



DEL MONTE FOREST AREA

LAND USE PLAN

LOCAL COASTAL PROGRAM
MONTEREY COUNTY, CALIFORNIA

***DEL MONTE FOREST AREA
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LOCAL COASTAL PROGRAM***

***Adopted by the Monterey County
Board of Supervisors July 5, 1983***

***Adopted as the Final Land Use Plan by the
Board of Supervisors July 17, 1984***

***Michal Moore, Chairman
Marc Del Piero
William Peters***

***Dusan Petrovic
Barbara Shipnuck***

***Effective Date of Certification
by the
California Coastal Commission***

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Amendment Certified by Coastal Commission March 28, 1985

***Board of Supervisors Acknowledgement of the Coastal Commission's
Amendment Certification on May 19, 1987***

MONTEREY COUNTY

This document was prepared with financial assistance from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, under the provisions of the Federal Coastal Zone Management Act of 1972 as amended, and from the California Coastal Commission, under the provisions of the California Coastal Act of 1976.

IN MEMORIAM

TO SAMUEL F. B. MORSE AND COLONEL ALLEN GRIFFIN, WHO THROUGH PERSONAL DEDICATION AND BY THE EXERCISE OF RESTRAINT AND FINE TASTE, PRESERVED THE DEL MONTE FOREST FOR US ALL. MAY THEIR EXAMPLE OF LEADERSHIP, COOPERATION, RESPECT FOR THE FOREST, AND DEDICATION TO QUALITY, INSPIRE THOSE RESPONSIBLE FOR THE IMPLEMENTATION OF THIS LAND USE PLAN.

***MONTEREY COUNTY
DEL MONTE FOREST LAND USE PLAN
LOCAL COASTAL PROGRAM***

***PREPARED BY THE MONTEREY COUNTY PLANNING
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FOREWARD

The 1997 Plan for the Del Monte Forest was identified in the LCP Work Program as the basis for this LUP. Therefore, the initial step in the local coastal planning process for the Del Monte Forest Area was to compare statewide coastal planning goals of the Coastal Act with the objectives enumerated in the 1977 Plan. A summary of this comparison is set forth here to establish a policy context for the LUP which follows.

STATEWIDE COASTAL PLANNING GOALS

The California legislature has declared the basic statewide goals for the Coastal Zone in Section 30001.5 of the Coastal Act of 1976. These are:

- 1) To protect, maintain, and, where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural manmade resources.*
- 2) To 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) To 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.*
- 4) To assure priority for coastal-dependent and coastal-related development over other development on the coast.*
- 5) To 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.*

DEL MONTE FOREST AREA PLANNING GOALS

The 1977 Del Monte Forest Plan, which forms the basis for the LUP, enumerated 18 planning goals which, although more specific than those cited above, are nonetheless, consistent with statewide coastal planning goals. Similarly, the Del Monte Forest Open Space Management (OSAC) Plan, a companion document to the 1977 Plan and an implementation program of this LUP, enumerated four primary objectives for open space management.

Although they are not actual policies of this LUP, the goals and objectives of both of these plans have been organized as above, to focus attention on the basic relationship between these plans and the basic statewide goals of the Coastal Act.

- 1) The protection, enhancement, and restoration of the overall quality of the Coastal Zone environment and its natural and manmade resources are stated in the following goals:*
 - To work within the natural environment*

- *To recognize and accommodate rare and endemic biotic resources*
 - *To maintain specified land in parcels large enough to accommodate natural features and processes*
 - *To utilize fully the desirable natural features of the climate and natural vegetation*
 - *To minimize the adverse effects of visual and aesthetic factors of development through the application of sensitive design*
 - *To protect key natural cultural features*
 - *To protect native flora and fauna on open space properties from direct adverse human impact such as excessive trampling, damage by vehicles, horses, vandalism, etc.*
 - *To protect native plant communities on open space properties from invading exotic vegetation by removing such exotics and deterring re-establishment*
 - *To perpetuate a natural ecological balance where it now exists on open space properties, and restore the balance where it has been significantly altered*
- 2) *The orderly balance between resource conservation and social and needs (i.e., development) is included in the following:*
- *To obtain an optimum match between land uses, existing facilities, and natural resources*
 - *To establish a Forest holding capacity in terms of the number of dwelling units based on natural, physical, and cultural resources*
 - *To be able to average the allowable density over a given portion of any of the eight planning areas, thus allowing for larger contiguous open space, except where minimums are established in the 1977 Plan (to allow clustering)*
 - *To implement a land use program that make it feasible to rehabilitate those areas that were previously allocated for mineral extraction*
 - *To recognize and plan around environmental deficiencies such as geological instability*
 - *To maintain and upgrade, where possible, air and water quality*
 - *To provide implementing mechanisms, with respect to open space areas, consistent with the resource management policies of the LUP when adopted*
- 3) *Maximization of public access and recreation opportunities consistent with conservation principles and property rights is included in the following:*

- *To provide a continuity of open space and recreation areas, thus allowing unencumbered access and circulation*
 - *To provide a traffic circulation system that will enhance 17-Mile Drive, encumber the least number of residential units, optimize the separation of resident and tourist vehicles, separate service vehicles, and allow for bike paths and bridle and hiking trails*
- 4) *The assurance of priority for coastal-dependent and coastal-related development over other development:*
- *(Specific goals to achieve this Coastal Act goal are not enumerated in the 1977 Plan per se. The Plan, however, provided for a visitor-serving resort hotel complex on the coast in the Spanish Bay planning area. The Plan also contemplated a new Forest access gate to relieve congestion at the primary visitor access points to 17-Mile Drive. The OSAC Plan also provides detailed policies and maintenance standards for the coastal strip from Pescadero Point to the Pacific Grove boundary, thus assuring dual goals of visitor access and protection of the coastal-dependent environmentally sensitive coastal strand environment.)*
- 5) *The encouragement of State and local cooperation to implement coordinated planning and development is included in the following:*
- *To make use of complementary zoning ordinances, subdivision regulation, capital improvement programs, and related policies in order to assure orderly development*
 - *To maintain a high degree of integrity in all future land development projects*
 - *To assure that all of the proposed open space shown in the Del Monte Forest Plan will be implemented*

UPDATE INDEX

DEL MONTE FOREST LAND USE PLAN AMENDMENTS

As certified by the California Coastal Commission for the following date, with final acceptance by the Board of Supervisors:

1. **March 28, 1985** - AMEND POLICIES - Many - 24 policy changes certified by CC, six were rejected, and nine were recommended for modification. No action on rejected or modification policies (1-84 then converted to 1-85, 2-85).
2. **April 9, 1986** - AMEND POLICY - 30. A. - Add language to regulate wastewater runoff (PC 5432, 1-86). Resolution 87-267.
3. **February 25, 1987** - AMEND POLICY - 100 - Delay construction of access road and gate (PC 5873, Pebble Beach Co., 3-86). Resolution 87-267.
4. **February 19, 1992** - AMEND POLICY - 145.10 AND AMEND APPENDIX B, SITE SPECIFIC IMPROVEMENTS #10 - Change policy so as not to include parking, but retain trails at Pescadero Point (“Ghost Tree” Vista Point & “Hill” Site) (PC 6599, 3-91). Resolution 92-248.
5. **June 9, 1993** – LUP AND CIP MAP CHANGE - APN 008-062-001 - Fronting on and westerly of 17-Mile Drive; fronting on and easterly of Del Ciervo Road. Change land use designation from open space forest to residential 1 unit/acre and from residential 1 unit/acre to open space forest; change zoning designation from Low Density Residential/B-8 to Low Density Residential/B-6 (PC 7258, Macomber, 1-93). Resolution 93-252.
6. **January 11, 1995** – LUP AND CIP MAP CHANGE - APN 008-423-035 - Located at 1518 Cypress Drive, consisting of 1.98 acres. Change land use designation from LDR to VSC and change zoning map from Low Density Residential/1.5 to Visitor Serving Commercial (PC 93013, Pebble Beach Co., 2-94). Resolution 95-087, Ordinance 3770--2/21/95.
7. **January 11, 1995** – LUP AND CIP MAP CHANGE - APN 008-161-010. Located on Highway 1, 17-Mile Drive, and Luis Ave, consisting of 2.5 acres. Change land use designation from Open Space Forest to Commercial Institutional and zoning map from RC to PQP (PC 94-120, Pebble Beach Co./CDF, 2-94). Resolution 95-087; Ordinance 3788--2/21/95.

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CHAPTER ONE: 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 ORGANIZATION

Chapter 1 - Introduction

Chapter 1 introduces the local coastal planning process in the context of the general planning process, and summarizes the organizational framework of this LUP. An historical perspective of planning and public participation in planning for 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.

FIGURE 1

LOCATION MAP

Chapter 2 - Resource Management Element

Chapter 2 presents the resource management policies of this LUP and includes discussion of resource management issues. Resource management is directly related to protecting and enhancing the Coastal Zone environment, which represents the heart of the California Coastal Act.

Chapter 3 - Land Use and Development Element

Chapter 3 presents land use and development policies of this LUP and analyzes the balance between Coastal Zone resource conservation and social needs. This chapter presents 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.

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 includes consideration of development and public access support systems as they may constrain the timing of new or expanded uses. The principal thrust is to assure that coastal-dependent and coastal-related development is 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 policies to maximize public access and recreational opportunities.

Chapter 6 - Implementation and Administration

Chapter 6 describes 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 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 ensued 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 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 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.

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. 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 are key in determining consistency of subsequent development proposals. Since there are many policies enumerated throughout this LUP, it is conceivable that in individual 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 adhere.

"Should" identifies guidance provided by the Board of Supervisors based on policy considerations of the Board or policy considerations contained in the California Coastal Act, in the legislative history of the statute, or in judicial decisions concerning the Act. Applicants for permits are advised to follow this guidance in the absence of compelling, countervailing considerations.

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

STATUS OF SUPPORTING STUDIES

During the lengthy planning process culminating in preparation of this LUP, numerous technical studies, research papers, and other supporting documents were prepared. Because of the time that has elapsed, conflicts may exist because of information being superseded. Therefore, these supporting materials shall serve as background materials only 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 to the primary LUP elements subsequently presented in this document. They provide guidance beyond the statewide coastal policies, 1977 Plan, and OSAC Plan goals and serve as a framework for subsequent policy statements presented in this LUP. They are:

Water and Marine Resources

The water quality of the Del Monte Forest Areas coastal streams, open coastal waters, 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 setbacks, stream flow maintenance, protection of riparian vegetation, and careful control of grading to minimize erosion and sedimentation.

Environmentally Sensitive Habitat Areas

The environmentally sensitive habitat areas of the Del Monte Forest Area are unique, limited, and fragile resources, which are important to the enrichment of residents and visitors alike. Accordingly, they 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 categories of land uses, 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.

Forestry and Soil Resources

The natural beauty of the Del Monte Forest is one of its chief assets. The forest resource, in addition to its role in the area's natural environment, is a principal constituent of the scenic attractiveness of the area, which should be preserved for the benefit of both residents and visitors. The Forest is more than an aggregate of trees. It is home to the area's wildlife and serves to moderate climatic extremes. Therefore, long-term preservation of the Forest resource is a paramount concern.

Hazardous Areas

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

Scenic and Visual Resources

The Del Monte Forest Area and 17-Mile Drive are 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, which complement the natural scenic assets and enhance the public's enjoyment of them. In order to protect the scenic and visual resources of the Del Monte Forest Area, only compatible development along 17-Mile Drive should be allowed.

Archaeological Resources

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

Land Use and Development

Open space designations in this LUP shall encompass all 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.

Circulation

The continued development of a circulation system within the Forest shall be encouraged to provide an adequate level of service with minimal intrusion to the Forest environment, 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 shall reserve from its allotted water supply a sufficient quantity of water to accommodate the 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 reclamation of wastewater for reuse, shall be encouraged.

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.

Public Access

The provision of visual and physical public access to the shoreline and the enjoyment of recreational values throughout the Del Monte Forest Area, consistent with the basic purpose of the California Coastal Act, shall be encouraged. 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 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. That so much of the Forests natural and scenic resources remain unspoiled is also significant; it provides a sharp contrast to urban developments in the cities of Carmel, Pacific Grove, and Monterey.

In considering the following resource management sections, it is important to consider resource issues both as they relate to one another and as discrete subjects. For example, disruption of vegetation at one site could increase site-specific runoff, which in turn could increase areawide erosion and affect water quality, riparian habitats, and visual quality.

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 AND MARINE RESOURCES

California Coastal Act policies regarding water and marine resources require the protection of these 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 is primarily freshwater-related and is perhaps the most limited in extent. The streams that exist flow seasonally, carrying surface runoff during the rainy season. Sedimentation from existing quarry sites and associated disturbed areas, and polluted runoff from buildings and paved surfaces, are perhaps the most serious threats to the Del Monte Forests freshwater resources. Unchecked sedimentation from surrounding urban development could easily degrade the small wetland habitats that occur.

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 the Carmel Bay ASBS are primarily silt from eroding surfaces and storm water runoff from paved surfaces. Pollutants in such runoff include sediment, oil, heavy metals, animal wastes, fertilizers, and insecticides. The Carmel River is the primary source of runoff to the bay and of such pollutants. The Pescadero watershed, the southernmost in the Del Monte Forest Area, drains to Carmel Bay, as does much of the surface drainage for the Pebble Beach planning area, providing 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.

Policy Guidance Statement*

The water quality of the Del Monte Forest Areas coastal streams, open coastal waters, 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 setbacks, stream flow maintenance, protection of riparian vegetation, and careful control of grading to minimize erosion and sedimentation.

* 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.

*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. New residential driveways and other road surfaces shall be kept to the minimum length and width to provide simple, direct access. Other paved areas 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 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 minimized through careful attention to 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 shall be maintained in good operating condition through the construction period to reduce sediment load in runoff waters.
5. Construction 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 conduct surface water to storm drains or suitable watercourses to prevent erosion. Permanent onsite drainage devices shall be designed to accommodate increased runoff resulting from site modification. Where necessitated by good drainage design considerations, onsite retention of storm water may be considered to reduce the size requirements for drainage structures.

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

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

ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Environmentally sensitive habitat areas are those in which plant or animal life or their habitats are rare or especially valuable due to their special 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). The California Coastal Act provides unprecedented 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). The Act also requires that any development adjacent to environmentally sensitive habitat areas be properly sited and designed to avoid impacts which would degrade such habitat areas.

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 an abundance and diversity of marine life. The shoreline is characterized by high water quality, small protected beaches alternating with granite outcroppings, and an unusually wide variety of animal and plant life. Worthy of special attention in this marine community are the sea otter population and the many endemic species of algae.

Possible threats to 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 development near environmentally sensitive habitat areas must be carefully sited and designed to mitigate potential adverse impacts to the resource.

Other potentially disruptive threats to the County's sensitive marine habitats include the discharge or spillage of wastes and hazardous materials, which may originate from a variety of sources. The main sources of concern are wastewater discharge, toxic agricultural drainage water from the San Joaquin Valley 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. 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 discharge therefore have a high potential for disrupting the marine environment of Monterey Bay and the County's coastal waters.

Policy Guidance Statement

The environmentally sensitive habitat areas of the Del Monte Forest Area are unique, limited, and fragile resources, which are important to the enrichment of residents and visitors alike. Accordingly, they 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 categories of land uses, both public and private, shall be subordinate to the protection of these areas.

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 adjacent to environmentally sensitive habitat areas shall be compatible with long-term maintenance of the resource; development shall be sited and designed to prevent impacts which 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 recreational 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. Areas which are especially sensitive to recreational use include riparian, habitats, wetlands, and sites of known rare and endangered species of plants and animals. 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 shall be required to demonstrate enhancement of the affected habitat as part of the use proposal.

FIGURE 2

ENVIRONMENTALLY SENSITIVE HABITAT AREAS

10. New subdivisions which create commitment to development immediately adjacent to environmentally sensitive habitat areas shall be allowed only at densities compatible with protection and maintenance of these resources. New 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. 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 to any environmentally sensitive habitat.
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.
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, field surveys by qualified individuals shall be required in order to determine precise locations and to recommend mitigating measures to ensure protection of any sensitive species or habitat(s) present. Where OSAC maintenance standards have been prepared, these shall be observed in the preparation of such recommendations.
13. The protection of environmentally sensitive habitats shall be provided through deed restrictions or permanent conservation or 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 areas supporting environmentally sensitive habitat, property owners should be encouraged to voluntarily grant conservation or 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 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 event the Foundation ceases or is unable to adequately manage these easements for the intended purpose of natural habitat preservation.
14. Near environmentally sensitive habitat areas, the removal of indigenous vegetation 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.
15. The use of non-invasive plant species and appropriate native species shall be required in

landscape materials used in projects, especially in developments adjoining environmentally sensitive habitat.

Policies Specific to Terrestrial Plants and Habitats

16. The remnant native sand dune habitat along the shore in the Spanish Bay planning area, on Signal Hill, and adjacent to 17-Mile Drive in the Spyglass Cypress planning area, shall be preserved through scenic easement or conservation easement, and shall be conveyed to the Del Monte Forest Foundation, as provided by policy 13 above, at the time 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, 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.

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 shall be compatible with the objective of protecting this environmentally sensitive coastal resource. Improvements such as structures and driveways shall be carefully sited and designed to avoid potential damage or degradation of the microhabitat of these trees. Within the perimeter of the habitat area 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, 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 conservation easements shall be secured prior to transmittal of coastal development permits in order to assure the protection of the Monterey Cypress habitat.
 - 21a. The County supports the establishment of an interpretive and educational program at Crocker Grove. 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 would be carefully regulated.
 - 21b. The County supports the habitat preservation on the Shumway parcel #8-491-19 in order to provide a continuous habitat corridor from the shoreline to the inland grove.
22. Land uses within or adjacent to the Gowen cypress/Bishop pine association 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 plant communities shall be protected by establishing a setback of 100 feet from the centerline of the intermittent streams where such plant communities occur, or the outer edge of riparian vegetation, whichever is greater. The setback requirement may be reduced if it

can be demonstrated that a narrower corridor is sufficient to protect riparian vegetation and associated wildlife values and enhancement is proposed. 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 long-term habitat enhancement to offset the short-term loss. The long-term enhancement shall result in new habitat greater in value (qualitatively and quantitatively) than the existing habitat displaced. Examples of such cases include restoration of previously damaged riparian environments and replacement of fill by bridges.

25. To protect wildlife habitat values of riparian areas and their adjacent buffer zones, off-road vehicle activity of any type shall be prohibited and general public access should be limited to designated areas such as cart paths or trails. Roads and trails shall be sited and designed to avoid impacts to riparian habitat.
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

27. A setback of 100 feet 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 area unless accomplished in conjunction with restoration and enhancement and unless it is demonstrated that no significant disruption of environmentally sensitive habitat will result.
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 except when required to serve coastal-dependent uses, to protect existing structures, or to restore and enhance the habitat.
30. Development at Cypress Point shall be restricted to 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.
- 30a. 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, 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 applicable state or federal water quality standards.

Figure 2A

Vegetation Cover

FORESTRY AND SOIL RESOURCES

Forest-crested skylines providing a scenic backdrop for the cities of Monterey, Pacific Grove, and Carmel are an integral part of the mystique of the Monterey Peninsula. 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.

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 through tree removal or excavation could impact the soils, the natural drainage system, and plant and animal habitats.

Preservation of the unique forests for their aesthetic 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.

Future development in the Del Monte Forest, particularly within adjacent to or upslope from environmentally sensitive habitat 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.

Policy Guidance Statement

The natural beauty of the Del Monte Forest is one of its chief assets. The forest resource, in addition to its role in the areas natural environment, is a principal constituent of the scenic attractiveness of the area, which should be preserved for the benefit of both residents and visitors. The Forest is more than an aggregate of trees. It is home to the area wildlife and serves to moderate climatic extremes. Therefore, long-term preservation of the Forest resource is a paramount concern.

Policies

31. The natural forested character of Del Monte Forest shall, to the maximum feasible degree, be retained; consistent with the uses allowed by this Plan. Accordingly, all tree removal, land clearing for development and forest management activities within native forest areas covered by this Plan shall conform to LUP policies regarding water and marine resources, environmentally sensitive habitat areas, and scenic visual resources.
32. Where LUP objectives conflict, preference should be given to long-term protection of the forest resource. When reviewing requests for tree removal environmental considerations shall include review of forest plant associations, native soil cover, and aesthetic values, as well as maintenance of the overall 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 forest management plans. As a minimum standard of review, the content of the OSAC Plan Forest Maintenance Standard for Shepherds Knoll (Parcel No. 4) shall be adhered to wherever applicable.

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.

33. 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, the corridors along Highway 68 and 17-Mile Drive, and the view from distant publicly accessible shoreline areas such as Pt. Lobos.
34. In considering potential development projects, project designs shall be required to minimize to the extent feasible the removal of vegetative cover or damage to soil resources. Land use concepts which minimize removal will be preferred. Retained trees which are located close to construction sites 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.
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, including driveways and parking areas, shall be sited and designed to minimize cutting of trees, especially trees screening the home from neighboring properties. The clustering of single family homes in order to maintain the present character of the Del Monte Forest shall be encouraged; and in subdivisions will be required where topographic and habitat constraints allow. Native trees which are removed shall be replaced on the site at a rate of one tree of the same variety for each tree removed, except where it is demonstrated that this 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 to reduce personal safety and fire hazards.
37. Because of the recreation, aesthetic, and scientific values of the areas forest resources, commercial harvesting for timber or firewood should 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 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.
38. At Spanish Bay, the golf course and approved visitor- serving development shall be designed to maximize the retention of the Monterey pine forest seaward of 17-Mile Drive.
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 that risks to life and property in areas of geologic, flood, and fire hazard be minimized; and, furthermore, that development should not threaten the stability of a site, contribute significantly to erosion, or require devices which would alter natural landforms along coastal bluffs and cliffs.

Figure 2B

Fire Hazards

Although the 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 the most significant local hazards. The most likely effects of seismic activity that would occur locally are groundshaking, ground failure, bluff erosion, and tsunamis. Areas with slopes over 30% in combination with unstable bedrock or soils could become hazardous during seismic activity.

Potential damage due to flooding in the area is minimal. The two creeks with flooding potential adjoin golf courses and pose little danger to 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 be given to subdivision design, structural design, landscaping, and maintenance in these areas to minimize the risks to life and property. Unforested parts of the Del Monte Forest Area are not rated as hazardous. Fire protection services are available within the area and the response time is adequate.

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.

Policy Guidance Statement

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

Policies

40. Development shall be sited and designed to minimize risk from geologic, flood, or fire hazards. Areas which are subject to the highest category of hazard in the California Division of Forestry Fire Hazard Rating System shall be considered unsuitable for development, unless it can be conclusively demonstrated that design measures adequately mitigate the hazard. This should be demonstrated by a suitably detailed geotechnical, erosion control, or fire hazard report prepared by a qualified person to accompany the permit application. Criteria for detail are contained in the General Plan Seismic Safety Element. Fire hazard criteria shall be the current fire hazard rating system of the California Division of Forestry. This analysis should be part of the environmental document.
41. New land divisions shall be approved only where it can be demonstrated that development of each proposed parcel and construction of the proposed 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.

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 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 required. When the permit application involves discretionary action, this review shall be accomplished as part of the environmental review (CEQA) process. All areas disturbed by grading shall be revegetated with indigenous flora to recreate as much as possible the native plant and animal habitat.
44. Structures to be occupied shall be set back a minimum of 50 feet from an active or potentially active fault.
45. New soils and geologic investigations shall conform to Seismic Safety Element requirements. As they are completed and received by the County, the information contained therein shall be recorded 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 shall supersede the more general information found in the Seismic Safety Element.
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 (seawalls, riprap etc.) shall not be permitted unless necessary to protect existing development or recreational facilities and beaches accessible to the public. For the purposes of application of this policy, existing development shall mean substantial structures such as a primary residence, road, or other facility usable by the public.
48. 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 where the appropriate OSAC maintenance standard for an open-space parcel specifies otherwise for environmental protection reasons. The criteria fire hazard map should be updated continually in accordance with the most current CDFG 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.

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 and rock formations are all appreciated by the regions many visitors.

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 development which is sensitive to the character and scenic assets of the area.

Extended use of scenic easements, public open space, design control, site control, and responsive planning and zoning are methods, which 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

The Del Monte Forest Area and 17-Mile Drive are important visitor destinations. It is the objective of this Plan to protect the areas magnificent scenic and visual resources, to avoid incompatible development, and to encourage improvements and facilities which complement the natural scenic assets and enhance the publics enjoyment of them. In order to protect the scenic and visual resources of the Del Monte Forest Area, only compatible development along 17-Mile Drive should be allowed.

Policies

50. Scenic shoreline areas, corridors along Highway 68 and 17- Mile Drive, and ridges identified on the LUP Visual Resources Map shall be designated for outdoor recreation, low-density residential, or open space land use that are compatible with protection of scenic resources and shall be required as scenic or conservation easements.

Figure 2C

Visual Resources

51. Areas within visually prominent settings identified on the LUP Visual Resources Map, when proposed for development, should be developed so that the lots 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. During the development review process, 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 as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and 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. Utility lines shall be placed underground except where it can be shown that the lines can be hidden in existing tree cover, thereby minimizing removal of mature trees.
54. Live tree removal shall not be permitted in presently undeveloped areas unless consistent with LUP policies or until OSAC Plan maintenance standards for the affected area are developed. These standards should contain criteria for tree removal that take into account tree health and forest enhancement.
55. Areas within the viewshed of scenic corridors identified on the LUP Visual Resources Map shall be zoned with a district, which requires adequate structural setbacks (generally a minimum of 50), the siting and design of structures to minimize the need for tree removal and alterations to natural landforms. New structures shall be designed to harmonize with the natural setting and not be visually intrusive.
56. Design and siting of structures in 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, using appropriate materials, which will achieve that effect. Where necessary, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening.
57. Structures in scenic areas shall utilize native vegetation and topography to provide screening from the viewing area. 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. 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. 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 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, limitations on landscape materials, which would block views.

ARCHAEOLOGICAL RESOURCES

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 the California Archaeological Site Survey District at Cabrillo College in Aptos. To protect the sites, these maps are confidential. However, the Monterey County Planning Department, Pebble Beach Corporation, and their environmental and planning consultants maintain current site location maps. Contact with the Survey is maintained by County staff and environmental planning consultants on development projects affecting archaeologically sensitive areas.

Policy Guidance Statement

The Del Monte Forest Areas archaeological resources shall be protected for their scientific and cultural heritage value. New land uses shall be considered compatible with this objective only when they incorporate site planning and design features necessary to avoid impacts to archaeological resources.

Policies

60. The timely identification and evaluation of archaeological, historical, and paleontological resources is encouraged, in order that these resources be given full consideration during the conceptual design phase of land use planning for project development.
61. 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 be satisfied in conjunction with environmental review.
62. Where significant archaeological resources are identified, all available measures including open space easements, dedication of scenic easements, and purchase of development rights shall be considered to avoid development on significant prehistoric or historic archaeological sites.
63. When developments are permitted on parcels where archaeological or other cultural resource sites are located, project design shall be required which avoids 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. When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate preservation measures shall be required. Preservation measures shall be designed by a qualified archaeologist in accordance with current accepted guidelines.
66. Unauthorized collecting of artifacts at the sites shall be prohibited.
67. Public access to or over known archaeological or paleontological sites shall be limited.

CHAPTER THREE: LAND USE AND DEVELOPMENT ELEMENT

INTRODUCTION

The land use recommendations 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. A tradition of active planning and management by the owners of the Del Monte Forest Area has provided a strong foundation for this LUP. These efforts have, over time, preserved the areas outstanding natural environment while creating a residential and resort community of renown.

Four basic goals of the California Coastal Act establish direction for land use planning 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 man-made 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 Areas 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 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 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 17-Mile Drive (and turnouts), and portions of several golf courses are currently considered coastal-

related uses. It is therefore necessary that priority be given to these coastal-related 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 natural hazards which cannot be mitigated through design. Adherence to OSAC maintenance standards will achieve this objective in open space areas.

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.

Policies

68. Development and use of the land, whether public or private, shall conform to the policies, and shall meet resource protection standards 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 reflects maximum densities and new subdivision applications will be required for development in these areas, at which time the former tentative maps shall be evaluated and the density established in a manner consistent with the policies of this LUP and the surrounding areas.
- 68b. The zoning classification for all property in Del Monte Forest shall include a classification which requires County design review for all development in Del Monte Forest.
69. 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. New development shall incorporate mitigation measures to minimize potential adverse environmental impacts.
71. Transportation improvements should 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 requirement for adequate parking

can be fully satisfied. Adequate parking shall include all uses on the subject site (e.g., hotel units, restaurant, employees, and day use facilities).

72. 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. Environmentally sensitive habitat areas will 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).
75. Within their indigenous range, Monterey cypress trees shall be protected to the maximum extent possible. This shall be accomplished by design review during the development review process.
76. Prior to approval of any proposed development on the Hill property at Pescadero Point, further archaeological review shall be required and mitigation measures adequate to protect the sites archaeological resource shall be developed and implemented.
77. Detached or attached guestrooms 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 the constraints of the parcel and other plan policies permit. Furthermore, detached guest rooms 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 for non-conformance. Subdivisions shall not be permitted to divide a principle residence from a guestroom.
78. 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 policies permit. None of these units shall ever be used for habitation purposes.
- 78a. Encourage the use of caretakers' accommodations 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 development review process. Detached caretakers' residences shall not exceed 850 square feet in size. Subdivisions shall not be permitted to divide a principle residence from a

caretakers' residence. Only one caretakers' unit shall be allowed on the parcel.

Additional 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 all other plan policies.

Policies Specific to Orderly Development Balanced with Resource Conservation

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 use dependent on and compatible with the sensitive resources. Conformance with the appropriate Site Specific Shoreline Public Access Design Criteria and OSAC maintenance standards shall be the test of consistency with this policy, where appropriate.
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 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 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.
83. Clustering of uses shall be encouraged wherever practical as a means of preserving Forest values.
84. New development fronting 17-Mile Drive shall maintain an adequate natural buffer. A minimum setback of 100 feet from the centerline of the road shall be maintained to screen new development from motorists, unless otherwise protected by terrain. In the 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 the front lot line shall be required consistent with that presently required throughout Del Monte Forest. Direct driveway access to 17- Mile Drive should be avoided where possible.
85. New subdivisions shall provide and maintain an adequate natural buffer to protect the forested corridor throughout Del Monte Forest and to screen new development. Accordingly, a minimum setback of 50 feet from the front lot line 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.

87. New 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.

Policies Specific to Assure Priority of Coastal-Dependent Development

88. Water service for coastal-priority visitor-serving and recreational uses, i.e., the Spanish Bay resort and golf facilities and the NCGA golf course facility, shall be assured 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.).

Policies Specific to Rehabilitation Areas

90. Use of the proposed golf courses by the general public shall be maximized. Except for periods of scheduled tournaments, the following requirements for public availability of the courses shall apply.

Spanish Bay Golf Links: The course shall be available for use by the general public as well as lodge 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 Golf Association Course: The proposed NCGA owned and operated golf course shall, in recognition of its 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 Course 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 courses shall be designed to include public viewing areas and trails. The design of these facilities shall be consistent with habitat and safety considerations.

91. Low intensity public visitor serving facilities such as a restaurant, golf-related shops shall be

permitted on the NCGA site.

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 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 development of needed visitor accommodations, recreational facilities, corporation yards, public works facilities, and neighborhood shopping areas. The more intensive use of these areas will also provide the incentive to rehabilitate the previously mined areas and consequently repair the damage.
93. The golf course proposed for the Spanish Bay planning area rehabilitation area shall provide, as a part of its design, for the restoration of dune landforms and native habitat which once occurred here. 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:
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, 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, 2) commercial and 3) open space.

These use categories are fully described in the following discussion. Figure 3 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 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.

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 du/acre), and medium density (maximum of 4 du/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.

Commercial

Three classes of commercial uses are indicated. They include: 1) Visitor-Service Commercial, 2) General Commercial, and 3) Institutional. They are described as follows:

- 1) ***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 LUP 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 NCGA Golf Course.
- 2) ***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 reuse 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.
- 3) ***Institutional*** - This designation is applied to a variety of uses, including the community hospital, Robert Louis Stevenson School, firehouses, and a utility substation.

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 LUP, a separate, more detailed plan has been prepared for these areas by the Del Monte Forest Open Space Advisory Committee. This OSAC 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 LUP 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.

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, and the equestrian center, as well as necessary support and maintenance facilities such as the pro shops, cart shops, parking areas, stables, and barns.
- 2) 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.
- 3) 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.

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 designated property where there are 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 Map.

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 densities shown on Figure 5 and on the following land use plan maps for the various planning areas are maximum figures. The exact density is contingent upon natural resource constraints present and availability of public

services as determined through project review.

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

The Spanish Bay planning area fronts 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 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***

<i>Planning Area</i>	<i>Planning Unit</i>	<i>New Developed Acreage</i>	<i>New Residential Dwellings</i>	<i>New Visitor Accommodations</i>
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 five archaeological 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 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 open space and residential uses is planned for Spanish Bay. A proposed 270-room resort hotel would be located 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 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 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.

SPYGLASS CYPRESS - AREA 2

Location, Size, Existing Use Considerations

The Spyglass Cypress planning area is the westernmost of the planning areas; it 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 the Cypress Point and Spyglass Hill golf courses. The area contains several of the preferred stopping 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 shallow soil and rock outcrops supporting the endemic Monterey cypress. 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 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.

MIDDLE FORK - AREA 3

Location, Size, Existing Use Considerations

The Middle Fork planning area is 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 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

Major land uses immediately adjacent to Middle Fork are the Spyglass Hill golf course west of the northern tip, Robert Louis Stevenson School 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 portion of the Country Club planning area at four units per acre, and a portion of 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 Middle Fork planning area is covered by 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 this planning area, with a resultant need to protect the associated riparian habitat. Care will need to be exercised in constructing the NCGA golf course to ensure that the downstream watershed and riparian habitats are afforded adequate protection from sedimentation and alteration of 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 planning area would have an impact on existing 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 separation 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 Spruance Road and Forest Lake Road vicinities as well as fronting the golf course.

FIGURE 8

***MIDDLE FORK PLANNING AREA
ENVIRONMENTAL CONSIDERATIONS***

FIGURE 8A

MIDDLE FORK PLANNING AREA LAND USE

PESCADERO - AREA 4

Location, Size, Existing Use Considerations

The 540-acre Pescadero planning area contains the Carmel Hill (Highway 1) gate at the intersection of Highways 1 and 68. The gate 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 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 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 now within the City of Monterey.

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)

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 is 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, 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 Bishop and Monterey pine forest, bear grass, and 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 in immediately adjacent areas, which are planned 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.

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 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 the Spyglass-Cypress and Middle Fork planning areas to the north, the Pescadero planning area to the east, and approximately four miles of shoreline along the east and south from a point near Cypress Point to Carmel Beach. The Pebble Beach planning area is surrounded by vacant areas and residential and recreational uses, with developed densities that range from 1.05 units per acre in the Spyglass-Cypress planning area to eight units per acre in the City of Carmel.

The area contains The Lodge at Pebble Beach, the Pebble Beach golf course, a beach and tennis club at Stillwater Cove, and equestrian center and a field along Portola Road used for polo, golf practice, and other recreational uses, and a three-par nine-hole golf course. The commercial area adjacent to the Lodge is open to all visitors, Forest residents, and the general public. The remainder of the Pebble Beach planning area has been developed in 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 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 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 sites are also found along the shoreline. As 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.

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 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 associated commercial area (maximum 25% site coverage per Planning Commercial zoning) along with the recreational uses of the golf courses, beach and tennis club, and equestrian center. For remaining undeveloped areas in Pebble Beach, low-density residential development is shown north of the equestrian center, while medium-density is allowed adjacent to The Lodge townhouses and the Peter Hay Golf Course. 108 additional residential units are planned for these areas (areas "U", "V", "W", and "X").

The area between Cypress Point and Pescadero Point and seaward of 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 Monterey cypress specimens, a high water table, and rock outcrops.

COUNTRY CLUB - AREA 8

Location, Size, Existing Use Considerations

The 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 (except for the rocky shoreline seaward of 17-Mile Drive). The Coastal Zone exclusion resulted from the determination that the area was sufficiently developed to not warrant additional coastal review.

The 1,100 acres of the Country Club planning area make up over 20% of the area in the northern portion of the Forest (Figure 13). 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 almost two miles of panoramic 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 the Shore Course along the beach on 182 acres. The planning areas bordering Country Club have predominantly undeveloped land, with the exception of the Spyglass-Cypress planning area, which has two golf courses (Spyglass Hill and Cypress Point) and a small amount of residential use. The eastern boundary, the Gowen Cypress planning area, contains the 84-acre S.F.B. Morse Botanical Reserve adjacent to the eastern boundary of the Dunes Golf Course across Congress Road.

Environmental Considerations (Figure 13)

Inasmuch as 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 for the coastal strip seaward of 17-Mile Drive.

The strip along the shoreline, seaward of 17-Mile Drive, is heavily used by visitors for the 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 new development is proposed in the Country Club planning area other than build-out of 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

CHAPTER FOUR: LAND USE SUPPORT ELEMENTS

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 uses. This chapter describes existing support systems in the Forest, as well as the system improvements necessary to support new development.

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 owned and maintained by the Pebble Beach Company. Access is via four toll gate facilities. Residents pay a yearly fee for partial upkeep of the road system while visitors are charged an entrance fee for vehicular traffic, but there is no charge for pedestrians, bicyclists, or equestrians.

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 has evolved from the creation of 17-Mile Drive in the early 1900s. Although the Drive has undergone changes in alignment since its original coastal route between the Hotel Del Monte, the Old Carmel Mission, and Point Lobos, the Drive has heavily influenced development patterns in the Forest. Part of 17-Mile Drive is a traffic distributor, and the narrow, winding, two-lane roadway serves 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 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 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 17-Mile Drive for shoreline visitor access and developing an alternative distribution system for Forest residents. The Drive will continue to function as a special scenic route providing visitor access to the shoreline and to the recreation and scenic resources of the area, but its role of distributing traffic within the Forest will be lessened.

The major improvement proposed is 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 internal travel which will take place within the Forest and to segregate resident and visitor traffic as much as possible. The critical capacity situations are weekday morning and afternoon peaks, when the traffic is primarily residential, and 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.

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, bicycle routes connecting the coastal cities of Pacific Grove and Carmel, north and south of the Del Monte Forest Area, are limited and subject to safety and terrain problems. The most direct route follows the shoulder of Highways 68 and 1. Grades along this route are too steep for the average cyclist and traffic presents safety hazards. A 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 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 on weekends and holidays, when increased visitor traffic on 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.

Policy Guidance Statement

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

Policies

96. Seventeen Mile Drive shall remain open to the public for recreational use and any entrance fee charge shall remain reasonable. The entrance fee in effect on the date of effective certification of this Land Use Plan may be increased subject to the following limitations. The first increase after the date of effective certification of this Land Use Plan shall 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 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 5% per year applied on a cumulative basis between the date of such increase and the date of the immediately preceding 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. The recreational/scenic value of 17-Mile Drive shall be maintained by building setbacks along sections of the Drive where new development will occur.

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, with the exception of existing lots, shall either bear the incremental costs of necessary improvements to Highway 68 and the Highway One 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 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.

99. 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.
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.
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 from incremental development of the Forest shall be mitigated in conjunction with or as a function of new development.
102. Parking reorganization plans identified in the site specific access recommendations shall be implemented to improve visitor visual and physical access to the shoreline.
103. 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 Highway 68 and the 17-Mile Drive.

104. Relocation of portions of 17-Mile Drive as identified on the LUP Land Use Map will be encouraged where the purpose is to improve the views of scenic resources, reduce conflicts between visitor and resident traffic, and allow for the separation of bicycle and vehicular traffic.
105. Development or expansion of visitor-serving facilities should be planned to maximize opportunities for use of public transportation systems.
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:

<i>Location</i>	<i>ADT**</i>	<i>AWDT**</i>	<i>Weekdays</i>		<i>Weekdays</i>	
			<i>A.M. Peak</i>	<i>Westbound</i>	<i>P.M. Peak</i>	<i>Westbound</i>
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 that the additional traffic generated by such development will create the need for additional traffic facilities over and above the base traffic, because highway capacity as determined by Caltrans or Monterey County Public Works 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.

107. Non-auto transportation modes (e.g., trails) will 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 commercial or visitor-serving facilities, including provision for transit terminals and transit wait shelters.
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, along with the six cities and unincorporated portions of the Monterey Peninsula, has domestic water supplied by the California-American Water Co. (Cal-Am). The principal 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 the seven jurisdictions for 1980 is estimated at 16,000 acre-feet. Under a water allocation program prepared by the Monterey Peninsula Water Management District, the County will have a specific allocation from this total amount to be used to serve growth in the unincorporated portion of the Cal-Am service area.

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

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.

Policy Guidance Statement(s)

The County shall reserve from its allotted water supply a sufficient quantity of water to accommodate the 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 reclamation of wastewater for reuse, shall be encouraged.

Policies

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 wastewater becomes available to the Del Monte Forest Area, it shall be used on golf courses in order to conserve and make available additional potable water for domestic use.
111. In reviewing development applications, the Monterey Peninsula Water Management District will be consulted to determine that water connections are available.
112. The County shall reserve water from its allotment for present lot owners. Water not set-aside 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. 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.
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.

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.

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.

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:
- Require all new residential subdivisions to contribute to the provision of low and moderate income housing in conformance with the County's Inclusionary Ordinance and Housing Element. Exceptions may be made for hardship cases.
119. Time-share projects, time-share estates, and other time- share uses as defined in Section 11003.5 of the Business and Profession Code 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

INTRODUCTION

The public's right to shoreline access is ensured by the provisions of the California Coastal Act. However, the Act recognizes that public demand for 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 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 conflicting objectives is a primary goal of this Plan.

Shoreline Public Access Considerations

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

Beginning at the north end of Asilomar State Beach, southerly to Point Joe, the shoreline is a combination of rocky headlands and large, open beaches. Sunset Drive parallels the coast, and parking is provided along the roadway at numerous turnouts. Easy access to the shoreline by foot is available here. 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, the southern portion of Spanish Bay, is also easily obtained on foot from Asilomar State Beach.

The section of the coastline from Point Joe to Fan Shell Beach is a narrow strip of largely low, rocky coastal bluffs with small pocket beaches. Seventeen-Mile Drive closely parallels the shoreline to Cypress Point. This reach of coastline is privately owned by a single landowner who has granted public access through negative and scenic easements. Pedestrian access is possible along the entire coastline from Point Joe to near Cypress Point. Numerous developed and undeveloped parking areas are present here. Telescopes are provided at several locations to observe marine wildlife. Picnic and restroom facilities are also provided.

The character of the coastline changes at Cypress Point from the open, gentle shore found to the north to one with steeper, taller sea bluffs forested 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 the Pebble Beach Golf Course. Public access to the coast along this segment is from several well-known vantagepoints at Cypress Point, Midway Point (Lone Cypress), and Witch 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 some of the habitat is now stressed.

The remaining segment of the Del Monte Forest Area coastline extends along the Pebble Beach golf

links from about Pescadero Point eastward to Carmel. Seventeen-Mile Drive is located along the eastern inland edge of the course, and views of the ocean, which is several hundred yards away, are limited. The golf course lines 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, are private and open only to club members and their guests. Membership is available for both residents and non-residents of the Forest. Depending on tidal conditions, the sandy beach below the Pebble Beach bluffs is sometimes accessible from Carmel Beach.

Vehicular access within the privately owned Del Monte Forest is 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 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 the Del Monte Forest. By implementing the OSAC Plan with this LUP, these efforts will be accomplished.

An outstanding and extensive system of trails is found in the Del Monte Forest. In some locations these parallel the shoreline. Overall, they provide good access to and through the forested interior, to the shore, and to the various residential neighborhoods. While originally constructed for horseback riding, hikers and joggers commonly use these trails.

Access to the public has been permitted on an informal, unadvertised basis. As one of the areas best recreational opportunities, limited public access to this trail system should continue to be available.

Policy Guidance Statement

The provision of visual and physical public access to the shoreline and the enjoyment of recreational values throughout the Del Monte Forest Area, consistent with the basic purpose of the California Coastal Act, shall be encouraged. 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.

Policies

120. Existing shoreline access areas shall be permanently protected for long-term public use. They 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 protected for such use.
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 an important component of shoreline access and public recreational use.
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.
124. New development should be sited and designed to avoid encroachment on to designated trail routes (see Figure 15). Trail dedications 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 trail route is not feasible, the route shall be realigned. Approved realignments shall be generally equivalent to the original route.
125. While encouraging 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. Provide 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.
 2. Maximize the use of landscape, fences and grade separation between access routes and residences to protect privacy.
126. 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.

FIGURE 15

RECREATIONAL FACILITIES

FIGURE 16

SHORELINE ACCESS

127. 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 and a balance of public access opportunities.
128. The County shall receive and hold all dedication of access easements (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 dedications if the recipient demonstrates the ability to manage them consistent with the site-specific recommendations and the public trust. 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.
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 by Pebble Beach Company, shall be borne by Pebble Beach Company:
 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. 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.
131. Where public access already occurs in environmentally sensitive habitat areas, it shall be limited to low- intensity recreational, scientific, or educational uses such as nature study and observation, education programs in which collecting is restricted, photography, and hiking. Access in such areas shall be controlled through designs which confine it to designated trails and paths. This should be achieved through implementation of site specific access recommendations for these areas.
132. Public access to areas where rare, endangered, or sensitive plants occur should be actively discouraged and directed to less sensitive areas unless permitted under controlled circumstances and in accordance with the site specific access recommendations. Where allowed, public access should be strictly managed.

133. Public access to the Lone Cypress and Witch 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 of designated paths, and signing and fencing of degraded areas to allow for habitat restoration.
134. 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. Plans to improve existing trails or create new trails shall ensure as a condition of approval that environmentally sensitive habitats are protected from over-use.
136. Future development shall be compatible with the goal of retaining visual access. Development within the public viewsheds identified on the visual resources map shall be located 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. 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. Public safety shall be considered wherever shoreline access is provided. Improvements shall improve safety when possible. In extremely hazardous areas where safe access to the shoreline is not feasible, visual access should be emphasized.
139. Landowners and 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 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, where feasible.
 - Improvements for parking shall entail minimum land disturbance and 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 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.
140. A uniform system of signs that identify public accessways, vista points, bicycle 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 should be compatible with the scenic quality of the area.
- All unimproved accessways available to the public 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 brochures distributed at the Toll Gates to clearly indicate all public access facilities within the Forest.

Policies Specific to Maximize Public Access a Recreational Opportunities

141. Residential development and the internal circulation network of the Forest should be planned in a manner which 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. 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 reducing congested shoreline access routes.
143. The site specific access recommendations shall establish a priority system for 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 available to the public at any point in time.
144. In all areas where topography permits, provide shoreline access for the disabled by building

paths and ramps for wheelchairs if this can be done 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.

<i>Location</i>	<i>Improvements/Use</i>	<i>Other</i>
1. 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.
2. Point Joe	Reorganize and improve parking area. Provide a minimum of 30 spaces.	See #1, Spanish Bay
3. 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
4. Bird Rock	Reorganize parking to provide for a minimum of 100 spaces, improve paths to pocket beaches, improve picnic area, sign for hazards and habitat.	See #1, Spanish Bay

	<i>Location</i>	<i>Improvements/Use</i>	<i>Other</i>
5.	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
6.	Fan Shell Beach	Reorganize and improve parking, provide a minimum of 25 spaces, improve path to beach, sign for access.	See #1, Spanish Bay
7.	Crocker Grove	Provide a minimum of 10 parking spaces, sign for access and habitat.	See #1, Spanish Bay
8.	Cypress Point	Sign for hazard, retain existing parking.	See #1, Spanish Bay
9.	Lone Cypress	Improve and reorganize parking, redesign observation area per <u>OSAC</u> recommendations.	See #1, Spanish Bay
10.	Pescadero Pt. (“Ghost Tree” Vista Point & “Hill” Site)	<u>Ghost Tree</u> : Improve and reorganize parking to provide a minimum of 35 spaces. <u>“Hill” Property</u> : (±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.
11.	Carmel Beach	Access trail.	Require dedication and improvement as a condition of development approval on any affected parcel.
12.	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

Location

Improvements/Use

Other

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 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: IMPLEMENTATION AND ADMINISTRATION

INTRODUCTION

The Del Monte Forest Area LUP, upon adoption by the County and certification by the California Coastal Commission, will supersede the 1966 Plan as a 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 LUP. All private and public development within its limits requiring permit approval will be reviewed against the policy criteria established by 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 applicant's 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.).

ADMINISTRATION OF THIS PLAN

Except as previously noted, the County will be responsible for administering development review aspects of this LUP on a day-to-day basis. This administration will be carried out through the County's normal review procedures which include: 1) development permit review, 2) coastal development permit review, 3) site plan review, and 4) environmental review. Each process is 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 required from the County (or the appropriate City) for all categories of development. To be approved, permit applicants will be required to demonstrate consistency with the land use plan. Three basic tests must be met:

- The proposal must conform to the kind and intensity of use permitted for the specific geographical area of concern.
- The proposal 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. If land use and natural resource protection policies conflict, resource protection policies shall prevail.
- The proposal must conform to the specific zoning provisions adopted to implement the plan.

Applicants are responsible for providing all necessary information to support their proposals. Where the adequacy of information is contested by the County, the burden of proof rests with the applicant. 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 in evaluating and processing development applications as expeditiously as possible, and will conform to application review time limits specified by State law (e.g., AB 884). 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 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. 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 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, a private body whose review authority is established by CC&Rs that accompany all transfers of property in the Del Monte Forest, and 2) the Del Monte Forest Advisory Committee, 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 and this LUP. The principal charge of these committees will be to review plans to determine consistency with applicable planning policies 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, and which meet the policies of this Plan and accompanying OSAC maintenance standards.

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 a well-established program for implementing the requirements of CEQA within the Coastal Zone which will be applied to project development applications as they are received.

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 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 residential uses within the Del Monte Forest Area. These uses will be allowed to continue to occur in a manner 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 capacity and 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

TOTAL

541.84 AF

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 requirements 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

<i>Priority For Development</i>	<i>Planning Unit</i>	<i>Number Of Units</i>	<i>Water (A.F.)</i>	<i>Sewer (GPD)</i>	<i>(1983)</i>	
					<i>Present Sewer Flow 706,000 GPM (Cumulative Total)</i>	
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)
2*	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	
	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)
3	Spyglass J, K, L, M	145	40.89	40,485	957,446	
	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
4	Spyglass N	50	14.08	13,950	1,016,594	
	Pebble U and V	73	20.59	20,367	1,036,961	
	Pebble W and X	34	9.59	9,486	1,046,447	
5	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	
	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 administration of the LUP, either undertake itself, or encourage other affected parties to: 1) utilize and enhance the data base developed between 1969 and 1981 in the Del Monte Forest Plan Update Program, 2) encourage the use of conservation and scenic easements wherever appropriate, 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.

Utilize and Enhance Data Base

Following adoption of this LUP, the County will use all available information about the Del Monte Forest Area developed in the planning process in its review of development applications and in other actions relating to management of the area. This body of information will be supplemented and updated from time to time as new information becomes available. New information can be provided by applicants during the course of development applications or by other agencies in their individual activities.

Data base information will be maintained in 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 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 it in recommendations about proposed projects or activities.

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 Conservation, Scenic, and Negative Easements

Easements can be powerful tools in ensuring long-term protection of natural resource values and will be encouraged, wherever warranted, as a matter of County policy. 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 undertaken to revitalize areas severely damaged by past mining for silica and other minerals. 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 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

Existing legal lots of record which are smaller than the allowed minimum size in the new 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

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 this LUP is a Local Coastal Program prepared under the California Coastal Act, changes made must be consistent with the 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 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 occurs formally through environmental review procedures, and informally staff-to-staff 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 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 to LCP certification. Such hearings are noticed in local newspapers and by similar measures.

ENFORCEMENT

This LUP will be only as effective as its 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 refer any possible violations 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 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.