping the area to blend in with the surrounding environment~~ as best as possible~~.

LAND USE DESIGNATIONS

The basic categories of land use designated in the Del Monte Forest are 1) ~~residential~~Residential, 2) ~~commercial~~Commercial, and 3) ~~open space~~Open Space.

These land use categories are fully described in the following discussion. Figure ~~3~~4 shows the planning

area framework within which these uses are subsequently discussed. ~~Figures 4 and 4A show environmental considerations which were primary considerations affecting the location of new development. Figure 4A presents a detailed legend for Figures 6, 7, 8, 9, 10, 11, 12 and 13. Figure 5~~Figure 5 shows the Del Monte Forest Area ~~Land Use Plan 1984. Figure 5A presents a detailed legend for Figures 6A, 7A, 8A, 9A, 10A, 11A, 12A and 13A~~LUP land use designations, and identifies the eight planning areas and sub-planning areas (alphabetically identified from Area A through Area Y). Figures 6 through 13 identify each planning area and its major features (e.g., streams, sensitive habitats, public access points, etc.). These figures are not meant to be a definitive identification of all such features, rather they are meant to provide identification of a subset of known and/or previously identified features that must be considered for the area. In all cases, more refined evaluation for any particular proposed development is necessarily based on evaluation of the resources on the ground and knowledge about those resources at the time of development consideration.

Residential ~~*Land Use*~~Designations

~~New residential~~Residential land uses ~~planned for~~allowed in the Del Monte Forest ~~Area~~area range in ~~average~~ density from one unit per two acres up to 15 ~~four dwelling~~ units per ~~gross~~ acre. However, maximum densities allowed in the Forest are fairly low, generally reflective of the mostly large lot pattern of development. For ~~convenience of designation, they~~LUP purposes, densities are described in terms of low density (1 unit/2 acres up to a maximum of 1 ~~du~~unit/acre~~),~~) ~~and~~ medium density (2 units/acre up to a maximum of 6 ~~4 du~~units/acre), and high density (up to a maximum of 15 units/acre. ~~Most of the existing and new~~ Maximum allowed residential ~~development areas within the~~density for Del Monte Forest ~~fall within the low or medium categories~~property is noted on LUP Figure 5.

~~Caretakers units, servants quarters, and other separate houses, but not senior citizen units, are considered units of residential development for the purpose of calculating density. The County shall not approve such units in excess of the density allocated by this plan for each planning area.~~

Commercial Designations

~~Three classes of~~Three commercial land use designations identify allowable commercial ~~uses are indicated. They include:~~ land use and development in the Del Monte Forest: 1) Visitor-~~Service~~Serving Commercial, 2) General Commercial, and 3) Institutional~~. They~~ Commercial. These land use designations are described as follows:

~~*1)* Visitor-~~Service~~Serving~~ Commercial

~~—~~This category allows for uses and development providing basic support services and visitor needs associated with ~~coastal recreation and travel.~~visitor-serving commercial development. Major hotel or inn accommodations and support commercial facilities are principal uses. ~~Residential uses consistent with LUP Land Use Maps and intensities~~Employee housing may be permitted as secondary uses under this category ~~at the density specified. The three~~provided such use and development is clearly secondary to the primary use. The four areas in this category are ~~the existing lodge and environs~~ :

- The Lodge at Pebble Beach~~, the proposed~~ and environs in the Pebble Beach planning area (including the Beach & Tennis Club),
- the existing Spanish Bay resort and ~~the visitor-serving~~its associated parking facilities,
- the existing Poppy Hills golf course clubhouse and related facilities, and
- the hotel site at the ~~proposed NCGA Golf Course.~~former Spyglass Quarry site (in Area M).

~~*2)* **General Commercial**~~

~~—~~This category provides for uses and development providing commercial ~~use areas to~~ facilities that support both visitor and community needs~~; it includes the professional/administrative offices near the community hospital, and the rock quarry at Sunridge and Lopez Roads, where reclamation for reuse is planned. Future uses will be required to~~, and it is limited in the Forest to the general commercial facilities provided in The Lodge at Pebble Beach area (including retail sales, market, post office, gas station, etc.). All such uses shall be compatible with the general retailing and community service character of this designation, as well as community services and storage facilities.

~~*3)* **Institutional –~~ **Commercial**

This ~~designation is applied to a variety of uses, including the community hospital~~category provides for uses and development of an institutional nature, and includes the Pebble Beach Company offices and corporation yard, Robert Louis Stevenson School, firehouses, and utility substations.

Open Space Designations

~~All areas considered critical to maintenance~~The primary objective of the Open Space designation is protection of the natural systems of the Forest ~~are encompassed in this category, including~~, which include forested~~environmentally sensitive habitat~~ areas, ~~the sites of endangered species,~~ riparian areas, wetland areas, dunes, beaches, and ~~sensitive coastal strand~~ shoreline areas. ~~In addition to the open space designation and policies within the body of this LUP, a separate, more detailed plan has been prepared for these areas by the Del Monte Forest Open Space Advisory Committee. This OSAC Plan~~A secondary objective is ~~adopted as a part of this plan. This Open Space Management Plan, to be administered by the Del Monte Forest Foundation, is generally consistent in terms of both map designations and policies with this LUP and provides more detailed maintenance standards~~to identify appropriate locations for outside and ~~funding mechanisms for management of open space. However, where there may be conflicts between the Open Space Management Plan and this land use plan, the land use plan policies will take precedence.~~

~~Three classes of open space are indicated. They include: 1) Recreational, 2) Forest, and 3) Shoreline. They are described as follows:~~

~~1) Recreational This category permits golf course, the Beach and Tennis Club,~~more open recreational areas (like golf courses and the equestrian center). The LUP designates the following three classes of open space in the Del Monte Forest:

Open Space Recreational

This category allows for golf courses, golf driving ranges, golf clubhouses with pro shop and food and other services, equestrian centers, public access trails, neighborhood parks, as well as necessary support and maintenance facilities associated with these uses (such as ~~the pro shops,~~golf cart ~~shops~~and maintenance facilities, play equipment, parking areas, stables, and barns). Areas designated Open Space Recreational are generally open areas within which structures and above-ground development are present but limited.

~~*2)* **Open Space** **Forest**~~

~~This category includes the S.F.B. Morse Botanical Reserve riparian corridors, rare plants~~encompasses forest and ~~specimen trees, and geological hazard~~inland areas. ~~Permitted developments~~ (as opposed to the immediate shoreline area) that are ~~trails,~~generally not appropriate for development other than that associated with resource enhancement and limited low-intensity public recreational facilities~~, tree cutting, and public works only if~~ (e.g., trails) consistent with all other ~~plan~~LUP policies. Areas designated Open Space Forest include habitat preservation areas (including the S.F.B. Morse Botanical Reserve, the Huckleberry Hill Natural Habitat Area, and most of Pescadero Canyon) as well as other natural habitat and visually sensitive areas.

~~*3)* **Open Space** **Shoreline**~~

~~This category includes sandy beaches, rocky shorelines and tidepools, remnant sand dunes. Permitted are associated support areas for public access including~~ encompasses shoreline areas (as opposed to forest and inland areas) that are generally not appropriate for development other than that associated with resource enhancement and limited low-intensity public recreational facilities (e.g., shoreline access areas, including parking turnouts, ~~trails,~~ vista points, and related facilities, trails, etc.) consistent with all other ~~plan~~LUP policies.

~~Other developments listed in the OSAC Plan are also permitted in all the above classes subject to the limitations described above.~~

~~*Area of Special Concern*~~

~~The Area of Special Concern category is intended to be used in conjunction with the underlying land use designation. Its purpose is to facilitate a comprehensive planned approach for a specifically~~ Areas designated ~~property where there are~~Open Space Shoreline include sandy beaches, rocky shorelines and tidepools, remnant sand dunes, unique ~~natural and scenic resources and archaeological resources. Particular attention is to be given towards siting and planning development to assure compatibility with~~

~~existing resources and adjacent land uses. The property designated Area of Special Concern is shown on the Land Use Maps~~shoreline features, blufftop landforms near the shoreline edge, as well as other natural habitat and visually sensitive areas.

LAND USE BY PLANNING AREA

~~The Land Use Element is described for each of the planning areas. This provides for easier understanding of the uses and the rationale for each use within each planning area. The format for describing each planning area includes: a description of the location, size, and extent of existing land use; a summary of relevant environmental considerations; a summary of public service availability and limitations; and a description of the land uses planned for remaining available property. A map is included for each planning area summarizing the discussion. Table A provides a statistical summary of acreages and planned new uses.~~

~~The number of residential and visitor serving units shown on Table A and the~~ The LUP is organized around eight planning areas: Spanish Bay, Spyglass Cypress, Middle Fork, Pescadero, Huckleberry Hill, Gowen Cypress, Pebble Beach, and Country Club (see Figure 4). Within portions of these eight planning areas, a series of sub-planning areas have been further delineated and identified alphabetically as Areas A through Y (see Figure 5). In the text below, land use and development considerations are described for each of the LUP's planning areas to provide for easier understanding of allowed uses and development, including the rationale for such uses and development within each planning area. Each planning area discussion is supplemented by a planning area figure (see Figures 6a through 6h) depicting land use designations and related information applicable to the planning area, as well as certain known and/or previously identified constraints (e.g., creek and stream resources) that need to be considered when development is proposed in that planning area. Such identified constraints are not meant to be a definitive identification of all such constraints, rather they are meant to provide identification of a subset of known and/or previously identified constraints that must be considered for the area. In all cases, a more refined constraint evaluation for any particular proposed development must necessarily be based on an evaluation of the resources on the ground at the time of development consideration.

The densities shown on Figure 5 and on the ~~following land use plan maps for the various~~individual planning ~~areas~~area figures are maximum ~~figures. The exact~~densities. Allowable density is contingent upon natural resource constraints present on any given site and availability of public services as determined through project review, and thus may be as high as the maximum (but no higher) or may be lower if site specific circumstances dictate a lower density for development to be consistent with LUP policies.

~~*FIGURE 4*~~

~~*ENVIRONMENTAL CONSIDERATIONS*~~

~~*FIGURE 4A*~~

~~*ENVIRONMENTAL CONSIDERATIONS LEGEND*~~

~~*FIGURE 5*~~

~~*DEL MONTE FOREST AREA LAND USE PLAN - 1984*~~

~~*FIGURE 5A*~~

~~*DEL MONTE FOREST AREA*~~
~~*LAND USE PLAN – 1984 LEGEND*~~

~~*SPANISH BAY - AREA 1*~~

~~*Location, Size, Existing Use Considerations*~~

Spanish Bay Planning Area

The 330-acre Spanish Bay planning area ~~fronts~~(see Figure 6a) is located in the northernmost portion of the Del Monte Forest fronting on the Pacific Ocean, with the Asilomar State Beach and Conference Center to the north, the City of Pacific Grove to the north and east, and the Country Club planning area ~~to the south. The area contains 330 acres, 210 of which were formerly used for silica (sand) extraction~~ (and ~~processing and are in need of rehabilitation.~~

~~The dismantled sand plant site is currently used as a corporation and storage yard. Relocation of this function to the quarry area at Huckleberry Hill is planned. Two parcels on either side of the railroad tracks on the south side of Sunset Drive were erroneously included in the Del Monte Forest Coastal Zone; they are actually within the City of Pacific Grove Coastal Zone. These parcels contain a motel/restaurant and the City's corporation yard. These parcels are therefore not considered in this Plan.~~

~~The sandy beach area contrasts with the rocky shoreline of Asilomar State Beach to the north. Visitors, particularly from the nearby Asilomar Conference Grounds, use both Asilomar and Spanish Bay Beach to walk, beachcomb, and play. The area is often foggy or windy and too cold to enjoy sunbathing; the water is generally too cold for swimming. The south end of Moss Beach is used for surfing. Parking on the shoulder of Spanish Bay Drive is shared by surfers and visitors. There are picnic tables in the area.~~

~~*Environmental Considerations (Figure 6)*~~

~~The Spanish Bay dunes, in their native condition, were perhaps 60 feet high near the shoreline, with the rear dune areas covered with wind deformed Monterey pines. Some remnants of the original dune formation occur seaward of Spanish Bay Drive. Although a majority of the area has been significantly changed by silica mining, following cessation of mining activity, some plant cover, dominated primarily by invading exotic species, has become re-established along with some juvenile dune patterns along the immediate coastline. With reclamation, some of the more rare and endemic dune wildflower species such as Tidestroms lupine may be re-established in the area.~~

~~The rear dune area supports a pure stands of Monterey Pine that forms a narrow strip~~coastal zone boundary) to the south. The area is developed with The Inn at Spanish Bay (and related golf and other resort facilities) and the Spanish Bay condominiums seaward of 17-Mile Drive~~. The aesthetic value of these wind suppressed trees is derived not only from their form and density or concentration, but also from the scenic views possible of the Spanish Bay shoreline and ocean through them. The ecologic importance of these trees lies in their role as the climax species of the dune plant succession and as a windscreen allowing live oak growth just inland in the Navajo area.~~

TABLE A

Summary of New Planned Development in Del Monte Forest***

Planning Area	Planning Unit	New Developed Acreage	New Residential Dwellings	New Visitor Accommodations
Spanish Bay	A	49.60	80 **	270
	B	28.90	63	
	C	28.00	56	
		106.50	199	
Spyglass Cypress	J	11.57	22	
	K	11.08	22	
	L	23.05	46	
	M	17.00	68	
	M	51.24	51	
	O*	20.00	40	
		133.94	249	
Middle Fork	H*	23.96	48	
	I	51.50	83	
		75.46	249	
Pescadero	P	34.30	34	
	Q	45.45	45	
	R	75.62	75	
	S*	41.32	41	
	Y	20.41	20	
		217.10	215	
Huckleberry Hill	G	39.00	78	
	Coml.	27.00		
		66.00	78	
Gowen Cypress	D			
	F	43.30	86	
		43.30	86	
Pebble Beach	U	22.30	22	
	V	26.00	52	
	W	18.00	12	
	X	23.00	23	
		89.30	109	
Country Club	—			
TOTAL NEW DEVELOPMENT		731.60	1067	270

* This unit count reflects proposed subdivision.

** These units are considered to be condominiums.

*** Summary does not include proposed new golf courses or development of existing vacant lots of record.

~~The Navajo Tract supports a fairly dense stand of coast live oak and Monterey pine. An area of aesthetic interest is shown in the original Natural Environmental Resource Report by JARA. Its aesthetic appeal is partially derived from the gnarled appearance of individual trees. A small portion of the Navajo area has also been mined and is in need of rehabilitation~~

~~Riparian habitat occurs along Majella Creek and at the south end of the area where a mined out, partially filled area now collects local drainage. The size and location of these habitats have been altered by mining activity, but their habitat value should be recognized and rehabilitation required in conjunction with development of surrounding areas.~~

~~Other environmental considerations include the potential hazards of storm wave and tsunami and the presence of archaeological resources. The immediate coastal area is exposed to both storm wave and tsunami run up to as high as the 20 foot contour. The archaeological reconnaissance report for Del Monte Forest (Jackson, 1973) indicates~~, and includes two of the five ~~archaeologic sites in the Spanish Bay area, the southernmost site actually consisting of three identified middens. One of these sites has been completely destroyed by past sand mining activities, while another has been severely damaged. Two other sites have experienced some damage as a result of construction~~ gated entrances into the Forest (the Pacific Grove and Country Club gates). There are also significant habitat preservation areas both inland of 17-Mile Drive, ~~off road parking and erosion.~~

~~Public Service Availability/Limitations~~

~~Access to the Spanish Bay planning area is via Highway 68 from Highway 1 at Carmel Hill, from downtown Monterey via Lighthouse Avenue, and through the Forest on interior roadways.~~

~~The area is served by a Monterey Salinas transit route at Sunset and 17 Mile Drives. Rail transit has been proposed for the unused Southern Pacific right of way; Asilomar was the terminal for the extension, via Cannery Row, from downtown Monterey. The Monterey branch is connected to the Southern Pacific main line at Castroville. The right of way has also been proposed as a pedestrian and bicycle route.~~

~~Water supply problems associated with the California American Water Company, the Monterey Peninsulas principal water purveyor, involve the Spanish Bay planning area in two ways. First, the recreation and visitor serving facilities proposed for the area would have a higher priority for water service than would non coastal dependent land uses, such as private residences. Second, if a wastewater reclamation project were undertaken by either the Carmel Sanitary District or the Pebble Beach Community Services District, it would require extensive non agricultural lands which can be irrigated with reclaimed water. Use of the Forests golf courses for this purpose would substitute reclaimed water for potable water, thus having the effect of increasing Cal Am's available supply. With two additional golf courses in the Forest,~~ including ~~one at Spanish Bay, a substantial area for disposal of reclaimed water would be provided.~~

~~*FIGURE 6*~~

~~*SPANISH BAY PLANNING AREA*~~
~~*ENVIRONMENTAL CONSIDERATIONS*~~

~~*FIGURE-6A*~~
~~*SPANISH BAY PLANNING AREA LAND USE*~~

~~*New Land Use (Figure 6A)*~~

~~A combination of recreation and visitor serving land uses along with~~ the Navajo Tract and Rip Van Winkle open space ~~and residential uses is planned for Spanish Bay. A proposed 270 room resort hotel would be located~~ preservation areas, as well as on the seaward side interspersed and seaward of ~~17-Mile Drive at the former sand mining site. It is expected that the hotel complex will include retail, restaurants, tennis courts, swimming pools, 80 residential units (area "A"), and parking facilities with direct access to 17 Mile Drive. One hundred nineteen (119) low and medium density residential units are planned east of 17 Mile Drive in areas B and C. A maximum of 199 residential units is permitted for the Spanish Bay area. However this number may be reduced if the northerly B area is acquired for~~resort and golf course improvements. Remaining open space ~~use.~~

~~An 18 hole golf course is planned at Spanish Bay; the areas along the shoreline encompassing the remaining native dune habitat are shown as shoreline and open space land uses. The golf course will include rehabilitated~~areas generally transition from sand dunes to closed canopy native Monterey pine forest extending inland from the shoreline, with some interspersed riparian and wetland ~~habitat as water hazards and will involve the enhancement of riparian areas as well as rehabilitation of dune landforms and plant associations originally found in the now mined out area as part of the "links land" golf course design. Sand necessary for dune landform rehabilitation will be obtained onsite if possible, but may be obtained from other sand pits or at locations designated on the Land Use Plan if insufficient quantities are available on site. When completed, there will be 199.86 acres in open space~~areas, including along Majella Creek. Future land use and development in the Spanish Bay planning area will focus on redevelopment of and improvements to existing development, particularly related to some limited resort expansion (including up to 60 additional visitor-serving units at The Inn at Spanish Bay), and is premised on preserving undeveloped habitat areas in perpetuity.

~~*SPYGLASS CYPRESS - AREA 2*~~

~~*Location, Size, Existing Use Considerations*~~

Spyglass Cypress Planning Area

The 775-acre Spyglass Cypress planning area ~~is the westernmost of the planning areas; it~~(see Figure 6b) encompasses the shoreline south of Seal Rock Creek to and including Cypress Point. ~~The Country Club area is to the north, and the Middle Fork and Pebble Beach planning areas are to the east.~~

~~Principal land uses of this 775 acre area are homesites averaging over two acres and~~, and is principally comprised of the Cypress Point and Spyglass Hill golf courses. ~~The~~This area ~~contains~~also includes limited residential parcels, protected open space areas, and several ~~of the preferred stopping~~coastal access points along 17-Mile Drive.

~~Existing uses surrounding this area include residential development to the north at a density of four~~

~~units per acre in the Country Club area. To the south, in the Pebble Beach area, the density of residential development varies from one unit per acre and less. To the west is residential development varying from one unit per acre in the south to four units per acre in the north. Also bordering on the east is Robert Louis Stevenson School.~~

~~Environmental Considerations (Figure 7)~~

~~The Cypress Point fault appears to traverse the planning area in a northwesterly direction, creating two distinct geologic regimes. The Environmental Considerations map shows the approximate location of the potentially active Cypress Point fault between Fan Shell Beach and Pescadero Point.~~ The Cypress Point shoreline is rugged and rocky with fairly ~~shallows~~shallow soil and rock outcrops supporting the endemic Monterey cypress~~.~~, including those in the Crocker Grove Monterey cypress preservation area (see Figure 2a). The northerly portion, ~~behind Fan Shell Beach, has disturbed dunes habitat with maritime pine forest remaining on the sandy soil.~~

~~The cypress habitat has a complex relationship involving shallow soils, sparse groundcover, and seasonally changing hydrology. Home construction on lots in this area, even where tree specimens are protected, may result in habitat modification (e.g., through landscape irrigation), thereby threatening the viability of the original ecosystem.~~

~~The area between the two golf courses supports remnant sand dune habitat, with windblown Monterey pine atop the dunes as well as the remainder of sand mine which is now used as a parking area for golf tournaments (such as the Crosby). The mined out area is in need of rehabilitation.~~

~~Public Service Availability/Limitations~~

~~Both the Spyglass Cypress and Pebble Beach planning areas have the largest number of undeveloped lots of record of the planning areas, yet Pebble Beach and the southerly part of Spyglass Cypress have the lowest residential density among the developed areas. The low density makes conventional transit service impractical. There are no special service system limitations applicable to this planning area.~~

~~New Land Uses (Figure 7A)~~

~~Continuity of the existing pattern of low density residential development and open space is~~ generally ~~reflected in the land use plan. Residential uses will be allowed to infill the Spyglass Woods Drive area. The remnant sand dune habitat areas near~~inland of Fan Shell Beach and the Seal Rock ~~Creek and behind Fan Shell Beach are to be protected in open space for their habitat and scenic resource values. The permitted additional dwellings, therefore, would be concentrated away from the protected area; for example, within the former sand mine reclamation area or within the forested area east of the remnant dunes. A total of 249 additional residential units are allowed in this planning area in areas "J", "K", "L", "M", "N", and "O". When built out, there will be 135.5 acres in forest and shoreline open space.~~area, is primarily made up of dune habitat (associated with the southernmost extent of the Asilomar Dunes dune system) with a native Monterey pine forest transition zone that extends inland. Robert Louis Stevenson School (RLS), a private high school, is located on the eastern edge of this planning area. RLS has improved its campus over time consistent with a campus Master Plan (approved by the County for the campus in 1982) and subject to this LUP. This LUP anticipates that development/redevelopment of the RLS campus under the campus Master Plan will continue in the future, provided that it is also consistent with this LUP. A new 100-room hotel, or alternatively at the landowner's option, up to 10 residential units, would be

allowed in Area M in the former Spyglass Quarry site (see Figures 9h(1) and 9h(2)).

~~*MIDDLE FORK - AREA 3*~~

~~***Location, Size, Existing Use Considerations***~~

Middle Fork Planning Area

The 225-acre Middle Fork planning area (see Figure 6c) is located near the center of the Del Monte Forest in the upper portion of the Seal Rock Creek watershed~~. The entire planning area is an undeveloped pine forest containing a few fire trails with a central drainage course flowing westerly. Middle Fork is~~, and is the smallest of the ~~original~~ eight ~~planning areas, having a total of only 255 acres. It is centrally located and is completely surrounded by the Country Club, Spyglass Cypress, Pebble Beach, Pescadero, Huckleberry Hill, and Gowen Cypress planning areas.~~

~~*FIGURE 7*~~

~~*SPYGLASS CYPRESS PLANNING AREA*~~
~~*ENVIRONMENTAL CONSIDERATIONS*~~

~~*FIGURE 7A*~~

~~*SPYGLASS CYPRESS PLANNING AREA LAND USE*~~

Del Monte Forest planning areas. Major land uses immediately adjacent to Middle Fork are the Spyglass Hill golf course to the west, a majority of the ~~northern tip, Robert Louis Stevenson School~~RLS campus on the southwest, ~~and the quarry to the east. A master plan has been developed for RLS School which reflects ultimate development of the school grounds. This master plan has been approved by the County Planning Commission by issuance of a use permit. Although a coastal permit has not yet been granted for the RLS Master Plan, this LUP assumes that development of school facilities will proceed essentially as outlined in that Master Plan. The only existing residential land use is a small~~ the Huckleberry Hill Natural Habitat Area to the east, a portion of ~~the Country Club planning area at four units per acre,~~Poppy Hills Golf Course to the north (with some low-density residential designated land within the golf course), and ~~a portion of~~low density residential uses in the Pebble Beach and Pescadero planning areas to the south~~and east, respectively, at one unit per acre. The remaining adjacent land is presently vacant~~.

~~Environmental Considerations (Figure 8)~~

The ~~entire~~ southern portion of the Poppy Hills Golf Course occupies much of the Middle Fork planning area, and it is ~~covered~~framed by substantial protected Monterey pine forest~~. The stand does not, however, display the density or vigor of other nearby stands. The understory species are huckleberry and manzanita. A small cluster of specimen trees should be protected from damage in developing the proposed NCGA golf course. Additionally, the upper tributaries of Seal Rock Creek find their origin in~~ areas designated Open Space Forest in Areas H and I-1. A portion of the RLS campus is located on the western portion of this planning area, ~~with a resultant need to protect the associated riparian habitat. Care will need to be exercised in constructing~~ and the ~~NCGA golf course to ensure that~~ Pebble Beach Community Services District facilities are located at the ~~downstream watershed and riparian habitats are afforded adequate protection from sedimentation and alteration of~~ northernmost tip. Thus, the ~~hydrologic regime.~~

~~Development of the NCGA golf course must consider the negative effects that may occur to the Gowan Cypress area if drainage is allowed to move from the golf course area into the Gowen Cypress area.~~

~~Public Service Availability/Limitations~~

~~New residential and recreation uses in this~~Middle Fork planning area ~~would have an impact on existing~~is essentially built out, with the exception of further development ~~by introducing new traffic through established neighborhoods and imposing additional traffic loads on the Highway 1 gate. To minimize these impacts and to provide a measure~~ of the ~~separation~~ RLS campus and up to 16 low-density residential units which are allowed between ~~resident and visitor traffic, a new forest entrance road and new gate at Highway 68 is proposed as shown on Figure 14 (Circulation).~~

~~The golf course proposed by the Northern California Golf Association partly within this planning area should be designed to utilize reclaimed water, at the time that source becomes available, to free other Cal-Am supplies for domestic use.~~

~~New Land Uses (Figure 8A)~~

~~A golf course and 131 additional residential dwelling units are the principal proposed land uses in this planning area (area "H" - 48, area "I" - 83). Low density residential clusters are shown in the~~ the golf

course and Vizcaino and Spruance ~~Road and Forest Lake Road vicinities as well as fronting the golf course.~~Roads bordering Poppy Hills Golf Course (see Figure 9d).

~~*FIGURE 8*~~

~~*MIDDLE FORK PLANNING AREA*~~
~~*ENVIRONMENTAL CONSIDERATIONS*~~

~~*FIGURE 8A*~~

~~*MIDDLE FORK PLANNING AREA LAND USE*~~

~~*PESCADERO - AREA 4*~~

~~*Location, Size, Existing Use Considerations*~~

Pescadero Planning Area

The 540-acre Pescadero planning area ~~contains the Carmel Hill (Highway 1) gate at the~~(see Figure 6d) is comprised of Pescadero Canyon, a fairly steep-sided, Y-shaped, and sloping area covered with a mixed coniferous forest dominated by native Monterey pine trees, which is one of the largest areas of unfragmented native Monterey pine forest within the Del Monte Forest. This planning area contains the Carmel Hill (Highway 1) gate at the southern intersection of Highways 1 and 68. ~~The gate~~ that serves as a principal visitor access point to the Del Monte Forest and 17-Mile Drive. The area is bounded by Carmel Woods and the City of Carmel-by-the-Sea to the south and southeast, the Pebble Beach planning area to the west, and the Middle Fork and Huckleberry Hill planning areas to the north. ~~The oceanfront strip containing the Pebble Beach Golf Links is within the Pebble Beach planning area and separates the Pescadero planning area from Carmel Bay.~~ With the exception of residential development in the north and northwesterly portion of the planning area, a single residential subdivision in the southern portion (in Area S), and the CALFIRE fire station near the Highway 1 gate, the Pescadero planning area is and will remain mostly undeveloped, reflecting environmental constraints of slopes, soil erosion hazard, and sensitive plant and wildlife habitats (including wetlands, riparian corridors, and an array of sensitive species including Hooker's Manzanita, sandmat manzanita, Hickman's onion, and Yadon's piperia).

~~With the exception of the northwesterly portion, the Pescadero area is mostly undeveloped. Three subdivisions occupy the northwest portion near or along Sunridge Road - Sunridge Pines, Pescadero Heights and Pebble Beach Heights, containing 29, 54 and 26 parcels, respectively. Pescadero Heights has one-half acre minimum lots, while Sunridge Pines has a similar density, but uses smaller, clustered lots in order to retain much of the land in common open space. Pebble Beach Heights is characterized by one acre lots.~~

~~*Environmental Considerations (Figure 9)*~~

~~Pescadero Canyon is fairly steep sided, Y-shaped, and covered with mixed coniferous forest. The geology map indicates an inactive fault along the northwest fork of the canyon. A landslide occurred along the fault, probably the result of a combination of steep slopes and unstable soil. The upper part of the "Y" contains slopes over 15% generally throughout, with portions over 30%. This area, underlain by Aguajito Shale, is characterized by potential instability in areas where bedding planes dip steeply. The upper part of the "Y" is overlain by soils having high erosion potential.~~

~~The naturally occurring soil erosion hazard in this area takes on increased importance by virtue of its proximity to Carmel Bay, a designated Area of Special Biological Significance. Erosion and siltation of Pescadero Creek resulting from exposed road cuts and grading for subdivisions and homesites may adversely impact both the riparian corridor and the ASBS.~~

~~Vegetation in Pescadero Canyon and the uplands consists of mixed Monterey pine, coast live oak,~~

~~riparian, and other woody species. A few coast redwoods were introduced into this streamside habitat many years ago by the founder, S.F.B. Morse. The grasses and other groundcover are important to wildlife use of the canyon. The only known upland archaeological site is located in this planning area.~~

~~*FIGURE 9*~~

~~*PESCADERO PLANNING AREA*~~
~~*ENVIRONMENTAL CONSIDERATIONS*~~

~~*FIGURE 9A*~~

~~*PESCADERO PLANNING AREA LAND USE*~~

~~*Public Service Availability/Limitations*~~

~~The location of this planning area near the Carmel and Highway 1 gates allows the shortest travel distance to external destinations in Monterey and Carmel. Conversely, the Carmel Hill gate, which serves this area also, serves as the primary visitor entry for the popular 17-Mile oceanfront drive. Therefore, development is intended to reflect the need to refrain from development intensities that would unnecessarily congest and discourage visitor use of this gate.~~

~~*New Land Uses (Figure 9A)*~~

~~The majority of the area is planned to be preserved as forest and upland open space habitat, reflecting environmental constraints of slopes, soil erosion hazard, and plant and wildlife habitats. Residential development clusters are shown on the more level terraces, with 215 additional residential dwelling planned (areas "P", "Q", "R", "S", and "Y").~~

~~*HUCKLEBERRY HILL - AREA 5*~~

~~*Location, Size, Existing Use Considerations*~~

~~*This area encompasses 415 acres and is located in the easternmost portion of the Forest.*~~ ~~*It*~~**Huckleberry Hill Planning Area**

This easternmost 415-acre planning area (see Figure 6e) is bounded on the north, south, and west by the Gowen Cypress, Pescadero, and Middle Fork planning areas, respectively. The eastern portion of the area, to the east of Highway 68, known as the Shepherds Knoll or Scenic Drive Annexation area, is within the City of Monterey. This planning area consists of medium density residential development in the eastern portion and the Pebble Beach Company corporation yard and an area designated for medium-density residential use on the southwestern end, in the former granite quarry site. Rehabilitation of the former granite quarry area (as well as another small abandoned quarry) and restoration with native Monterey pine forest species is in process. About half of the planning area is covered with significant Monterey pine forest habitat that is designated Open Space Forest and that is part of the Huckleberry Hill Natural Habitat Area (see also Gowen Cypress planning area description below). This planning area includes and is traversed from north to south by Highway 68, which follows the ridgeline and generally separates the Del Monte Forest from the City of Monterey. Much of the west-facing hillside within the Huckleberry Hill planning area has slopes over 30%. ~~now within the City of Monterey~~Other than a ten-lot subdivision that is planned in the portion of the former quarry area nearest the Pebble Beach Company offices and corporation yard (see Figure 9o), the remainder of the planning area is intended to be preserved for its habitat and scenic resource value, and is designated Open Space Forest.

~~Present land uses within this planning area consist of medium density residential development and a quarry used for the extraction of decomposed granite. This area is traversed from north to south by Highway 68, which follows the ridgeline and visually separates the Forest from the City of Monterey. The crushed granite quarry at the southwest corner of the Huckleberry Hill planning area remains~~

~~active, although it is proposed to be terminated when the LCP is approved. The operation uses the Haul Road egress directly onto Highway 68 near the southern tip of the Presidio. Haul Road, a high-standard gravel surface roadway, is now used exclusively for access by the gravel operation; public access is not now permitted. The quarrying activity is important to the entire Monterey Peninsula and may be continued provided that a rehabilitation plan is approved by the County.~~

~~***Environmental Considerations (Figure 10)***~~

Gowen Cypress Planning Area

The 585-acre Gowen Cypress planning area (see Figure 6f) is dominated by the Huckleberry Hill Natural Habitat Area (HHNHA), which includes the S.F.B. Morse Botanical Reserve as part of it. The HHNHA is one of the most important ecological systems on the Monterey Peninsula and the Del Monte Forest. This habitat area, nearly 400 acres, is home to such sensitive species as the planning area's namesake Gowen Cypress, Eastwood's goldenbush, Hooker's manzanita, Sandmat manzanita, Pine rose, and Monterey ceanothus. It is also largely populated by native Monterey pine forest in association with Bishop pine and Yadon's piperia. Significant wetland and creek areas are also found here in this natural area including Sawmill Gulch Creek, providing habitat for such protected species as California red-legged frog. The LUP categorically deems the HHNHA to be ESHA.

In addition to such natural resources, the northern portion of the Poppy Hills Golf Course is located in the southwestern portion of this planning area. Limited residential development exists along Sunridge Road, and two former silica quarries at Sawmill Gulch (both in the process of long term restoration efforts) are located within the HHNHA. This planning area~~Much of the west facing hillside within the Huckleberry Hill planning area has slopes over 30%. Soil on the steeper slopes is generally shallow with rapid runoff potential. Retention of the native trees and groundcover will minimize the erosion and runoff hazards on steeper slopes.~~

~~Rehabilitation of the operating granite quarry (as well as another small abandoned quarry) should be accomplished in conjunction with ultimate reuse of the property. The face of the stockpiled overburden is subject to erosion into the branch of Sawmill Gulch which traverses the S.F.B. Morse Botanical Reserve. Ultimately, revegetation of the mine face with Monterey pine forest and other indigenous plants will assist in blending the mine site into the surrounding pine forest environment.~~

~~***Public Service Availability/Limitations***~~

~~A new Forest internal access road is proposed as an additional thoroughfare and gate to serve residents and to provide alternative access to existing residents, thus relieving unnecessary congestion from the Highway 1 entry gate used by coastal visitors. However, specific engineering designs will need to be developed and approved by the county and appropriate State authorities before this connection is made. Reference to this road in the subsequent transportation/circulation section in more detailed.~~

~~***New Land Uses (Figure 10A)***~~

~~The undeveloped area west of Los Altos Drive is shown primarily as open space for protection of the forest cover on the steep slopes, with one area of residential use shown on more gently sloping knolls. This residential area is suitable for concentration of development. Seventy eight additional dwelling~~

~~units are permitted near Ronda Road (area G). The quarry requires rehabilitation. Limited neighborhood commercial uses may be permitted in the quarry site and the total acreage devoted to such uses shall be limited to ten acres. A corporation yard, Recreation vehicle storage facilities and potable or sub potable water storage may be permitted at the quarry site. The commercial land use designation allows maximum planning flexibility and could permit this site to become a transfer point for transit connections between normal bus service and intra Forest transit.~~

~~*GOWEN CYPRESS - AREA 6*~~

~~*Location, Size, Existing Use Considerations*~~

~~The Gowen Cypress planning area, with a total of 585 acres, has the largest amount of undeveloped land of any of the planning areas. It~~ is bounded on the south by the Middle Fork planning area, on the east by Haul Road and Huckleberry Hill, on the west by the Country Club planning area, and on the north by Pacific Grove and Highway 68~~ (Figure 11).~~. Adjacent land uses to the west and north are the residential areas of the Country Club and Pacific Grove, respectively, where density ranges from four to seven units per acre. ~~The remaining surrounding land is undeveloped with the exception of the decomposed granite quarry in the southern portion of the Huckleberry Hill planning area.~~

~~Existing land uses consist of an 8-acre, 5-lot subdivision on the Sunridge Road loop and the 35-unit Lookout Ridge subdivision. Two former sand mining areas occur in the northwest portion. The area also contains the S.F.B. Morse Botanical Reserve, with the two arms of the reserve encompassing nearly 84 acres. The area has several hiking, equestrian, and fire trails and contains the site of an abandoned trap and skeet club.~~
~~*FIGURE 10*~~

~~*HUCKLEBERRY HILL PLANNING AREA*~~
~~*ENVIRONMENTAL CONSIDERATIONS*~~

~~*Figure 10A*~~
~~*Huckleberry Hill Planning Area Land Use*~~

~~*Environmental Considerations (Figure 11)*~~

The Gowen cypress habitat, for which this planning area is named, is one of the important ecologic features of the Monterey Peninsula. Adaptation to the unique combination of sandy soil, climate, rainfall, and periodic fires has allowed the "pygmy" Gowen cypress to survive in this location ~~accompanied by~~. The majority of the undeveloped portion of this planning area is designated Open Space Forest to protect the environmentally sensitive Gowen cypress-Bishop pine habitat, riparian habitat, the Sawmill Gulch Creek watershed, and the native Monterey pine forest, ~~bear grass, and~~among other ~~herbaceous and woody groundcover. Habitat values vary throughout this area, with the most important occurring within the S.F.B. Morse Botanical Reserve and~~resources. Approximately 20 acres in ~~immediately adjacent areas, which are planned~~this planning area surrounded by the Poppy Hills Golf Course is intended for ~~forest open space uses, including expansion of the S.F.B. Morse Botanical Reserve. The OSAC Open Space Management Plan shows the expanded boundary of the S.F.B. Morse Botanical Reserve.~~residential development of 16 lots (see Figure 9b).

~~The Gowen Cypress planning area contains most of the watershed draining into Sawmill Gulch formed by the west face of Huckleberry Hill and the southwest face of the Presidio. Narrow bands of riparian vegetation extend well up this seasonal stream and its tributaries, indicating moisture retention by the loamy fine sandy soil.~~

~~A portion of the Gowen Cypress planning area (to the north of the S.F.B. Morse Botanical Reserve and east of the silica quarries) was burned in 1959. Over the years, this burned area has become revegetated primarily with Bishop pine and understory species indigenous to this forest habitat such as ceanothus, huckleberry and manzanita. A small area just east of the upper quarry has become re-established with Gowen cypress.~~

~~There are two former silica mine quarries within the Gowen Cypress planning area. Both have been partially rehabilitated through regrading and revegetation to control erosion.~~

~~*Public Service Availability/Limitations*~~

~~This area is closer to the existing Country Club and Pacific Grove gates than the Highway 1 gate and is therefore more dependent on Highway 68 and Lighthouse Avenue for external destinations. Therefore, to prevent unnecessary concentrations of residential traffic in Pacific Grove, the Haul Road entrance should be improved at a safer location northwest of the existing entrance at Highway 68, and a new access route provided to serve existing residential development in the Country Club area and new residential development planned for the Gowen Cypress area (refer to Figure 14).~~

~~Public transit service is currently available a few hundred feet from the planning area at Funston and Montecito Avenues in Pacific Grove. There is currently no formal pedestrian connection between the planning areas and the City of Pacific Grove.~~

~~*New Land Use (Figure 11A)*~~

~~The land use designations for this planning area reflect the natural and scenic values of the Gowen~~

~~cypress habitat. Most of the area will remain in open space in order to protect the environmentally sensitive Gowen cypress-Bishop pine habitat, riparian habitat and the Sawmill Creek watershed. A total of 86 additional residential dwellings is planned in the Gowen Cypress area in area "F". Existing mined-out areas not used for residential development can be used for public works purposes. In addition to residential development, a golf course is planned for the westerly portion of the planning area. Applicable OSAC Plan maintenance standards prescribe specific conditions for open space maintenance and limitations on development within future residential development areas as well as the maximum extent of the S.F.B. Morse Botanical Reserve.~~

~~*PEBBLE BEACH - AREA 7*~~

~~*Location, Size, Existing Use Considerations*~~

~~*The largest of all the planning areas, 1,300 acres, and the oldest in terms of structures, the*~~ **Pebble Beach** ~~*planning area comprises*~~**Planning Area**

The 1,300-acre Pebble Beach planning area (see Figures 6g(1) and 6g(2)) is the largest of all the Del Monte Forest planning areas, comprising the majority of the southern portion of the Forest. It is ~~contiguous to the City of Carmel, located at the extreme southern boundary of the Forest. The other boundaries are~~ bounded by the Spyglass -Cypress and Middle Fork planning areas to the north, and the Pescadero planning area to the east, and it includes approximately four miles of shoreline along the east and south from ~~a point~~ near Cypress Point ~~to~~ extending to the City of Carmel-by-the-Sea city limits and Carmel Beach~~.~~ downcoast. The Pebble Beach planning area is ~~surrounded~~generally framed by ~~vacant areas~~protected open space to the east and west, and golf course and residential ~~and recreational uses, with developed~~development to the north. Adjacent residential densities ~~that~~generally range from 1~~.05 units~~ unit per acre in the Spyglass -Cypress planning area to ~~eight~~eleven units per acre in the City of Carmel~~.~~

~~The area~~-by-the-Sea. This planning area has been substantially developed and contains The Lodge at Pebble Beach, the Pebble Beach ~~golf course, a beach~~Golf Links, the Beach and ~~tennis club~~Tennis Club at Stillwater Cove, ~~and equestrian center and a field~~the Pebble Beach Equestrian Center, related facilities along Portola Road used for ~~polo,~~ golf practice, special events, and other recreational and resort uses, and ~~a~~ the Peter Hay par-three ~~par~~ nine-hole golf course. The commercial area adjacent to the Lodge ~~is open to all visitors, Forest residents, and the general public.~~ serves as the main commercial center of the Forest. The remainder of the Pebble Beach planning area has been developed ~~in~~as low-intensity, large-lot residential use. ~~With the exception of a few lots, one or two larger areas (e.g., the Hill property), and some remaining potential for expansion of The Lodge and related facilities, this planning area has been developed.~~

~~*Environmental Considerations (Figure 12)*~~

~~The~~Important resource considerations for this area include proximity to the Carmel Bay ASBS ~~receives surface runoff from The Lodge and its associated commercial area parking facilities; drainage from large areas of impervious surface into the ASBS should be controlled wherever possible. The Cypress Point~~

~~fault crosses the planning area just north of Pescadero Point; the approximate location of the fault trace is shown on the Environmental Considerations Map. Other constraints include~~; the presence of the rare native Monterey cypress habitat ~~along the rocky and rugged shoreline strip between Pescadero Point and Cypress Point. Monterey cypress is native to Monterey County, its natural habitat occurring only within Del Monte Forest and at Point Lobos State Reserve. It is thus of scientific interest as well as of considerable aesthetic and scenic value. Several archaeological~~between Pescadero Point and Cypress Point; several cultural resource sites ~~are also found along the shoreline. As~~, including one of the County's more important ~~archaeological~~ sites ~~is found at Pescadero Point, public access to designated open space other than the Witch and Ghost tree site should not be permitted, except as provided in Archaeological Policies of this Plan, Policy 60-67~~at Pescadero Point; and the presence of the Cypress Point fault.

~~*FIGURE 11*~~

~~*GOWEN CYPRESS PLANNING AREA*~~
~~*ENVIRONMENTAL CONSIDERATIONS*~~

~~*FIGURE 11A*~~

~~*GOWEN CYPRESS PLANNING AREA LAND USE*~~

~~*FIGURE 12*~~

~~*PEBBLE BEACH PLANNING AREA ENVIRONMENTAL CONSIDERATIONS*~~

~~*FIGURE 12*~~

~~*PEBBLE BEACH PLANNING AREA ENVIRONMENTAL CONSIDERATIONS*~~

~~*FIGURE 12A*~~

~~*PEBBLE BEACH PLANNING AREA LAND USE*~~

~~*FIGURE 12A*~~

~~*PEBBLE BEACH AREA LAND USE*~~

~~*Public Service Availability/Limitations*~~

~~Seventeen Mile Drive is the principal access route for coastal visitors in the area. No public transportation exists. A private shuttle service is operated between The Lodge at Pebble Beach~~ Hotel, resort, and ~~the Monterey Peninsula Airport.~~

~~*New Land Uses (Figure 12A)*~~

~~The entire Pebble Beach planning area, except for the townhouse area near The Lodge, will continue its low density residential designation. The County has approved a General Development Plan for the Lodge and Associated Commercial Area.~~

~~The Plan reflects the visitor serving facilities at The Lodge (maximum of 161 inn units per General Development Plan) and~~ other redevelopment improvements associated with The Lodge and the adjacent area, including the core commercial area ~~(maximum 25% site coverage per Planning Commercial zoning) along with the recreational uses of the golf courses, beach and tennis club, and~~, are allowed and expected to add up to 80 new hotel rooms, renovated meeting facilities, additional parking, and other improvements (see Figures 9q and 9r). Likewise, the equestrian center. ~~For remaining undeveloped areas in Pebble Beach, low density residential development is shown north of the equestrian center, while~~, special events staging area, and Pebble Beach driving range are slated for redevelopment, with some limited medium-density ~~is allowed adjacent to The Lodge townhouses and the Peter Hay Golf Course. 108 additional residential units are planned for~~ residential development in these areas (~~areas "U", "V", "W",~~ see Figures 9j, 9k, 9m, and ~~"X").~~

9n). The area between Cypress Point and Pescadero Point ~~and seaward of~~ along 17-Mile Drive is ~~shown for low density residential use at 1 unit per 2 acres. Although subdivided, this coastal strip contains some parcels which may be difficult to develop due to the presence of~~part of the protected native Monterey cypress ~~specimens, a high water table,~~ habitat (see Figure 2a) within which further subdivision is prohibited and very limited redevelopment (i.e., this area is generally already developed with very large lot residential uses and ~~rock outcrops.~~development) is allowed subject to restrictions and requirements to protect this vary rare and sensitive resource.

~~*COUNTRY CLUB - AREA 8*~~

~~*Location, Size, Existing Use Considerations*~~

Country Club Planning Area

The 1,100-acre Country Club planning area ~~is the oldest and most established residential/recreational area of the Forest, having been first developed in 1925. It is unique in the early implementation of the concept of integrating a recreational land use (the golf course) into a single family residential area, a concept that is emulated today in the field of land planning. This concept also provided seashore scenic~~

protection.

The Country Club planning area includes the portion of the Del Monte Forest which is excluded from the Coastal Zone ((see Figure 6h) is located mostly outside the coastal zone except for the rocky shoreline seaward of and including 17-Mile Drive). The Coastal Zone exclusion resulted from, and the determination that the area was sufficiently developed to not warrant additional coastal review.

The 1,100 acres14th hole of the Monterey Peninsula Country Club planning area make up over 20% of the area in the northern portion of the Forest (Figure 13). Dunes Course. The non-coastal zone areas are located within the Greater Monterey Peninsula Area Plan. Its boundaries are the Spanish Bay, Gowen Cypress, and Spyglass Cypress planning areas to the north, east, and south, respectively. The western edge is bounded by almostapproximately two miles of panoramic and iconic Del Monte Forest shoreline. The dominant land use element in this planning area is the Monterey Peninsula Country Club with the dunes Golf Course in the eastern portion on 225 acres and Club's two golf courses (the Shore Course along the beach on 182 acres.course and the Dunes course), which are integrated with significant single-family residential development. The planning areas bordering the Country Club area have predominantly significant areas of undeveloped land, but are also developed with the exception of the Spyglass-Cypress planning area, which has two golf courses (Spyglass Hill and Cypress Point) in the Spyglass-Cypress planning area, and a small amount ofThe Links at Spanish Bay in the Spanish Bay planning area) and some residential use. The planning area's eastern boundary, the Gowen Cypress planning area, contains the 84-acre S.F.B. Morse Botanical Reserve and the larger Huckleberry Hill Natural Habitat Area, of which it is a part, adjacent to the eastern boundary of the Dunes Golf Course across Congress Road.

Environmental Considerations (Figure 13)

Inasmuch as the The Country Club planning area is nearly fully developed, environmental issues are not of major importance in comparison to issues affecting the other planning areas, except except for the coastal strip seaward of 17-Mile Drive.

The strip along the shoreline, seaward of 17 Mile Drive,, which is heavily used by visitors for theand Forest residents for its recreational opportunities and ocean vistas at Point Joe and Bird Rock. The OSAC Plan maintenance standards for the area recognize problems with resource degradation. Ice plant and other invading exotic plant species have taken over most of the coast wildflower habitat. Other resources of concern are the tidepool communities on the rocky shoreline and archaeological sites. The OSAC Plan calls for restoration of these resources and provides detailed policies and procedures to accomplish this.

Public Service Availability/Limitations

This area is fully developed (excepting individual undeveloped lots), and most basic services are already available. Because the area's 1,500 units are in a fairly compact area, a shuttle type transit service could prove useful to residents.

New Land Uses (Figure 13A)

. No significant new development is proposedcontemplated in the Country Club planning area other than build out of redevelopment on existing lots of record. The land use designations shown for this planning area reflect the densities of existing subdivisions.

~~*FIGURE 13*~~

~~*COUNTRY CLUB PLANNING AREA*~~
~~*ENVIRONMENTAL CONSIDERATIONS*~~

~~*FIGURE 13A*~~

~~*COUNTRY CLUB PLANNING AREA LAND USE*~~

PEBBLE BEACH COMPANY CONCEPT PLAN

Pebble Beach Company is the owner of the vast majority of the undeveloped land in Del Monte Forest and has developed a Concept Plan that includes dedication and preservation of most of its undeveloped land, and development and redevelopment of other areas. This Concept Plan includes additions, improvements, and/or redevelopment at certain Pebble Beach Company visitor-serving and commercial facilities, including The Lodge at Pebble Beach, The Inn at Spanish Bay, the Equestrian Center, and the Pebble Beach Driving Range. In one area (the former Spyglass Quarry in Area M), the Concept Plan introduces a new 100-room or smaller standard hotel (i.e., not a timeshare, private ownership, or similar structure) and related resort facilities (such as a restaurant, spa, meeting rooms, and parking), or 10 or fewer single-family residential lots. In other areas, the Concept Plan envisions limited single-family residential development, and also includes a series of public recreational access and visitor-serving improvements. The remainder of the Concept Plan provides for long-term preservation, enhancement, and management of undeveloped preservation areas as protected habitat in perpetuity. Development pursuant to the Concept Plan will also require certain infrastructure improvements, primarily traffic-related, which are recognized and also included as part of the Concept Plan. The Concept Plan as it applies to each of these areas is included in this LUP as Figures 9a to 9t.

In recognition of the opportunity to achieve a "final buildout" of Pebble Beach Company's significant undeveloped lands in the Del Monte Forest, with the vast majority of such lands to be dedicated for permanent open space protection and resource conservation, and to resolve potential conflicts in interpretation regarding allowed development on the portion of these lands identified for development and redevelopment, this section describes the Concept Plan and establishes certain specific standards that govern LUP requirements concerning ESHA, wetlands, dunes, streams, riparian corridors, and their related setbacks/buffers for Concept Plan areas, provided (1) development associated with such standards meets all other relevant LCP requirements; (2) permanent open space/conservation easements have been dedicated to the Del Monte Forest Foundation for all preservation areas shown on Figures 9a through 9t, and adequate implementation measures have been established to ensure protection and management of such areas as protected habitat areas in perpetuity; and (3) the traffic, water, wastewater, public access and recreation, affordable housing, and low-cost visitor serving requirements of this LUP are implemented in accordance with this LUP, including with respect to specific Concept Plan requirements identified below. The special policies and standards that apply to the Concept Plan areas are described below.

Requirements Applicable to ESHA, Wetlands, Dunes, Streams, and Riparian Corridors

Notwithstanding the presence of ESHA, wetlands, dunes, streams and riparian corridors, development located in the following areas shall be allowed as indicated below.

1. The portion of Area B located west of and including the fire road nearest the intersection of Congress Road and 17 Mile Drive (see Figure 9a).

2. The portion of Area F known as F2 in the lot configuration generally shown in Figure 9b.

3. The portion of Area I known as I2 in the lot configuration generally shown in Figure 9c.

4. The portion of Area J in the lot configuration generally shown in Figure 9d.

5. The portion of Area K in the lot configuration generally shown in Figure 9e.

6. The portion of Area L in the lot configuration generally shown in Figure 9f.

7. The portion of Area M identified as the "development area" on Figures 9g(1) and 9g(2).

8. The portion of Area U in the lot configuration generally shown in Figure 9h.

9. The portion of Area V in the lot configuration generally shown in Figure 9i.

10. The portion of the Equestrian Center/Driving Range area identified as "Equestrian Center", "Special Event Staging", and "Driving Range" on Figures 9h and 9j.

11. The portion of The Inn at Spanish Bay area identified for hotel expansion ("Spanish Bay Cottages") as generally shown on Figure 9k.

Requirements Applicable to Certain Setbacks/Buffers

Notwithstanding other LUP policies to the contrary, ~~S~~setback/buffer requirements applicable to ESHA, wetlands, dunes, streams, and riparian corridors located outside of the areas listed under the heading "Requirements Applicable to ESHA, Wetlands, Dunes, Streams, and Riparian Corridors" above shall apply as follows:

1. Setbacks/buffers for residential and related development in Areas F, I, J, K, L, U, and V, and the Corporation Yard area (in the configurations generally shown in Figures 9b, 9c, 9d, 9e, 9f, 9h, 9i, and 9l) may be coterminous with such lot lines and roadway access areas provided that:

   (a) The setback/buffer applicable to the western portion of Lot 1 in Area L (see Figure 9f) shall be coterminous with the western edge of the lot line provided the existing watercourse along the western edge of Lot 1 is realigned and restored 50 feet to the west of its current location.

   (b) The setback/buffer applicable to the southwestern portion of Lots 1 through 7 in Area V (see Figure 9i) shall extend 100 feet as measured from identified ESHA, wetlands, dunes, streams, and riparian corridors between these lots and Stevenson Road, or shall extend to the existing tree canopy on these lots, whichever is less.

2. Setbacks/buffers for parking lot development in Area B may be as shown on Figure 9a.

3. Setbacks/buffers for hotel development in Area M may be as generally shown on Figure 9g(1) provided that degraded dune areas adjacent to the development area are restored as dune habitat, and that any landscaped areas inside of and within 100 feet of the edge of the development area are landscaped in a form, and planted with native species, compatible with the adjacent dune areas.

4. Setbacks/buffers for equestrian center, special event staging, and driving range development in the areas labeled as "Equestrian Center," "Special Event Staging," and "Driving Range" on Figures 9h and 9j may be coterminous with the boundaries of those areas.

5. Setbacks/buffers for hotel development in The Lodge at Pebble Beach area ("Fairway One Cottages")

and The Inn at Spanish Bay area ("Spanish Bay Cottages") may be as shown on Figures 9m and 9k, provided that vegetative and/or topographic buffering is provided between such development and 17-Mile Drive in such a way to ensure that such development effectively integrates into the existing built and natural environment as seen from 17-Mile Drive.

6. Setbacks/buffers for conference center development in The Pebble Beach Lodge area and The Inn at Spanish Bay area may be as shown on Figures 9n and 9o.

Requirements Applicable to Further Subdivision

The residential lots as shown in the general configurations in Figures 9b, 9c, 9d, 9e, 9f, 9g(2), 9h, 9i, 9l, and 9p shall not be further subdivided and shall be so restricted by deed restrictions and B-6 zoning upon their initial subdivision.

Requirements Applicable to Preservation Areas

Easements over all preservation areas shown on the Concept Plan (Figures 9a to 9t) shall be dedicated to the Del Monte Forest Foundation in perpetuity through Open Space Conservation Easements in a form and content approved by the County and the Executive Director of the Coastal Commission, as a condition of the first development in the Concept Plan that is approved. Such dedication shall be accompanied by a comprehensive forest and resource management plan for such areas, along with all necessary measures, including adequate funding, to assure implementation in such a way as to ensure enhancement, protection and management of such preservation/easement areas as protected and self-functioning habitat areas in perpetuity. Such plan shall, as feasible, also incorporate prior forest and resource management requirements (and updated requirements, as appropriate in light of changes in resource conditions or understandings) associated with other Del Monte Forest properties that the Pebble Beach Company either previously deeded or previously dedicated easements to the Del Monte Forest Foundation as a means of providing a unified and updated plan for long term management of all such areas in perpetuity.

Requirements Applicable to Forest Management on Residential Lots

Forest management and maintenance on the Concept Plan residential lots shall be required in the same manner as is generally applicable to residential development in the Forest, where the LUP's Forest Management Plan requirement applicable to individual Concept Plan residential lots may be covered by an overall Forest Management Plan for all of the lots, or by Forest Management Plans applicable to related lots (e.g., Forest Management Plans specific to each subdivision area). Deed restrictions shall be imposed on the individual Concept Plan residential lots requiring the owner to comply with the applicable Forest Management Plan, but conservation easements to the Del Monte Forest Foundation shall not be required for the Concept Plan residential lots. Dedication and management of Preservation Areas noted above provides the required forest habitat and tree replacement for Concept Plan development.

Requirements Applicable to Traffic and Circulation

Approval of any development proposed by Pebble Beach Company that is based on the Concept Plan shall incorporate and/or require as a condition of approval improvements to the Highway 68/17-Mile Drive intersection area, including redevelopment of the Highway 1 gate (see Figure 7), and improvements to The Lodge area parking and circulation system (see Figure 9q) that improve circulation

consistent with all Plan policies. Such approvals granted to Pebble Beach Company must also incorporate and/or require as a condition of approval all other necessary measures and modifications that are identified during the development review process to adequately address traffic and circulation issues associated with the approved development.

Requirements Applicable to Water and Wastewater

Development pursuant to the Concept Plan may satisfy its water demand through the use of water supply associated with the Pebble Beach Company and Monterey Peninsula Water Management District (MPWMD) Water Entitlement (Entitlement) (identified in the Pebble Beach Company-MPWMD Fiscal Sponsorship Agreement dated October 3, 1989, as amended), consistent with applicable law for such use. Estimated water demand of the Concept Plan is 135 acre feet per year (AFY). The unused portion of the Entitlement in 2011 was 225 AFY. All Concept Plan approvals based on the Entitlement shall clearly reflect the use of such water entitlement, including in terms of ongoing documentation and calculation of remaining entitlement as Concept Plan approvals are granted. All approvals granted to the Pebble Beach Company for Concept Plan development must also incorporate and/or require as a condition of approval all other necessary measures and modifications that are identified during the development review process to adequately address water supply issues associated with the development.

Wastewater capacity at the Carmel Area Wastewater District (CAWD) was available as of 2011 to serve all development pursuant to the Concept Plan. Estimated wastewater treatment demand under the Concept Plan is 150,000 gallons per day (gpd). Capacity available to the Pebble Beach Community Services District for treatment at the CAWD plant was 500,000 gpd in 2011. Approval of any development under this Concept Plan shall incorporate and/or require as a condition of approval all necessary measures and modifications that are identified during the development review process to adequately address wastewater issues associated with the proposed development, including that it shall identify and appropriately offset all wastewater impacts and comply with Regional Water Quality Control Board sewage treatment capacity requirements. Development approved under the Concept Plan shall also incorporate measures designed to ensure that all Pebble Beach Company golf courses are irrigated using recycled water as much as possible as a condition of the first development in the Concept Plan that is approved.

Requirements Applicable to Public Access and Recreation

As a condition of approval of the first development in the Concept Plan, the Pebble Beach Company shall be required to prepare and implement a Del Monte Forest Public Access Management Plan that is subject to review and approval by the County and the Executive Director of the Coastal Commission. The Plan shall clearly describe the manner in which general public access in the Del Monte Forest is to be managed and provided (including through improvements to existing access areas and development of new access areas, as appropriate), with the objective of maximizing public access to all major access points (e.g., all shoreline access locations, trails, parking areas, destinations, facilities, etc.) and all related public access areas, and maximizing utility and enjoyment of all such public access features through siting and design premised on seamlessly integrating them into the built and natural environment, and through provision of appropriate public access amenities (i.e., landscaping, irrigation, restrooms, overlooks, interpretive signs and facilities, bench seating, trash and recycling, bike racks, etc.) and signage/information. The Plan shall at a minimum include the following:

1. Public Access Areas. All public access areas in the Del Monte Forest shall be clearly identified as

such on the Plan, including through maps, site plans, elevations (as appropriate), and photographs of each access area clearly identifying all elements of access so that it is clear what areas are available for public access and use. All public access and use parameters for each area shall be clearly identified, including with respect to different types of access features (i.e., shoreline accessways, trails, etc.), for specific access features (i.e., for individual access points, trail segments, etc.), and for different user types (i.e., cars, pedestrians, bicyclists, equestrians, etc.). At a minimum, public access areas associated with the following shall be included and so detailed:

a. 17-Mile Drive, including bike access and bike lanes.

b. All defined accessways and access areas adjacent to 17-Mile Drive (including at Moss Beach, Point Joe, China Rock, Bird Rock, Seal Rock, Fanshell Beach, Cypress Point, Crocker Grove, Lone Cypress, Ghost Tree/Pescadero Point, Shepherds Knoll, Huckleberry Hill, etc.).

c. All trails along 17-Mile Drive and the shoreline.

d. All public access areas at The Inn at Spanish Bay, including public access parking and trail connectivity.

e. All public access areas at The Lodge at Pebble Beach and the Pebble Beach commercial core area, including access through the commercial area and Lodge to and including Stillwater Cove and Sloat access areas, and including parking provisions (including in the commercial area and at Peter Hay, Casa Palmero, and the Beach and Tennis Club).

f. All public access areas at the new hotel site at the former Spyglass Quarry (at Area M).

g. Pebble Beach Company golf courses and the Pebble Beach Equestrian Center, specific only to their public access and use parameters.

h. All beach access and accessible sandy beach areas.

i. The Del Monte Forest trail system, including with respect to connections outside of the forest in Pacific Grove and Carmel.

j. Access areas in the Del Monte Forest owned by the Del Monte Forest Foundation (e.g., Indian Village).

k. All access areas and improvements identified in former LUP Appendix B (as certified in the original LUP in 1984).

l. All access areas and improvements required as part of the Spanish Bay development pursuant to coastal development permit 3-84-226, including as identified in former LUP Appendix B.

m. New access areas to be developed as part of the Concept Plan, including those necessary to offset public access impacts from Concept Plan development.

2. Public Access Area Improvements. For each of the public access areas identified above, all necessary and feasible improvements to provide optimum vehicular, pedestrian, bicycle, and equestrian access to and along the shoreline, and as close to the sea as possible, taking into account the need to balance such access with existing resort and recreational facilities, private property, and public safety, and the need to avoid interfering with existing resort operations and golf course play,

shall be identified and developed per the Plan.

3. Public Access Signs/Materials. The Plan shall identify all signs, handouts, brochures, procedures, and any other elements that will be used to facilitate, manage, and provide public access in the Del Monte Forest, including identification of all public education/interpretation features (educational displays, interpretive signage, etc.). All access areas shall be signed in such a way as to make clear that such areas are available to public access, and in such a way as to provide clear direction on navigating within the Forest, including at a minimum improved trail signs and directions, and way-finding kiosks or similar structures at key visitor destinations in the Forest (i.e., at the Pacific Grove and Carmel gates, at major shoreline accessways and access areas, at key segments of the California Coastal Trail (i.e., connections at Asilomar State Beach and Carmel Beach, etc.), at the Lodge commercial area, etc.). Any specific use parameters shall be clearly identified. All sign and other such informational materials shall use a unified design theme wherein all signs and materials use similar materials, colors, fonts, figures, symbols, layouts, and other associated elements so as to provide a recognizable program that extends throughout the Forest and relates back to informational brochures, way-finding maps, etc. In addition:

   a. Signs. Signs may be categorized by sign types (e.g., trail signs, overlook signs, parking signs, interpretive signs, informational signs, etc.) provided all signs are consistent with the overall Forest theme, and provided all signs within a sign type shall be similarly designed to facilitate ease of recognition (for example, sign types may use the same letter type and size, employ the same palette of colors/materials, and be installed at the same height). All signs shall be designed to integrate with the character of the sign location, and shall be: fabricated of natural or natural looking materials that are compatible with locational character to the maximum extent feasible and that have limited areas of contrasting materials and color (i.e., materials such as stone, wood, COR-TEN® steel, etc.); consolidated so as to limit the number of freestanding poles or other structures devoted exclusively to signage; and part of a coordinated hierarchy of information and related design elements such as sign size, text size, and color.

   b. Public Access Brochure. A Public Access Brochure shall be included as a component of the Plan, and shall be subject to the requirement that it be updated (subject to County and Executive Director review and approval) whenever significant public access changes occur in the Forest, and at least once every five years. The Brochure shall clearly and accurately identify all public access areas, amenities, and use provisions within the Forest (including all trails, parking areas, destinations, facilities, etc.) consistent with the Plan at a scale and in a design that is easily understood. The Brochure shall be provided at key visitor destinations in the Forest, including as a gate handout for visitors entering the Forest for which it may be developed as a separate public access insert to the existing 17-Mile Drive gate handout, provided it is clear that such insert is to be distributed (with the remainder of the gate handout) to all visitors entering Del Monte Forest.

   c. Acknowledgments. All signs, handouts, brochures, procedures, and other public access information elements shall acknowledge the participants in the Plan including the Pebble Beach Company, County of Monterey, the California Coastal Commission, and other applicable entities, and shall clearly reflect that the trail system is a component of the California Coastal Trail.

4. Public Access Disruptions Prohibited. Development and uses within the public access areas that disrupt and/or degrade public access (including areas set aside for private uses, and barriers to public

access such as fences, temporary structures, private use signs, closures, etc.) shall be prohibited, except that the Pebble Beach Company may charge a vehicular gate fee subject to LUP requirements, and except that the Pebble Beach Company may restrict entrance to the Del Monte Forest and/or use of 17-Mile Drive and other public access areas during special events in the Forest as long as such public access use restrictions are minimized as much as possible and are clearly identified through all necessary processes. Public access areas shall be maintained in a manner that maximizes public use and enjoyment consistent with the operation of the applicable public access area.

5. Public Access Use Hours. Public use access hours shall be maximized. Such hours are generally limited to daylight hours.

6. Public Access Fees. Other than fees related to certain facility use and other than fees consistent with the LUP for vehicular access at each Del Monte Forest gate, all public access areas and amenities, including pedestrian and bicycle access at the gates, shall be available to the general public free of charge. Any proposed increases to the gate vehicle fee shall be subject to review by the County and the Coastal Commission's Executive Director, and shall be submitted with clear evidence of the manner in which it complies with the LUP's requirements specific to vehicular fee increases.

7. Public Access Plan Adjustments. The Plan shall provide that minor adjustments may be allowed by the County and the Executive Director if such adjustments:

   (1) are deemed reasonable and necessary; and

   (2) improve public access and do not adversely impact coastal resources.

8. Public Access Areas and Amenities Maintained. The Pebble Beach Company shall manage and maintain all Del Monte Forest public access areas and related amenities associated with the Plan on Pebble Beach Company land (and on land for which Pebble Beach Company has assumed such obligation) in their approved state and consistent with all Plan provisions in perpetuity. Others shall similarly manage and maintain areas and amenities associated with the Plan but not managed and maintained by the Pebble Beach Company consistent with their LCP and CDP obligations. At least once every five years (and by May 1st of each fifth year), the Pebble Beach Company shall assess the condition of all such public access areas and amenities, and shall provide a copy of such assessment for the review and approval by the County and the Coastal Commission's Executive Director. The assessment shall identify the existing condition of such areas and amenities, shall recommend actions necessary to maintain areas and amenities in their Plan-approved and/or Plan-required state, and shall include photographs of such areas and amenities. Actions necessary to maintain such areas and amenities in a structurally sound manner and their approved state shall be implemented within 30 days of Executive Director approval, unless a different time frame for implementation is identified by the Executive Director.

The Pebble Beach Company, and all successors and assigns, shall implement the Del Monte Forest Public Access Management Plan on Pebble Beach Company land (and on land for which Pebble Beach Company has assumed such obligation), and others shall implement the Plan consistent with their LCP and CDP obligations, which shall govern all Del Monte Forest public access. The Plan shall make clear that the Pebble Beach Company, the County, and the Coastal Commission (through its Executive Director) agree that the Plan governs public access in this way, and that any differences between Plan provisions and other documents shall be resolved in favor of Plan provisions and maximum public access. The Plan shall include signatory blocks for the Pebble Beach Company, the County, and the

Coastal Commission, and shall only be deemed approved when it has been signed and dated as to its approval per the signatory blocks.

Requirements Applicable to Low-Cost Visitor-Serving Facilities

Lower-cost overnight visitor-serving accommodations shall be provided for as a condition of approval of the first development in the Concept Plan that provides for additional overnight visitor-serving accommodations. The condition should be satisfied by payment of a fee to an organization acceptable to the County and the Coastal Commission's Executive Director to provide for lower-cost overnight visitor accommodations in the coastal zone.

Requirements Applicable to Affordable Housing

The Pebble Beach Company shall comply with the County's Inclusionary Housing Ordinance in the manner approved by the County. In addition to the 10 market rate units identified at the Corporation Yard site, an additional 20 units of inclusionary housing may be allowed within the same development footprint as identified in Figure 9l.

Implementation of Concept Plan

All relevant LCP requirements shall apply to each element of the Concept Plan, except as described in this Concept Plan section or as otherwise noted in other policies. In recognition of the relative specificity of the Concept Plan and the benefits accruing from it, it is the premise of this LUP that none of the LCP requirements will be applied in a manner to prevent reasonable development consistent with the Concept Plan, and in particular to prevent reasonable residential development on any of the Concept Plan residential lots in a manner generally consistent with the residential development on similar residential lots in the Del Monte Forest.

CHAPTER FOUR

~~:~~ LAND USE SUPPORT ~~ELEMENTS~~ ELEMENT

INTRODUCTION

~~INTRODUCTION~~

The land use and development area designations described in Chapter 3 are based upon resource considerations presented in Chapter 2 as well as considerations of the needs of supporting systems for ~~additional~~ development and uses. This chapter describes existing support systems in the Forest, as well as the system improvements necessary to support ~~new development.~~Forest development and land uses, including with respect to requirements related to provision of sometimes limited services (circulation, water supply, wastewater treatment, etc.).

CIRCULATION

~~Access to the Del Monte Forest Area is provided at four locations. The Highway 1 freeway provides the principal access at its junction with Highway 68 at the Carmel Hill interchange. Lighthouse Avenue provides access from central Monterey via David Avenue. San Antonio Avenue near Carmel Beach City Park provides access from Ocean Avenue in Carmel. The fourth entrance is from Pacific Grove near Asilomar Beach. Principal circulation system elements in the area are shown in Figure 14.~~

~~The three principal coastal access routes for visitors are Highway 68, 17 Mile Drive, and a shoreline route from Monterey via Pacific Grove city streets. Highway 68 is a State highway connecting the Carmel Hill interchange of Highway 1 with the beaches of Pacific Grove and Asilomar. Seventeen-Mile Drive is a privately owned road which provides direct shoreline access along about half of the shoreline of the Del Monte Forest Area. Principal recreational facilities and public access are shown in Figure 15.~~

Circulation Background

The ~~existing highway network within the~~ Del Monte Forest is ~~privately~~served by a private internal road system, including world-famous 17-Mile Drive, that is owned and maintained by the Pebble Beach Company. ~~Access is via four toll~~In addition to 17-Mile Drive, five gated entrances provide access into the Del Monte Forest: the Pacific Grove and Country Club gates from Pacific Grove, S.F.B. Morse gate ~~facilities.~~from Highway 68, Highway 1 gate from the southerly Highway 1/68 interchange, and the Carmel gate from the City of Carmel-by-the-Sea. Major roads leading to these gates include Highway 1, Highway 68, Sunset Drive and 17-Mile Drive in Pacific Grove, and Ocean Avenue to North San Antonio Avenue/Carmel Way in Carmel-by-the Sea. Residents pay a yearly fee ~~for partial~~toward upkeep of the road system ~~while visitors are charged~~. Visitors in vehicles pay an entrance fee ~~for vehicular traffic~~, but

there is no ~~charge~~fee for pedestrians, bicyclists, or equestrians. Principal circulation system elements in the area are shown in Figure 7.

~~Primary distributor roads are Sloat Road, Lopez Road, and Forest Lake Road, which together form a north-south alternative to the western portion of 17-Mile Drive. Also, Lopez Road and Sunridge Road provide internal distribution to the Highway 1 gate. The circulation network in the Del Monte Forest as it now exists and as it would exist following full implementation of this LUP is shown in Figure 14.~~

~~*FIGURE 14*~~

~~*CIRCULATION*~~

~~The present circulation pattern in the Forest~~ As of 2007, all roads within and gates into the Del Monte Forest were operating at acceptable levels of service ("C" or better on a range scale ranging from "A" (the best) to "F" (the worst)). The LUP's target service level is, at minimum, Level "D" (see Policy 108). Some nearby intersections were operating at lower levels of service in peak times, most notably Highways 68/1 southbound off ramp, Highway 68/Skyline Forest Drive, Highway 68/Beverly Manor, Highway 68/Aguajito Road, and Highway 1 southbound on-ramp/17-Mile Drive, which were all operating at Level of Service F (over-capacity) at some times.

Emergency vehicle response is provided from the central fire station on Forest Lake Road and the fire station located inside the Highway 1 gate over a network of collector or primary roads. Emergency access for law enforcement and ambulance responses as well as mutual or automatic resources from neighboring jurisdictions is provided through the five entrance gates, as well as the Haul Road gate off Highway 68 (which is closed to all vehicular traffic other than emergency ingress and egress).

Circulation Considerations

Although 17-Mile Drive has evolved ~~from the creation of 17-Mile Drive~~since it was originally created in the early 1900s~~. Although the Drive has undergone changes in alignment since its original coastal~~ as a route between the old Hotel Del Monte, the ~~Old~~old Carmel Mission, and Point Lobos, ~~the Drive has heavily influenced development patterns in the Forest. Part~~it remains a defining element of ~~17-Mile Drive is a traffic distributor, and the narrow, winding, two-lane roadway serves~~ the circulation system for both ~~local~~ residents and visitors ~~to the Forest.~~

~~In 1974, in meetings to review the Forest road system, it was suggested by the County that the Pebble Beach Corporation conduct a thorough traffic planning study. This study was part.~~ One of the ~~initial planning leading to development of this LUP. The purpose of the study was to analyze existing traffic conditions, make traffic forecasts related to future development, and recommend a circulation plan to accommodate future traffic. The recommendations in the study provide an overall concept for traffic~~ LUP's basic circulation ~~in the Forest, describe where improvements are needed, and indicate how the improvements should be phased over the planning period. As a planning study, it did not include geometric or engineering design but did include road standards and an indication of future traffic volumes.~~

~~At present, about 12,000 vehicles enter the Forest on an average day. This number is greater in the summer months due to increased visitor traffic. In August, visitors comprise almost 20% of traffic through the gates, while average visitor traffic over the whole year is less than 10%.~~

~~With the land uses described in Chapter 3, total traffic in and out of the Forest will ultimately increase. The increase in traffic will cause capacity deficiencies with the present road and gate system.~~

~~***Circulation Considerations***~~

~~The circulation plan has the basic concept of preserving~~objectives is to preserve 17-Mile Drive for ~~shoreline~~ visitor access ~~and developing an~~, including through the use of alternative distribution ~~systems~~systems for Forest residents. ~~The~~In this way, 17-Mile Drive ~~will~~can continue to function as a special scenic route ~~providing~~for visitor access to and along the shoreline and ~~to~~ the recreation and scenic resources of the area, ~~but~~at the same time that its role of distributing residential traffic within the Forest ~~will~~can be lessened. The ~~major improvement proposed is~~LUP addresses this objective by a ~~New~~

~~Forest internal access road for Forest residents into the center of the Forest. It will feature a major new entrance. The capacity of the gates is not now sufficient. However, with the new distributor and gate, there should be sufficient gate capacity.~~

~~The purpose of this new distributor is to redirect the amount of~~variety of means, including appropriately directing internal travel ~~which will take place~~ within the Forest, and ~~to segregate~~segregating resident and visitor traffic as much as possible. ~~The critical~~Critical capacity situations are typically weekday morning and afternoon peaks, when the traffic is primarily residential, and the middle of the day on Sundays, when visitors comprise a large proportion of the traffic~~. Enlarging 17 Mile Drive near the Highway 1 gate, plus rebuilding the gate and interchange, is neither feasible nor desirable; hence, the internal distribution system is designed to encourage a large proportion of residents to use a new gate. On Sundays, diversion of a significant amount of resident traffic to the new gate would assure that the limited capacity of the Highway 1 gate is reserved for visitors, a feature which directly conforms with Coastal Act policies. Similarly, most of the capacity of 17 Mile Drive on Sundays would be available for visitors~~ volume.

~~Apart from two key features of this concept — the preservation of 17 Mile Drive as primarily a visitor facility and the provision of adequate capacity for residents to obtain access to and within the Forest — the concept also reinforces two other aspects of the LUP land uses for the Forest. One is the plan to develop a neighborhood scale commercial service center in the center of the Forest. The commercial area is planned to provide shops and other services to residents of the Forest, thus reducing their need to travel further into Pacific Grove or Monterey to obtain basic necessities.~~

~~The second aspect is that the new gate will provide a central focal point for transit service. No transit service is presently available for persons traveling into the Forest to work (e.g., domestic and hotel employees). Service is, however, provided on David Avenue near the Country Club gate and to the community hospital in the Shepherds Knoll planning area. The neighborhood center can function as the major transit stop for the Forest and as a transfer point for park and ride, dial a ride, or other forms of local transit service.~~

~~A proposal to develop transit and bicycle/pedestrian improvements in the abandoned Southern Pacific right of way could provide a link between the Asilomar conference grounds adjacent to the Spanish Bay planning area and coastal points in Pacific Grove and Monterey.~~

~~At present,~~Although the S.F.B. Morse gate from Highway 68, completed in 1989, has helped in distributing traffic, significant new development in the Forest will require offsetting traffic improvements, including Highway 68/1/17-Mile Drive intersection area improvements, redevelopment of the Highway 1 gate into the Del Monte Forest, regional cumulative traffic projects, traffic demand management requirements (including offsite employee parking, shuttles, etc.), and special event requirements.

In terms of non-automobile circulation, existing bicycle routes ~~connecting~~connect the coastal cities of Pacific Grove and Carmel-by-the-Sea, north and south of the Del Monte Forest Area, ~~are~~ at the Carmel and Pacific Grove gates. Other bicycle access into the Forest is more limited and subject to safety and terrain ~~problems. The most direct route follow~~ constraints along the shoulder of ~~Highways~~Highway 68 (to the S.F.B. Morse and Highway 1. ~~Grades along this route~~ gates) where grades are generally too steep

for the average cyclist, and vehicular traffic presents safety hazards. ~~A~~Within the Forest, the primary bicycle route presently extends ~~partway through the Forest~~ along 17-Mile Drive from the Pacific Grove gate to near ~~Fan Shell Beach. This route does not extend into Carmel due to narrow roadbeds and resultant safety problems, but is planned~~The Lodge at Pebble Beach, including via Spyglass Hill Road. Bicycle access between the Lodge area and the Carmel gate is more limited due to the narrow road width and excessive road grade in places, and the lack of dedicated bicycle lanes. Improvements to enhance bicycle access, including safety improvements, are necessary in certain such areas. This LUP encourages such enhanced bicycle access and connectivity within the Forest, including via a safe and usable through route (off-road preferably) from Pacific Grove to Carmel where space and grades permit.

In addition, the Del Monte Forest trails system provides pedestrian access on a series of trails that wind throughout the Forest (see Figure 8). This trail system is made up of a variety of components (e.g., developed trails, fire roads, footpaths, sidewalks, etc.) that has been and is available for general public access use, and it remains one of the most significant public access and non-automobile circulation facilities within the Forest. It allows its users to navigate through the Forest almost exclusively separated from vehicular roads and along alignments that dip into and out of significant natural resource areas. It offers a more natural trail experience as well as opportunities to enjoy Forest resources first hand. Use is limited to hikers and equestrians, who, using a trail map, can find their circuitous way from the Asilomar Dunes area in Pacific Grove through to Carmel Beach in Carmel in a few hours. This trail system is a portion of the California Coastal Trail (CCT) connection between Asilomar Dunes State Beach and Carmel Beach through the Forest, and a significant circulation resource for which continued protection, enhancement, and management is critical.

Planned Circulation Improvements

No new major internal Del Monte Forest roads are planned. However, it is critical to continue the redevelopment, improvement, and management of roads within the Forest including as necessary to offset impacts from new development. In addition, efforts must continue to maximize the utility of the Forest trail system and the CCT, including with respect to new trail components and improved bicycle access through the Forest. Brochures are available to ~~eventually complete a loop back to the Pacific Grove gate by way of Lopez and Congress Roads. Bicyclists, however, are admitted to the Forest without entrance fees except~~visitors at each gate access into the Del Monte Forest and must be updated on ~~weekends and holidays, when increased visitor traffic on~~ a regular basis.

The major road improvement project still necessary is the Highway 68/1/17-Mile Drive ~~presents more serious safety hazards.~~

~~***Planned Circulation Improvements***~~

~~In developing circulation improvements for the Forest, it has been assumed that the road system will continue to be privately owned and managed. Precise road locations will be engineered for safety, convenience, and minimal environmental damage from grading and tree removal, to be insured through the County's environmental review and permit process.~~

~~One important change to the existing visitor access along 17-Mile Drive will occur in the Spanish Bay planning area where existing Spanish Bay Drive will be terminated 2,000' north of its existing intersection with 17-Mile Drive near Point Joe. In its place, 80 additional visitor parking spaces will be provided (as well as a foot trail along the shoreline connecting with Asilomar State Beach). Traffic~~

~~now using Spanish Bay Drive will be rerouted along a relocated Spanish Bay Road skirting the south side of the Spanish Bay planning area.~~

~~A second change planned for the visitor circulation system is the rerouting of 17 Mile Drive through the Country Club planning area via Lopez to Congress and thence to the Spanish Bay planning area. This is intended to reduce congestion and visitor/resident traffic conflicts at busy intersections along this segment of the scenic drive and to reroute the drive out of primarily residential areas.~~

~~Additional visitor access improvement are proposed south of Point Joe along 17 Mile Drive where parking areas will be reorganized and access improved. All of these roadway and parking improvements for visitors are consistent with Site Specific Shoreline Public Access Design Criteria developed for these shoreline areas and will be implemented in a phased manner consistent with the timing shown in Appendix B of this Land Use Plan.~~

intersection area improvement project, including fundamental redevelopment of the Highway 1 gate into the Del Monte Forest. It is anticipated that these improvements will be requirements of major new development in the Forest in the future.

Circulation Key Policy ~~*Guidance Statement*~~

The continued development of a multi-modal circulation system within the Del Monte Forest shall be encouraged to provide an adequate level of service with minimal intrusion ~~into~~to the Forest environment, ensure adequate and effective public recreational access, encourage separation of visitor and resident traffic, and provide for a ~~fair~~proportionate share of the improvements necessary to impacted areas of Highway 68, which serves as an external access route to the Del Monte Forest ~~Area~~.

Circulation Policies

~~96~~97. Seventeen Mile Drive shall remain open to the public for recreational use and any entrance fee ~~charge~~charged shall be limited to a vehicular access fee (i.e., pedestrian and bicycle access shall remain free) and shall remain reasonable.

98. The vehicular entrance fee ~~in effect on the date~~ as of ~~effective certification of this Land Use Plan~~ January 1, 2011 was $9.50, and it was last increased to that amount on April 1, 2010. The entrance fee may be increased ~~subject to the following limitations. The first increase after the date of effective certification of this Land Use Plan shall~~over time, as long as it is not ~~exceed, in percentage of increase, 25% of the amount of the fee in effect on the date of effective certification of this Land Use Plan. Any subsequent increase shall not exceed, in percentage of increase, the percentage of~~ increased by more than the increase in the Consumer Price Index ~~for All Urban Consumers, All Items, United States City Average, published by the United States Department of Labor, Bureau of Labor Statistics, between the date of such increase and the date of the immediately preceding increase; in no event, however, shall the percentage of increase exceed~~(CPI) or more than 5% per year ~~applied~~, whichever is less, on a cumulative basis ~~between~~as measured from the date of ~~such increase and the date of the immediately preceding~~last gate fee increase.

~~The County shall require an agreement between the County and the owner of the road system (PBC) assuring public use of the road system in a manner consistent with the policies of this Land Use Plan, as a condition of approval of development of the Spanish Bay project or internal road improvements, whichever occurs first.~~

~~97.~~99. The recreational~~/~~ and scenic value of the 17-Mile Drive corridor shall be maintained by appropriate siting and design of new development to minimize public view impacts associated with the corridor as much as possible, including through the use of appropriate building setbacks along sections of the Drive where such new development will occur.

100. To~~98. In order to~~ protect public access to the shoreline and reserve limited highway capacity for coastal priority uses, ~~new~~ development in the Forest shall ~~proceed as set forth in Policy 113 and~~be required to identify and appropriately offset all circulation impacts, with ~~the exception of existing lots,~~preference given to mitigation measures designed to improve public recreational access and visitor-serving circulation. All such development shall either bear the incremental costs of necessary improvements to Highway 68 and the Highway ~~One~~1 gate required as a result of traffic generated by the development, or pay into a fund that will be administered by the County for the incremental costs of necessary improvements to Highway 68 and the Highway ~~One~~1 gate required as a result of traffic generated by the development. ~~The County will determine the most suitable procedure. The developers will contribute to a road improvement fund for, either a specific project or the developers will make incremental contributions for projects to be determined by the County.~~Approval of any development proposed by the owner of the Del Monte Forest road system (Pebble Beach Company) that is described in the Pebble Beach Company Concept Plan (in Chapter 3 of this LUP) shall incorporate and/or require as a condition of approval improvements to the Highway 68/1/17-Mile Drive intersection area, including redevelopment of the Highway 1 gate (see Figure 7), and improvements to The Lodge area parking and circulation system (see Figure 9q) that improve circulation consistent with all LUP policies. Such approvals granted to Pebble Beach Company must also incorporate and/or require as a condition of approval all other necessary measures and modifications that are identified during the development review process to adequately address traffic and circulation issues associated with the proposed development.

101. Approval of new subdivision and/~~99. or~~ hotel development in the Forest shall be based upon professional engineering traffic studies that will identify and provide for circulation changes/improvements necessary to appropriately offset such development's impacts on existing visitor and residential circulation needs. Approval of any such development shall incorporate and/or require as a condition of approval the identified mitigation for circulation changes/improvements.

102. ~~With the exception of existing lots of record, approval of new residential or hotel development in the Forest shall be conditioned upon completion, and acceptance by the County, of an applicant funded, independent engineering study that will establish an arterial system for the Forest according to this plan, establish the necessary changes to Highway 68 between Haul Road and Highway One, establish the necessary changes to access gates in order to provide for the increased traffic, and establish those needed traffic controls within the Forest to make effective the preceding determination. The County will adopt a program for the implementation of road improvements based on the land uses approved in this plan and the applicant funded independent engineering study. The road improvements will be paid by the County~~

~~administered, developer financed, and road improvement fund.~~

Circulation changes and/or improvements in the Forest ~~100. A new vehicular entrance from Highway 68 for resident and service vehicles will be provided. The routing and design of the new entrance road shall minimize the amount of development visible from State Highway 68; and shall avoid significant disruption of the environmentally sensitive Huckleberry Hill habitat area. It shall utilize to the maximum extent feasible existing disturbed areas (e.g. existing roadbeds abandoned quarry sites). The new entrance road shall be designed after studies are made to determine the transportation demands of the land use plan and such as to encourage its use by a large proportion of residents. This entrance shall be built within three years after occupancy of the first development approved under this LCP (Spanish Bay Hotel). The details of its intersection with and the construction along Highway 68 required to fully mitigate the effects of adding additional traffic on Highway 68 shall be addressed in the traffic study and shall be according to standards and conditions provided by the State Department of Transportation.~~

shall utilize to the maximum extent feasible existing disturbed areas.

103. To~~101. In order to~~ preserve both visual and physical access to the coast, the impacts on the road system of the Forest and on Highways 68 and ~~One~~1 resulting from incremental development ~~of~~in the Forest shall be mitigated in conjunction with, or as a function of, new development.

~~102.~~ 104. Parking reorganization ~~plans identified in the site specific access recommendations~~and other measures to best accommodate visitors consistent with maintaining/enhancing public views and protecting sensitive habitat shall be implemented at all access areas as a condition of approval of any development that is described in the Pebble Beach Company Concept Plan (in Chapter 3 of the LUP) as a means to improve visitor visual and physical access to the shoreline.

~~103~~105. Circulation improvements shall include the provision of improved visual access to the sea~~, such as the use of turn outs identified in the site specific access recommendations for~~ where needed along Highway 68 and ~~the~~ 17-Mile Drive.

106. ~~104.~~ Relocation of portions of 17-Mile Drive ~~as identified on the LUP Land Use Map will be~~is encouraged where the purpose is to improve ~~the~~public views of scenic resources, reduce conflicts between visitor and resident traffic, and allow for the separation of bicycle/pedestrian and vehicular traffic.

~~105~~107. Development or expansion of visitor-serving facilities should be planned to maximize opportunities for use of public transportation systems.

108.

~~106. As of the date of adoption of this LUP, Highway 68 between Highway 1 and Pacific Grove is adequate to handle existing traffic. Recent surveys show that current traffic ranges are as follows:~~

	~~*Weekdays A.M. Peak*~~	~~*Weekdays P.M. Peak*~~

Location	ADT**	AWDT**	Eastbound	Westbound	Eastbound	Westbound
Immediately west of Route 68/Highway 1 interchange	20,400	21,500	790	590	890	1,030

Source: Caltrans (1980-81 traffic counts)

* ADT - Average daily traffic
** AWDT - Average weekday daily traffic

The current traffic count as reflected in the above table will be referred to as "base traffic".

Applications for future development in the Forest shall include an analysis of the traffic generation of such development and an analysis of the probable routes of such traffic. If it is determined by the Planning Commission and/or Board of Supervisors If the decision making body determines that the additional traffic generated by such development will create the need for additional traffic facilities over, including changes and above the base/or enhancements, to account for traffic, because highway capacity as determined by Caltrans or Monterey County Public Works that will exceed Level of Service D (1720 average peak hour vehicles),, and without regard to any other traffic generated by other sources, the County shall require the applicant to contribute to the County and/or the State Division of Highways, at the time of construction, the estimated incremental cost of those facilities made necessary by the development. If the development will not, considered alone, create the need for additional traffic facilities until other development within the Forest is constructed, the County may approve such development without requiring the developer to contribute to the cost of any traffic facilities. In that event, the County may provide in such approval that any future development, the cumulative effect of which will require additional traffic facilities, will be conditioned upon the contribution by the applicant to the development of such required facilities made necessary by the cumulative development within the Forest, at the time of construction, the applicant's estimated proportionate share of the cost of those facilities made necessary to which the development contributes.

~~107~~109. Non-~~auto~~automobile transportation modes (e.g., trails) ~~will~~shall be considered and, where ~~environmentally~~ feasible, included in new development proposals. Appropriate considerations for residential developments include non-vehicular connections to the trail system and to commercial or visitor-serving facilities, including ~~provision for transit terminals~~where such connections will facilitate enhanced trail connectivity and ~~transit wait shelters~~/or close trail gaps.

110. Improved bicycle access and connectivity within the Del Monte Forest, including a safe and usable through route (off-road preferably) from Pacific Grove to Carmel where space and grades permit, as close as feasible to the sea, is encouraged. Development that affects existing bicycle access (e.g., road improvement projects) shall include enhanced bicycle access improvements if such improvements are feasible.

WATER~~108. Safety improvements should be made to the existing bike route along 17 Mile Drive from the Pacific Grove gate to its terminus near Fan Shell Beach. Bicycle access between Fan Shell Beach and the Carmel Gate shall continue to be available. Bicycle access through the Forest shall continue without fees, but may be regulated on weekends in the same manner approved for motor vehicles on 17 Mile Drive as long as a separate coastal bike route is not available.~~

~~WASTEWATER~~ AND WASTEWATER SERVICES

~~In responding to the basic goal of encouraging coastal dependent and coastal related development over other development on the coast, it is apparent that the capacity of the public service system has limits. These limits have been, and will continue to be, factors affecting the amount, location, and timing of development in the Del Monte Forest Area.~~

Water Supply Considerations

The Del Monte Forest ~~Area~~area, along with the six cities and unincorporated portions of the Monterey Peninsula, has its domestic water supplied by the California-American Water Co. (Cal-Am). ~~The~~Cal-Am's principal water sources are ~~wells and reservoirs in~~ the Carmel ~~Valley. When fully developed, Cal-Am will have an assured supply of 22,000 acre feet per year. Usage by~~ River and the ~~seven jurisdictions for 1980~~Seaside coastal groundwater basin, both of which are currently over-drafted with water withdrawals leading to adverse impacts on resources. The distribution and use of Cal-Am water is ~~estimated at 16,000 acre feet. Under a water allocation program prepared~~regulated by the Monterey Peninsula Water Management District~~,~~ (MPWMD), which allocates water among various cities and the County ~~will have a specific allocation from this total amount to be used~~, who in turn decide how to ~~serve growth in the unincorporated portion of the Cal-Am service area~~distribute their allocations.

Coastal Act policies require, where public works facilities can accommodate only a limited amount of new development, that coastal-dependent land ~~use~~uses, including recreation and visitor-serving land uses, shall not be precluded by non-priority residential development.

Due to insufficient legal rights for Cal-Am withdrawals from the Carmel River, the State Water Resources Control Board (SWRCB) has issued Orders limiting the amount of water Cal-Am can withdraw from the Carmel River. This limitation has had the effect, on a general basis, of precluding water for new development within the Cal-Am service area, with some exceptions. One of these exceptions is the Pebble Beach Water Entitlement, which has its genesis in the Carmel Area Wastewater Services District (CAWD) – Pebble Beach Community Services District (PBCSD) Recycled Water Project (RWP).

In 1989, MPWMD and Pebble Beach Company entered into an agreement in which Pebble Beach Company guaranteed financing for the RWP designed to reclaim approximately 800 acre-feet per year (AFY) of wastewater for irrigation use on golf courses and other landscaping in the Del Monte Forest. The use of recycled water in place of potable water was intended to conserve approximately 800 AFY of Cal-Am potable water then being used to irrigate these areas. The project was to be constructed and operated by CAWD and PBCSD. In return for its fiscal guarantee, MPWMD granted Pebble Beach Company a water entitlement of 365 AFY of potable water for specific "benefited" properties in the Del Monte Forest. MPWMD granted two other property owners who also participated in the agreement an additional 15 AFY entitlement (applicable to use for Areas S and W in the Del Monte Forest), for a total of 380 AFY of water entitlement in return for guaranteeing financing for the RWP.

In 1994, CAWD and PBCSD completed construction of the RWP and began supplying treated water. Between 1994 and 2008, the RWP supplied on average about 750 AFY of recycled water for irrigation of eight golf courses, and other areas in the Del Monte Forest. During this period, the recycled water supply was supplemented with potable water to bring it up to necessary irrigation standards, necessitating use of approximately 250 AFY.

To eliminate the supplemental use of potable water for such irrigation, Pebble Beach Company agreed in 2005 to fund upgrades to CAWD's recycled water facilities to address salinity issues and to fund the retrofit of the Forest Lake Reservoir (owned by PBCSD) to provide additional storage capacity. By 2011, with such upgrades complete, the RWP was capable of providing about 1,100 AFY of recycled water, sufficient to meet the irrigation demands of the golf courses and other open space areas served by the RWP without the use of potable water.

The MPWMD-Pebble Beach Company agreement, including as modified in 2004, identifies the water entitlement as a vested property right and allows Pebble Beach Company the right to reallocate the water entitlement among its properties as well as the ability to sell up to 175 AFY of its remaining entitlement to other Del Monte Forest property owners for residential use, provided that the annual water usage among all of Pebble Beach Company's properties and buyers' properties does not exceed the aggregate 365 AFY water entitlement granted to Pebble Beach Company. As of 2011, Pebble Beach Company had sold approximately 130 AFY in this fashion, and had used about 10 AFY for other projects, leaving a balance of 225 AFY.

Water demand for the Pebble Beach Company's Concept Plan projects is estimated at about 135 AFY. Taking the Pebble Beach Company's MPWMD Water Entitlement (Entitlement) of 365 AFY, less the 175 AFY it is authorized to sell, leaves 190 AFY for Pebble Beach Company use under the Entitlement. Approximately 10 AFY has already been used, leaving 180 AFY under the Entitlement to satisfy the Pebble Beach Company Concept Plan projects and other Pebble Beach Company needs per the Entitlement. In addition, for other Del Monte Forest property owners, up to 175 AFY under the

Entitlement is available to serve development on lots of record, additions, remodels and other residential uses.

Thus and in summary, existing water sources for Del Monte Forest development are generally overdrafted, the use of these sources is leading to adverse resource impacts, and such use is subject to specific legal requirements related to continued use, including SWRCB orders. As a result, the lack of adequate, long-term public water sources and supplies is a significant constraint to development in the Del Monte Forest. So as not to exacerbate resource impacts from water withdrawals, development in the Del Monte Forest can thus only be approved if it is first clearly demonstrated that the development will be served by an adequate, long-term public water supply, and where such development incorporates all necessary measures to assure no net increase in water demand from Cal-Am sources where extraction is leading to resource degradation. The only exception is the remaining portion of the Pebble Beach Company's MPWMD Water Entitlement consistent with all applicable law for such use, including as circumstances surrounding such use change over time (e.g., in relation to SWRCB order or otherwise). Thus, this LUP recognizes the validity of the Pebble Beach Company's MPWMD Water Entitlement, and recognizes that new development which relies on the remaining Entitlement is allowable provided other applicable law does not dictate otherwise.

Wastewater Treatment Considerations

~~Wastewater treatment facilities in the Del Monte Forest Area includes only sanitary district sewer service.~~

~~The Shepherds Knoll area and the Ocean Pines development are served by the City of Monterey collection system for treatment at the Monterey Peninsula Water Pollution Control Agency facilities.~~

~~The Pebble Beach Community Services District provides sewage collection for the Del Monte Forest and transmission to the Carmel Sanitary District plant for treatment and disposal. The Carmel Sanitary District has been ordered to stop dry season discharges into the Carmel Bay Area of Special Biological Significance as of July 1, 1990. The District has proposed a reclamation project which would provide reclaimed water for non agricultural irrigation. However, the realization of this project is highly doubtful because the EPA has denied federal funding for the project. CSD is currently examining other alternatives to resolve the issue of discharge into Carmel Bay.~~

Wastewater treatment and disposal for the unincorporated Del Monte Forest is provided by the PBCSD through a contract with CAWD. The CAWD wastewater treatment plant is located south of Carmel near the Carmel River Lagoon. The plant has a total treatment capacity of approximately 3 million gallons per day (mgd) with 2011 flows ranging between approximately 1.5 and 1.6 mgd. Of the total capacity, 1.0 mgd is allocated to the PBCSD for service in the Del Monte Forest. PBCSD in 2011 was using about 500,000 gallons per day (gpd) or approximately one half of its allotted capacity. Future Del Monte Forest wastewater needs under the LUP are not expected to exceed an additional 150,000 gpd. The maximum wastewater flow from the Del Monte Forest in the future is thus not expected to exceed 700,000 gpd, which is well within the existing capacity of the CAWD plant for the Forest's allocation.

The CAWD plant treats wastewater to secondary and tertiary levels. Some of the treated water is recycled and piped to Del Monte Forest for irrigation use per the RWP, but the remainder is discharged into Carmel Bay, pursuant to a permit from the SWRCB. Carmel Bay is designated by the state as a State Marine Conservation Area (SMCA), a Water Quality Protection Area (WQPA), and an Area of Special Biological Significance (ASBS). It is also part of the Monterey Bay National Marine Sanctuary (MBNMS). Although wastewater discharges are prohibited into ASBSs, 2011 State law includes a specific exemption for Carmel Bay to continue receiving treated effluent. In sum, Carmel Bay is recognized by a series of overlapping designations that reflect its rich biological resources and overall value, and treated wastewater discharge must continue to be understood in this evolving context.

In summary, PBCSD/CAWD has adequate wastewater collection and treatment capacity for future expected Del Monte Forest development. The SWRCB permit requires annual sampling of Carmel Bay waters and comprehensive reports to the SWRCB at ten year intervals. The first comprehensive report (2002-2003) showed no evidence of a measurable effect of the treatment plant discharge on the ASBS. The next comprehensive study report is due March 2013. The SWRCB will continue to monitor and evaluate Carmel Bay waters for CAWD discharge effects on the ASBS, including as it relates to increased wastewater discharge from new development.

Water and Wastewater Key Policy ~~Guidance Statement(s)~~

~~The County shall reserve from its allotted water supply a sufficient quantity of water to accommodate the~~ Development shall only be approved if it can be served by adequate, long-term public water supplies and wastewater treatment capacities. Priority for use of scarce water and wastewater treatment capacity shall be for coastal priority land uses ~~proposed in this LUP. As of June 1982, the County's allotment as determined by the Monterey Peninsula Water Management District (MPWMD) will be 34.952% of the total available supply, or 6,501 acre feet (subject to annual review by MPWMD). This allocation must serve the entire unincorporated area within the Cal-Am service area.~~

. Wastewater ~~disposal~~ systems~~,~~ which minimize or eliminate ocean pollution, and ~~systems, which permit~~provide for reclamation of wastewater for reuse, shall be encouraged and supported.

Water and Wastewater Policies

111. Development shall only be approved if it is first clearly demonstrated that the development will be served by an adequate, long-term public water supply, and where such development clearly incorporates all necessary measures to assure no net increase in water demand from Cal-Am sources where extraction is leading to resource degradation, other than development that uses the remaining available Pebble Beach Company MPWMD Water Entitlement from the original 365 AFY granted to Pebble Beach Company (pursuant to its Fiscal Sponsorship Agreement with MPWMD, dated October 3, 1989, as amended), consistent with applicable law for such use.

112.

~~109. The County shall reserve an adequate volume from its Cal-Am water allotment to supply the proposed Spanish Bay hotel complex, condominiums, and golf facilities and the NCGA golf course facility. Non-priority residential subdivisions shall not be approved until water is assured for these coastal priority, visitor serving facilities.~~

~~110. If reclaimed~~Recycled wastewater ~~becomes available to the Del Monte Forest Area, it~~ shall be used ~~on golf courses~~ as much as possible to irrigate all golf courses and landscaping areas, to the extent recycled water is reasonably available for such purpose, in order to conserve and make available additional potable water for domestic use. Development associated with golf courses and/or non-residential landscaping shall incorporate measures designed to ensure that such golf courses and/or landscaped areas are irrigated using such recycled water as much as possible.

113. ~~111.~~ In reviewing development applications, the ~~Monterey Peninsula Water Management District will be consulted~~County shall consult with the MPWMD and Cal-Am to determine that an adequate, long-term public water ~~connections are~~ supply is available to serve proposed development.

~~112.~~ 114. The County shall reserve water from ~~its allotment for present lot owners. Water not set aside~~any MPWMD and/or Cal-Am allocation for coastal priority uses ~~or existing legal lots of record may be used as the source for new subdivisions~~.

~~113. The developments listed in Table B, as first priority developments shall have first priority for the use of available water and sewer capacity. Both water from the County's current allotment of unused water from California American Water Company (as allotted by the Monterey Peninsula Water Management Agency), and sewage treatment plant capacity as provided by the Carmel Sanitary District have been reserved for such development.~~

~~All other development in Del Monte Forest area shall be shown on the Land Use Map with an Open Space/Resource Constraint overlay category over the designated land use because sewage capacity is currently unavailable for new development. The Resource Constraint Area designation shall be removed only when water and sewer capacity sufficient to serve such development becomes available and that highway capacity and circulation solutions have been agreed upon and adopted. Until such time that resource problems are solved, there shall be no development other than existing lots of record. The County shall cease issuing coastal development permits for developments which would generate wastewater when the appropriate treatment and disposal facilities reach a capacity threshold or when Pebble Beach Sanitary District will not approve a connection.~~

~~114~~115. Development shall only be approved if it is first clearly demonstrated that there is adequate, long-term public wastewater treatment capacity to serve such development.

116. New development shall employ water conservation techniques to the greatest possible extent. This shall include, among other things, use of water-saving fixtures, retaining native plants, and installing drought-tolerant landscaping.

117.

~~115. Wastewater reclamation projects are permitted and will be supported providing that they meet all the standards of the Chief of Environmental Health, Monterey County, the Regional Water Quality Control Board, and mitigation measure requirements of the California Environmental Quality Act.~~

Wastewater disposal systems which minimize or eliminate Carmel Bay pollution, and which provide for reclamation of wastewater for reuse, shall be encouraged.

118. Development shall only be approved if it is first clearly demonstrated that the additional wastewater discharge associated with such development will not significantly adversely impact coastal resources, including primarily in terms of Carmel Bay.

HOUSING

~~The County is required by State laws mandating the Housing Element of the General Plan, to provide a program to increase the availability of low and moderate income housing. The following policies are based on the goals of the adopted County Housing Element and reflect those actions, which will be most effective for Del Monte Forest.~~

~~While this LUP is intended to speak to the housing needs of the Del Monte Forest Area, housing is recognized as a regional concern affecting all of the Monterey Peninsula and therefore should be coordinated between County and City jurisdictions in accordance with the County Housing Element.~~

~~*Policy Guidance Statement*~~

~~The Housing Component of the Del Monte Forest Area LUP will be the County Housing Element, which will be implemented consistent with all other applicable policies of this plan.~~

The Coastal Act encourages the protection of existing, and the provision of new, affordable housing opportunities for persons and families of low and moderate income levels within the coastal zone. Similarly, one of the County's objectives is to increase the overall availability of low and moderate income housing in both the coastal and inland regions. Although the Del Monte Forest area is largely built-out, with limited potential for additional housing units, these housing objectives remain an important consideration with respect to new development within the Forest.

Housing Key Policy

Housing opportunities for persons and families of low to moderate income should be protected and provided, both within the Forest and in outlying areas, as a function of new development within the Forest.

Housing Policies

~~116. The housing goal for the Del Monte Forest Area, as with the rest of the County, is to ensure the availability of adequate housing, at affordable prices, to persons of a broad range of economic means. Planning areas Spyglass M and Huckleberry G may accommodate housing for senior citizens at the same density.~~

119~~117.~~ ~~The County shall protect existing affordable housing opportunities in the Del Monte Forest Area from loss due to deterioration and demolition or conversion: This will be attained by:~~

- ~~Discouraging demolition and requiring replacement on a one for one basis of all demolished or converted units which were affordable to or occupied by low and moderate income persons. Replacement housing will meet affordability criteria as established in the County General Plan and will be retained as low and moderate income units through deed restrictions or other enforceable mechanisms.~~

- ~~Promoting housing improvement and rehabilitation programs for low and moderate income persons in both owner occupied and renter occupied units.~~

~~118.~~ The County shall encourage the expansion of housing opportunities for low and moderate-income households, ~~consistent with the countywide provisions of the County Housing Element. The County shall:~~ including a requirement that all new residential subdivisions contribute to the provision of low and moderate-income housing. The allowance of accessory dwelling units may also serve to further this objective in the Del Monte Forest.

- ~~Require all new~~Timeshare residential ~~subdivisions to contribute to the provision of low~~-uses and ~~moderate income housing in conformance with the County's Inclusionary Ordinance~~quasi-residential visitor-serving uses (including condominium hotels, private unit ownership,

fractional ownership, and ~~Housing Element. Exceptions may be made for hardship cases.~~

120. ~~119. Time share projects, time share estates,~~ similar use and ~~other time share uses as defined in Section 11003.5 of the Business and Profession Code~~ownership structures) shall be prohibited ~~in existing residential developments in the area covered by this plan~~.

~~New projects planned and designed for time share use as defined above may be allowed in the plan area. Any such development will be subject to a Use Permit or similar permit, requiring a public hearing and discretionary approval by the Planning Commission or other appropriate decision making body. Inherent in the consideration of such proposals is the plan for the overall design, management, and maintenance of such facilities as well as the other applicable policies of this plan.~~

CHAPTER FIVE

~~#~~PUBLIC ACCESS ELEMENT

INTRODUCTION

The public's right to ~~shoreline~~coastal zone access is ensured by the provisions of the ~~California~~ Coastal Act. Notably, the Coastal Act prohibits development from interfering with public access to and along the coast, and requires that public recreational access opportunities be maximized. This latter statutory direction presents a different threshold than to simply provide or protect such access, and is fundamentally different from other like provisions in other laws in this respect. In other words, it is not enough to simply provide access to and along the coast, and not enough to simply protect access, rather such access must also be maximized. This terminology distinguishes the Coastal Act in certain respects, and provides fundamental direction with respect to projects along the California coast, including in the Del Monte Forest, that raise public access issues. However, the Act also recognizes that ~~public demand for~~efforts to maximize such access must be balanced against the need for preservation of the fragile natural environment. ~~A range of additional concerns is reflected in the Act~~, as well~~, including~~ as the need to ensure public safety and to protect the rights of residents and landowners. ~~Finally, the Coastal Act prohibits new development from blocking public access to the coast.~~ Balancing these ~~potentially~~sometimes conflicting objectives is a primary goal of this ~~Plan.~~ LUP.

The Del Monte Forest has long been recognized for its natural beauty and is well known for its mostly craggy shoreline that extends through the bluff platform and large areas of dunes up through and into a sloped landform mantled by native Monterey pine forest. Perhaps the most compelling characteristic of the Del Monte Forest area is this spectacular physical setting. Framed by the Asilomar Dunes extending into Pacific Grove upcoast and the sands of Carmel Beach downcoast, the Del Monte Forest shoreline includes the incredible white sand dunes and beaches at Spanish Bay, Fan Shell Beach, and Signal Hill, the craggy shoreline from Cypress Point to Pescadero Point, and the striking calm waters and sandy beaches of Stillwater Cove – part of the larger Carmel Bay State Marine Conservation Area and the Monterey Bay National Marine Sanctuary. Inland of the shoreline, the Del Monte Forest transitions through both developed and undeveloped areas containing a variety of streams and creeks towards the peak of the Monterey Peninsula. Much of the Del Monte Forest remains substantially mantled by forest cover; predominantly native Monterey pine forest, but also native Monterey cypress, Gowen cypress, and Bishop pine, in both distinct and mixed groves of these species. Even the Forest's developed areas are occupied to greater and lesser degrees (depending on the nature of the development and how much of the native flora was retained and protected) with forest cover. Several areas have been formally set aside for preservation, such as the Huckleberry Hill Natural Habitat Area with its unique and valuable ecosystem.

Within this setting, public access has become a prominent component of the landscape, particularly in the time since passage of the Coastal Initiative (Proposition 20) in 1972, and the Coastal Act in 1976. Most visitors are well aware of world famous 17-Mile Drive, and much of the Forest's developed accessways as well as primary public access use areas are located along its winding extent, including a series of primary access points and trails along the shoreline. However, the Forest is also home to a series of access attractions that are located away from the immediate shoreline and 17-Mile Drive. These attractions include an extensive collection of inland public trails throughout the Forest, which together with the shoreline trails are all components of the California Coastal Trail (CCT), as well as a

vibrant commercial core near The Lodge at Pebble Beach. In addition, the Forest is a visitor-serving destination, anchored by the Pebble Beach Company's major resort operations at Spanish Bay and The Lodge, and by the five golf courses available for public play (Pebble Beach Company's Pebble Beach Golf Links, Spyglass Hill Golf Course, Links at Spanish Bay, and Peter Hay (9-hole) Golf Course, and the Northern California Golf Association's Poppy Hills Golf Course). Thus, the Del Monte Forest provides a vast range of public recreational access opportunities, including those that are free up to those that are higher cost. Almost all of the free access facilities are provided and maintained by the Pebble Beach Company, which has committed to providing, maintaining, and managing such areas for public access in perpetuity. Overall, the result is that the Del Monte Forest provides a significant public recreational access system and is a prime visitor destination, not only for visitors from the Monterey Peninsula, the greater Monterey Bay area and the State, but also worldwide.

Shoreline ~~*Public* Access *Considerations*~~

The ~~shoreline of the~~ Del Monte Forest ~~Area~~shoreline is world-famous for its raw scenic beauty, its rich diversity of marine wildlife, and its botanic interest. The presence of these special resources has long made the area a favorite of visitors as well as local residents. There are four distinct areas along this ~~coast~~coastline.

Beginning outside of the Del Monte Forest at the north end of Asilomar State Beach, southerly to Point Joe, the shoreline is a combination of rocky headlands and large, open beaches. In Pacific Grove, Sunset Drive parallels the Asilomar coast, and parking is provided along the roadway at numerous turnouts. Easy access to the shoreline by foot is available here, including through trails and boardwalks that enter into the Del Monte Forest area from the Asilomar State Beach area. The northern portion of the beach at Spanish Bay is intensively used year-round for sunbathing, beachcombing, picnicking, surfing, and beach sports. Access to Point Joe and Moss Beach, at the southern ~~portion~~end of Spanish Bay, is also easily obtained on foot from Asilomar State Beach, from trailhead access from the Spanish Bay Resort, and from Spanish Bay Drive and the Spanish Bay coastal accessway fronting Moss Beach itself.

The section of the coastline from Point Joe to and through Fan Shell Beach ~~is a~~near Cypress Point is a relatively narrow strip of largely low, rocky coastal bluffs with small pocket beaches. ~~Seventeen~~ 17-Mile Drive closely parallels the shoreline to Cypress Point. ~~This reach of coastline is privately owned by a single landowner who has granted public~~ Off-road pedestrian access ~~through negative and scenic easements. Pedestrian access is possible~~ is provided along the entire coastline from Point Joe to near Cypress Point. Numerous developed and undeveloped parking areas are also present here. Telescopes are provided at several locations to observe marine wildlife~~.~~ and other shoreline features of interest. Picnic and restroom facilities are also provided~~.~~ in a number of locations along this stretch. The Del Monte Forest area from Pacific Grove through the downcoast end of Fan Shell Beach is all considered part of the Asilomar Dunes system.

The character of the coastline changes at Cypress Point from the open~~, gentle~~ and more low-lying shore found to the north to one with steeper, taller sea bluffs forested in many places to their edge with Monterey cypress and Monterey pine. The majority of this land is in individual private ownership and extends along the coastline from Cypress Point to Pescadero Point and past that to the Pebble Beach Golf ~~Course.~~ Links. Public access to the ~~coast~~ immediate shoreline along this segment is from several well-known ~~vantagepoints~~ vantage points at Cypress Point, Midway Point (Lone Cypress), and ~~Witch~~Ghost Tree. Turnouts are provided ~~and public access to these vista points is by footpath. This area has received so much foot and car traffic that~~ for parking and stopping, and some of ~~the habitat is~~

~~now stressed.~~ these public access areas include footpaths to and along the coast.

The remaining segment of the Del Monte Forest ~~Area~~ coastline extends primarily along the Pebble Beach ~~golf links~~Golf Links from about Pescadero Point eastward to the City limits of Carmel~~-Seventeen~~-by-the-Sea. 17-Mile Drive is located along the eastern inland edge of the course, and views of the ocean, which is generally several hundred yards away, are limited. ~~The golf~~ In addition to a series of private residential properties along the bluffs near Pescadero Point proper, the golf course lines almost the entire shoreline of this reach, at most times limiting access to the immediate shoreline to players on the course. The course is open to public play. ~~Beach access is possible at the beach and tennis club, but the facilities themselves, including parking,~~Public access to this portion of the immediate Del Monte Forest shoreline is generally limited to shoreline areas reached through the Lodge area public access trail system that includes links to both the public access overlook near the Golf Links 18th Hole, as well as the public beach and related amenities at Stillwater Cove (including for small boat launching, diving access, etc.). This Lodge area trail system includes connecting segments through the Lodge area commercial core and its visitor serving commercial establishments, as well as connection to the interior forest trail system near the Pebble Beach Equestrian Center and Peter Hay Golf Course. The Stillwater Cove public access area, including the beach and pier, is used for day beach use, diving, and boating, and includes restroom facilities and a limited number of public parking spaces. These access amenities at Stillwater Cove were required by coastal development permit conditions for the Spanish Bay project (3-84-226) and Casa Palmero Inn and Spa redevelopment (A-3-MCO-97-037). The Pebble Beach Company's Beach Club facilities front Stillwater Cove and are private and open only to club members and their guests~~. Membership~~, as well as guests of the Forest's resorts (The Lodge and The Inn) and special function guests. General public access to the beach and pier is available through the Beach Club parking lot area. Beach Club membership is available for both residents and non-residents of the Forest. ~~Depending on tidal conditions, the~~The sandy beach below the downcoast portion of the Pebble Beach bluffs is ~~sometimes~~ a part of Carmel Beach and is accessible from the main Carmel Beach~~.~~

~~Vehicular access within the privately owned Del Monte Forest is~~ parking lot at the end of Ocean Avenue in the City of Carmel~~-by a system of private roads. The shoreline is generally accessible from 17 Mile Drive, a private road that requires payment of an entrance fee for non resident cars. Residents pay an annual fee. Bicyclists, pedestrians, and equestrians pay no fee. Bus passengers pay a per passenger entrance fee. These fees are similar to use fees charged by the State Department of Parks and Recreation for access to some publicly owned parks. A local example is Point Lobos State Reserve.~~

~~Overall, the most suitable locations for public access along the Del Monte Forest Area coast are already in public use. These shall be retained for long term public access. The greatest challenge ahead is to maintain existing levels of access while protecting the integrity of the natural resources of the shoreline. Evidence of increasing impacts to the remaining fragile natural dune areas is obvious near the shore. Invasive, non native ice plant and pampas grass are infesting some areas. Informal, unimproved parking areas along portions of 17 Mile Drive are being expanded by motorists to the detriment of the scenic beauty and vegetative cover. Related human impact problems result~~-the-Sea, as well as from ~~the high levels of public access and highlight the urgent need for intensified management of both public and private shoreline access areas. Considerable private efforts are underway to bring improved open space management about within~~a number of trails and stairways in the City. One of these stairways is located nearest to Pebble Beach in the north Del Mar Dunes area of the City, connecting into the Forest via a

dedicated public access boardwalk and trail to North San Antonio Avenue, and along the seaward side of North San Antonio extending into the Del Monte Forest. ~~By implementing the OSAC Plan with this LUP, these efforts will be accomplished.~~ , and to the historic Redondo Trail section of the Forest trail system just inland of the Pebble Beach Golf Links near Pescadero Creek. This trail segment connects the Del Monte Forest trails to Carmel and Carmel Beach (and through to Asilomar State Beach in Pacific Grove at the other end of the Forest) and is an important link in the California Coastal Trail.

~~An~~ Interior Trail Access

The Del Monte Forest area includes an outstanding and extensive system of public trails ~~is found in the Del Monte Forest~~. In some locations these trails parallel the shoreline. ~~Overall, they~~ , including providing access to and between the above-described shoreline areas as well as loop and other trail access from the shoreline access areas. In addition, a series of trails snake through the more interior portions of the Forest, literally fanning out in all directions. Some of these are more developed footpaths, some of these are actually roads, and some of these are dirt fire roads. Overall, these trails provide good public access to and through the forested interior, to the shore, and to the various residential neighborhoods. While many of these trails were originally constructed for horseback riding, ~~hikers~~they are now commonly used by pedestrians and joggers ~~commonly use these trails.~~. This system of trails allows its users to navigate through the Forest almost exclusively separated from vehicular roads and along alignments that dip into and out of significant natural resource areas. It offers a more natural trail experience as well as opportunities to enjoy Forest resources first hand. Using a trail map, users can find their circuitous way from Asilomar Dunes in Pacific Grove through to Carmel Beach in Carmel-by-the-Sea in a few hours. This trail system is a backbone component of the CCT connection between Asilomar State Beach and Carmel Beach. Visitors to the Forest can obtain a trail map at any the five entry gates as well as by contacting Pebble Beach Company.

Roadway Access

The Del Monte Forest is served by a private internal road system, including world-famous 17-Mile Drive, which is owned and maintained by the Pebble Beach Company. Five gated entrances provide access into the Del Monte Forest: the Pacific Grove and Country Club gates from Pacific Grove, S.F.B. Morse gate from Highway 68, Highway 1 gate from the southerly Highway 1/68 interchange, and the Carmel gate from the City of Carmel-by-the-Sea. Visitors in vehicles pay an entrance fee (where increases are governed by CPI), but there is no fee for pedestrians, bicyclists, or equestrians. Public access parking is provided at the shoreline access areas, as well as at designated areas at The Inn at Spanish Bay and The Lodge at Pebble Beach, the latter in and around the first-come, first-serve parking areas adjacent to the commercial core, as well as in designated parking facilities at Casa Palmero, at the Tennis Club, and near the Beach Club.

The shoreline access areas described above are generally accessible from 17-Mile Drive. The more interior trails generally crisscross 17-Mile Drive and other roads, sometimes using the roadway shoulder as connecting segments. Bicyclists can travel Del Monte Forest roads, but bicycle access is more difficult in some areas due to the narrow road width, excessive road grade, and lack of striped bicycle lanes. This LUP encourages enhanced bicycle access and connectivity within the Forest, including via a safe and usable through route (preferably off-road) from Pacific Grove to Carmel where space and grades permit.

Overall, there are a wide variety and type of public ~~has been permitted on an informal, unadvertised~~

~~basis. As one of the areas best~~ recreational ~~opportunities, limited~~access features available in the Del Monte Forest. Visitors are a priority in the Forest, not only in terms of the core visitor serving nature of the resort operations, the public ~~access to this trail system should continue~~golf courses, and the commercial core, but also in terms of low and no- cost public access amenities like trails and overlooks designed to maximize enjoyment of the natural environment and the incredible scenery of the Forest and shoreline. The Pebble Beach Company is allowed to charge a fee for vehicular access, but other than that vehicle entrance fee, the Del Monte Forest's access facilities, including parking areas, are free for public use. The Del Monte Forest offers a well-rounded and exceptional series of public access amenities in an incredible setting. Thus, although the LUP envisions some new public access amenities, the majority of public access projects are likely to be ~~available~~those associated with maintaining and enhancing existing public access areas. Nearly all of these access areas are maintained and provided for the public by the Pebble Beach Company, which is committed to providing and maintaining these improvements in perpetuity.

Public Access Key Policy ~~*Guidance Statement*~~

~~The provision of visual~~Visual and physical public access to and along the shoreline and the enjoyment of public recreational values throughout the Del Monte Forest ~~Area~~, consistent with the basic purpose of the California Coastal Act, shall be ~~encouraged~~maximized. This LUP shall also seek to ensure that the beauty of the Del Monte Forest Area coast, its tranquility, and the health of its environment will not be marred by public overuse or neglect.

Public Access Policies

~~120.~~ 121. Existing public access areas, including shoreline access areas, interior trails, and road access, shall be permanently protected for long-term and continued public use~~. They~~, and development on sites that provide such access shall be ~~improved, conveyed, and managed in accordance with LUP policies and site specific access recommendations. Other coastal areas identified on the LUP Access Maps for public use shall also be~~required to ensure such access areas are so protected ~~for such use~~, including through dedication of access easements and/or property.

122. ~~121.~~ For areas not appropriate ~~or not planned~~ for access, public access shall be discouraged. Where such areas are located on private land, the County shall cooperate with landowners to develop effective methods for directing access to appropriate locations.

~~122. Existing visual access from 17-Mile Drive and from major public viewpoint turnouts along the Drive as shown on the LUP Visual Resources Map shall be permanently protected as~~123. Public viewsheds are an important component of shoreline access and public recreational use. Development shall not block significant public views and shall not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public access areas/vista points.

124. Development on sites that could provide for enhanced public access (e.g., filling a gap in relation to adjacent access areas) should be required to provide such~~123. Blufftop and lateral access along or near the shoreline is appropriate in the areas shown on the site specific Access~~

~~Maps. This shall be achieved through conditions of approval of development on the subject parcel or as otherwise provided for in the site-specific recommendations.~~

access, including through dedication of access easements and/or property.

125. ~~124.~~ New development ~~should~~shall be sited and designed to avoid ~~encroachment on to designated trail routes~~ adversely affecting public access areas, including trail access (see, for example, Figure ~~15~~8). Trail dedications necessary to provide public access connections to existing public access areas consistent with LUP policies ~~and site specific access recommendations~~ shall be required as a condition of development approval. If, due to habitat or safety constraints, development entirely outside ~~the~~existing trail ~~route~~routes is not feasible, the route shall be realigned~~.~~ if otherwise appropriate and LUP consistent. Approved realignments shall be generally equivalent in terms of connectivity, utility, and public use value to the original route.

126. ~~125.~~ While encouraging maximum public access, this LUP also intends to ensure that the privacy, safety, health, and property of residents are protected through the implementation of the following standards for the siting and design of public access improvements in residential areas.

~~1~~a. Provide adequate separation between shoreline access and residential uses to protect the privacy and security of homes. Specifically, keep the edge of lateral shoreline trails 25 feet, and vertical shoreline access trails 10 feet, from any occupied residential structure if feasible while still providing for adequate public access.

~~2~~b. Maximize the use of ~~landscape~~appropriate landscaping, fences and grade separation between access routes and residences to protect privacy so long as such measures do not adversely impact access connectivity, utility, and public use value.

~~126~~127. Public pedestrian access to, and along, the Spanish Bay shoreline shall be maintained by developing and adequately marking a shoreline trail from Asilomar State Beach to the southerly end of Moss Beach, where the southerly end of Spanish Bay Drive ~~is to be terminated. Additionally, public parking shall be provided to offset parking losses associated with the elimination of Spanish Bay Drive. Conformance with Site Specific Shoreline Public Access Design Criteria for the Spanish Bay coast and planning area shall be required~~terminates.

~~***FIGURE 15***~~

~~***RECREATIONAL FACILITIES***~~

~~*FIGURE 16*~~

~~*SHORELINE ACCESS*~~

~~127~~128. Public access plans for the Spanish Bay planning area should be coordinated with plans of the State Department of Parks and Recreation for adjoining Asilomar State Beach to ensure compatibility, seamless connectivity, and a balance of public access opportunities.

~~128.~~ 129. The County shall receive and hold all ~~dedication of access~~ easements ~~(~~and/or property dedicated for public areas and accessways (including for shoreline and inland trails) ~~accrued~~ as a result of conditions placed on new development. The County may designate another public agency or non-profit ~~association~~ to accept ~~accesses~~such access area dedications if the recipient demonstrates the ability to manage them consistent with the ~~site~~-specific ~~recommendations~~objectives associated with the public access area in question and the public trust. ~~All access dedications~~ The terms of all access area easements and/or access area property restrictions may be enforced by the County or their designee, and shall revert to the County if the recipient is unable ~~to~~or unwilling to appropriately manage the ~~access~~public access area in question consistent with ~~the site specific recommendations and the~~ its intended purpose in the future. Direct dedications are the preferred method of ~~providing public access. An offer~~implementing these easement and/or property transfer requirements, but offers to dedicate easements and/or property may also be used if a direct dedication is ~~the appropriate legal instrument~~not possible.

130. The responsibility for, and ~~129. In accordance with the agreement between Pebble Beach Company and Del Monte Forest Foundation, the~~ costs of, all improvements, maintenance and operation of ~~the following access areas to be ultimately deeded to Del Monte Forest Foundation~~Del Monte Forest access areas on Pebble Beach Company land (and on land for which the Pebble Beach Company has assumed such obligation), including existing access areas and any others that are developed over time by Pebble Beach Company, and including all shoreline access areas and all shoreline and interior Forest trails (see Figure 8) shall be borne by Pebble Beach Company~~:~~ or its successors in interest in perpetuity.

~~1. Spanish Bay~~
~~2. Point Joe to Bird Rock~~
~~3. Bird Rock~~
~~4. Bird Rock to Fan Shell Beach~~
~~5. Fan Shell Beach~~
~~6. Cypress Point~~
~~7. Lone Cypress~~
~~8. Ghost Tree~~
~~9. Stillwater Cove~~

~~130~~131. Active management of all public access areas, both public and privately owned, ~~should be increased in order to control and mitigate the impacts of intensifying public use~~shall be required.

~~131~~132. Where public access already ~~occurs~~exists, or is proposed, in environmentally sensitive habitat areas, it shall be limited to low-intensity recreational, scientific, or educational resource-dependent uses such as nature study and observation, education programs in which collecting is restricted, photography, and hiking. Access in such areas shall be controlled through siting and design~~s~~ which confine it to designated trails and ~~paths. This should be achieved through~~

~~implementation of site specific access recommendations for these areas.~~areas.

~~132~~133. Public access to areas where rare, endangered, or sensitive plants occur ~~should~~shall be ~~actively discouraged~~sited and ~~directed~~designed to ~~less sensitive areas unless permitted under controlled circumstances~~avoid individual plant specimens, and ~~in accordance with the site specific access recommendations. Where allowed, public access should be strictly managed~~to prevent impacts which would significantly degrade such plants and their habitats.

~~133~~134. Public access to the Lone Cypress and ~~Witch~~Ghost Tree sites, and to the Crocker cypress grove, shall be managed in order to protect the Monterey cypress and their habitat. Management will entail improvement and maintenance of designated paths, and signing and fencing of degraded areas to allow for habitat restoration, as necessary.

~~134~~135. Recreational access to environmentally sensitive marine habitats, including rookeries, roosting and haul-out sites, intertidal areas and kelp beds, should be restricted~~, consistent with the site-specific access recommendations for these areas~~.

~~135~~136. Plans to improve existing trails or create new trails shall ensure as a condition of approval that environmentally sensitive ~~habitats~~habitat areas are protected ~~from over use~~.

~~136~~137. Future development shall be compatible with the goal of retaining and enhancing public visual access. Development ~~within~~ shall not block significant public views and shall not significantly adversely impact public views and scenic character, including with specific attention to the ~~public viewsheds identified on the visual resources map~~17-Mile Drive corridor and designated public access areas/vista points, and shall be ~~located~~sited and designed to be compatible with the existing scenic character of the area ~~and minimize the obstruction of public views to and along the shoreline~~.

~~137~~138. Access improvements, including trails, stairs, ramps, railings, restrooms, and parking facilities, shall be sited and designed in a manner compatible with the scenic character of the surrounding environment. ~~Detailed design criteria are included in the site specific access recommendations.~~

~~138~~139. Public safety shall be considered wherever shoreline access is provided. Improvements shall improve public safety when possible. In extremely hazardous areas where safe access to the shoreline is not feasible, visual access should be emphasized.

140.

~~139. Landowners and~~ Public parking is an important component of public ~~agencies, when proposing or reviewing~~ access ~~proposals, should carefully review requirements for parking as a part of shoreline access management. Some guidelines to be considered are:~~

~~The provision of~~ in the Forest. Existing public parking~~, including the access road to the parking site, should not encroach upon the shoreline destination. Consistent with other LUP policies, shoreline parking should be located on the inland side of the access road~~ areas shall be protected, maintained and, where feasible~~.~~, enhanced for public parking utility.

~~Improvements for parking shall entail minimum land disturbance~~141. The public recreational access network and amenities in the Forest shall ~~not impact upon environmentally sensitive habitats and other resources.~~

~~Parking improvements shall not degrade or obstruct the public viewshed.~~

~~Adequate, safe, and controlled pedestrian access shall be possible from the parking area to the destination point.~~

~~Safe ingress to and egress from the access roadway must be possible.~~

~~Parking areas should entail minimum conflicts with surrounding land uses.~~

~~The number of parking spaces provided should correspond to the capacity of the shoreline destination point as determined~~be clearly identified by ~~its size, sensitivity of its resources, and the intensity of uses appropriate for the area as indicated in the site specific access recommendations.~~

~~Parking sites and turnouts shall be located in geologically stable areas, where they would not cause or contribute to slope failure or excessive erosion. Potential degradation of water quality shall be reduced through the use of impervious materials such as block pavement and gravel, and through onsite control of storm runoff.~~

a~~140.A~~ uniform system of informational and directional signs that ~~identify~~identifies public accessways, vista points, bicycle, pedestrian, and equestrian paths, specific shoreline destinations and areas where access is hazardous or restricted~~ shall be provided. Natural or visually compatible materials should be used and~~. Signs shall be designed so as to provide clear information without impacting public views and site character. The California Coastal Trail (CCT) and public nature of the CCT shall be clearly identified on appropriate signs ~~should be compatible with the scenic quality of the area.~~throughout the Forest.

All unimproved areas and accessways that are available to the public and that pose safety risks should have signs posted regarding possible safety risks. Hazardous areas that are closed to the public should be appropriately signed to prohibit access.

~~Educational displays alerting visitors to the fragile nature of environmentally sensitive areas should be posted at major access points to them.~~

~~Revise information~~Interpretive signage shall be placed at all major public access points as well as at appropriate locations along shoreline and forest trails to educate the public and Forest residents about the natural history of the area.

Informational brochures ~~distributed at the Toll Gates to~~ and trail maps shall be available to the public at all entry gates, shall clearly ~~indicate~~ identify and describe the use parameters for all public access facilities within the Forest~~.~~, and shall be updated and revised as necessary to reflect the most current public access facilities in the Forest.

~~Policies Specific to Maximize Public Access & Recreational Opportunities~~

~~141~~142. Residential development and the internal circulation ~~net work~~network of the Forest should be planned and developed in a manner ~~which~~that separates visitor and resident traffic~~ access requirements and minimizes the need for external trips by Forest residents. There should be a new resident oriented gate and internal distributor to reduce congestion at the primary visitor entrance (Hill gate). Neighborhood commercial uses shall be planned close to this distributor as an added means of reorienting resident access away from gates with high visitor use. Higher density uses should also be concentrated near the convenience noncommercial uses~~.

~~142~~143. Public transit (bus) operators shall be encouraged to serve ~~the planned neighborhood~~

~~commercial facilities, as well as~~ concentrated visitor-serving facilities~~,~~ as a means of providing employee transit and reducing congested shoreline access routes.

~~143. The site specific access recommendations shall establish a priority system for access~~ 144. Public access improvements ~~which specifies what types of access shall be provided, their location and an indication of their phased development. Phasing~~ shall ensure that a variety of access opportunities are provided and available ~~to the public at any point in time~~.

145. ~~144.~~ In all areas where topography permits, ~~provide~~ shoreline access shall be provided for the disabled by building paths and ramps for wheelchairs if ~~this can be done~~feasible without significant alterations to major landforms. ~~Refer to the Site Specific Recommendations for Shoreline Access for a listing of points which could be made wheelchair accessible.~~

~~145. The following improvements shall be made in the designated areas and the uses shall be allowed. See Appendix B, Site Specific Shoreline Public Access Design Criteria for specific improvements required at each access location, criteria for improvement design, and timing/phasing requirements.~~

~~*Location*~~	~~*Improvements/Use*~~	~~*Other*~~
~~Spanish Bay~~	~~Retain vehicular access along the southerly 2000 of Spanish Bay Road. Improve and reorganize parking area to reduce erosion and impacts on vegetation and scenic qualities. Provide at least 80 spaces, sign for access and habitat. Install boardwalks through areas of fragile vegetation and dune restoration areas, secure lateral and vertical dedications for beach access from Asilomar to Point Joe.~~	~~Agreement between County and owner of the road system (currently Pebble Beach Company) which establishes public right to vehicular and pedestrian/bicyclist access through Del Monte Forest subject to reasonable toll, regulations and hours/days of operation.~~ ~~Tie dedications and improvements to access points 1-10 and 12 (Ghost Tree portion of only of 10) to a condition of development of the Spanish Bay Hotel/Golf links project. Require the posting of a performance bond to ensure timely access improvements consistent with LUP Policy on "phasing", p. 14, site specific access recommendations, Appendix B as a condition of development of the Spanish Bay Golf links project.~~
~~Point Joe~~	~~Reorganize and improve parking area. Provide a minimum of 30 spaces.~~	~~See #1, Spanish Bay~~
~~Bluffs between Point Joe and Bird Rock~~	~~Reorganize and improve parking areas. Provide parking for a minimum of 125 cars. Sign for access Develop hiking/jogging trail.~~	~~See #1, Spanish Bay~~
~~Bird Rock~~	~~Reorganize parking to provide for a minimum of 100 spaces, improve paths to pocket beaches, improve picnic area, sign for hazards and~~	~~See #1, Spanish Bay~~

Location	*Improvements/Use*	*Other*
	habitat.	
Beach and bluffs between Bird Rock and Fan Shell Beach	Improve existing parking area, provide a minimum of 10 spaces, improve path to Seal Beach, continue hiking/jogging trail to Fan Shell Beach, sign for access.	See #1, Spanish Bay
Fan Shell Beach	Reorganize and improve parking, provide a minimum of 25 spaces, improve path to beach, sign for access.	See #1, Spanish Bay
Crocker Grove	Provide a minimum of 10 parking spaces, sign for access and habitat.	See #1, Spanish Bay
Cypress Point	Sign for hazard, retain existing parking.	See #1, Spanish Bay
Lone Cypress	Improve and reorganize parking, redesign observation area per OSAC recommendations.	See #1, Spanish Bay
Pescadero Pt. ("Ghost Tree" Vista Point & "Hill" Site)	Ghost Tree: Improve and reorganize parking to provide a minimum of 35 spaces. "Hill" Property: (+6.8 ac.) Improve and sign a pedestrian trail loop from the Ghost Tree vista point to 17-Mile Drive on the westerly +4 acres of the site.	Require dedication and improvement of bluff top pedestrian area as a condition of development approval on "Hill" site.
Carmel Beach	Access trail.	Require dedication and improvement as a condition of development approval on any affected parcel.
Stillwater Cove	Provide public access to Stillwater Cove via the existing pier (to be retained and upgraded) and beach south of the pier and access improvements consistent with the management plan prepared for that area.	Agreement between County and owner of the road system (currently Pebble Beach Company) which establishes public right to vehicular and pedestrian/bicyclist access through Del Monte Forest subject to reasonable toll, regulations and hours/days of operation. Tie dedications and improvements to a condition of development of the Spanish Bay Hotel/Golf links project. Require the posting of a performance bond to ensure timely access improvements consistent with LUP Policy on "phasing", p. 14, Site Specific Access Recommendations, Appendix B as a condition of development of the Spanish Bay Golf links project or within 120 days of permit approval of any project located on lands owned by the Pebble Beach

~~*Location*~~	~~*Improvements/Use*~~	~~*Other*~~
		~~Company or their successors in interest within the survey area as shown on Exhibit "B" or adjacent State Lands, whichever occurs first.~~ ~~Improvements include upgrading the pier for use by the public as shown in Appendix "B".~~

CHAPTER SIX

~~I~~IMPLEMENTATION ~~AND~~

~~ADMINISTRATION~~

INTRODUCTION

The Del Monte Forest ~~Area~~ LUP~~, upon adoption by~~ serves as the ~~County and certification by the California Coastal Commission, will supersede the 1966 Plan as a~~defining guide to ~~the County in~~ decisions relating to conservation, resource management, and development in the Del Monte Forest ~~Area. As the sectional land use element of the General Plan for this portion of the County, the County will administer~~. The County administers the LUP~~:~~ through its delegated coastal permitting authority. All private and public development within ~~its limits requiring permit approval~~the Forest will be reviewed against the ~~policy criteria established by~~ requirements of this LUP.

BASIC IMPLEMENTATION PROGRAMS

~~The County will implement the provisions of this LUP by taking two basic actions: 1) incorporate the OSAC Open Space Management Plan as the implementing mechanism for the open space and natural resource management policies of this LUP, and 2) adopting amendments to the County Zoning Ordinance adding specific districts to implement the land use designations of this LUP. These basic actions and associated sub-actions are described further in the following paragraphs.~~

~~***Adopt OSAC Plan***~~

~~The OSAC Plan has been developed in parallel with and adopted as part of the Del Monte Forest Area LUP. The policies and maintenance standards of the OSAC Plan are fully consistent with this LUP's natural resource and open space related policies, and are more site specific than the more general policies of this LUP. The OSAC Plan will be administered by the Del Monte Forest Foundation, a private non-profit corporation, whose principal responsibility will be to see that the policies of the Plan are carried out on a day to day, long term basis. Letters from the Del Monte Forest Foundation dated May 1, 1980 and December 16, 1980 accompanying the OSAC Plan establish the commitment of the Foundation to OSAC and the County to implement the OSAC Plan. There is precedent for a private non-profit foundation carrying out policies established by public policy plans in the Coastal Zone. An example is the Humboldt North Coast Land Trust.~~

~~The County will maintain review authority over implementation of the OSAC Plan in two ways. First, the County in its review and adoption process for this LUP has reviewed and adopted, as part of this LUP, the basic OSAC Plan and its first 11 maintenance standards. These standards specifically address the most crucial development and open space areas in the Forest. Second, the County, in~~

~~conjunction with its review of development permit applications, will require that one element of an applicants initial submission documents be plans for compliance with the OSAC maintenance standard for the development parcel in question, as well as land as open space that is to be conveyed to the Del Monte Forest Foundation at the time of approval of that development. Additionally, at such time as amendments are proposed to this LUP, the Foundation will make appropriate recommendations to the Board of Supervisors concerning possible effects on open space management programs and will indicate what revisions, if any, it will make to the program to ensure compatibility.~~

~~***Adopt New Zoning***~~

~~In general, rezoning of the Del Monte Forest Area subject to County jurisdiction is necessary to reflect the land use designations, holding capacities, and policies of this LUP. Zoning Ordinance revisions will conform to the Land Use Plan map and policies. Zoning for the Forest must be flexible enough to permit the range and intensity of uses provided for in this LUP.~~

~~Specifically, the Monterey County Zoning Ordinance (Ord. No. 911) will be amended to add general Coastal Zone regulations and separate Coastal Zone districts. The general regulations incorporate and refer to Coastal Act policies (Public Resources Code, Section 30000 et. seq.).~~

The certified County of Monterey LCP has four geographic segments – the Del Monte Forest area is one of these segments. Each of these segments has its own LUP, and the four LUPs together form the LCP's overall LUP. The Coastal Implementation Plan (CIP) portion of the LCP is broken up into six sections that complement one another: the overall LCP component of the zoning code that applies to all of the segments (i.e., the coastal zone regulations in Title 20 of the County Code), four segment-specific CIP sections that provide implementation detail for each of the four segments, and then a sixth part that includes other applicable County ordinances, the zoning district maps, and a series of other relevant appendices. Coastal development in the Del Monte Forest area is primarily governed by the LUP, the DMF-specific CIP segment (Chapter 20.147 of the County Code), and the zoning district maps that show the Forest (Sections 20-10 and 20-16 of the County Zoning Plan).

The Coastal Commission originally certified the individual LCP LUP segments between 1982 and 1986; the Del Monte Forest LUP segment was certified in 1984, and has since been amended numerous times. The complete LCP CIP was effectively certified on January 12, 1988. On February 4, 1988, the County of Monterey assumed authority for issuing the majority of coastal development permits within the County.

ADMINISTRATION OF THIS PLAN

~~Except as previously noted, the~~ The County ~~will be~~of Monterey is the primary entity responsible for administering development review ~~aspects of this LUP on a day to day basis. This administration will be carried out~~pursuant to this LUP and the LCP through the ~~County's normal~~County's development review procedures ~~which include: 1) development permit review, 2) coastal development permit review, 3) site plan review, and 4) environmental review. Each process is~~ as described briefly below~~, noting~~

~~where changes to existing procedures will be developed to make them more responsive to Coastal Act policies~~.

~~***Development Permit Review***~~

~~***Permits will be***~~ **CDP Process**

Coastal development permits (CDPs) are required from the County ~~(or the appropriate City)~~ for all categories of development~~.~~ in the Del Monte Forest, unless the development in question is exempt from such CDP requirements by the Coastal Act, the Coastal Commission's regulations, and the LCP. To be approved, permit applicants will be required to demonstrate ~~consistency with the land use plan.~~that their proposed project is consistent with the LCP, including the Del Monte Forest LUP, CIP, and zoning maps. Three basic tests must be met:

~~——~~1. The ~~proposal~~proposed project must conform to the ~~kind~~type and intensity of use permitted ~~for~~within the specific geographical area of concern.

~~——~~2. The ~~proposal~~proposed project must conform to the policies of this LUP. In particular, the proposal must satisfy the natural resource protection policies of this ~~plan, including the open space policies and maintenance standards specified in the Site Specific Shoreline Public Access Design Criteria OSAC Plan.~~LUP. If land use and natural resource protection policies conflict, natural resource protection policies shall prevail.

~~——~~3. The ~~proposal~~proposed project must conform to ~~the specific~~CIP and zoning provisions ~~adopted~~.

In addition to ~~implement~~LCP consistency, all development in the Del Monte Forest is located seaward of the ~~plan.~~first through public road and the sea, and thus CDP applicants will also be required to demonstrate that their proposed project is also consistent with the public access and recreation policies of the Coastal Act (as required by the Coastal Act, even in areas with certified LCPs).

Applicants are responsible for providing all ~~necessary~~ information necessary to support their ~~proposals. Where the adequacy of information is contested by the County, the burden of proof rests with the applicant~~proposed projects and to allow for such projects to be evaluated for consistency with the LCP and the public access and recreation policies of the Coastal Act. Where additional information is requested, applicants are required to provide such information before further consideration will be given to the proposal.

The County will make a good-faith effort to work cooperatively with ~~landowners~~applicants in evaluating and processing ~~development~~CDP applications as expeditiously as possible, and will conform to application review time limits specified by State law (e.g., ~~AB 884).~~the Permit Streamlining Act). County staff will provide advice and guidance to the public concerning interpretation of the policy provisions of the LCP and will prepare written reports supporting all ~~permit~~CDP recommendations made by staff. These reports will summarize the development proposal and will describe how the proposal meets or fails to satisfy relevant provisions of the ~~Plan.~~LCP and Coastal Act. The report will contain a

specific recommendation on whether the proposal should be approved, approved with conditions, or denied. Staff reports shall be made a permanent part of the administrative record and copies shall be available for public review.

~~***Coastal Permit Process***~~

~~The coastal permit process, now administered by the California Coastal Commission, will be assumed by the County following certification of this Plan. The County development permit review process will be adjusted to incorporate any unique requirements of these permits so that development permit~~CDP applications ~~for projects within the Coastal Zone will be concurrently processed with the basic entitlement sought by the applicant. Those forms of development exempted in the Coastal Act from obtaining a coastal permit will similarly be exempted when the County assumes administration of this plan.~~

~~***Site Plan Review Process***~~

~~Projects (e.g., building permits) applying for coastal permits~~ are ~~presently~~ subject to review by: 1) the Del Monte Forest Architectural Review Board~~,~~ (ARB), a private body whose review authority is established by CC&Rs that ~~accompany all transfers~~are incorporated in the deeds of property in the Del Monte Forest, and 2) the Del Monte Forest Land Use Advisory Committee~~,~~ (LUAC), an advisory body to the County ~~Planning Commission. The review criteria used by these committees will be examined to ensure consistency with the provisions of the Coastal Act~~ Zoning Administrator, Planning Commission, and ~~this LUP.~~Board of Supervisors. The principal charge of these committees ~~will be to review plans to determine consistency with applicable planning policies~~is to review CDP applications and ~~standards.~~

~~Applicants will be permitted flexibility to develop in any manner which is consistent with the variety of uses included in the applicable zoning district,~~make recommendations to the County decision-making bodies regarding consistency with deeds (ARB) and ~~which meet the policies of this Plan~~LCP requirements (ARB and ~~accompanying OSAC maintenance standards~~LUAC). Decisions on CDPs are made at the County level by the County Zoning Administrator, Planning Commission, and Board of Supervisors, where each lower body decision is appealable to the higher body. In addition, because all of the Del Monte Forest is seaward of the first through public road and the sea, all County CDP approval decisions are appealable to the Coastal Commission, as are any local actions (approval or denial) on a CDP for a major public works project (including a publicly financed recreational facility and/or a special district development) or an energy facility.

~~*Environmental Review Process*~~

The California Environmental Quality Act (CEQA) establishes criteria for environmental review of private and public project applications of various types. The County ~~has~~maintains a well-established program for implementing the requirements of CEQA within the ~~Coastal Zone~~coastal zone which ~~will be~~is applied to project development applications as they are received.

~~*TIMING OF DEVELOPMENT*~~

Timing of Development

The long-term historic rate of ~~residential~~ development in the Del Monte Forest Area ~~is about 60 dwelling units per year. This~~has been relatively modest ~~rate is in part a reflection of the attitude of the Pebble Beach Company toward land management,~~ and ~~in part a reflection of market demand. An overall growth rate control or phasing program is considered necessary to meet Coastal Act criteria, with respect to~~has been generally focused on residential development and redevelopment. Such residential ~~uses within the Del Monte Forest Area. These uses will be allowed to continue to occur in a manner~~and other development in the Forest may be approved in the future if consistent with this LUP, including development that is compatible with the normal availability and extension of utility and public service facilities and ~~as housing market demand requires,~~ within the constraints of available water ~~allocations, sewerage~~supply and wastewater capacity ~~and the~~.

Supplemental Implementation Actions

The County ~~growth management policy.~~

~~The capacity of the Carmel Sanitary District's (CSD) treatment plant is, at this time, a greater constraint to development in the Del Monte Forest than is water availability through the Cal Am Water Service Company. Therefore, sewerage capacity shall be the initial control of the amount of new development.~~

~~*WATER AND SEWER ALLOCATIONS BY DEVELOPMENT AREA*~~

~~The Carmel Sanitary Districts/Pebble Beach Community Services District (CSD/PBCSD) joint treatment plant located in the lower Carmel Valley has a current capacity of 2.4 million gallons per day. The Pebble Beach Community Services District (PBCSD), which collects and transports the sewage from the Del Monte Forest area to the CSD/PBCSD joint treatment plant, owns for its use one third of the total capacity, or 800,000 GPD.~~

~~The CSD estimates the current flow from the Del Monte Forest area to be 706,000 GPD. The remaining sewage capacity for future use is 94,000 GPD. Listed in Table "B" is the priority sequence for the remaining capacity. The first priority is for the 100 existing residential units that currently are~~

~~using septic tanks, and 237 of the existing 341 existing legal lots of record. There can be no additional development until the CSD expands the capacity of its sewage treatment facility. The average flow per household as determined by the CSD is 279 GPD. The first priority will require all of the remaining capacity.~~

~~*WATER ALLOCATION IN DEL MONTE FOREST*~~

~~The Monterey Peninsula Water Management District (MPWMD) has allotted Monterey County 6501 Acre Feet (AF) of water per year for use in the unincorporated portion of the Cal Am service area. As of January 1, 1982, 5272.17 AF was being used annually, leaving 1228.83 AF for future development. The priority uses for the uncommitted 1228.83 AF were adopted by the Board with six levels of priority.~~

~~The priorities for water adopted in the Del Monte Forest Area LCP/LUP are included in the areawide priority levels. The specific priority sequence for the Del Monte Forest Area is detailed in this document, but the overall priority guide is the "Priority Distribution of Water Allocation" adopted by the Monterey County Board of Supervisors on August 24, 1982.~~

~~The first priority for the use of water is for existing legal lots of record. In the Del Monte Forest area there were 341 legal lots of record at the time of the allocation. The second priority for Del Monte Forest area is for visitor serving facilities including recreation. These are the NCGA golf course and the Spanish Bay Complex.~~

~~The third and fourth priorities are for commercial and residential development. Priorities one through four allocated all of the water allotted by the MPWMD.~~

~~The fifth and sixth priorities are for additional residential development in Del Monte Forest. However, there is no water available for these developments in the foreseeable future.~~

~~The total amount of water needed for future development in Del Monte Forest area is 807.77 AF. However, the total allotment of available water for Del Monte Forest area is only 541.84 AF.~~

~~If water were to be the only resource consideration then the following developments identified in the DMF/LUP could have consideration for development.~~

~~341 Existing Legal Lots~~		~~96.16 AF~~
~~Del Monte Forest~~		
~~• NCGA Golf Course~~		~~180.00 AF~~
~~• Spanish Bay Golf Course~~		~~132.00 AF~~
~~• Spanish Bay Hotel (100% Occupancy)~~		~~48.13 AF~~
~~Spanish Bay Restaurant~~		
~~Spanish Bay Swimming Pool~~		
~~Spanish Bay Tennis Showers~~		
~~• Spanish Bay Hotel Grounds~~		~~45.16 AF~~
		~~405.29 AF~~
~~Del Monte Forest Commercial – 30 new employees~~		~~3.70 AF~~
~~• Spanish Bay Condos~~	~~80 Units~~	~~13.28 AF~~
~~• Middle Fork H~~	~~51 Units~~	~~14.38 AF~~
~~• Spyglass O~~	~~32 Units~~	~~9.03 AF~~
	~~163 Units~~	~~36.69 AF~~
		~~**541.84 AF**~~

~~TOTAL~~

~~Table B presents a statistical summary of development areas, units permitted by this flow, water requirements by use area and sewer requirements by use area. The water and sewer use requirement are presented as actual demand as well as cumulatively so that known limits of presently available service can be seen in relation to specific development areas and their sequence.~~

~~With respect to visitor accommodations and visitor access, a phasing program is also desirable. The Spanish Bay hotel complex and related facilities the first development application submitted for approval under this LUP will provide more visitors serving facilities on the coast.~~

~~Pursuant to Policy 100, new forest internal access road will be developed by the Pebble Beach Corporation within three years after the opening of Spanish Bay Hotel, thus providing an alternate access point to the Forest for residents to relieve congestion at the major visitor entrance to 17 Mile Drive.~~

~~*TABLE B*~~

~~*DEL MONTE FOREST SEWER AND WATER ALLOCATIONS AND PRIORITY FOR DEVELOPMENT*~~

~~*Priority For Development*~~	~~*Planning Unit*~~	~~*Number Of Units*~~	~~*Water (A.F.)*~~	~~*Sewer (GPD)*~~	~~*(1983) Present Sewer Flow 706,000 GPM (Cumulative Total)*~~	
~~1~~	~~Septic conversion to sewer~~	~~100~~	~~0.00~~	~~27,900~~	~~733,900~~	
	~~Lots of Record~~	~~237~~	~~66.83~~	~~66,123~~	~~800,000~~	~~2.4 MGD Present Plant Capacity (0.8 MGD = PBCSD)~~
	~~Lots of Record~~	~~104~~	~~29.33~~	~~29,016~~	~~829,039~~	
	~~Spanish Bay Hotel~~	~~270~~	~~93.29~~	~~43,400~~	~~872,439~~	
	~~Spanish Bay Condominiums~~	~~80~~	~~13.28~~	~~16,000~~	~~888,439~~	
	~~Spanish Bay Golf~~	~~0~~	~~132.00~~	~~0~~	~~888,439~~	
~~2~~	~~NCGA Golf~~	~~0~~	~~180.00~~	~~4,000~~	~~892,439~~	
~~*~~	~~Spyglass O~~	~~40~~	~~11.28~~	~~11,160~~	~~903,599~~	
	~~Middlefork H~~	~~48~~	~~13.54~~	~~13,392~~	~~916,991~~	~~Total Water Allocation for DMF (8-24-82)~~
	~~Spyglass J, K, L, M~~	~~145~~	~~40.89~~	~~40,485~~	~~957,446~~	
~~3~~	~~Gowan F~~	~~86~~	~~24.25~~	~~23,994~~	~~981,440~~	
	~~Middlefork I~~	~~76~~	~~21.43~~	~~21,204~~	~~1,002,644~~	~~3 MGD Plant (1.0 MGD PBCSD) Total Plant Capacity if expanded~~
	~~Spyglass N~~	~~50~~	~~14.08~~	~~13,950~~	~~1,016,594~~	
~~4~~	~~Pebble U and V~~	~~73~~	~~20.59~~	~~20,367~~	~~1,036,961~~	
	~~Pebble W and X~~	~~34~~	~~9.59~~	~~9,486~~	~~1,046,447~~	

	Spanish Bay C	56	15.78	15,624	1,062,071	
	Spanish Bay B	92	25.92	25,668	1,087,739	
	Huckleberry G	78	22.00	21,762	1,109,501	
5	Huckleberry Comm.	0	3.70	500	1,110,001	
	Pescadero P, Q, R, S, Y	196	55.21	54,684	1,164,685	
	Gowan D	60	16.92	16,740	1,181,425	3.6 MGD Plant (1.2 MGD PBCSD) (1.2 MGD = PBCSD)
	TOTALS		**809.91**	**475,425**		

* When there is adequate capacity for this priority, capacity shall first be set aside to allow development of legal lots of record as their owners chose to apply.

Within each Priority, the projects listed may be developed in any order if sufficient water and sewer capacity exists to serve all projects within the Priority. If listed capacity exists, the project shall be developed in order accorded by the public agency having jurisdiction to allocate the resource capacity

~~*SUPPLEMENTAL ADMINISTRATIVE ACTIONS TO AI IN MORE EFFECTIVE IMPLEMENTATION OF THE LCP*~~

~~Following certification of this LUP, the County will, in its day to day~~will, in its administration of the LUP, either undertake itself, or encourage other affected parties to: 1) utilize and ~~enhance the~~update all data ~~base~~ developed ~~between 1969~~ and ~~1981 in~~collected historically that is associated with the Del Monte Forest ~~Plan Update Program~~area, including information developed and updated during the course of LCP amendments and individual development projects, 2) encourage the use of open space conservation and scenic easements wherever appropriate, and 3) encourage, support, and, where appropriate, participate in activities to restore coastal resources~~, and 4) establish specific application review criteria for County advisory bodies.~~. These efforts are described more fully in the following paragraphs.

Collect, Update, Utilize, and ~~*Enhance*~~Manage Data ~~*Base*~~

~~Following adoption of this LUP, the~~The County will use all available information about the Del Monte Forest ~~Area~~ developed in the planning and development review process in its review of development applications and in other actions relating to ~~management of the area.~~ planning and regulation of land use and development in the Forest. This body of information will be supplemented and updated from time to time as new information becomes available. New information can ~~be provided by~~ come from a variety of sources, including from applicants and interested parties during the course of the review of development applications ~~or~~, and by ~~other~~public agencies ~~in~~ during the discharge of their ~~individual activities~~duties.

~~Data base information~~Information will be maintained ~~in~~by the County Planning Department ~~and at the offices of the Pebble Beach Company and its consultants. Maintained as a collection of information in central locations, the data~~, and will be readily available to the public, other agencies, and County officials. During review of any projects or activities in the area, County staff is required to review available and pertinent information and include and consider it in recommendations ~~about~~on proposed projects or activities. All existing information will be integrated with the Planning Department's database at least once a year.

~~All existing information will be integrated with the Planning Department's present database. At least once a year the staff will update the data base bibliography and will note new information received during the preceding year.~~

Encourage Granting of Open Space Conservation~~, and Scenic, *and Negative*~~ Easements

Easements can be powerful tools in ensuring long-term protection of coastal resources, including natural ~~resource values~~resources and public access features, and will be encouraged, wherever warranted, as a matter of County policy. ~~Conservation~~Open space conservation and scenic easements may provide tax benefits when enforceable restrictions on the use of land extinguish the possibility of development.

~~While conservation and scenic easements are in use now in the Forest to mitigate potential adverse environmental impacts, the County will adopt a policy directing the granting of these easements to the Del Monte Forest Foundation for the varied resource protection uses encouraged in the LUP. Each deed dedicating open space should include the particular findings upon which the easement is based. Easements should be in perpetuity.~~

~~"Negative easements," a term describing a form of deed restriction, have been used by the Pebble Beach Company and its predecessors as a means of perpetuating certain open space uses. It may be the Pebble Beach Corporation's desire to continue to use this form of easement in preference to conservation of scenic easements. This is an acceptable alternative provided the permanence of such agreements between private parties is assured. As with conservation and scenic easements, County policy will be to direct the granting of such easements to the Del Monte Forest Foundation.~~

~~***Encourage Rehabilitation of Mined Areas***~~

~~Rehabilitation refers to activities~~The Del Monte Forest Foundation ("Foundation") is the entity that has been designated to accept and monitor open space conservation and scenic easements in Del Monte Forest. The Foundation is a private, non-profit foundation formed in 1961 specifically to own and manage open space in the Del Monte Forest. At the time of adoption of the Coastal Act, the Foundation either owned or was in line to receive title to Crocker Cypress Grove, S.F.B. Morse Botanical Reserve, the Indian Village area, a portion of the Navajo Tract, and Pescadero Canyon. It was designated in the LUP, when first certified in 1984, as the entity to accept and hold open space conservation and scenic easements generated under the LCP. As a result, since 1984, it has accepted a number of such easements in Del Monte Forest, perhaps most significantly the conservation easement covering the Huckleberry Hill Natural Habitat Area. The Foundation is governed by a board of trustees, and receives funding from voluntary contributions and from Pebble Beach Company to carry out its activities.

Each easement in the Del Monte Forest shall include the particular findings upon which the easement is based, with implementation measures necessary to ensure adequate protection and management of such easement areas in perpetuity. All such easements shall be structured so as to revert to the County should the Del Monte Forest Foundation be unable or unwilling to accept such easements, or unable or unwilling to appropriately manage such easements consistent with their purpose in the future. Deed restrictions may also be used in lieu of easements as a means of protecting certain open space resources provided such documents can provide the same level of long-term resource protection and management.

The guiding forest and open space management document for the Foundation is the Open Space Advisory Committee (known as "OSAC") Plan. OSAC was formed in 1979 at the behest of residents; the Committee included several renowned naturalists as well as representatives of multiple Del Monte Forest organizations. The objective of OSAC was to produce a management plan for the Del Monte Forest open space then existing and to be dedicated in the future, primarily by Pebble Beach Company. The OSAC Plan was completed in 1980 and revised in 1983, and incorporated into the original Del Monte Forest LUP upon its adoption and certification in 1984. The OSAC Plan, while still relevant to the Del Monte Forest Foundation and its activities, was removed from the LUP in 2011. The OSAC Plan continues to set out prescriptive requirements for management of certain Del Monte Forest open space properties though such requirements are relevant only insomuch as they have been implemented to date through CDPs. OSAC continues to function as an independent committee in close association with

the Foundation. The Foundation, as noted, is the entity responsible for carrying out the provisions of the OSAC Plan.

Restore Coastal Resources

The County shall encourage, and where appropriate require, restoration of coastal resources as a primary component and objective of this LUP. In particular, efforts undertaken to revitalize areas ~~severely~~ damaged by past mining for silica and other minerals.~~—~~ shall be undertaken as appropriate.

Within ~~these~~ previously mined areas, original landforms and all accompanying vestiges of the original environment have been altered. ~~Rehabilitation will require major changes to the landforms which now exist to recreate a new physical setting that blends with the character of the forest.~~ The County will encourage and support programs which result in rehabilitation of ~~these~~ mined-out areas ~~to~~toward more productive uses, and will make accommodations in its review processes for the ~~significant landform~~ changes that will be necessary to rehabilitate these areas.

~~***Establish Review Criteria for County Advisory Bodies***~~

~~The County will develop special review criteria, consistent with the policy language of this LUP, to assist the Del Monte Forest Advisory Committee and the Del Monte Forest Architectural Review Board in their review of individual development applications. These criteria shall reflect the intent of the policies of this LUP.~~

~~*CATEGORICAL EXEMPTIONS TO THIS LCP*~~

Substandard Lots

Existing legal lots of record which are smaller than the allowed minimum size in this LUP and/or in the ~~new~~CIP's zoning district regulations will be permitted to develop ~~in a use consistent with those included in the new zoning district,~~ so long as the proposed project is otherwise consistent with the policies of this LUP~~, applicable OSAC maintenance standards,~~ and applicable County standards and policies.

~~Management and resource conservation activities of the Del Monte Forest Foundation, or its designees, undertaken to implement the provisions of the OSAC Plan policies or maintenance standards for open space properties, are exempt from permit review processes of the County. This exemption shall not apply to implementation of OSAC policies prepared for OSAC Category III sites (Developed Area), which will be subject to normal County review and approval processes conducted for development applications. Precedent exists for such exemption in the Categorical Exemptions provided by CEQA for activities related to resource conservation. (Refer to State CEQA Guidelines Section 15104 – Class 4 Exemption for Minor Alterations to Land; 15106 – Class 6 Exemption for Information Collections; 15107 – Class 7 Exemption for Actions to Protect Natural Resources; 15108 – Class 8 Exemption for Actions to Protect Environment; 15117 – Class 17 Exemption for Open Space Contracts or Easements; and 15125 – Class 25 Exemption for Transfer of Ownership or Interests of Land to Preserve Open Space.)~~

LUP ~~*REVISIONS*~~Revisions

This LUP will be updated over time, as need dictates. Formal amendment procedures will be used to accomplish changes to this LUP or its implementation ordinances. ~~Because~~Changes to this LUP ~~is a Local Coastal Program prepared under the California Coastal Act, changes made~~ must be consistent with the Coastal Act. The California Coastal Commission must also certify future changes or amendments.

~~*APPEALS*~~

~~Appeal of local coastal development permit actions to the California Coastal Commission may be made, consistent with the Appeal Provision of the California Administrative Code, when it is believed that Monterey County is not acting in conformance with this LUP. The appeal procedure is described in the California Administrative Code, Title 14, Chapter 7, Subchapter 1.~~

~~*PUBLIC AGENCY PARTICIPATION AND CITIZEN INPUT*~~

~~*Monterey County*~~**Appeals**

Coastal Act Section 30603 provides for the appeal to the Coastal Commission of certain CDP decisions in jurisdictions with certified LCPs. The following categories of local CDP decisions are appealable: (a) approval of CDPs for development that is located (1) between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance, (2) on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff, and (3) in a sensitive coastal resource area; or (b) for counties, approval of CDPs for development that is not designated as the principal permitted use under the LCP. In addition, any local action (approval or denial) on a CDP for a major public works project (including a publicly financed recreational facility and/or a special district development), as defined in Chapter 14 of the California Code of Regulations, section 13012, or an energy facility, as defined in section 30107 of the Coastal Act, is appealable to the Commission. The grounds for appeal under Section 30603 are limited to allegations that the development in question does not conform to the certified LCP or to the public access policies of the Coastal Act. Section 30625(b) of the Coastal Act requires the Commission to conduct a de novo CDP hearing on an appealed project unless a majority of the Commission finds that "no substantial issue" is raised by such allegations.

Public Agency Participation and Citizen Input

The County of Monterey will cooperate fully with other government agencies and private entities on matters of mutual interest concerning the Del Monte Forest ~~Area~~. The County will provide technical or policy advice to other agencies as requested and will seek advice on technical or policy matters from appropriate agencies as the need arises. This ~~now~~presently occurs formally through environmental review procedures, and informally on a staff-to-staff basis where the need exists.

The County provides a mechanism for advice and comment from appointed community representatives on permit matters and on long-range decisions affecting planning and land management. In the Del Monte Forest, this occurs on a regular basis through the Planning Commission-appointed Del Monte Forest Land Use Advisory Committee. The general public is encouraged to attend and participate in County public meetings and hearings concerning administration of the LUP or processing of development applications ~~subsequent~~pursuant to ~~LCP certification.~~the LUP. Such hearings are noticed in local newspapers and by similar measures.

~~*ENFORCEMENT*~~

~~*This LUP will be only as effective as its enforcement.*~~ **Enforcement**

Positive action by the County is required to ensure that the tenets of the LUP are fulfilled. All County departments engaged in activities in the Del Monte ~~forest Area will be informed of the LUP policies and will be requested to~~ Forest will refer any possible violations, including development without benefit of a CDP and development inconsistent with CDP terms and conditions, to the Planning Department for investigation. ~~County staff will be encouraged to spend more time in onsite project review, to provide explanation of LUP policies to applicants early in the application process, and to clarify permit restrictions to applicants and their builder representatives.~~

Because of County Counsel's role as advisor in planning matters, suspected violations of LCP subdivision or planning ordinances will be referred to the County Counsel's office when preliminary investigation indicates that such follow-up is deemed necessary. The County has a duty to pursue legal remedies against persons who illegally use open space or similar easements and will not only enjoin such misuse, but will seek recovery of damages wherever appropriate.

~~*CHAPTER SEVEN:*~~
~~*OPEN SPACE ADVISORY COMMITTEE*~~
~~*OSAC MANAGEMENT PLAN*~~

~~The OSAC Plan is adopted as part of the Del Monte Forest Land Use Plan, however because of its format and its complexity, it contains its own separate table of contents and its own separate pagination.~~

DRAFT LUP FIGURES
(as Amended)

PLN100138 – Pebble Beach Company

Board of Supervisors
January 24, 2012

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Figure 9n	The Lodge at Pebble Beach – Conference Center
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Figure 9r	Areas G & H
Figure 9s	Areas N & O
Figure 9t	Areas P, Q & R

Map Sources:

Parcels = Monterey County Assessor
Roads = Monterey County Information Technology Dept., GIS
City Limits = Monterey County LAFCO
Coastal Zone Boundary = California Coastal Commission
Vista Points, Points of Interest, Toll Gates, Seal Pupping Area = Pebble Beach Company
Trails = The Pebble Beach Riding & Trails Association
Streams = USGS 7.5 minute Monterey Quad

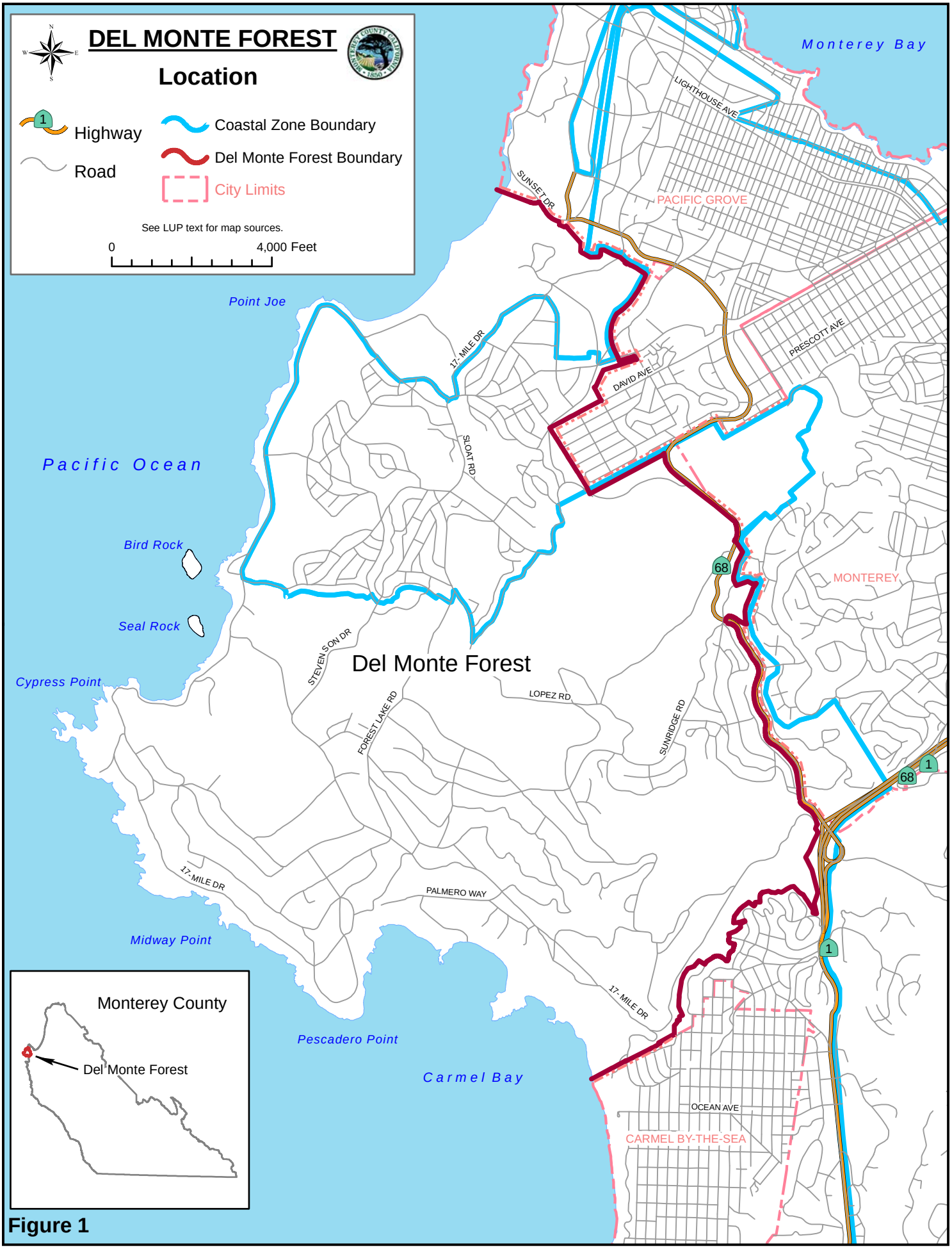
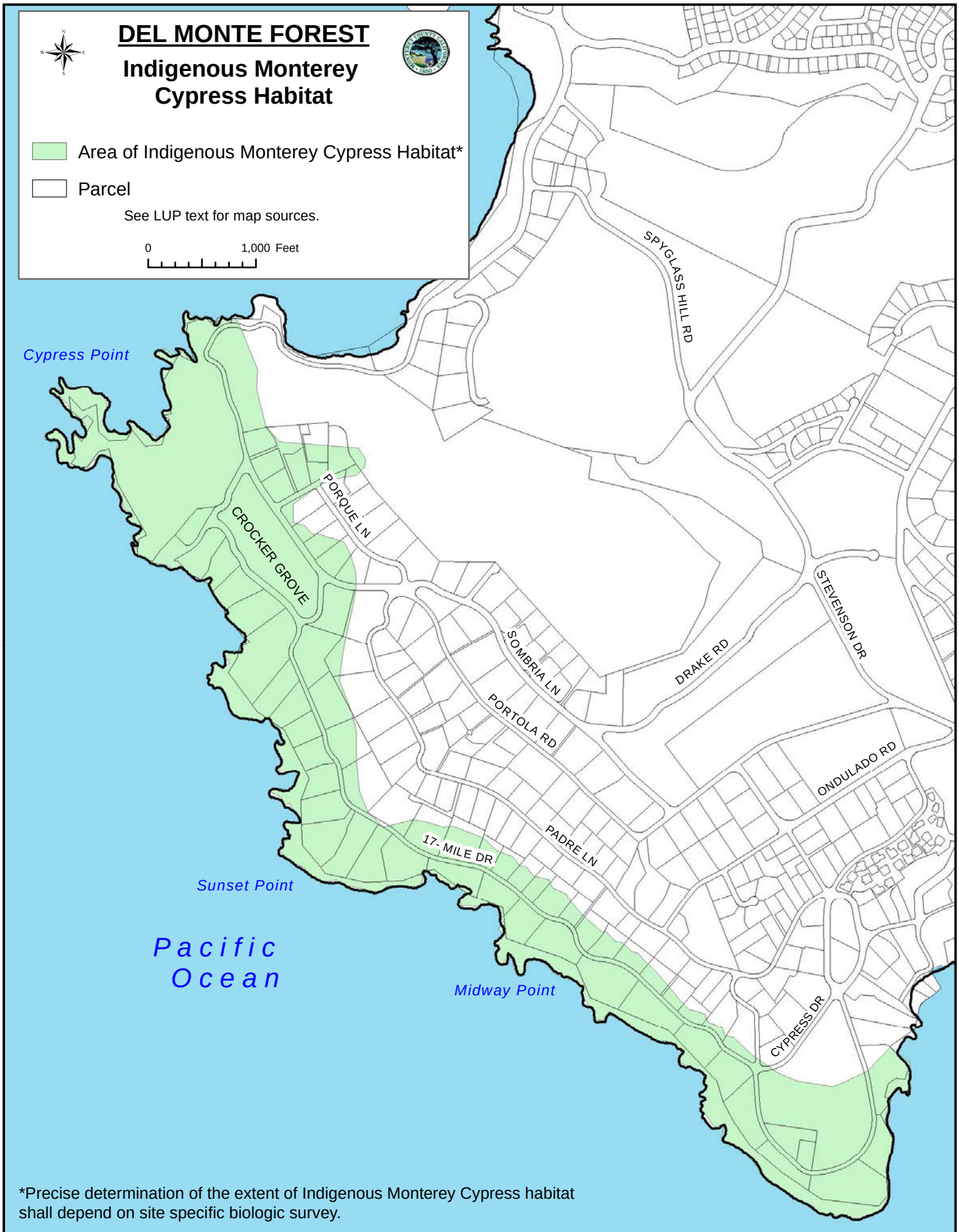

DEL MONTE FOREST
Location
Highway
Road
Coastal Zone Boundary
Del Monte Forest Boundary
City Limits
See LUP text for map sources.
0
4,000 Feet
Monterey Bay
Point Joe
Pacific Ocean
Bird Rock
Seal Rock
Cypress Point
Midway Point
Pescadero Point
Carmel Bay
Del Monte Forest
PACIFIC GROVE
MONTEREY
CARMEL BY-THE-SEA
LIGHTHOUSE AVE
SUNSET DR
17-MILE DR
DAVID AVE
PRESCOTT AVE
SLOAT RD
STEVENSON DR
FOREST LAKE RD
LOPEZ RD
SUNRIDGE RD
PALMERO WAY
OCEAN AVE
68
1
Monterey County
Del Monte Forest

Figure 1



*Precise determination of the extent of Indigenous Monterey Cypress habitat shall depend on site specific biologic survey.

Figure 2a

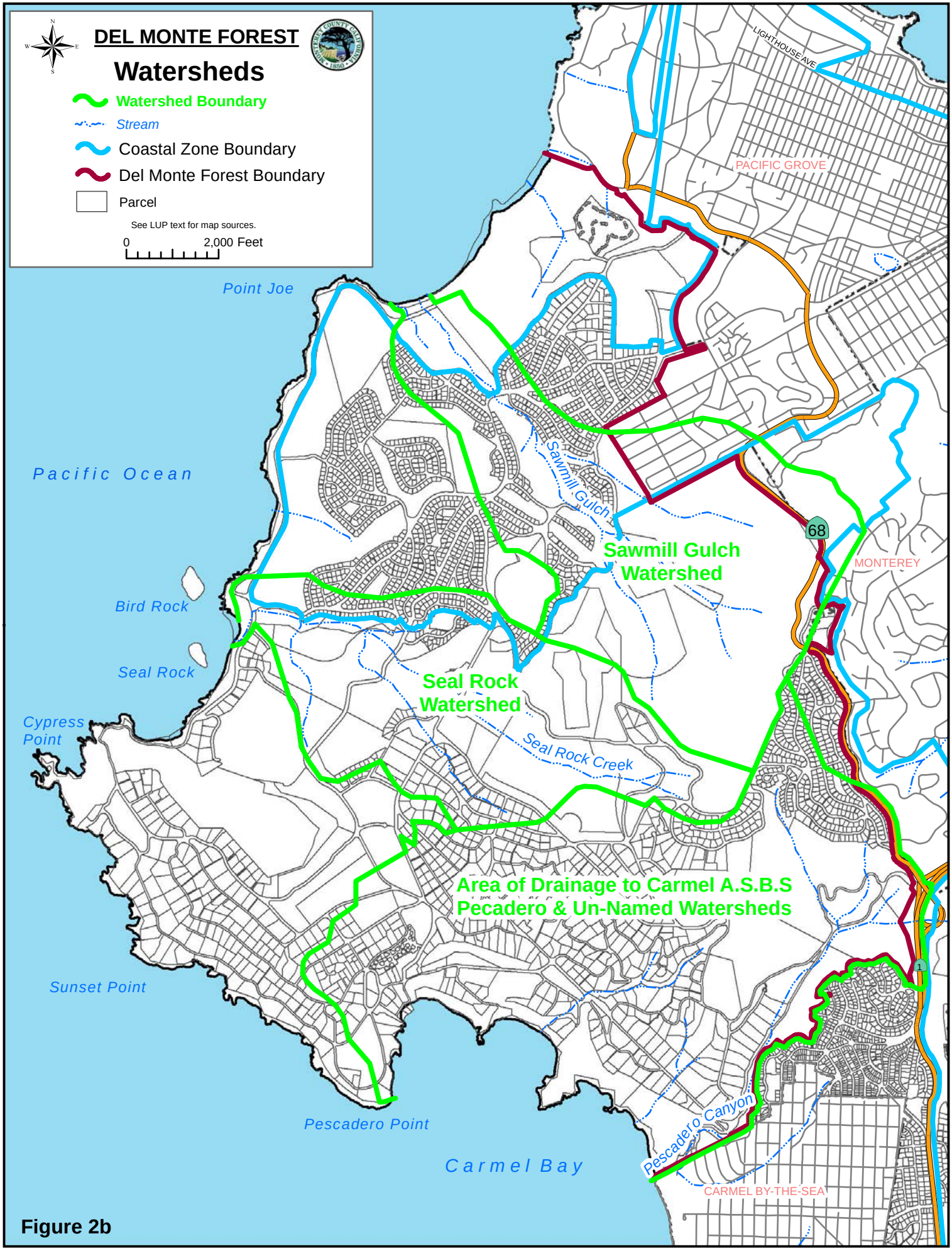

DEL MONTE FOREST
Watersheds
Watershed Boundary
Stream
Coastal Zone Boundary
Del Monte Forest Boundary
Parcel
See LUP text for map sources.
0
2,000 Feet
Point Joe
Pacific Ocean
Bird Rock
Seal Rock
Cypress Point
Sunset Point
Pescadero Point
Carmel Bay
LIGHTHOUSE AVE
PACIFIC GROVE
Sawmill Gulch
Sawmill Gulch Watershed
68
MONTEREY
Seal Rock Watershed
Seal Rock Creek
Area of Drainage to Carmel A.S.B.S
Pecadero & Un-Named Watersheds
Pescadero Canyon
CARMEL BY-THE-SEA

Figure 2b

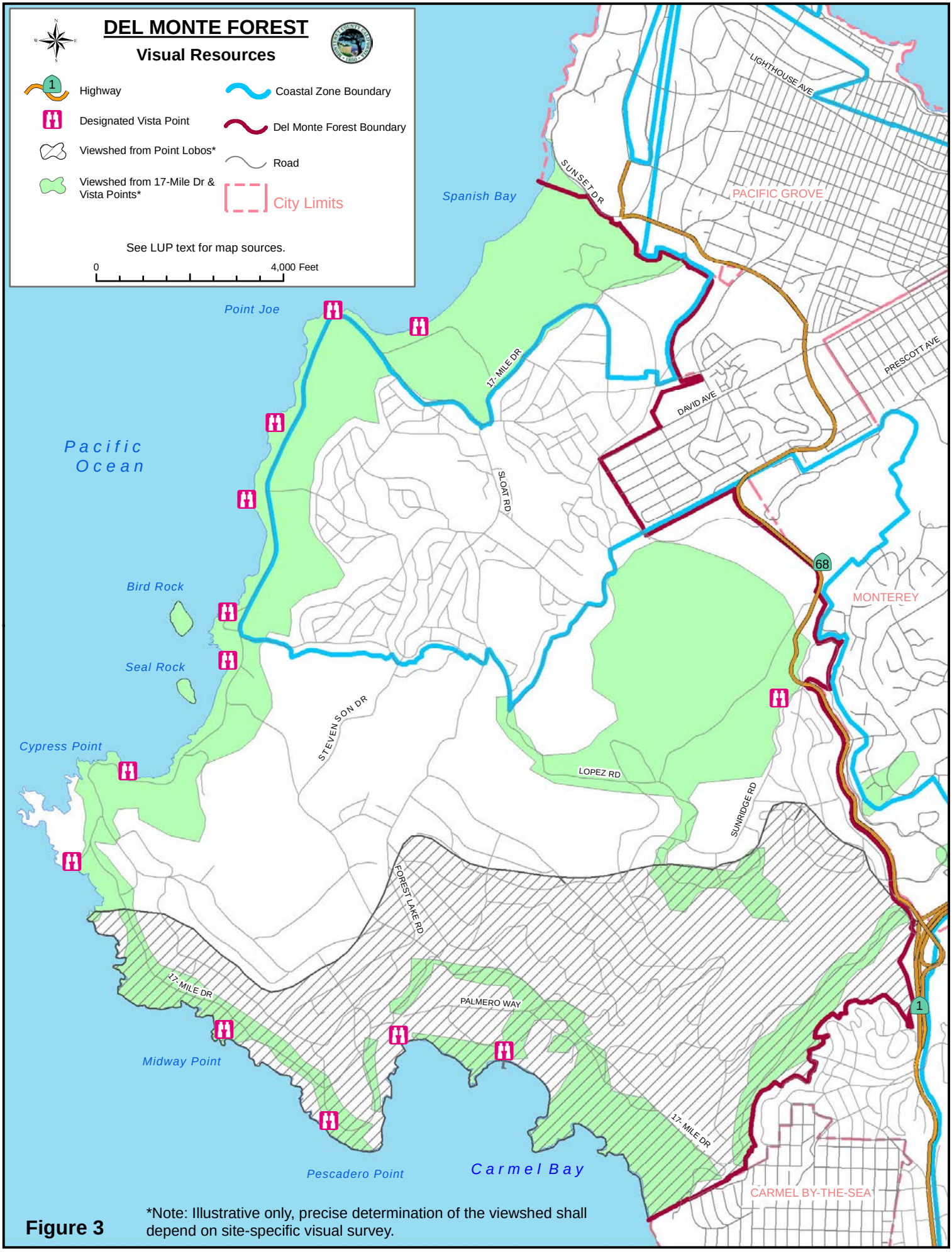


Figure 3

*Note: Illustrative only, precise determination of the viewshed shall depend on site-specific visual survey.

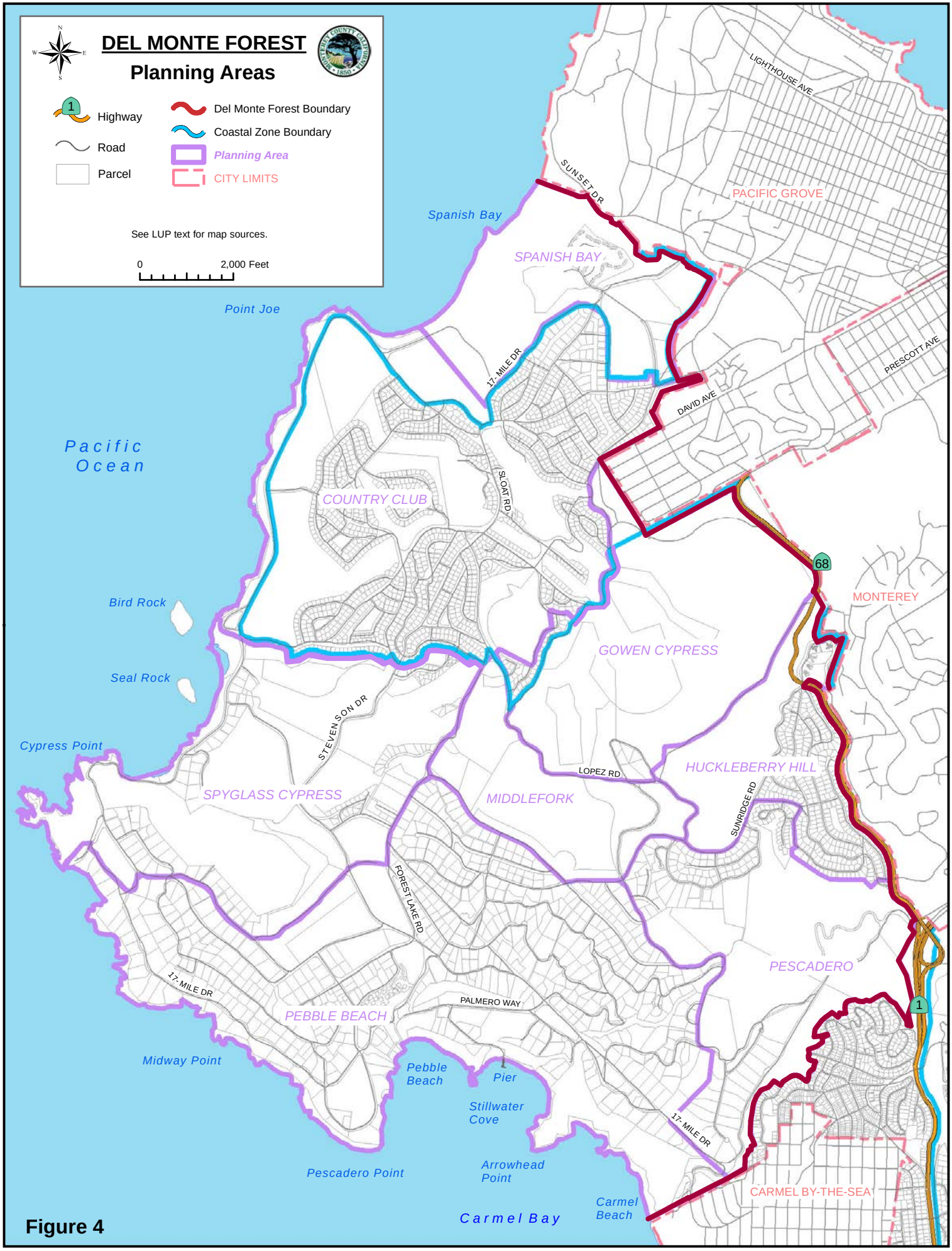

DEL MONTE FOREST
Planning Areas
Highway
Road
Parcel
Del Monte Forest Boundary
Coastal Zone Boundary
Planning Area
CITY LIMITS
See LUP text for map sources.
0
2,000 Feet
Spanish Bay
Point Joe
Pacific Ocean
Bird Rock
Seal Rock
Cypress Point
Midway Point
Pescadero Point
Pebble Beach
Pier
Stillwater Cove
Arrowhead Point
Carmel Bay
Carmel Beach
SPANISH BAY
COUNTRY CLUB
GOWEN CYPRESS
SPYGLASS CYPRESS
MIDDLEFORK
HUCKLEBERRY HILL
PEBBLE BEACH
PESCADERO
PACIFIC GROVE
MONTEREY
CARMEL BY-THE-SEA
LIGHTHOUSE AVE
SUNSET DR
17-MILE DR
DAVID AVE
PRESCOTT AVE
SLOAT RD
STEVENSON DR
LOPEZ RD
SUNRIDGE RD
FOREST LAKE RD
PALMERO WAY
68
1

Figure 4

DEL MONTE FOREST

Land Use Plan

DRAFT

Refer to the Greater Monterey Peninsula Area Plan for land use within this area.

Area of Scientific and Biological Significance and Carmel Bay Ecological Reserve boundary

Entrance Gate
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
Stream
PLANNING AREA
CITY LIMITS
Planning Unit
Parcel

Residential
Residential - Low Density
Residential - Medium Density
Residential - High Density

Commercial
General Commercial
Institutional
Visitor Serving

Open Space
Forest
Recreational
Shoreline

S.F.B. Morse Preserve
Huckleberry Hill Natural Habitat Area

See LUP text for map sources.

0 1,000 2,000 4,000
Feet

N W E S

Figure 5

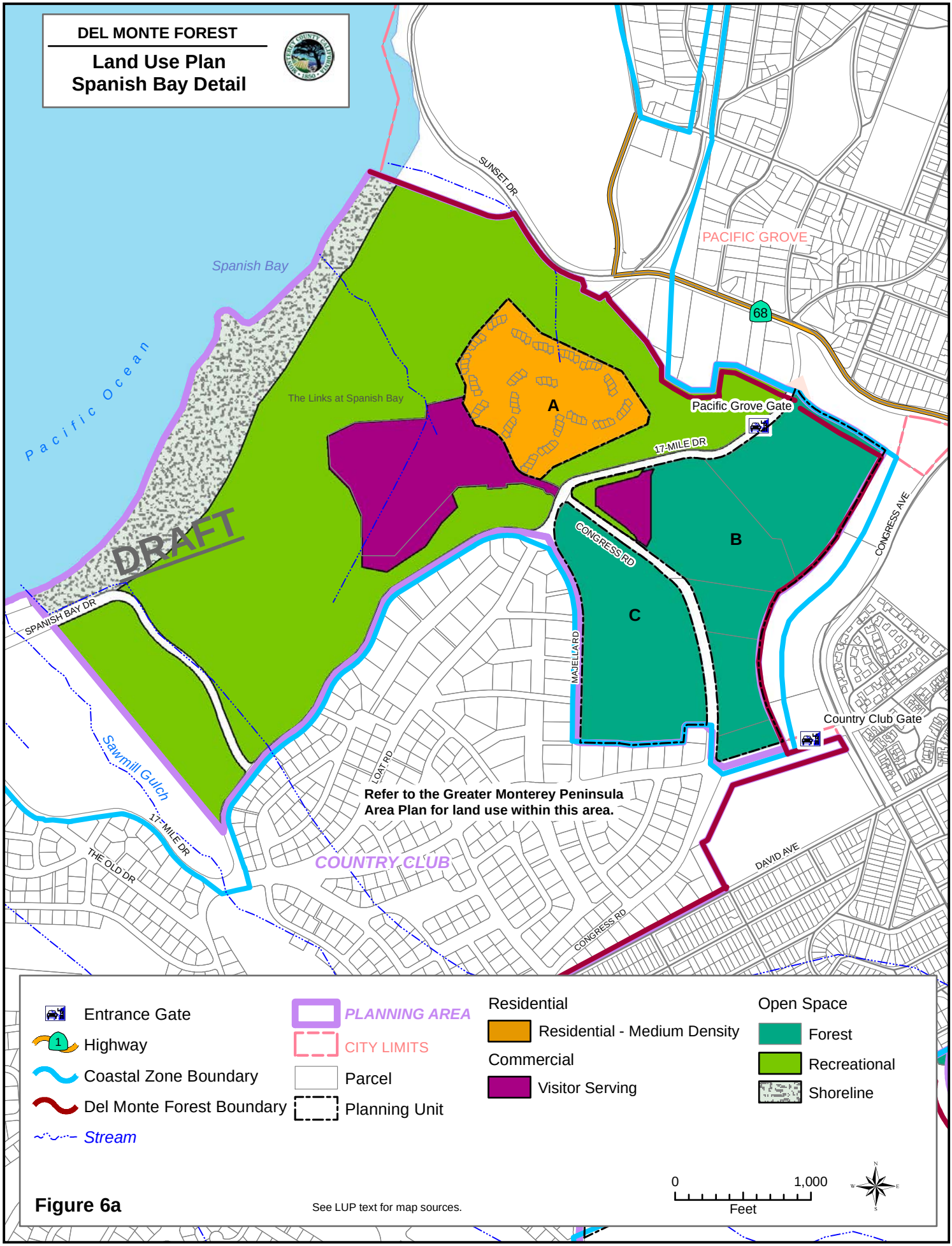


Figure 6a

See LUP text for map sources.

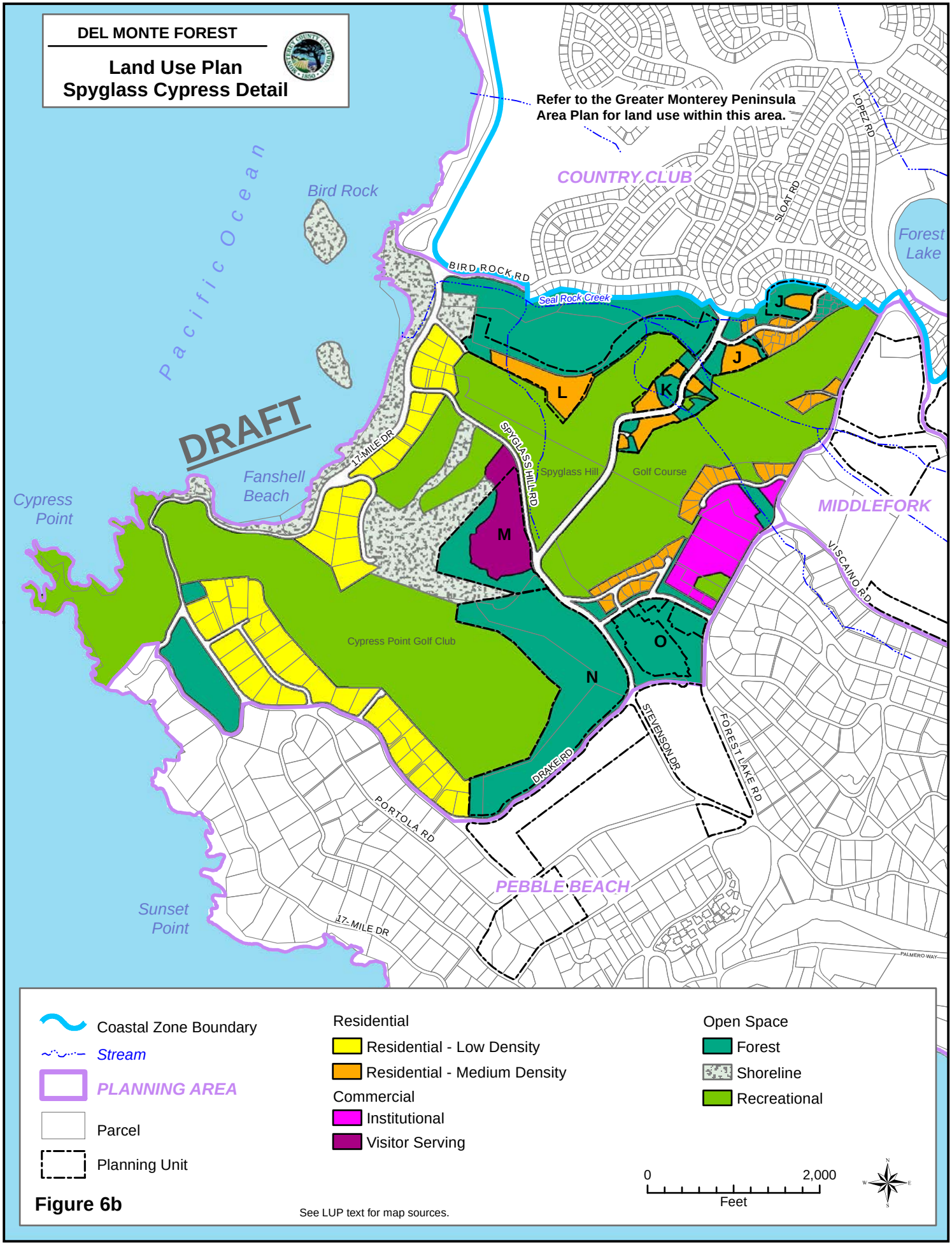


Figure 6b

See LUP text for map sources.

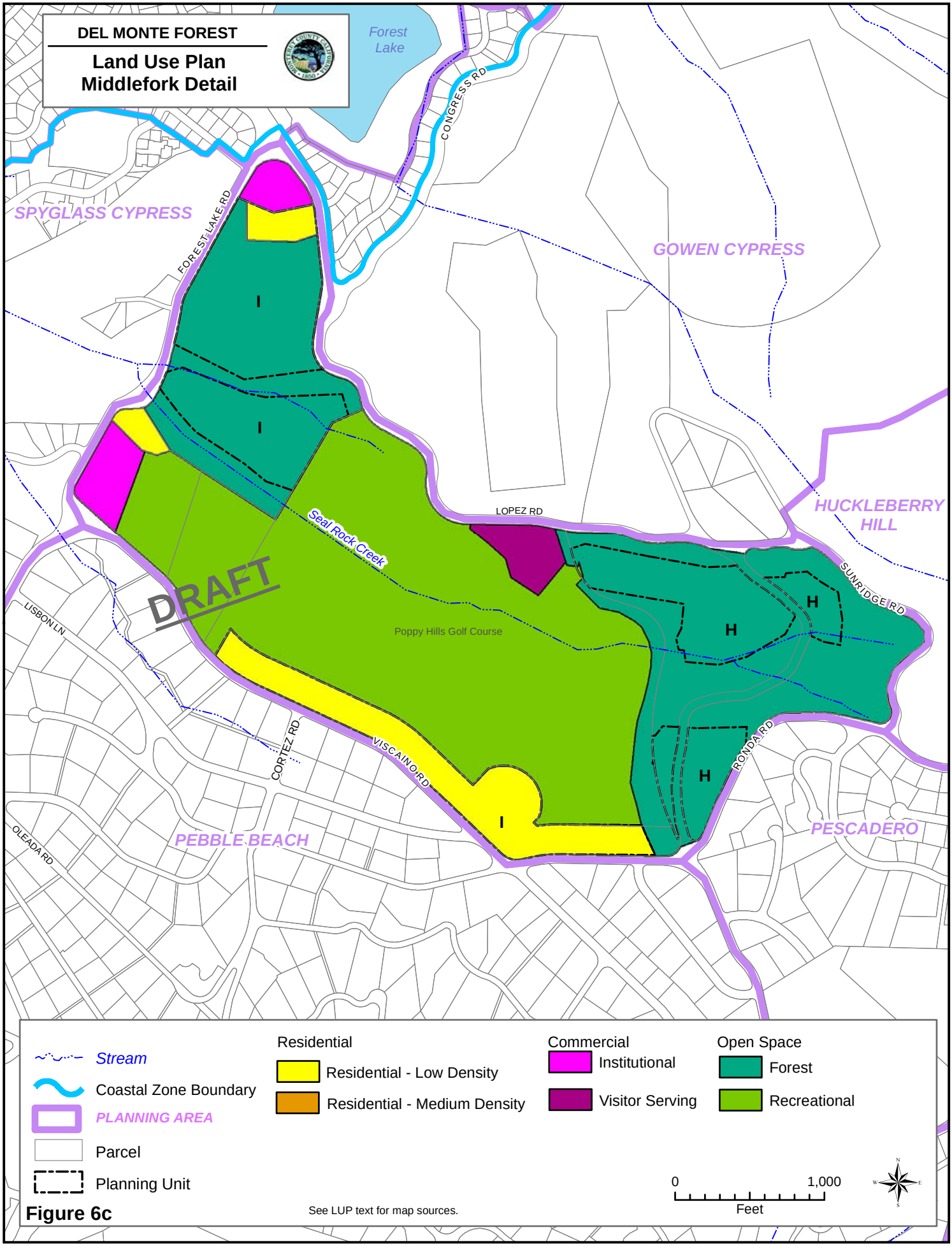
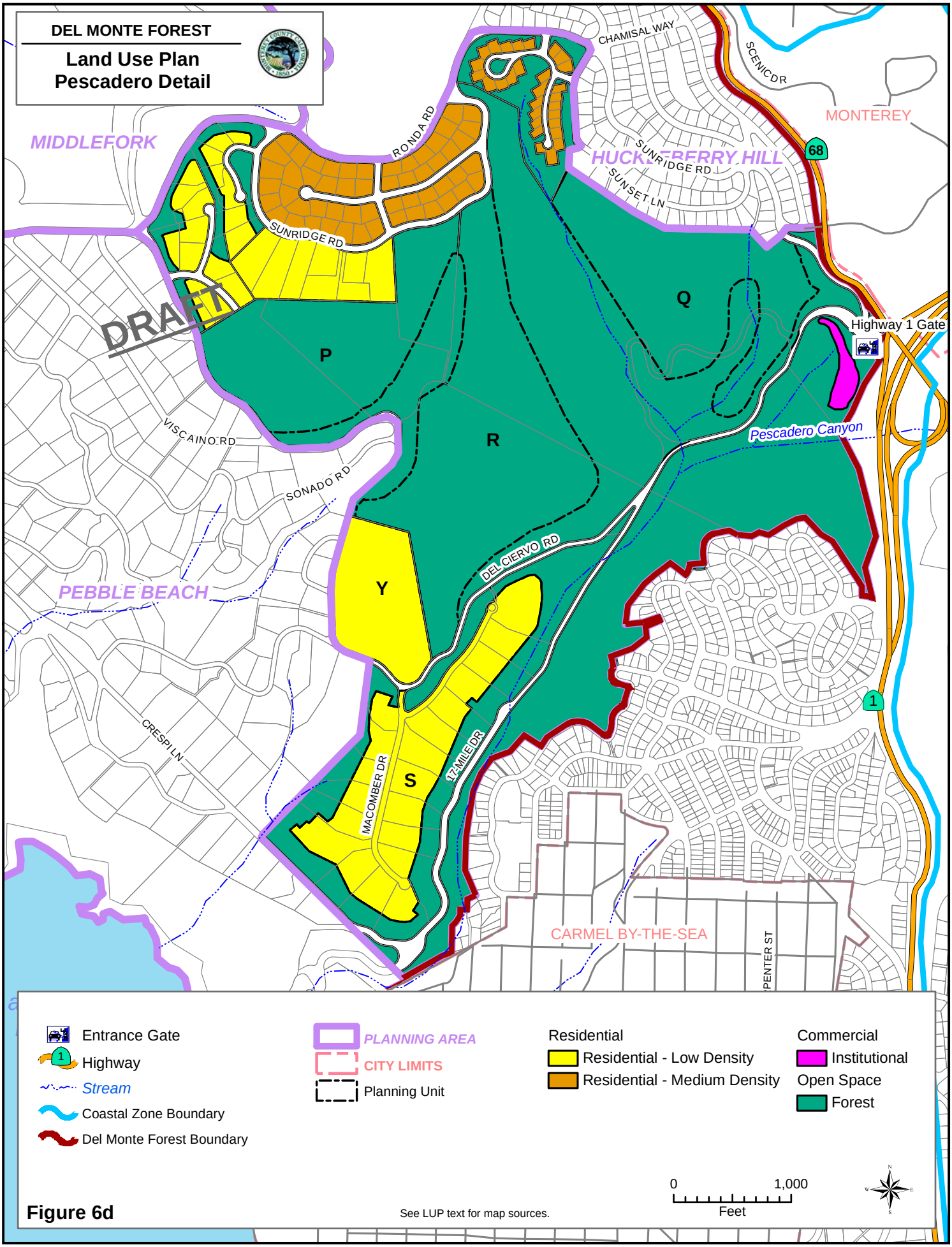

DEL MONTE FOREST
Land Use Plan
Middlefork Detail
Forest Lake
CONGRESS RD
SPYGLASS CYPRESS
FOREST LAKE RD
GOWEN CYPRESS
I
I
LOPEZ RD
HUCKLEBERRY HILL
Seal Rock Creek
DRAFT
SUNRIDGE RD
H
H
Poppy Hills Golf Course
LISBON LN
CORTEZ RD
VISCAINO RD
RONDA RD
H
I
PESCADERO
PEBBLE BEACH
OLEADA RD
Stream
Coastal Zone Boundary
PLANNING AREA
Parcel
Planning Unit
Residential
Residential - Low Density
Residential - Medium Density
Commercial
Institutional
Visitor Serving
Open Space
Forest
Recreational
0
1,000
Feet
See LUP text for map sources.

Figure 6c


DEL MONTE FOREST
Land Use Plan
Pescadero Detail
DRAFT
MIDDLEFORK
RONDA RD
SUNRIDGE RD
CHAMISAL WAY
SCENIC DR
MONTEREY
HUCKLEBERRY HILL
SUNRIDGE RD
SUNSET LN
68
P
Q
R
Y
S
Highway 1 Gate
Pescadero Canyon
VISCAINO RD
SONADO RD
DEL CIERVO RD
PEBBLE BEACH
CRESPI LN
MACOMBER DR
17-MILE DR
1
CARMEL BY-THE-SEA
PENTER ST
Entrance Gate
Highway
Stream
Coastal Zone Boundary
Del Monte Forest Boundary
PLANNING AREA
CITY LIMITS
Planning Unit
Residential
Residential - Low Density
Residential - Medium Density
Commercial
Institutional
Open Space
Forest
0
1,000
Feet
Figure 6d
See LUP text for map sources.

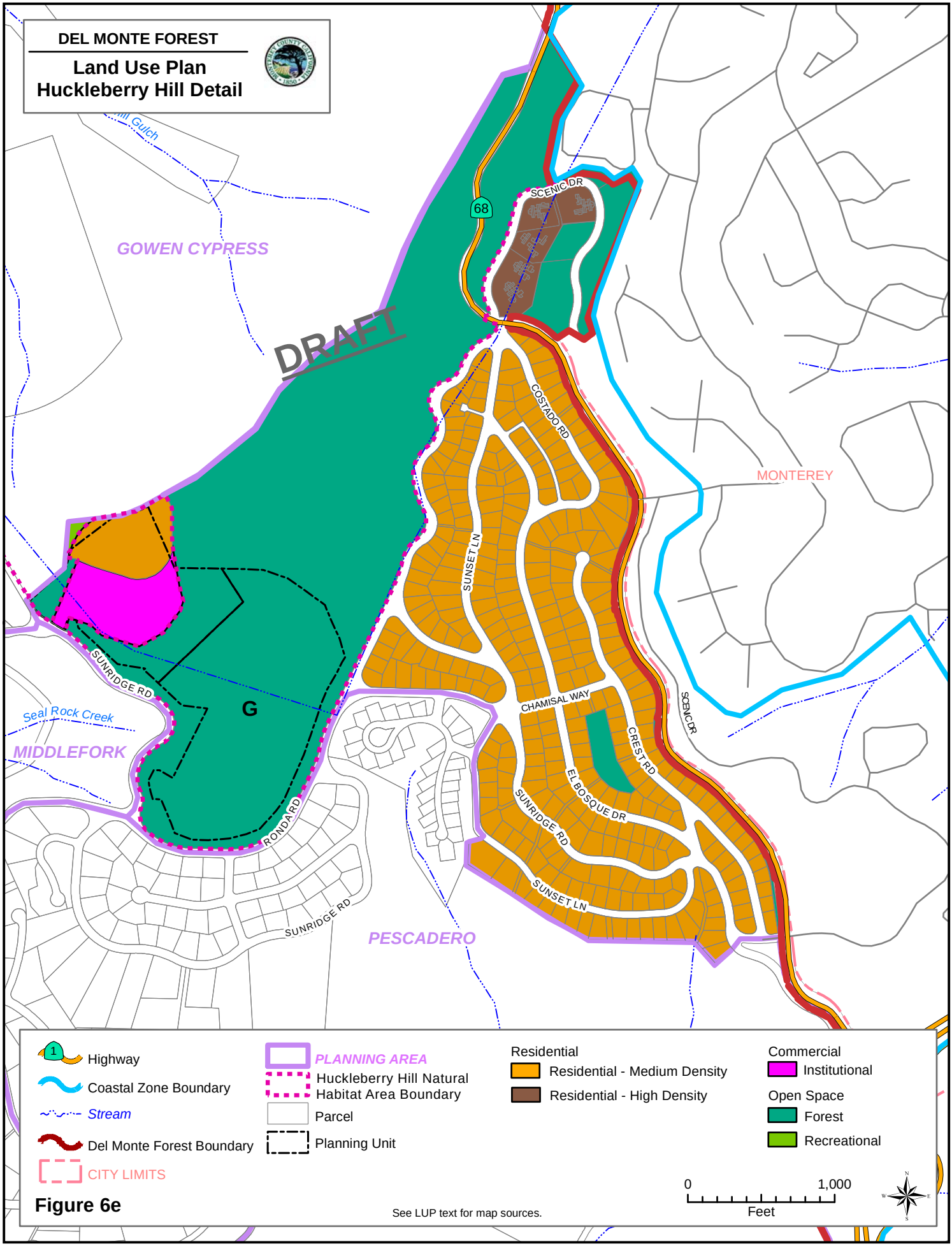


Figure 6e

See LUP text for map sources.

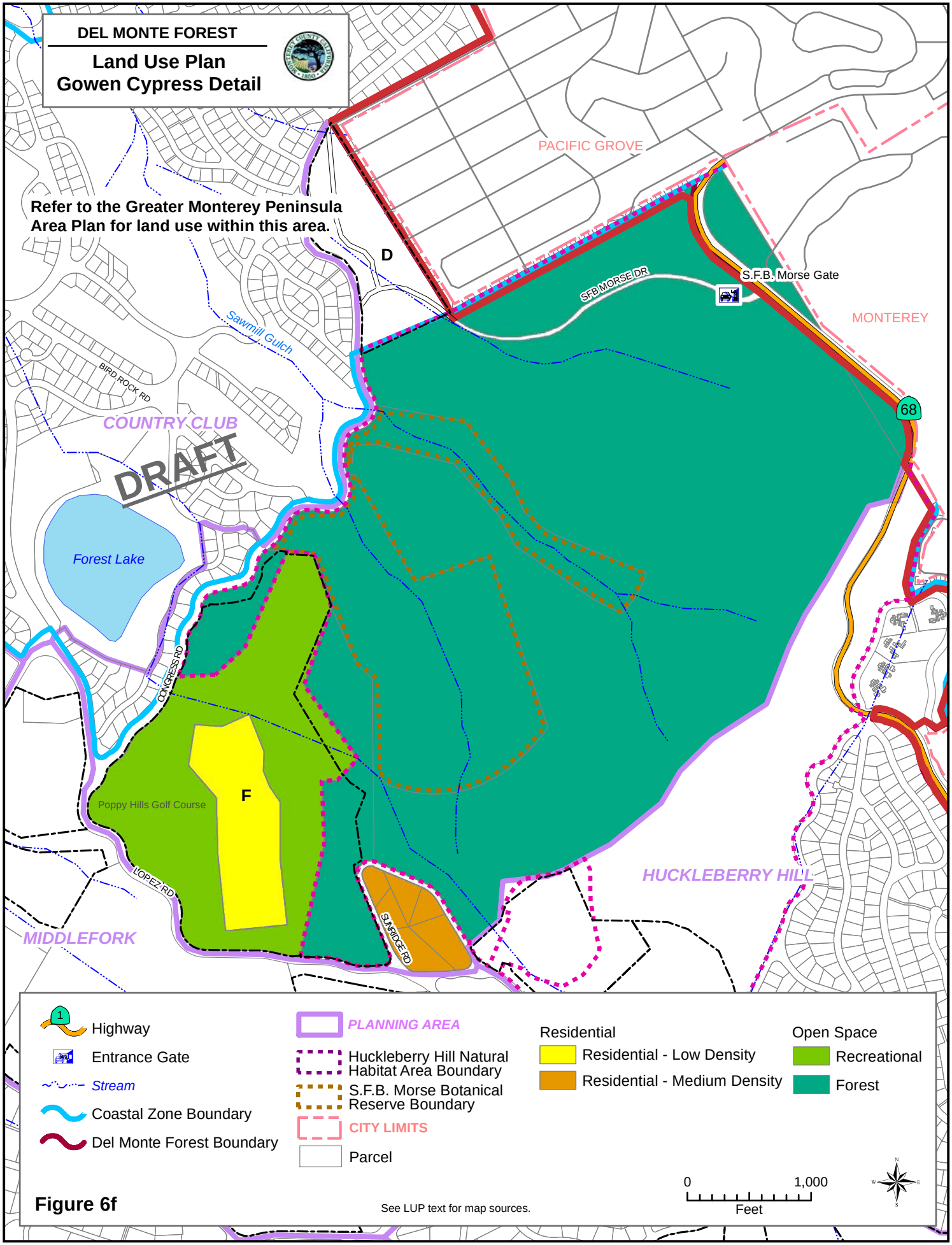


Figure 6f

See LUP text for map sources.

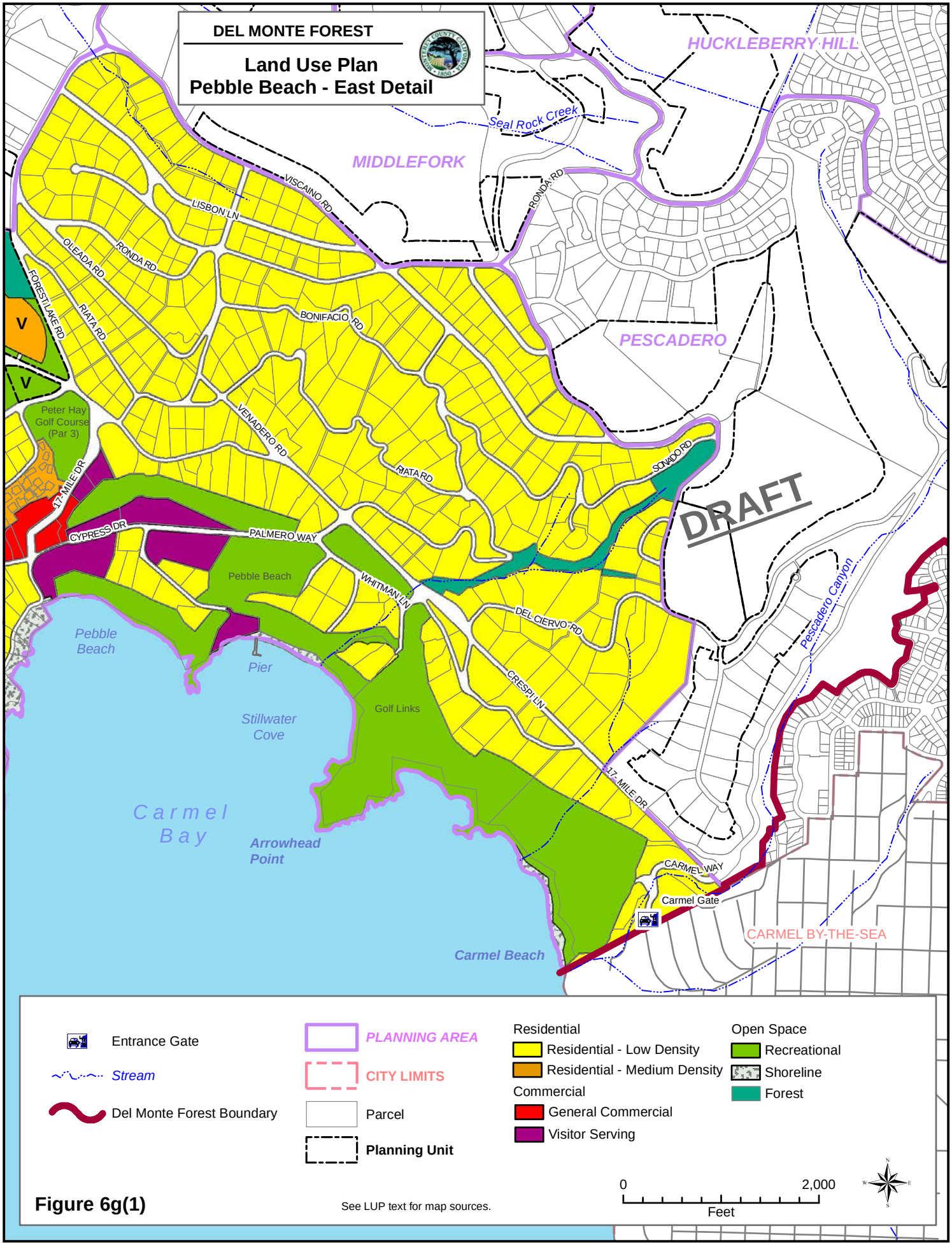


Figure 6g(1)

See LUP text for map sources.

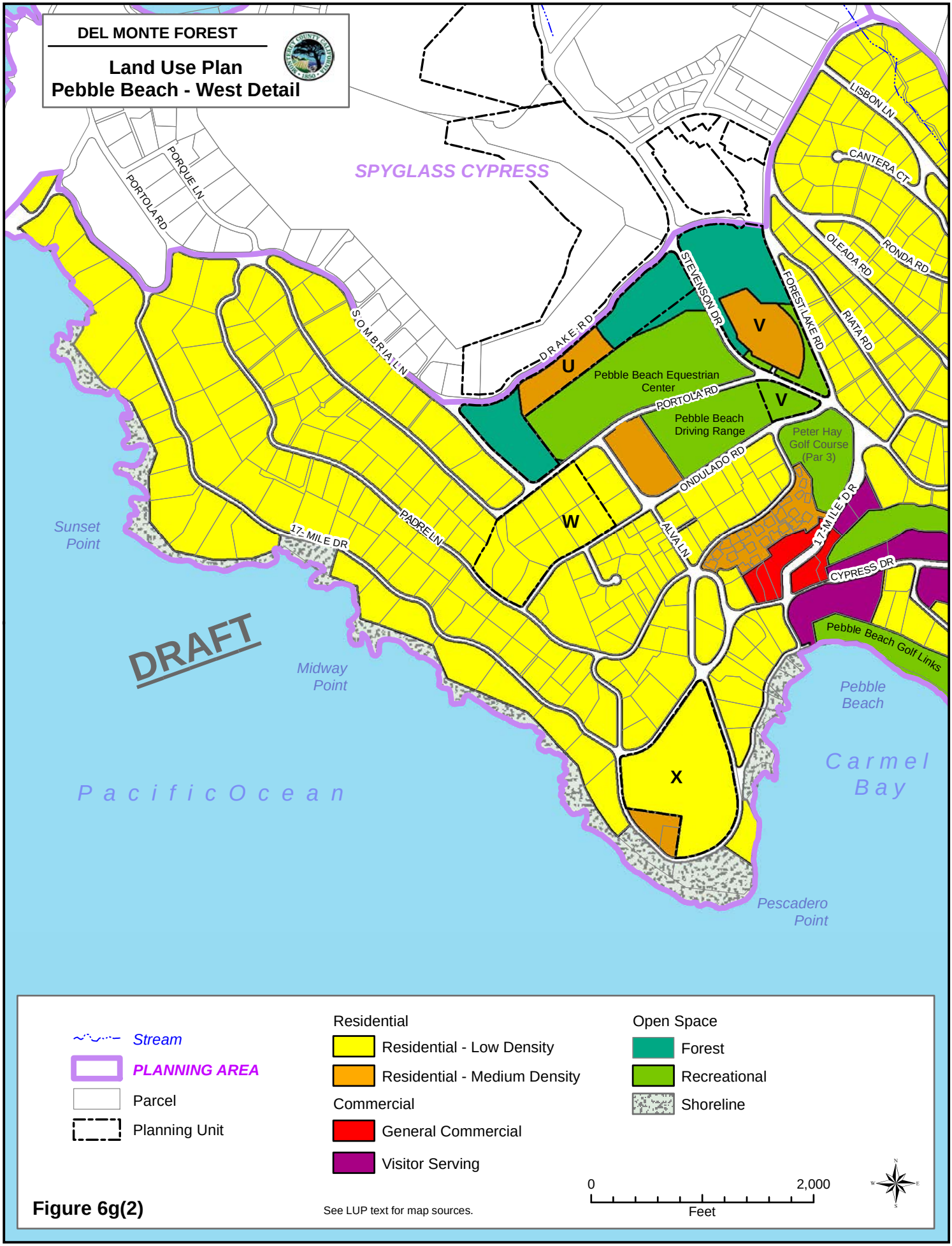
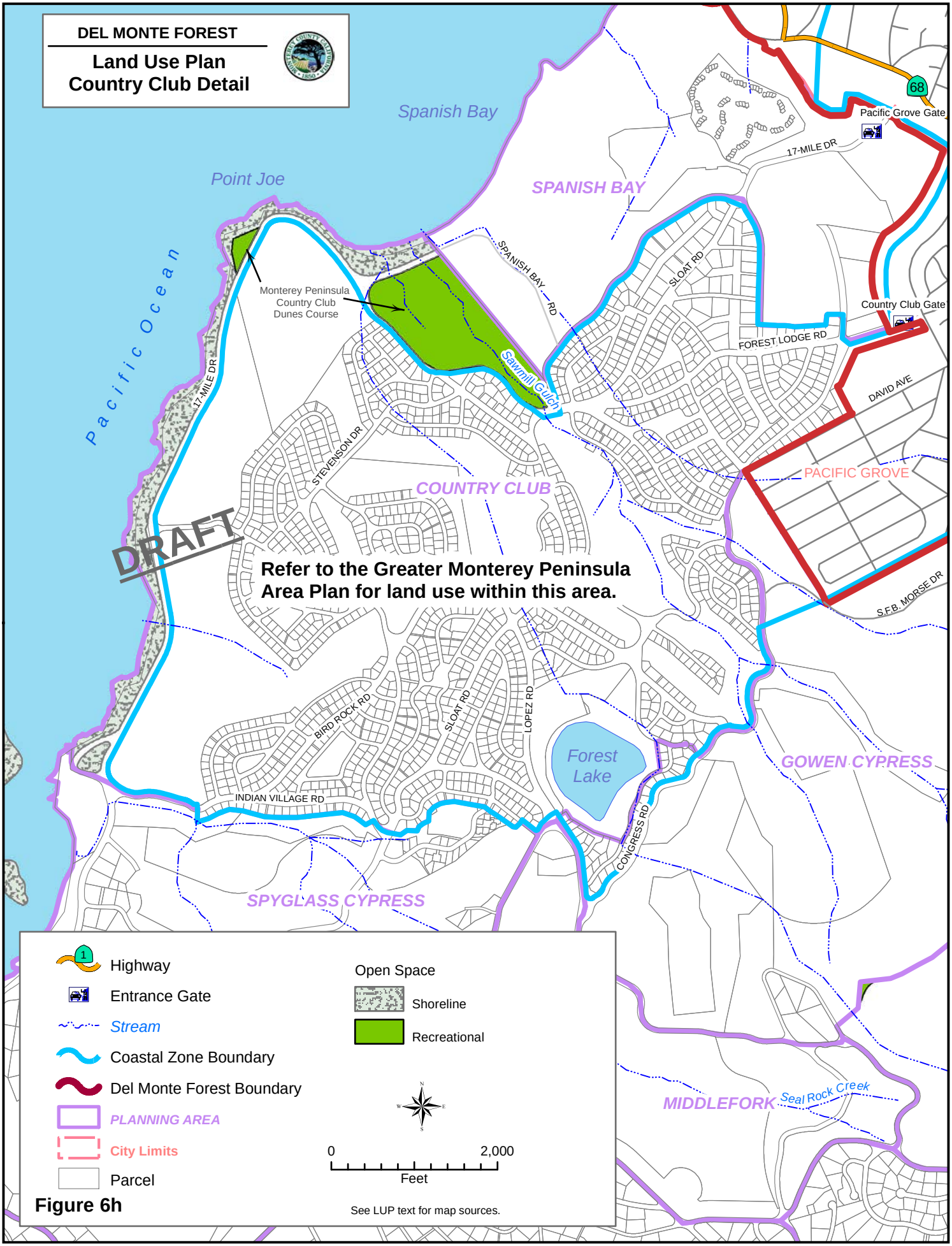


Figure 6g(2)

See LUP text for map sources.


DEL MONTE FOREST
Land Use Plan
Country Club Detail
Spanish Bay
Point Joe
SPANISH BAY
Pacific Ocean
Monterey Peninsula
Country Club
Dunes Course
SPANISH BAY RD
SLOAT RD
Sawmill Gulch
17-MILE DR
STEVENSON DR
COUNTRY CLUB
FOREST LODGE RD
DAVID AVE
PACIFIC GROVE
Pacific Grove Gate
Country Club Gate
68
S.F.B. MORSE DR
DRAFT
Refer to the Greater Monterey Peninsula
Area Plan for land use within this area.
BIRD ROCK RD
LOPEZ RD
INDIAN VILLAGE RD
Forest
Lake
GOWEN CYPRESS
CONGRESS RD
SPYGLASS CYPRESS
MIDDLEFORK
Seal Rock Creek
Highway
Entrance Gate
Stream
Coastal Zone Boundary
Del Monte Forest Boundary
PLANNING AREA
City Limits
Parcel
Open Space
Shoreline
Recreational
0
2,000
Feet
See LUP text for map sources.
Figure 6h

DEL MONTE FOREST
Circulation

DRAFT

- Entrance Gate
- Highway
- 17-Mile Drive
- Collector
- Local Road
- Bike Route
- Del Monte Forest Boundary
- Coastal Zone Boundary
- City Limits

See LUP text for map sources.

0 1,000 2,000 Feet

Pacific Ocean
Spanish Bay
Point Joe
Bird Rock
Seal Rock
Fanshell Beach
Cypress Point
Forest Lake
Sunset Point
Midway Point
Pebble Beach
Pier
Stillwater Cove
Arrowhead Point
Pescadero Point
Carmel Bay
Carmel Beach

17- MILE DR
SUNSET DR
LIGHTHOUSE AVE
CONGRESS AVE
FOREST AVE
PINE AVE
PACIFIC GROVE
Pacific Grove Gate
DAVID AVE
PRESCOTT AVE
Country Club Gate
FOREST LODGE RD
CONGRESS RD
SLOAT RD
S.F.B. MORSE DR
S.F.B. Morse Gate
68
MONTEREY
SKYLINE DR
MAR VISTA DR
LOS ALTOS DR
SCENIC DR
SUNRIDGE RD
RONDA RD
SUNRIDGE RD
Highway 1 Gate
SPYGLASS HILL RD
FOREST LAKE RD
LOPEZ RD
17- MILE DR
17- MILE DR
1
Carmel Gate
CARMEL BY-THE-SEA
OCEAN AVE
SCENIC RD
JUNIPERO AVE
CARPENTER ST

Figure 7

DEL MONTE FOREST

Major Public Access & Recreational Facilities

DRAFT

- Highway
- Points of Interest & Public Access
- Parking
- Restrooms
- Food
- Gas
- Golf Course
- Entrance Gate
- Coastal Zone Boundary
- Del Monte Forest Boundary
- 17-Mile Drive
- Road
- Unpaved Road or Trail
- Stream
- Rocky Shoreline
- Sandy Shoreline
- City Limits

See LUP text for map sources.

0 0.25 0.5

Miles

Pacific Ocean

Monterey Bay

Spanish Bay

North Moss Beach

South Moss Beach

Point Joe

Bird Rock

Seal Rock

Fanshell Beach

Cypress Point

Sunset Point

Midway Point

Pescadero Point

Carmel Bay

Arrowhead Point

Pebble Beach

Pier

Carmel Beach

Forest Lake

SUNSET DR

ASILOMAR BLVD

LIGHTHOUSE AVE

FOREST AVE

PINE AVE

PACIFIC GROVE

THE INN AT SPANISH BAY

Pacific Grove Gate

POINT JOE

The Links at Spanish Bay

Country Club Gate

DAVID AVE

PRESCOTT AVE

CHINA ROCK

Monterey Peninsula Country Club Shore Course

FOREST LODGE RD

CONGRESS RD

Monterey Peninsula Country Club Dunes Course

S.F.B. Morse Gate

S.F.B. MORSE DR

BIRD ROCK RD

68

MONTEREY

SKYLINE DR

BIRD ROCK

SEAL ROCK PICNIC AREA

Indian Village

Spyglass Hill Golf Course

HUCKLEBERRY HILL

FANSHELL OVERLOOK

Cypress Point Golf Links

LOPEZ RD

FOREST LAKE RD

Poppy Hills Golf Course

SHEPHERDS KNOLL

RONDA RD

SUNRIDGE RD

CYPRESS POINT LOOKOUT

CROCKER GROVE

Highway 1 Gate

PEBBLE BEACH EQUESTRIAN CENTER

Pebble Beach Driving Range

PETER HAY PAR 3

Pebble Beach Golf Links

17- MILE DR

THE LODGE AT PEBBLE BEACH

LONE CYPRESS

SLOAT OVERLOOK

STILLWATER COVE

GHOST TREE

PESCADERO POINT

17- MILE DR

1

Carmel Gate

CARMEL BY-THE-SEA

Figure 8

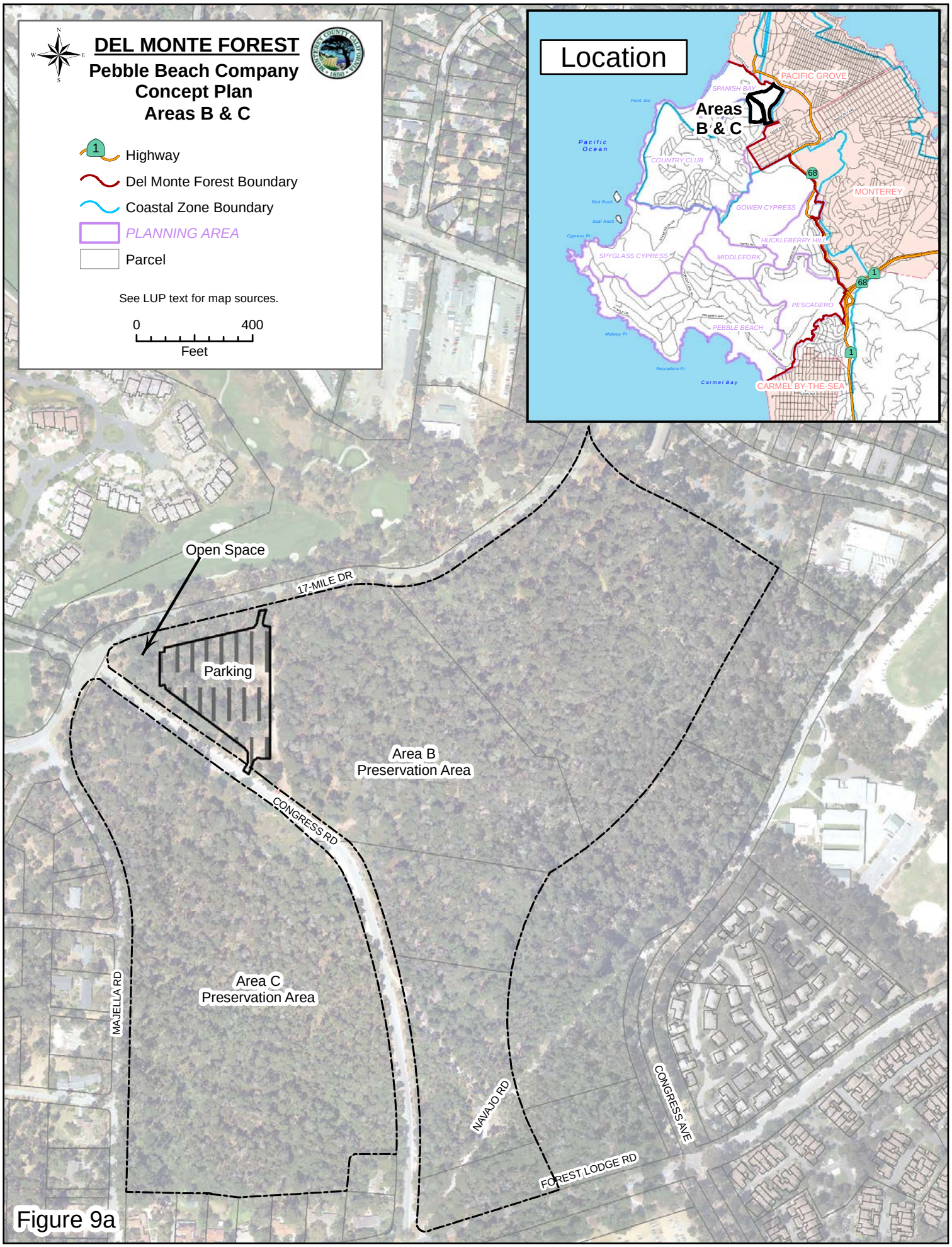

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Areas B & C
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
Parcel
See LUP text for map sources.
0
400
Feet
Location
Areas B & C
PACIFIC GROVE
SPANISH BAY
Pacific Ocean
COUNTRY CLUB
MONTEREY
GOWEN CYPRESS
HUCKLEBERRY HILL
SPYGLASS CYPRESS
MIDDLEFORK
PESCADERO
PEBBLE BEACH
CARMEL BY-THE-SEA
Carmel Bay
Open Space
17-MILE DR
Parking
Area B
Preservation Area
CONGRESS RD
Area C
Preservation Area
MAJELLA RD
NAVAJO RD
CONGRESS AVE
FOREST LODGE RD

Figure 9a

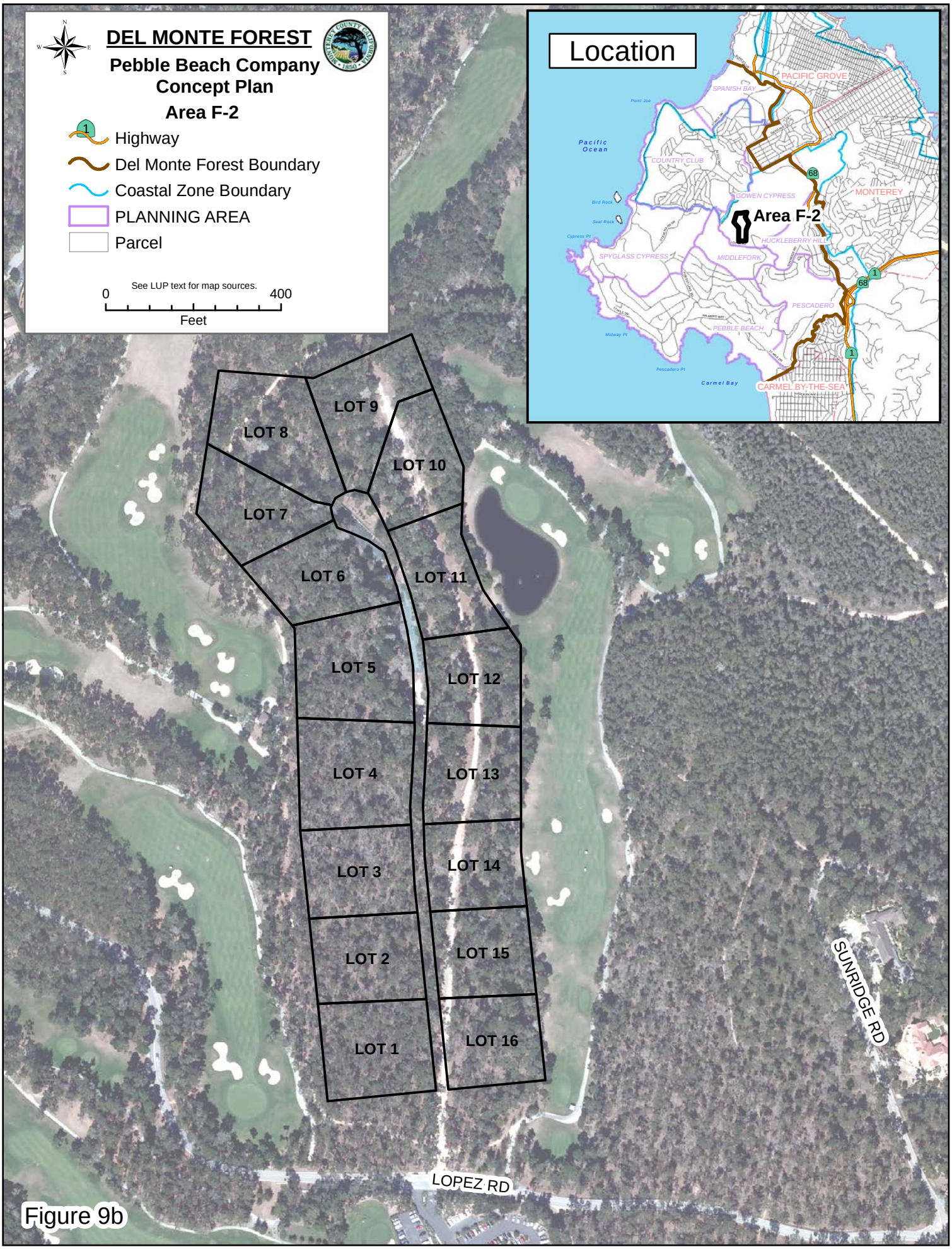

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Area F-2
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
Parcel
See LUP text for map sources.
0
400
Feet
Location
PACIFIC GROVE
SPANISH BAY
Pacific Ocean
COUNTRY CLUB
GOWEN CYPRESS
MONTEREY
Area F-2
HUCKLEBERRY HILL
SPYGLASS CYPRESS
MIDDLEFORK
PESCADERO
PEBBLE BEACH
CARMEL BY-THE-SEA
Carmel Bay
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
SUNRIDGE RD
LOPEZ RD

Figure 9b

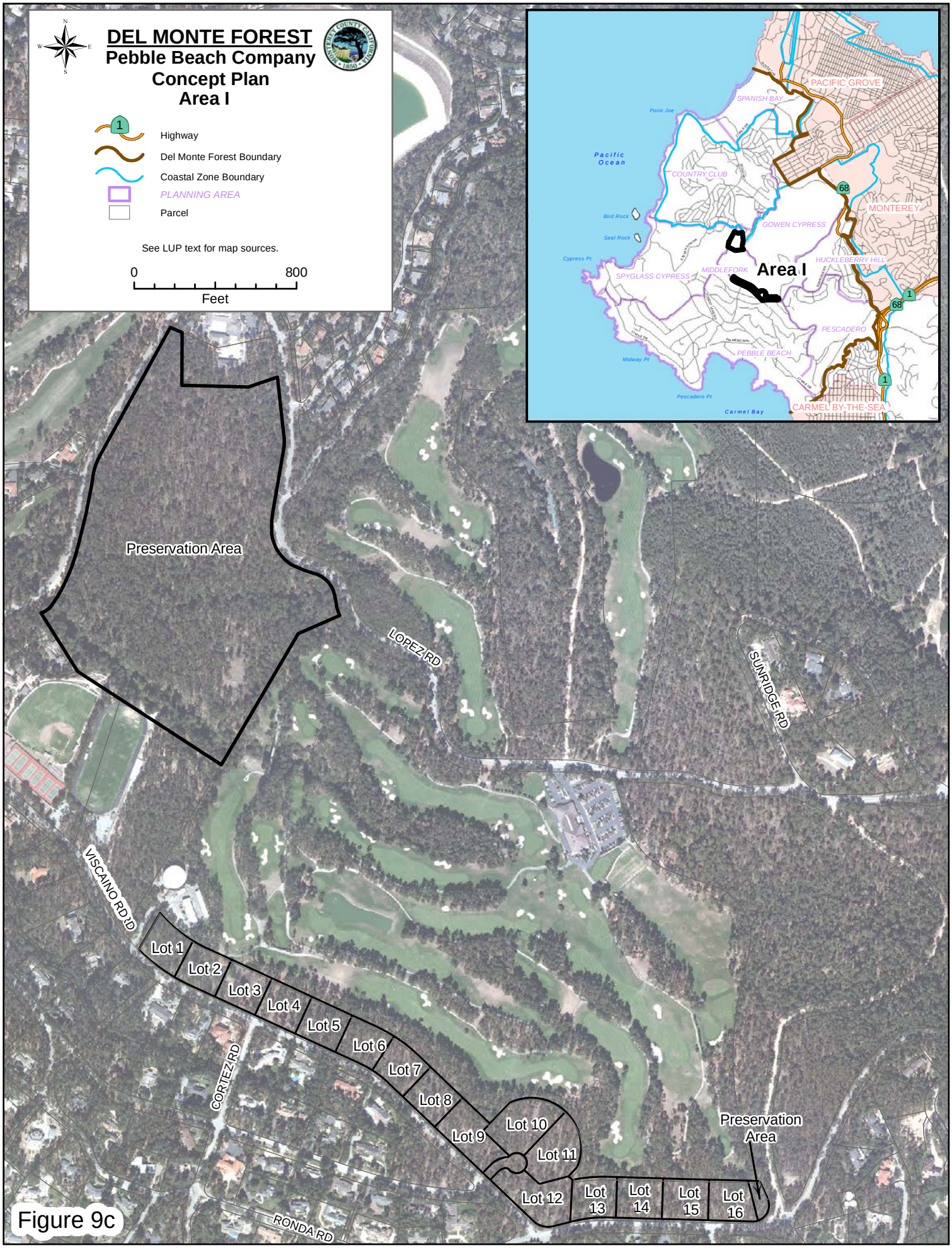

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Area I
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
Parcel
See LUP text for map sources.
0
800
Feet
PACIFIC GROVE
SPANISH BAY
Point Joe
Pacific Ocean
COUNTRY CLUB
Bird Rock
Seal Rock
Cypress Pt
SPYGLASS CYPRESS
MIDDLEFORK
GOWEN CYPRESS
MONTEREY
HUCKLEBERRY HILL
Area I
PESCADERO
PEBBLE BEACH
Midway Pt
Pescadero Pt
Carmel Bay
CARMEL BY-THE-SEA
Preservation Area
LOPEZ RD
SUNRIDGE RD
VISCAINO RD
CORTEZ RD
RONDA RD
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Preservation Area

Figure 9c

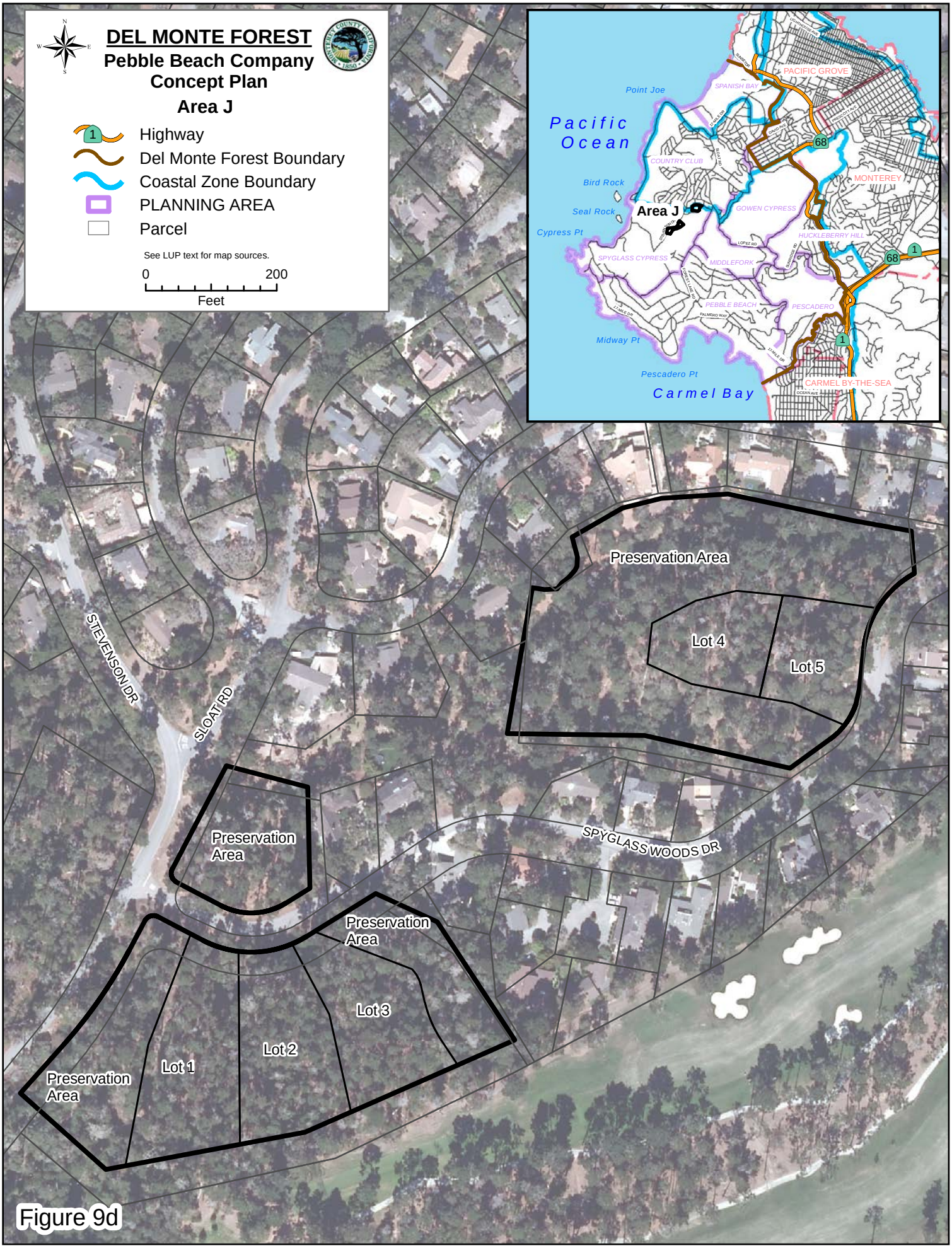

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Area J
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
Parcel
See LUP text for map sources.
0
200
Feet
Pacific Ocean
Point Joe
SPANISH BAY
PACIFIC GROVE
COUNTRY CLUB
Bird Rock
Seal Rock
Area J
Cypress Pt
GOWEN CYPRESS
MONTEREY
HUCKLEBERRY HILL
SPYGLASS CYPRESS
MIDDLEFORK
PEBBLE BEACH
PESCADERO
Midway Pt
Pescadero Pt
Carmel Bay
CARMEL BY-THE-SEA
Preservation Area
Lot 4
Lot 5
STEVENSON DR
SLOAT RD
Preservation Area
SPYGLASS WOODS DR
Preservation Area
Lot 3
Lot 2
Lot 1
Preservation Area

Figure 9d

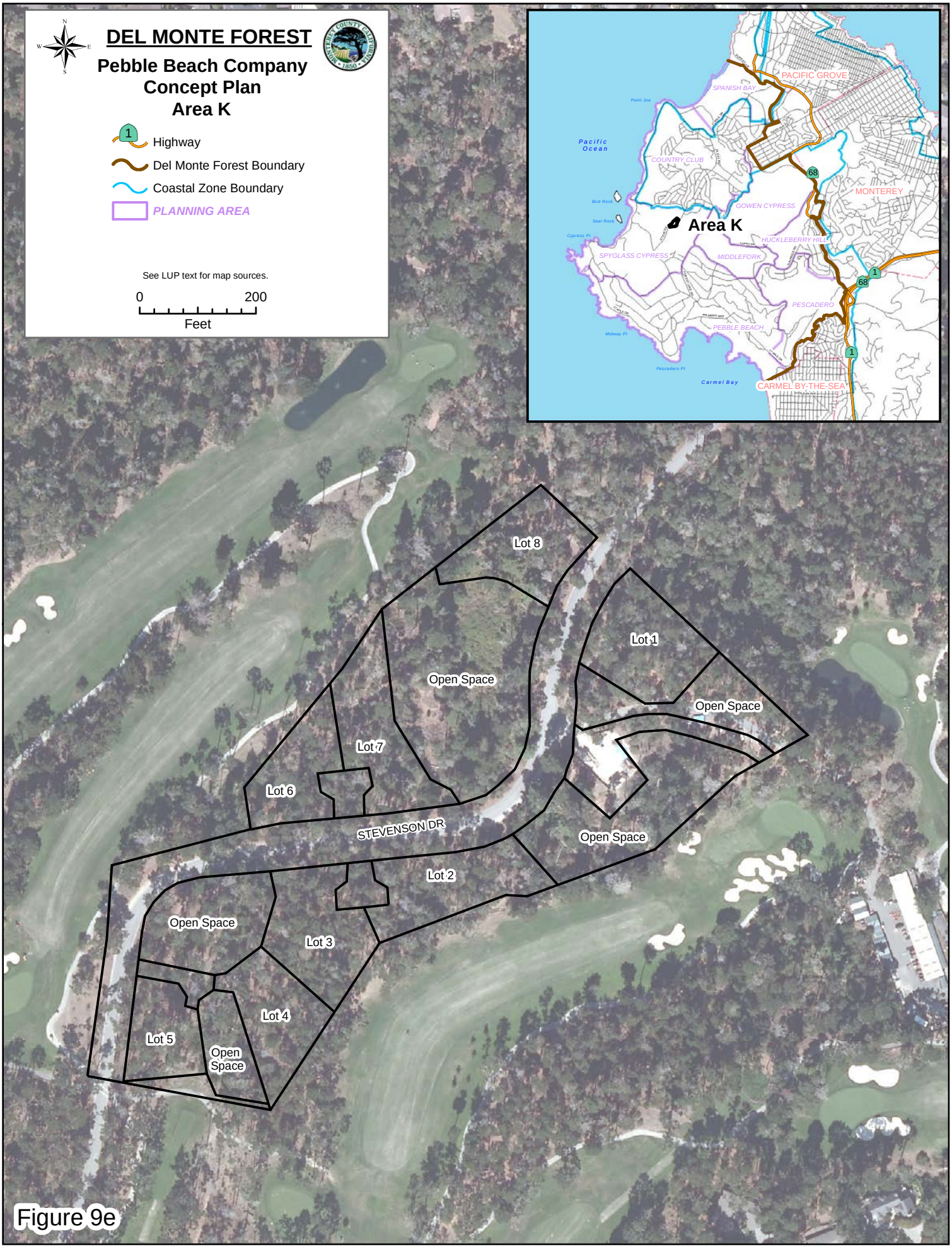

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Area K
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
See LUP text for map sources.
0
200
Feet
Area K
PACIFIC GROVE
SPANISH BAY
Pacific Ocean
COUNTRY CLUB
MONTEREY
GOWEN CYPRESS
HUCKLEBERRY HILL
SPYGLASS CYPRESS
MIDDLEFORK
PESCADERO
PEBBLE BEACH
CARMEL BY-THE-SEA
Carmel Bay
Lot 8
Lot 1
Open Space
Open Space
Lot 7
Lot 6
STEVENSON DR
Open Space
Lot 2
Open Space
Lot 3
Lot 4
Lot 5
Open Space

Figure 9e

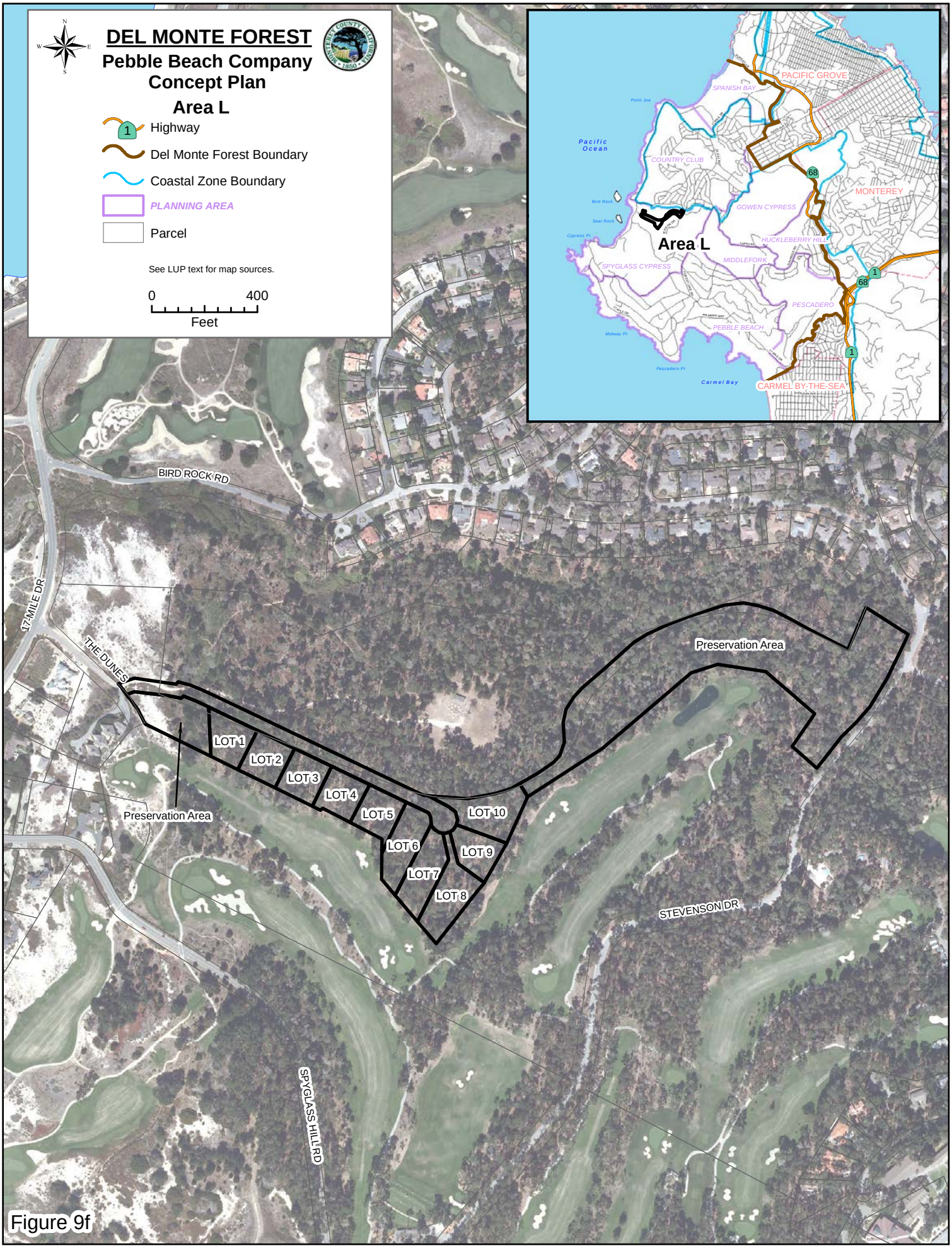

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Area L
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
Parcel
See LUP text for map sources.
0
400
Feet
PACIFIC GROVE
SPANISH BAY
Pacific Ocean
COUNTRY CLUB
MONTEREY
GOWEN CYPRESS
Area L
HUCKLEBERRY HILL
MIDDLEFORK
SPYGLASS CYPRESS
PESCADERO
PEBBLE BEACH
CARMEL BY-THE-SEA
Carmel Bay
BIRD ROCK RD
17-MILE DR
THE DUNES
Preservation Area
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
Preservation Area
STEVENSON DR
SPYGLASS HILL RD

Figure 9f

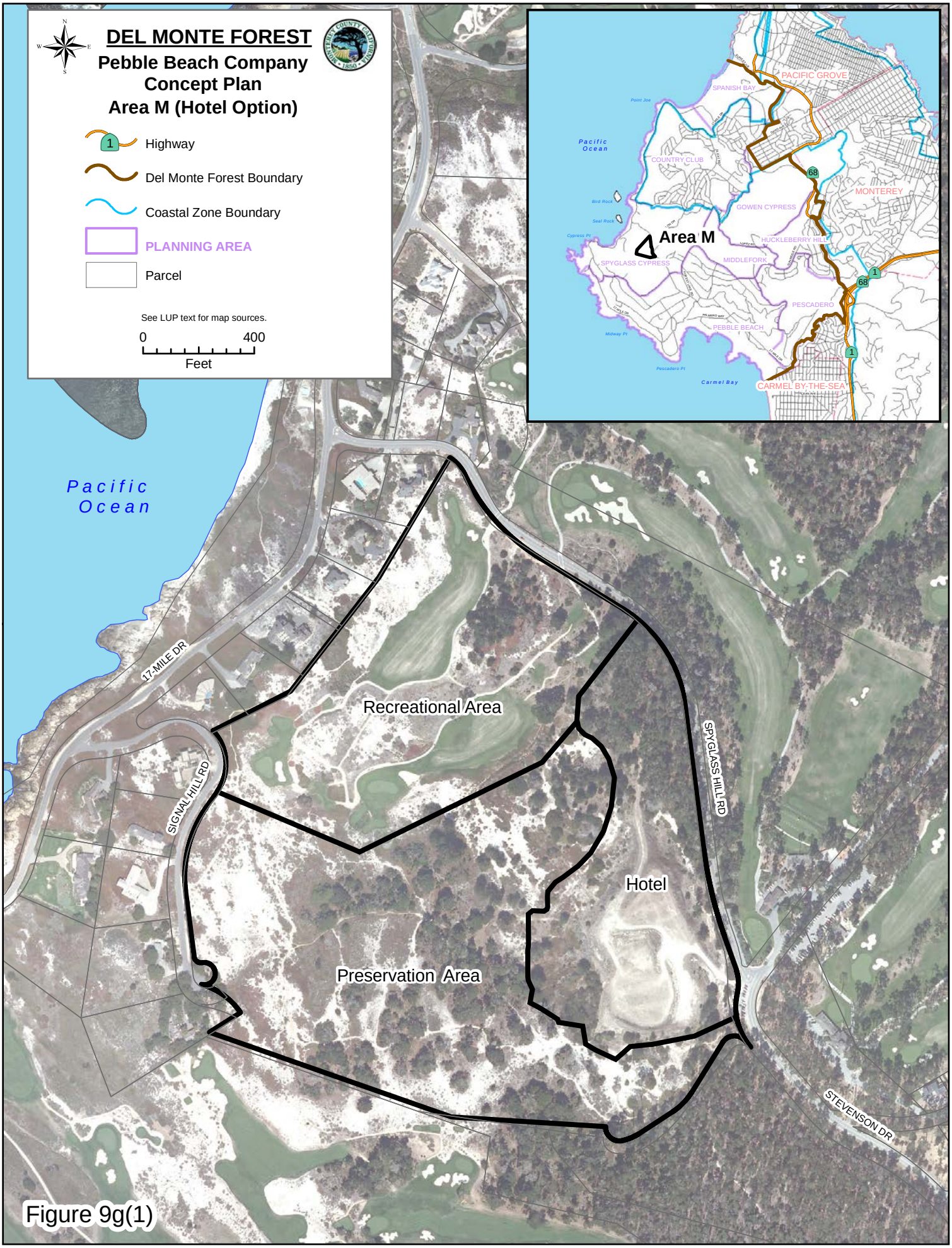

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Area M (Hotel Option)
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
Parcel
See LUP text for map sources.
0
400
Feet
Area M
PACIFIC GROVE
SPANISH BAY
COUNTRY CLUB
MONTEREY
GOWEN CYPRESS
HUCKLEBERRY HILL
SPYGLASS CYPRESS
MIDDLEFORK
PESCADERO
PEBBLE BEACH
CARMEL BY-THE-SEA
Pacific Ocean
Carmel Bay
Pacific Ocean
17-MILE DR
SIGNAL HILL RD
SPYGLASS HILL RD
STEVENSON DR
Recreational Area
Hotel
Preservation Area

Figure 9g(1)

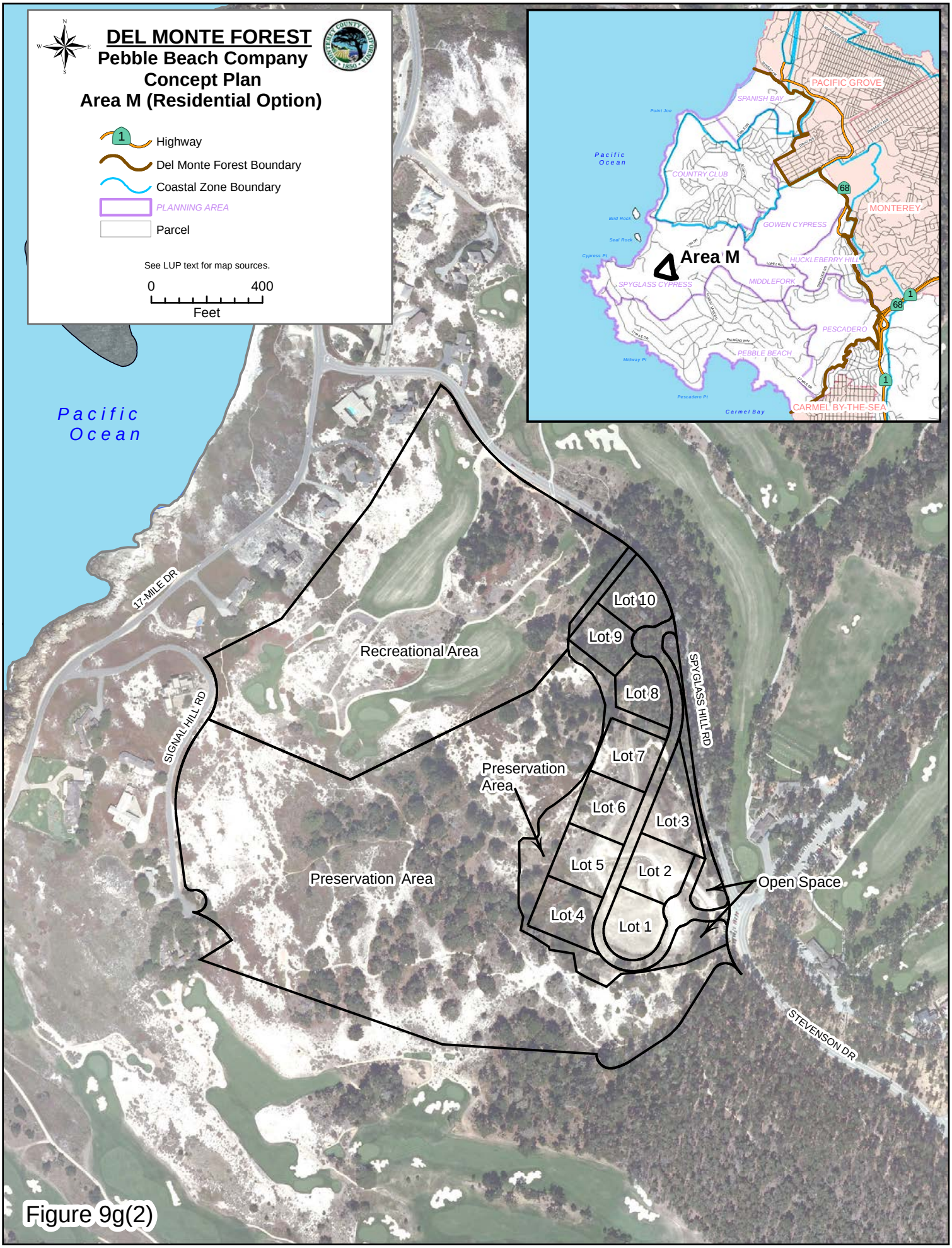

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Area M (Residential Option)
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
Parcel
See LUP text for map sources.
0
400
Feet
Area M
PACIFIC GROVE
SPANISH BAY
COUNTRY CLUB
MONTEREY
GOWEN CYPRESS
HUCKLEBERRY HILL
SPYGLASS CYPRESS
MIDDLEFORK
PESCADERO
PEBBLE BEACH
CARMEL BY-THE-SEA
Pacific Ocean
Carmel Bay
Pacific Ocean
17-MILE DR
SIGNAL HILL RD
SPYGLASS HILL RD
STEVENSON DR
Recreational Area
Preservation Area
Preservation Area
Open Space
Lot 10
Lot 9
Lot 8
Lot 7
Lot 6
Lot 5
Lot 4
Lot 3
Lot 2
Lot 1

Figure 9g(2)

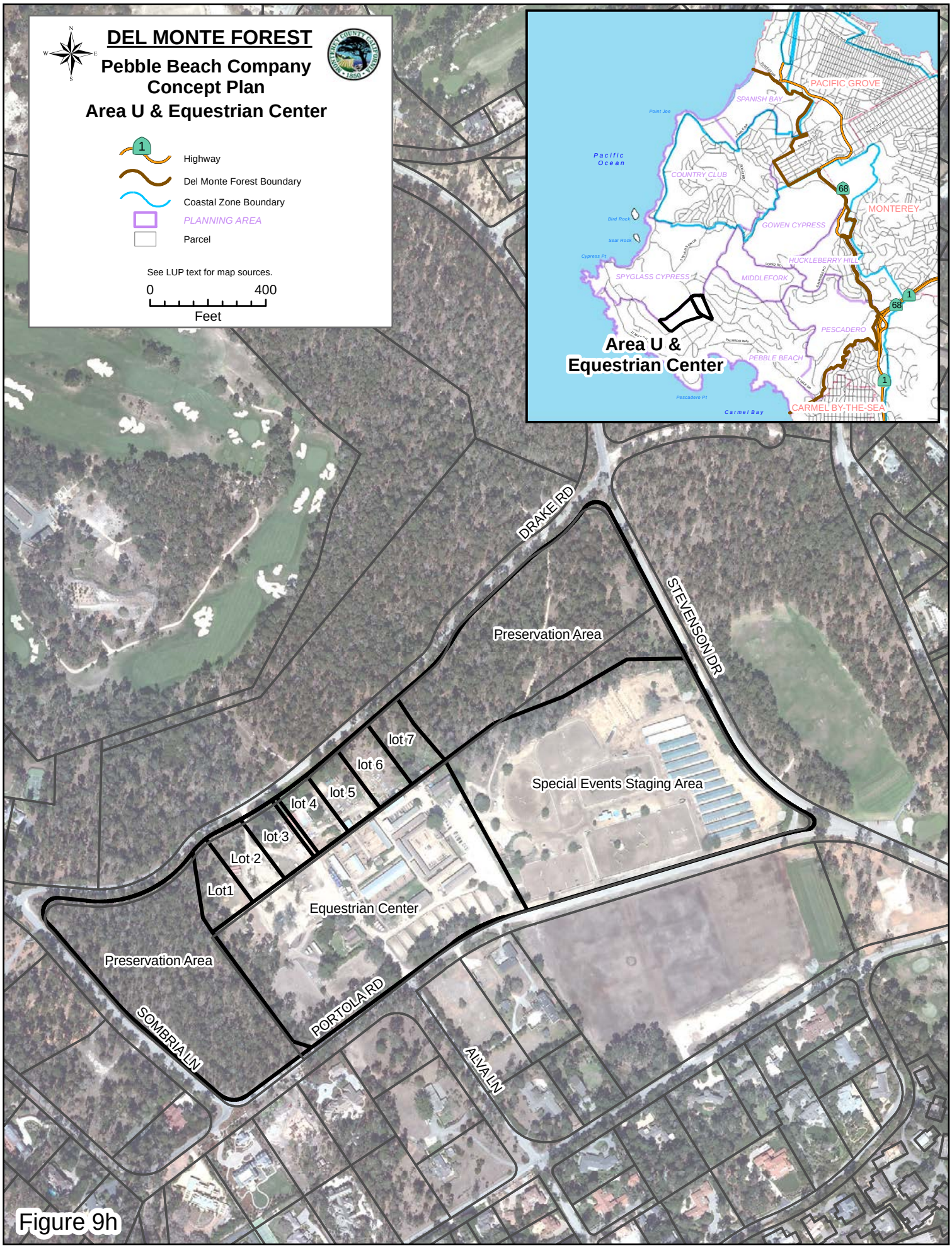

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Area U & Equestrian Center
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
Parcel
See LUP text for map sources.
0
400
Feet
PACIFIC GROVE
SPANISH BAY
Pacific Ocean
COUNTRY CLUB
MONTEREY
GOWEN CYPRESS
HUCKLEBERRY HILL
SPYGLASS CYPRESS
MIDDLEFORK
PESCADERO
PEBBLE BEACH
CARMEL BY-THE-SEA
Area U &
Equestrian Center
DRAKE RD
STEVENSON DR
Preservation Area
lot 7
lot 6
lot 5
lot 4
lot 3
Lot 2
Lot1
Special Events Staging Area
Equestrian Center
Preservation Area
SOMBRIA LN
PORTOLA RD
ALVA LN

Figure 9h

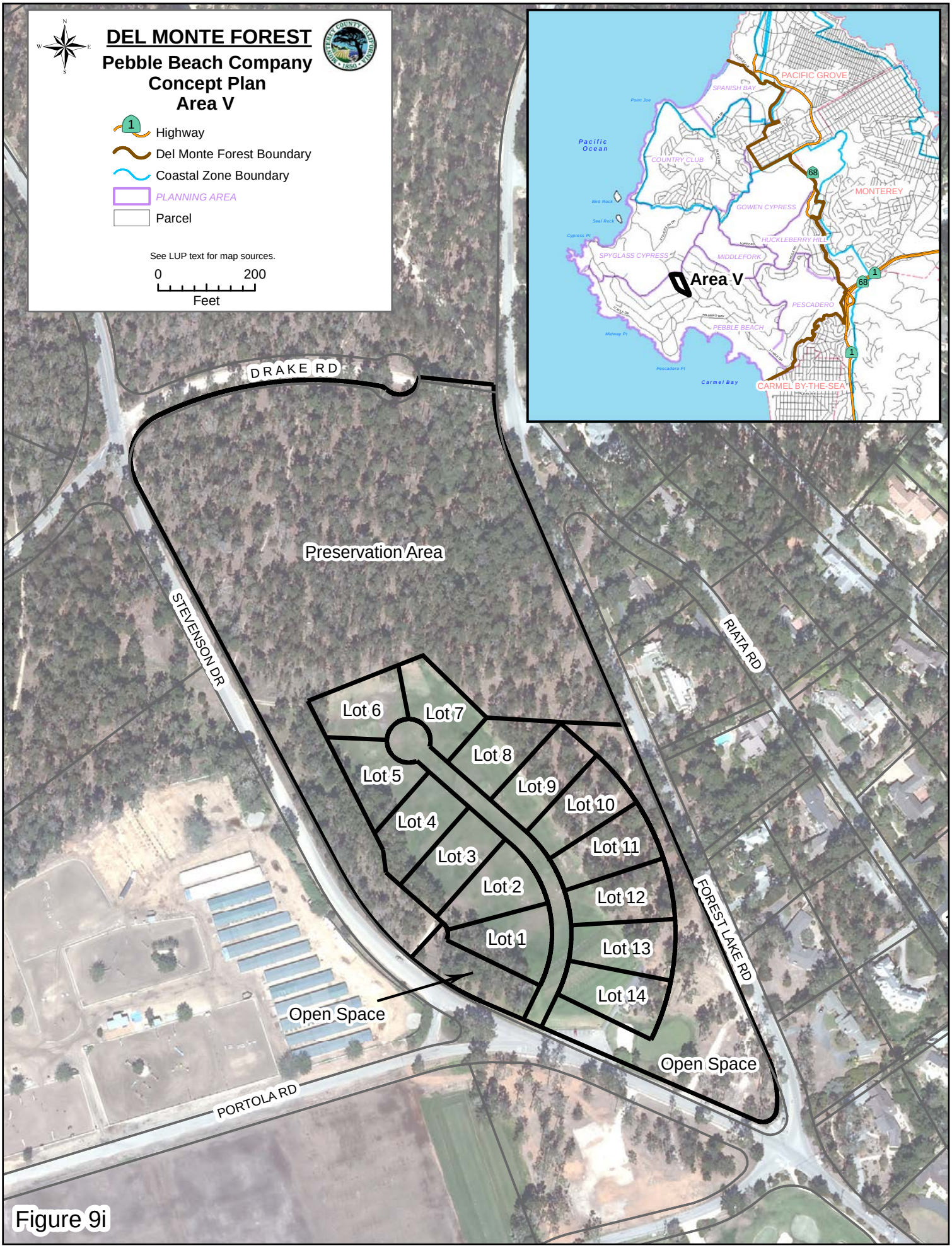

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Area V
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
Parcel
See LUP text for map sources.
0
200
Feet
PACIFIC GROVE
SPANISH BAY
Pacific Ocean
COUNTRY CLUB
MONTEREY
GOWEN CYPRESS
HUCKLEBERRY HILL
SPYGLASS CYPRESS
MIDDLEFORK
Area V
PESCADERO
PEBBLE BEACH
CARMEL BY-THE-SEA
Carmel Bay
DRAKE RD
Preservation Area
STEVENSON DR
RIATA RD
Lot 6
Lot 7
Lot 8
Lot 5
Lot 9
Lot 10
Lot 4
Lot 11
Lot 3
Lot 12
Lot 2
Lot 1
Lot 13
Lot 14
FOREST LAKE RD
Open Space
Open Space
PORTOLA RD

Figure 9i

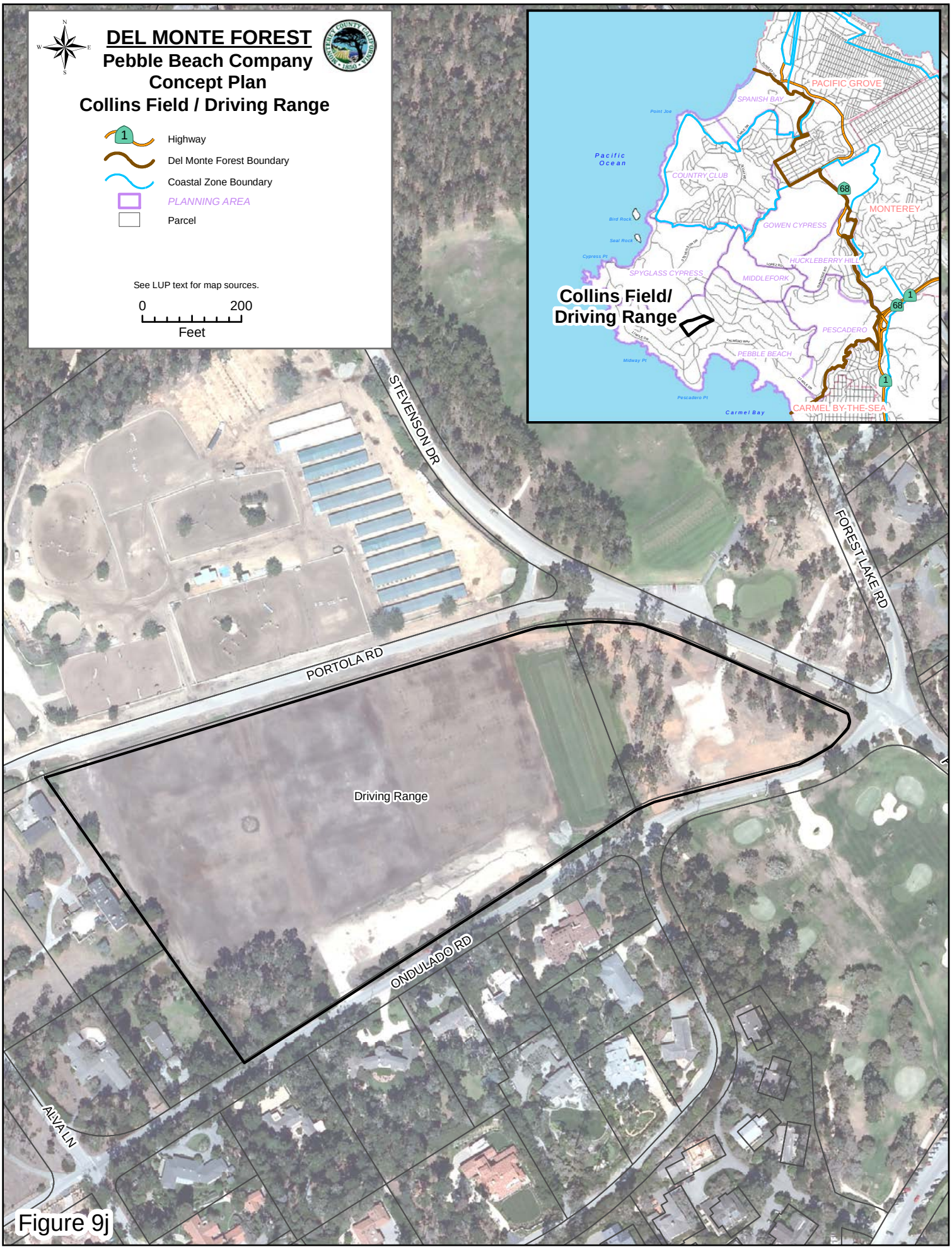

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Collins Field / Driving Range
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
Parcel
See LUP text for map sources.
0
200
Feet
Collins Field/
Driving Range
PACIFIC GROVE
SPANISH BAY
Pacific Ocean
COUNTRY CLUB
MONTEREY
GOWEN CYPRESS
HUCKLEBERRY HILL
SPYGLASS CYPRESS
MIDDLEFORK
PESCADERO
PEBBLE BEACH
CARMEL BY-THE-SEA
Carmel Bay
STEVENSON DR
FOREST LAKE RD
PORTOLA RD
Driving Range
ONDULADO RD
ALVA LN

Figure 9j

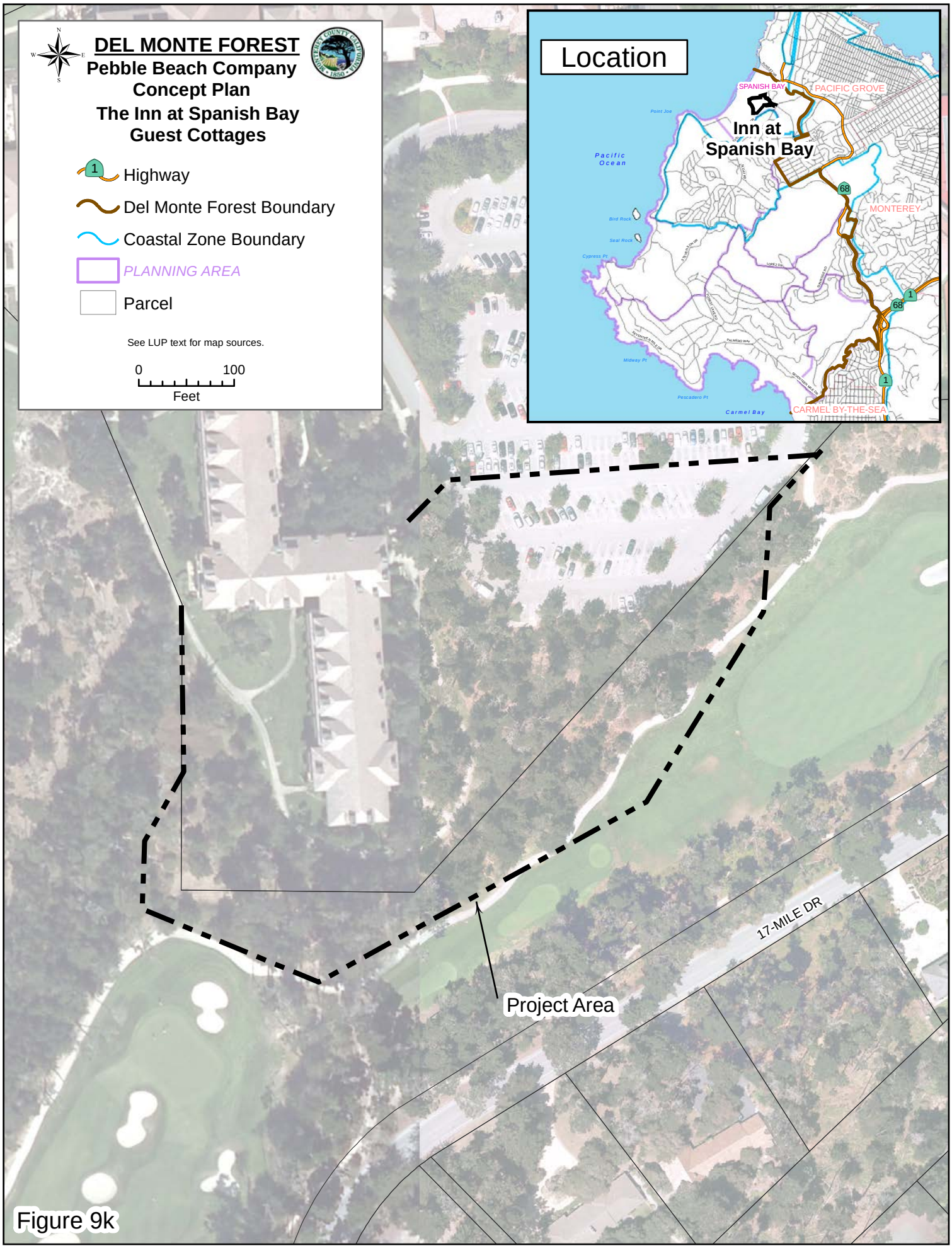

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
The Inn at Spanish Bay
Guest Cottages
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
Parcel
See LUP text for map sources.
0
100
Feet
Location
SPANISH BAY
PACIFIC GROVE
Inn at
Spanish Bay
Pacific
Ocean
MONTEREY
CARMEL BY-THE-SEA
Carmel Bay
17-MILE DR
Project Area

Figure 9k

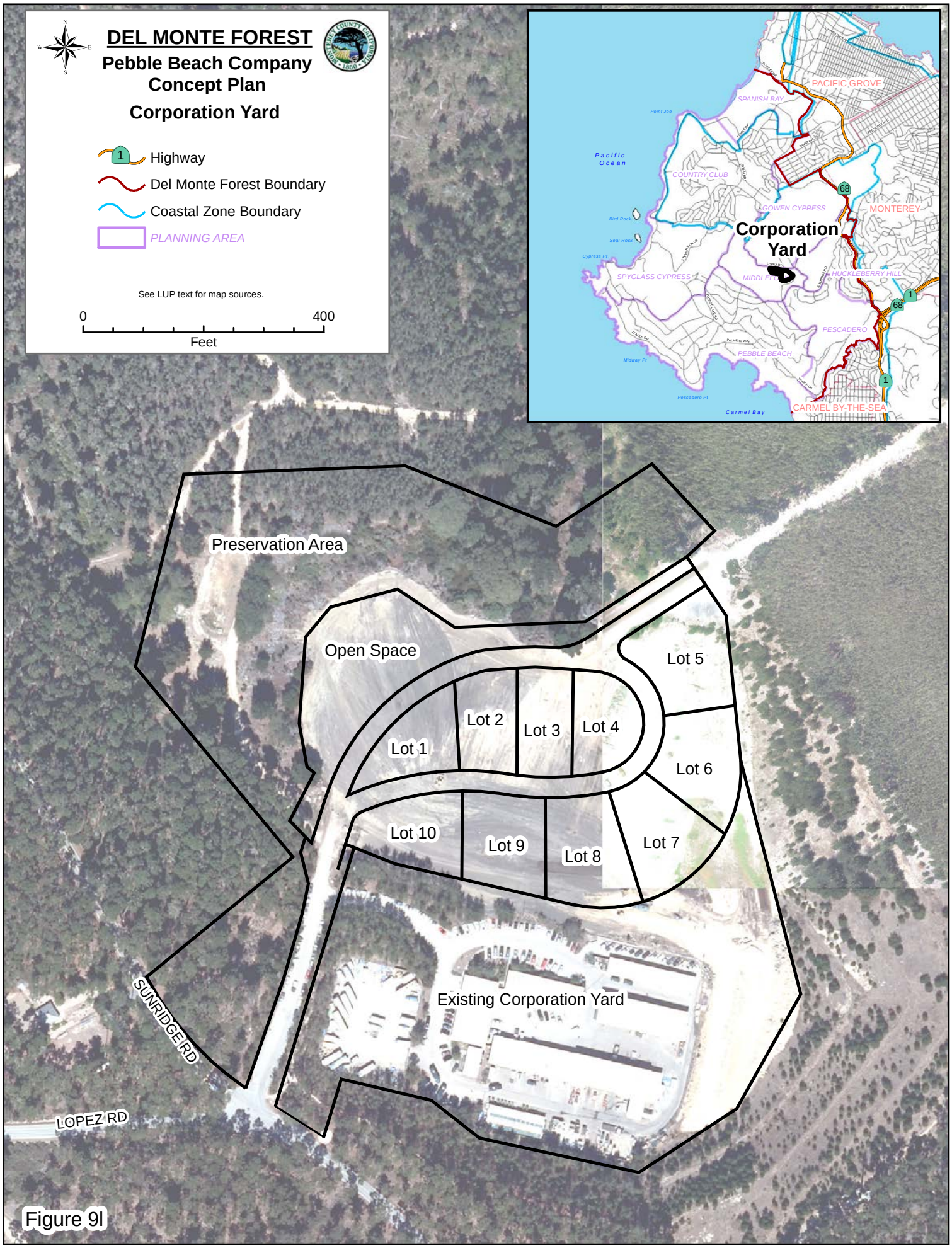

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Corporation Yard
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
See LUP text for map sources.
0
400
Feet
PACIFIC GROVE
SPANISH BAY
Pacific Ocean
COUNTRY CLUB
GOWEN CYPRESS
MONTEREY
Corporation Yard
SPYGLASS CYPRESS
MIDDLE
HUCKLEBERRY HILL
PESCADERO
PEBBLE BEACH
CARMEL BY-THE-SEA
Carmel Bay
Preservation Area
Open Space
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Existing Corporation Yard
SUNRIDGE RD
LOPEZ RD

Figure 9l

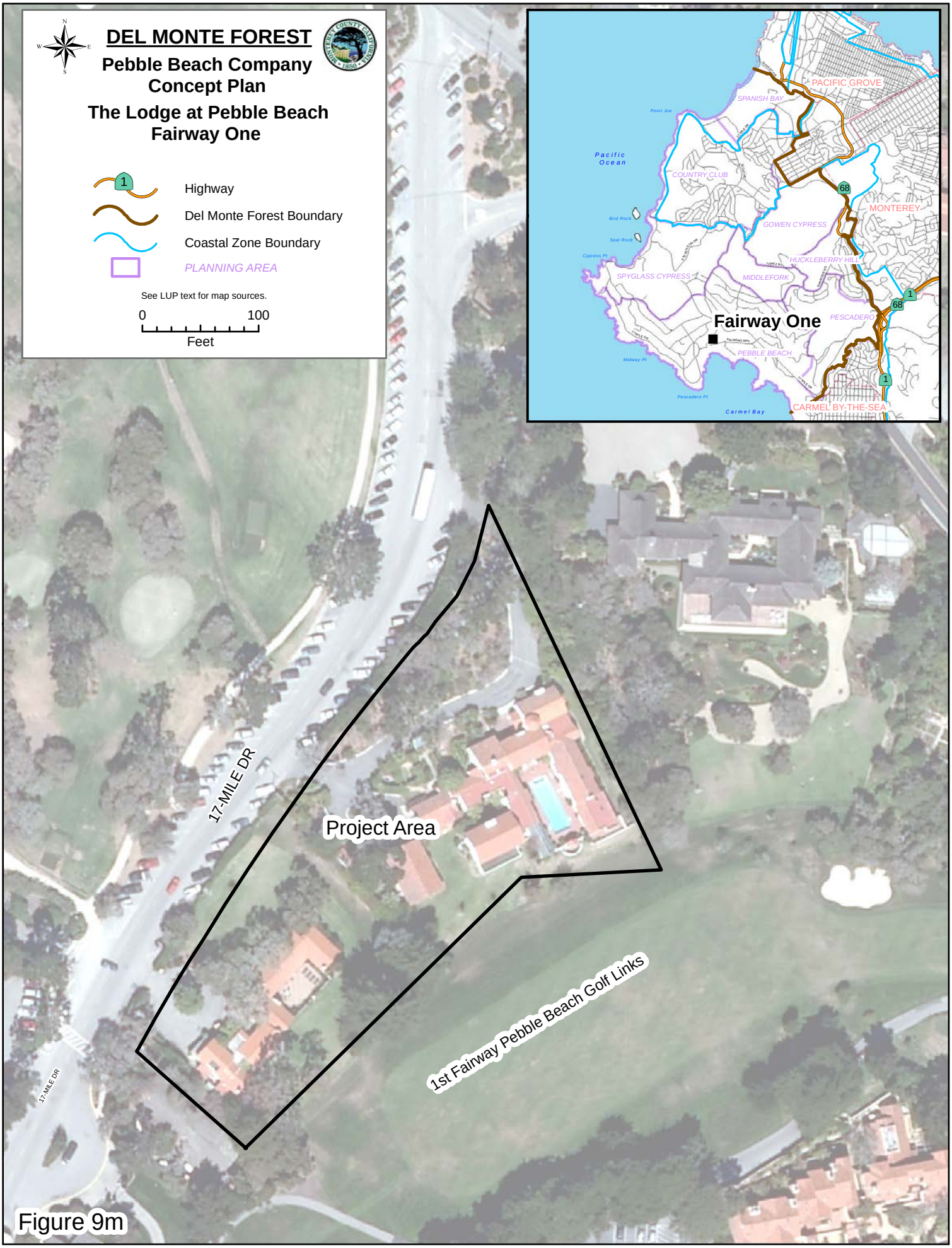

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
The Lodge at Pebble Beach
Fairway One
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
See LUP text for map sources.
0
100
Feet
PACIFIC GROVE
SPANISH BAY
Pacific Ocean
COUNTRY CLUB
MONTEREY
GOWEN CYPRESS
HUCKLEBERRY HILL
SPYGLASS CYPRESS
MIDDLEFORK
Fairway One
PESCADERO
PEBBLE BEACH
CARMEL BY-THE-SEA
Carmel Bay
17-MILE DR
Project Area
1st Fairway Pebble Beach Golf Links
17-MILE DR

Figure 9m

DEL MONTE FOREST

Pebble Beach Company
Concept Plan

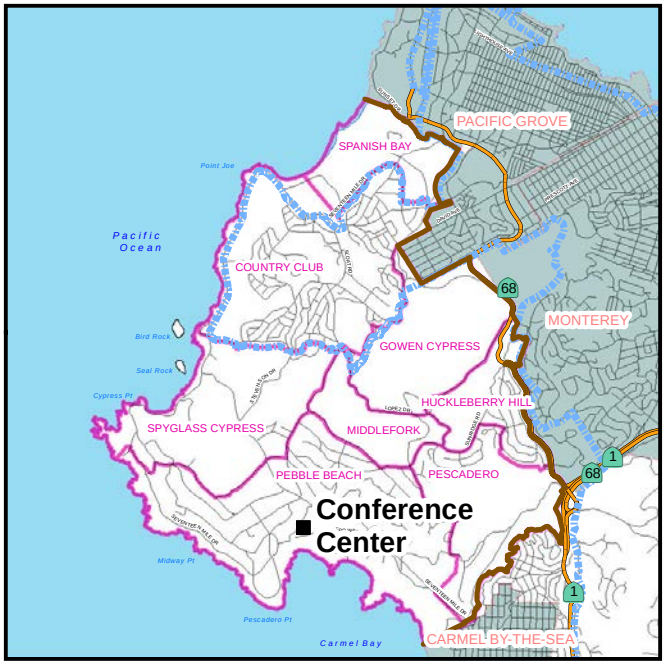
The Lodge at Pebble Beach
Conference Center

1 Highway

Del Monte Forest Boundary

Coastal Zone Boundary

See LUP text for map sources.



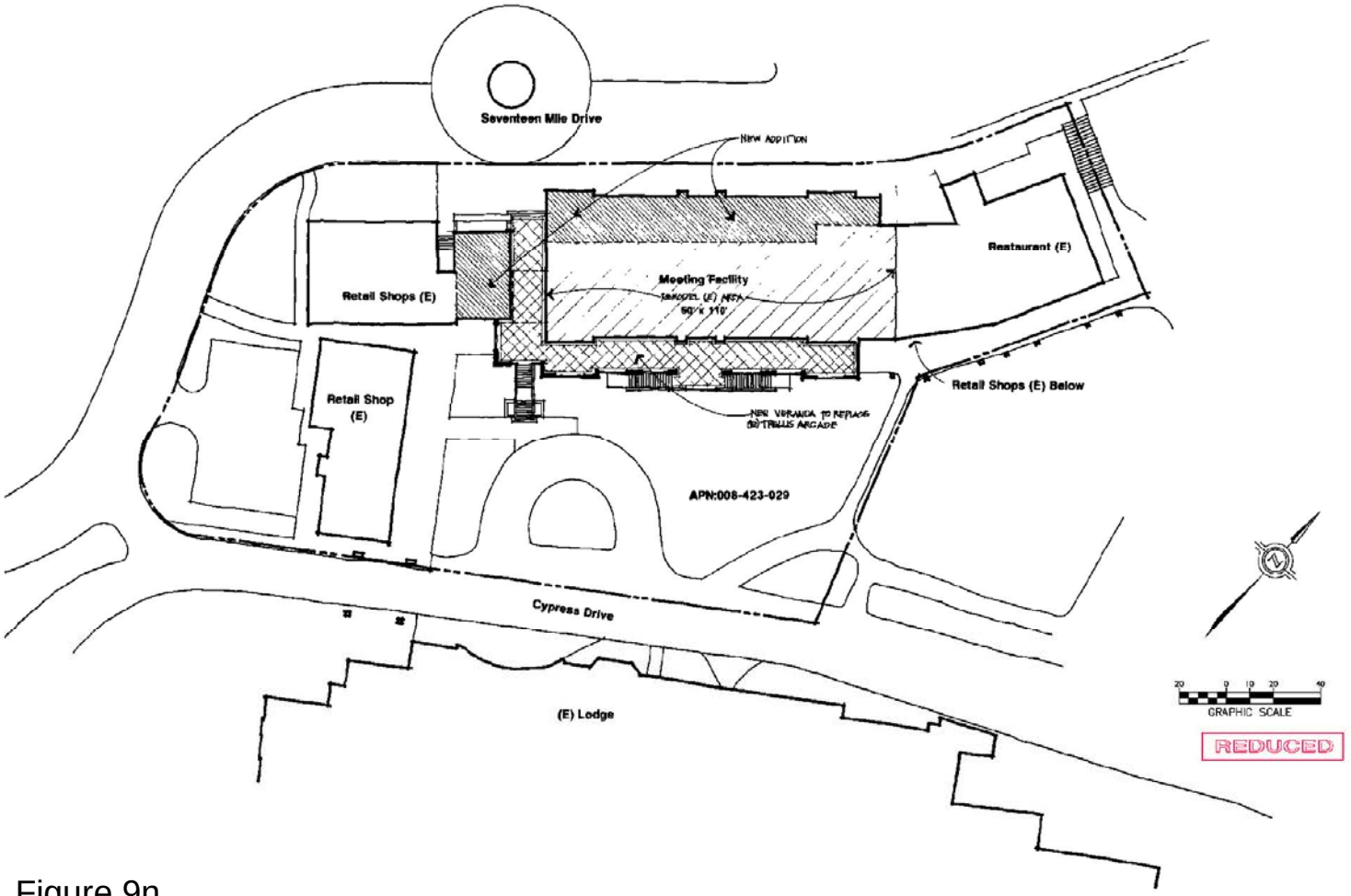
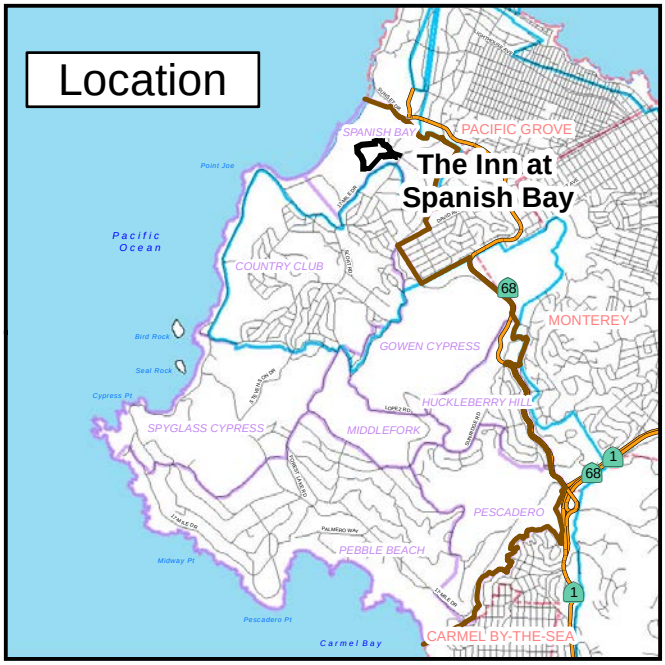


Figure 9n

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
The Inn at Spanish Bay
Conference Center

- Highway
- Del Monte Forest Boundary
- Coastal Zone Boundary
- PLANNING AREA

See LUP text for map sources.



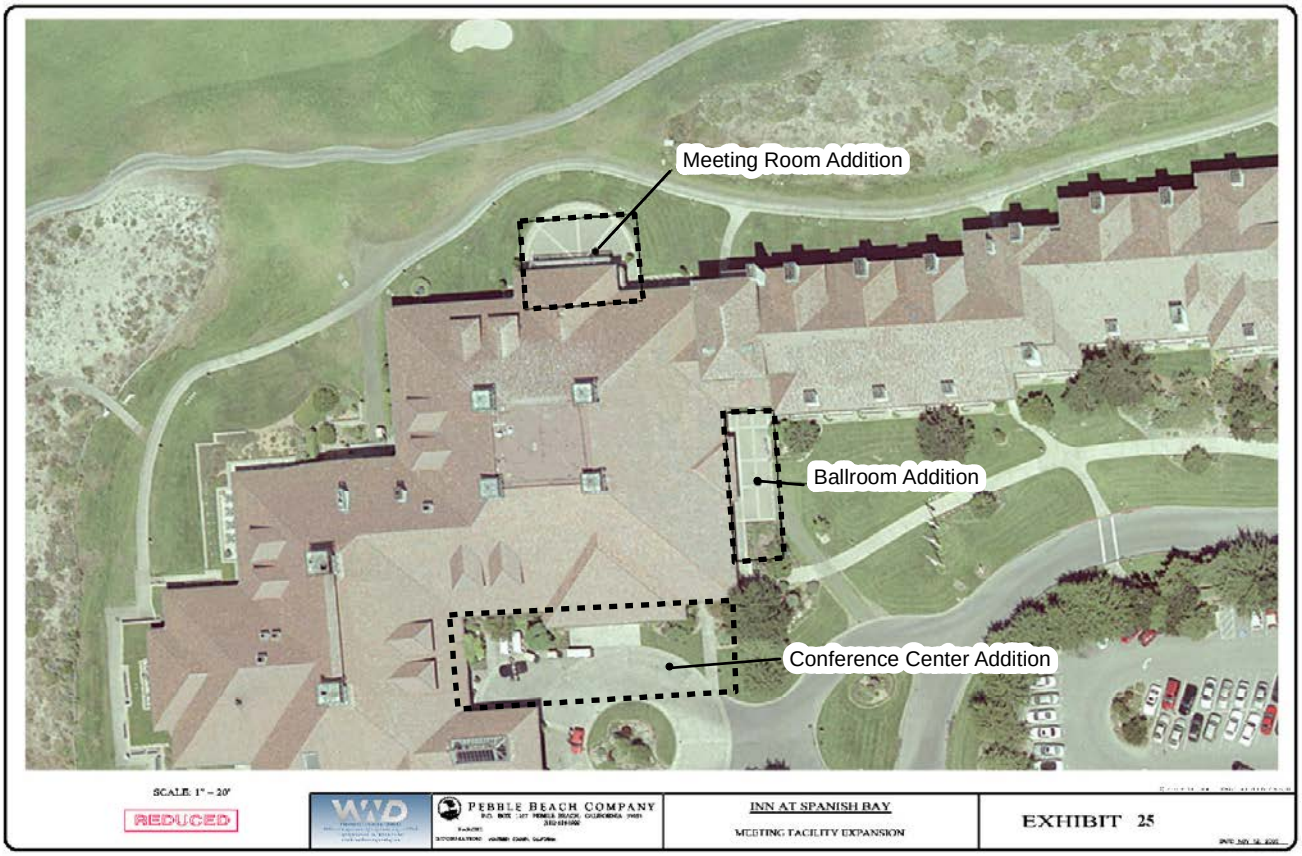


Figure 9o

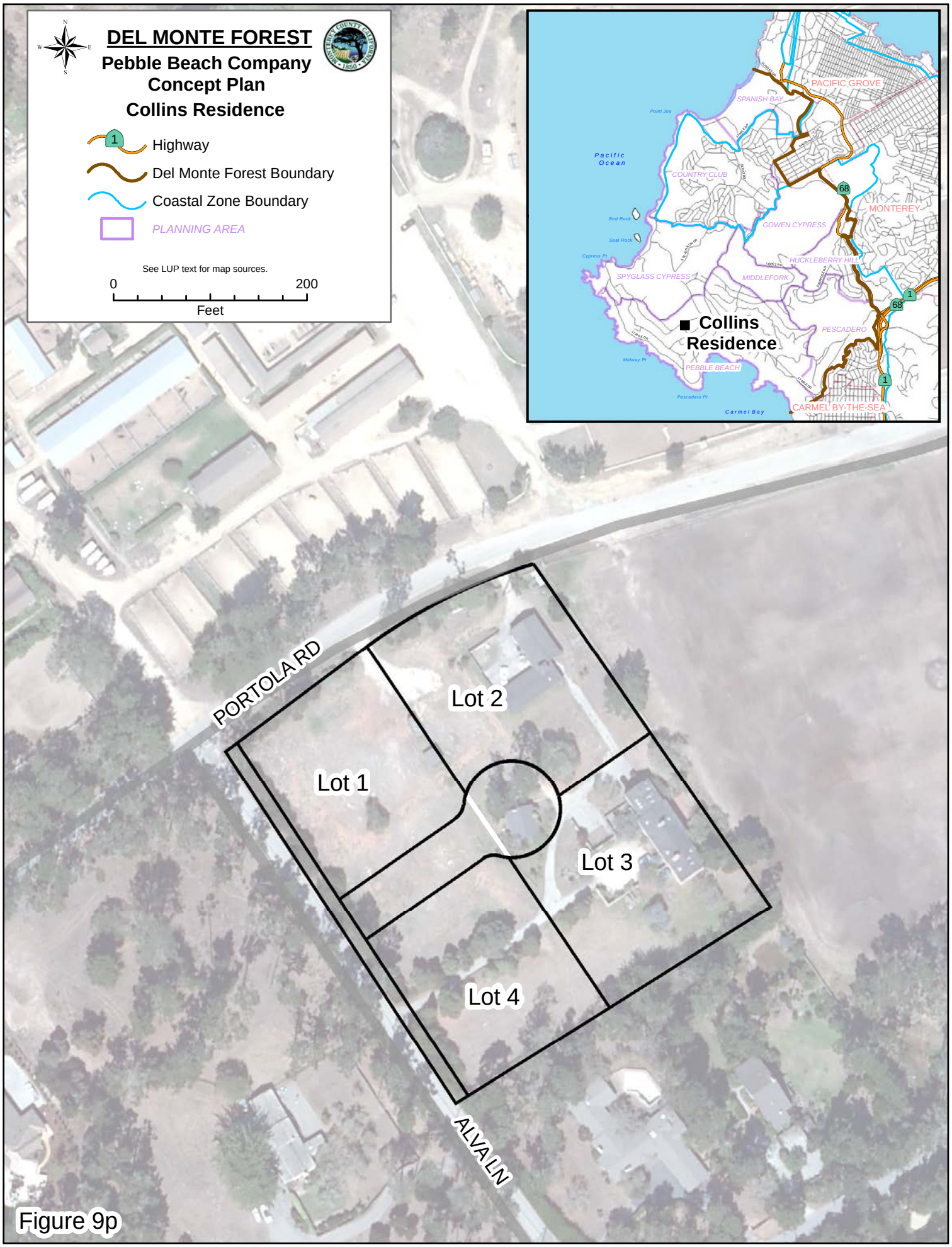

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Collins Residence
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
See LUP text for map sources.
0
200
Feet
PACIFIC GROVE
SPANISH BAY
Pacific Ocean
COUNTRY CLUB
MONTEREY
GOWEN CYPRESS
HUCKLEBERRY HILL
SPYGLASS CYPRESS
MIDDLEFORK
Collins Residence
PESCADERO
PEBBLE BEACH
CARMEL BY-THE-SEA
Carmel Bay
PORTOLA RD
Lot 1
Lot 2
Lot 3
Lot 4
ALVA LN

Figure 9p

DEL MONTE FOREST

Pebble Beach Company Concept Plan

The Lodge at Pebble Beach Parking Facility

1 Highway

Del Monte Forest Boundary

Coastal Zone Boundary

PLANNING AREA

See LUP text for map sources.

Figure 9q

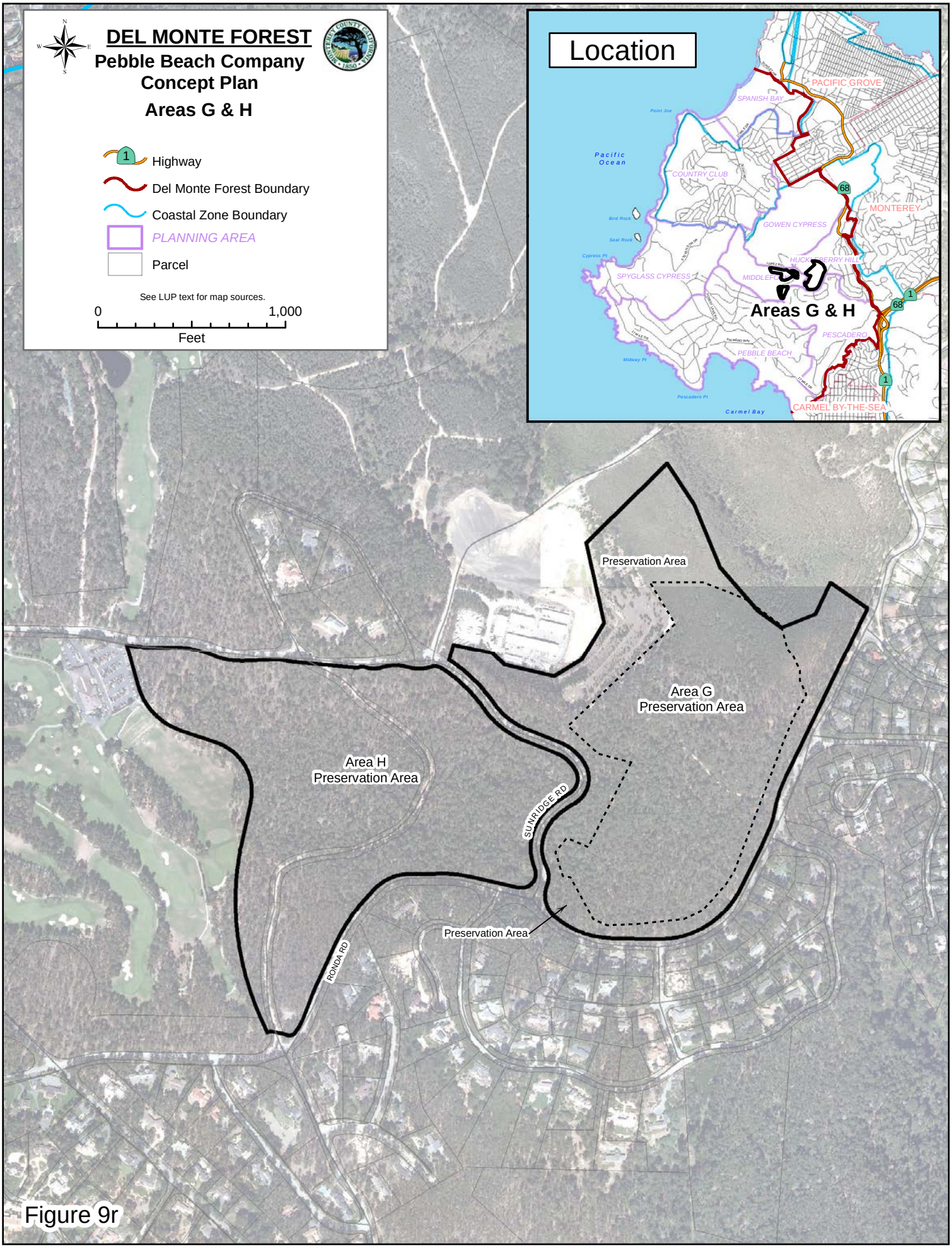

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Areas G & H
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
Parcel
See LUP text for map sources.
0
1,000
Feet
Location
PACIFIC GROVE
SPANISH BAY
Pacific Ocean
COUNTRY CLUB
MONTEREY
GOWEN CYPRESS
SPYGLASS CYPRESS
Areas G & H
PESCADERO
PEBBLE BEACH
CARMEL BY-THE-SEA
Carmel Bay
Preservation Area
Area G
Preservation Area
Area H
Preservation Area
SUNRIDGE RD
RONDA RD
Preservation Area

Figure 9r

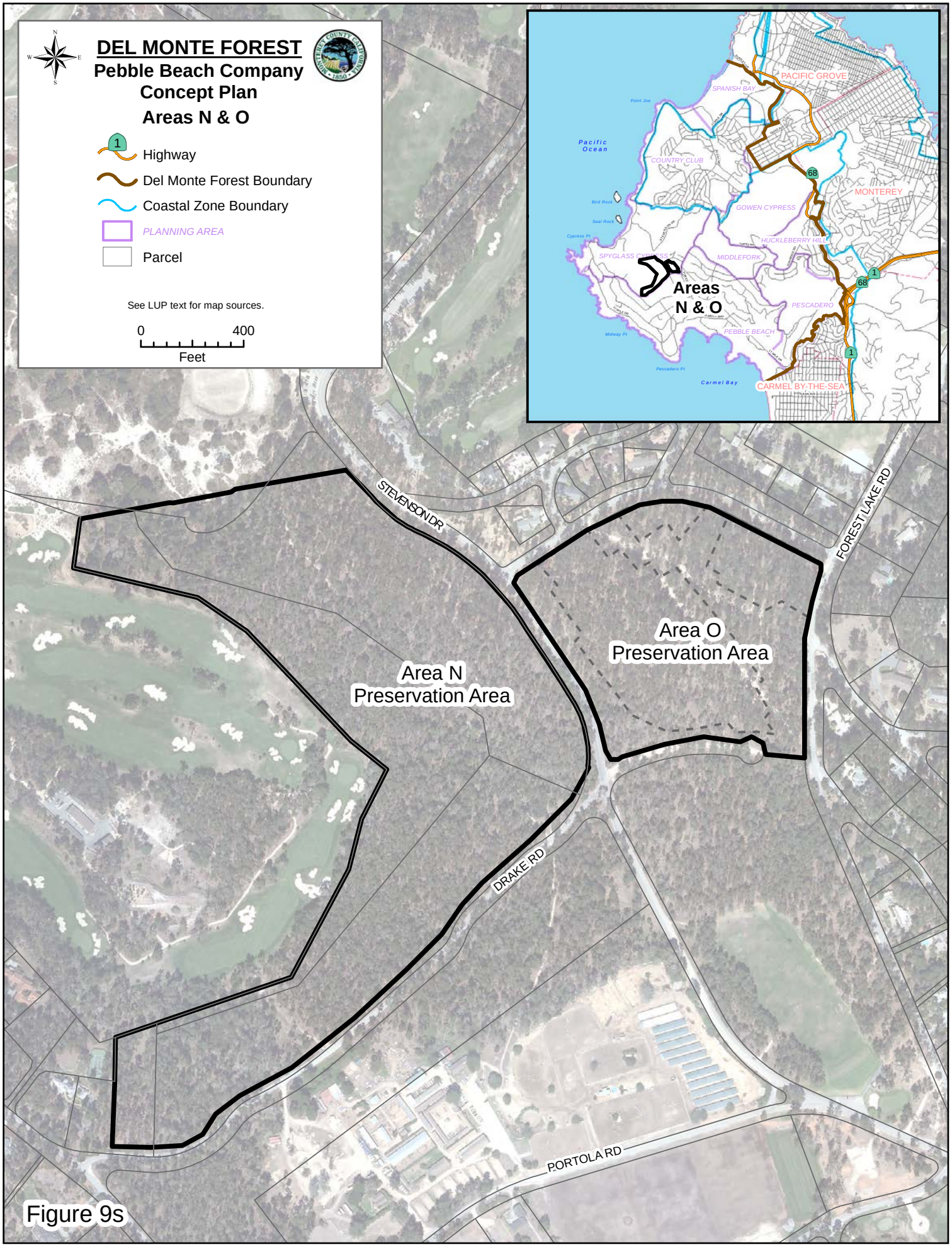
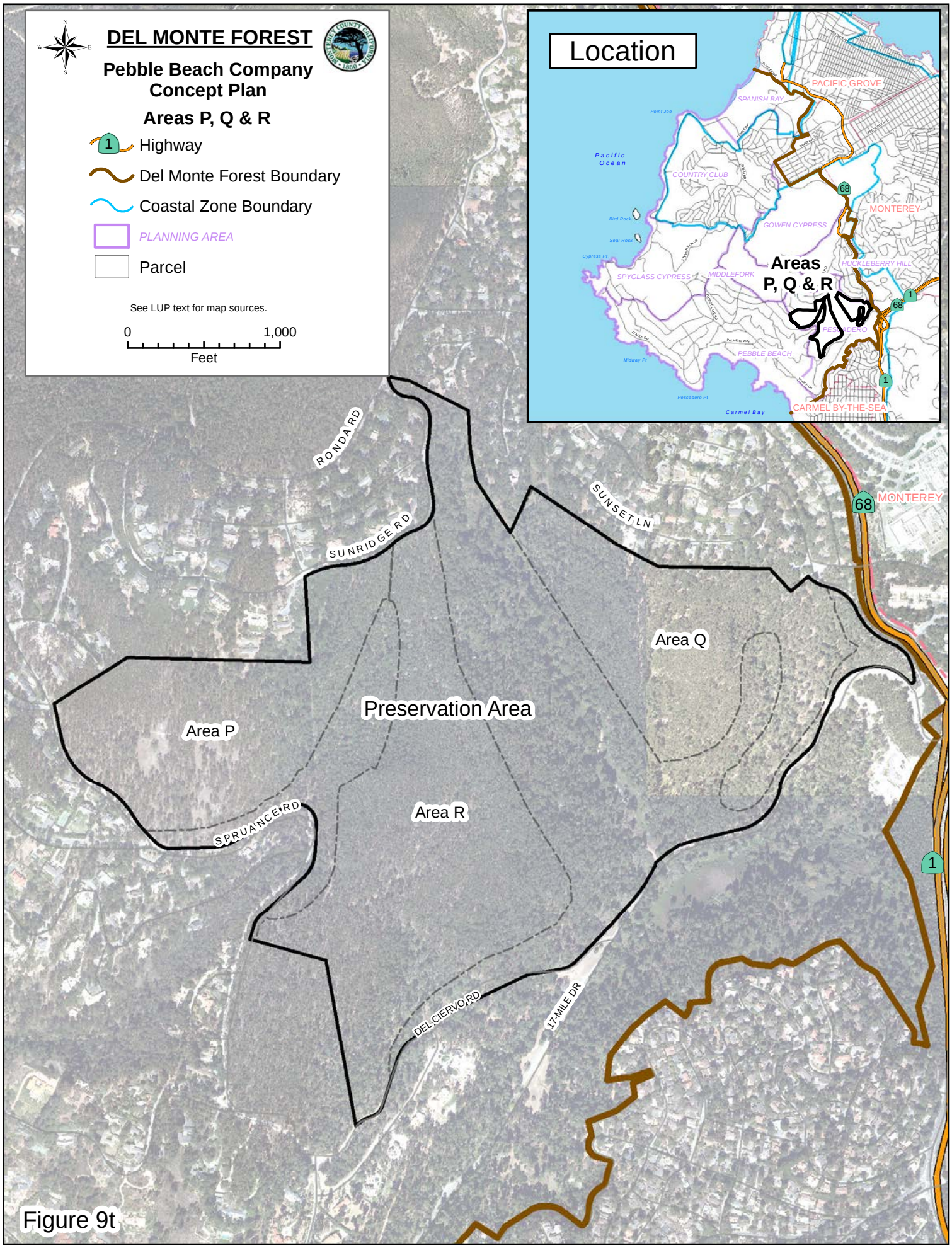

DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Areas N & O
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
Parcel
See LUP text for map sources.
0
400
Feet
PACIFIC GROVE
SPANISH BAY
Pacific Ocean
COUNTRY CLUB
MONTEREY
GOWEN CYPRESS
HUCKLEBERRY HILL
SPYGLASS CYPRESS
MIDDLEFORK
Areas N & O
PESCADERO
PEBBLE BEACH
Carmel Bay
CARMEL BY-THE-SEA
STEVENSON DR
FOREST LAKE RD
Area O Preservation Area
Area N Preservation Area
DRAKE RD
PORTOLA RD

Figure 9s


DEL MONTE FOREST
Pebble Beach Company
Concept Plan
Areas P, Q & R
Highway
Del Monte Forest Boundary
Coastal Zone Boundary
PLANNING AREA
Parcel
See LUP text for map sources.
0
1,000
Feet
Location
PACIFIC GROVE
SPANISH BAY
Pacific Ocean
COUNTRY CLUB
MONTEREY
GOWEN CYPRESS
SPYGLASS CYPRESS
MIDDLEFORK
HUCKLEBERRY HILL
Areas P, Q & R
PEBBLE BEACH
CARMEL BY-THE-SEA
Carmel Bay
RONDA RD
SUNRIDGE RD
SUNSET LN
MONTEREY
Area Q
Preservation Area
Area P
Area R
SPRUANCE RD
DEL CIERVO RD
17-MILE DR
Figure 9t

ATTACHMENT B to RESOLUTION
DRAFT ORDINANCE
w/attached Zoning Maps

PLN100138 – Pebble Beach Company

Board of Supervisors
January 24, 2012

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING TITLE 20 (MONTEREY COUNTY COASTAL IMPLEMENTATION PLAN) OF THE MONTEREY COUNTY CODE RELATING TO REGULATIONS FOR DEVELOPMENT AND ZONING FOR THE DEL MONTE FOREST AREA.

County Counsel Summary

This ordinance amends Parts 1 and 5 of the Monterey County Coastal Implementation Plan (CIP, Title 20 of the Monterey County Code) to revise the regulations for development and zoning for the coastal area of the Del Monte Forest. The ordinance amends Chapter 20.12 (Medium Density Residential) and Chapter 20.14 (Low Density Residential) to remove golf courses as conditional uses in medium and low density residential zoning districts. This ordinance amends Sections 20-10 and 20-16 of the zoning maps of the Monterey County Coastal Implementation Plan to rezone multiple locations, including The Inn and Links at Spanish Bay, Areas B, C, F-2, J, K, L, F-1, F-3, I-1, the Pebble Beach Corporation Yard, The Lodge at Pebble Beach, the Beach and Tennis Club, Collins Field, the Collins Residence parcels, and Areas M, I-2, U, V, G, H, N, O, and PQR. This ordinance also amends the Regulations for Development in the Del Monte Forest Land Use Plan Area (Part 5 of the CIP) to: focus remaining development adjacent to or within existing developed areas while requiring preservation of large intact contiguous areas of forest and other sensitive habitat areas; to revise the regulations for development to establish the regulatory framework for the proposed Pebble Beach Company Concept Plan; to update the LCP to reflect the changes in conditions in Del Monte Forest since the original adoption of the LCP in the 1980s; and to move implementing detail from the Land Use Plan into the CIP. Title 20 is the Monterey County Coastal Implementation Plan and part of Monterey County's certified Local Coastal Program, and the ordinance will require certification by the California Coastal Commission.

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. The text of subsection Z of Section 20.12.050 of the Monterey County Code is repealed, and subsection Z is reserved.

SECTION 2. The text of subsection D of Section 20.14.050 of the Monterey County Code is repealed, and subsection Z is reserved.

SECTION 3. ZONING DISTRICT MAP. Section 20-10 of the Sectional District Maps of Section 20.08.060 of the Monterey County Code is hereby amended to change the zoning of The Inn and Links at Spanish Bay, Areas B, C, F-2, J, K, L, F-1, F-3, I-1, and the Pebble Beach Corporation Yard, as shown on the maps attached hereto as Exhibits A through I, and incorporated herein by reference and described as follows:

Exhibit A: The Inn and Links at Spanish Bay:
Reclassify a 1.54 acre portion of a 200 acre parcel located at The Links at Spanish Bay (Assessor's Parcel Number 007-091-033-000), Del Monte Forest, Coastal Zone, from "OR/B-8-D (CZ)" (Open Space Recreation, Building Site and Design Control Overlays, (Coastal Zone)) to "VSC-D (CZ)" (Visitor Serving Commercial, Design Control Overlay, (Coastal Zone)).

Exhibit B: Areas B and C:
Reclassify portions of a 58.22 acre parcel (Assessor's Parcel Number 007-101-041-000), Del Monte Forest, Coastal Zone, from the "MDR/B-8-D (CZ)" (Medium Density Residential, Building Site and Design Control Overlays (Coastal Zone)) and "RC-D (CZ)" (Resource Conservation, Design Control Overlay (Coastal Zone)) to the "VSC-D (CZ)" (Visitor Serving Commercial, Design Control Overlay (Coastal Zone)), "OR-D (CZ)" (Open Space Recreation, Design Control Overlay (Coastal Zone)), and "RC-D" (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classifications.

Exhibit C: Area F-2
Reclassify a 19.50 acre parcel (Assessor's Parcel Number 008-032-004-000), Del Monte Forest, Coastal Zone, from the "MDR/B-8-D(CZ)" (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the "LDR/B-6-D(CZ)" (Low Density Residential, Building Site 6 and Design Control Overlays (Coastal Zone)) zoning classification.

Exhibit D: Area J
Reclassify a 9.38 acre area (Assessor's Parcels Numbers 008-022-024, 008-561-020-000, and 008-022-035-000), Del Monte Forest, Coastal Zone, from the "MDR/B-8-D(CZ)" (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) and the "MDR/2-D(CZ)" (Medium Density Residential, 2 units per acre, Design Control Overlay (Coastal Zone)) zoning classifications to the "MDR/2-B-6-D(CZ)" (Medium Density Residential, 2 units per acre, Building Site 6 and Design Control Overlays (Coastal Zone)) and the "RC-D(CZ)" (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classifications.

Exhibit E: Area K
Reclassify a 10.62 acre area (portions of Assessor's Parcel Numbers 008-021-009-000 and 008-022-031-000), Del Monte Forest, Coastal Zone, from the "MDR/B-8-D (CZ)" (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the "MDR/2-B-6-D (CZ)" (Medium Density Residential, 2 units per acre, Building Site 6 and Design Control Overlays (Coastal Zone)), the "RC-D(CZ) (Resource Conservation, Design Control Overlay (Coastal Zone)), and the "OR-D(CZ)" (Open Space Recreation, Design Control Overlay (Coastal Zone)) zoning classifications.

Exhibit F: Area L
Reclassify a 20.85 acre area (portion of Assessor's Parcel Number 008-021-009-000), Del Monte Forest, Coastal Zone, from the "MDR/B-8-D (CZ)" (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the "MDR/2-B-6-D (CZ)" (Medium Density Residential, 2 units per acre, Building Site 6 and Design Control

Overlays (Coastal Zone)) and "RC-D (CZ)" (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classifications.

Exhibit G: Areas F-1 and F-3
Reclassify a 9.77 parcel (Assessor's Parcel Number 008-032-005-000) and a 16.81 acre parcel (Assessor's Parcel Number 008-032-006-000), Del Monte Forest, Coastal Zone, from the "MDR/B-8-D (CZ)" (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the "RC-D (CZ)" (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classification.

Exhibit H: Area I-1
Reclassify portions of a 38.16 acre parcel (Assessor's Parcel Number 008-031-019-000), Del Monte Forest, Coastal Zone, from the "MDR/B-8-D (CZ)" (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) and "LDR/B-8-D (CZ)" (Low Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classifications to the "RC-D (CZ)" (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classification.

Exhibit I: Corporation Yard and Huckleberry Hill Natural Area (including Area G)
Reclassify portions of a 472.12 acre area (portion of Assessor's Parcel Number 008-041-009-000), Del Monte Forest, Coastal Zone, from the "RC-D(CZ) (Resource Conservation, Design Control Overlay (Coastal Zone)), "MDR/B-8-D(CZ)" (Medium Density Residential, Building Site and Design Control Overlays (Coastal Zone)), and "CGC/B-8-D(CZ)" (Coastal General Commercial, Building Site and Design Control Overlays (Coastal Zone)) zoning classifications to the "RC-D(CZ)" (Resource Conservation, Design Control Overlay (Coastal Zone)), "OR-D(CZ)" (Open Space Recreation, Design Control Overlay (Coastal Zone)), "MDR/6-B-6-D(CZ)" (Medium Density Residential, 6 units per acre, Building Site 6 and Design Control Overlays (Coastal Zone)), and "IC-D(CZ)" (Institutional Commercial, Design Control Overlay (Coastal Zone)) zoning classifications.

SECTION 4. ZONING DISTRICT MAP. Section 20-16 of the Sectional District Maps of Section 20.08.060 of the Monterey County Code is hereby amended to change the zoning of the Pebble Beach Corporation Yard, The Lodge at Pebble Beach, The Beach and Tennis Club, Collins Field, the Collins Residence parcels, and Areas M, I-2, U, V, G, H, N, O, and PQR, as shown on the map attached hereto as Exhibits I through U, and incorporated herein by reference and described as follows:

Exhibit I: Corporation Yard and Huckleberry Hill Natural Area (including Area G)
Reclassify a portion of a 472.12 acre area (portion of Assessor's Parcel Number 008-041-009-000), Del Monte Forest, Coastal Zone, from the "MDR/B-8-D(CZ)" (Medium Density Residential, Building Site and Design Control Overlays (Coastal Zone)) zoning classification to the "RC-D(CZ)" (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classification.

Exhibit J: The Lodge at Pebble Beach
Reclassify a 1.36 acre parcel (Assessor's Parcel Number 008-423-002-000), Del Monte Forest,

Coastal Zone, from the "LDR/1.5-D (CZ)" (Low Density Residential, 1.5 acres per unit, Design Control Overlay (Coastal Zone)) zoning classification and a .86 acre parcel (Assessor's Parcel Number 008-423-019-000), Del Monte Forest, Coastal Zone, from the "CGC-D (CZ)" (Coastal General Commercial, Design Control Overlay (Coastal Zone)) zoning classification to the "VSC-D (CZ)" (Visitor-Serving Commercial, Design Control Overlay (Coastal Zone)) zoning classification.

Exhibit K: The Beach and Tennis Club
Reclassify a 2.34 acre parcel (Assessor's Parcel Number 008-411-020-000), Del Monte Forest, Coastal Zone, from the "OR-D (CZ)" (Open Space Recreation, Design Control Overlay (Coastal Zone)) to the "VSC-D (CZ)" (Visitor-Serving Commercial, Design Control Overlay (Coastal Zone)) zoning classification.

Exhibit L: Collins Field
Reclassify a 2.5 acre parcel (Assessor's Parcels Number 008-321-007-000), Del Monte Forest, Coastal Zone, from the "MDR/B-8-D (CZ)" (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the "OR-D (CZ)" (Open Space Recreation, Design Control Overlay (Coastal Zone)) zoning classification.

Exhibit M: Collins Residence Parcels
Reclassify a 3.85 acre area (Assessor's Parcel Numbers 008-321-008-000 and 008-321-009-000), Del Monte Forest, Coastal Zone, from the "LDR/1.5-D (CZ)" (Low Density Residential, 1.5 acres per unit, Design Control Overlay (Coastal Zone)) zoning classification to the "MDR/2-B-6-D (CZ)" (Medium Density Residential, 2 units per acre, Building Site 6 and Design Control Overlays (Coastal Zone)) zoning classification.

Exhibit N: Area M
Reclassify portions of a 74.09 acre area (portion of Assessor's Parcel Number 008-272-011-000), Del Monte Forest, Coastal Zone, from the "MDR/B-8-D(CZ)" (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the "VSC-D (CZ)" (Visitor Serving Commercial, Design Control Overlay (Coastal Zone)) and "RC-D(CZ) (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classifications.

Exhibit O: Area I-2
Reclassify a portion of an 18.74 acre parcel (Assessor's Parcel Number 008-031-014-000), Del Monte Forest, Coastal Zone, from the "MDR/B-8-D (CZ)" (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the "LDR/B-6-D (CZ)" (Low Density Residential, Building Site 6 and Design Control Overlays (Coastal Zone)) zoning classification.

Exhibit P: Area U
Reclassify a 20 acre parcel (Assessor's Parcel Number 008-313-002-000), Del Monte Forest, Coastal Zone, from the "LDR/B-8-D (CZ)" (Low Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the "MDR/2-B-6-D (CZ)" (Medium Density Residential, 2 units per acre, Building Site 6 and Design Control Overlays (Coastal Zone)) and "RC-D (CZ)" (Resource Conservation, Design Control Overlay (Coastal

Zone)) zoning classifications.

Exhibit Q: Area V
Reclassify a 23.06 acre parcel (Assessor's Parcel Number 008-312-002-000), Del Monte Forest, Coastal Zone, from the "MDR/B-8-D (CZ)" (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the "MDR/2-B-6-D (CZ) (Medium Density Residential, 2 units per acre, Building Site 6 and Design Control Overlays (Coastal Zone)), "OR-D (CZ)" (Open Space Recreation, Design Control Overlay (Coastal Zone)), and "RC-D (CZ)" (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classifications.

Exhibit R: Area H
Reclassify portions of a 25.49 acre parcel (Assessor's Parcel Number 008-031-015-000) and a 24.08 acre parcel (Assessor's Parcel Number 008-034-001-000), Del Monte Forest, Coastal Zone, from the "MDR/B-8-D (CZ)" (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the "RC-D (CZ)" (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classification.

Exhibit S: Area N
Reclassify a 47.06 acre area (portions of Assessor's Parcel Numbers 008-272-010-000 and 008-272-011-000, and Assessor's Parcel Numbers 008-241-008-000 and 008-311-011-000), Del Monte Forest, Coastal Zone, from the "LDR/B-8-D (CZ)" (Low Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the "RC-D (CZ)" (Resource Conservation, Design Control Overlay (Coastal Zone))zoning classification.

Exhibit T: Area O
Reclassify a 19.50 acre parcel (Assessor's Parcel Number 008-242-007-000), Del Monte Forest, Coastal Zone, from the "MDR/B-8-D (CZ)" (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the "RC-D (CZ)" (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classification.

Exhibit U: Areas P, Q, and R
Reclassify a 233.10 acre area (Assessor's Parcel Numbers 008-163-001-000, 008-163-003-000, 008-163-005-000, 008-164-001-000, 008-171-009-000, and 008-171-022-000), Del Monte Forest, Coastal Zone, from the "LDR/B-8-D (CZ)" (Low Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) and the "LDR/B-6-D (CZ)" (Low Density Residential, Building Site 6 and Design Control Overlays (Coastal Zone)) zoning classifications to the "RC-D (CZ)" (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classification.

SECTION 5. Chapter 20.147 (Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area) of the Monterey County Code is amended as follows:

TABLE OF CONTENTS

PART 5: Regulations for Development in the Del Monte Forest Land Use Plan Area

(Chapter 20.147)

Sections:

20.147.010 Purpose
20.147.020 Definitions
20.147.030 FreshwWater and Marine Resources Development Standards
20.147.040 Environmentally Sensitive Habitat AreasDevelopment Standards
20.147.050 Forestry and Soil Resources Development Standards
20.147.060 Hazardsous Area Development Standards
20.147.070 Scenic and Visual Resources Development Standards
20.147.080 CulturalArchaeological Resources Development Standards
20.147.090 Land Use and Development Standards
20.147.095 Pebble Beach Company Concept Plan
20.147.100 CirculationTransportation Development Standards
20.147.110 Water and Wastewater Services Development Standards
20.147.120 Housing Development Standards
20.147.130 Public Access Development Standards

20.147.010 PURPOSE.

The purpose of this chapter is to establish regulations, standards and procedures to fully implement the policies of the Del Monte Forest AreaLand Use Plan. These regulations, standards and procedures apply only to the parcelsproperty located within the Del Monte Forest Area planning area and the Coastal Zone, as that is subject to the Del Monte Forest Area Land Use Plan.

20.147.020 DEFINITIONS.

A. Archaeological Sensitivity Zones: These categories describe thezones are shown on County archaeological sensitivity maps and describe the relative probability of finding archaeological resources throughout the County, as shown on County Archaeological sensitivity maps. A "Low" sensitivity zone is one in which there is limited probabilitylikelihood of finding evidence of past Native American activity. A "Moderate" zone is one in which there sis a probabilitypossibility that the area was used by Native Americans for hunting, gathering or, collecting. In a, burial, or other activities. A "High" sensitivity zone, there are is one in which archaeological sites have already been identified in the area with abased on an understanding or strong possibilityevidence that Native Americans lived in and occupied that area.

B. Archaeological site:Site: A site of known Native American re-mainsremains or activity, as evidenced by shells, fire-cracked rocks, other lithic remains, charcoal, bedrock mortars, rock art, quarry sites, etc.

C. Coastal Dependent: A development or land use which requiresrequires a site on or adjacent to the sea in order to be able to function at all.

D. -Complete Application: An application for which 1) the Planning Department has completed its' review and has requestedrequested any additional

information or studies to be submitted by the applicant and 2) all requested information has been submitted to the Planning Department's satisfaction. An application is considered "Incomplete" until all such information has been supplied.

~~D. Development means, on land, in *or* under water:~~

~~1. placement or erection of any solid material or structure, including but not limited to, any building, road, pipe, flume, conduit, siphon, aquaduct, telephone line, and electrical power transmission and distribution line;~~

~~2. discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste;~~

~~3. grading, removing, dredging, mining, or extraction of any materials, including excavation and filling which requires a grading permit pursuant to Chapter 16.08 or which materially alters the natural landform;~~

~~4. change in the density or intensity of use of land, including but not limited to:~~

~~a) subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code);~~
~~b) lot line adjustments;~~
~~c) any other division of land, including lot splits; and,~~
~~d) conditional certificates of compliance pursuant to the Subdivision Map Act;~~

~~5. change in the intensity of use of water, or of access thereto;~~

~~6. expansion or construction of water wells, surface water diversions, or septic systems, except for replacement thereof;~~

~~7. construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility;~~

~~8. removal or harvesting of major vegetation including land clearing pursuant to Chapter 16.12 and removal of natural vegetation specified in the applicable ordinances as requiring a coastal development permit. "Development" shall not include removal or harvesting of major vegetation for agricultural purposes, except in North County as, per Section 20.144.080.A, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Zberg Nejedly Forest Practice Act of 1973 (commencing with Section 45111);~~

~~9. any project within 750 feet of a known archaeological resource, as per sections 20.144.110.A, 20.145.120.A, 20.146.090.A, and 20.147.080.A;~~

~~10. any project On a parcel in the Big Sur Coast Land Use Plan area with an historical site, as per Section 20.146.110.A;~~

~~11. tree removal, as per sections 20.144.050.A, 20.145.060.A, 20.146.060.A, and 20.147.050.A; and,~~

~~12. granting of transferable density credits pertaining to a lot in the critical viewshed of Big Sur, pursuant to Chapter 20.156.~~

~~F. Discretionary Permit: A permit which requires a public hearing before and decision by the Zoning Administrator, Subdivision Committee and/or the Planning Commission. Examples include Coastal Development Permits, Use Permits, Variances and Scenic Conservation Permits.~~

~~G. Ecotone: The area where two separate habitat types converge to form their own distinct habitat area or "edge".~~

~~H.~~ E. Environmentally ~~sensitive habitats:~~Sensitive Habitat Area (or ESHA): Environmentally ~~sensitive~~sensitive habitat ~~areas are those~~area means any area in which plant or animal life or their habitats are either rare or especially valuable ~~due to~~because of their special nature or role in an ecosystem~~. These include rare, endangered, or threatened species and their habitats; other sensitive species and habitats such as species of restricted occurrence and unique or especially valuable examples of coastal habitats; riparian corridors; rocky intertidal areas; nearshore reefs; offshore rocks and islets; kelp beds; rookeries and haul out sites; important roosting sites; and Areas of Special Biological Significance (ASBS).~~
and which could be easily disturbed or degraded by human activities and development. In the Del Monte Forest ~~Area~~, examples of ~~terrestrial, aquatic, and riparian habitats~~habitat areas which have historically been determined to meet the definition of ESHA ~~be entirely or in part environmentally sensitive~~ include: the rare Monterey cypress and ~~endangered~~ Gowen cypress forest communities, portions of the native Monterey pine forest, the endemic Monterey pine/Bishop pine association, ~~remnants of the indigenous~~central maritime chaparral, coastal sand dunes, streams and riparian corridors, wetlands, and sites in which sensitive~~of rare and endangered~~ plants and animals associated with these and other habitats are located.

F. Forest Management Plan: A ~~property owner's program outlining~~ Plan that clearly identifies: all aspects of the tree/forest resources, whether the trees are part of a forest, whether the forest or portions of it are considered ESHA, and the manner in which ~~the~~ forest resources are to be preserved, maintained and managed ~~on the parcel.~~for property or properties where development is proposed as well as the immediate surrounding area. These plans are permanent and binding regardless of a change in ownership.

~~J. Forester.: One of the qualified professional foresters included on the County's list of Consulting Foresters.~~

~~K. Guesthouse: Guesthouse means detached living quarters of a permanent type of construction, without kitchen or cooking facilities, clearly subordinate and incidental to the main building, on the same building site and not to be rented, let or leased whether compensation is direct or indirect.~~

G. High Hazard Areas:

~~Seismic and Geologic Hazards~~

Seismic Hazard Zones: These zones are intended to ~~generally~~generally describe~~, on a scale of 1 to 6,~~ the seismic hazard of areas throughout the County, as shown on County seismic hazard maps~~. Seismic Hazard zones 1, 2 and 3 are~~ as low ~~hazard zones. Seismic hazard zone 4 is a moderately~~ moderate and high hazard ~~zone. Seismic hazard tone 5 and 6 are high hazard zones.~~zones. These zones include:

- ~~zones 1/8 mile each side of~~ active or potentially active faults~~.~~ and the areas located within 1/8 mile of active or potentially active faults;

- areas of tsunami hazards;

- areas ~~indicated~~identified as "Underlain by Recent Alluvium" and "Relatively Unstable Upland Areas" ~~in the~~on County ~~Seismic Safety Element"~~maps; and

- geotechnical evaluation zones IV, V and VI on ~~the~~ County ~~Seismic Safety Element~~ maps;

~~- geotechnical evaluation zones V and VI on the Monterey Peninsula Map of the County Seismic Safety Element~~

~~- existing landslides~~

Flood ~~Hazards~~Hazard areas:

~~the~~Special Flood Hazard Area~~The 100 year floodplain~~: The area subject to a ~~It~~1% chance or greater chance of ~~"~~flooding in any given year~~., or once in a 100 years (e.g., the 100 year flood) and includes the floodway, as delineated on FEMA resource maps (County Floodplain ordinance~~It is shown on the Flood Insurance Rate Maps (FIRM) as Zone A, AO, AE, AR, A99, AH, VE, or V.

Fire Hazard areas:

~~areas~~Areas classified as having high to very high fire hazard through application of the Department of Forestry and Fire Protection criteria and the Fire Hazard Severity Scale as mapped in the California ~~Division~~Department of Forestry and Fire Protection fire hazard maps.

~~N. Land Use Categories: The basic categories of land use designated in the Del Monte Forest are: 1) residential, 2) commercial, and 3) open space.~~

~~1) Residential Land Use: New residential land uses planned for the Del Monte Forest Area range in average density from one to four dwelling units per gross acre. For convenience of designation, they are described in terms of low density (maximum of 1 dwelling unit/acre), and medium density (maximum of 4 dwelling unit/acre). Most of the existing and new residential development areas within the Forest fall within the low or medium categories. Caretakers units, servants quarters, and other separate houses, but not senior citizen units, are considered units of residential development for the purpose of calculating density. The *County* shall not approve such units in excess of the density allocated by this plan for each planning area.~~

2) Commercial: Three classes of commercial uses are indicated. They include:

a) Visitor-Service Commercial,
b) General Commercial and
c) Institutional.

They are described as follows:

a) Visitor-Service Commercial - This category allows for uses providing basic support services and visitor needs associated with coastal recreation and travel. Major hotel or inn accommodations and support commercial facilities are principal uses. Residential uses consistent with Del Monte Forest Area Land Use Plan Land Use Maps and intensities may be permitted as secondary uses under this category at the density specified. The three areas in this category are the existing lodge and environs at Pebble Beach, the proposed Spanish Bay resort and the visitor-serving facilities at the proposed Northern California Golf Assoc. Golf Course.

b) General Commercial - This category provides for commercial use areas to support community needs; it includes the professional/administrative offices near the community hospital, and the rock quarry at Sunridge and Lopez Roads, where reclamation for re-use is planned. Future uses will be required to be compatible with the general retailing and community service character of this designation, as well as community services and storage facilities.

c) Institutional - This designation is applied to a variety of uses, including the community hospital, Robert Louis Stevenson School, firehouses and a utility substation.

3) Open Space: All areas considered critical to maintenance of the natural systems of the Forest are encompassed in this category, including environmentally sensitive habitat areas, the sites of endangered species, riparian areas, wetland areas, and sensitive coastal strand areas. In addition to the open space designation and policies within the body of this Del Monte Forest Area Land Use Plan, a separate, more detailed plan has been prepared for these areas by the Del Monte Forest Open Space Advisory Committee. This Open Space Advisory Committee Plan is adopted as a part of this plan. This Open Space Management Plan, to be administered by the Del Monte Forest Foundation, is generally consistent in terms of both map designations and policies with this Del Monte Forest Area Land Use Plan and provides more detailed maintenance standards and funding mechanisms for management of open space. However, where there may be conflicts between the Open Space Management Plan and this land use plan, the land use plan policies will take precedence.

Open space is classified into three groups: a) recreational; b) forest and c) shoreline. They are described as follows:

a) Recreational - This category permits golf course, the Beach and Tennis Club, and the equestrian center, as well as necessary support and maintenance facilities such as the pro shops, cart shops, parking areas, stables, and barns.

b) Forest - This category includes the S.F.B. Morse

~~Botanical Reserve, riparian corridors, rare plants and specimen trees, and geological hazard areas. Permitted developments are trails, low intensity recreational facilities, tree cutting, and public works only if consistent with all other plan policies.~~

~~c) Shoreline. This category includes sandy beaches, rocky shorelines and tidepools, remnant sand dunes. Permitted are associated support areas for public access including parking turnouts, trails, vista points, and related facilities, consistent with all other plan policies.~~

Coastal Hazard areas:
Shoreline areas subject to a variety of coastal hazards, including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunami, coastal flooding, landslides, bluff and geologic instability, and the interaction of same.

H. Landmark trees: Those native trees which are 24 inches or more in diameter when measured at breast height or ~~a tree~~trees which ~~is~~are visually significant, historically significant, exemplary of ~~its~~its species, and/or more than ~~1D00~~1000 years old.

~~O. Major development: That the development, discretionary or ministerial in nature that is not exempt from review under the California Environmental Quality Act~~

I. Central Maritime Chaparral: A brushland association ~~occurring in the colder climates and thin soils of steep slopes near the coast. Principal plant species~~ whose characteristic features are well-drained, nutrient poor (oligotrophic); somewhat to highly acidic soils within the coastal fog zone; a suite of evergreen sclerophyllous shrubs in mature stands (including *Arctostaphylos* and *Ceanothus* species); and the presence of one or more "indicator" species, which are indicative of central maritime chaparral habitats because their distribution is restricted to only those regions with the requisite climate and soil. Plant species in this association ~~are Manzanita~~include, for example, manzanita, ceanothus, coyote brush, buckwheat, black sage, coffeeberry, chamise, toyon, and sagebrush.

J. May: "May" identifies language describing ~~Plan features~~ provisions which are desirable to adhere to in the interest of meeting the broad ~~societal~~ goals of the ~~implementation ordinance~~Coastal Act and this LCP, but which in isolation from other mandatory policy guidance may be interpreted and applied at the discretion of the decision-making body ~~and the applicant~~.

K. Ministerial Permit: A grading or building permit. A project requiring a ministerial permit requires review by staff of- both the Planning and Building ~~Inspection~~Services Departments.

L. Must/shall: "Must" or "shall" identifies mandatory language to which all ~~applications are required to~~development must adhere.

M. Native Plant Species: ~~The appropriate~~ Plant species ~~for revegetation a specific site. whether~~ that are native to the Del Monte Forest and/or ~~not a suggested sub-~~that are native to a particular area of the forest when development is proposed in such area. Native plant species ~~is appropriate for a, specific site may~~should be ~~influenced by the commercial availability of the revegetation material~~used whenever any landscaping is proposed or required.

N. ~~V.~~ Negative Easement: Negative easements are voluntary restrictions that are declared by publicly recording a document imposing restrictions on certain land for the benefit of other property owners within an area. The restrictions are defined solely by the property owner and are specific in their restriction to certain aspects of the property upon which it is recorded. Most negative ~~easements~~easements within the Del Monte Forest area involve open space. These easements routinely preserve the right of the property owner to maintain visitor access facilities such as parking lots, roads, pedestrian walkways and public utility facilities.

~~W. 100-Year Floodway: The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than 1 foot (100-year floodway is delineated on the FEMA resource maps).~~

~~X. Project referral Process: A process in which the Planning Department refers an application for a discretionary permit to various County Departments for review and recommendation, prior to public hearings on the project.~~

O. Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. Where appropriate, the floodway limits for some streams were set using flood velocities.

~~Y.~~ P. Public Viewshed: Those areas visible from ~~major~~ public use areas ~~in the Del Monte Forest Area Land Use Plan.~~

~~Qualified Biologist: An individual possessing a degree in biology, botany, zoology or a related field and who is currently on the list~~such as significant roads/streets (e.g. 17-Mile Drive), portions of ~~consulting biologists maintained by the Monterey County Planning Department.~~parks accessible to the general public (e.g. picnic areas, but no trails), beaches, designated vista points (e.g. Cypress Point).

Q. Riparian Corridor: ~~A zone of water associated vegetation occurring in proximity to~~ The area surrounding a river, stream or other ~~water course. Characteristic~~watercourse that is made up of hydrophytic and related vegetation occurring in close proximity to such watercourse (characteristic trees in this habitat ~~are~~include willow, cottonwood, sycamore

and alder.) and/or the topographic edge of such watercourse (e.g., the top of bank of an excised channel), whichever extends further from the watercourse itself.

~~DD. Riparian habitat: An area of riparian vegetation. This vegetation is an association of plant species which grows adjacent to freshwater watercourses, including perennial and intermittent streams, lakes and other *bodies of fresh* water and may tolerate a higher level of soil moisture than dryer upland vegetation (State Wide Interpretive Guidelines for Wetlands).~~

R. ~~EE.~~ Sand dune habitat: ~~These are the dunelands. Dunelands include the active dunes,~~ Sand dune habitat includes the back beach coastal strand and foredunes, and the more landward sand ridges, troughs and flats ~~lying behind the beach berms that mark~~, including active unvegetated dunes, vegetated dunes, and dune swale wetlands, that occur beyond the upper limit of the "dry beach~~".~~." Bounded at ~~-~~their seaward edge by the upper line of the beach at the ~~annual highest~~high tide mark, or a coinciding "vegetation line~~", the dunelands extend toward land~~" in the back beach area, sand dune habitat extends inland as far as the land is subject to active gain or loss of sand because of the sea or sea wind ~~(Coastal Environmental Management, Conservation Foundation; U.S. Government Office, 1980).~~.

~~FF. Sensitive Native Habitat: any of the native habitats described in this ordinance and/or are identified on maps maintained by the County of Monterey and/or any species determined by the Board of Supervisors to be unique and worthy of special attention. Any dispute over the extent or sensitivity of any specific habitat shall be decided by the Monterey County Planning Commission.~~

~~GG. Sensitive species: Those locally rare or unique plants defined as endemic, relict disjunct to the area.~~

~~HH. Shoreline: The natural contour, materials, topography and biology of the ocean shore, extending inland to the Mean High Tide line (MHT) as recorded during the winter months.~~

~~II. Timber harvest plan: Plans required under Forest Practices Act (Public Resources Code Sec. 4582) for certain timber operations, as administered by the California Department of Forestry.~~

~~JJ. Wastewater treatment facilities: Wastewater treatment facilities in the Del Monte Forest area include septic tank/leach field and sanitary district sewer service.~~

~~KK. Wetlands: lands which may be covered periodically or permanently with shallow water *and include*, saltwater marshes, fresh water marshes, open or closed brackish water marshes, swamps, mudflats and fens..~~

S. Sensitive species: Species that are unique, rare, threatened, endangered, and/or worthy of special attention due to other compelling factors.

20.147.030 ~~WATER~~FRESHWATER AND MARINE RESOURCES ~~DEVELOPMENT STANDARDS.~~

Intent ~~of Section:~~: It is the intent of this section to ~~insure~~ensure that the water quality and biological value of the Del Monte ~~Forest Areas~~Forest's coastal streams, wetlands, open coastal waters, and the Carmel Bay ~~State Ecological Reserve, and Carmel Bay Area of Special Biological Significance is~~ are protected and maintained~~. This requires adherence to comprehensive management practices~~, including ~~appropriate combinations of stream~~ through application of adequate buffers and setbacks, ~~stream flow maintenance, protection of~~maintaining hydrologic inputs, protecting riparian and wetland vegetation, ~~and careful control of~~carefully controlling grading to minimize erosion and sedimentation~~.~~, and effective collection, filtration, and treatment of runoff.

A. ~~A.~~ Development Standards

1. ~~I.~~ New development in the Pescadero watershed and the smaller unnamed watersheds of the Pebble Beach planning area which drain into the Carmel Bay ~~area~~Area of Special Biological Significance (ASBS~~)~~) and in the watersheds of Seal Rock Creek and Sawmill Gulch~~;~~ (see LUP Figure 2b for affected watersheds), shall be subject to the following development restrictions and criteria:

~~a) Only that amount of site disturbance (i.e. grading, clearing of vegetation) necessary for the project footprint, adequate driveway and any required landscaping shall be allowed for project construction. (Ref. Policy #1, Del Monte Forest Area Land Use Plan).~~

(a) ~~b) The~~New development shall be sited and designed to minimize runoff, site disturbance, erosion, and sedimentation. All new development shall be designed to conform to site topography as much as possible. New residential driveways and other vehicular surfaces shall be kept to the minimum length and width necessary to provide simple, direct access, and surfaces shall be designed to minimize runoff (including through use of permeable materials, filtration strips, and use of engineered collection/treatment units). Other impervious vehicular surfaces shall be limited to the minimum required to meet daily (not occasional) parking needs. This standard shall not be read to preclude safe bicycle lanes or adequate parking for commercial visitor-serving development and access points.

(b) Impervious surface (structural and site improvements) coverage for residential development shall be limited to a maximum ~~structural coverage is 5000 square feet, including main and accessory dwellings. The maximum impervious surface coverage is 4~~of 9,000 square feet.

~~The applicable watersheds subject to this development standard are illustrated in Attachment 3.~~

2. No land clearing operations greater than ~~1~~one acre~~/~~ per year~~/~~ per site or grading operations greater than 100 cubic yards may take place in the wet season (i.e., between ~~15~~ October 15 and ~~15~~ April ~~in water supply watersheds and high erosion hazard areas. Definition of erosion hazard area shall be made using the description of hazard contained in the Soil Conservation Service's "Soil Survey of Monterey County". (Ref. Policy #3 Del Monte Forest Area Land Use Plan~~15).

3. Point and ~~Non~~non-point sources of pollution to the Carmel Bay "~~Areas~~Area of Special Biological Significance", rocky intertidal areas, and wetlands shall be avoided to the maximum extent possible, and where unavoidable, minimized~~:~~ and mitigated through use of appropriately sited and designed drainage and runoff control systems. It shall be determined through staff review of the project whether or not the project contains, as a course of ~~their~~its operation or~~:~~ as any other result of ~~their~~its existence, the ability or possibility to contribute to the degradation of the water and marine resources of the area. ~~Those projects which are~~Projects determined to have such an effect shall supply to the Planning staff proof of adequate erosion and runoff control systems to control any off-site effects of the projects. These erosion control and runoff plans shall be routed to the Building ~~Inspection~~Services Department and the Flood Control District for their review and comment upon the adequacy of the report. ~~The criteria of the AMBAG 208 Water Quality Management Plan shall apply in watersheds affecting these resources.~~ All new and/or expanding wastewater discharges~~:~~ into the coastal waters of Monterey County shall require a permit from the Health Department. Applicants for such permits shall be required to submit documentation as delineated in Section 20.147.040.C.3.e ~~(Ref. Policy #2 Del Monte Forest Area Land Use Plan and Del Monte Forest Land Use Plan Amendment).~~.

4. Grading and site preparation activities shall incorporate design features to prevent soil erosion, repair existing erosion damage within the development footprint and prevent pollution of coastal waters.

5. All development shall employ adequate erosion/sediment control and water quality construction best management practices (BMPs) during construction, and all such BMPs shall be in place prior to the commencement of construction and shall be maintained in good operating condition through the construction period.

6. Erosion control measures (e.g., native vegetation cover, temporary vegetation, seeding, mulching, or other suitable stabilization methods) shall be used to protect soils that have been disturbed during grading or development. Manufactured slopes shall be stabilized as soon as possible with planting of native annual grasses and shrubs, appropriate native compatible plants, and with approved landscaping.

7. Provisions shall be made to collect and conduct runoff to drainage areas/devices capable of polluted runoff filtration/treatment (e.g., vegetated filtration strips, detention/retention basins, storm drains, etc.) to ensure maximum on-site filtration/treatment. Permanent onsite drainage areas/devices shall be designed to accommodate increased runoff resulting from site modification. Where necessitated by good drainage design considerations, on-site retention of storm water may be considered to reduce the size requirements for drainage structures, consistent with resource protection policies.

8. Dumping of spoil (dirt, garbage, refuse, etc.) into riparian habitat and drainage courses shall be prohibited.

20.147.040 ENVIRONMENTALLY SENSITIVE HABITAT ~~DEVELOPMENT STANDARDS.~~AREAS

Intent ~~of Section:~~ It is the intent of this section to recognize that the environmentally sensitive habitat areas of the Del Monte Forest are unique, limited, and fragile resources that are sensitive and important biologically, and that these areas enrich Del Monte Forest enjoyment for residents and visitors alike. Accordingly, these areas are to be protected, maintained, and, where possible, enhanced and restored ~~in accordance with~~. Except where specifically and explicitly authorized by this ~~implementation ordinance and the policies of the Del Monte Forest Area Land Use Plan. All~~LCP, all categories of land uses, both public and private, shall be subordinate to the protection of these ~~environmentally sensitive~~ areas.

~~A. Biological Survey Requirements~~

~~1. No residential subdivision immediately adjoining environmentally sensitive habitat areas is allowed unless first demonstrated through applicable biological/botanical surveys that for each new residential lot, normal residential development, including driveway and utility connections, is feasible without damage to any environmentally sensitive habitat and is compatible with protection and maintenance of these resources. Development of parcels adjoining designated environmentally sensitive habitat areas shall be maintained at the minimum density designated for the site by the Del Monte Land Use Plan. Conformance to the applicable Open Space Advisory Committee maintenance standards shall be required wherever open space lands are affected (Ref. Policy #10 Del Monte Forest Area Land Use Plan).~~

A. ~~2. A.~~Environmentally Sensitive Habitat Area (ESHA) Determination

- The presence/absence of ESHA shall be determined prior to initiating the application review process with the intent to design sites in a manner avoiding ESHA to the greatest extent feasible. ESHAs are those habitat areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed

or degraded by human activities and developments. Historically, the following types of habitats have generally been found to meet the definition of ESHA:

- Habitat areas that are rare or especially valuable from a local, regional, or statewide basis.
- Habitat areas that support plant or animal species designated or candidates for listing as rare, threatened, or endangered under State or Federal law.
- Habitat areas that support species designated as Fully Protected or Species of Special Concern under State law or regulations.
- Habitat areas that support plant species for which there is compelling evidence of rarity (e.g., those designated 1b (rare or endangered in California and elsewhere) or 2 (rare, threatened, or endangered in California but more common elsewhere) by the California Native Plant Society).
- Areas of particular biological, scientific, or educational interest, including large continuous expanses of native trees and vegetation.

Determinations of whether ESHA is actually present in the Del Monte Forest in any particular situation must be based on an evaluation of both the resources on the ground and knowledge about the sensitivity of the habitat at the time of development consideration. In the Del Monte Forest, examples of habitat areas that have historically been determined to meet the definition of ESHA include: the rare Monterey cypress and Gowen cypress forest communities, portions of the native Monterey pine forest, the endemic Monterey pine/Bishop pine association, central maritime chaparral, coastal sand dunes, streams and riparian corridors, wetlands, rocky intertidal areas, near-shore reefs, offshore rocks and inlets, the Carmel Bay ASBS, kelp beds, rookeries and haul-out sites, important roosting sites, and sites in which sensitive plants and animals associated with these and other habitats are located.

In terms of native Monterey pine forest and ESHA determinations, unless there is compelling site specific evidence to the contrary, significant stands (i.e., 20 acres in size or larger) of native Monterey pine forest that are relatively undisturbed are considered ESHA. Stands of native Monterey pine forest less than 20 acres that provide specific documented ecosystem functions, such as the provision of habitat for rare species (e.g., Yadon's piperia or Hooker's Manzanita) or rare communities (e.g., central maritime chaparral), or that are very close to or connected to large areas of forest may also be considered ESHA because of their especially valuable ecosystem functions. Other factors that might be considered in native Monterey pine forest ESHA determinations include the relative degradation or health of the understory, association with wetland or riparian resources, or the relative uniqueness of the stand itself.

B. Biological Report Requirements

1. Applications for development of any type, including subdivision of land for development purposes, shall include field surveys and impact analysis, by qualified individuals, to precisely determine habitat area, including ESHA, and to recommend siting, design, and related mitigating measures to ensure protection of any sensitive species or habitat areas present. All required setbacks, development footprint, fuel management, and landscape areas shall be illustrated on a map that depicts habitat areas.

2. All reports shall be prepared by a qualified biologist, and all field surveys for such biological ~~survey~~reports shall be undertaken during times when documented or expected habitat evidence is most likely to be detected (e.g., flowering season, breeding season, etc.).

3. At a minimum, a report shall be required for all proposed development ~~which~~that can be described using one or more of the following criteria:

(a) ~~the~~The development is or may potentially be located within an ~~environmentally sensitive habitat., as shown *on* Figure. 2 "Environmentally Sensitive Habitat Areas" contained in the Del Monte Forest Land Use Plan or other~~ environmentally sensitive habitat area, based on current available resource information or through ~~the planner's~~ on-site investigation;

~~a. the development is potentially located within an environmentally sensitive habitat, according to available resource information and/or on-site investigation~~

(b) ~~the~~The development is or may potentially be located within 100 feet of an environmentally sensitive habitat area and/or has the potential to ~~negatively impact the long-term *maintenance of* the habitat as determined through project review or~~;significantly degrade such area; or

(c) ~~there~~There is disagreement between staff and the applicant as to whether the proposed development meets one of the above criteria.

4. ~~3.~~ The ~~survey~~report shall be required, submitted and ~~be approved~~accepted by the Planning Department prior to the application being determined complete. ~~Two~~ The manner (electronic versus hard copy, number of copies ~~of the survey shall be~~, etc.) in which said report is to be submitted ~~to~~ shall be determined by the Planning Department.

5. ~~The survey shall be prepared by a qualified biologist, as selected from the County's list of Consulting Biologists.~~ Report preparation shall be solely at ~~the applicants'~~applicant expense.

~~4. See Attachment 2 of this ordinance for required format ,and content of the~~

~~biological/botanical report.~~

~~B.~~ C. Development Standards

~~1. A minimum 100 foot open space buffer is required when development is proposed on lands immediately adjoining areas shown to contain environmentally sensitive habitats (Ref. Policy #17 Del Monte Forest Area Land Use Plan). Within buffer zones, the following uses may be permitted: a) uses permitted in riparian corridors; b) residential uses on existing legal lots of record, setback a minimum of 20 feet from the limit of riparian vegetation, only if no feasible alternative exists, and only if: there is no other building site on the parcel; and, c) residential structures or an impervious surface only if no feasible alternative exists. No new residential parcels shall be created whose only building site is in the buffer area.~~

1. Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values. Within environmentally sensitive habitat areas, land uses shall be limited to those that are dependent on the resources therein.

2. Land uses and development adjacent to environmentally sensitive habitat areas shall be compatible with long-term maintenance of the habitat area, and such land use and development shall be sited and designed to prevent impacts that would significantly degrade habitat areas. All land use and development shall be set back a minimum of 100 feet from environmentally sensitive habitat areas Within this setback area, only uses and development that are consistent with the above long-term habitat area maintenance and impact prevention criteria are allowed (e.g., habitat maintenance activities, limited passive recreational access, etc.).

Uses permitted in the ~~buffer zone~~setback area shall be required to: a) minimize removal of vegetation; b) conform to natural topography ~~to~~; c) minimize erosion potential; ~~e~~d) make provisions ~~(such as catch basins)~~to keep run-off and sedimentation from exceeding pre-development levels; ~~d) replant where appropriate with native and non-~~e) remove invasive ~~exotic species; e~~and non-native plant species and replant with native and non-invasive species; f) prevent discharge of toxic substances, such as fertilizers and pesticides~~, into the riparian corridor; and, f) require motorized machinery to be kept to less than 45 DBA at any wetland boundary."~~; and, g) include other requirements specific to habitat area needs (e.g., limit noise and activity adjacent to sensitive receptors).

~~The 100 foot buffer shall be measured from the edge of the~~Where sensitive species and/or other environmentally sensitive habitat~~, as determined through the biological survey prepared for the project. Uses which may be located within the setback area shall not adversely impact the long-term maintenance of the environmentally sensitive habitat, as determined *through* the biological survey prepared for the project..~~

~~2. Where development of any type, including land subdivisions, is proposed in or near documented or expected locations of environmentally sensitive habitats, field *surveys and* a documenting report conducted by a qualified botanists/biologist on the~~

~~County's *current* list of biologists and botanists shall be required in order to determine precise locations of the sensitive species/habitats and to recommend mitigating measures to ensure protection of any sensitive species or habitat(s) present.. Where Open Space Advisory Committee maintenance standards have been prepared, these shall be observed in the preparation of such recommendations. The botanical survey should be conducted in April or May, as it must be designed to detect the presence of any of the habitats listed in Appendix A ("List of Environmentally Sensitive Habitats") contained in the Del Monte Forest Area Land Use Plan. Attachment 2 ("Biological/Botanical Report Requirements") in this implementation ordinance contains the required format and content of the botanical/ biological report (Ref. Policy #12 Del Monte Forest Area Land Use Plan).~~

3. ~~3. Where rare/endangered and/or threatened species are encountered on the site of a proposed development~~ areas are encountered during project review, the following mitigation measures ~~(as determined necessary by Planning Department staff and/or contained as mitigation measures in the biological/botanical report)~~ must be undertaken:

(a) Performance standards covering building locations, lot setbacks, roadway and driveway width, grading, and landscaping shall be established as a means of carrying out the recommendations of the ~~site survey.~~biological report and as necessary to meet the requirements of the LCP. These standards are intended to isolate ~~building sites~~use and development from identified locations of ~~rare or endangered plants~~sensitive species or other environmentally sensitive ~~habitats~~habitat areas.

(b) ~~Scenic or~~Open space conservation and scenic easements covering the environmentally sensitive habitat area and required setback areas shall be dedicated to the Del Monte Forest Foundation ~~as provided by Development Standard #7 of this section (Ref. Policy 417 Del Monte Forest Area Land Use Plan). The easement may also be extended~~along with funding adequate to ~~cover the buffer area required in Section 20.147.040.8.1, upon recommendation in the biological survey prepared for the project pursuant to Section 20.147.040.A as needed to protect the habitat's long-term maintenance.~~ensure their management and protection over time.

~~4. Environmentally sensitive habitat areas designated as rehabilitation areas shall be protected against disruption of habitat values. New land uses within environmentally sensitive habitat shall be limited to resource-dependent uses, including education, research, fish and wildlife management activities, trails where no adverse impact will result, and (where there is no feasible alternative) pipelines, and repair or maintenance of roads, road crossing, or bridges. Land uses immediately adjoining environmentally sensitive habitat areas shall be compatible with long term maintenance of the resource; development shall be sited and designed to prevent impacts having the potential to significantly degrade the protected habitat. As stated in Section 20.147.040.8.1, a minimum 100 foot setback shall be maintained between any proposed development and the environmentally sensitive habitat. In designated open space areas, conformance to the applicable Open Space Advisory Committee Plan maintenance standards shall determine the consistency of the proposal with development .standards contained in *this Ordinance* (Ref. Policy #8 Del Monte Forest Area Land Use Plan).~~

4. Any impacts to environmentally sensitive habitat areas shall be appropriately mitigated.

5. Improvements to facilitate public recreational and/or visitor uses~~,~~ (including vegetation removal, excavation, ~~or~~grading, or filling) in ~~designated~~ environmentally sensitive habitat areas shall be sited, designed and managed to avoid ~~significant~~any significant disruption of the protected resources, ~~as laid out in the mitigation measures contained in the biological/botanical report prepared for the proposed development.~~and shall only be allowed for uses and improvements that are dependant on the resource. Areas that are especially sensitive to recreational use include riparian and stream habitats, wetlands, rocky intertidal areas, and sites where sensitive species of plants and animals are found. Bird rookeries, major roosting and ~~haulout~~haul-out sites, and other wildlife breeding or nursery areas ~~identified in Figure 2 of the Del Monte Forest Area Land Use Plan are~~are generally appropriate only for off-site observation and shall not be developed. Any proposals for ~~development within these areas shall be determined consistent with Open Space Advisory Committee maintenance standards for the affected area and shall be~~such public recreational/visitor uses and improvements in environmentally sensitive habitat areas shall be required to demonstrate enhancement of the affected habitat as~~:~~ part of the ~~use~~ proposal before consideration of approval for the project ~~(Ref. Policy #9 Del Monte Forest Area Land Use Plan).~~.

6. Subdivisions that would allow or create commitment to non-resource dependent development in environmentally sensitive habitat areas are prohibited. Subdivisions that allow or create commitment to development adjacent to environmentally sensitive habitat areas shall be allowed only at densities compatible with protection and maintenance of these resources, and only if such subdivisions include enforceable parameters to prevent impacts that would significantly degrade those areas. Subdivisions may be approved only where potential adverse impacts to environmentally sensitive habitat areas from the subdivision or future development reasonably facilitated and expected due to the subdivision can be prevented. No residential subdivision shall be allowed unless it is first demonstrated that, for each new residential lot, normal residential development, including driveway and utility connections, is feasible without adverse impacts to any environmentally sensitive habitat area.

7. Contiguous areas of undisturbed land in open space uses, including unimproved portions of the right-of-way, shall be maintained wherever possible to protect environmentally sensitive habitat areas and associated wildlife values. - Development ~~density of~~intensity immediately adjacent to environmentally sensitive ~~habitats~~habitat areas shall be as low as possible, consistent with other planning criteria (e.g., drainage design, roadway design, and public safety). In subdividing property adjacent to environmentally sensitive ~~habitats~~habitat areas, the parcel configuration shall maintain the maximum amount of contiguous open space adjacent to the habitat. Techniques~~:~~ such as clustering of structures, with open space areas placed in an open space easement, shall be required ~~where resulting~~to result in the maximum amount of open space~~. Conformance to applicable~~

~~open space advisory committee maintenance standards shall be the test of consistency with this development standard. (LUP Policy #11)~~ and environmentally sensitive habitat area protection.

8. The protection of environmentally sensitive ~~habitats~~ habitat areas shall be provided through deed restrictions or permanent open space conservation ~~or~~and scenic easements granted to the ~~County of Monterey.~~Del Monte Forest Foundation. Parcels proposed for development containing areas of ~~environmental~~environmentally sensitive ~~habitats~~habitat shall require, as a condition of approval, that the sensitive habitat area (including ~~an~~a 100 foot buffer around the ~~sensitive~~habitat area) be placed in ~~an scenic or~~an open space conservation and scenic easement. Where development has already occurred within or near areas containing environmentally sensitive habitat, property owners are encouraged to voluntarily grant conservation and scenic easements to the Del Monte Forest Foundation. Except in the case of voluntary easements, each instrument for effecting such restriction or easement shall be subject to approval by the County and Coastal Commission as to form and content; shall provide for enforcement, if need be, by the County or other appropriate enforcement agency; shall be accompanied by adequate funding to allow the management and protection objectives and requirements of the easement to be fully realized; and shall name the ~~Del Monte Foundation~~County as beneficiary in event the ~~County~~Del Monte Forest Foundation ceases or is unable to adequately manage these easements for the intended purpose of natural habitat preservation ~~(Ref. Policy #13 Del Monte Forest Area Land Use Plan).~~.

9. ~~In properties adjoining~~Near environmentally sensitive habitat areas, ~~the removal of indigenous~~native vegetation removal and land disturbance (grading, excavation, paving, etc.) shall be restricted to the minimum amount necessary to accommodate ~~development. This development standard shall not restrict the activities of the Del Monte Forest Foundation in implementing open Space Advisory Committee Plan maintenance standards. Refer also to Section 20.147.030, Water and Marine Resources Development Standards (Ref. Policy #14 Del Monte Forest Area Land Use Plan).~~reasonable development. Development shall be sited and designed to prevent impacts that would significantly degrade those nearby areas, and shall be compatible with the continuance of those habitat areas.

~~a. Where landscaping is required for new development on parcels adjacent to or including environmentally sensitive habitats, landscaping used within the 100' buffer shall *consist solely of* non invasive, native plant materials. appropriate to the habitat. Landscaping for the remainder of the site shall include native species and may include non-invasive exotics. (Ref. Policy 15).~~

10. ~~C. Specific~~The use of plant species native to the Del Monte Forest shall be required in landscape materials used in projects. A limited amount of landscape located immediately around developed areas may include non-native, non-invasive plant species, subject to review and approval of a Landscape Plan by the Planning Department. Said Landscape Plan shall be considered as part of the

development application. Invasive plant species shall be prohibited. Removal of non-native and/or invasive plant species is encouraged, and may be exempt from coastal development permit requirements pursuant to Section 20.70.120.

D. Additional Development Standards By Habitat Type

~~1. Terrestrial Plant and Wildlife Habitats~~

1. ~~a.~~ Dune Habitat

(a) The remnant native sand dune habitat along the shore in the Spanish Bay planning area, on Signal Hill near the former Spyglass Quarry, and adjacent to 17-Mile Drive in the ~~Spyglass~~Spyglass Cypress planning area, shall be preserved through ~~scenic easement or~~open space conservation ~~easement,~~ and ~~shall be~~scenic easements conveyed to the Del Monte Forest Foundation, as ~~provided by Development Standard #6 above, at the time development occurs in adjacent areas. Lots of record in these dune areas may be developed, provided that the proposed development complies with the mitigation measures provided in the biological/botanical report prepared for the proposed development. When the prepared biological/botanical states that there are unmitigatable impacts to the resource from development, the minimum level of development shall be allowed, as agreed upon by the Planning staff with the developer. (Ref. Policy #16 Del Monte Forest Area Land Use Plan).~~part of the approval of any development in adjacent areas.

(b) Uses of ~~the~~ remnant native sand dune habitat ~~are~~shall be limited to low-intensity scientific, educational, and/or recreational activities dependent on the ~~resource. In the Spanish Bay rehabilitation area Development Standard #19 shall apply to uses of the native remnant sand dune habitat.~~resource. Particular attention shall be given to protection of ~~rare and endangered plants~~sensitive plant species from trampling. ~~Conformance to the appropriate Open Space Advisory Committee maintenance standards shall be the criteria for consistency with this development standard:~~ Such uses must be consistent with restoration and enhancement of the habitat ~~(Ref. *Policy* #18 Del Monte Forest Area Land Use Plan).~~.

(c) ~~Development in the Spanish Bay planning area, including the golf course in the reclamation area, shall be designed to avoid conflict with the remaining native sand dune habitat~~To prevent further degradation and ~~shoreline recreational uses. All but the first 2,000 feet~~to allow for restoration of ~~Spanish Bay Road northerly of its intersection with~~degraded dune and bluff habitats, parking along 17-Mile Drive ~~near Point Joe~~ shall ~~be, removed~~be restricted to ~~protect~~designated turnouts through the use of barriers (structural and vegetational) and enforcement signs that are sited and designed to avoid impacting scenic views.

2. Monterey Cypress Habitat

(a) Indigenous Monterey cypress habitat is an environmentally sensitive ~~dune~~ habitat area within the Del Monte Forest, and is presumed present

within the area mapped in LUP Figure 2a. All proposed development in this area shall be accompanied by a biological report pursuant to Section 20.147.040.A.

(b) ~~Land. uses on existing legal lots of record supporting indigenous Monterey Cypress habitat~~Within their indigenous range (see LUP Figure 2a), Monterey cypress trees shall be protected to the maximum extent possible. All development that would impact Monterey cypress trees and/or Monterey cypress habitat in this area shall be sited and designed to avoid adverse impacts to individual cypress and cypress habitat.

(c) All use and development in or adjacent to indigenous Monterey cypress habitat area shall be compatible with the objective of protecting this environmentally sensitive coastal resource. ~~Improvements such as structures and driveways shall be sited and designed to avoid potential damage or degradation of the microhabitat of these trees.~~

(d) All improvements (such as structures and driveways, etc.) shall be carefully sited and designed to avoid potential damage or degradation of Monterey cypress habitat, including the micro-habitat of individual trees, and must be located within existing hardscaped areas and outside of the dripline of individual cypress trees.

(e) Removal of native trees or other indigenous vegetation, grading, paving, building construction activity, landscape alterations and summer watering ~~is~~are all prohibited within the perimeter of the ~~Cypress~~identified cypress habitat area for a site, including at a minimum as defined by the driplines of the outermost indigenous Monterey ~~Cypress~~cypress trees on a site.

(f) On the inland side of 17-Mile Drive within the indigenous Monterey cypress habitat area, driveways are allowed only where the driveway does not come within the dripline of individual ~~Cypress~~cypress trees~~, or where driveways are consolidated to service more than one lot~~.

(g) ~~g.~~ Within the indigenous Monterey cypress habitat area:

(1) Underground residential utilities ~~and fences~~ are allowed on the inland side of 17-Mile Drive. ~~Scenic or~~

(2) Fences shall be designed with see-through materials or spaced in a manner to protect views of the natural habitat from 17-Mile Drive (e.g., wrought iron with openings).

(h) Open space conservation and scenic easements ~~shall be~~are required ~~as a condition of approval of~~for all ~~development permits in order to protect~~undeveloped areas of a parcel within the Monterey ~~Cypress~~cypress habitat ~~(Ref. Policy #21~~area.

(i) The Del Monte Forest ~~Area Land Use Plan).~~Foundation shall be encouraged to maintain an interpretive and educational program at Crocker Grove. Said program shall be under careful supervision and designed for the protection of the indigenous Monterey cypress habitat. The type and intensity of access to Crocker Grove shall be carefully regulated.

3. Gowen Cypress/Bishop Pine Habitat

(a) Land uses and development within or adjacent to the Gowen ~~Cypress~~cypress/Bishop ~~Pine~~pine association and the S.F.B. Morse Botanical Reserve shall be compatible with protection of the association and the S.F.B. Morse Botanical Reserve. Residential and recreational development, such as golf courses, shall be carefully sited ~~(location to be approved by Planning Department staff)~~ and restricted to a level consistent with the protection of these resources.

(b) Development proposed adjacent to ~~the~~ Gowen cypress habitat shall be planned in a manner to protect this rare species. ~~As stated in Section 20.147.040.B.1, a minimum 100 foot setback is required for development in this area. Conformance to Open Space Advisory Committee Plan maintenance standards shall be the test for consistency with this development standard (Ref. Policy #22 Del Monte Forest Area Land Use Plan). The biological survey prepared for the project shall assess the proposed development's potential impacts on the long-term maintenance of the habitat. Where needed, the survey shall provide recommended project modifications and/or other mitigation measures needed to reduce impacts to a level at which the habitat's long-term maintenance is assured. Such recommendations shall be made conditions of project approval, as needed.~~

~~b. Where development proposes parking along 17-Mile Drive, the parking shall be restricted to designated turnouts through use of structural and vegetational barriers and enforcement signs, in conformance with Appendix B of the Del Monte Forest Land Use Plan. (Ref. LUP Policy #19)~~

~~2. Riparian Corridors and Other Terrestrial Wildlife Habitats~~

4. ~~a.~~ Riparian Corridor Habitat

(a) Riparian ~~plant communities~~ corridors and related habitat areas shall be protected by establishing ~~a~~the above-referenced setback of at least 100 feet as measured from the ~~centerline of the intermittent streams where such plant communities occur, or the~~ outer edge of the riparian ~~vegetation, whichever is greater.~~corridor (see Section 20.147.020.Q). The setback requirement may be reduced only if it can be clearly demonstrated through the ~~biological survey~~habitat report prepared for the project ~~in conformance with Section 20.147.040.A~~ that a narrower ~~corridor~~setback is sufficient to protect riparian vegetation and associated wildlife values. ~~No significant~~ and other ecological functions, and that riparian enhancement is included.

(b) Significant disruption of ~~the riparian habitat will be permitted in instances where projects propose the modification of existing~~ riparian corridors ~~(Ref. Policy #24 Del Monte Forest Area Land~~and related habitat areas shall be prohibited. Use ~~Plan). Where this criterion can be met, projects~~/development, including bridges, may only occur within ~~the~~ riparian ~~corridor may be approved, provided that they result~~corridors where the design results in long-term habitat ~~enhancement to offset the short-term loss. The long-term~~ enhancement ~~shall result in~~(i.e., new habitat value greater ~~in value,~~ (qualitatively and quantitatively) than ~~the~~ existing habitat ~~displaced.~~value). Examples of such cases include restoration of previously damaged riparian environments and replacement of fill and culverts by bridges.

~~Measures to ensure the habitat's long-term enhancement shall be fully assessed by and contained in the biological survey prepared for the project pursuant to Section 20.147.040.A. Such measures shall be made conditions of project approval.~~

(c) To protect wildlife habitat values of riparian areas and their adjacent setback/buffer zones, off-road vehicle activity of all types is prohibited~~.~~ within such areas. General public access is limited within such areas to designated ~~areas~~ portions of the setback/buffer area (such as cart paths or trails~~. Roads and trails shall be~~) that are sited and designed to avoid impacts to riparian habitat ~~(Ref. Policy #25 Del Monte Forest Area Land Use Plan).~~

~~b. At the time of residential, commercial, or new forest entrance road development adjacent to State Highway 68 or within development areas F, G, H, or I as shown on Figure 5 of the Del Monte Forest Area Land Use Plan, if not previously dedicated, all non-public lands within the Huckleberry Hill wildlife, habitat area as shown on Figure 2 of the Del Monte Forest Area Land Use Plan shall be placed in scenic or conservation easement, as provided by Section 20.147.040.8.7. (Ref. Policy #26 Del Monte Forest Area Land Use Plan).~~

~~3. Wetlands~~

5. Wetland, Shoreline, and Marine Habitats

(a) ~~a.~~ A setback of at least 100 feet as measured from the ~~landward~~ edge of wetlands and from the mean high water line of the ocean shall be provided~~.~~ within which development, other than landscaping and public access areas and facilites, shall be prohibited. No landscape alteration is allowed in this setback area unless accomplished in conjunction with restoration and enhancement, and unless it is demonstrated~~, through the biological/botanical report prepared for the site,~~ that no significant disruption of environmentally sensitive habitat areas will result. ~~(Ref. Policy #27 Del Monte Forest Area Land Use Plan).~~

~~b. Previously subdivided land shall fall under the same development standards as new residential development or subdivision in areas A through X as shown on Figure 5 of the Del Monte Forest Area Land Use Plan. Development, except as provided in Section 20.147.090.8.1, is prohibited on any parcel which is entirely within an environmentally sensitive habitat area. Specific measures to preserve such parcels will be developed, as necessary, in the implementation plan (Ref. Policy #28 Del Monte Forest Area Land Use Plan).~~

(b) Alteration of the shoreline shall ~~not~~ be ~~permitted~~prohibited except when required to serve coastal-dependent uses, to protect existing structures~~,~~ and public beaches in danger from erosion, and/or to restore and enhance ~~the~~shoreline habitat. All proposed development and alteration of the shoreline shall be required to submit to the Planning Department a geologic report following the criteria presented in Section 20.147.060.A.~~*1-9.(Ref.* Policy #29 Del Monte Forest Area Land Use Plan).~~

(c) Development at Cypress Point is restricted to that associated with existing uses (e.g.~~,~~.., golf course and golf clubhouse~~); the shoreline areas used by harbor seals must be protected during the pupping period from April through July Where development of or improvements to the~~ at The Cypress Point ~~Golf course or Clubhouse are~~ Club). Such proposed~~, a biologic survey~~ development at Cypress Point shall be accompanied by the biological report required pursuant to Section 20.147.040.A~~.~~. The ~~survey~~report shall establish the boundaries of ~~the~~any affected pupping ~~area~~areas, and provide mitigation measures to protect ~~the area~~such areas during pupping season, including setbacks, easements, or other restrictions. Such measures shall be made conditions of project approval as needed to protect the pupping area. ~~(Ref. Policy #30 Del Monte Forest Area Land Use Plan).~~

(d) Shoreline areas used by harbor seals shall be managed to protect seals during the pupping period from April 1 to June 1, including through limitations on public access to such areas.

(e) Development proposing new or expanded wastewater discharge into the Monterey Bay and coastal waters of Monterey County shall be reviewed by all applicable agencies, including the~~.~~ Health Department prior to application submittal pursuant to Section 20.~~140.080.~~70.130. Prior to the application being determined complete, the applicant shall ~~be required to~~ submit, at a minimum, the following information and studies:

(1) ~~1)~~ Three years monitoring records identifying the existing characteristics of the proposed wastewater discharge. Particular areas of concern include toxic chemicals, inorganic heavy metals, bacteria and other indicators prescribed as threats to the health and safety of coastal waters.

(2) ~~2) Provide comprehensive~~Comprehensive projections of the increase of the proposed wastewater discharges. Both quantitative and qualitative characteristics ~~must~~shall be specifically identified. Specific figures for the ~~indicates~~indicators identified in (1) must be included in the projections.

(3) ~~3) Provide complete~~Complete information on levels of treatment proposed at the treatment facility to~~-~~ remove~~-~~ those indicators

mentioned in (1). This information shall also include reliability and efficiency data of the proposed treatment.

(4) ~~4) provide a~~A comprehensive monitoring plan for testing of wastewater for indicators identified in (1).

(5) ~~5) Perform oceanographic~~Oceanographic studies ~~to~~that determine the most suitable location and methods for discharge into the ocean.

(6) ~~6) Perform tests~~Tests of ocean waters at the proposed discharge site and surrounding waters to establish baseline or background levels of toxic chemicals, heavy metals, bacteria and other water quality indicators. These tests must be performed no more than one year prior to submittal of the proposal. Historical data may not be substituted for this requirement.

(7) ~~7) Perform toxicity~~Toxicity studies to ~~determine~~predict the impacts of the proposed wastewater discharges on marine life as well as on recreational uses of the coastal waters.

(8) ~~8) Identify and analyze~~Identification of alternative methods of wastewater disposal. This shall include hydrogeologic studies of the applicant's groundwater basin to determine the water quality problems in that area and whether on-site disposal will have an adverse impact on groundwater quality.

The data and results of the requirements (1) through (8) must be submitted to the County's ~~Chief~~Director of Environmental Health for evaluation. A wastewater discharge permit, as part of the overall Coastal Development Permit, shall be issued only ~~of~~if the above information demonstrates that the proposed wastewater discharge will not degrade marine habitats; will not create hazardous or dangerous conditions; and will not produce levels of pollutants that exceed any applicable state or federal water quality standards. ~~(LUP amendment)~~

20.147.050 ~~FORESTRY AND SOIL~~**FOREST RESOURCES** ~~DEVELOPMENT STANDARDS.~~

~~Intent of the Section: It is the intent of this section to maintain and preserve the Forest resource of the Del Monte area through adherence to development standards for the benefit of both residents and visitors.~~

~~A.~~ Intent: It is the intent of this section to recognize: that the natural beauty of the Del Monte Forest is one of its chief assets, and forest resources, in addition to their fundamental role in supporting the area's natural environment, are a principal constituent of the scenic attractiveness of the area that must be preserved

for the benefit of both residents and visitors alike; that these forest resources are best understood as complex and dynamic habitats comprising forest trees, understory vegetation, wildlife, soils, and climate, and the interaction of all these elements; that these forests are complex, interdependent webs of living organisms and physical habitat, and are much more than simply an aggregate of trees; that they are also home to the area's wildlife and serve to moderate climatic extremes; and that long-term preservation of forest resources is a paramount concern and objective of the LCP.

A. Coastal Development Permit ~~Requirement~~Requirements

1. ~~1. A coastal development permit must be obtained for the removal of trees~~Trees and other ~~major~~ vegetation ~~with the following exceptions~~may be removed without a coastal development permit unless the trees/vegetation to be removed are:

(a) ~~a.~~ sensitive tree or vegetation species;

(b) landmark trees;

(c) located in an environmentally sensitive habitat area;

(d) located within 100 feet of an environmentally sensitive habitat area where removal ~~of non-native or planted trees, except where this~~ would ~~result in~~ significantly degrade such habitat area or be incompatible with the ~~exposure~~continuance of ~~structures~~such habitat area;

(e) located in ~~the critical~~or within a public viewshed ~~area;~~ where ~~defined as habitat; where previously protected by~~ removal would lead to degradation of the public view; or

(f) not allowed to be removed pursuant to a coastal development permit ~~or~~, forest management plan ~~or scenic/conservation easement.~~, or similar instrument (e.g., recorded easements, restrictions, etc.).

2. Applicants shall notify the Planning Department prior to any removal of trees or vegetation for a determination of whether such removal meets the criteria for removal without a coastal development permit. Applicants shall provide all information necessary for the Planning Department to make the permit determination.

~~5.~~ Hazardous trees, as determined by the County, may be removed without a coastal development permit provided they do not meet any of the criteria listed under Section 20.147.050.A.1. Such cases may include removal of hazardous trees ~~which~~that pose an immediate danger to life, health, property or ~~structures~~essential public services, or ~~where a~~removal of diseased ~~tree~~trees if it is determined by a qualified professional forester ~~to represent~~that such trees present a severe and serious ~~–~~infection hazard to the rest of the forest~~;~~

3. ~~except for Monterey Cypress in its indigenous range, thinning of small (less than 12" in diameter) or dead trees from densely forested~~. A biological report may be required to determine what/how materials are to remain as an ecological resource in environmentally sensitive habitat areas~~, especially as needed to reduce unsafe fuel accumulations adjacent to existing occupied buildings and;~~. If removal of hazardous trees meets the criteria for a coastal development permit, the emergency coastal development permit provisions of Chapter 20.79 may apply.

~~6. prescribed burning, crushing, lopping or other methods of brush clearing which do not materially disturb underlying soils; or~~

~~e. a Timber Harvest Plan is required for the tree removal, in accordance with State requirements.~~

~~2. No coastal development permit is required of the Zoning Administrator determines that:~~
~~a. removal of diseased trees which threaten to spread the disease to nearby forested areas as verified in writing by a qualified professional forester selected from the County's list of consulting foresters; or~~

B. ~~b. removal of trees in accordance with a previously approved~~ Forest Management ~~plan.~~Plan Requirements

~~B. Forest Management Plan Requirement~~
~~1.~~ A Forest Management Plan ~~will~~shall be required for ~~the following:~~

~~a. tree~~all projects located in a forested area that require a discretionary permit. Removal of 10 trees or less or removal ~~requiring a Coastal Development Permit and;~~
1. of 1,000 square feet of vegetation or less, may not require a Forest Management Plan if no other development ~~requiring a Coastal Development Permit, where the development includes native tree removal, regardless of size or amount.~~is proposed.

2. ~~2.~~ The Forest Management Plan shall be required, submitted and ~~approved~~accepted by the ~~Director of~~ Planning Department prior to the project application being determined complete. ~~Three~~The manner (electronic versus hard copy, number of copies ~~of the Forest Management~~, etc.) said Plan ~~shall~~is to be submitted ~~so that there is an approved copy for~~shall be determined by the ~~file, the applicant and the Monterey County~~ Planning Department ~~library~~.

3. ~~3.~~ The Forest Management Plan shall ~~be required to 'comply~~comply with the standards contained in this ordinance involving environmentally sensitive ~~species in their indigenous ranges as discussed in Section 20.147.050.D.2~~habitat

areas, including with respect to integration with any required biologial reports pursuant to Section 20.147.040.

4. ~~4.~~ The Forest Management Plan shall be prepared~~-~~ by a qualified professional forester or arborist, as selected from the County's' list of Consulting Foresters~~.~~ or Arborists. The Consulting Forester or Arborist shall be experienced in and knowledgeable about trees and forest resources (including the interaction of trees, understory vegetation, wildlife, soils, and climate). Plan preparation shall be at the applicants' expense.

5. ~~5.~~ The Forest Management Plan shall consist of the following elements ~~as contained in Attachment 1~~:

~~a. A plot plan~~

~~b. A Forest Maintenance Plan.~~

~~c. signatures of the property owner and the forester preparing the plan, on each copy of the plot plan and forest maintenance plan.~~

~~The forest management plan shall apply to the entire parcel, even if tree removal is proposed only for a portion of the parcel.~~

~~C. Amended Forest Management Plan~~

~~1. An amended Forest Management Plan shall be required when:~~

~~h. a Forest Management Plan for the parcel has been previously approved by the Coastal Commission and/or the Monterey County Director of Planning; and~~

~~i. the proposed tree removal requiring a Coastal Development Permit, or as reviewed as part of a development requiring a Coastal Development Permit has not been shown in the previously approved Forest Management Plan.~~

~~2. The Amended Forest Management Plan shall conform to all requirements of the Forest Management Plan, as listed in the preceding section. The previously approved Forest Management Plan shall be revised as necessary in order that the amended plan may meet all requirements.~~

~~3. At a minimum, the Amended Forest Management Plan shall consist of:~~

(a) a plot plan showing the location, type and size of each tree proposed for~~:~~ removal~~;~~ as well as ~~the location and type of trees to be replanted~~trees located within 20 feet of the subject property line. Trees to be removed shall be numbered with corresponding tags in the field for verification.

(b) ~~a~~A narrative describing connectivity with surrounding forest resources, reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information, climate change effects of proposed tree removal on remaining trees (e.g., wind) and justification for ~~———————~~ removal~~–~~ of trees outside of the developed area if proposed.

(c) ~~D.——~~Said Plan shall be coordinated with the biological report in order to include recommendations as to whether the trees are part of a forest, and whether the forest or portions of it are ESHA (to which the ESHA requirements shall also apply), and identification of necessary requirements due to such association. This analysis shall at a minimum include review of forest plant associations, native soil cover, fuel management, aesthetic values, tree health, and applicable forest management plans.

(d) Recommendations for siting, design, and related mitigating measures to ensure protection of any forest resources present. Include a Plot Plan with the location and type of trees to be replanted.

(e) A long-term monitoring and maintenance plan defining actions to be taken to protect and manage any forest resources present.

(f) Signatures of the property owner and the forester preparing the plan, on each copy of the Forest Management Plan.

The Forest Management Plan shall apply to the entire lot, even if tree removal is proposed only for a portion of the lot.

6. A Forest Management Plan (FMP) may not be required where the Planning Department determines that the proposed development would be consistent with the parameters of the long-term maintenance plan of a previously approved FMP.

C. Development Standards

1. ~~1.——~~All tree removal, land clearing for development and forest management activities ~~'within~~within native forest areas ~~discussed in this implementation ordinance~~ shall conform to all development standards regarding ~~water~~freshwater and marine resources, environmentally sensitive habitat areas, and scenic visual resources~~. When~~. If standards conflict, ~~preference shall be given to those which~~the standards that provide the greatest long-term protection to the forest~~.~~ resource~~. (Ref. Policy 43l Del Monte Forest Land Use Plan).~~ shall apply.

2. ~~2.——When~~In reviewing requests for tree removal, ~~environmental~~land clearing, and other development, preservation of scenic resources shall be a

primary objective. Because of the regional significance of the forest resources, special consideration shall be given to the ridgeline silhouette, as well as views from significant public viewing areas, such as the corridors along Highway 68 and 17-Mile Drive, and the view from distant publicly accessible shoreline areas such as Point Lobos State Natural Reserve.

3. When reviewing requests for tree removal, environmental considerations shall include review of forest plant associations, native soil cover, ~~and~~ fuel management aesthetic values, tree health and applicable forest management plans as well as maintenance of the overall health of the stand~~.. Conformance to open Space Advisory Committee maintenance standards shall be required in applicable areas.~~. Forest-wide specific criteria for removal of Del Monte ~~Forests~~Forest's native tree species are as follows:

~~Monterey cypress: within its indigenous range, removal of any size tree will be allowed only in cases where life, property, or existing access is immediately threatened, or where a diseased tree is determined by a qualified professional forester to represent a severe and serious infection hazard to the rest of the forest. In other areas, Cypress is to be treated as Monterey Pine. Gowen Cypress: same criteria as for Monterey cypress. Bishop Pine: same criteria as for Monterey cypress.~~

~~Monterey Pine:. removal of any significant Monterey pine (living tree more than 12 in diameter) shall be in accordance with the forest management plan for that site. If no such plan has yet been approved for the site by the County or its designee, or an Open Space. Advisory Committee Maintenance Standard prepared, such plan will be prepared prior to any non-emergency tree removal. On small parcels, a brief standardized format may be used for forest management plans.~~

~~Coast Live Oak: same criteria as for Monterey pine. Pacific Madrone: same criteria as for Monterey pine. Non native trees: removal at owner's sole discretion. (Ref. Policy #32 Del Monte Forest Area Land Use Plan).~~

(a) Within a forest ESHA, or for any individual tree considered ESHA, tree removal shall be prohibited unless it is part of restoration and enhancement efforts.

(b) Removal of trees generally recognized and accepted as visually, historically, or botanically significant individual specimens, such as the Monterey cypress in the Pescadero Point/Cypress Point area and Coast live oaks over 24 inches in diameter shall be prohibited.

(c) Native trees that are not ESHA and/or are not part of a forest area considered ESHA may be removed consistent with site and building plans that otherwise comply with LCP requirements if it is not feasible to retain them and removal is consistent with an approved Forest Management Plan.

(d) Any native tree that has been determined by a certified Forester/Arborist to be a hazard because it exhibits extreme failure potential that could lead to loss or damage of life or property, and that hazard cannot be abated by methods other than removal of the tree, may be removed subject to the coastal development permit criteria of Section 20.147.050.A (and may qualify for an emergency coastal development permit under Chapter 20.79).

4. In considering proposed development projects, ~~project~~siting and design is required to minimize to the extent feasible the removal of ~~vegetative cover or~~trees and understory vegetation and damage to soil resources. Siting, design, and land use concepts that minimize removal and damage should be applied and are preferred. Retained trees located ~~on~~close to construction ~~sites~~areas shall be protected from damage by construction equipment through ~~wrapping of trunks with protective materials,~~fencing off sensitive root zones to prevent disturbance in that area (e.g. equipment, staging, storage), bridging or tunneling under major roots where exposed in foundation or utility ~~trenches~~trenches, and other measures appropriate and necessary to protect the well-being of the retained trees, including as determined by Planning staff or the Forest Management Plan developed for the site. The requirements for ~~trunk wrapping~~fencing root zones, bridging or tunneling under major roots and other mitigations as proposed in the Forest Management Plan shall be imposed upon the development as specific conditions of approval ~~(Ref. Policy #34 Del Monte Forest Area Land Use Plan).~~.

5. ~~4. New residential development~~Development, including driveways and parking areas, shall be sited and designed to minimize ~~cutting~~removal of trees, especially trees ~~screening the development from~~ that significantly contribute to the visual character of the public viewshed (e.g., along 17-Mile Drive) and that screen development from public view and neighboring properties. Clustered developments within proposed subdivisions are required as topographic and habitat constraints allow~~.. Any~~.

6. Where removal of native trees ~~removed~~is allowed for development, such removal shall be ~~replaced~~mitigated through replanting or forest preservation either on ~~the~~ or off-site ~~at a rate of one tree~~, whichever is better overall for forest resources. Mitigation may include but is not limited to: replacement on-site equating to an equal number of trees of the same variety ~~for each tree removed, except where it is demonstrated within the Forest Management Plan that a 1 to 1~~, provided such replacement will not result in an overcrowded, unhealthy forest environment~~.~~; tree planting of an equal number of trees of the same variety and/or preservation of an equal area of forest off-site in the Del Monte Forest; payment of a fee to the Del Monte Forest Foundation for tree planting and/or forest preservation in the Del Monte Forest, commensurate with the number and type of trees and/or area of forest to be removed; other similar tree replacement or forest preservation strategy within the Del Monte Forest; or a combination of any of the above strategies. Replacement trees shall be retained and maintained in good condition. Trimming,

where not injurious to the health of the tree(s)), may be performed ~~wherever necessary in the judgment of the owner, particularly to reduce fire and personal safety hazards (Ref. Policy #36 Del Monte Forest Area Land Use Plan).~~consistent with terms and conditions of the approved coastal development permit and the Forest Management Plan.

7. The natural forest soil cover shall be retained in place to the maximum extent possible.

8. Commercial harvesting for timber or firewood is prohibited.

9. Development associated with The Inn at Spanish Bay ~~golf course and approved visitor serving development~~ shall be designed to maximize the retention of the Monterey pine forest as much as possible seaward of ~~17Mile~~17-Mile Drive ~~(Ref. Policy #38 Del Monte Forest Area Land Use Plan).~~.

~~a. No forestry Special Treatment Area (or portion thereof) shall be subdivided or converted to residential development unless both the Coastal Commission and State Board of Forestry first concur that such action does not constitute a conversion of coastal commercial timberland in a unit of commercial size (Ref. Policy #38 Del Monte Forest Area Land Use Plan).~~

10. Development ~~which~~that includes ~~the~~ preparation of a ~~forest management plan shall be required as a condition of approval to record a notice which states: "A~~ Forest Management Plan ~~has been prepared for this parcel by(forester's name) (date) and is on record in the Monterey County Planning Department Library as (library no.). All~~shall require recording a notice that all tree removal on the parcel must be in accordance with ~~this forest management 1plan, as approved by the Director of Planning". The~~ said Plan and consistent with the terms and conditions of this coastal development permit. Said notice ~~must~~shall be recorded prior to issuance of building or grading permits.

20.147.060 ~~HAZARDOUS AREA DEVELOPMENT STANDARDS.~~**HAZARDS**

Intent ~~of the Section:~~: It is the intent of this section to carefully regulate land uses and development in areas of geologic, flood, fire, and ~~fire~~other coastal hazard through the best available planning practices, including appropriate siting and design for long-term stability, in order to minimize risks to life and property and damage to the natural environment. ~~This section puts forth development standards regarding siting, density, and design of future development with a sensitivity to potential hazards to ensure that life and property will continue to be protected to the greatest extent feasible.~~

~~PROCEDURES FOR DEVELOPMENT IN HIGH HAZARD AREAS: In areas of high hazards, as noted on area resource maps, applicable reports dealing with soil stability, erosion, geological (including seismic) hazards, flooding and other environmental hazards shall be required of all development, including land divisions, located in high hazard areas. These reports shall be submitted to and approved by the Planning Department prior to the application being considered complete. (Ref. Policy #41 Del Monte Forest Area Land Use Plan).~~

A. ~~A~~Report Requirements

Mitigation of hazards shall be demonstrated by detailed technical reports specific to the hazard type in question (e.g., soils, geologic, geotechnical, erosion control, fire hazard, etc.) that are prepared by persons who are appropriately qualified in the hazard field in question (e.g., civil engineers and engineering geologists familiar with coastal processes, geotechnical engineers, etc.) and that are submitted as part of any permit application. All technical reports and analyses shall accompany development applications and/or be part of any required environmental documentation. As technical reports supporting development proposals are completed and received by the County, the information contained therein shall become part of the public record. Where appropriate, the results of such technical reports shall augment and may supersede, if appropriate, more general information found in other County sources. Development that includes preparation of any technical report shall require recording a notice that development on the parcel must be in accordance with said report, and consistent with the terms and conditions of this coastal development permit. Said notice shall be recorded prior to issuance of building or grading permits.

1. Geologic Report ~~Requirement~~Requirements

~~1.~~ (a) Regardless of a parcel's seismic hazard zone, a geologic report shall be required for, but not limited to, the following types of projects:

~~1. new power plants;~~
~~2. large dams;~~
~~3. explosive manufacturing plants;~~
(1) standard subdivisions;
~~4. new hospitals;~~
(2) schools~~, detention centers~~, civic buildings, and other public facilities;
(3) emergency communication facilities;
(4) flood control projects~~.~~;; and,
(5) diking dredging, filling, and construction of new structures within shoreline, estuarine and wetland areas.
~~5. oil wells.~~

~~2.~~
(b) Regardless of a parcel's seismic hazard zone, a geologic report shall ~~also~~ be required for any development project located in the following areas:

(1) ~~a.~~ landslide areas, or areas showing evidence of ground movement within ~~historic times~~recorded history;

(2) ~~b.~~ within 50 feet of the face of a cliff or bluff or within the area of a 20 degree angle above horizontal from the face of a cliff, whichever is greater;
(3) ~~c.~~ within 1/8 mile of an active or potentially active fault;
(4) ~~d.~~ on slopes of greater than 30%;
(5) ~~e.~~ within sand dune habitats; and,
(6) ~~f.~~ in any area of known or suspected geologic hazards.

~~3.~~(c) If a parcel is located in Seismic Hazard Zone IV, V, or VI, or in Recent Alluvium or Unstable Uplands areas (as shown on County Seismic Hazard Maps), a geologic report shall be required for, but not limited to, the following projects:

(1) ~~a.~~ churches;
(2) ~~heaters~~theaters;
(3) hotels, motels;
(4) utility centers;
(5) ~~e.~~ large commercial or industrial buildings or centers ~~which are not exempt from environmental review as determined by the regulations of the California Environmental Quality Act~~;
(6) minor subdivisions; and,
(7) apartment buildings.

~~4.~~(d) If a parcel is located in Seismic Hazard Zone VI, an Unstable Uplands or Recent Alluvium area, or in an area of a known hazard, a geologic report shall be required for, but not limited to, the following projects:

(1) single family dwellings;
(2) ~~b.~~ small commercial or industrial buildings ~~which are exempt from environmental review under CEQA~~; and,
(3) ~~c.~~ grading, when a ~~Coastal Development~~coastal development permit is required.

~~5.~~(e) Projects which do not require ~~no~~a geologic report, unless a hazard is otherwise known, include but are not limited to:

(1) uninhabited structures;
(2) pole barns;
(3) storage ~~shed~~sheds;
(4) greenhouses;
(5) uses in existing structures;
(6) structural additions ~~which are exempt from environmental review under CEQA~~;

(7) additions to water systems;
~~4. outdoor public gatherings.~~

~~(Ref. Countywide Geology Policy Guidelines)~~

~~6. The report~~
(f) Geologic reports shall be prepared, at the applicant's expense, by a registered geologist or registered engineering geologist, as deemed appropriate by the County given the project type and probable hazards.

~~7. The report~~(g) Geologic reports shall be required, submitted, and deemed adequate by the County prior to the application being considered complete. ~~A minimum~~The manner (electronic versus hard copy, number of ~~2~~ copies ~~of the report~~, etc.) said Plan is to be submitted shall be ~~submitted~~determined by the Planning Department.

~~8.~~ (h) Where there is a dispute over the adequacy of the geologic report, a third party review by a registered geologist or registered engineering geologist ~~will~~shall be required. The review shall be at the applicant's expense. Third party review and any necessary report revisions shall be completed prior to receiving approval ~~by the Director of Planning~~ pursuant to Section 20.~~140.080.L~~70.130.

~~9. The report~~(i) Geologic reports shall be consistent with "Guidelines for Geologic/Seismic Reports" of the California Division of Mines and Geology ~~(CDMG Notes No. 37)~~ and shall include, at a minimum, the following elements, as applicable to the site:

(1) ~~regional~~Regional geologic setting;

(2) ~~geologic~~Historic, current and foreseeable erosion, including investigation of recorded land surveys and tax assessment records in addition to the use of historic maps and photographs where available, and possible changes in shore configuration and transport, including in relation to generally accepted estimates of accelerated future sea level rise over the development's lifetime;
(3) Bluff geometry and site topography, extending the surveying work beyond the site as needed to depict unusual geomorphic conditions that might affect the site and the proposed development. The extent of the bluff top considered should at a minimum include the area between the face of the bluff and a line described on the bluff top by the intersection of a plane inclined at a 20 degree angle from the horizontal passing through the toe of the bluff or cliff, or 50 feet inland from the edge of the cliff or bluff, whichever is greater;
(4) Geologic conditions, including soil, sediment, and rock types and characteristics in addition to structural features such as bedding, joints and faults;

(5) ~~evidence~~Evidence of past or potential landslide conditions, the implications of such conditions for the proposed development, and the potential effects of the development on landslide activity both on-site and off-site;

(6) ~~round~~Wave and tidal action, including effects of erosion on bluffs, and identification of extreme scour platform elevation seaward of the site as well as expected maximum wave up rush elevation for the site, all in relation to generally accepted estimates of accelerated future sea level rise over the development's lifetime;

(7) Ground and surface water conditions and variations, including hydrologic changes caused by the development (e.g., introduction of sewage effluent and irrigation water to the groundwater system, and alterations in surface drainage);

(8) ~~potential~~Potential effects of seismic forces resulting from a maximum credible earthquake;

(9) ~~effect~~Effect of the proposed development including siting and design of structures, septic system, landscaping, drainage, and grading, and impacts of construction activity on the stability of the site and the adjacent area;

(10) ~~g.~~ A quantitative slope stability analysis, including identification of factors of safety for the site and structures and any other factors that ~~might~~may affect slope stability;

(11) ~~potential~~Potential erodibility of site and mitigating measures to be used to ensure minimized erosion problems during and after construction without reliance on shoreline armoring and/or other such shoreline altering development (i.e., landscaping and drainage design~~);~~ ~~and,~~), including analysis of the ability of the development to withstand storms comparable to the winter storms of 1982-83 on the California Coastline;

(12) ~~any~~Any other recommended mitigation measures~~.~~; and,

(13) ~~when~~When development of shoreline protection structures is proposed, in addition to the above items ~~a~~i, the following topics shall also be addressed:

i. Design wave height;
ii. Maximum expected wave height;
iii. Frequency of overtopping;
iv. Normal and maximum tidal ranges;
v. ~~5)~~ Erosion rate with/without protection device;
vi. Effect of structure on adjoining property;
vii. Potential/effect of scouring at base;
viii. Sand supply impacts (beach encroachment, passive erosion, and retention of beach material);
ix. Design life of structure/maintenance provisions;

x. Alternatives to the chosen design method including "no project""; and,

xi. Maintenance provisions including methods and materials.

~~The engineer must certify that the structure is designed to withstand storms comparable to the winter storms of 1982-83 on the California Coastline.~~

B. ~~B. General~~ Development Standards

a. ~~1. Land divisions shall~~Development shall be sited and designed to conform to site topography and to minimize grading and other site preparation activities. Natural features, such as tree cover, should be preserved. Applications shall be reviewed for potential onsite and offsite impacts arising from grading, as well as related geologic and seismic hazards, and mitigation measures may be required to offset such impacts. All areas disturbed by grading shall be revegetated with non-invasive native plant species appropriate to the site in order to recreate as much as possible native plant and animal habitat.

b. Subdivisions may be approved only ~~after the required soils, geological and fire reports show~~where it can be clearly demonstrated that ~~site development and~~ development of ~~the~~each proposed parcel and construction of any necessary access roads will not significantly contribute to erosion, geologic instability, flooding, or fire ~~hazards of the area (Ref. Policy #41 Del Monte Forest Area Land Use Plan~~hazard, all of which shall be demonstrated in the required technical reports (e.g., soils, geologic, geotechnical, erosion control, flood, and fire reports).

~~C. Fire Hazard Area Development Standards~~

c. Areas that are subject to a ~~"VERY HIGH"~~the highest category of fire hazard as indicated by the California ~~Division~~Department of Forestry and Fire Protection Fire Hazard Rating System shall be considered unsuitable for development, unless it can be conclusively demonstrated that design measures adequately mitigate the fire hazard. This shall be demonstrated by a suitably detailed fire hazard report prepared by a qualified person to accompany the permit application. Determination of the fire hazard ratings for specific parcels shall be made using the current fire hazard rating system of the California ~~Division~~Department of Forestry ~~(Ref. Policy #40 Del Monte Forest Area Land Use Plan).~~and Fire Protection.

~~a. Where not superseded by specific fire hazard policies of the land use plan or development standards of this ordinance, development shall be required as a condition of project approval to conform to the following policies of the Monterey County General~~

~~Plan: 17.3.1 through 17.3.15, Table 2, 17.4.1 through 17.4.12, and 17.5.1 through 17.5.2.~~

~~D. Seismic Hazard Area Development Standards~~

d. ~~1. All habitable structures~~The fire hazard policies contained in the Safety Element of the Monterey County General Plan and the clearance requirements of the State Forest and Fire Law (Section 4291 of the Public Resources Code) shall be regularly and consistently applied provided they are consistent with all other policies of this LCP. For example, exceptions to the State Forest and Fire Law may be necessary where ESHA is present and/or where prior restrictions (including in Forest Management Plans) dictate otherwise. The County's fire hazard map should be updated regularly, including in accordance with the most current California Department of Forestry and Fire Protection hazard rating criteria, as new and more specific information becomes available.

e. Structures to be occupied shall be set back a minimum of 50 feet from an active or potentially active fault ~~(Ref. Policy #44 Del Monte Forest Area Land Use Plan).~~

~~E. Flood Hazard Area Development Standards~~

~~4. No habitable structures shall be permitted along the shoreline in areas subject to storm wave run up (Ref. Policy #46 Del Monte Forest Area Land Use Plan).~~

f. ~~Alteration of the shoreline, including diking, dredging, and filling, and placement or erection of shoreline protection devices (~~No habitable structures shall be permitted along the shoreline in areas subject to storm wave run-up. New development shall be sited and designed in such a manner as to avoid the need for shoreline armoring and/or other such shoreline altering development over the development's lifetime, and shall include enforceable provisions for addressing any future bluff retreat/erosion danger to the development without shoreline armoring (e.g., moving the development, removing the development, etc.). In addition, bluff and cliff top development shall be permitted only if design and setback provisions are adequate to assure stability and structural integrity for the development's lifetime and if the development (including associated storm runoff, foot traffic, grading, and irrigation) will neither create nor contribute significantly to erosion problems or geologic instability of the site or surrounding area. Development on bluff faces shall be prohibited except for public access pathways, including stairways. .

g. Revetments, seawalls, ~~rip rap etc.) shall not be permitted unless proven necessary by a qualified civil engineer versed in shoreline protection~~retaining walls, groins, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing ~~development or recreational facilities and~~structures or public beaches ~~accessible to the public.~~in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. For the purposes of application of this ~~standard, "~~policy,

existing ~~development"~~structures shall mean existing substantial structures (such as a primary residence, ~~road, or other facility usable by the public. All~~a major road, or a significant facility or accessway used by the public). Shoreline armoring and/or other such shoreline altering development shall be allowed to protect existing structures if they are in danger from erosion, and if:

(1) less-environmentally damaging alternatives to such armoring/development are not feasible (including relocation of endangered structures); and

(2) the armoring/development has been sited, designed, and accompanied by measures to proportionately mitigate any unavoidable negative coastal resource impacts (on views, sand supply, public access, etc.). New development, including land divisions, that would require shoreline armoring and/or other such shoreline alteration ~~of the shoreline as described in this development standard shall require the preparation of a geologic report with emphasis placed on Section *20.147.060.A.9.j #1-10.* Proof~~over the lifetime of ~~an engineers' qualifications shall be based on documents relating to past shoreline protection projects completed by the engineer, as outlined in project reports furnished to the Planning Department (Ref. Policy #47 Del Monte Forest Area Land Use Plan).~~the development shall be prohibited.

~~F. Bluff and Cliff Top Development Standards~~

h. The submittal of a site stability evaluation report is required for all bluff and cliff top development. This report is to be prepared by a qualified soils engineer or a state certified engineering geologist, as appropriate, acting within their areas of expertise. ~~See Section 20.147.060.A.9 for site survey report format and content. (Ref. Policy #49 Del Monte Forest Area Land Use Plan).~~

~~1. Bluff and cliff top development is permitted only if design and setback provisions are shown to be adequate through the recommendations and mitigations of the required soils and/or geologic report prepared for the proposed project, to assure stability and structural integrity for the expected economic life span of the development (at least 50 years) and if the development (including storm runoff, foot traffic, grading, irrigation, and septic tanks) will neither create nor contribute significantly to erosion problems or geologic instability of the site or surrounding area. Development on bluff faces is prohibited except for public access stairways to the beach pursuant to Section 20.147.130 of this ordinance (Ref. Policy #49 Del Monte Forest Area Land Use Plan).~~

~~3. Land divisions or new structures that would require the need for bluff protection work is prohibited (Ref. Policy #49 Del Monte Forest Area Land Use Plan.)~~

~~G. Grading/Erosion Control Development Standards~~

~~1.~~ Development on slopes ~~exceeding 25% is prohibited. The Director of Planning may grant a waiver to the standard upon applicant request and explanation of the request justification if:~~

(1) ~~a. there is no alternative which would allow development to occur~~of 30% or more is prohibited unless such siting better addresses LUP objectives as a whole when compared to other possible siting alternatives on slopes of less than ~~25%;; or,~~30% associated with projects and/or sites.

~~b. the proposed development better achieves the resource protection objectives and policies of the Del Monte Forest Land Use Plan and development standards of this ordinance. (Ref. Policy 5.4.2.8)(Ref. Policy #3 Del Monte Forest Area Land Use Plan).~~

i. ~~2.~~ Criteria for wet-season grading shall include extra erosion control measures~~,~~ as ~~deemed~~ necessary ~~by review of the Monterey County Erosion Control Ordinance (see Section 16.12.090 (a) WINTER *OPERATIONS* of the Erosion Control Ordinance in this implementation plan) such~~ to protect against erosion and sedimentation (including such options as installation of jute netting, construction of sediment catch basins and cessation of operations when soils are saturated~~.~~).

j. ~~3.~~ Grading and site preparation activities for new development shall incorporate design features to prevent soil erosion, repair existing erosion damage within the development area, and prevent siltation and pollution of coastal waters.

k. ~~The natural~~Natural soil cover shall be retained in place and only the amount of disturbance ~~required~~necessary for construction ~~as designated in Water~~ and ~~Marine Development Standards #1~~consistent with the provisions of this LCP shall be allowed. ~~(Ref. Policy #3 Del Monte Forest Area Land Use Plan).~~

l. Erosion control measures for construction~~,~~ which are satisfactory to the Director of ~~Public Works~~Building Services (e.g., native vegetation cover, temporary vegetation, seeding, mulching, or other suitable stabilization methods) shall be used to protect soils that have been disturbed during grading or development~~.~~

m. ~~On-site desilting measures satisfactory to the Director of, Public Works (e.g., debris basins, desilting basins.~~All development shall employ adequate erosion/sediment control and ~~silt traps) shall be installed in conjunction with initial~~water quality construction ~~grading operations. They~~best management practices (BMPs) during construction, and all such BMPs shall be in place prior to the commencement of construction and shall be maintained in good operating condition through the construction period ~~to reduce sediment load in runoff waters (Ref. Policy#4 Del Monte Forest Area Land Plan).~~.

n. Manufactured slopes shall be stabilized during construction and after completion of soil disturbance with native annual grasses and shrubs, ~~*(consistent*~~

~~with the Open Space Advisory Committee Plan provisions contained in the Del Monte Forest Land Use Plan) and with approved native species permanent landscaping (Ref. Policy #5 Del Monte Forest Area Land Plan).~~appropriate native compatible plants, and with approved landscaping.

o. ~~In~~ Provisions shall be made to collect and conduct runoff to drainage areas/devices capable of ~~construction or other surface modification, surface water is to be conducted to~~ polluted runoff filtration/treatment (e.g., vegetated filtration strips, detention/retention basins, storm drains~~or suitable watercourses~~, etc.) to ~~prevent erosion.~~ensure maximum on-site filtration/treatment. Permanent ~~on-site~~onsite drainage areas/devices shall be designed to accommodate increased runoff resulting from site modification. Where necessitated by good drainage design considerations, on-site retention of storm water may be ~~required as conditions of project approval in order to~~ considered to reduce the size requirements for drainage structures ~~(Ref. Policy #6 Del Monte Forest Area Land Use Plan).~~, consistent with resource protection policies.

~~C. Dumping of spoil (dirt, garbage, refuse, etc.) into riparian habitat and drainage courses shall be prohibited (Ref. Policy #7 Del Monte Forest Area Land Use Plan).~~

p. Dumping of spoils (e.g., dirt, garbage, refuse, etc.) into riparian habitat and drainage courses shall be prohibited

q. Development shall be sited and designed to conform to site topography and to minimize grading and other site preparation activities. ~~Subdivision, grading, and building permit applications~~Natural features, such as tree cover, should be preserved. Applications shall be reviewed for potential ~~on-site~~onsite and ~~off-site~~offsite impacts arising from grading, as well as related geologic and seismic hazards~~. Appropriate~~, and mitigation measures ~~will~~may be required ~~for any indicated~~to offset such impacts ~~of development.~~. All areas disturbed by grading shall be revegetated with ~~indigenous vegetation to~~ non-invasive native plant species appropriate to the site in order to recreate as much as possible ~~the~~native plant and animal habitat. ~~Endemic species acceptable for use in this revegetation are contained in the brochure "The Look of the Monterey Peninsula". A copy of this brochure is available at the Monterey County Planning Department (Ref. Policy #43 Del Monte Forest Area Land Use Plan).~~

20.147~~.~~.070 SCENIC AND VISUAL RESOURCES~~—DEVELOPMENT STANDARDS.~~

Intent ~~of Section:~~ It is the intent of this section to recognize that the Del Monte Forest and 17-Mile Drive are significant and important visitor destinations, and to protect ~~Del Monte Forests'~~the area's magnificent scenic and visual resources, to avoid incompatible development, and to encourage improvements and facilities ~~which~~that complement the Forest's natural scenic assets and enhance the ~~public~~public's enjoyment of them. To protect the scenic and visual resources of the Del Monte Forest area, only development that does not block significant

public views and does not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public accessways/vista points, shall be allowed.

A. ~~A.~~ Public Viewshed Determination

1. The project planner shall make an on-site investigation in order to determine whether the project is within the public viewshed or affects visual access from public viewing areas. Proposed buildings and other above-ground development (i.e., fences, walls, sheds, decks, etc.) shall be accurately indicated as to dimensions, height and rooflines by poles with flags~~.~~, except as outlined below. The location of proposed access roads shall be accurately indicated by stakes with flags. Both poles and stakes shall remain in place for the duration of the project review and approval process. The project planner, at his/her discretion in the process of the on-site review, may record the proposed development photographically, and may require that the applicant superimpose on the photographs a representation of the proposed project. During the on-site investigation, the planner shall also review the project for conformance with the ~~ordinance elements~~LCP and shall determine development alternatives which would bring the project into full conformance with the ~~ordinance~~LCP.

2. The standard for review is the objective determination of whether any portion of the proposed development~~-~~ is ~~visible~~visible from any public viewing area or affects visual access from public viewing areas. Visibility will be considered in terms of normal, unaided vision in any direction for any amount of time at any season ~~(Reference Figure 2C "Visual Resources" Del Monte Forest Use Plan).~~.

3. An exemption to the requirement of staking the proposed buildings, other above-ground development, and roads may be granted ~~by the Director of Planning~~ for proposed development that can conclusively be shown, through photos or the planner's on-site investigation, to not be visible from 17-Mile Drive and ~~vista points as~~public viewing areas, including those shown on the Del Monte Forest Land Use Plan Visual Resources Map (LUP Figure ~~2c~~3).

~~B. Underground Utilities Requirement~~

~~1. To maintain the visual and scenic quality of the Del Monte area, underground utilities are required in all new developments except where it can be shown that the lines can be hidden in existing tree cover, thereby minimizing removal of mature trees. If a waiver of underground utilities is requested, the applicant must submit to the Planning Department the following information:~~

~~2. 2 plot plans for the project showing the proposed locations of above-ground utilities.~~

~~3. 2 copies of the description of the surrounding area (i.e. abutting properties with aboveground utilities, similar developments in the area with above-ground utilities)~~

~~4. 2 copies of a letter explaining the reason for the request of the waiver. (Ref. Policy #53 Del Monte Forest Area Land Use Plan).~~

B. ~~C. General~~ Development Standards

1. Views from designated public accessways and vista points, from Highway 68 and 17-Mile Drive corridors, and of ridgelines as seen from the public viewing areas identified on LUP Figure 3, shall be protected as resources of public importance, and development that could adversely impact such views shall only be allowed where it protects, preserves, and if feasible enhances, such scenic resources. Conservation and scenic easements shall be required as one means of protecting such views in perpetuity.

2. Development, along with related access roads, within visually prominent settings ~~as~~, including those identified on LUP Figure ~~2C "Visual Resources" in the Del Monte Forest Area Land Use Plan~~3, shall be sited ~~on the least visible area of the lot, subject to consistency with other development standards of this implementation ordinance and as determined~~and designed to avoid blocking or having a significant adverse impact on significant public views, including by ~~staff field review of the proposed development on its' impact of visual sensitivity. Structures~~ situating lots, access roads, and/or buildings to maximize the effectiveness of screening vegetation and related viewshed mitigation. Development shall be screened from view using native vegetation and topography ~~(Ref. Policy X50 Del Monte Forest Area Land Use Plan).~~. Lots, access roads, and/or buildings should also be sited to minimize tree removal and visually obtrusive grading.

3. Development within the viewshed of visually prominent settings, including those identified on LUP Figure 3, shall include adequate structural setbacks (generally a minimum of 50 feet) from such settings and shall require siting and design of structures to minimize the need for tree removal and alterations to natural landforms. New structures shall be sited and designed to harmonize with the natural setting and not be visually intrusive. Design and siting of structures in public views of scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline. All structures, including fences, shall be subordinate to and blended into the environment, including by using appropriate construction ~~d landscaping~~and materials to achieve that effect. ~~A list of appropriate landscaping materials is contained in the brochure "The Look of the Monterey Peninsula" which is available from the Monterey County Planning Department, and also those endemic species listed in the Del Monte Forest Land Use and Open Space Advisory Committee Plan.~~ Where ~~deemed~~ necessary ~~by staff~~to meet LCP requirements, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening~~, subject to the approval of the Director of~~

~~Planning. (Ref. Policy #56 Del Monte Forest Area Land Use Plan).~~ to protect such public views.

4. Live tree removal shall be prohibited in undeveloped areas unless it is consistent with all other LUP policies and any Forest Management Plan applicable to the area in question.

5. Structures in public view in scenic areas shall utilize non-invasive native vegetation and topography to help provide visual compatibility and, when such structures cannot be sited outside of public view, to provide partial to full screening from public viewing areas. In such instances, the least visible portion of the property should be considered the most desirable building site location, subject to consistency with other siting criteria (e.g., proximity to environmentally sensitive habitat areas and safe access).

6. Ridgeline development is prohibited. In the instance that a parcel is unable to be developed except as a ridgeline development project, the applicant may apply for a ~~use~~coastal development permit~~, to be heard by the Planning Commission~~ to allow ridgeline development. "Ridgeline Development" is development on the crest or side of a hill or other location which creates a silhouette against the sky when viewed from a ~~Public~~public viewing area. A ~~Use Permit~~coastal development permit for such development may only be granted if the decision making body is able to make findings that: 1) there are no alternatives to development so as to avoid ridgeline development; 2) the proposed development will not have a significant adverse visual ~~impacts~~impact due to required landscaping, required modifications to the proposal, or other conditions; or, 3) development on the ridge will minimize grading, tree removal or otherwise better meet resource protection policies ~~of the Del Monte Forest Area Land Use Plan~~ or development standards of this ~~ordinance~~LCP. The proposed development shall be modified for height, bulk, design, size, location and siting and/or shall incorporate landscaping or other techniques so as to avoid or minimize the visual impacts of ridgeline development as viewed from a public viewing area ~~(Ref. Policy #33. Del Monte Forest Area Land Use Plan).~~.

7. New subdivisions and lot line adjustments shall not configure a lot so as to create a building site that will result in ridgeline development. Where initial application review indicates that ridgeline development may result on a proposed lot, the applicant shall demonstrate that there is a building site and building height(s) available which will not create ridgeline development. As such, possible building site dimensions and roof heights shall be delineated by poles with flags, subject to an on-site investigation by the planner prior to the application being considered complete. A condition of project approval shall be the establishment of a building site and building height envelope that provides specifications for non-ridgeline development on the lot(s) in question. ~~Both envelopes shall require approval of the Director of Planning and an on-site investigation by the project planner prior to such an approval.~~

8. ~~Conservation,~~ Open space conservation and scenic ~~or negative~~ easements shall be required, to the fullest extent possible, for visually prominent areas. ~~The easement~~These easements shall be required as a condition of project approval, in conformance with Section 20.~~142.130~~64.280, and shall extend over that portion of the ~~parcel~~property located within the public viewshed ~~as defined in Section 10.147.020.x.~~ The easement may provide exceptions for development approved by ~~Coastal Development Permit~~coastal development permit. These easements shall be granted to ~~Monterey County~~the Del Monte Forest Foundation. Except in the case of voluntary easements or properties not subject to the permit process, these instruments shall be subject to approval by the County and the Coastal Commission as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, shall be accompanied by adequate funding to allow the management and protection objectives and requirements of the easement to be fully realized and shall name the ~~Del Monte Foundation~~County as beneficiary in event the ~~County~~Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. ~~(Ref. Policy #52 Del Monte Forest Area Land Use Plan)~~

9. ~~6.~~ Utility lines shall be placed underground, typically within road access footprints, except where 1) such undergrounding would result in removal of native trees and 2) it can be shown that the lines can be hidden from public view using different siting and design approaches (e.g., placing lines behind existing vegetation or structures, etc.). In cases where above-ground utilities are proposed, applicants shall be required to conclusively demonstrate the manner in which such development meets these criteria.

10. A minimum setback of 50 feet as measured from the setting shall be maintained for all structures located in all ~~*scenic corridor* viewsheds,~~ as visually prominent settings, including those identified on the Del Monte Forest ~~Area~~ Land Use Plan ~~Visual Resources Map:~~ Figure 3. Siting and design of structures shall be such that ~~*only the minimum*~~ tree removal and alteration to natural landforms is ~~required for development of the dwelling and an adequate area for safe off-street parking and turnaround~~ minimized. New structures shall be designed to harmonize with the natural setting and not be visually intrusive ~~(Ref. Policy #55 Del Monte Forest Area Land Use Plan).~~

11. ~~7.~~ Parking on the seaward side of 17-Mile Drive ~~shall not impact~~ should be designed to minimize the visual ~~access~~ impact of ~~public viewing areas nor shall it disturb~~ the parked vehicles and disturbance to the existing natural habitat ~~in a greater area than is necessary to provide safe and adequate parking. Parking design and siting to be approved by the Planning staff (Ref. Policy #58 Del Monte Forest Area Land Use Plan).~~

12. ~~8.~~ New development, including ~~accessory~~ ancillary structures such as fences, constructed between 17-Mile Drive and the sea- (Pacific Grove Gate to Carmel Gate portion) shall be designed and sited ~~so that~~ to minimize obstructions of and degradation to views from the road ~~to~~ toward the sea ~~remain intact.~~ The impact of development upon visual access shall be determined on a case-by-case ~~shall be made~~ basis on a site visit by the project planner. Examples of methods to reduce obstruction which may be imposed on the proposed project include, but are not limited to the following:

(a) re-siting and/or re-design to avoid obstruction and view impacts;
(b) height limits,
(c) use of see-through materials for fences and gates;
(d) limitations on types and amounts of landscape materials which would block views~~;~~, including requirements for height limits at maturity and required pruning to maintain views; and
(e) location of proposed developments. ~~(Ref. LUP Policy #59)~~

13. ~~9. Development on parcels~~ New development fronting ~~on~~ 17-Mile Drive shall maintain a minimum setback of 100 feet from the centerline of 17-Mile Drive. An exception may be allowed by~~:~~ the decision-making body upon a finding that the new development may be screened from view of travelers on 17-Mile Drive by existing vegetation or terrain ~~In Area B,~~ so long as the screening vegetation or terrain is required ~~setback shall~~ to be ~~200 feet.~~ maintained and/or enhanced in perpetuity. As a condition of approval, the required setback shall be placed in scenic easement in accordance with Section 20.~~142.130 (LUP Policy #84).~~64.280.

14. ~~10. New subdivisions~~Subdivisions, as a condition of project approval, shall be required to place a minimum setback of 50 feet from the front lot line within scenic easement. The easement shall be required in accordance with Section 20.~~142.130 (LUP Policy #85).~~64.280

20.147.080 ~~ARCHAEOLOGICAL~~**CULTURAL RESOURCES** ~~DEVELOPMENT STANDARDS.~~

Intent ~~of the Section~~: It is the intent of this section to ~~insure~~ensure that ~~new~~the Del Monte Forest's cultural resources be maintained, preserved, and protected for their scientific and cultural heritage values, including by requiring that land ~~uses shall~~use and development be considered compatible with ~~the presence of archaeological resources on site~~these objectives only when ~~they incorporate~~such land use/development incorporates site planning and design features necessary to avoid impacts to ~~archaeological~~cultural resources, and where impacts are unavoidable to minimize and reasonably mitigate such impacts.

A. Coastal Development Permit ~~Requirement~~Requirements

1. ~~1. Development~~Notwithstanding any coastal development permit exemptions that may otherwise apply, development proposed within 750 feet of a known archaeological resource, as identified through the survey report or as shown on current County resource maps or other available information, shall be required to obtain a Coastal Development Permit.

B. Archaeological Report Requirements

~~1. An archaeological survey report shall be required for all development.~~

1. ~~The survey~~The timely identification and evaluation of archaeological, historical, and paleontological resources, and coordination with applicable Native American representatives, is encouraged, so that these resources are given full consideration during the conceptual design phase of land use planning for project development. An archaeological survey report shall be required for all development within a known or potential archaeological resource area.

2. The archaeological report shall be required by, submitted to and approved by the County prior to the application being considered complete. ~~Two (2)~~ The manner (electronic versus hard copy, number of copies ~~of the report shall~~, etc.) said Plan is to be submitted shall be determined by the Planning Department.

3. The ~~survey~~archaeological report shall be prepared, at the applicants' expense, by a qualified ~~archaeologists~~archaeologist, as included on the County's list of archaeological consultants ~~or as a member of the Society of Professional Archaeologists~~.

4. ~~4.~~ The archaeological report shall be prepared according to the report standards of the ~~Society~~Register of Professional Archaeologists and must include, at a minimum, a: field survey by the archaeologists, survey of available State resource information at the Northwest Regional Information Center of the California

Archaeological Inventory, description of the site's sensitivity and any identified archaeological resources, site planning and design features necessary to avoid impacts to cultural resources and to minimize unavoidable impacts, appropriate levels of development for the site, results of coordination with applicable Native American representatives, appropriate recommendations concerning needed protection of the resource, and recommended mitigation measures. for unavoidable impacts. The report may be required to include additional information according to the circumstances of the particular site.

5. ~~5.~~ The archaeological ~~survey~~ report requirement may be waived ~~by the Director of Planning~~ under the following circumstances:

(a) a previous report was prepared for the site by a qualified archaeologist, as included on the County's list of archaeological consultants ~~or as a member of the Society of Professional Archaeologists; and~~;

(b) the~~,~~ previous report meets all of the above identified archaeological report criteria; and

(c) the previous report clearly and~~,~~ adequately included the currently-proposed development site within the scope of the survey.

~~a. Environmental Assessment Requirement~~

~~1. All development proposed on parcels with known archaeological resources, as identified through the survey report prepared for the project shall be subject to environmental assessment under the "Monterey County CEQA Guidelines" (Ref. Policy #64 Del Monte Forest Area Land Use Plan~~

C. ~~General~~ Development Standards

1. ~~1. All development~~When developments are permitted on parcels ~~containing~~where archaeological or other ~~sensitive~~ cultural ~~resources must~~resource sites are located, project design ~~such development to avoid~~shall be required which avoids or mitigates impacts to ~~those~~such sites. ~~When~~ Where the site has religious significance, emphasis shall be placed on preserving the entire site. Where the site is of known regional significance, consideration shall be given to nominating the site to the National Register, and preserving it ~~(Ref. Policy #63 Del Monte Forest Area Land Use Plan).~~.

2. Where significant archaeological resources are identified, all available measures including dedication of open space conservation or scenic easements and purchase of development rights shall be considered to avoid development on significant archaeological sites.

3. Development on parcels with an archaeological site~~,~~ and/or archaeological resources, including as identified through an archaeological report prepared for the site, shall be subject to the following conditions of approval to be completed prior to issuance of building or grading permits:

(a) The recommended mitigation measures contained in the archaeological survey report prepared for the site shall be made ~~condition~~conditions of approval.

(b) The applicant shall request a rezoning of the parcel to add an "HR" (Historical or Archaeological Resources) zoning district to the existing zoning of the parcel. The rezoning shall not necessitate an amendment to the Land Use Plan or this ordinance.

(c) The archaeological site and/or area of archaeological resources shall be placed in ~~an archaeological~~ conservation easement. The easement shall be required pursuant to Section 20.~~142.130.~~64.280. Prior to being accepted by the County, the proposed easement area shall be reviewed and verified as adequate to protect the resource by an archaeologist who has been selected from the County's list of archaeological consultants~~ or who is a member of the Society of Professional Archaeologists~~.

~~h. All development proposals with the potential to damage an archaeological site (involving grading) or an archaeologically sensitive area are required to undergo environmental review and are not considered categorically exempt (Ref. Policy #64 Del Monte Forest Area Land Use Plan).~~

4. When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate preservation measures shall be required. Preservation and mitigation measures shall be designed by a qualified archaeologist in accordance with ~~currently~~ current accepted ~~Society~~ guidelines, including those of the Register of Professional Archaeologists ~~(SOPA) guidelines (Ref. Policy #65 Del Monte Forest Land Use Plan).~~.

5. Unauthorized collecting of archaeological, historical, and paleontological artifacts ~~from a site~~ is prohibited ~~(Ref. Policy #66 Del Monte Forest Land Use Plan).~~.

6. Public access to, or over, known archaeological or paleontological sites shall be ~~limited~~sited and designed to ~~designated access easements through the site as determined by a qualified archaeologist and approved by the Director of Planning (Ref. Policy #67 Del Monte Forest Land Use Plan).~~appropriately protect such resources.

7. Prior to approval of any proposed development ~~on the Hill property~~seaward of 17 Mile Drive at Pescadero Point, (Assessor's Parcel Numbers 008-451-009-000 and 008-451-010-000, as of August, 2011), further ~~archaeological~~archaeological review shall be required and mitigation measures adequate to protect the ~~sites~~site's archaeological resource shall be developed and implemented ~~(Ref. Policy #76 Del Monte Forest Land Use Plan).~~.

20.147.090 LAND USE AND DEVELOPMENT ~~STANDARDS.~~

Intent: The intent of this section is that land use designations are directive as to ~~establish direction~~ the type of use, but uses shall only be allowed provided such use and related development can be accomplished consistent with the LCP, including its resource protection requirements. Development shall be sited and designed in such a manner as to

protect and enhance coastal resources, including public recreational access. The four basic goals for land use planning and development proposals ~~for~~in the Del Monte Forest ~~Area. The four basic goals~~ area are:

1) Protect, maintain, and, where feasible, enhance and restore the overall quality of the ~~Coastal Zone~~coastal zone environment and its natural and ~~man-made~~artificial resources.

2) Assure orderly, balanced utilization and conservation of ~~Coastal Zone~~coastal zone resources, taking into account the social and economic needs of the people of the state.

3) Maximize public access to and along the coast and maximize public recreation opportunities in the ~~Coastal Zone~~coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

4) Assure priority for coastal-dependent and coastal-related development over other development on the coast.

In applying these goals, retention of the Del Monte Forest Area's unique natural character is paramount. The Del Monte Forest ~~Area~~area contains rich environmental resources. The long-term protection of these resources inevitably requires a cautious and thoughtful approach to planning and regulatory decisions. The natural environment and its resources vary widely in their sensitivity to development. Environmentally sensitive areas such as the locations of ~~rare and endangered~~sensitive species, wetlands, and riparian habitats need to be protected. Other areas~~,~~ where potential constraints can be mitigated through careful site planning and development controls~~,~~ can be allowed to have appropriate levels of development.

The Del Monte Forest ~~coastal~~ area is also known for its variety of passive and active ~~coastal-related~~recreational opportunities available to visitors and residents. ~~It is therefore necessary that priority be given to these coastal-related developments, as well as to similar uses which may be feasible~~The Lodge at ~~remaining undeveloped coastline locations. Other development should be located~~Pebble Beach and ~~planned to minimize conflicts~~the surrounding environs provide a central commercial core within the Forest that is popular with ~~coastal-related uses in these locations as well as to avoid natural hazards which cannot be mitigated~~residents and visitors alike. Other popular destinations include Stillwater Cove near The Lodge and The Inn at Spanish Bay near the Pacific Grove gate. World famous 17-Mile Drive is a visitor destination unto itself, and provides a through ~~design. Adherence to OSAC maintenance standards will achieve this objective in open space~~way with a series of public accessways and turnouts where one can take in the sights and sounds of both the immediate coastline as well as more inland forested areas. The Forest's labyrinthine system of trails and series of other public accessways helps round out recreational offerings. And the Del Monte Forest's eight golf courses are considered some of the top golf courses in the entire world, most of which are open for general public play. Such coastal recreational opportunities must be protected and enhanced consistent with resource protection.

~~A. General~~ The Forest is also home to a vibrant residential community which has been melded with the forest resource over time. In fact, even with the level of commercial and residential development, much of the Forest remains undisturbed, which

helps offset more intense developments (like the golf courses, and the more concentrated residential subdivisions), and contributes to an overall sense that there remains a forest in the Del Monte Forest – dominated by native Monterey pine and related natural resources – that has not been completely overtaken by development. Although there are limited areas where completely new development is appropriate, redevelopment of existing developments is a common trend. Such new development and redevelopment must be sited and designed to protect the Forest's built and natural environments consistent with the Coastal Act.

A. Development Standards

1. All development and use of the land, whether public or private, shall conform to the policies and shall meet resource protection requirements as set forth in the LCP.

2. New residential driveways and other ~~road~~vehicular surfaces ~~are required to~~ shall be sited and designed ~~with the minimum~~: to minimize surface length and width ~~required to~~ as much as possible and still provide simple and direct access.: to minimize runoff (including through use of permeable materials, detention/retention areas, filtration strips, etc.); and to filter and treat runoff (including through vegetative controls as well as engineered collection/treatment units) from such surfaces prior to discharge offsite and/or to sensitive receptors. Circular driveways;, parking spaces above the number needed for the specific application in question, and other types of extraneous impervious vehicular surfaces shall not be allowed. Other ~~paved areas~~vehicular surfaces are limited to a minimum required to meet daily parking needs. Development shall be modified as necessary for location and siting where such modifications will result in reduction of driveway length, ~~road~~vehicular surfaces, and other impervious surfaces. This development standard shall not be read to preclude safe bicycle lanes ~~nor~~or adequate- parking for commercial visitor serving development and access points. ~~(Ref. Policy #1., Del Monte Forest Area Land Use Plan).~~

3. ~~2. The density in areas covered by tentative maps approved prior to certification of *the* land use plan shall reflect the maximum densities allowable.~~ New Proposed development, including subdivision ~~applications~~, shall only be allowed up to the maximum density allowed if such development is (and will be ~~required for~~, in the case of the commitment to future development in ~~these areas, at which time the former tentative maps shall be evaluated and the density established in a manner~~subdivisions) consistent with ~~standards in this implementation ordinance and the~~all policies of ~~the~~ this LCP, including resource protection requirements.

4. County design review shall be required for all development in Del Monte Forest ~~Area Land Use Plan (Ref. Policy #68 Del Monte Forest Area Land Use Plan).~~.

5. Environmentally sensitive habitat areas shall be protected from both direct and indirect adverse impacts of development. ~~Consistency of all proposed projects shall be determined using the policies contained in the Del Monte Forest Land Use Plan, this ordinance, and the prepared biological/botanical reports required of the development and the Open Space Advisory Committee maintenance standard presented in the Del Monte Forest Land Use Plan (Ref. Policy #69 Del Monte Forest Area Land Use Plan).~~

6. New development shall incorporate mitigation measures to avoid, and where unavoidable, to minimize and reasonably mitigate potential adverse environmental impacts.

7. Transportation improvements shall include consideration of non-automobile facilities, including public transit stops. Expansion of existing commercial facilities, or development of new facilities, shall be approved only when the requirement for adequate parking can be fully satisfied: on and/or off-site. Adequate parking ~~shall be determined using all required space for~~must account for all uses on the subject site (e.g., hotel units, restaurant, employees, day use ~~facilities) (Ref. Policy #71 Del Monte Forest Area Land Use Plan).~~facilities, etc.), but parking supply/demand may be adjusted when such uses overlap (e.g., hotel guests use multiple aspects of resort facilities (rooms, golf, meeting space, etc.) and the amount of required parking can be reduced to reflect such overlap, if applicable).

8. New coastal-dependent land use, public and commercial recreation, and visitor-serving land uses shall have priority over other uses where public service capacities are limited. New visitor-serving and commercial recreation facilities shall ~~afford the maximum~~be designed to maximize opportunities for use of facilities by the public and, offer a range of visitor serving facilities. Free, low-cost, and/or moderate cost facilities, such as public trails, picnic areas, viewing areas, and moderate price food and beverage services, shall be ~~required to be~~ provided as a part of new visitor-serving and commercial recreation development. as feasible. Plans for such facilities shall be included within and considered as part of the development proposal. Deed restrictions, required as a condition of approval pursuant to the requirements of Section 20.~~142.130~~64.280, shall stipulate that the facilities shall be reserved at free, low or moderate cost, as applicable, to the public. ~~(Ref. Policies #72 and #89 Del Monte Forest Area Land Use Plan).~~

~~3. In the Del Monte Forest #1~~Clustering of uses and ~~#2 and Pescadero Heights subdivisions, the side and rear yard setbacks shall be 10 feet. (Ref. File ZA-595)~~

9. ~~New~~ development shall ~~not be permitted to include subsurface disposal of hazardous or toxic chemicals. As such, development must comply with Titles 22 and 23~~be encouraged wherever practical as a means of ~~the Public Resources Code and with applicable sections of the Monterey County Code pertaining to toxics and hazardous substances, as administered by the County Health Department~~preserving Forest resources.

~~Appropriate studies shall be required and conditions of approval applied by the Health Department as needed to assure compliance.~~

~~B. Specific~~Additional Development Standards

B. ~~In environmentally sensitive habitat areas, access improvements shall be developed consistent with the site specific recommendations listed in Appendix B "Site Specific Shoreline Public Access Design Criteria" contained in the Open Space Advisory Committee Plan in the Del Monte Forest~~ By Land Use ~~Plan (Ref. Policy #74 Del Monte Forest Area land Use Plan).~~/Development Type

~~b.~~ Detached or attached ~~guest, rooms~~guesthouses are not to be equipped ~~as~~for permanent living ~~quarters~~ and are not considered residences. Guesthouses ~~are~~may be permitted at the maximum rate of one for each principal residence providing the constraints of the ~~parcel~~lot and other ~~implementation ordinance development standards and land~~

~~use plan~~LCP policies ~~permit. Conditions shall be enforced by CC&Rs or other legal restrictions,~~ are met (including ~~a revocation provision for non-conformance.~~

~~3. Guesthouses~~with respect to height, setbacks, and related measures, and also cumulatively in ~~the coastal zone are subject to the following criteria of~~ addition to all other development~~:~~

~~1) Only one guesthouse per parcel or one for each principal residence~~ on the ~~parcel shall be allowed.~~

~~2)~~ site for coverage, FAR, and related measures). Detached ~~.~~guesthouses shall be located in close proximity to the principal residence~~.~~

~~3) Guesthouses shall,~~ share the same utilities ~~with the principal residence~~ except where prohibited by public health or water management district requirements~~.~~

~~4) The guesthouse shall,~~ contain no kitchen or cooking facilities~~.~~

~~5) All facilities such as "wetbars" must be proportionate to the size and scope of the guesthouse. There shall be, no more than 6' of counter space, other than the counter space pertinent to the bathroom and its' attendant fixtures. There may be no more than 8 square feet of cabinet space for storage other than that for personal belongings in clothes closets.~~

~~6) Guesthouses shall not exceed~~ , and be limited to 425 square feet ~~of interior area.~~

~~g. Guesthouses may not be se~~[p]~~arately rented, let leased nor subdivided~~ . Subdivisions that would divide a principal residence from ~~the main dwelling.~~

1. ~~Prior to the issuance of building permits for a guesthouse or the use of an existing building for~~ a guesthouse~~, the property owner shall record a deed restriction reflecting the regulations applicable to the guesthouse~~ are prohibited. Conditions shall be enforced by CC&Rs and/or other legal restrictions, including a revocation provision for non-conformance. Guesthouses are not counted as dwelling units for residential density purposes.

~~h. The guesthouse must be architecturally consistent and compatible with the main structure.~~

~~i. the height shall not exceed 12 feet, however additions to height to provide for architectural consistency and compatibility shall be considered on a case by case basis. the guesthouse may not be more than one story. Exceptions may be made for guesthouses over structures (i.e. a guesthouse over a garage) to provide architectural consistency and compatibility..~~

~~j. There must be a demonstration of adequate sewage disposal and water supply.~~

~~The above criteria shall also apply to permitted accessory structures.~~

~~(Ref. Policy #77 Del Monte Forest Area Land Use Plan).~~

2. Studios and other small non-residential and ~~noncommercial~~non-commercial accessory structures such as tool sheds, workshops, or barns may be permitted on any

size ~~parcel~~lot provided the constraints of the ~~parcel~~lot and other ~~implementation ordinance~~LCP requirements ~~permit. None~~are met. The use of ~~these units shall be used~~such accessory structures for habitation purposes ~~(Ref. Policy #78 Del Monte Forest Area Land Use Plan).~~shall be prohibited. Conditions shall be enforced by CC&Rs and/or other legal restrictions, including a revocation provision for non-conformance.

~~a. Caretakers quarters may be permitted throughout the Coastal Zone as provided for in the applicable zoning district and this ordinance. Caretaker's quarters (attached and detached) are defined as "a permanent residence, secondary and accessory to an existing main structure, for persons employed exclusively on site, for purposes of security or to provide continuous care for persons, plants, animals, equipment or other conditions on the site". In the Del Monte Forest Area Land Use Plan area, the following criteria shall be used in applications for detached caretakers' residences:~~

~~a. One caretaker unit shall be allowed per lot, subject to first obtaining a use permit as approved by the Zoning Administrator or Planning~~

~~Commission, as applicable.~~

~~10. The minimum lot size is two acres, in order to provide sufficient water and sewer capability under Health Department regulations. Where public water and sewer services are available, there shall be no minimum lot size.~~

~~11. Caretaker's quarters shall not exceed 850 square feet.~~

~~12. The applicant must supply evidence which demonstrates the necessity for such a unit. Legitimate basis for a caretakers' unit include:~~

~~1. a security problem on the site;~~

~~2. a situation which requires continuous care (i.e. medical problems of an individual (s) or plants, animals, equipment storage)~~

~~3. the owner of property cannot perform adequately the function required and requires additional assistance to a sufficient degree to warrant a caretaker.~~

~~Acceptable evidence shall include (but is not limited to) such items as a letter from a doctor stating medical needs of an individual, a letter from a police department describing the area's security problems, or employee job descriptions of person intended to be housed in the caretakers' quarters.~~

~~e. Caretaker's quarters shall be located on the same parcel as the principal residence and may not be later subdivided from the principal residence.~~

~~f. Caretaker units shall be excluded from density requirements. However, during the use permit review process, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the policies of the Del Monte Forest Land Use Plan and this ordinance.~~

~~g. One of the occupants of the caretaker's quarters shall be employed on the property as their principal place of employment.~~

~~a. A minimum of one off street parking space shall be provided for the caretaker unit.~~

3. ~~i. Additional employee~~Accessory dwelling units are encouraged as an

appropriate means of providing affordable housing for caretakers, convalescent help, domestic employees, and others. Accessory dwelling units are not counted as dwelling units for residential density purposes, and they may be permitted at the maximum rate of one of each per each principal residence provided the constraints of the lot and other LCP policies are met.

4. Employee housing is permitted for priority ~~uses (e. g.~~ visitor-serving commercial~~) in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes) consistent with~~ and recreational uses (e.g., Pebble Beach Equestrian Center) provided such housing is accessory to the main priority use and is consistent with all other ~~plan~~LCP policies ~~(Ref. Policy #78a Del Monte Forest Area Land Use Plan).~~.

~~j. The caretaker unit shall not be rented.~~

~~k. Prior to the issuance of building permits for caretaker's quarters or use of an existing building for caretakers quarters, the property owner shall record deed restrictions reflecting the regulations applicable to the caretakers quarters.~~

5. Recreation in environmentally sensitive habitat areas such as ~~residual~~ dunes, wetlands~~;~~ and areas with ~~rare or endangered plants or animals~~sensitive plant or animal species is limited to passive, low-intensity ~~recreation~~recreational use that is dependent on and ~~compatible~~compatible with the sensitive habitat area resources~~. Conformance with the appropriate Site Specific Shoreline Public Access Design Criteria (Appendix B of the Open Space Advisory Committee management plan) and Open Space Advisory Committee maintenance standards *shall be the* test of consistency with this development standard (Ref. Policy #79 Del Monte Forest Area Land Use Plan).~~, where such resources shall be protected against any significant disruption of habitat values

6. Shoreline areas suitable for scenic outdoor recreation, such as from Cypress Point to Point Joe, are for day use only, with improvements limited to trails, picnic areas, parking areas, and restroom facilities ~~(Ref. Policy #80 Del Monte Forest Area Land Use Plan).~~.

7. ~~Area "B" shall be~~ All public access improvements in the ~~last~~Spanish Bay planning area ~~to be developed in Spanish Bay. The southwest portion of~~should be coordinated with plans of the State Department of Parks and Recreation for adjoining Asilomar State Beach to ensure compatibility and a balance of public access opportunities.

8. Other than a parking lot to support The Inn at Spanish Bay ~~Area B shall be allowed a maximum of 42 units. The northeast portion~~(concurrent with the elimination of parking along Congress Road between 17-Mile Drive and Forest Lodge Road and restoration of such roadside area as native Monterey pine forest habitat) and public recreational access improvements, LUP Planning Area B shall remain undeveloped.

9. New development fronting 17-Mile Drive shall maintain an adequate natural buffer to protect public views of, from, and along the 17-Mile Drive corridor. A minimum setback of 100 feet from the centerline of the road shall be ~~allowed 21 units, a total of 63 units~~maintained to screen new development from such public views (for motorists,

bicyclists, pedestrians, etc.), unless otherwise screened by vegetation and/or terrain in ~~Area B (Ref. Policy #82~~which case the setback may be reduced if the screening terrain/vegetation is required to be maintained and/or enhanced in perpetuity for screening and public viewshed enhancement purposes. Direct driveway access to 17-Mile Drive should be avoided where possible.

10. Subdivisions shall provide and maintain an adequate natural buffer to protect forested areas, including forested road corridors, throughout Del Monte Forest ~~Area Land Use Plan).~~and to screen new development. A minimum setback of 50 feet from the front lot line for all development other than driveway and utility connections shall be required in all new subdivisions.

11. ~~Use of the proposed~~Golf course development shall be limited to areas designated Open Space Recreational and only where consistent with all other LCP policies.

12. Commercial development may be permitted when integrated with other visitor-serving facilities.

13. New visitor-serving and commercial recreation facilities shall be designed to maximize opportunities for public use and offer a range of visitor serving facilities. Low, no, and moderate cost facilities shall be provided as feasible (e.g., trails, picnic facilities, moderately-priced food and beverage service, viewing areas, etc.).

14. Low intensity public visitor-serving facilities (such as a restaurant, golf-related shops, etc.) shall be allowed at Del Monte Forest golf courses.

15. Certain areas have been mined for silica and other minerals and are in need of rehabilitation. The portions of these areas that no longer constitute dune or other sensitive habitat are the most suitable for more intensive development, as compared with other forested and undeveloped land. Consequently, those areas are identified for development (including for visitor accommodations, recreational facilities, corporation yards, and residential development) provided such development is sited and designed to avoid, buffer, and enhance adjacent environmentally sensitive habitat areas. The more intensive use of such portions of these areas that no longer constitute dune and/or other sensitive habitat provides an appropriate mechanism to enhance remaining dune and other habitats that are associated with such previously mined areas and consequently repair any related habitat damage.

16. The former Spyglass Quarry site in the Spyglass Cypress Planning Area may be developed with a hotel or with low-density single-family residences pursuant to the Pebble Beach Company Concept Plan.

17. Development shall be prohibited in the former Sawmill Gulch Quarry site (both upper and lower sections) in the Gowen Cypress planning area, except: public recreational trails and related minor facilities; habitat restoration, enhancement, and management; and normal and typical maintenance activities associated with each. This area shall otherwise be preserved, managed, and maintained as undeveloped open space and a component of the Huckleberry Hill Natural Habitat Area.

19. Use of The Links at Spanish Bay and Poppy Hills Golf Course by the general public shall be maximized. Except for periods of scheduled tournaments, the following requirements for public availability of the courses shall ~~be applied as conditions of approval~~apply:

(a) The Links at Spanish Bay ~~Golf Links:~~: The course shall be available for use by the general public as well as ~~lodge~~resort guests on a first come, first served basis at least 50% of the time. The periods of availability shall be calculated in such a manner as to assure reasonable starting times for the general public.

~~1. Northern California~~Poppy Hills Golf ~~Association~~ Course: The

(b) ~~proposed NCGAC owned and operated golf~~ course shall, in recognition of ~~its~~the Northern California Golf Association's (NCGA) broad based, quasi-~~public~~public membership policy, be available to the general public on a space-available basis. NCGA members and guests may reserve times up to 3:00 p.m. on the day preceding a desired day of play and one starting time per hour shall be reserved by the NCGA. After 3:00 p.m., reservations for starting times for the following day shall be available on a first-come, first-served basis.

If ownership or operation of the NCGA Poppy Hills Golf Course changes, use of the course by the general public shall be on the same basis as that required at ~~the~~The Links at Spanish Bay ~~Golf Links~~.

~~Both~~ Any future changes to either course, as the courses are improved and/or redeveloped over time, shall be designed to maintain and to include public viewing areas and trails. ~~The design of these facilities shall be~~ designed to maximize their utility with respect to public recreational access connectivity and utility, consistent with habitat and safety considerations. ~~(Ref. Policy #90)~~

~~9~~20. The ~~golf course proposed for the~~Links at Spanish Bay ~~planning area rehabilitation area~~ shall continue to provide~~, as a part of its design,~~ for the restoration/enhancement of dune ~~landforms~~landforms and native habitat ~~which once occurred here~~that is interspersed throughout and adjacent to the course. Such restoration and enhancement shall be included in all future course improvements or redevelopment. To provide maximum opportunity for the re-establishment of native wildlife and plants and to preserve existing dune ~~remnants~~ and forest habitats, the golf course design shall ~~be of the links land type. Development standards shall include the following criteria:~~continue to accommodate habitat areas and habitat connectivity.

Improvements or redevelopment of The Links at Spanish Bay golf course shall, to the extent applicable to the affected area, be subject to the following criteria:

(a) Prior to grading of the site, a detailed rehabilitation plan shall be submitted ~~for approval by the County. Such~~, and such plan shall identify the locations ~~and finished contours of the~~of any affected dune, wetland, and/or riparian ~~habitat restoration~~habitats and identify measures to avoid, restore, and enhance such areas, including, as applicable; source and finished depth of surface materials to be used in ~~the~~ dune ~~area~~restoration/enhancement

areas; species, sources, and methodology to be used in reestablishing native vegetation cover; any structural development within or adjoining the rehabilitation areas (i.e., pedestrian barriers, bridges, etc.); a schedule for completion; and measures for long-term maintenance of the restored/enhanced habitats in a natural condition, including control of invasive, ~~nonnative~~non-native plants within designated natural habitat areas.

(b) The amount of contiguous marsh and open water areas ~~will~~shall equal or exceed ~~those~~that presently found on the site.

(c) The amount of riparian vegetation and open water course shall be equal to or greater than presently exists.

(d) Where golf course tees, greens, fairways, paths, bridges, and public accessways are developed within 100 feet of ~~the restored~~ riparian and wetland ~~-~~areas, they shall be designed to avoid any significant disruption (from construction and future use) of such areas; other developments should be located beyond this 100-foot riparian and wetland buffer area.

(e) In the dune restoration/enhancement areas, ~~the restructured~~ dune landforms shall be surfaced with sand having substantially the same mineral and physical properties, including color and appearance, as that ~~which originally occurred on the site~~associated with the Asilomar Dunes complex; the depth and composition of sand shall be sufficient, subject to the availability of feasible sand source(s), to provide optimum conditions for reestablishment of native dune flora.

(f) ~~f.~~ At least 25% of the approximately 165-acre golf course area shall be designated and maintained as dune habitat restoration area (including existing remnant natural dune habitat areas which may be protected within the golf course perimeter~~);~~ ~~reestablishment of native dune flora shall proceed as soon as native *sand is* placed in accordance with criteria no. 1 and no. 5 above, and applicable OSAC standards.~~).

(g) ~~g.~~ Barriers, boardwalks, signing, informational materials and other measures identified ~~by the site specific access recommendations in Appendix B~~ in this LCP shall be provided ~~in order~~to protect existing and restored environmentally sensitive dune habitats.

(h) ~~h.~~ Accommodations for spectators shall be designed, located, and managed to avoid trampling of ~~restored~~all environmentally sensitive habitat areas~~, otherwise events~~. Events that cannot avoid such trampling are prohibited.

21. Pebble Beach Company's corporation yard, offices, storage, maintenance, waste processing, utilities and other related facilities are allowed at the former granite quarry site adjacent to LUP Planning Area G. A portion of the former granite quarry may be developed with medium-density single family residences pursuant to the LUP's Pebble Beach Company Concept Plan. Monterey pine should be utilized in landscaping to stabilize fill embankments and to screen quarry walls, thus helping the area to blend in with the surrounding environment.

~~10. Uses which may be permitted in the existing quarry site in the Huckleberry Hill area include: limited neighborhood commercial uses, corporation yard, storage facilities, and potable or sub-potable water storage. As a condition of approval of such development, a landscaping plan shall be required. The landscaping plan shall include placement of Monterey pine to stabilize fill embankments, screen quarry walls, and to blend the proposed development with the surrounding area." (LUP Policy #95)~~

~~11. Proposed development shall not be permitted to make Bicycle Access on 17 Mile Drive between Fan Shell Beach and the Carmel Gate unavailable. Proposed development shall not include the imposition of fees for bicycle access; however, bicycle access may be regulated on weekends in the same manner approved for motor vehicles on 17 Mile Drive as long as a separate coastal bike route is not available. (Ref. LUP Policy #108)~~

20.147.095 PEBBLE BEACH COMPANY CONCEPT PLAN

Intent: It is the intent of this section to recognize the Pebble Beach Company's unique property ownership and management role in the Del Monte Forest area, to pursue the opportunity to achieve a "final buildout" of Pebble Beach Company's significant undeveloped lands in the Del Monte Forest (with the vast majority of such lands to be dedicated for permanent open space protection and resource conservation), and to resolve potential conflicts in interpretation regarding allowed development on the portion of these lands identified for development and redevelopment.

A. Pebble Beach Company Concept Plan Background

Pebble Beach Company is the owner of the vast majority of the undeveloped land in Del Monte Forest and it has developed a Concept Plan that includes dedication and preservation of most of its undeveloped land, and development and redevelopment of other areas. This Concept Plan includes additions, improvements, and/or redevelopment at certain Pebble Beach Company visitor-serving and commercial facilities, including The Lodge at Pebble Beach, The Inn at Spanish Bay, the Equestrian Center, and the Pebble Beach Driving Range. In one area (the former Spyglass Quarry in Area M), the Concept Plan introduces a new 100-room or smaller standard hotel (i.e., not a timeshare, private ownership, or similar structure) and related resort facilities (such as a restaurant, spa, meeting rooms, and parking), or 10 or fewer single-family residential lots. In other areas, the Concept Plan envisions limited single-family residential development, and also includes a series of public recreational access and visitor-serving improvements. The remainder of the Concept Plan provides for long-term preservation, enhancement, and management of undeveloped preservation areas as protected habitat in perpetuity. Development pursuant to the Concept Plan will also require certain infrastructure improvements, primarily traffic-related, which are recognized and also included as part of the Concept Plan.

This section describes the Pebble Beach Company Concept Plan (the "Concept Plan") and establishes certain specific standards that govern LCP requirements concerning ESHA, wetlands, dunes, streams, riparian corridors, and their related setbacks/buffers for Concept Plan areas, provided (1) development associated with such standards meets all

other relevant LCP requirements; (2) permanent open space/conservation easements have been dedicated to the Del Monte Forest Foundation for all areas shown on LUP Figures 9a through 9t, and adequate implementation measures have been established to ensure protection and management of such areas as protected habitat areas in perpetuity; and (3) the traffic, water, wastewater, public access and recreation, affordable housing, and low-cost visitor serving requirements of this LCP are implemented in accordance with this LCP, including with respect to specific Concept Plan requirements identified below. The Concept Plan as it applies to each of these areas is included in the LUP as Figures 9a to 9t. The special standards that apply to the Concept Plan areas are described below.

B. Requirements Applicable to ESHA, Wetlands, Dunes, Streams, and Riparian Corridors

Notwithstanding the presence of ESHA, wetlands, dunes, streams and riparian corridors, development located in the following areas shall be allowed as indicated below.

1. The portion of Area B located west of and including the fire road nearest the intersection of Congress Road and 17 Mile Drive (see LUP Figure 9a).

2. The portion of Area F known as F2 in the lot configuration generally shown in LUP Figure 9b.

3. The portion of Area I known as I2 in the lot configuration generally shown in LUP Figure 9c.

4. The portion of Area J in the lot configuration generally shown in LUP Figure 9d.

5. The portion of Area K in the lot configuration generally shown in LUP Figure 9e.

6. The portion of Area L in the lot configuration generally shown in LUP Figure 9f.

7. The portion of Area M identified as the "development area" on LUP Figures 9g(1) and 9g(2).

8. The portion of Area U in the lot configuration generally shown in LUP Figure 9h.

9. The portion of Area V in the lot configuration generally shown in LUP Figure 9i.

10. The portion of the Equestrian Center/Driving Range area identified as "Equestrian Center", "Special Event Staging", and "Driving Range" on LUP Figures 9h and 9j.

11. The portion of The Inn at Spanish Bay area identified for hotel expansion ("Spanish Bay Cottages") as generally shown on LUP Figure 9k.

C. Requirements Applicable to Certain Setbacks/Buffers

Setback/buffer requirements applicable to ESHA, wetlands, dunes, streams, and riparian corridors located outside of the areas listed in subsection B above shall apply as follows:

1. Setbacks/buffers for residential and related development in Areas F, I, J, K, L, U, and V, and the Corporation Yard area (in the configurations generally shown in LUP Figures 9b, 9c, 9d, 9e, 9f, 9h, 9i, and 9l) may be coterminous with such lot lines and roadway access areas provided that:

(a) The setback/buffer applicable to the western portion of Lot 1 in Area L (see LUP Figure 9f) shall be coterminous with the western edge of the lot line provided the existing watercourse along the western edge of Lot 1 is realigned and restored 50 feet to the west of its current location.

(b) The setback/buffer applicable to the southwestern portion of Lots 1 through 7 in Area V (see LUP Figure 9i) shall extend 100 feet as measured from identified ESHA, wetlands, dunes, streams, and riparian corridors between these lots and Stevenson Road, or shall extend to the existing tree canopy on these lots, whichever is less.

2. Setbacks/buffers for parking lot development in Area B may be as shown on LUP Figure 9a.

3. Setbacks/buffers for hotel development in Area M may be as generally shown on LUP Figure 9g(1) provided that degraded dune areas adjacent to the development area are restored as dune habitat, and that any landscaped areas inside of and within 100 feet of the edge of the development area are landscaped in a form, and planted with native species, compatible with the adjacent dune areas.

4. Setbacks/buffers for equestrian center, special event staging, and driving range development in the areas labeled as "Equestrian Center," "Special Event Staging," and "Driving Range" on LUP Figures 9h and 9j may be coterminous with the boundaries of those areas.

5. Setbacks/buffers for hotel development in The Lodge at Pebble Beach area ("Fairway One Cottages") and The Inn at Spanish Bay area ("Spanish Bay Cottages") may be as shown on LUP Figures 9m and 9k provided that vegetative and/or topographic buffering is provided between such development and 17-Mile Drive in such a way to ensure that such development effectively integrates into the existing built and natural environment as seen from 17-Mile Drive.

6. Setbacks/buffers for conference center development in The Pebble Beach Lodge area and The Inn at Spanish Bay area may be as shown on LUP Figures 9n and 9o.

D. Requirements Applicable to Further Subdivision

The residential lots as shown in the general configurations in LUP Figures 9b, 9c, 9d, 9e, 9f, 9g(2), 9h, 9i, 9l, and 9p shall not be further subdivided and shall be so restricted by deed restrictions and B-6 building site zoning overlay district upon their initial subdivision.

E. Requirements Applicable to Preservation Areas

Easements over all preservation areas shown on the Concept Plan (LUP Figures 9a to 9t) shall be dedicated to the Del Monte Forest Foundation in perpetuity through Open Space Conservation Easements in a form and content approved by the County and the Executive Director of the Coastal Commission, as a condition of the first development in the Concept Plan that is approved. Such dedication shall be accompanied by a comprehensive forest and resource management plan for such areas, along with all necessary measures, including adequate funding, to assure implementation in such a way as to ensure enhancement, protection and management of such preservation/easement areas as protected and self-functioning habitat areas in perpetuity. Such plan shall, as feasible, also incorporate prior forest and resource management requirements (and updated requirements, as appropriate in light of changes in resource conditions or understandings) associated with other Del Monte Forest properties that the Pebble Beach Company either previously deeded or previously dedicated as easements to the Del Monte Forest Foundation as a means of providing a unified and updated plan for long term management of all such areas in perpetuity.

F. Requirements Applicable to Forest Management on Residential Lots

Forest management and maintenance on the Concept Plan residential lots shall be required in the same manner as is generally applicable to residential development in the Forest, where the LCP's Forest Management Plan requirement applicable to individual concept plan residential lots may be covered by an overall Forest Management Plan for all of the lots, or by Forest Management Plans applicable to related lots (e.g., Forest Management Plans specific to each subdivision area). Deed restrictions shall be imposed on the individual Concept Plan residential lots requiring the owner to comply with the applicable Forest Management Plan, but conservation easements to the Del Monte Forest Foundation shall not be required for the Concept Plan residential lots. Dedication of Preservation Areas noted above provides the required forest habitat and tree replacement for Concept Plan development.

G. Requirements Applicable to Traffic and Circulation

Approval of any development proposed by Pebble Beach Company that is based on the Concept Plan shall incorporate and/or require as a condition of approval improvements to the Highway 68/17-Mile Drive intersection area, including redevelopment of the Highway 1 gate (see LUP Figure 7), and improvements to The Lodge area parking and circulation system (see LUP Figure 9q) that improve circulation consistent with all LCP policies. Such approvals granted to Pebble Beach Company must also incorporate and/or require as a condition of approval all other necessary measures and modifications that are identified during the development review process to adequately address traffic and circulation issues associated with the approved development.

H. Requirements Applicable to Water and Wastewater

Development pursuant to the Concept Plan may satisfy its water demand through the use of water supply associated with the Pebble Beach Water Entitlement (identified in the Pebble Beach Company-MPWMD Fiscal Sponsorship Agreement dated October 3, 1989, as amended), consistent with applicable law for such use. Estimated water demand of the Concept Plan is 135 acre feet per year (AFY). The unused portion of Pebble Beach Company's MPWMD Water Entitlement in 2011 was 225 AFY. All Concept Plan

approvals based on the Pebble Beach MPWMD Water Entitlement shall clearly reflect the use of such water entitlement, including in terms of ongoing documentation and calculation of remaining entitlement as Concept Plan approvals are granted. All approvals granted to the Pebble Beach Company for Concept Plan development must also incorporate and/or require as a condition of approval all other necessary measures and modifications that are identified during the development review process to adequately address water supply issues associated with the development.

Wastewater capacity at the Carmel Area Wastewater District (CAWD) was available as of 2011 to serve all development pursuant to the Concept Plan. Estimated wastewater treatment demand under the Concept Plan is 150,000 gallons per day (gpd). Capacity available to the Pebble Beach Community Services District for treatment at the CAWD plant was 500,000 gpd in 2011. Approval of any development under this Concept Plan shall incorporate and/or require as a condition of approval all necessary measures and modifications that are identified during the development review process to adequately address wastewater issues associated with the proposed development, including that it shall identify and appropriately offset all wastewater impacts and comply with Regional Water Quality Control Board sewage treatment capacity requirements. Development approved under the Concept Plan shall also incorporate measures designed to ensure that all Pebble Beach Company golf courses are irrigated using recycled water as much as possible as a condition of the first development in the Concept Plan that is approved.

I. Requirements Applicable to Public Access and Recreation

As a condition of approval of the first development in the Concept Plan, the Pebble Beach Company shall be required to prepare and implement a Del Monte Forest Public Access Management Plan that is subject to review and approval by the County and the Executive Director of the Coastal Commission. The Plan shall clearly describe the manner in which general public access in the Del Monte Forest is to be managed and provided (including through improvements to existing access areas and development of new access areas, as appropriate), with the objective of maximizing public access to all major access points (e.g., all shoreline access locations, trails, parking areas, destinations, facilities, etc.) and all related public access areas, and maximizing utility and enjoyment of all such public access features through siting and design premised on seamlessly integrating them into the built and natural environment, and through provision of appropriate public access amenities (i.e., landscaping, irrigation, restrooms, overlooks, interpretive signs and facilities, bench seating, trash and recycling, bike racks, etc.) and signage/information. The Plan shall at a minimum include the following:

1. Public Access Areas. All public access areas in the Del Monte Forest shall be clearly identified as such on the Plan, including through maps, site plans, elevations (as appropriate), and photographs of each access area clearly identifying all elements of access so that it is clear what areas are available for public access and use. All public access and use parameters for each area shall be clearly identified, including with respect to different types of access features (i.e., shoreline accessways, trails, etc.), for specific access features (i.e., for individual access points, trail segments, etc.), and for different user types (i.e., cars, pedestrians, bicyclists, equestrians, etc.). At a minimum, public access areas associated with the following shall be included and so detailed:

(a) 17-Mile Drive, including bike access and bike lanes.

(b) All defined accessways adjacent to 17-Mile Drive (including at Moss Beach, Point Joe, China Rock, Bird Rock, Seal Rock, Fanshell Beach, Cypress Point, Crocker Grove, Lone Cypress, Ghost Tree/Pescadero Point, Shepherds Knoll, Huckleberry Hill, etc.).

(c) All trails along 17-Mile Drive and the shoreline.

(d) All public access areas at The Inn at Spanish Bay, including public access parking and trail connectivity.

(e) All public access areas at The Lodge at Pebble Beach and the Pebble Beach commercial core area, including access through the commercial area and Lodge to and including Stillwater Cove and Sloat accessways, and including parking provisions (including in the commercial area and at Peter Hay, Casa Palmero, and the Beach and Tennis Club).

(f) All public access areas at the new hotel site at the former Spyglass Quarry (at LUP Area M).

(g) Pebble Beach Company golf courses and the Pebble Beach Equestrian Center, specific only to their public access and use parameters.

(h) All beach access and accessible sandy beach areas.

(i) The Del Monte Forest trail system, including with respect to connections outside of the Forest in Pacific Grove and Carmel.

(j) Access areas in the Del Monte Forest owned by the Del Monte Forest Foundation (e.g., Indian Village).

(k) All access areas and improvements identified in former LUP Appendix B (as certified in the original LUP in 1984).

(l) All access areas and improvements required as part of the Spanish Bay development pursuant to coastal development permit 3-84-226.

(m) New access areas to be developed as part of the Concept Plan, including those necessary to offset public access impacts from Concept Plan development.

2. Public Access Area Improvements. For each of the public access areas identified above, all necessary and feasible improvements to provide optimum vehicular, pedestrian, bicycle, and equestrian access to and along the shoreline, and as close to the sea as possible, taking into account the need to balance such access with existing resort and recreational facilities, private property, and public safety, and the need to avoid interfering with existing resort operations and golf course play, shall be identified and developed per the Plan.

3. Public Access Signs/Materials. The Plan shall identify all signs, handouts, brochures, procedures, and any other elements that will be used to facilitate, manage, and provide public access in the Del Monte Forest, including identification of all public education/interpretation features (educational displays, interpretive signage, etc.). All access areas shall be signed in such a way as to make clear that such areas are available to public access, and in such a way as to provide clear direction on navigating within the Forest, including at a minimum improved trail signs and directions, and way-finding kiosks or similar structures at key visitor destinations in the Forest (i.e., at the Pacific Grove and Carmel gates, at major shoreline accessways, at key segments of the California Coastal Trail (i.e., connections at Asilomar State Beach and Carmel Beach, etc.), at The Lodge commercial area, etc.). Any specific use parameters shall be clearly identified. All sign and other such informational materials shall use a unified design theme wherein all signs and materials use similar materials, colors, fonts, figures, symbols, layouts, and other associated elements so as to provide a recognizable program that extends throughout the Forest and relates back to informational brochures, way-finding maps, etc. In addition:

(a) Signs. Signs may be categorized by sign types (e.g., trail signs, overlook signs, parking signs, interpretive signs, informational signs, etc.) provided all signs are consistent with the overall Forest theme, and provided all signs within a sign type shall be similarly designed to facilitate ease of recognition (for example, sign types may use the same letter type and size, employ the same palette of colors/materials, and be installed at the same height). All signs shall be designed to integrate with the character of the sign location, and shall be: fabricated of natural or natural looking materials that are compatible with locational character to the maximum extent feasible and that have limited areas of contrasting materials and color (i.e., materials such as stone, wood, COR-TEN® steel, etc.); consolidated so as to limit the number of freestanding poles or other structures devoted exclusively to signage; and part of a coordinated hierarchy of information and related design elements such as sign size, text size, and color.

(b) Public Access Brochure. A Public Access Brochure shall be included as a component of the Plan, and shall be subject to the requirement that it be updated (subject to County and Executive Director review and approval) whenever significant public access changes occur in the Forest, and at least once every five years. The Brochure shall clearly and accurately identify all public access areas, amenities, and use provisions within the Forest (including all trails, parking areas, destinations, facilities, etc.) consistent with the Plan at a scale and in a design that is easily understood. The Brochure shall be provided at key visitor destinations in the Forest, including as a gate handout for visitors entering the Forest for which it may be developed as a separate public access insert to the existing 17-Mile Drive gate handout, provided it is clear that such insert is to be distributed (with the remainder of the gate handout) to all visitors entering Del Monte Forest.

(c) Acknowledgments. All signs, handouts, brochures, procedures, and other public access information elements shall acknowledge the participants in the Plan including the Pebble Beach Company, County of Monterey, the California Coastal Commission, and other applicable entities, and shall clearly reflect that the trail system is a component of the California Coastal Trail.

4. Public Access Disruptions Prohibited. Development and uses within the public access areas that disrupt and/or degrade public access (including areas set aside for private uses, and barriers to public access such as fences, temporary structures, private use signs, closures, etc.) shall be prohibited, except that the Pebble Beach Company may charge a vehicular gate fee subject to LUP requirements, and except that the Pebble Beach Company may restrict entrance to the Del Monte Forest and/or use of 17-Mile Drive and other public access areas during special events in the Forest as long as such public access use restrictions are minimized as much as possible and are clearly identified through all necessary processes. Public access areas shall be maintained in a manner that maximizes public use and enjoyment consistent with the operation of the applicable public access area.

5. Public Access Use Hours. Public use access hours shall be maximized. Such hours are generally limited to daylight hours.

6. Public Access Fees. Other than fees related to certain facility use and other than fees consistent with the LUP for vehicular access at each Del Monte Forest gate, all public access areas and amenities, including pedestrian and bicycle access at the gates, shall be available to the general public free of charge. Any proposed increases to the gate vehicle fee shall be subject to review by the County and the Coastal Commission's Executive Director, and shall be submitted with clear evidence of the manner in which it complies with the LUP's requirements specific to vehicular fee increases.

7. Public Access Plan Adjustments. The Plan shall provide that minor adjustments may be allowed by the County and the Executive Director if such adjustments:

(a) are deemed reasonable and necessary; and

(b) improve public access and do not adversely impact coastal resources.

8. Public Access Areas and Amenities Maintained. The Pebble Beach Company shall manage and maintain all Del Monte Forest public access areas and related amenities associated with the Plan on Pebble Beach Company land (and on land for which Pebble Beach Company has assumed such obligation) in their approved state and consistent with all Plan provisions in perpetuity. Others shall similarly manage and maintain areas and amenities associated with the Plan but not managed and maintained by the Pebble Beach Company consistent with their LCP and CDP obligations. At least once every five years (and by May 1st of each fifth year), the Pebble Beach Company shall assess the condition of all such public access areas and amenities, and shall provide a copy of such assessment for the review and approval by the County and the Coastal Commission's Executive Director. The assessment shall identify the existing condition of such areas and amenities, shall recommend actions necessary to maintain areas and amenities in their Plan-approved and/or Plan-required state, and shall include photographs of such areas and amenities. Actions necessary to maintain such areas and amenities in a structurally sound manner and their approved state shall be implemented within 30 days of Executive Director approval, unless a different time frame for implementation is identified by the Executive Director.

The Pebble Beach Company, and all successors and assigns, shall implement the Del Monte Forest Public Access Management Plan on Pebble Beach Company land (and on land for which Pebble Beach Company has assumed such obligation), and others shall implement the Plan consistent with their LCP and CDP obligations, which shall govern all Del Monte Forest public access. The Plan shall make clear that the Pebble Beach Company, the County, and the Coastal Commission (through its Executive Director) agree that the Plan governs public access in this way, and that any differences between Plan provisions and other documents shall be resolved in favor of Plan provisions and maximum public access. The Plan shall include signatory blocks for the Pebble Beach Company, the County, and the Coastal Commission, and shall only be deemed approved when it has been signed and dated as to its approval per the signatory blocks.

J. Requirements Applicable to Low-Cost Visitor-Serving Facilities

Lower-cost overnight visitor-serving accommodations shall be provided for as a condition of approval of the first development in the Concept Plan that provides for additional overnight visitor-serving accommodations. The condition should be satisfied by payment of a fee to an organization acceptable to the County and the Coastal Commission's Executive Director to provide for lower-cost overnight visitor accommodations in the coastal zone.

K. Requirements Applicable to Affordable Housing

The Pebble Beach Company shall comply with the County's Inclusionary Housing Ordinance in the manner approved by the County. In addition to the 10 market rate units identified at the Corporation Yard site, an additional 20 units of inclusionary housing may be allowed within the same development footprint as identified in Figure 9l.

L. Implementation of Concept Plan

All relevant LCP requirements shall apply to each element of the Concept Plan, except as described in this Concept Plan section or as otherwise noted in other policies. In recognition of the relative specificity of the Concept Plan and the benefits accruing from it, it is the premise of this LCP that none of the LCP requirements will be applied in a manner to prevent reasonable development consistent with the Concept Plan, and in particular to prevent reasonable residential development on any of the Concept Plan residential lots in a manner generally consistent with the residential development on similar residential lots in the Del Monte Forest.

20.147.100 ~~TRANSPORTATION DEVELOPMENT STANDARDS.~~**CIRCULATION**

Intent ~~of Section:~~ It is the intent of this section ~~to provide~~ to encourage continued development of a multi-modal circulation system within the Del Monte Forest that provides an adequate level of service with minimal intrusion ~~into~~to the Forest environment, to ensure adequate and effective public recreational access, to encourage separation of visitor and resident traffic, and to provide for a ~~fair~~proportionate share of the improvements necessary to impacted areas of Highway 68, which serves as an external access route to the Del Monte Forest.

A. ~~A. General~~ Development Standards

1. ~~New development in the Forest shall proceed as ,set forth in Wastewater and Wastewater Services Development Standards #1. With the exception of existing lots, new~~17-Mile Drive shall remain open to the public for recreational use and any entrance fee charged shall be limited to a vehicular access fee (i.e., pedestrian and bicycle access shall remain free) and shall remain reasonable.

2. The vehicular entrance fee as of January 1, 2011 was $9.50, and it was last increased to that amount on April 1, 2010. The entrance fee may be increased over time, as long as it is not increased by more than the increase in the Consumer Price Index (CPI) or more than 5% per year, whichever is less, on a cumulative basis as measured from the date of the last gate fee increase.

3. The recreational and scenic value of the 17-Mile Drive corridor shall be maintained by appropriate siting and design of new development to minimize public view impacts associated with the corridor as much as possible, including through the use of appropriate building setbacks along sections of 17-Mile Drive where such new development will occur.

4. To protect public access to the shoreline and reserve limited highway capacity for coastal priority uses, development in the Del Monte Forest shall be required to identify and appropriately offset all circulation impacts, with preference given to mitigation measures designed to improve public recreational access and visitor-serving circulation. All such development shall either bear the incremental costs of necessary improvements to Highway 68 and the Highway ~~One~~1 gate required as a result of traffic generated by the development, or pay into a fund that will be administered by the County for the incremental costs of necessary improvements to Highway 68 and the Highway ~~One~~1 gate required as a result of traffic generated by the development. ~~The County will determine the most suitable procedure. The developers will project or the developers will make incremental contributions for projects to be determined by the County. When improvements, including access points, turnoffs and intersection are prepared for Highway 1 or Highway 68, such improvements shall be consistent with the State Scenic Highway Standards (Ref. Policy #98 Del Monte Forest Area Land Use Plan).~~ Approval of any development proposed by the owner of the Del Monte Forest road system (Pebble Beach Company) that is described in the Pebble Beach Company Concept Plan (Section 20.147.095) shall incorporate and/or require as a condition of approval improvements to the Highway 68/1/17-Mile Drive intersection area, including redevelopment of the Highway 1 gate (see LUP Figure 7), and improvements to The Lodge area parking and circulation system (see LUP Figure 9q) that improve circulation consistent with all LCP policies. Such approvals granted to Pebble Beach Company must also incorporate and/or require as a condition of approval all other necessary measures and modifications that are identified during the development review process to adequately address traffic and circulation issues associated with the proposed development.

~~1. Except for existing lots of record, approval~~ Approval of new ~~residential~~ subdivision and/or hotel development in the Del Monte Forest shall be ~~conditioned~~based upon ~~completion, and acceptance by the County, of an applicant-funded, independent~~professional engineering ~~study~~traffic studies that will:

~~1) establish an arterial system for the *Forest* according to this plan,~~

~~2) establish the necessary changes to Highway 68 between Haul Road~~ identify and ~~Highway One,~~

~~3) establish the necessary changes to access gates in order to~~ provide for ~~the increased traffic, and~~

~~4) establish those needed traffic controls within the Forest to make effective the preceding determination.~~

5. ~~The study shall be required by submitted to, and approved by the Director of Public Works prior to the application being determined complete. Road~~ circulation changes/improvements ~~recommended in the study shall be required to be implemented by the applicant~~necessary to appropriately offset such development's impacts on existing visitor and residential circulation needs. Approval of any such development shall incorporate and/or require as a condition of ~~project approval, subject to review and approval of the Director of Public Works. As well, a condition of project approval shall be that an adequate surety must be posted by the applicant prior to construction of the required road~~ approval the identified mitigation for circulation changes/improvements.

~~The engineering study and subsequent conditions of approval shall include provision of a new vehicular access from Highway 68. Routing and design must minimize visibility from Highway 68 and avoid significant disruption of the Huckleberry Hill environmentally sensitive habitat, as determined through the biological survey prepared for the project pursuant to Section 20.147.040.A. As well, the road shall utilize existing disturbed areas to the fullest extent feasible. Conditions of approval shall include provision of the new access, subject to approval of the Director of Public Works and posting of adequate surety (LUP Policy #99).~~

6. Circulation changes and/or improvements in the Del Monte Forest shall utilize to the maximum extent feasible existing disturbed areas.

7. Parking reorganization and other measures to best accommodate visitors consistent with maintaining/enhancing public views and protecting sensitive habitat shall be implemented at all accessways as a condition of approval of any development that is described in the Pebble Beach Company Concept Plan (in Section 20.147.095) as a means to improve visitor visual and physical access to the shoreline.

8. Relocation of portions of 17-Mile Drive is encouraged where the purpose is to improve public views of scenic resources, reduce conflicts between visitor and resident traffic, and allow for the separation of bicycle/pedestrian and vehicular traffic.

9. Development or expansion of visitor-serving facilities should be planned to maximize opportunities for use of public transportation systems.

10. Non-automobile transportation modes (e.g., trails) shall be considered and, where feasible, included in new development proposals. Appropriate considerations for residential developments include non-vehicular connections to the trail system and to commercial or visitor-serving facilities, including where such connections will facilitate enhanced trail connectivity and/or close trail gaps.

11. Improved bicycle access and connectivity within the Del Monte Forest, including a safe and usable through route (off-road preferably) from Pacific Grove to Carmel where space and grades permit, as close as feasible to the sea, is encouraged. Development that affects existing bicycle access (e.g., road improvement projects) shall include enhanced bicycle access improvements if such improvements are feasible.

12. To preserve both visual and physical access to the coast, the impacts on the road system of the Del Monte Forest and on Highway 68 and Highway 1 resulting from incremental development of the Forest shall be mitigated in conjunction with, or as a function of, new development ~~(Ref., Policy #16r Del Monte Forest Area Land Use Plan).~~.

13. Circulation improvements shall include improved visual access to the sea~~., such as the use of turn-outs identified in the site specific access recommendations for~~ where needed along Highway 68 and ~~the~~17-Mile Drive ~~(Ref. Policy #103 Del Monte Forest Land Use Plan).~~.

14. ~~5.~~ Applications for ~~future~~ development in the Del Monte Forest shall include an analysis of the traffic generation of such development and an analysis of the probable routes of such traffic. ~~If it is determined by the Planning Commission and/or Board of Supervisors~~ If the decision making body determines that the additional traffic generated by such development will create the need for additional traffic facilities ~~over~~, including changes and ~~above the base~~/or enhancements, to account for traffic ~~(if it exceeds highway capacity as determined by Caltrans or Monterey County Public Works~~ that will exceed Level of Service D~~: 1720 average peak hour vehicles)~~, and without regard to any other traffic generated by other sources, the ~~County~~decision making body shall require the applicant to contribute to the County ~~and/or the State Division of Highways, for the development of these facilities~~, at the time of construction, the applicant's estimated ~~incremental~~proportionate share of the cost of those facilities made necessary ~~by the development. If the development will not, considered alone, create the need for additional traffic facilities until other development within the Forest is constructed, the County may approve such development without requiring the developer to contribute to the cost of any traffic facilities. In that event the County may provide such approval, that any future development, the cumulative effect of~~to which ~~will require additional traffic facilities, will be conditioned upon the contribution by the applicant to the development of such required facilities made necessary by the cumulative development within the Forest (Ref. Policy #106 Del Monte Forest Area Land Use Plan).~~the development contributes.

20.147.110 WATER AND WASTEWATER ~~SERVICES DEVELOPMENT STANDARDS.~~

Intent ~~of Section~~: It is the intent of this section to ~~insure~~ensure that development only be approved if it can be served by adequate and long-term public water supplies and wastewater treatment capacities, that priority for use of scarce water and wastewater treatment capacity be for coastal priority land uses, and that wastewater systems which minimize or eliminate ocean pollution, and which provide for reclamation of wastewater for reuse, be encouraged and supported.

A. Development Standards

Development shall only be approved if it is first clearly demonstrated that the ~~County reserves from its allotted~~development will be served by an adequate, long-term, public water

supply ~~a sufficient quantity of water to accommodate~~, and where such development clearly incorporates all necessary measures to assure no net increase in water demand from Cal-Am sources where extraction is leading to resource degradation, other than development that uses the ~~coastal priority land uses proposed in the Del Monte Forest Area Land Use Plan area.~~

~~A. General Development Standards~~

~~1. The developments listed in Table B of the Del Monte Forest Land Use Plan as first priority developments shall have first priority for the use of available water and sewer capacity. Both water from the County's current allotment of unused water from California American Water Company (as allotted by the Monterey Peninsula Water Management Agency), and sewage treatment plant capacity as provided by the Carmel Sanitary District have been reserved for such development. The Resource Constraint Area designation shall be removed only when water and sewer capacity sufficient to serve such development becomes available and that highway capacity and circulation solutions have been agreed upon and adopted. Until such time that resource problems are solved, there shall be no development, other than existing lots of record. The County shall cease issuing coastal development permits for developments which would generate wastewater when the appropriate treatment and disposal facilities reach a capacity threshold or when Pebble Beach Sanitary District will not approve a connection (Ref. Policy #113 Del Monte Forest Area Land Use Plan).~~

1. ~~2.~~ remaining available Pebble Beach Company MPWMD Water Entitlement from the original 365 acre-feet per year granted to Pebble Beach Company (pursuant to its Fiscal Sponsorship Agreement with MPWMD, dated October 3, 1989, as amended), consistent with applicable law for such use.

2. New development shall ~~include~~employ water conservation techniques ~~such as~~to the greatest possible extent. This shall include, among other things, use of water-saving fixtures, retaining native plants, and installing drought-tolerant ~~native species landscaping (Ref. Policy #114 Del Monte Forest Area Land Use Plan).~~landscaping.

~~4. Wastewater reclamation projects are permitted and will be supported providing that they meet all the requirements of the Director of Environmental Health, Monterey County, the Regional Water Quality Control Board, and mitigation measure requirements of the California Environmental Quality Act (Ref. Policy #115 Del Monte Forest Area Land Use Plan).~~

3. In reviewing development applications, the County shall consult with the MPWMD and Cal-Am to determine that an adequate, long-term public water supply is available to serve proposed development.

4. The County shall reserve water from any MPWMD and/or Cal-Am allocation for coastal priority uses.

5. Development shall only be approved if it is first clearly demonstrated that there is adequate, long-term public wastewater treatment capacity to serve such development.

6. Wastewater disposal systems which minimize or eliminate Carmel Bay pollution, and which provide for reclamation of wastewater for reuse, shall be encouraged.

7. Recycled wastewater shall be used as much as possible to irrigate all golf courses and landscaping areas, to the extent recycled water is reasonably available for such purpose, in order to conserve and make available additional potable water for domestic use. Development associated with golf courses and/or non-residential landscaping shall

incorporate measures designed to ensure that such golf courses and/or landscaped areas are irrigated using such recycled water as much as possible.

8. Septic systems, package treatment plants, and individual water wells shall not be permitted. Development shall utilize public water and sewer services.

9. Development shall only be approved if it is first clearly demonstrated that the additional wastewater discharge associated with such development will not significantly adversely impact coastal resources, including primarily in terms of Carmel Bay.

10. Where existing or planned water and wastewater facilities can accommodate only a limited amount of development, water and wastewater services shall be assured for coastal-priority visitor-serving and public recreational uses (e.g., The Inn at Spanish Bay and The Lodge at Pebble Beach resort and golf facilities, the Poppy Hills golf course facility, the Spyglass Hill golf course facility, shoreline accessways, etc.) before new residential uses are permitted.

20.147.120 HOUSING ~~DEVELOPMENT STANDARDS~~

Intent ~~of Section~~: It is the intent of this section to insure that affordable housing is made available for citizens of Monterey County~~. It is intended~~, and that ~~this section employ the Housing Component~~housing opportunities for persons and families of low to moderate income be protected and provided, both within the Del Monte Forest ~~Area Land Use Plan~~and in outlying areas, as ~~the County Housing Element for this area, which will be implemented consistent with all other applicable implementing ordinances.~~a function of new development within the Forest.

A. ~~A. General~~ Development Standards

1. The County shall encourage the expansion of housing opportunities for low and moderate-income households, including a requirement that all new residential subdivisions contribute to the provision of low and moderate-income housing. The allowance of accessory dwelling units may also serve to further this objective in the Del Monte Forest

2. All new residential subdivisions are required to contribute to the provision of very low, low, and moderate income housing in conformance with the County's Inclusionary Housing Ordinance and Housing Element. ~~Exceptions may be made for hardship cases (Ref. Policy #118 Del Monte Forest Area Land Use Plan and Monterey County Inclusionary Housing Ordinance #18.40).~~

~~a. Time-share projects, time-share estates, and other time-share uses as defined in Section 11003.5 of the Business and Profession Code are prohibited in existing residential developments in the area covered by this plan (Ref. Policy #119 Del Monte Forest Area Land Use Plan)..~~

~~3. New projects planned and designed for time-share use as defined above may be allowed in the plan area, where not otherwise prohibited by other development standards in this implementation ordinance. Any such development will be subject to a Use Permit or similar permit, requiring a public hearing and discretionary approval by the Planning Commission or other appropriate decision-making body. Inherent in the consideration of such proposals is the plan for the overall design, management, and maintenance of such facilities as well as the other applicable policies of this plan.~~

3. Timeshare residential uses and quasi-residential visitor-serving uses (including condominium hotels, private unit ownership, fractional ownership, and similar use and ownership structures) shall be prohibited.

20.147~~.~~.130 PUBLIC ACCESS ~~DEVELOPMENT STANDARDS.~~

Intent ~~of Section:~~: It is the intent of this section to ensure that visual and physical public access ~~shall be protected and provided for with public safety needs~~ to and along the ~~need to protect~~shoreline and the ~~rights of private property owners in mind. It also~~ enjoyment of public recreational values throughout the ~~intent of this section to protect that natural resource areas from neglect over use by~~ Del Monte Forest, consistent with the ~~public. Public access shall be required except where determined by~~ basic purpose of the ~~decision making body to be inconsistent with public safety, military security needs, protection~~California Coastal Act, are maximized, and to also ensure that the beauty of the Del Monte Forest Area coast, its tranquility, and the health of ~~fragile coastal resources~~its environment will not be marred by public overuse or ~~protection of agricultural resources, except where exempt under Section 20.147.130.D.1.~~neglect.

A. ~~A.~~ Access Management Plan Requirement

1. An ~~access management plan~~ Access Management Plan (AMP) shall be required when any opening of or improvements to a public ~~accessway~~access area are proposed or required~~,~~ ~~and a Coastal Development Permit or other discretionary permit must be obtained for such opening or improvements. The access management plan~~. The AMP requirements shall apply to ~~commercial, residential, and visitor-serving~~ development ~~which~~that proposes or is required~~,~~ as a condition of project approval ~~, or proposes~~ to establish and open a public access area as part of the development proposal.

2. An ~~access management plan~~AMP will not be required for a proposed public access project if such ~~a plan~~an AMP has been previously prepared ~~and~~, if that ~~plan~~AMP includes all required elements, and ~~also~~if it addresses the proposed project as well as the entire ~~accessway.~~access area. If a previous ~~plan~~AMP does not meet these ~~conditions~~criteria, then an amended ~~*plan*~~AMP or a new AMP shall be required that meets these criteria.

~~B.~~ The AMP shall be required. ~~That amended plan shall address the appropriate elements such that, together with the original plan, it constitutes an adequate, complete plan.~~

3. ~~The *access* management plan or amended plan shall be required by, submitted to,~~ as a condition of project approval and approved by the Planning Department prior to the ~~application being considered complete.~~issuance of grading or building permits. It shall be prepared at the applicant's expense. ~~Four~~ The manner (electronic versus hard copy, number of copies ~~shall be~~, etc.) in which said Plan is to be submitted ~~to~~ shall be determined by the Planning Department.

~~C. The access management plan shall be in conformance with the resource protection and accessway standards of this ordinance and with the policies of the Del Monte Forest Land Use Plan. All elements of the plan must be in conformance with the "Public Access Development Standards" contained in Section 20.147.130.E.1-25. The plan shall be revised as necessary to meet each of these requirements, before the plan may receive County approval.~~

4. ~~5. The access management plan~~The AMP shall be prepared for ~~the~~an entire ~~accessway~~access area, and shall include, at a minimum, the following elements:

(a.) Overview

(1) ~~1)~~ Description of ~~accessway~~the access area location, setting, terrain, ~~length~~and ~~width, and~~dimensions.
(2) Description of existing land use and development in the area~~;~~.

~~b. Accessway Liability~~

(3) Description of the access area use hours.
(4) Site plan and elevations.

(b) Access area liability
(1) Identification of the entity responsible and liable for what happens to life and property within the ~~accessway easement~~access area.
(2) Description of insurance provisions.

~~c. Accessway Maintenance~~

(c) Access area maintenance
(1) Identification of the entity responsible for ~~accessway~~access area maintenance.
(2) Description of types and frequency of ongoing clean-up and periodic up-keep that will be undertaken by the responsible entity.

~~d. Accessway Siting~~

(3) ~~1)~~ A requirement that the public access area be maintained in a structurally sound manner and in a manner that maximizes public use and enjoyment in perpetuity.

(d) Access area siting
(1) Identification of entity responsible for surveying and determining the precise ~~accessway location and width~~access area dimensions.

(2) ~~2)~~ Description of the ~~accessway location and width. The trail easement~~access area's walkways, trails, connections (to roads, parking areas, other access areas, etc.) and other like elements, locations and dimensions. Easements covering such elements shall not be less than 10 feet in ~~width. The trail~~width, and the walkways, trails, connections, and other like elements shall not be less than 4 feet in width, unless as otherwise specified in the ~~access management plan~~AMP.

~~e. Accessway Improvements~~

~~1)~~ (e) Access area improvements
(1) Description of types, locations, and design of ~~accessway~~access area improvements, including trailheads, ~~signs~~overlooks, interpretive and directional signage, fencing, benches, picnic tables, ramps, ~~steps~~stairs, railings, trash enclosures, public facilities~~,~~ (including restrooms), etc.

(2) ~~2)~~ Description of landscaping~~, if proposed~~ and associated irrigation.

(3) ~~3)~~ Description of grading and tree removal required for the improvement projects.

(4) ~~4)~~ Explanation of the purpose and need for each improvement.

(5) ~~5)~~ Description of funding sources and amounts needed for improvement projects.

(6) ~~6)~~ Timetable for provision of improvements.

(~~f.~~) Parking (if applicable)

(1) ~~1) Detailing~~Description of amount of parking needed, given the expected amount of users, and the amount of parking to be provided.

(2) ~~2)~~ Description of parking ~~lot~~ areas, including in terms of location and dimensions.

(3) Description of parking ~~lot~~area design and improvements, including landscaping, barriers, signs, and space size/design.

(4) Analysis of the access to ~~the~~ parking ~~lot~~areas from ~~the~~ public ~~road~~roads, and the needed and proposed improvements to ~~the lot entrance~~parking area ingress and ~~the road~~egress in relation to public roads in order to assure safety.

(~~g.~~) Project ~~Analysis~~ analysis

(1) ~~Analyze and discuss~~ An analysis of impacts of the proposed ~~accessway~~access area and associated improvements in relation to ~~the following~~:

i. the amount of expected ~~accessway~~access area users and types of use;

ii. the maximum amount of people able to use the resource while still assuring ~~the resource's~~resource protection and long-term maintenance;

iii. ~~c)~~ wildlife, wetland, and environmentally sensitive ~~habitats~~habitat areas;

iv. ~~area~~on-site and nearby vegetation;

v. adjacent land uses;

vi. existing development, including neighborhood privacy;

vii. visual impacts:

viii. noise;

ix. fire ~~hazard~~hazards;

x. public safety; ~~and,~~

xi. conformity to the ~~"Public Access Criteria"~~development standards contained in section 20.~~144.150.E~~147.130.C of ~~this ordinance.~~the LCP;

xii. ~~l)~~ archaeological ~~resource m) m)~~ resources; and

xiii. other fragile resources.

(2) ~~Discuss~~A discussion of appropriate mitigation measures and improvements to be incorporated into the project in order to reduce ~~the~~any potential adverse impacts identified ~~above~~. Appropriate mitigation measures may include siting and design alternatives, as well as reasonable and necessary restrictions on campfires, firearms, motorized vehicles, dogs, collecting, and hours or seasons of use.

(~~h.~~) Public access area availability

(1) Development and uses that disrupt and/or degrade the public access area shall be prohibited (including areas set aside for private uses and barriers to public access). The access area shall be available for general public use in perpetuity, and shall not be obstructed in any way.

(i) Maps and ~~Figures~~figures
(1) General ~~Location Map;~~location map.

~~Q. Accessway Location Map;~~

(2) ~~Accessway Detailed Map~~Access area location map.
(3) Access area detailed map, showing contours, habitat and wetlands locations, and access alignment and width(s~~);~~).
(4) Access ~~Improvements Map~~improvements map, showing locations and types of proposed and future improvements~~; and~~,.
(5) Access ~~Improvements Detail~~improvements detail, showing elevations of the proposed improvements, with design, colors, and materials.

(6) ~~Maps~~All maps shall be at a scale to be determined by the project planner.

~~B. Access Analysis, Location, and Distribution~~

~~1. Prior to the determination that a development application is complete, the planner shall analyze whether public access is proposed or existing on the parcel in accordance to Del Monte Forest Land Use Plan Policy #145 and Appendix B (Site Specific Access Recommendations).~~

5. ~~C.~~ The AMP required of the Pebble Beach Company in connection with its Concept Plan (i.e. the Del Monte Forest Access Management Plan) shall be in conformance with the criteria of Section 20.147.095.I. That plan shall describe the manner in which general public access in the Del Monte Forest is to be managed and provided (including through improvements to existing access areas and development of new access areas, as appropriate), with the objective of maximizing public access to all major access points and all related public access areas, and maximizing utility and enjoyment of all such public access features through siting and design premised on seamlessly integrating them into the built and natural environment, and through provision of appropriate public access amenities and signage/information. The plan will detail public use hours, applicable access fees, allowed public access disruptions, and access implementation and management requirements.

B. Access Requirement

~~Development shall be required to provide public access where public access is proposed over the parcel, pursuant to Section 20.147.130.8.1.~~

1. Public recreational access opportunities shall be maximally provided consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.
~~Where~~ development includes or is required to provide public access,

theany land area to which such public access applies shall be, required either dedicated directly or offered in dedication as an easement or offer of dedication (according to the standards below) and madein fee to Monterey County as a condition of project approval required to be completed prior to issuance of building or grading permits. The easementdedication or offer of dedication shall be in accordance with the requirements of Section 20.142.130.

3. An easement shall be required to be granted to the County.64.280. The County shall then receive and hold all such easements. To meet the condition of project approval, the easement shall be required in accordance with the requirements of Section 20.142.130.

An easement shall be required to be granted if, at the time of project approval, the County is prepared to may designate suchanother public agency or nonprofit association non-profit acceptable to the Board of Supervisors to accept the easement. Prior to the designation,such access dedications if the recipient must demonstrate intent and/or demonstrates the ability to manage the accessthem consistent with the access requirements contained in Appendix B of the Del Monte Forest Land Use Plan. To meet the condition, the offer of dedication shall be required in accordancespecific objectives associated with the requirements in Section 20.142.130. (LUP Policy #128)

Public access will not be *required for* the following development:

replacement of any structure pursuant to Section 20.140.070.G;
demolition and reconstruction of a single family residence provided that the reconstructed residence does not exceed either the floor area, height, or bulk of the former structure by more than 10 percent, and that the reconstructed residence is sited in the same location on the affected property as. the former structure ;
improvements to any structure which do not change the intensity of its use, which do not increase either the floor or public access area, height or bulk of the structure by ,more than 10 percent, which do not block or impede in question and the public trust. The terms of all access dedications may be enforced by the County or their designee, and shall revert to the County if the recipient is unable or unwilling to appropriately manage the public access area in question consistent with its intended purpose in the future. All dedications shall be accompanied by adequate funding to allow the public access, objectives and requirements to be fully realized. Direct dedications are the preferred method of implementing these easement and which do not result in a seaward encroachment by the structure;
reconstruction /or repair of any seawall provided, however, that the reconstructed property transfer requirements, but offers to dedicate easements and/or repaired seawall is not seaward of the location of the former structure; or,

2. e. repair or property may also be used if a direct dedication is not possible. Dedicated access areas shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance activity for which a coastal development permit shall be required pursuant to Section 20.140.070.D unless the decision-making body determines that the activity will have an adverse impact on lateral public access along the beachand liability of the access area.

3. D. New development shall include public access except where: (a) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, or adequate public access exists nearby; or (b) the new development project does not impact public access. The amount and type of public access provided shall be directly related and proportional to the public access impact identified.

C. Development Standards

~~Development of public access to shoreline must be provided in accordance with the design criteria as contained in Appendix "B", the "Site Specific Shoreline Public Access Design Criteria" in the Del Monte Forest Land Use Plan.~~

1. Development of improvements to and the opening or expansion of~~,~~ public ~~accessways~~access areas shall be in accordance with the ~~access management plan~~AMP required for the ~~accessway~~access area, as per Section 20.147.130.A. The ~~access management plan~~AMP shall become the standard for all improvements to and management of the access. As conditions of project approval, the improvements proposed as part of the development shall be developed and managed according to the specifications of the ~~access management plan~~AMP.

2. For any approved development that includes an AMP, a note shall be recorded with the County Recorder and placed on a subdivision map~~,~~ (if ~~the access management plan~~subdivision is ~~approved as a~~part of the ~~proposal,~~approval) stating that an~~. access management plan~~ AMP has been prepared for the ~~accessway~~access area and is on file with the Monterey County Planning Department, and that all improvements to the ~~accessway~~access area must be in accordance with the ~~plan.~~AMP. The note shall be recorded in accordance with the requirements of Section 20.~~142~~147.130.

~~Existing~~ public access areas, including shoreline access areas, interior trails and road access, shall be permanently protected for long-term and continued public use~~. Access shall be improved, conveyed, and managed in accordance with the implementation ordinance development standards and site specific access recommendations. Other coastal areas identified on the Del Monte Forest Area Land Use Plan Access Maps for public use shall also be protected for such use (Ref. Policy #120 Del. Monte Forest Area Land Use Plan).~~

3. ~~5. Existing visual access from 17 Mile Drive~~, and ~~from major public viewpoint turnouts along the Drive as shown on the Del Monte Forest Area Land Use Plan visual Resources Map shall be permanently protected as an important component of shoreline access and public recreational use. The determination of visual sensitivity shall be made on a case by case basis by staff by a site visit to the proposed project location. Visual sensitivity shall be made using the criteria for visual sensitivity determination in Section 20.147.070.A.1&2 "Public viewshed determination" Development which impacts the visual component of these areas such as ridgeline development and tree removal not critical to development of the footprint of the dwelling and the immediate access area is prohibited (Ref. Policy #122 Del Monte Forest Land Use Plan).~~development on sites that provide such access shall be required to ensure such access areas are so protected, including through dedication of access easements and/or property.

~~6. Blufftop and lateral access along or near the shoreline is appropriate in the areas shown on the site specific access map contained in Figure 16 "Shoreline Access" of the Del Monte Forest Area Land Use Plan. This shall be achieved through the imposition of conditions of approval on the project. A specific condition of approval shall be imposed on all discretionary projects to require that the development must comply with all recommendations and requirements contained in the site specific access plan (Ref. Policy #123 Del Monte Forest Area Land Use Plan).~~

4. ~~7.~~ For areas not appropriate for access, public access shall be discouraged. Where such areas are located on private land, the County shall cooperate with landowners to develop effective methods for directing access to appropriate locations.

5. Public viewsheds are an important component of shoreline access and public recreational use. Development shall not block significant public views and shall not significantly adversely impact public views and scenic character, including with specific

attention to the 17-Mile Drive corridor and designated public access areas/vista points.

6. Development on sites that could provide for enhanced public access (e.g., filling a gap in relation to adjacent access areas) should be required to provide such access, including through dedication of access easements and/or property.

7. New development shall be sited and designed to avoid ~~encroachment on to designated~~ adversely affecting public access areas, including trail ~~routes~~access (see ~~Figure 15, "Recreational Facilities" in the Del Monte Forest Area Land Use Plan).~~, for example, LUP Figure 8). Trail dedications necessary to provide public access connections to existing public access areas consistent with ~~implementation ordinance~~LCP policies ~~and site specific access recommendations~~ shall be required as a condition of development approval. ~~If,~~A trail may be realigned due to habitat or safety constraints~~, development entirely outside the trail route is not feasible, the route shall be realigned.~~ if appropriate and consistent with the LCP. Approved realignments shall be generally equivalent in terms of connectivity, utility, and public use value to the original route ~~(Ref. Policy #124 Del Monte Forest Area Land Use Plan).~~.

8. ~~8.~~ While encouraging maximum public access, this LCP also intends to ensure that the privacy, safety, health, and property of residents are protected through the implementation of the following standards for the siting and design of public access improvements in residential areas:
To provide adequate separation between shoreline access and residential uses to protect the privacy and security of homes, the ~~locations of public access must comply to the following setbacks:~~

~~the~~ edge of lateral shoreline access trails must be located a minimum of ~~25' from any occupied residence~~25 feet, and~~;~~

(a) ~~the edge of~~ vertical shoreline access trails ~~must be located at~~ a minimum of ~~10' away~~10 feet, from any occupied residential structure if feasible while still providing for adequate public access.

~~(Ref. Policy #125 Del Monte Forest Area Land Use Plan).~~

(b) ~~9.~~ Maximize the use of appropriate landscaping, fences and grade separation between access routes and residences to protect privacy so long as such measures do not adversely impact access connectivity, utility, and public use value.

9. Public pedestrian ~~-~~access to, and along, the Spanish Bay shoreline shall be maintained by developing and adequately ~~-~~marking a shoreline trail from Asilomar State Beach to the southerly end of Moss Beach, where the southerly end of Spanish Bay Drive ~~is to be terminated. Public parking shall be provided to offset parking losses associated with the elimination of Spanish Bay Drive. Conformance with Site Specific Shoreline Public Access Design Criteria for the Spanish Bay coast and planning area shall be required (Ref. Policy #126 Del *Monte* Forest Land Use Plan).~~terminates.

10. ~~10.~~ Public access plans for the Spanish Bay planning area ~~shall~~should be coordinated with plans of the State Department of Parks and Recreation for adjoining Asilomar State Beach to ensure compatibility, seamless connectivity, and a balance of public access opportunities ~~(Ref. Policy #127 Del Monte Forest Area Land Use Plan).~~.

~~11. All access dedications may be enforced by the County or their designee and shall revert to~~

~~the County if the recipient is unable to manage the access consistent with the site specific recommendations and the intended purpose of providing public access. An offer to dedicate is the appropriate legal instrument (Ref. Policy #128 Del Monte Forest Area Land Use Plan).~~

11. ~~12. In accordance with the agreement between Pebble Beach Company and Del Monte Forest Foundation, the~~The County shall receive and hold all easements and/or property dedicated for public access areas (including for shoreline and inland trails) as a result of conditions placed on new development. The County may designate another public agency or non-profit acceptable to the Board of Supervisors to accept such access area dedications if the recipient demonstrates the ability to manage them consistent with the specific objectives associated with the public access area in question and the public trust. The terms of all access area easements and/or access area property restrictions may be enforced by the County or their designee, and shall revert to the County if the recipient is unable or unwilling to appropriately manage the public access area in question consistent with its intended purpose in the future. All dedications shall be accompanied by adequate funding to allow the public access objectives and requirements to be fully realized. Direct dedications are the preferred method of implementing these easement and/or property transfer requirements, but offers to dedicate easements and/or property may also be used if a direct dedication is not possible.

12. The responsibility for, and costs of, all improvements, maintenance and operation of~~: the following access areas to be ultimately deeded to~~ Del Monte Forest ~~Foundation by~~ access areas on Pebble Beach Company land (and on land for which the Pebble Beach Company~~,~~ has assumed such obligation), including existing access areas and any others that are developed over time by Pebble Beach Company, and including all shoreline access areas and all shoreline and interior Forest trails (see LUP Figure 8) shall be borne by Pebble Beach Company~~:~~ or its successors in interest in perpetuity.

~~Spanish Bay~~
~~Point Joe to Birdrock~~
~~Bird Rock~~
~~Bird Rock to Fan Shell Beach~~
~~Fan Shell Beach~~
~~Cypress Point~~
~~Lone Cypress~~
~~Ghost Tree~~
~~Stillwater Cove~~

~~(Ref. Policy #129 Del Monte Forest Area Land Use Plan).~~

13. ~~13.~~ Active management of all public access areas, both public and privately owned, shall be required.

14. Where public access ~~already occurs~~exists, or is proposed, in environmentally sensitive habitat areas, it shall be limited to low-intensity recreational, scientific, or educational resource-dependent uses such as nature study and observation, education programs (in which collecting is ~~prohibited or~~ restricted ~~by existing State or County regulations~~), photography, and hiking. Access in such areas shall be controlled through siting and designs which confine it to designated trails and ~~paths. This should be achieved through implementation of site specific access recommendations for these areas (Ref. Policy #131 Del Monte Forest Area Land Use Plan).~~areas. Plans to improve existing trails or create new trails shall ensure as a condition of approval that environmentally sensitive habitat areas are protected.

15. ~~14.~~ Public access to areas ~~containing rare, endangered, or~~where sensitive plant species occur shall be sited and designed to avoid individual plant specimens, and to prevent impacts which would significantly degrade such plants ~~may only be permitted under controlled circumstances and in accordance with site specific access recommendations.~~and their habitat. Management of the access in consideration of the environmentally sensitive habitat shall be detailed in the Access Management Plan prepared for the access in accordance with Section 20.147.130.A~~, as based on~~.

16. Public access to the ~~biologic survey prepared~~Lone Cypress and Ghost Tree sites, and to the Crocker cypress grove, shall be managed in order to protect the Monterey cypress and their habitat. Management will entail improvement and maintenance of designated paths, and signing and fencing of degraded areas to allow for ~~the access~~habitat restoration, as necessary.

17. Recreational access to environmentally sensitive marine habitats, including rookeries, roosting and haul-out sites, intertidal areas and kelp beds, ~~is restricted to remain consistent with the site specific access recommendations for these areas contained in the Open Space Advisory Committee Plan Appendix "B", the "Site Specific Shoreline Public Access Design Criteria" in the Del Monte Forest Land Use Plan (Ref. Policy #134 Del Monte Forest Area Land Use Plan).~~should be restricted.

18. Plans to improve existing trails or create new trails shall ensure as a condition of approval that environmentally sensitive habitat areas are protected.

19. Future development ~~is required to meet the development standards criteria contained in Section 20.147.070 "Scenic~~shall be compatible with the goal of retaining and ~~Visual Resources~~enhancing public visual access. Development ~~Standards". Development within~~shall not block significant public views and shall not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public ~~viewsheds identified on the visual resources map~~access areas/vista points, and shall be ~~located~~sited and designed to be compatible with the existing scenic character of the area ~~and minimize the obstruction of public views to and along the shoreline (Ref. Policy #136 Del Monte Forest Area Land Use Plan).~~.

20. Access improvements, including trails, stairs, ramps, railings, restrooms, and parking facilities, shall be sited and designed in a manner compatible with the scenic character of the surrounding environment. ~~Detailed design criteria are included in the Appendix "B", the "Site Specific Shoreline Public Access Design Criteria" in the Del Monte Forest Land Use Plan (Ref. Policy #137 Del Monte Forest Area Land Use Plan).~~

21. ~~Parking locations~~Public safety shall be considered wherever shoreline access is provided. Improvements shall improve public safety when possible. In extremely hazardous areas where safe access to the shoreline is not feasible, visual access should be emphasized.

22. Public parking is an important component of public access in the Forest. Existing public parking areas shall be protected, maintained and, where feasible, enhanced for public parking utility and public viewshed enhancement. In maintaining existing public recreational access areas and developing new access areas, the following parking guidelines shall be considered:

(a) The provision of parking, including ~~the~~ any necessary access road to ~~the~~ parking ~~site,*shall~~sites, should not ~~encroach upon~~detract from the ~~shoreline~~public access destination. ~~Shoreline parking shall be located on the inland side of the access road, where feasible.~~

~~Only the~~Parking improvements shall entail minimum ~~amount of~~

~~grading and all other site~~ land disturbance and shall ~~be allowed for all parking improvements.~~

(b) ~~In accordance with Section 20.147.040 "Environmentally Sensitive Habitat Areas", parking shall not be located in or adjacent to environmentally sensitive habitats. A minimum setback of 50' from~~avoid environmentally sensitive habitat areas ~~is required. (Ref. Policies #135 and 139 Del Monte Forest Area Land Use Plan).~~.

(c) Parking improvements and parked cars shall not degrade or obstruct the public viewshed.

(d) Adequate, safe, and controlled pedestrian access shall be ~~incorporated into the access design for the traveling of pedestrians~~provided, where possible, from the parking area to the primary destination point ~~(Ref. Policy #139 Del Monte Forest Area Land Use Plan).~~.

(e) Safe ~~ingress'~~ingress to and egress from the ~~access~~public roadway must be possible ~~(Ref. Policy #139 Del Monte Forest Area Land Use Plan).~~.

(f) Parking areas should entail minimum conflicts with surrounding land uses.

(g) The number of parking spaces provided ~~shall~~should correspond to the capacity of the ~~shoreline destination point~~access area as determined ~~through staff review of the destination points'~~by its size, sensitivity of its resources, and the intensity of uses appropriate for the area ~~as indicated in the site specific access recommendations in the Appendix "B", the "Site Specific Shoreline Public Access Design Criteria" in the Del Monte Forest Land Use Plan (Ref. Policy #139 Del Monte Forest Area Land Use Plan).~~.

(h) Parking sites and turnouts shall be located in geologically stable areas, where they ~~will~~would not cause or contribute to slope failure or excessive erosion. Potential degradation of water quality ~~by the parking facility~~ shall be reduced through the ~~.~~ use of impervious materials such as block pavement and gravel, ~~impervious oil traps~~ and through ~~on-site~~onsite control, including filtration and treatment, of storm runoff ~~(Ref. Policy #139 Del Monte Forest Area Land Use Plan).~~.

23. The public recreational access network and amenities in the Forest shall be clearly identified by a uniform system of informational and directional signs that identifies public access areas, vista points, bicycle, pedestrian, and equestrian paths, specific shoreline destinations and areas where access is hazardous or restricted. Signs shall be designed so as to provide clear information without impacting public views and site character. The California Coastal Trail (CCT) and public nature of the CCT shall be clearly identified on appropriate signs throughout the Forest.

All unimproved access areas that are available to the public and that pose safety risks should have signs posted regarding possible safety risks. Hazardous areas that are closed to the public should be appropriately signed to prohibit access.

Interpretive signage shall be placed at all major public access points as well as at appropriate locations along shoreline and forest trails to educate the public and Forest residents about the natural history of the area.

Informational brochures and trail maps shall be available to the public at all entry gates, shall clearly identify and describe the use parameters for all public access areas, including publicly available access facilities within the Forest, and shall be updated and revised as necessary to reflect the most current public access areas and facilities in the Forest.

24. Residential development and the internal circulation network of the Forest should be planned and developed in a manner that separates visitor and resident traffic as much as possible.

25. Public transit (bus) operators shall be encouraged to serve concentrated visitor-serving facilities as a means of providing employee transit and reducing congested shoreline access routes.

26. Public access improvements shall ensure that a variety of access opportunities are provided and available.

27. In all areas where topography permits, shoreline access shall be provided for the disabled by building paths and ramps for wheelchairs if feasible without significant alterations to major landforms.

28. Trail easements shall not be less than 10 feet in width, and trails shall not be less than 4 feet in width, unless other dimensions are necessary to appropriately protect coastal resources consistent with the LCP and/or to appropriately provide trail access, and are identified in the required access management plan.
Development and uses within the public access areas that disrupt and/or degrade public access (including areas set aside for private uses, and barriers to public access such as fences, temporary structures, private use signs, closures, etc.) shall be prohibited, except that the Pebble Beach Company may charge a vehicular gate fee subject to LUP requirements, and except that the Pebble Beach Company may restrict entrance to the Del Monte Forest and/or use of 17-Mile Drive and other public access areas during special events in the Forest as long as such public access use restrictions are minimized as much as possible and are clearly identified through all necessary processes. Public access areas shall be maintained in a manner that maximizes public use and enjoyment consistent with the operation of the applicable public access area.

SECTION 6. Attachments 1, 2, and 3 of Chapter 20.147 (Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area) of the Monterey County Code are repealed.

SECTION 7. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 8. EFFECTIVE DATE. This Ordinance shall become effective on the 31st day following its adoption or the day certification by the California Coastal Commission becomes final and effective, whichever occurs later.

PASSED AND ADOPTED this ____ day of _____, 2012, by the following vote:

AYES:
NOES:
ABSENT:

ABSTAIN:

_____
Chair, Monterey County Board of Supervisors

A T T E S T:
GAIL T. BORKOWSKI,
Clerk of the Board of Supervisors

By:_____
Deputy

APPROVED AS TO FORM

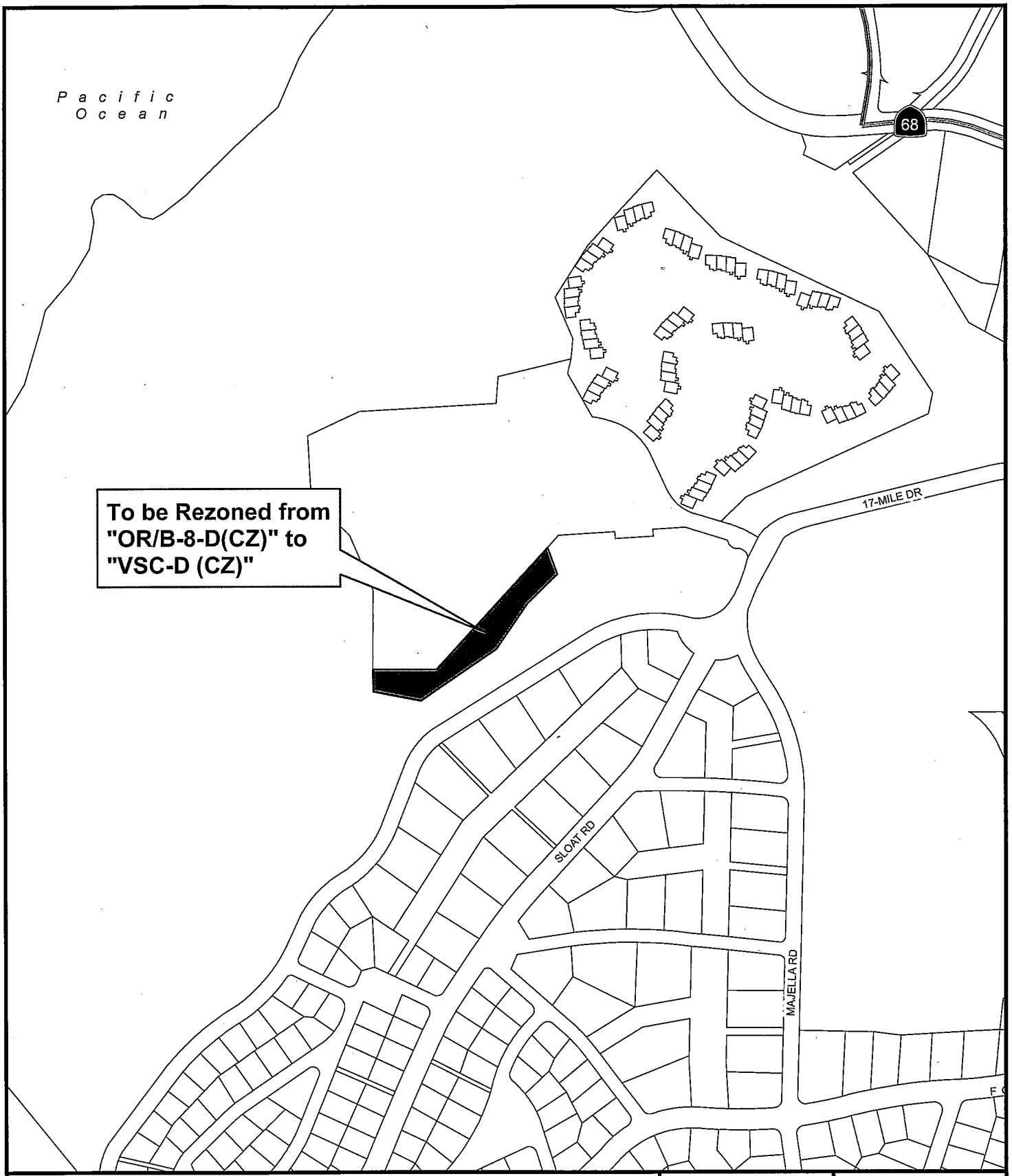
WENDY STRIMLING
Deputy County Counsel

EXHIBITS A - U to ORDINANCE
ZONING MAP SECTIONS 20-10 and 20-16

PLN100138 – Pebble Beach Company

Board of Supervisors
January 24, 2012

Exhibit A



PROPOSED REZONING OF SECTION 20-10

Area: THE INN AND LINKS AT SPANISH BAY

FILE # PLN100138, PEBBLE BEACH COMPANY

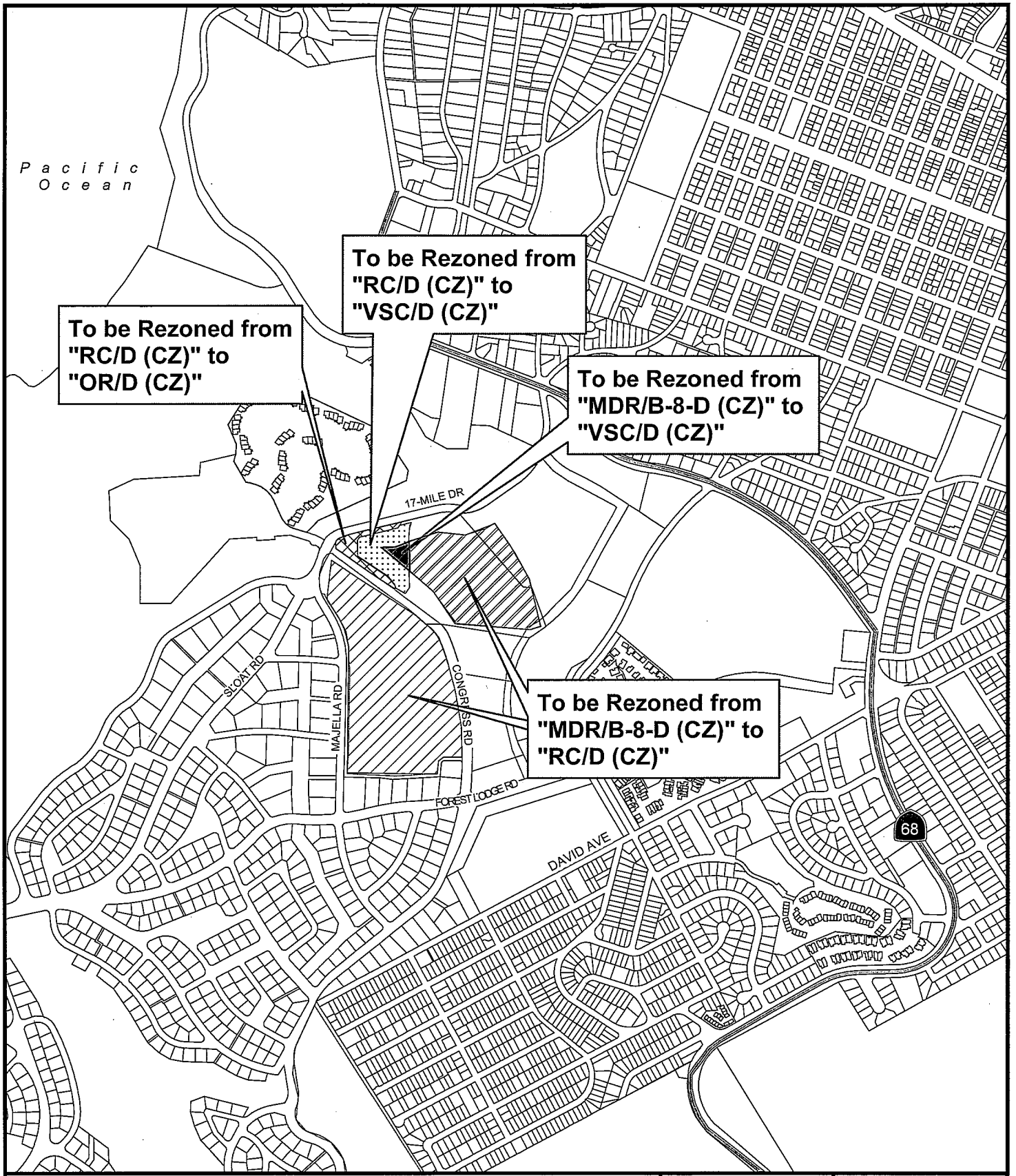
N

0 400

Feet

MONTEREY COUNTY CALIFORNIA 1850

Exhibit B



PROPOSED REZONING OF SECTION 20-10

Area: B and C

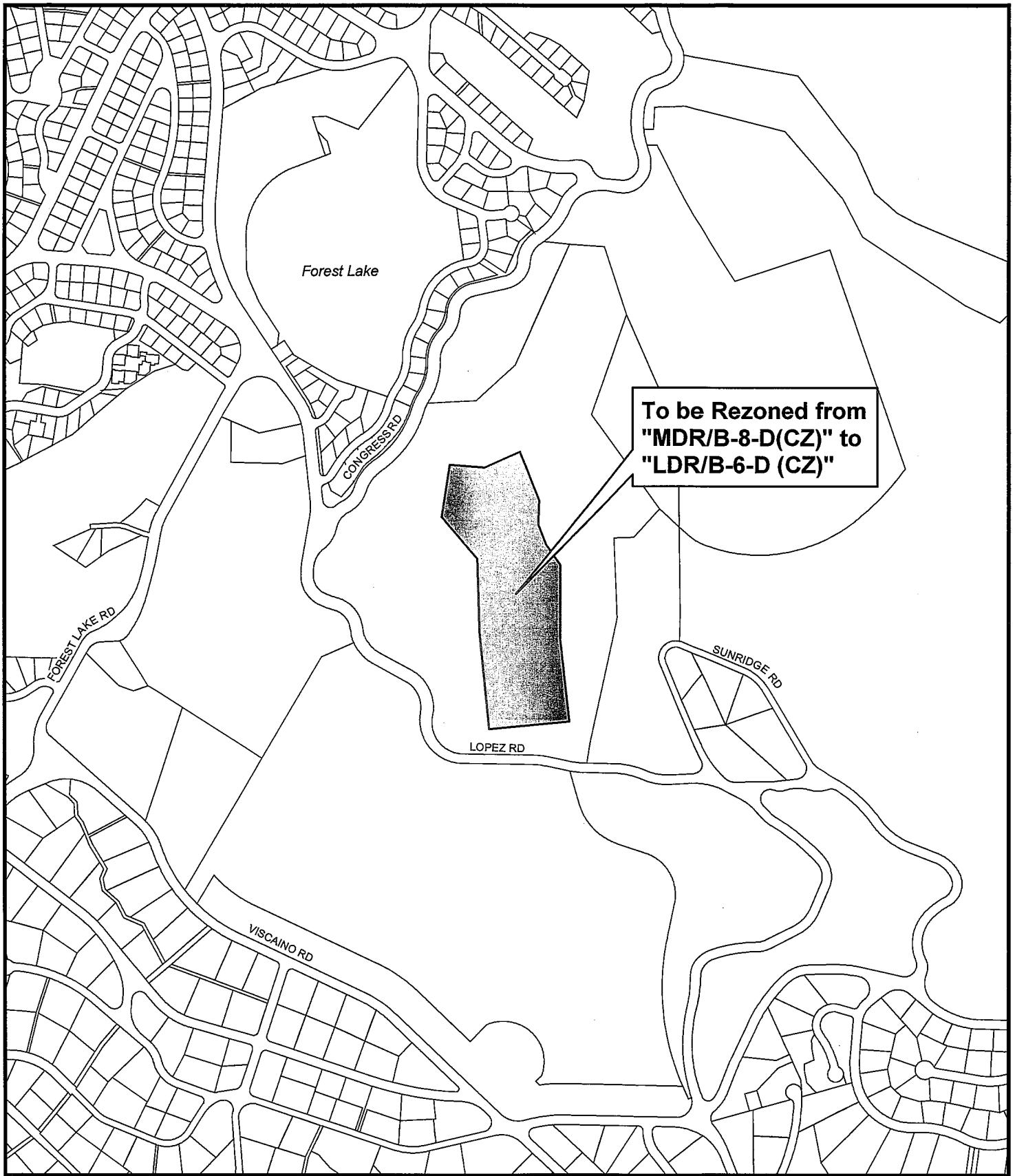
FILE # PLN100138, PEBBLE BEACH COMPANY

N

0 1,000

Feet

Exhibit C



PROPOSED REZONING OF SECTION 20-10

Area: F-2

FILE # PLN100138, PEBBLE BEACH COMPANY

N

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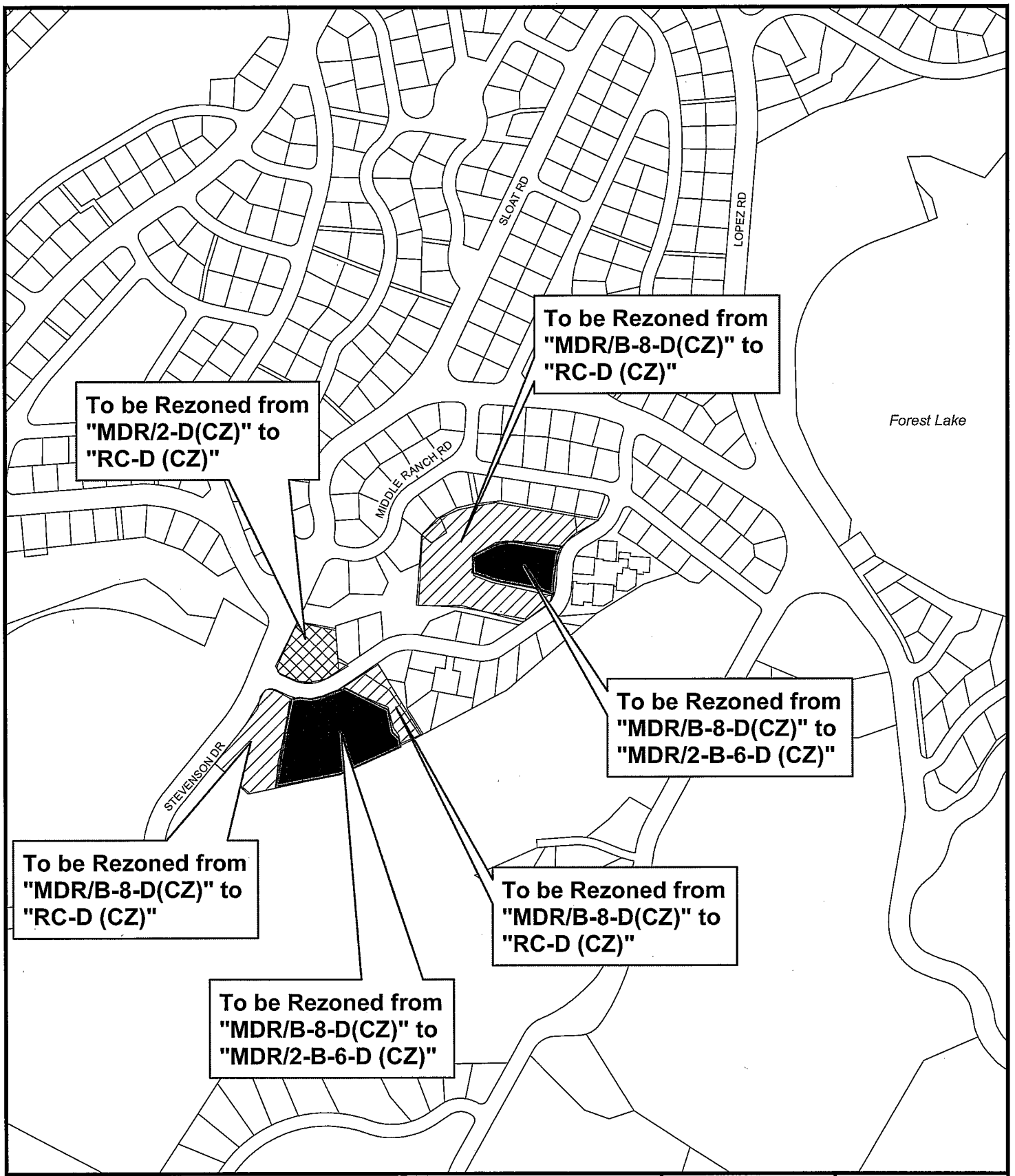
Feet

Exhibit D



PROPOSED REZONING OF SECTION 20-10

Area: J

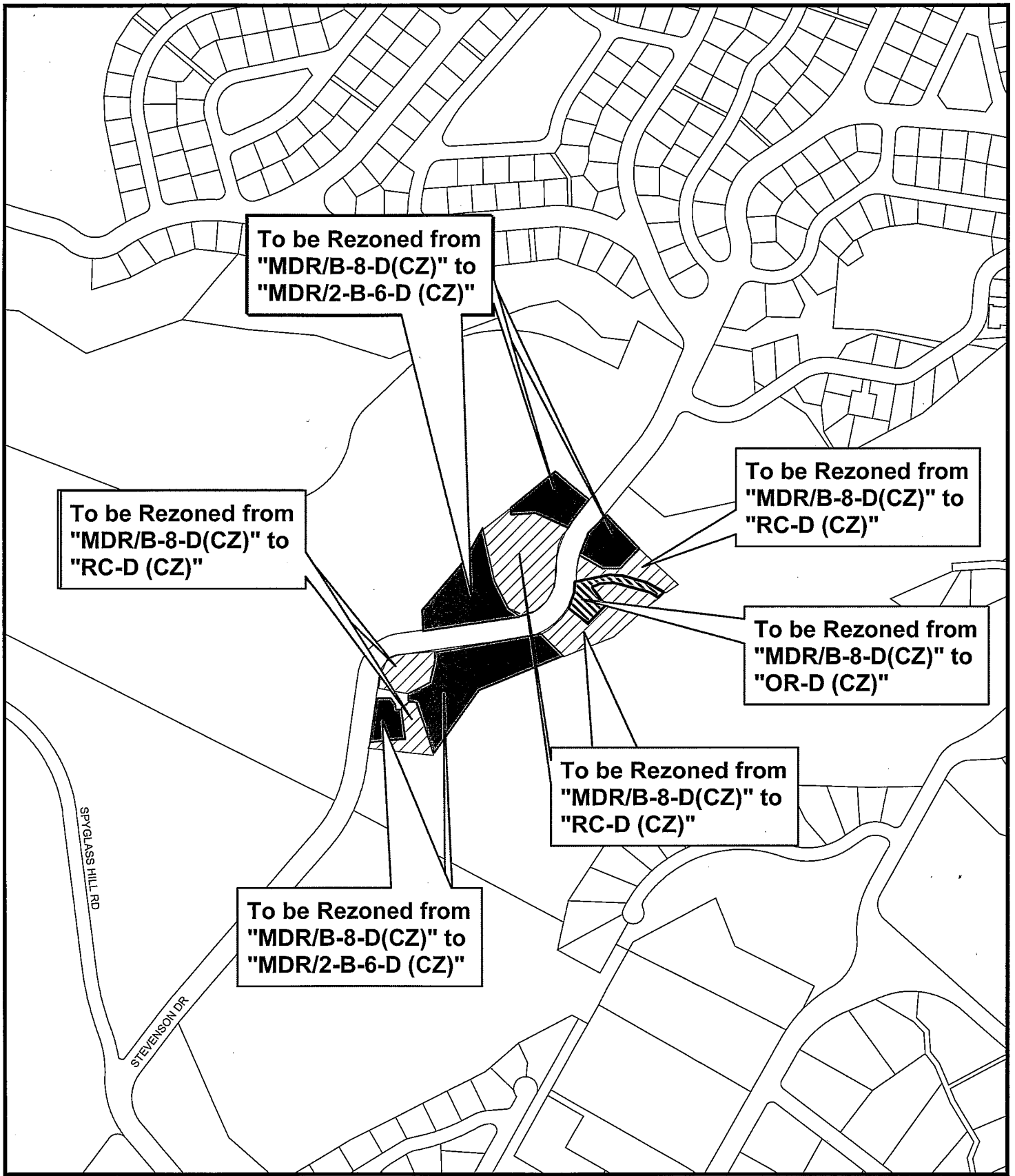
FILE # PLN100138, PEBBLE BEACH COMPANY

N

0 500

Feet

Exhibit E



PROPOSED REZONING OF SECTION 20-10

Area: K

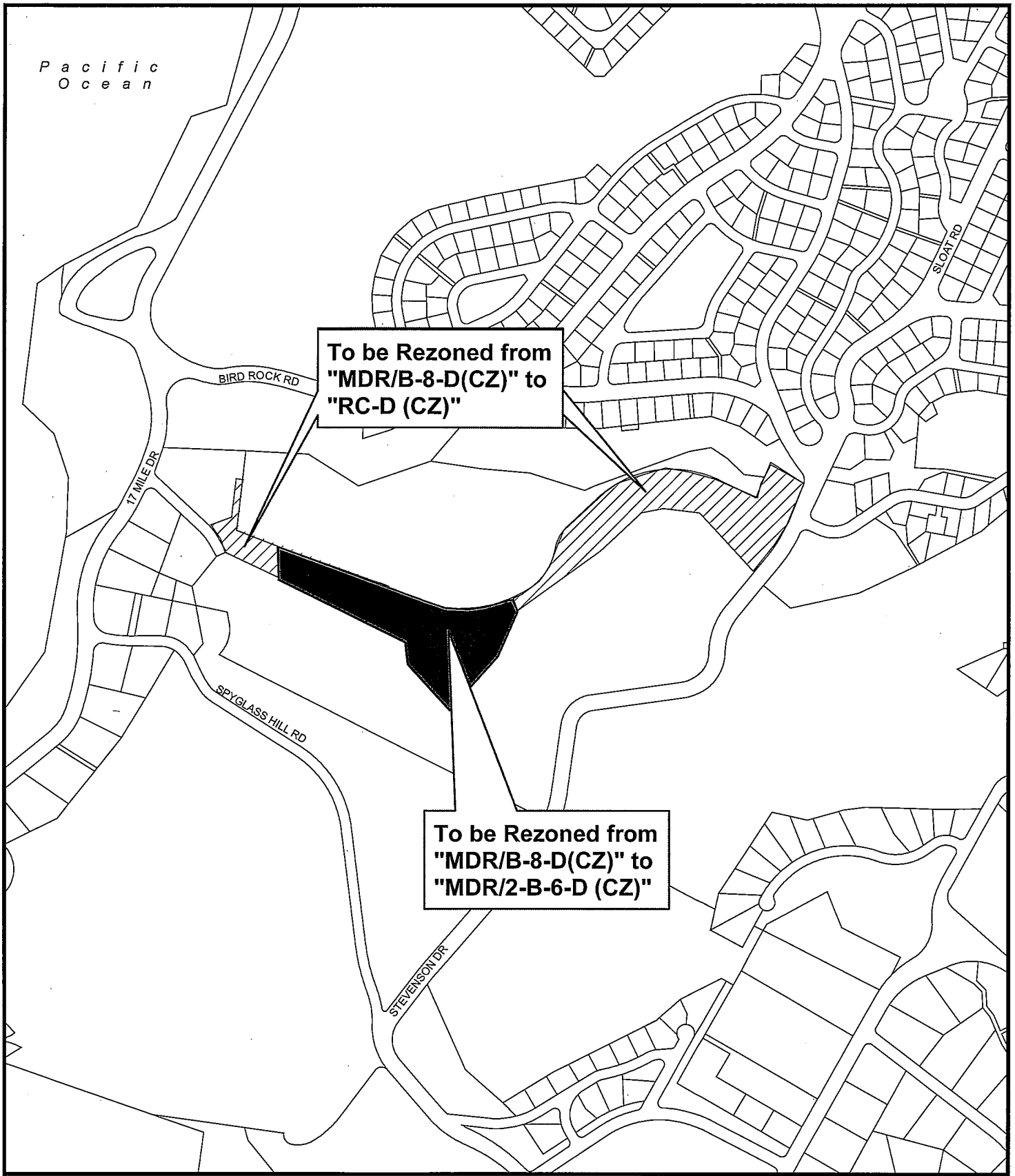
FILE # PLN100138, PEBBLE BEACH COMPANY

N

0 500

Feet

Exhibit F



PROPOSED REZONING OF SECTION 20-10

Area: L

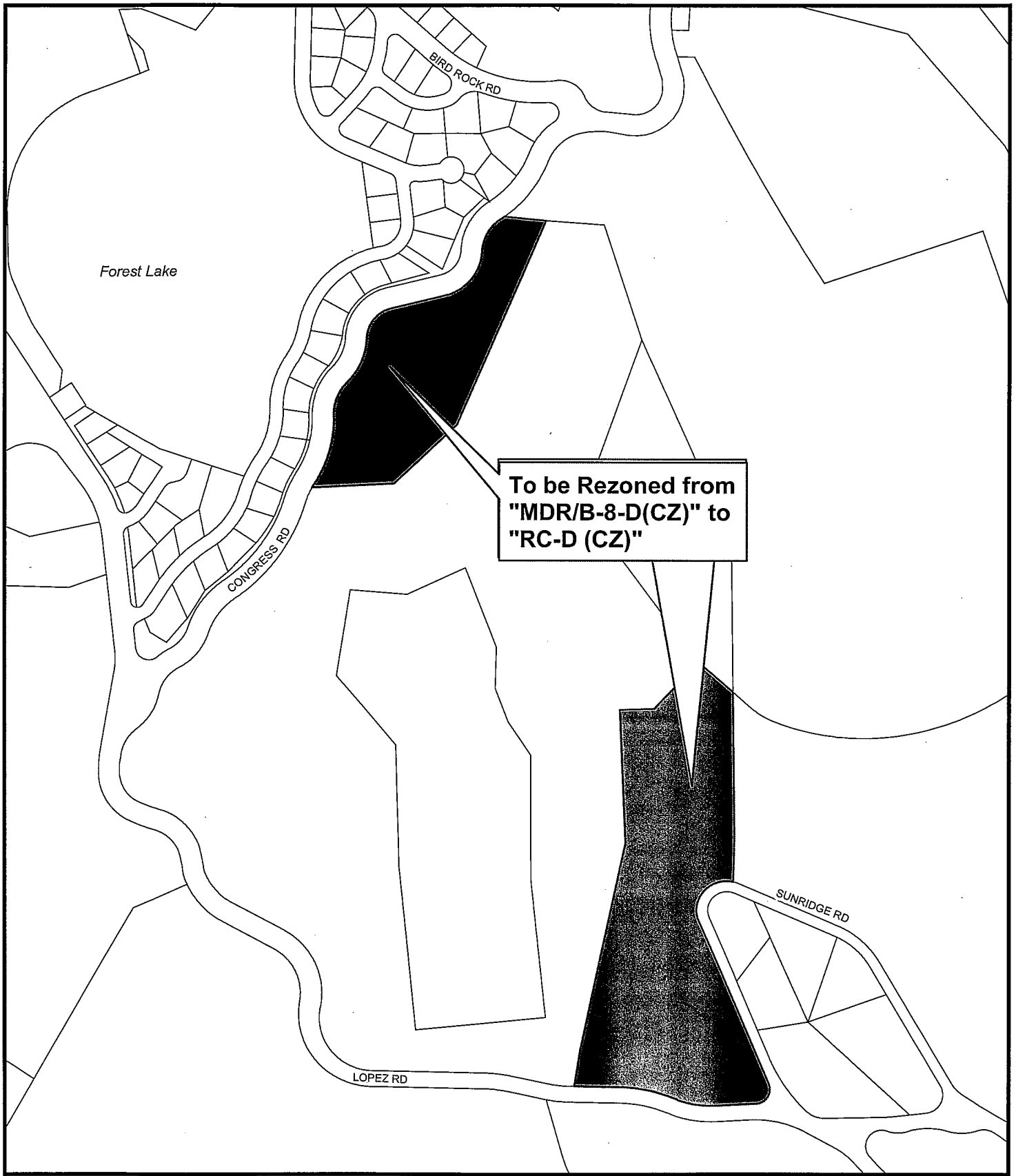
FILE # PLN100138, PEBBLE BEACH COMPANY

N

0 500

Feet

Exhibit 6



PROPOSED REZONING OF SECTION 20-10

Area: F-1 AND F-3

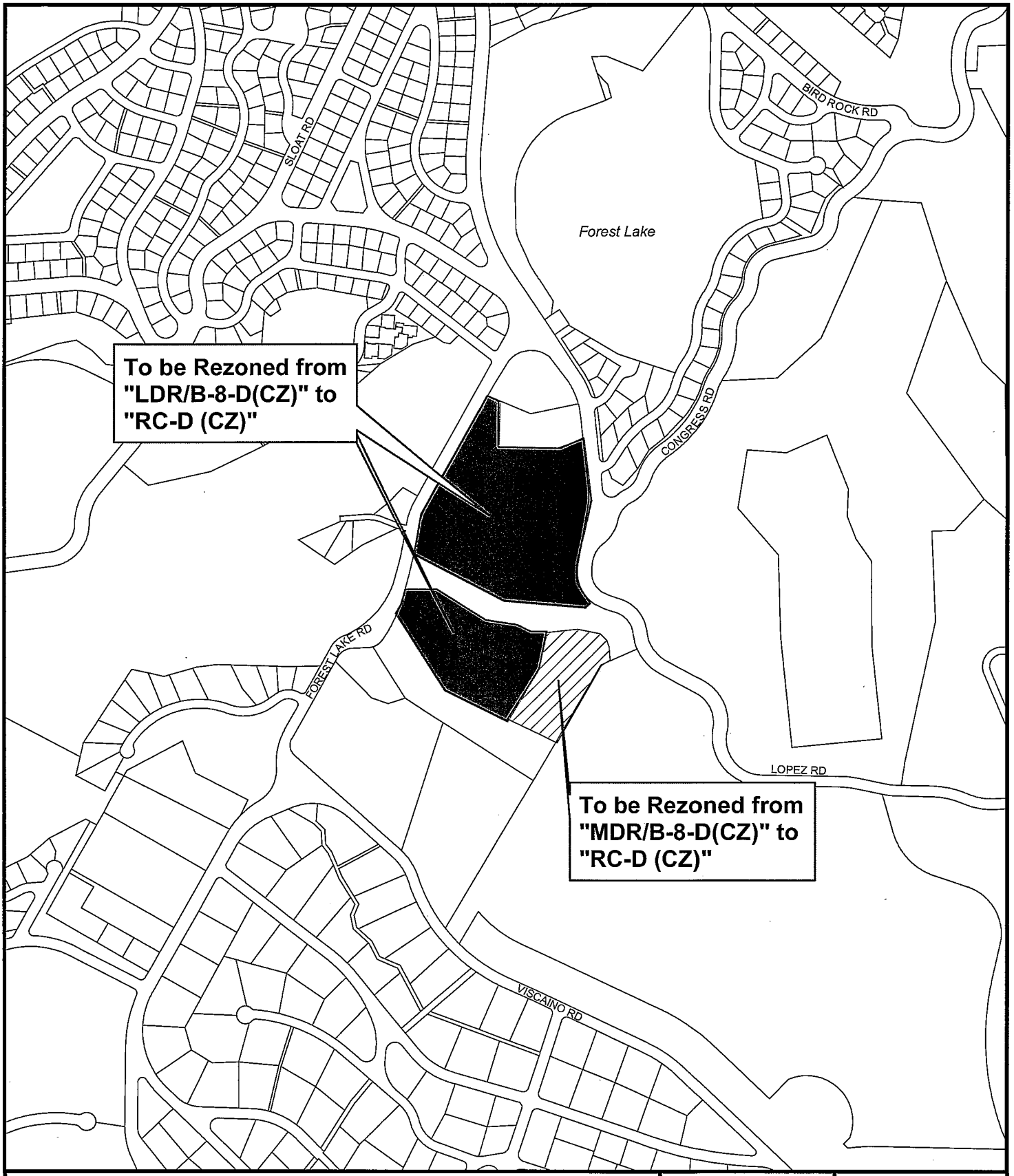
FILE # PLN100138, PEBBLE BEACH COMPANY

N

0 400

Feet

Exhibit H



PROPOSED REZONING OF SECTION 20-10

Area: I-1

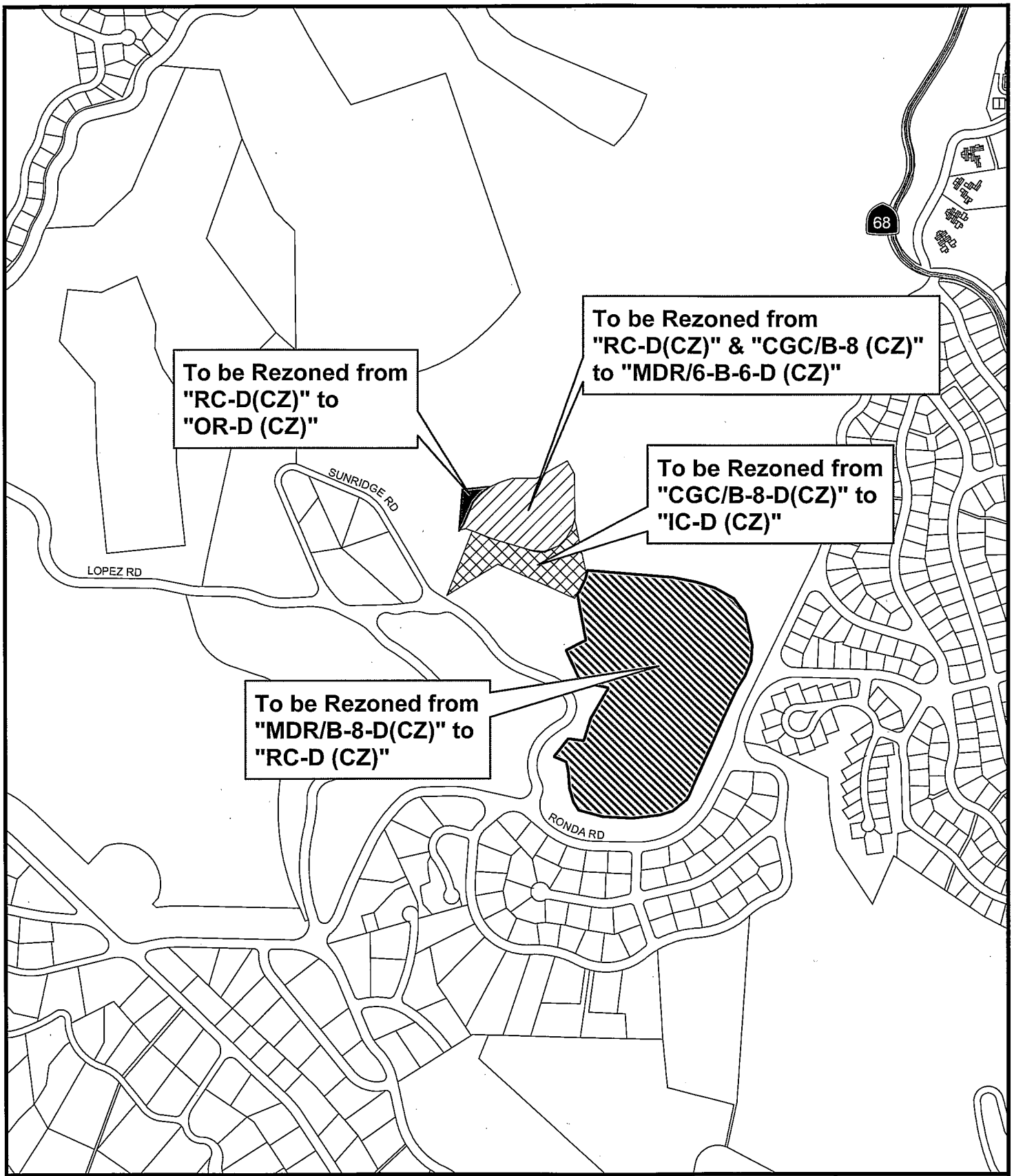
FILE # PLN100138, PEBBLE BEACH COMPANY

N

0 400

Feet

Exhibit E



PROPOSED REZONING OF SECTIONS 20-10 & 20-16

Area: CORPORATION YARD AND HUCKLEBERRY HILL NATURAL AREA

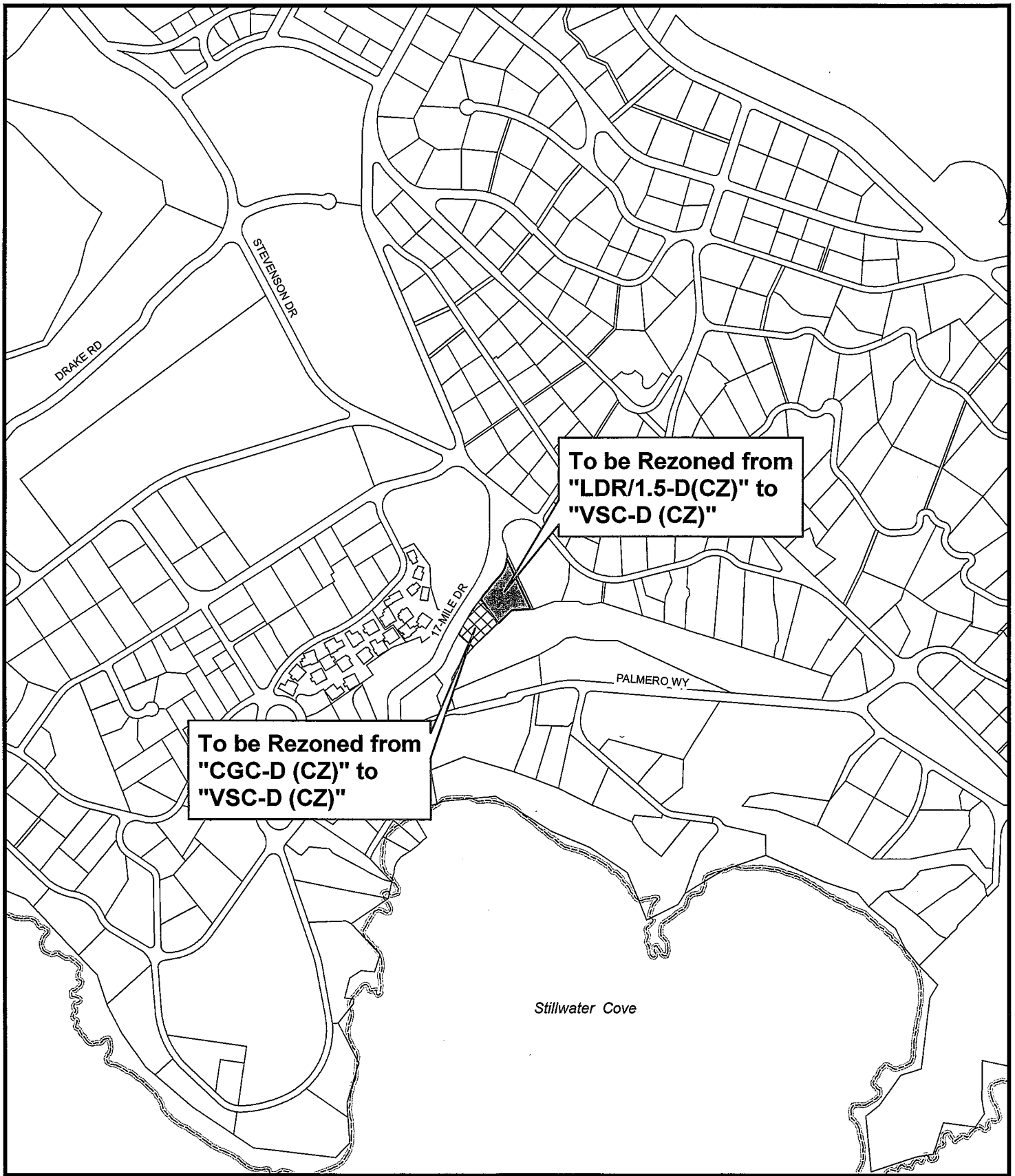
FILE # PLN100138, PEBBLE BEACH COMPANY

N

0 500

Feet

Exhibit 5



PROPOSED REZONING OF SECTION 20-16

Area: THE LODGE AT PEBBLE BEACH

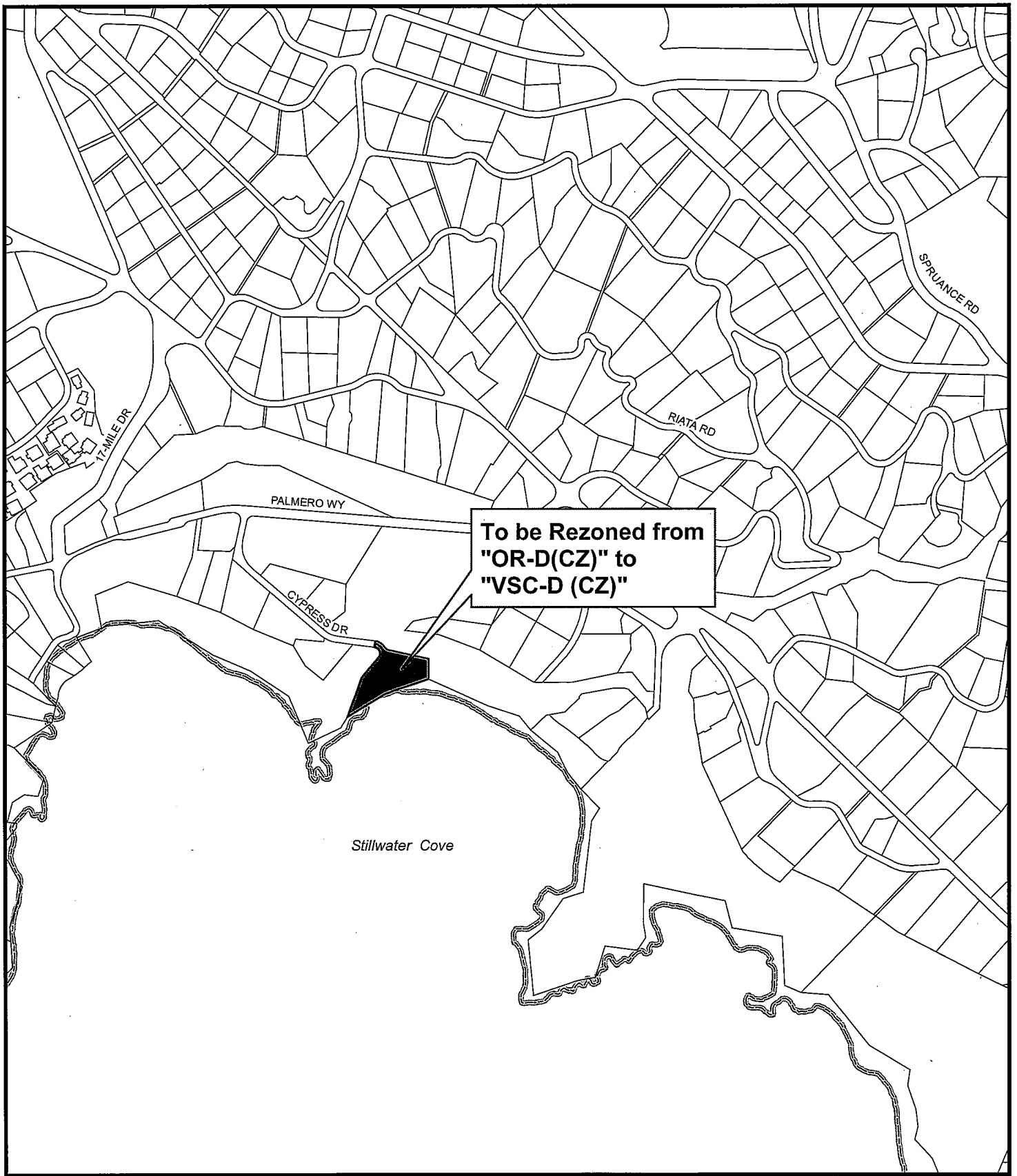
FILE # PLN100138, PEBBLE BEACH COMPANY

N

0 500

Feet

Exhibit K



PROPOSED REZONING OF SECTION 20-16

Area: THE BEACH AND TENNIS CLUB

FILE # PLN100138, PEBBLE BEACH COMPANY

N

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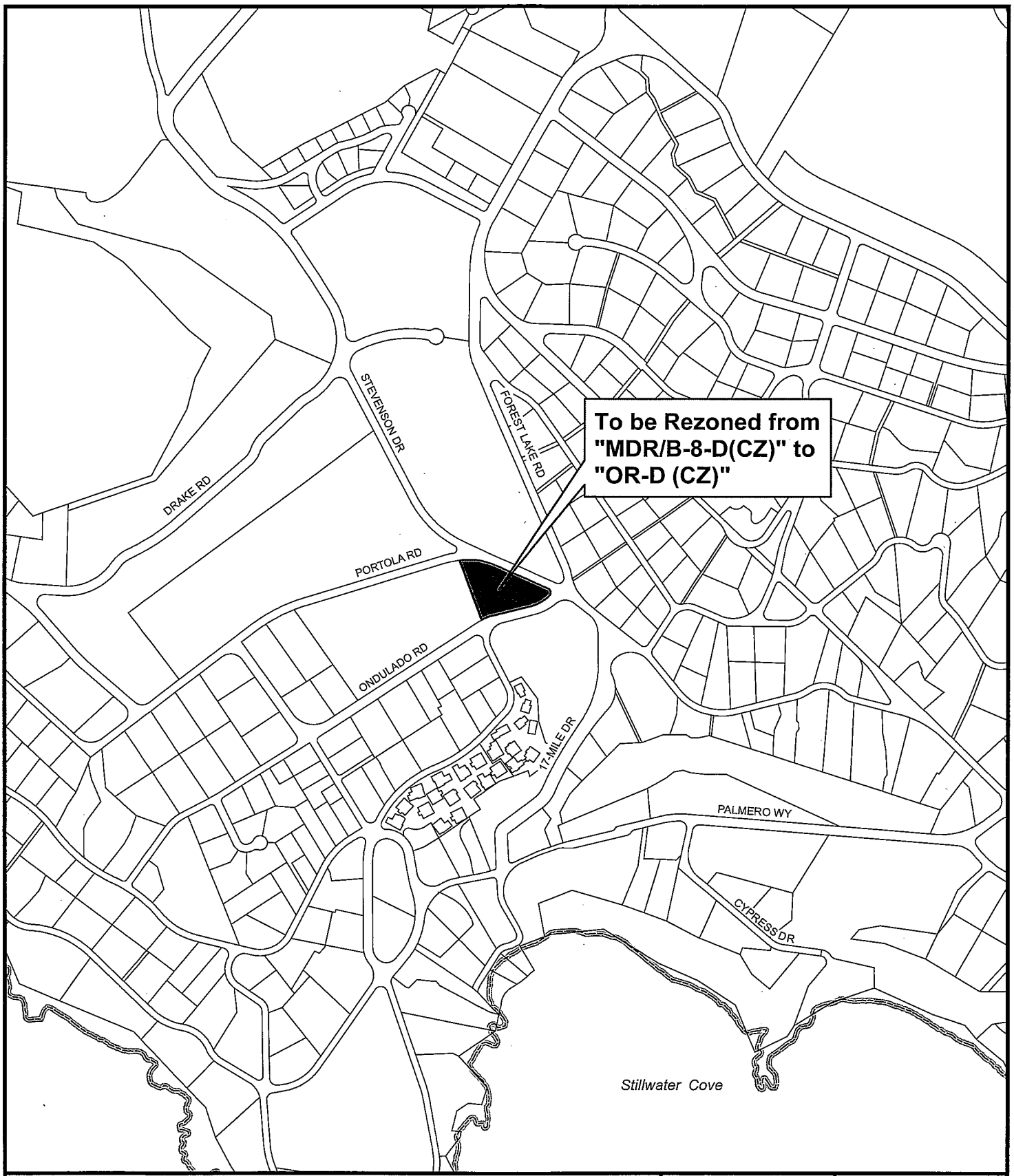
Feet

Exhibit L



PROPOSED REZONING OF SECTION 20-16

Area: COLLINS FIELD

FILE # PLN100138, PEBBLE BEACH COMPANY

N

0 500

Feet

Exhibit M

PROPOSED REZONING OF SECTION 20-16

Area: COLLINS RESIDENCE PARCELS

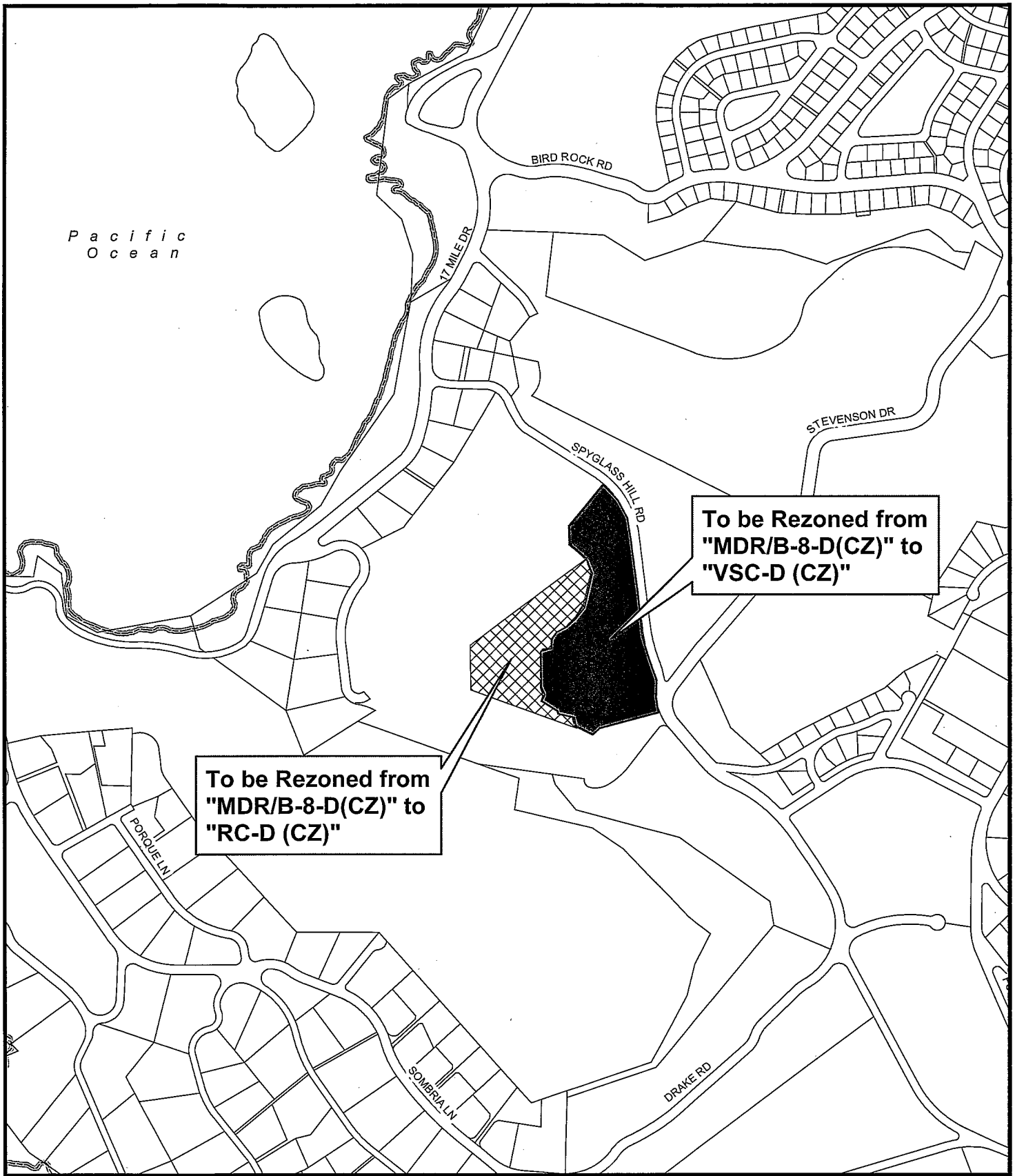
FILE # PLN100138, PEBBLE BEACH COMPANY

N

0 400

Feet

Exhibit N



PROPOSED REZONING OF SECTIONS 20-10 & 20-16

Area: M (SPYGLASS HILL RESORT AND SPA OPTION)

FILE # PLN100138, PEBBLE BEACH COMPANY

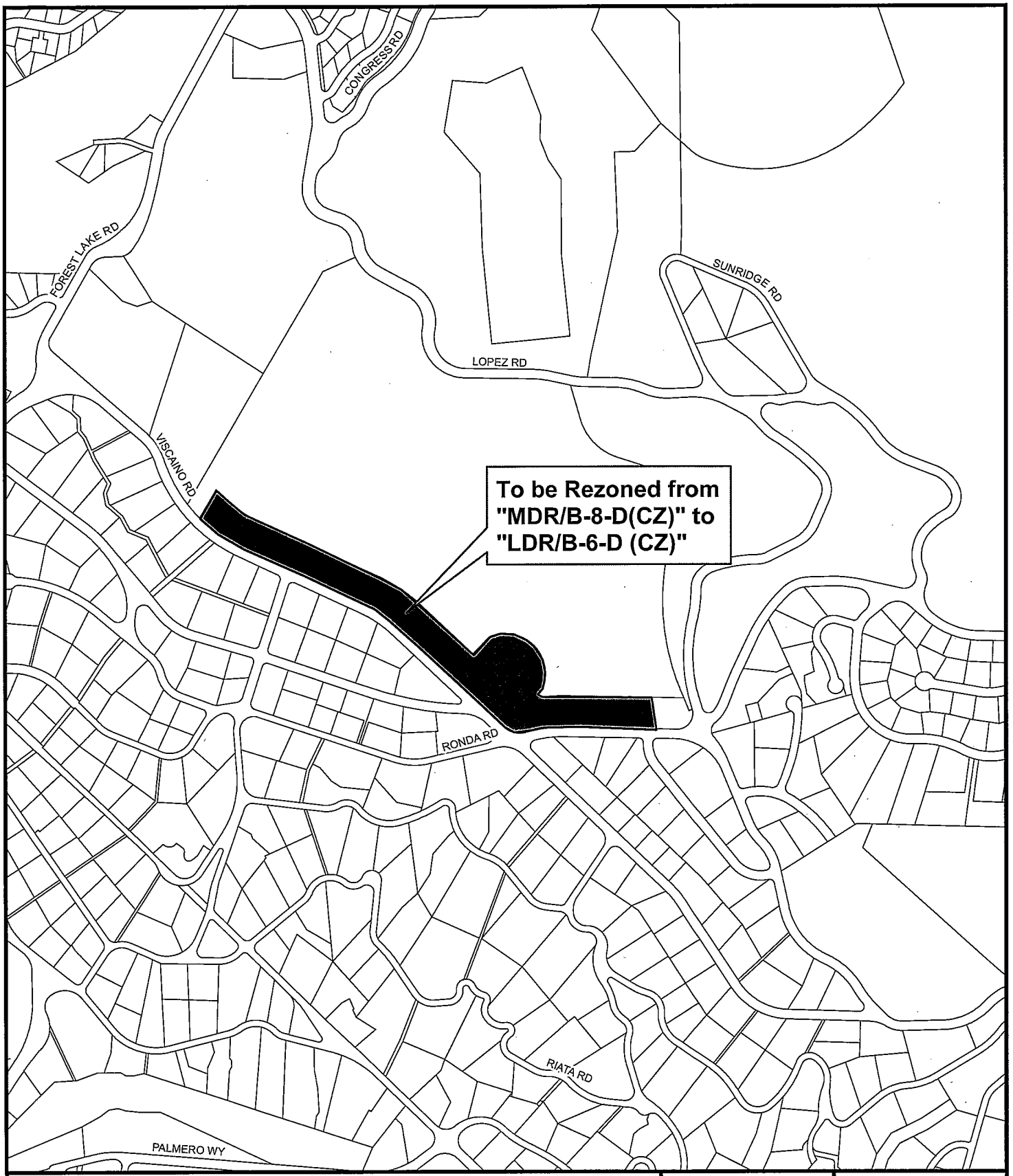
N

0 500

Feet

MONTEREY COUNTY CALIFORNIA 1850

Exhibit O



PROPOSED REZONING OF SECTION 20-16

Area: I-2

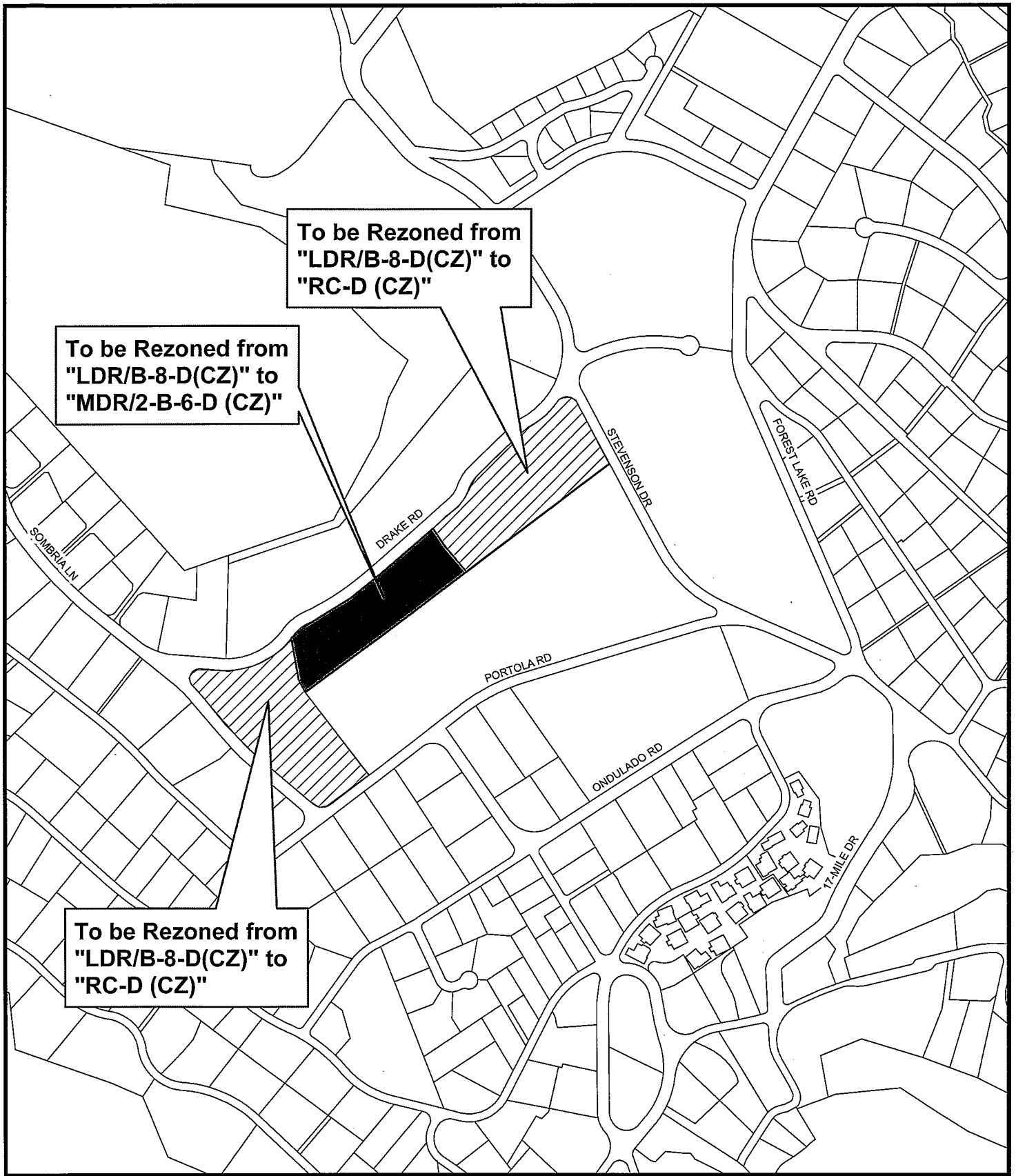
FILE # PLN100138, PEBBLE BEACH COMPANY

N

0 500

Feet

Exhibit F



PROPOSED REZONING OF SECTION 20-16

Area: U

FILE # PLN100138, PEBBLE BEACH COMPANY

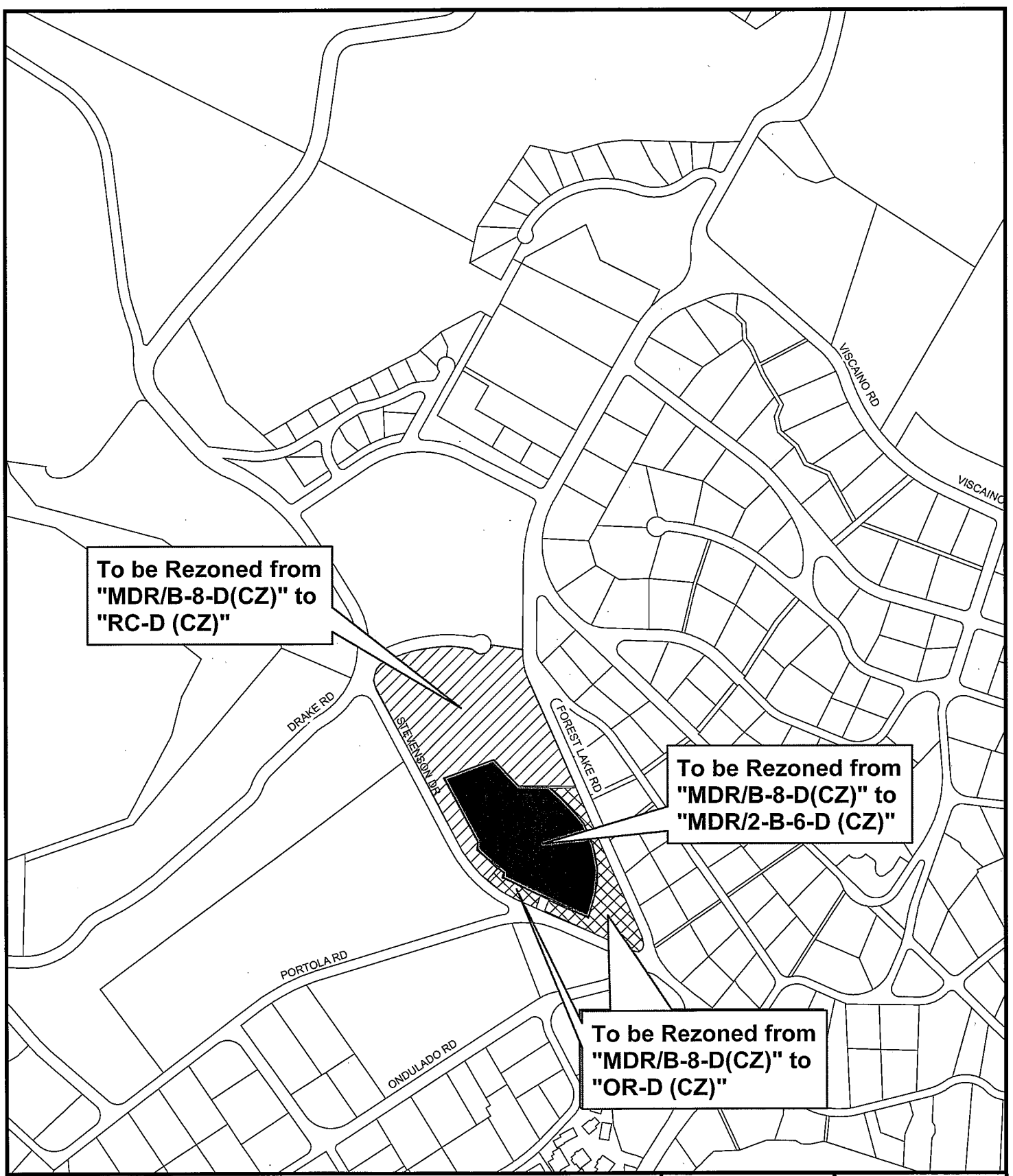
N

0 500

Feet

MONTEREY COUNTY CALIFORNIA 1850

Exhibit Q



PROPOSED REZONING OF SECTION 20-16

Area: V

FILE # PLN100138, PEBBLE BEACH COMPANY

Exhibit R

PROPOSED REZONING OF SECTION 20-10 & 20-16

Area: H

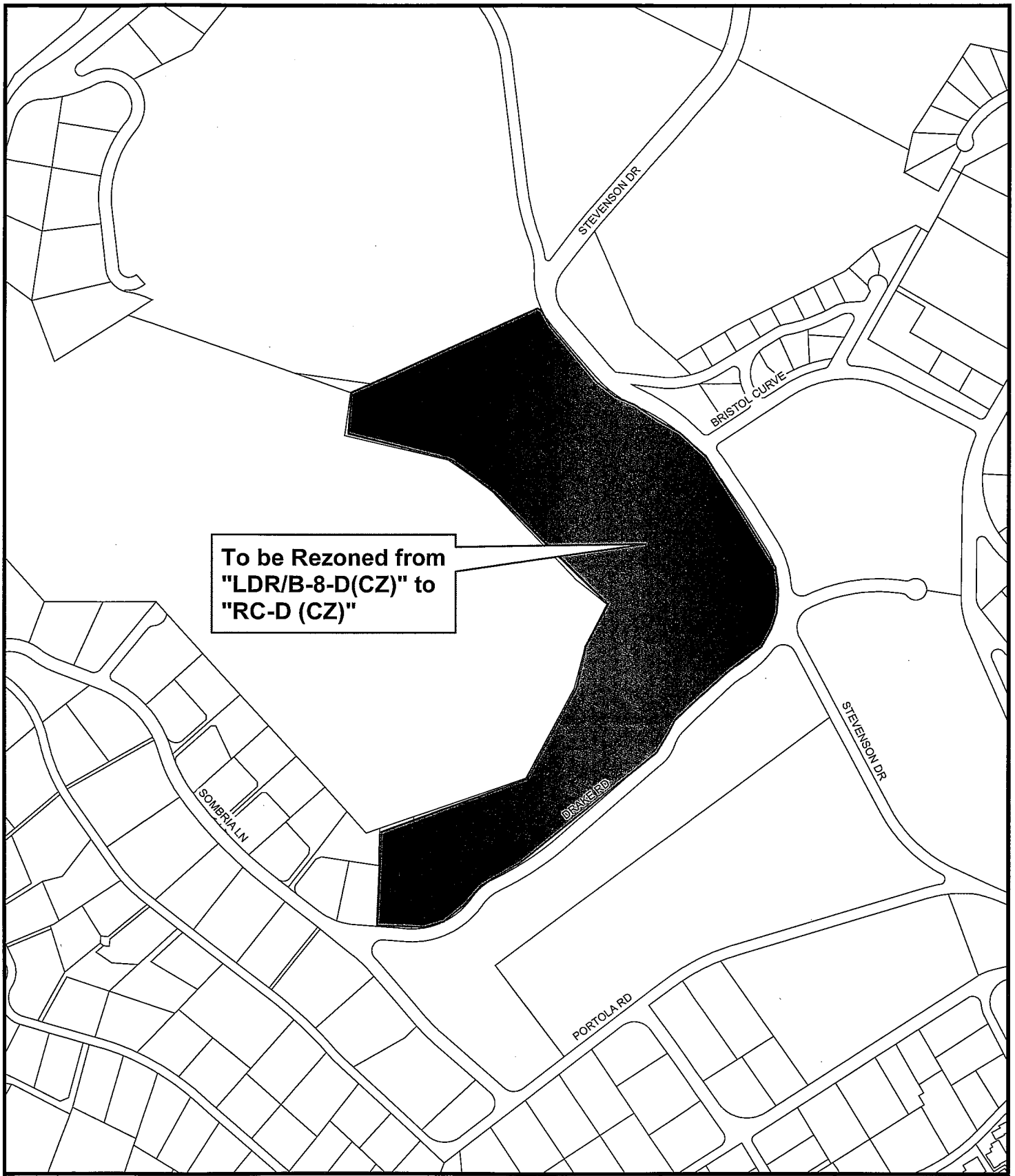
FILE # PLN100138, PEBBLE BEACH COMPANY

N

0 400

Feet

Exhibit S



PROPOSED REZONING OF SECTION 20-16

Area: N

FILE # PLN100138, PEBBLE BEACH COMPANY

N

0 400

Feet

MONTEREY COUNTY CALIFORNIA 1850

Exhibit 1

PROPOSED REZONING OF SECTION 20-16

Area: O

FILE # PLN100138, PEBBLE BEACH COMPANY

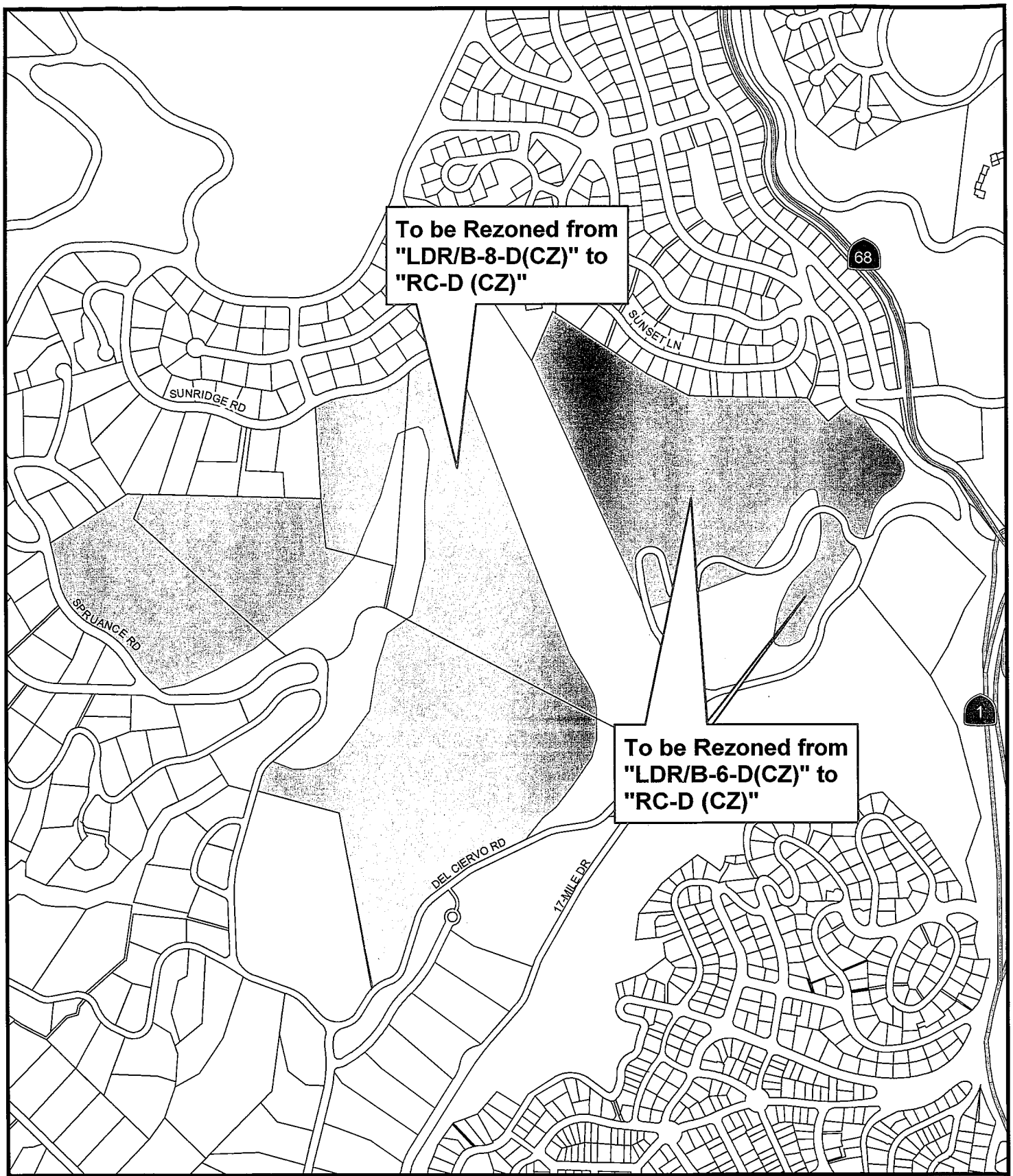
N

0 400

Feet

MONTEREY COUNTY CALIFORNIA 1850

Exhibit U



PROPOSED REZONING OF SECTION 20-16

Area: P, Q AND R

FILE # PLN100138, PEBBLE BEACH COMPANY

N

0 500

Feet