ATTACHMENT B to RESOLUTION
DRAFT ORDINANCE
w/attached Zoning Maps

PLN100138 – Pebble Beach Company
Board of Supervisors
January 24, 2012
DRAFT ORDINANCE TO AMEND COUNTY CODE

ORDINANCE NO. ________

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING TITLE 20 (MONTEREY COUNTY COASTAL IMPLEMENTATION PLAN) OF THE MONTEREY COUNTY CODE RELATING TO REGULATIONS FOR DEVELOPMENT AND ZONING FOR THE DEL MONTE FOREST AREA.

County Counsel Summary

This ordinance amends Parts 1 and 5 of the Monterey County Coastal Implementation Plan (CIP, Title 20 of the Monterey County Code) to revise the regulations for development and zoning for the coastal area of the Del Monte Forest. The ordinance amends Chapter 20.12 (Medium Density Residential) and Chapter 20.14 (Low Density Residential) to remove golf courses as conditional uses in medium and low density residential zoning districts. This ordinance amends Sections 20-10 and 20-16 of the zoning maps of the Monterey County Coastal Implementation Plan to rezone multiple locations, including The Inn and Links at Spanish Bay, Areas B, C, F-2, J, K, L, F-1, F-3, I-1, the Pebble Beach Corporation Yard, The Lodge at Pebble Beach, the Beach and Tennis Club, Collins Field, the Collins Residence parcels, and Areas M, I-2, U, V, G, H, N, O, and PQR. This ordinance also amends the Regulations for Development in the Del Monte Forest Land Use Plan Area (Part 5 of the CIP) to: focus remaining development adjacent to or within existing developed areas while requiring preservation of large intact contiguous areas of forest and other sensitive habitat areas; to revise the regulations for development to establish the regulatory framework for the proposed Pebble Beach Company Concept Plan; to update the LCP to reflect the changes in conditions in Del Monte Forest since the original adoption of the LCP in the 1980s; and to move implementing detail from the Land Use Plan into the CIP. Title 20 is the Monterey County Coastal Implementation Plan and part of Monterey County's certified Local Coastal Program, and the ordinance will require certification by the California Coastal Commission.

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. The text of subsection Z of Section 20.12.050 of the Monterey County Code is repealed, and subsection Z is reserved.

SECTION 2. The text of subsection D of Section 20.14.050 of the Monterey County Code is repealed, and subsection Z is reserved.

SECTION 3. ZONING DISTRICT MAP. Section 20-10 of the Sectional District Maps of Section 20.08.060 of the Monterey County Code is hereby amended to change the zoning of The Inn and Links at Spanish Bay, Areas B, C, F-2, J, K, L, F-1, F-3, I-1, and the Pebble Beach Corporation Yard, as shown on the maps attached hereto as Exhibits A through I, and incorporated herein by reference and described as follows:
Exhibit A: The Inn and Links at Spanish Bay:
Reclassify a 1.54 acre portion of a 200 acre parcel located at The Links at Spanish Bay (Assessor’s Parcel Number 007-091-033-000), Del Monte Forest, Coastal Zone, from “OR/B-8-D (CZ)” (Open Space Recreation, Building Site and Design Control Overlays, (Coastal Zone)) to “VSC-D (CZ)” (Visitor Serving Commercial, Design Control Overlay, (Coastal Zone)).

Exhibit B: Areas B and C:
Reclassify portions of a 58.22 acre parcel (Assessor’s Parcel Number 007-101-041-000), Del Monte Forest, Coastal Zone, from the “MDR/B-8-D (CZ)” (Medium Density Residential, Building Site and Design Control Overlays (Coastal Zone)) and “RC-D (CZ)” (Resource Conservation, Design Control Overlay (Coastal Zone)) to the “VSC-D (CZ)” (Visitor Serving Commercial, Design Control Overlay (Coastal Zone)), “OR-D (CZ)” (Open Space Recreation, Design Control Overlay (Coastal Zone)), and “RC-D” (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classifications.

Exhibit C: Area F-2
Reclassify a 19.50 acre parcel (Assessor’s Parcel Number 008-032-004-000), Del Monte Forest, Coastal Zone, from the “MDR/B-8-D(CZ)” (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the “LDR/B-6-D(CZ)” (Low Density Residential, Building Site 6 and Design Control Overlays (Coastal Zone)) zoning classification.

Exhibit D: Area J
Reclassify a 9.38 acre area (Assessor’s Parcels Numbers 008-022-024, 008-561-020-000, and 008-022-035-000), Del Monte Forest, Coastal Zone, from the “MDR/B-8-D(CZ)” (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) and the “MDR/2-D(CZ)” (Medium Density Residential, 2 units per acre, Design Control Overlay (Coastal Zone)) zoning classifications to the “MDR/2-B-6-D(CZ)” (Medium Density Residential, 2 units per acre, Building Site 6 and Design Control Overlays (Coastal Zone)) and the “RC-D(CZ)” (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classifications.

Exhibit E: Area K
Reclassify a 10.62 acre area (portions of Assessor’s Parcel Numbers 008-021-009-000 and 008-022-031-000), Del Monte Forest, Coastal Zone, from the “MDR/B-8-D (CZ)” (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the “MDR/2-B-6-D (CZ)” (Medium Density Residential, 2 units per acre, Building Site 6 and Design Control Overlays (Coastal Zone)), the “RC-D(CZ)” (Resource Conservation, Design Control Overlay (Coastal Zone)), and the “OR-D(CZ)” (Open Space Recreation, Design Control Overlay (Coastal Zone)) zoning classifications.

Exhibit F: Area L
Reclassify a 20.85 acre area (portion of Assessor’s Parcel Number 008-021-009-000), Del Monte Forest, Coastal Zone, from the “MDR/B-8-D (CZ)” (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the “MDR/2-B-6-D (CZ)” (Medium Density Residential, 2 units per acre, Building Site 6 and Design Control
Overlays (Coastal Zone)) and “RC-D (CZ)” (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classifications.

**Exhibit G: Areas F-1 and F-3**
Reclassify a 9.77 parcel (Assessor’s Parcel Number 008-032-005-000) and a 16.81 acre parcel (Assessor’s Parcel Number 008-032-006-000), Del Monte Forest, Coastal Zone, from the “MDR/B-8-D (CZ)” (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the “RC-D (CZ)” (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classification.

**Exhibit H: Area I-1**
Reclassify portions of a 38.16 acre parcel (Assessor’s Parcel Number 008-031-019-000), Del Monte Forest, Coastal Zone, from the “MDR/B-8-D (CZ)” (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) and “LDR/B-8-D (CZ)” (Low Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classifications to the “RC-D (CZ)” (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classification.

**Exhibit I: Corporation Yard and Huckleberry Hill Natural Area (including Area G)**
Reclassify portions of a 472.12 acre area (portion of Assessor’s Parcel Number 008-041-009-000), Del Monte Forest, Coastal Zone, from the “RC-D(CZ) (Resource Conservation, Design Control Overlay (Coastal Zone)), ”MDR/B-8-D(CZ)” (Medium Density Residential, Building Site and Design Control Overlays (Coastal Zone)), and ”CGC/B-8-D(CZ)” (Coastal General Commercial, Building Site and Design Control Overlays (Coastal Zone)) zoning classifications to the “RC-D(CZ)” (Resource Conservation, Design Control Overlay (Coastal Zone)), “ORD(CZ)” (Open Space Recreation, Design Control Overlay (Coastal Zone)), “MDR/6-B-6-D(CZ)” (Medium Density Residential, 6 units per acre, Building Site 6 and Design Control Overlays (Coastal Zone)), and “IC-D(CZ)” (Institutional Commercial, Design Control Overlay (Coastal Zone)) zoning classifications.

**SECTION 4. ZONING DISTRICT MAP.** Section 20-16 of the Sectional District Maps of Section 20.08.060 of the Monterey County Code is hereby amended to change the zoning of the Pebble Beach Corporation Yard, The Lodge at Pebble Beach, The Beach and Tennis Club, Collins Field, the Collins Residence parcels, and Areas M, I-2, U, V, G, H, N, O, and PQR, as shown on the map attached hereto as Exhibits I through U, and incorporated herein by reference and described as follows:

**Exhibit I: Corporation Yard and Huckleberry Hill Natural Area (including Area G)**
Reclassify a portion of a 472.12 acre area (portion of Assessor’s Parcel Number 008-041-009-000), Del Monte Forest, Coastal Zone, from the ”MDR/B-8-D(CZ)” (Medium Density Residential, Building Site and Design Control Overlays (Coastal Zone)) zoning classification to the “RC-D(CZ)” (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classification.

**Exhibit J: The Lodge at Pebble Beach**
Reclassify a 1.36 acre parcel (Assessor’s Parcel Number 008-423-002-000), Del Monte Forest,
Coastal Zone, from the “LDR/1.5-D (CZ)” (Low Density Residential, 1.5 acres per unit, Design Control Overlay (Coastal Zone)) zoning classification and a .86 acre parcel (Assessor’s Parcel Number 008-423-019-000), Del Monte Forest, Coastal Zone, from the “CGC-D (CZ)” (Coastal General Commercial, Design Control Overlay (Coastal Zone)) zoning classification to the “VSC-D (CZ)” (Visitor-Serving Commercial, Design Control Overlay (Coastal Zone)) zoning classification.

**Exhibit K: The Beach and Tennis Club**
Reclassify a 2.34 acre parcel (Assessor’s Parcel Number 008-411-020-000), Del Monte Forest, Coastal Zone, from the “OR-D (CZ)” (Open Space Recreation, Design Control Overlay (Coastal Zone)) to the “VSC-D (CZ)” (Visitor-Serving Commercial, Design Control Overlay (Coastal Zone)) zoning classification.

**Exhibit L: Collins Field**
Reclassify a 2.5 acre parcel (Assessor’s Parcels Number 008-321-007-000), Del Monte Forest, Coastal Zone, from the “MDR/B-8-D (CZ)” (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the “OR-D (CZ)” (Open Space Recreation, Design Control Overlay (Coastal Zone)) zoning classification.

**Exhibit M: Collins Residence Parcels**
Reclassify a 3.85 acre area (Assessor’s Parcel Numbers 008-321-008-000 and 008-321-009-000), Del Monte Forest, Coastal Zone, from the “LDR/1.5-D (CZ)” (Low Density Residential, 1.5 acres per unit, Design Control Overlay (Coastal Zone)) zoning classification to the “MDR/2-B-6-D (CZ)” (Medium Density Residential, 2 units per acre, Building Site 6 and Design Control Overlays (Coastal Zone)) zoning classification.

**Exhibit N: Area M**
Reclassify portions of a 74.09 acre area (portion of Assessor’s Parcel Number 008-272-011-000), Del Monte Forest, Coastal Zone, from the “MDR/B-8-D(CZ)” (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the “VSC-D (CZ)” (Visitor Serving Commercial, Design Control Overlay (Coastal Zone)) and “RC-D(CZ) (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classifications.

**Exhibit O: Area I-2**
Reclassify a portion of an 18.74 acre parcel (Assessor’s Parcel Number 008-031-014-000), Del Monte Forest, Coastal Zone, from the “MDR/B-8-D (CZ)” (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the “LDR/B-6-D (CZ)” (Low Density Residential, Building Site 6 and Design Control Overlays (Coastal Zone)) zoning classification.

**Exhibit P: Area U**
Reclassify a 20 acre parcel (Assessor’s Parcel Number 008-313-002-000), Del Monte Forest, Coastal Zone, from the “LDR/B-8-D (CZ)” (Low Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the “MDR/2-B-6-D (CZ)” (Medium Density Residential, 2 units per acre, Building Site 6 and Design Control Overlays (Coastal Zone)) and “RC-D (CZ)” (Resource Conservation, Design Control Overlay (Coastal Zone)).
Zone)) zoning classifications.

Exhibit Q: Area V
Reclassify a 23.06 acre parcel (Assessor’s Parcel Number 008-312-002-000), Del Monte Forest, Coastal Zone, from the “MDR/B-8-D (CZ)” (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the “MDR/2-B-6-D (CZ) (Medium Density Residential, 2 units per acre, Building Site 6 and Design Control Overlays (Coastal Zone)), “OR-D (CZ)” (Open Space Recreation, Design Control Overlay (Coastal Zone)), and “RC-D (CZ)” (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classifications.

Exhibit R: Area H
Reclassify portions of a 25.49 acre parcel (Assessor’s Parcel Number 008-031-015-000) and a 24.08 acre parcel (Assessor’s Parcel Number 008-034-001-000), Del Monte Forest, Coastal Zone, from the “MDR/B-8-D (CZ)” (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the “RC-D (CZ)” (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classification.

Exhibit S: Area N
Reclassify a 47.06 acre area (portions of Assessor’s Parcel Numbers 008-272-010-000 and 008-272-011-000, and Assessor’s Parcel Numbers 008-241-008-000 and 008-311-011-000), Del Monte Forest, Coastal Zone, from the “LDR/B-8-D (CZ)” (Low Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the “RC-D (CZ)” (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classification.

Exhibit T: Area O
Reclassify a 19.50 acre parcel (Assessor’s Parcel Number 008-242-007-000), Del Monte Forest, Coastal Zone, from the “MDR/B-8-D (CZ)” (Medium Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) zoning classification to the “RC-D (CZ)” (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classification.

Exhibit U: Areas P, Q, and R
Reclassify a 233.10 acre area (Assessor’s Parcel Numbers 008-163-001-000, 008-163-003-000, 008-163-005-000, 008-164-001-000, 008-171-009-000, and 008-171-022-000), Del Monte Forest, Coastal Zone, from the “LDR/B-8-D (CZ)” (Low Density Residential, Building Site 8 and Design Control Overlays (Coastal Zone)) and the “LDR/B-6-D (CZ)” (Low Density Residential, Building Site 6 and Design Control Overlays (Coastal Zone)) zoning classifications to the “RC-D (CZ)” (Resource Conservation, Design Control Overlay (Coastal Zone)) zoning classification.

SECTION 5. Chapter 20.147 (Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area) of the Monterey County Code is amended as follows:

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PART 5: Regulations for Development in the Del Monte Forest Land Use Plan Area
Sections:
20.147.010 Purpose
20.147.020 Definitions
20.147.030 Freshwater and Marine Resources-Development Standards
20.147.040 Environmentally Sensitive Habitat Areas Development Standards
20.147.050 Forestry and Soil Resources Development Standards
20.147.060 Hazardous Area Development Standards
20.147.070 Scenic and Visual Resources Development Standards
20.147.080 Cultural Archaeological Resources Development Standards
20.147.090 Land Use and Development Standards
20.147.095 Pebble Beach Company Concept Plan
20.147.100 Circulation Transportation Development Standards
20.147.110 Water and Wastewater Services Development Standards
20.147.120 Housing Development Standards
20.147.130 Public Access Development Standards

20.147.010 PURPOSE:
The purpose of this chapter is to establish regulations, standards and procedures to fully implement the policies of the Del Monte Forest Area Land Use Plan. These regulations, standards and procedures apply only to the parcel property located within the Del Monte Forest Area planning area and the Coastal Zone, as that is subject to the Del Monte Forest Area Land Use Plan.

20.147.020 DEFINITIONS:

A. Archaeological Sensitivity Zones: These categories describe the zones shown on County archaeological sensitivity maps and describe the relative probability of finding archaeological resources throughout the County, as shown on County Archaeological sensitivity maps. A "Low" sensitivity zone is one in which there is limited probability of finding evidence of past Native American activity. A "Moderate" zone is one in which there is a probability possibility that the area was used by Native Americans for hunting, gathering, collecting, in a burial, or other activities. A "High" sensitivity zone is one in which archaeological sites have already been identified in the area with a strong possibility that Native Americans lived in and occupied that area.

B. Archaeological site: A site of known Native American remains or activity, as evidenced by shells, fire-cracked rocks, other lithic remains, charcoal, bedrock mortars, rock art, quarry sites, etc.

C. Coastal Dependent: A development or land use which requires a site on or adjacent to the sea in order to be able to function at all.

D. Complete Application: An application for which 1) the Planning Department has completed its review and has requested any additional
information or studies to be submitted by the applicant and 2) all requested information has been submitted to the Planning Department's satisfaction. An application is considered "Incomplete" until all such information has been supplied.

D. — Development means, on land, in or under water:

1. — placement or erection of any solid material or structure, including but not limited to, any building, real pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line;

2. — discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste;

3. — grading, removing, dredging, mining, or extraction of any materials, including excavation and filling which requires a grading permit pursuant to Chapter 16.08 or which materially alters the natural landform;

4. — change in the density or intensity of use of land, including but not limited to:
   a) subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code);
   b) lot line adjustments;
   c) any other division of land, including lot splits; and,
   d) conditional certificates of compliance pursuant to the Subdivision Map Act;

5. — change in the intensity of use of water, or of access thereto;

6. — expansion or construction of water wells, surface water diversions, or septic systems, except for replacement thereof;

7. — construction, reconstruction, demolition, or alteration of the size of any structure, including any feasibility of any private, public, or municipal utility;

8. — removal or harvesting of major vegetation including land clearing pursuant to Chapter 16.12 and removal of natural vegetation specified in the applicable ordinances as requiring a coastal development permit. "Development" shall not include removal or harvesting of major vegetation for agricultural purposes, except in North County as per Section 20.144.080.A, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Zeng Nejedly Forest Practice Act of 1973 (commencing with Section 45111);

9. — any project within 750 feet of a known archaeological resource, as per sections 20.144.110.A, 20.145.120.A, 20.146.060.A, and 20.147.080.A;

10. — any project On a parcel in the Big Sur Coast Land Use Plan area with an historical site, as per Section 20.146.110.A;

12. Granting of transferable density credits pertaining to a lot in the critical viewshed of Big Sur, pursuant to Chapter 20.156.

F. Discretionary Permit: A permit which requires a public hearing before and decision by the Zoning Administrator, Subdivision Committee and/or the Planning Commission. Examples include Coastal Development Permits, Use Permits, Variances and Scenic Conservation Permits.

G. Ecotone: The area where two separate habitats types converge to form their own distinct habitat area or "edge".

H. E. Environmentally sensitive habitats: Sensitive Habitat Area (or ESHA): Environmentally sensitive habitat area means any area in which plant or animal life or their habitats are either rare or especially valuable due to their special nature or role in an ecosystem. 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 islands; kelp beds; rocky sea and haul-out sites; important breeding sites; and Areas of Special Biological Significance (ASBS) and which could be easily disturbed or degraded by human activities and development. In the Del Monte Forest Area, examples of terrestrial, aquatic, and riparian habitat areas which have been determined to be entirely or in part environmentally sensitive include: the rare Monterey cypress and endangered Gwen cypress forest communities, portions of the native Monterey pine forest, the endemic Monterey pine/Bishop pine association, remnants of the indigenous central maritime chaparral, coastal sand dunes, streams and riparian corridors, wetlands, and sites of rare and endangered plants and animals associated with these and other habitats.

F. Forest Management Plan: A property owner's program outlining a plan that clearly identifies: all aspects of the tree/forest resources, whether the trees are part of a forest, whether the forest or portions of it are considered ESHA, and the manner in which the forest resources are to be preserved, maintained and managed on the parcel for property or properties where development is proposed as well as the immediate surrounding area. These plans are permanent and binding regardless of a change in ownership.

J. Forester: One of the qualified professional foresters included on the County's list of Consulting Foresters.

K. Guesthouse: Guesthouse means detached living quarters of a permanent type of construction, without kitchen or cooking facilities, clearly subordinate and incidental to the main building on the same building site and not to be rented, let or leased whether compensation is direct or indirect.

G. High Hazard Areas:

Seismic and Geologic Hazards

Seismic Hazard Zones: These zones are intended to generally describe, on a scale of 1 to 6, the seismic hazard of areas throughout the County, as shown on
County seismic hazard maps. Seismic Hazard Zones 1-3 are as low hazard zones. Seismic hazard Zone 4 is a moderately moderate and high hazard zone. Seismic hazard Zone 5 and 6 are high hazard zone zones. These zones include:

- Zones 1/8 mile each side of active or potentially active faults; and the areas located within 1/8 mile of active or potentially active faults;
- Areas of tsunami hazards;
- Areas identified as "Underlain by Recent Alluvium" and "Relatively Unstable Upland Areas" in the County Seismic Safety Element maps; and
- Geotechnical evaluation zones IV, V and VI on the County Seismic Safety Element maps;
- Geotechnical evaluation zones V and VI on the Monterey Peninsula Map of the County Seismic Safety Element
- Existing landslides

Flood Hazard areas:

The 100-year floodplain: The area subject to a 1% chance of flooding in any given year, or once in a 100 years period (e.g., the 100-year flood) and includes, including the floodway, as delineated on FEMA resource maps—(County Floodplain ordinance Flood Insurance Rate Maps (FIRM)).

Fire Hazard areas:

Areas classified as having high to very high fire hazard through application of the Department of Forestry and Fire Protection criteria and the Fire Hazard Severity Scale as mapped in the California Division of Forestry and Fire Protection fire hazard maps.

N. Land Use Categories: The basic categories of land use designated in the Del Monte Forest are: 1) residential, 2) commercial, and 3) open space:

1) Residential Land Use: New residential land uses planned for the Del Monte Forest range in average density from one to four dwelling units per gross acre. For convenience of designation, they are described in terms of low density (maximum of 1 dwelling unit/acre), and medium density (maximum of 4 dwelling unit/acre). Most of the existing and new residential development areas within the Forest fall within the low or medium density categories. Carports, units, servants quarters, and other separate houses, but not senior citizen units, are considered units of residential development for the purpose of calculating density. The County shall not approve such units in excess of the density allocated by this plan for each planning area.

2) Commercial: Three classes of commercial uses are indicated. They include:

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a) Visitor Service Commercial;  
b) General Commercial and  
c) Institutional.  

They are described as follows:

a) Visitor Service Commercial—This category allows for uses providing basic support services and visitor needs associated with coastal recreation and travel. Major hotel or inn accommodations and support commercial facilities are principal uses. Residential uses consistent with Del Monte Forest Area Land Use Plan Land Use Maps and intensities may be permitted as secondary uses under this category at the density specified. The three areas in this category are the existing lodge and environs at Pebble Beach, the proposed Spanish Bay resort and the visitor serving facilities at the proposed Northern California Golf Assoc. Golf Course.

b) General Commercial—This category provides for commercial use areas to support community needs; it includes the professional/administrative offices near the community hospital, and the rodeo arena at Sunridge and Lopez Roads, where reclamation for re-use is planned. Future uses will be required to be compatible with the general retailing and community service character of this designation, as well as community services and storage facilities.

c) Institutional—This designation is applied to a variety of uses, including the community hospital, Robert Louis Stevenson School, firehouses and a utility substation.

3) Open Space: All areas considered critical to maintenance of the natural systems of the Forest are encompassed in this category, including environmentally sensitive habitat areas, the sites of endangered species, riparian areas, wetland areas, and sensitive coastal-strand areas. In addition to the open space designation and policies within the body of this Del Monte Forest Area Land Use Plan, a separate, more detailed plan has been prepared for these areas by the Del Monte Forest Open Space Advisory Committee. This Open Space Committee Plan is adopted as a part of this Plan. This Open Space Management Plan, to be administered by the Del Monte Forest Foundation, is generally consistent in terms of both map designations and policies with this Del Monte Forest Area Land Use Plan and provides more detailed maintenance standards and funding mechanisms for management of open space. However, where there may be conflicts between the Open Space Management Plan and this land use plan, the land use plan policies will take precedence.

Open space is classified into three groups: a) recreational; b) forest and c) shoreline. They are described as follows:

a) Recreational—This category permits golf course, the Beach and Tennis Club, and the equestrian center, as well as necessary support and maintenance facilities such as the pro-shops, cart shops, parking areas, stables, and barns.

b) Forest—This category includes the S.F.B. Morse Botanical Reserve, riparian corridors, rare plants and specimen trees, and geological hazard areas. Permitted developments are trails;
low intensity recreational facilities, tree cutting and public works only if consistent with all other plan policies.

c) Shoreline: This category includes sandy beaches, rocky shorelines and tidepools, remnant sand dunes. Permitted are associated support areas for public access including parking, turnouts, trails, vista points, and related facilities, consistent with all other plan policies.

Coastal Hazard areas:
Shoreline areas subject to a variety of coastal hazards, including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunami, coastal flooding, landslides, bluff and geologic instability, and the interaction of same.

H. Landmark trees: Those native trees which are 24 inches or more in diameter when measured at breast height or street trees which are visually significant, historically significant, exemplary of its species, and/or more than 100 years old.

O. Major development: That the development, discretionary or ministerial in nature, is not exempt from review under the California Environmental Quality Act.

I. Central Maritime Chaparral: A brushland association occurring in the cooler climates and hills of steep slopes near the coast. Principal plant species whose characteristic features are well-drained, nutrient poor (oligotrophic); somewhat to highly acidic soils within the coastal fog zone; a suite of evergreen sclerophyllous shrubs in mature stands (including Arctostaphylos and Ceanothus species); and the presence of one or more “indicator” species, which are indicative of central maritime chaparral habitats because their distribution is restricted to only those regions with the requisite climate and soil. Plant species in this association are Manzanita (e.g., manzanita, ceanothus, coyote brush, buckwheat, black sage, coffeeberry, chamise, toyon, and sagebrush).

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

K. Ministerial Permit: A grading or building permit. A project requiring a ministerial permit requires review by staff of both the Planning and Building Inspection Services Departments.

L. Must/shall: "Must" or "shall" identifies mandatory language to which all applicants are required to adhere.
M. Native Plant Species: The appropriate plant species for revegetation are those that are native to the Del Monte Forest and/or those suggested sub-species that are native to a particular area of the forest when development is proposed in such area. Native plant species are appropriate for a specific site only if they are native to the area. The commercial availability of the vegetation material should be influenced whenever any landscaping is proposed or required.

N. Negative Easement: Negative easements are voluntary restrictions that are declared by publicly recording a document imposing restrictions on certain land for the benefit of other property owners within an area. The easements are defined solely by the property owner and are specific in their restriction to certain aspects of the property upon which it is recorded. Most negative easements within the Del Monte Forest area involve open space. These easements typically preserve the right of the property owner to maintain visitor access facilities such as parking lots, roads, pedestrian walkways and public utility facilities.

W. 100-Year Floodway: The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than 1 foot (100-year floodway is delineated on the FEMA resource maps).

X. Project Referral Process: A process in which the Planning Department refers an application for a discretionary permit to various County Departments for review and recommendation, prior to public hearings on the project.

O. Floodway: That portion of the floodplain required to carry the flow that may, on the average, occur once every 100 years (100-year flood) as shown on Flood Insurance Rate Maps (FIRM).

Y. Public Viewshed: Those areas visible from major public use areas in the Del Monte Forest Area Land Use Plan.

Qualified Biologist: An individual possessing a degree in biology, botany, zoology or a related field and who is currently on the list of individuals maintaining by the Monterey County Planning Department parks, access to the general public (e.g., picnic areas, but no trails), beaches, designated vista points (e.g., Cypress Point).

Q. Riparian Corridor: A zone of water-associated vegetation occurring in proximity to the area surrounding a river, stream or other water course. A riparian corridor is defined as the area of hydrophytic and related vegetation occurring in close proximity to such watercourse. Characteristic trees in this habitat include willow, cottonwood, sycamore and alder, and the topographic edge of such watercourse (e.g., the top of bank of an excised channel), whichever extends further from the watercourse itself.

DD. Riparian habitat: An area of riparian vegetation. This vegetation is an association of
plant species which grows adjacent to freshwater watercourses, including perennial and intermittent streams, lakes and other bodies of fresh water and may tolerate a higher level of soil moisture than dry upland vegetation (State Wide Interpretive Guidelines for Wetlands).

R. **Sand dune habitat:** These are the dunelands. Dunelands include the active dunes, Sand dune habitat includes the back beach coastal strand and foredunes, and the more landward sand ridges, troughs and flats lying behind the beach-berms that mark, including active unvegetated dunes, vegetated dunes, and dune swale wetlands, that occur beyond the upper limit of the "dry beach." Bounded at -their seaward edge by the upper line of the beach at the annual high tide mark, or a coinciding "vegetation line", the dunelands extend toward land in the back beach area, sand dune habitat extends inland as far as the land is subject to active gain or loss of sand because of the sea or sea wind (Coastal Environmental Management, Conservation Foundation, U.S. Government Office, 1980).

FF. **Sensitive Native Habitat:** any of the native habitats described in this ordinance and/or are identified on maps maintained by the County of Monterey and/or any species determined by the Board of Supervisors to be unique and worthy of special attention. Any dispute over the extent or sensitivity of any specific habitat shall be decided by the Monterey County Planning Commission.

GG. **Sensitive species:** Those locally rare or unique plants defined as endemic, relict disjunct to the area.

HH. **Shoreline:** The natural contour, materials, topography and biology of the ocean shore, extending inland to the Mean High Tide line (MHT) as recorded during the winter months.

II. **Timber harvest plans:** Plans required under Forest Practices Act (Public Resources Code Sec. 4582) for certain timber operations, as administered by the California Department of Forestry.

JJ. **Wastewater treatment facilities:** Wastewater treatment facilities in the Del Monte Forest area include septic tank/leach field and sanitary district sewer service.

KK. **Wetlands:** lands which may be covered periodically or permanently with shallow water and include saltwater marshes, fresh water marshes, open or closed brackish water marshes, swamps, mudflats and fens.

S. **Sensitive species:** Species that are unique, rare, threatened, endangered, and/or worthy of special attention due to other compelling factors.
20.147.030 WATERFRESHWATER AND MARINE RESOURCES
DEVELOPMENT STANDARDS.

Intent of Section: It is the intent of this section to ensure that the water quality and biological value of the Del Monte Forest Area, Forest's coastal streams, wetlands, open coastal waters, and the Carmel Bay State Ecological Reserve, and Carmel Bay Area of Special Biological Significance are protected and maintained. This requires adherence to comprehensive management practices, including appropriate combinations of stream-through application of adequate buffers and setbacks, stream-flow maintenance, protection of maintaining hydrologic inputs, protecting riparian and wetland vegetation, and careful control of grading to minimize erosion and sedimentation, and effective collection, filtration, and treatment of runoff.

A. Development Standards

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), and in the watersheds of Seal Rock Creek and Sawmill Gulch, (see LUP Figure xxx for affected watersheds), shall be subject to the following development restrictions and criteria:

   (a) Only that amount of site disturbance (i.e. grading, clearing of vegetation) necessary for the project footprint, adequate driveway and any required landscaping shall be allowed for project construction. (Ref. Policy #1, Del Monte Forest Area Land Use Plan).

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

(b) Impervious surface (structural and site improvements) coverage for residential development shall be limited to a maximum structural coverage is 5000 square feet, including main and accessory dwellings. The maximum impervious surface coverage is 4 of 2,000 square feet per lot.

The applicable watersheds subject to this development standard are illustrated in Attachment 3.
2. No land clearing operations greater than 4 one acre per year per site or grading operations greater than 100 cubic yards may take place in the wet season (i.e., between 15 October 15 and 15 April) in water supply watersheds and high erosion hazard areas. Definition of erosion hazard area shall be made using the description of hazard contained in the Soil Conservation Service's "Soil Survey of Monterey County". (Ref: Policy #3 Del Monte Forest Area Land Use Plan 15).

3. Point and Non-point sources of pollution to the Carmel Bay "Area of Special Biological Significance", rocky intertidal areas, and wetlands shall be avoided to the maximum extent possible, and where unavoidable, minimized, and mitigated through use of appropriately sited and designed drainage and runoff control systems. It shall be determined through staff review of the project whether or not the project contains, as a course of the project's operation or as any other result of the project's existence, the ability or possibility to contribute to the degradation of the water and marine resources of the area. Those projects which are determined to have such an effect shall supply to the Planning staff proof of adequate erosion and runoff control systems to control any off-site effects of the projects. These erosion control and runoff plans shall be routed to the Building Inspector Services Department and the Flood Control District for their review and comment upon the adequacy of the report. The criteria of the AMBAG 208 Water Quality Management Plan shall apply in watersheds affecting these resources. All new and/or expanding wastewater discharges into the coastal waters of Monterey County shall require a permit from the Health Department. Applicants for such permits shall be required to submit documentation as delineated in Section 20.147.040.C.3.c (Ref: Policy #2 Del Monte Forest Area Land Use Plan and Del Monte Forest Land Use Plan Amendment).

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

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

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

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

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

20.147.040 ENVIRONMENTALLY SENSITIVE HABITAT DEVELOPMENT STANDARDS: AREAS

Intent of Section: It is the intent of this section to recognize that the environmentally sensitive habitat areas of the Del Monte Forest are unique, limited, and fragile resources that are sensitive and important biologically, and that these areas enrich Del Monte Forest enjoyment for residents and visitors alike. Accordingly, these areas are to be protected, maintained, and, where possible, enhanced and restored in accordance with. Except where specifically and explicitly authorized by this implementation ordinance and the policies of the Del Monte Forest Area Land Use Plan, all categories of land uses, both public and private, shall be subordinate to the protection of these environmentally sensitive areas.

A. Biological Survey Requirements

1. No residential subdivision immediately adjoining environmentally sensitive habitat areas is allowed unless first demonstrated through applicable biological/botanical surveys that for each new residential lot, normal residential development, including driveway and utility connections, is feasible without damage to any environmentally sensitive habitat and is compatible with protection and maintenance of these resources. Development of parcels adjoining designated environmentally sensitive habitat areas shall be maintained at the minimum density designated for the site by the Del Monte Land Use Plan. Conformance to the applicable Open Space Advisory Committee maintenance standards shall be required wherever open space lands are affected (Ref. Policy #10 Del Monte Forest Area Land Use Plan).

A. 2. Environmentally Sensitive Habitat Area (ESHA) Determination

The presence/absence of ESHA shall be determined prior to initiating the application review process with the intent to design sites in a manner avoiding ESHA to the greatest extent feasible. ESHAs are those habitat areas in which plant or animal life or their habitats are rare or especially valuable due to their special role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. Unless there is compelling site specific evidence to the contrary, all of the following are considered ESHA in the Del Monte Forest:
- **Threatened or Endangered** pursuant to the federal Endangered Species Act of 1973 as amended.

- **Rare, Threatened, or Endangered** pursuant to the California Endangered Species Act of 1984 as amended.

- **Habitat areas that are designated as an Area of Special Biological Significance (ASBS) or a Marine Protected Area (MPA).**

- **Areas of particular biological, scientific, or educational interest, including large continuous expanses of native trees and vegetation.**

Determinations of whether ESHA is actually present in any particular situation must be based on an evaluation of both the resources on the ground and knowledge about the sensitivity of the habitat at the time of development consideration. In the Del Monte Forest area, examples of habitat areas that have been determined to be entirely or in part environmentally sensitive include: the rare Monterey cypress and Gowen cypress forest communities, portions of the native Monterey pine forest, the endemic Monterey pine/Bishop pine association, central maritime chaparral, coastal sand dunes, streams and riparian corridors, wetlands, rocky intertidal areas, near-shore reefs, offshore rocks and inlets, the Carmel Bay ASBS, kelp beds, rookeries and haul-out sites, important roosting sites, sites of sensitive plants and animals associated with these and other habitats, and changes that could cause a fish of wildlife species population below self-sustaining levels, threaten to eliminate a plant or animal community, or restrict the range of an endangered, rare, or threatened species.

Significant stands of native Monterey pine forest that constitute ESHA are those relatively undisturbed stands that are 20 acres in size or larger. Stands of native Monterey pine forest less than 20 acres that provide specific documented ecosystem functions, such as the provision of habitat for rare species (e.g., Yadon’s piperia or Hooker’s Manzanita) or rare communities (e.g., central maritime chaparral), or that are very close to or connected to large areas of forest may also qualify as ESHA because of their especially valuable ecosystem functions. Other factors that might be considered include the relative degradation or health of the understory, association with wetland or riparian resources, or the relative uniqueness of the stand itself.

**B. Biological Report Requirements**

1. **Applications** for development of any type, including subdivision of land for development purposes, shall include field surveys and impact analysis, by qualified individuals, to precisely determine habitat area, including ESHA, locations and to recommend siting, design, and related mitigating measures to ensure protection of any sensitive species or habitat areas present. All required setbacks, development footprint, fuel management, and landscape areas shall be illustrated on a map that depicts habitat areas.
2. All reports shall be prepared by a qualified biologist, and all field surveys for such biological survey reports shall be undertaken during times when documented or expected habitat evidence is most likely to be detected (e.g., flowering season, breeding season, etc.).

3. At a minimum, a report shall be required for all proposed development which can be described using one or more of the following criteria:

   (a) the development is or may potentially be located within an environmentally sensitive habitat, as shown on Figure 2, "Environmentally Sensitive Habitat Areas" contained in the Del Monte Forest Land Use Plan or other environmentally sensitive habitat area, based on current available resource information or through the planner's on-site investigation;

   (b) the development is or may potentially be located within 100 feet of an environmentally sensitive habitat area and/or has the potential to negatively impact the long term maintenance of the habitat as determined through project review or significantly degrade such area; or

   (c) there is disagreement between staff and the applicant as to whether the proposed development meets one of the above criteria.

4. The survey report shall be required, submitted and be approved by the Planning Department prior to the application being determined complete. The manner (electronic versus hard copy, number of copies of the survey shall be, etc.) in which said report is to be submitted shall be determined by the Planning Department.

5. The survey shall be prepared by a qualified biologist, as selected from the County's list of Consulting Biologists. Report preparation shall be solely at the applicant's expense.

4. See Attachment 2 of this ordinance for required format and content of the biological/botanical report.

B-C. Development Standards

1. A minimum 100 foot open space buffer is required when development is proposed on lands immediately adjoining areas shown to contain environmentally sensitive habitats (Ref. Policy #7: Del Monte Forest Area Land Use Plan). Within buffer zones, the following uses may be permitted: a) uses permitted in riparian corridors; b) residential uses on existing
legal lot of record, setback a minimum of 20 feet from the limit of riparian vegetation, only if no feasible alternative exists, and only if there is no other building site on the parcel; and, c) residential structures or an impervious surface only if no feasible alternative exists. No new residential parcels shall be created whose only building site is in the buffer area.

1. Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values. Within environmentally sensitive habitat areas, land uses shall be limited to those that are dependent on the resources therein.

2. Land uses and development adjacent to environmentally sensitive habitat areas shall be compatible with long-term maintenance of the habitat area, and such land use and development shall be sited and designed to prevent impacts that would significantly degrade habitat areas. All land use and development shall be setback a minimum of 100 feet from environmentally sensitive habitat areas. Within this setback area, only uses and development that are consistent with the above long-term habitat area maintenance and impact prevention criteria are allowed (e.g., habitat maintenance activities, limited passive recreational access, etc.).

Uses permitted in the buffer zone setback area shall be required to: a) minimize removal of vegetation; b) conform to natural topography; c) minimize erosion potential; d) make provisions (such as best practices) to keep run-off and sedimentation from exceeding pre-development levels; e) replant where appropriate with native and non-native plant species and replant with native and non-invasive species; f) prevent discharge of toxic substances, such as fertilizers and pesticides, into the riparian corridor; and, g) require motorized machinery to be kept to less than 45 DBA at any wetland boundary. and, g) include other requirements specific to habitat area needs (e.g., limit noise and activity adjacent to sensitive receptors).

The 100-foot buffer shall be measured from the edge of the Where sensitive species and/or other environmentally sensitive habitat, as determined through the biological survey prepared for the project. Uses which may be located within the setback area shall not adversely impact the long-term maintenance of the environmentally sensitive habitat, as determined through the biological survey prepared for the project.

2. Where development of any type, including land subdivisions, is proposed in or near documented or expected locations of environmentally sensitive habitats, field surveys and a documenting report conducted by a qualified botanists/biologist on the County's current list of biologists and botanists shall be required in order to determine precise locations of the sensitive species/habitats and to recommend mitigating measures to ensure protection of any sensitive species or habitat(s) present. Where Open Space Advisory Committee maintenance standards have been prepared, these shall be observed in the preparation of such recommendations. The biological survey should be conducted in April or May, as it must be designed to detect the presence of any of the habitat listed in Appendix A ("List of Environmentally Sensitive Habitats") contained in the Del Monte Forest Area Land Use Plan: Attachment 2 ("Biological/Botanical Report Requirements"). In this implementation ordinance contains the required format and content of the botanical/biological report (Ref: Policy #12 Del Monte Forest Area Land Use Plan).
3. Where rare/endangered and/or threatened species are encountered on the site of a proposed development areas are encountered during project review, the following mitigation measures (as determined necessary by Planning Department staff and/or contained as mitigation measures in the biological/botanical report) must be undertaken:

(a) Performance standards covering building locations, lot setbacks, roadway and driveway width, grading, and landscaping shall be established as a means of carrying out the recommendations of the site survey/biological report and as necessary to meet the requirements of the LCP. These standards are intended to isolate building use and development from identified locations of rare or endangered plants/sensitive species or other environmentally sensitive habitat areas.

(b) Scenic or open space conservation and scenic easements covering the environmentally sensitive habitat area and required setback areas shall be dedicated to the Del Monte Forest Foundation as provided by Development Standard #7 of this section (Ref. Policy 417 Del Monte Forest Area Land Use Plan). The easement may also be extended along with funding adequate to cover the buffer area required in Section 20.147.040.8.1, upon recommendation in the biological survey prepared for the project pursuant to Section 20.147.040. As needed to protect the habitat's long-term maintenance, ensure their management and protection over time.

4. Environmentally sensitive habitat areas designated as rehabilitation areas shall be protected against disruption of habitat values. New land uses within environmentally sensitive habitat shall be limited to resource-dependent uses, including education, research, fish and wildlife management activities, trails where no adverse impact will result, and (where there is no feasible alternative) pipelines, and repair or maintenance of roads, road crossing, or bridges. Land uses immediately adjoining environmentally sensitive habitat areas shall be compatible with long-term maintenance of the resource; development shall be sited and designed to prevent impacts having the potential to significantly degrade the protected habitat. As stated in Section 20.147.040.8.1, a minimum 100 foot setback shall be maintained between any proposed development and the environmentally sensitive habitat. In designated open space areas, conformance to the applicable Open Space Advisory Committee Plan maintenance standards shall determine the consistency of the proposal with development standards contained in this Ordinance (Ref. Policy #8 Del Monte Forest Area Land Use Plan).

4. Any impacts to environmentally sensitive habitat areas shall be appropriately mitigated.

5. Improvements to facilitate public recreational and/or visitor uses; (including vegetation removal, excavation, or grading or filling) in designated environmentally sensitive habitat areas shall be sited, designed and managed to avoid significant disruption of the protected resources, as laid out in the mitigation measures contained in the biological/botanical report prepared for the
proposed development and shall only be allowed for uses and improvements that are dependant on the resource. Areas that are especially sensitive to recreational use include riparian and stream habitats, wetlands, rocky intertidal areas, and sites where sensitive species of plants and animals are found. Bird rookeries, major roosting and haul-out sites, and other wildlife breeding or nursery areas identified in Figure 2 of the Del Monte Forest Area Land Use Plan area are generally appropriate only for off-site observation and shall not be developed. Any proposals for development within these areas shall be determined consistent with Open Space Advisory Committee maintenance standards for the affected area and shall be such public recreational/visitor uses and improvements in environmentally sensitive habitat areas shall be required to demonstrate enhancement of the affected habitat as part of the use-proposal before consideration of approval for the project (Ref: Policy #9 Del Monte Forest Area Land Use Plan).

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

7. Contiguous areas of undisturbed land in open space uses, including unimproved portions of the right-of-way, shall be maintained wherever possible to protect environmentally sensitive habitat areas and associated wildlife values. Development density of intensity immediately adjacent to environmentally sensitive habitat areas shall be as low as possible, consistent with other planning criteria (e.g., drainage design, roadway design, and public safety). In subdividing property adjacent to environmentally sensitive habitat areas, the parcel configuration shall maintain the maximum amount of contiguous open space adjacent to the habitat. Techniques such as clustering of structures, with open space areas placed in open space easement, shall be required where resulting to result in the maximum amount of open space. Conformance to applicable open space advisory committee maintenance standards shall be the test of consistency with this development standard. (LUP Policy #1) and environmentally sensitive habitat area protection.

8. The protection of environmentally sensitive habitats habitat areas shall be provided through deed restrictions or permanent open space conservation and scenic easements granted to the County of Monterey, Del Monte Forest Foundation. Parcels proposed for development containing areas of
environmentally sensitive habitat shall require, as a condition of approval, that the sensitive habitat area (including a 100 foot buffer around the sensitive habitat area) be placed in an open space conservation and scenic easement. Where development has already occurred within or near areas containing environmentally sensitive habitat, property owners are encouraged to voluntarily grant conservation and scenic easements to the Del Monte Forest Foundation. Except in the case of voluntary easements, each instrument for effecting such restriction or easement shall be subject to approval by the County and Coastal Commission as to form and content; shall provide for enforcement, if need be, by the County or other appropriate enforcement agency; shall be accompanied by adequate funding to allow the management and protection objectives and requirements of the easement to be fully realized; and shall name the Del Monte Foundation, County as beneficiary in event the County or Del Monte Forest Foundation ceases or is unable to adequately manage these easements for the intended purpose of natural habitat preservation (Ref. Policy #13 Del Monte Forest Area Land Use Plan).

9. In properties adjoining environmentally sensitive habitat areas, the removal of indigenous vegetation removal and land disturbance (grading, excavation, paving, etc.) shall be restricted to the minimum amount necessary to accommodate development. This development standard shall not restrict the activities of the Del Monte Forest Foundation in implementing open space Advisory Committee Plan maintenance standards. Refer also to Section 20.147.050, Water and Marine Resources Development Standards (Ref. Policy #14 Del Monte Forest Area Land Use Plan), reasonable development. Development shall be sited and designed to prevent impacts that would significantly degrade those nearby areas, and shall be compatible with the continuance of those habitat areas.

a. Where landscaping is required for new development on parcels adjacent to or including environmentally sensitive habitats, landscaping used within the 100' buffer shall consist solely of non-invasive, native plant materials, appropriate to the habitat. Landscaping for the remainder of the site shall include native species and may include non-invasive exotics. (Ref. Policy #15).

10. Specific The use of plant species native to the Del Monte Forest shall be required in landscape materials used in projects. A limited amount of landscape located immediately around developed areas may include non-native, non-invasive plant species, subject to review and approval of a Landscape Plan by the Planning Department. Said Landscape Plan shall be considered as part of the development application. Invasive plant species shall be prohibited. Removal of non-native and/or invasive plant species is encouraged, and may be exempt from coastal development permit requirements pursuant to Section 20.70.120.

D. Additional Development Standards By Habitat Type

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I. Terrestrial Plant and Wildlife Habitats
1. **Dune Habitat**

(a) The remnant native sand dune habitat along the shore in the Spanish Bay planning area, on Signal Hill near the former Spyglass Quarry, and adjacent to 17-Mile Drive in the Spyglass Cypress planning area, shall be preserved through scenic easement, open space conservation easement, and scenic easements conveyed to the Del Monte Forest Foundation, as provided by Development Standard #6 above, at the time development occurs in adjacent areas. Lots of record in these dune areas may be developed, provided that the proposed development complies with the mitigation measures provided in the biological/botanical report prepared for the proposed development. When the prepared biological/botanical states that there are unmitigatable impacts to the resource from development, the minimum level of development shall be allowed, as agreed upon by the Planning staff with the developer. (Ref: Policy #16 Del Monte Forest Area Land Use Plan) part of the approval of any development in adjacent areas.

(b) Uses of the remnant native sand dune habitat are to be limited to low-intensity scientific, educational, and/or recreational activities dependent on the resource. In the Spanish Bay rehabilitation area Development Standard #19 shall apply to uses of the native remnant sand dune habitat resource. Particular attention shall be given to protection of rare and endangered plant sensitive plant species from trampling. Conformance to the appropriate Open Space Advisory Committee maintenance standards shall be the criteria for consistency with this development standard. Such uses must be consistent with restoration and enhancement of the habitat (Ref: Policy #18 Del Monte Forest Area Land Use Plan).

(c) Development in the Spanish Bay planning area, including the golf course in the reclamation area, shall be designed to avoid conflict with the remaining native sand dune habitat. To prevent further degradation and shoreline recreational uses. All but the first 2,000 feet to allow for restoration of Spanish Bay Road north of its intersection with degraded dune and bluff habitats, parking along 17-Mile Drive near Point Joe shall be removed to protect designated turnouts through the use of barriers (structural and vegetational) and enforcement signs that are sited and designed to avoid impacting scenic views.

2. **Monterey Cypress Habitat**

(a) Indigenous Monterey cypress habitat is an environmentally sensitive dune habitat area within the Del Monte Forest, and is presumed present within the area mapped in LUP Figure 2a. All proposed development in this area shall be accompanied by a biological report pursuant to Section 20.147.040.A.

(b) Land uses on existing legal lots of record supporting indigenous Monterey Cypress habitat within their indigenous range (see LUP Figure 2a). Monterey Cypress trees shall be protected to the maximum extent possible. All development that would impact Monterey cypress trees and/or Monterey cypress
habitat in this area shall be sited and designed to avoid adverse impacts to individual cypress and cypress habitat.

(c) All use and development in or adjacent to indigenous Monterey cypress habitat area shall be compatible with the objective of protecting this environmentally sensitive coastal resource. Improvements such as structures and driveways shall be sited and designed to avoid potential damage or degradation of the microhabitat of these trees.

(d) All improvements (such as structures and driveways, etc.) shall be carefully sited and designed to avoid potential damage or degradation of Monterey cypress habitat, including the micro-habitat of individual trees, and must be located within existing hardscaped areas and outside of the dripline of individual cypress trees.

(e) Removal of native trees or other indigenous vegetation, grading, paving, building construction activity, landscape alterations and summer watering is strictly prohibited within the perimeter of the Cypressidentified cypress habitat area for a site, including at a minimum as defined by the driplines of the outermost indigenous Monterey Cypresscypress trees on a site.

(f) On the inland side of 17-Mile Drive within the indigenous Monterey cypress habitat area, driveways are allowed only where the driveway does not come within the dripline of individual Cypresscypress trees, or where driveways are consolidated to service more than one lot.

(g) * Within the indigenous Monterey cypress habitat area:*

(1) Underground residential utilities and fences are allowed on the inland side of 17-Mile Drive. Scene or

(2) Fences shall be designed with see-through materials or spaced in a manner to protect views of the natural habitat from 17-Mile Drive (e.g., wrought iron with openings).

(h) Open space conservation and scenic easements shall be required as a condition of approval for all development permits in order to protect undeveloped areas of a parcel within the Monterey Cypresscypress habitat (Ref. Policy #24Area).

(i) The Del Monte Forest Area Land-Use Plan Foundation shall establish an interpretive and educational program at Crocker Grove. Said program shall be under careful supervision and designed for the protection of the indigenous Monterey cypress habitat. The type and intensity of access to Crocker Grove shall be carefully regulated.

3. Gowan Cypress/Bishop Pine Habitat
(a) Land uses and development within or adjacent to the Gowen Cypress/Bishop Pinepine association and the S.F.B. Morse Botanical Reserve shall be compatible with protection of the association and the S.F.B. Morse Botanical Reserve. Residential and recreational development, such as golf courses, shall be carefully sited (location to be approved by Planning Department staff) and restricted to a level consistent with the protection of these resources.

(b) Development proposed adjacent to the Gowen cypress habitat shall be planned in a manner to protect this rare species. As stated in Section 20.147.040.B.1, a minimum 100-foot setback is required for development in this area. Conformance to Open Space Advisory Committee Plan maintenance standards shall be the test for consistency with the development standard (Ref. Policy #22 Del Monte Forest Area Land Use Plan). The biological survey prepared for the project shall assess the proposed developments potential impacts on the long-term maintenance of the habitat. Where needed, the survey shall provide recommended project modifications and/or mitigation measures needed to reduce impacts to a level at which the habitat's long-term maintenance is assured. Such recommendations shall be made before any project approval, as needed.

Where development proposes parking along 17 Mile Drive, the parking shall be restricted to designated lots through use of structural and vegetational barriers and enforcement signs, in conformance with Appendix B of the Del Monte Forest Land Use Plan. (Ref. LUP Policy #19)

2. Riparian Corridors and Other Terrestrial Wildlife

Habitats

4. Riparian Corridor Habitat

(a) Riparian plant communities, corridors and related habitat areas shall be protected by establishing the above-referenced setback of at least 100 feet as measured from the centerline of the intermittent streams where such plant communities occur, or the outer edge of the riparian vegetation, whichever is greater corridor (see Section 20.147.020.Q). The setback requirement may be reduced only if it can be clearly demonstrated through the biological survey/habitat report prepared for the project in conformance with Section 20.147.040.A that a narrower corridor setback is sufficient to protect riparian vegetation and associated wildlife values. No significant and other ecological functions, and that riparian enhancement is included.

(b) Significant disruption of the riparian habitat will be permitted in instances where projects propose the modification of existing riparian corridors (Ref. Policy #24 Del Monte Forest Area Land and related habitat areas shall be prohibited. Use Plan). Where this criterion can be met, projects development, including bridges, may only occur within the riparian corridor may be approved, provided that they result in corridors where the design results in long-term habitat enhancement to offset the short-term loss. The long-term enhancement shall result in (i.e., new habitat value greater in value, qualitatively and quantitatively) than the existing habitat
displaced value). Examples of such cases include restoration of previously damaged riparian environments and replacement of fill and culverts by bridges.

Measures to ensure the habitat's long-term enhancement shall be fully assessed by and contained in the biological survey prepared for the project pursuant to Section 20.147.040.A. Such measures shall be made conditions of project approval.

(c) To protect wildlife habitat values of riparian areas and their adjacent setback/buffer zones, off-road vehicle activity of all types is prohibited within such areas. General public access is limited within such areas to designated areas portions of the setback/buffer area (such as cart paths or trails: Roads and trails shall be) that are sited and designed to avoid impacts to riparian habitat (Ref.: Policy #25 Del Monte Forest Area Land Use Plan).

b. At the time of residential, commercial, or new forest entrance road development adjacent to State Highway 68 or within development areas F, G, H, or I as shown on Figure 5 of the Del Monte Forest Area Land Use Plan, if not previously dedicated, all non-public lands within the Huckleberry Hill wildlife habitat area as shown on Figure 2 of the Del Monte Forest Area Land Use Plan shall be placed in scenic or conservation easement, as provided by Section 20.147.040.87. (Ref.: Policy #26 Del Monte Forest Area Land Use Plan).

3. Wetlands

5. Wetland, Shoreline, and Marine Habitats

(a) A setback of at least 100 feet as measured from the landward-edge of wetlands and from the mean high water line of the ocean shall be provided within which development, other than landscaping and public access areas and facilities, shall be prohibited. No landscape alteration is allowed in this setback area unless accomplished in conjunction with restoration and enhancement, and unless it is demonstrated, through the biological/botanical report prepared for the site, that no significant disruption of environmentally sensitive habitat areas will result. (Ref.: Policy #27 Del Monte Forest Area Land Use Plan).

b. Previously subdivided land shall fall under the same development standards as new residential development or subdivision in Areas A through X as shown on Figure 5 of the Del Monte Forest Area Land Use Plan. Development, except as provided in Section 20.147.090.81, is prohibited on any parcel which is entirely within an environmentally sensitive habitat area. Specific measures to preserve such parcels will be developed, as necessary, in the implementation plan (Ref.: Policy #28 Del Monte Forest Area Land Use Plan).

(b) Alteration of the shoreline shall not be permitted except when required to serve coastal-dependent uses, to protect existing structures, and public beaches in danger from erosion, and/or to restore and enhance shoreline habitat. All proposed development and alteration of the shoreline shall be required to submit to the Planning Department a geologic report following the criteria presented in Section 20.147.060.A.1-9. (Ref.: Policy #29 Del Monte Forest Area Land Use Plan).
(c) Development at Cypress Point is restricted to that associated with existing uses (e.g., golf course and golf club house); the shoreline areas used by harbor seals shall be protected during the pupping period from April through July. Where development of improvements to the at The Cypress Point Golf course or Clubhouse are Club. Such proposed, a biological development at Cypress Point shall be accompanied by the biological report required pursuant to Section 20.147.040. The survey report shall establish the boundaries of the heavy affected pupping areas, and provide mitigation measures to protect the such areas during pupping season, including setbacks, easements, or other restrictions. Such measures shall be made conditions of project approval as needed to protect the pupping area. (Ref: Policy #30 Del Monte Forest Area Land Use Plan).

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

(e) Development proposing new or expanded wastewater discharge into the Monterey Bay and coastal waters of Monterey County shall be reviewed by all applicable agencies, including the Health Department prior to application submittal pursuant to Section 20.130. Prior to the application being determined complete, the applicant shall be required to submit, at a minimum, the following information and studies:

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

2) Provide comprehensive projections of the increase of the proposed wastewater discharges. Both quantitative and qualitative characteristics shall be specifically identified. Specific figures for the indicators identified in (1) must be included in the projections.

3) Provide complete information on levels of treatment proposed at the treatment facility to remove those indicators mentioned in (1). This information shall also include reliability and efficiency data of the proposed treatment.

4) A comprehensive monitoring plan for testing of wastewater for indicators identified in (1).
5) Perform oceanographic studies to determine the most suitable location and methods for discharge into the ocean.

6) 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.

7) 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.

8) Identify and analyze identification of alternative methods of wastewater disposal. This shall include hydrogeologic studies of the applicant's groundwater basin to determine the water quality problems in that area and whether on-site disposal will have an adverse impact on groundwater quality.

The data and results of the requirements (1) through (8) must be submitted to the County's Chief Director of Environmental Health for evaluation. A wastewater discharge permit, as part of the overall Coastal Development Permit, shall be issued only if the above information demonstrates that the proposed wastewater discharge will not degrade marine habitats; will not create hazardous or dangerous conditions; and will not produce levels of pollutants that exceed any applicable state or federal water quality standards. (LUP amendment)

20.147.050 FORESTRY AND SOIL RESOURCES DEVELOPMENT STANDARDS:

Intent of the Section: It is the intent of this section to maintain and preserve the Forest resources of the Del Monte area through adherence to development standards for the benefit of both residents and visitors.

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

1. A coastal development permit must be obtained for the removal of trees and other major vegetation with the following exceptions may be removed without a coastal development permit unless the trees/major vegetation to be removed are:

   (a) sensitive tree or vegetation species;
   
   (b) landmark trees;
   
   (c) located in an environmentally sensitive habitat area;
   
   (d) located within 100 feet of an environmentally sensitive habitat area where removal of non-native or planted trees, except where this would result in significantly degrade such habitat area or be incompatible with the existence continuance of structures such habitat area;
   
   (e) located in the critical or within a public viewshehd area where defined as habitat where previously protected by removal would lead to degradation of the public view; or
   
   (f) not allowed to be removed pursuant to a coastal development permit or, forest management plan or scenic/conservation easement, or similar instrument (e.g., recorded easements, restrictions, etc.).

2. Applicants shall notify the Planning Department prior to any removal of trees or major vegetation for a determination of whether such removal meets the criteria for removal without a coastal development permit. Applicants shall provide all information necessary for the Planning Department to make the permit determination.

5. Hazardous trees, as determined by the County, may be removed without a coastal development permit provided they do not meet any of the criteria listed under Section 20.147.050.A.1. Such cases may include removal of hazardous trees that pose an immediate danger to life, health, property or essential public services, or where removal of diseased trees if it is determined by a qualified professional forester to present a severe and serious —infection hazard to the rest of the forest;

3. except for Monterey Cypress in its indigenous range, thinning of small (less than 12" in diameter) or dead trees from densely forest.

A biological report may be required to determine what/how materials are to remain as an ecological resource in environmentally sensitive habitat areas, especially needed to reduce unsatisfactory accumulations adjacent to existing occupied buildings and; If removal of hazardous trees meets the criteria for a coastal development permit, the emergency coastal development permit provisions of Chapter 20.79 may apply.

6. prescribed burning, crushing, lopping or other methods of brush clearing which do not materially disturb underlying soils; or
e. a Timber Harvest Plan is required for the tree removal, in accordance with State requirements.

2. No coastal development permit is required of the Zoning Administrator determines that:
   a. removal of diseased trees which threaten to spread the disease to nearby forested areas as verified in writing by a qualified professional forester selected from the County's list of consulting foresters; or
   
B. b. removal of trees in accordance with a previously approved Forest Management plan. Plan Requirements

B. Forest Management Plan Requirements
1. A Forest Management Plan will be required for the following:
   a. all projects located in a forested area that require a discretionary permit. Removal of 10 trees or less or removal requiring a Coastal Development Permit and:
      1. of 1,000 square feet of vegetation or less, may not require a Forest Management Plan if no other development requiring a Coastal Development Permit, where the development includes native tree removal, regardless of size or amount is proposed.

2. The Forest Management Plan shall be submitted, approved by the Director of Planning Department prior to the project application being determined complete. The manner (electronic versus hard copy, number of copies of the Forest Management, etc.) said Plan shall be submitted so that there is an approved copy to be determined by the file, the applicant and the Monterey County Planning Department library.

3. The Forest Management Plan shall be required to comply with the standards contained in this ordinance involving environmentally sensitive species in their indigenous ranges as discussed in Section 20.147.050.D.2 habitat areas, including with respect to integration with any required biological reports pursuant to Section 20.147.040.

4. The Forest Management Plan shall be prepared by a qualified professional forester or arborist, as selected from the County's list of Consulting Foresters or Arborists. The Consulting Forester or Arborist shall be experienced in and knowledgeable about trees and forest resources (including the interaction of trees, understory vegetation, wildlife, soils, and climate). Plan preparation shall be at the applicants' expense.
5. The Forest Management Plan shall consist of the following elements as contained in Attachment 1:

a. A plot plan

b. A Forest-Maintenance Plan

c. Signatures of the property owner and the forester preparing the plan, on each copy of the plot plan and forest-maintenance plan.

The forest management plan shall apply to the entire parcel, even if tree removal is proposed only for a portion of the parcel.

C. Amended Forest Management Plan

1. An amended Forest Management Plan shall be required when:

   a. A Forest Management Plan for the parcel has been previously approved by the Coastal Commission and/or the Monterey County Director of Planning; and

   b. The proposed tree removal requiring a Coastal Development Permit, or as reviewed as part of a development requiring a Coastal Development Permit, has not been shown in the previously approved Forest Management Plan.

2. The Amended Forest Management Plan shall conform to all requirements of the Forest Management Plan, as listed in the preceding section. The previously approved Forest Management Plan shall be revised as necessary in order that the amended plan may meet all requirements.

3. At a minimum, the Amended Forest Management Plan shall consist of:

   a. A plot plan showing the location, type and size of each tree proposed for removal, as well as the location and type of trees to be replanted, located within 20 feet of the subject property line. Trees to be removed shall be numbered with corresponding tags in the field for verification.

   b. A narrative describing connectivity with surrounding forest resources, reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information, climate change effects of proposed tree removal on remaining trees (e.g., wind) and justification for removal of trees outside of the developed area if proposed.

   c. Said Plan shall be coordinated with the biological report in order to include recommendations as to whether the trees are part of a forest, and
whether the forest or portions of it are ESHA (to which the ESHA requirements shall also apply), and identification of necessary requirements due to such association. This analysis shall at a minimum include review of forest plant associations, native soil cover, fuel management, aesthetic values, tree health, and applicable forest management plans.

(d) Recommendations for siting, design, and related mitigating measures to ensure protection of any forest resources present. Include a Plot Plan with the location and type of trees to be replanted.

(e) A long-term monitoring and maintenance plan defining actions to be taken to protect and manage any forest resources present.

(f) Signatures of the property owner and the forester preparing the plan, on each copy of the Forest Management Plan.

The Forest Management Plan shall apply to the entire lot, even if tree removal is proposed only for a portion of the lot.

6. A Forest Management Plan (FMP) may not be required where the Planning Department determines that the proposed development would be consistent with the parameters of the long-term maintenance plan of a previously approved FMP.

C. Development Standards

1. All tree removal, land clearing for development and forest management activities within native forest areas discussed in this implementation ordinance shall conform to all development standards regarding water, freshwater and marine resources, environmentally sensitive habitat areas, and scenic visual resources. When standards conflict, preference shall be given to those which provide the greatest long-term protection to the forest resource. (Ref. Policy 431 Del Monte Forest Land Use Plan), shall apply.

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

3. When reviewing requests for tree removal, environmental considerations shall include review of forest plant associations, native soil cover, and fuel management aesthetic values, tree health and applicable forest management plans as well as maintenance of the overall health of the stand. Conformance to open space advisory committee maintenance standards shall be required in applicable areas.
Forest-wide specific criteria for removal of Del Monte Forest’s native tree species are as follows:

Monterey Cypress: within its indigenous range, removal of any size tree will be allowed only in cases where life, property, or existing access is immediately threatened, or where a diseased tree is determined by a qualified professional forester to represent a severe and serious infection hazard to the rest of the forest. In other areas, Cypress is to be treated as Monterey Pine.


Monterey Pine: removal of any significant Monterey pine (living tree more than 12 in diameter) shall be in accordance with the forest management plan for that site. If no such plan has yet been approved for the site by the County or its designee, or an Open Space Advisory Committee Maintenance Standard prepared, such plan will be prepared prior to any non-emergency tree removal. On small parcels, a brief standardized format may be used for forest management plans.


(a) Within a forest ESHA, or for any individual tree considered ESHA, tree removal shall be prohibited unless it is part of restoration and enhancement efforts.

(b) Removal of trees generally recognized and accepted as visually, historically, or botanically significant individual specimens, such as the Monterey Cypress in the Pescadero Point/Cypress Point area and Coast live oaks over 24 inches in diameter shall be prohibited.

(c) Native trees that are not ESHA and/or are not part of a forest area considered ESHA may be removed consistent with site and building plans that otherwise comply with LCP requirements if it is not feasible to retain them and removal is consistent with an approved Forest Management Plan.

(d) Any native tree that has been determined by a certified Forester/Arborist to be a hazard because it exhibits extreme failure potential that could lead to loss or damage of life or property, and that hazard cannot be abated by methods other than removal of the tree, may be removed subject to the coastal development permit criteria of Section 20.147.050.A (and may qualify for an emergency coastal development permit under Chapter 20.79).

4. In considering proposed development projects, project siting and design is required to minimize to the extent feasible the removal of vegetative cover, trees and understory vegetation and damage to soil resources. Siting, design, and land use
concepts that minimize removal and damage should be applied and are preferred. Retained trees located enclose to construction site areas shall be protected from damage by construction equipment through wrapping of trunks with protective materials, fencing off sensitive root zones to prevent disturbance in that area (e.g., equipment, staging, storage), bridging or tunneling under major roots where exposed in foundation or utility trench trenches, and other measures appropriate and necessary to protect the well-being of the retained trees, including as determined by Planning staff or the Forest Management Plan developed for the site. The requirements for trunk wrapping, fencing root zones, bridging or tunneling under major roots and other mitigations as proposed in the Forest Management Plan shall be imposed upon the development as specific conditions of approval (Ref. Policy #34 Del Monte Forest Area Land Use Plan).

5. New residential development, including driveways and parking areas, shall be sited, and designed to minimize cutting/removal of trees, especially those screening the development from that significantly contribute to the visual character of the public viewshed (e.g., along 17-Mile Drive) and that screen development from public view and neighboring properties. Clustered developments within proposed subdivisions are required as topographic and habitat constraints allow.

6. Where removal of native trees is allowed for development, such removal shall be replaced mitigated through replanting or forest preservation either on the- or off-site at a rate of one tree, whichever is better overall for forest resources. Mitigation may include but is not limited to: replacement on-site equating to an equal number of trees of the same variety for each tree removed, except where it is demonstrated within the Forest Management Plan that a 1:1, provided such replacement will not result in an overcrowded, unhealthy forest environment; tree planting of an equal number of trees of the same variety and/or preservation of an equal area of forest off-site in the Del Monte Forest; payment of a fee to the Del Monte Forest Foundation for tree planting and/or forest preservation in the Del Monte Forest, commensurate with the number and type of trees and/or area of forest to be removed; other similar tree replacement or forest preservation strategy within the Del Monte Forest; or a combination of any of the above strategies. Replacement trees shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree(s), may be performed wherever necessary in the judgment of the owner, particularly to reduce fire and personal safety hazards (Ref. Policy #36 Del Monte Forest Area Land Use Plan), consistent with terms and conditions of the approved coastal development permit and the Forest Management Plan.

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

8. Commercial harvesting for timber or firewood is prohibited.
9. Development associated with The Inn at Spanish Bay golf course and approved visitor-serving development shall be designed to maximize the retention of the Monterey pine forest as much as possible seaward of 17-Mile Drive (Ref. Policy #38 Del Monte Forest Area Land Use Plan).

a. No forestry Special-Treatment Area (or portion thereof) shall be subdivided or converted to residential development unless both the Coastal Commission and State Board of Forestry first concur that such action does not constitute a conversion of coastal commercial timberland in a unit of commercial size (Ref. Policy #38 Del Monte Forest Area Land Use Plan).

10. Development which includes the preparation of a forest management plan shall be required as a condition of approval to record a notice which states: "A Forest Management Plan has been prepared for this parcel by [forester's name] (date) and is on record in the Monterey County Planning Department Library as [library number]. All shall require recording a notice that all tree removal on the parcel must be in accordance with this forest management plan, as approved by the Director of Planning. The said Plan and consistent with the terms and conditions of this coastal development permit. Said notice shall be recorded prior to issuance of building or grading permits.

20.147.060 HAZARDOUS AREA DEVELOPMENT STANDARDS.

HAZARDS

Intent of the Section: It is the intent of this section to carefully regulate land uses and development in areas of geologic, flood, fire, and other coastal hazard through the best available planning practices, including appropriate siting and design for long-term stability, in order to minimize risks to life and property and damage to the natural environment. This section puts forth development standards regarding siting, density, and design of future development with a sensitivity to potential hazards to ensure that life and property will continue to be protected to the greatest extent feasible.

PROCEDURES FOR DEVELOPMENT IN HIGH HAZARD AREAS: In areas of high hazards, noted on area resource maps, applicable reports dealing with soil stability, erosion, geological (including seismic) hazards, flooding and other environmental hazards shall be required of all development, including land divisions, located in high hazard areas. These reports shall be submitted to and approved by the Planning Department prior to the application being considered complete. (Ref. Policy #41 Del Monte Forest Area Land Use Plan).

A. Report Requirements

Mitigation of hazards shall be demonstrated by detailed technical reports specific to the hazard type in question (e.g., soils, geologic, geotechnical, erosion control, fire hazard, etc.) that are prepared by persons who are appropriately qualified in the hazard field in question (e.g., civil engineers and engineering geologists familiar with coastal processes, geotechnical engineers, etc.) and that are submitted as part of any permit application. All technical reports and analyses shall accompany development applications and/or be part of any required environmental documentation. As technical reports supporting development
proposals are completed and received by the County, the information contained therein shall become part of the public record. Where appropriate, the results of such technical reports shall augment and may supersede, if appropriate, more general information found in other County sources. Development that includes preparation of any technical report shall require recording a notice that development on the parcel must be in accordance with said report, and consistent with the terms and conditions of this coastal development permit. Said notice shall be recorded prior to issuance of building or grading permits.

1. Geologic Report Requirements

4–(a) Regardless of a parcel's seismic hazard zone, a geologic report shall be required for, but not limited to, the following types of projects:

1. new power plants;
2. large dams;
3. explosive manufacturing plants;
(1) standard subdivisions;
4. new hospitals;
(2) schools, detention centers, civic buildings, and other public facilities;
(3) emergency communication facilities;
(4) flood control projects; and,
(5) diking dredging, filling, and construction of new structures within shoreline, estuarine and wetland areas.
5. oil wells.

(b) Regardless of a parcel's seismic hazard zone, a geologic report shall also be required for any development project located in the following areas:

(1) a. landslide areas, or areas showing evidence of ground movement within historic times;
(2) b. within 50 feet of the face of a cliff or bluff or within the area of a 20 degree angle above horizontal from the face of a cliff, whichever is greater;
(3) c. within 1/8 mile of an active or potentially active fault;
(4) d. on slopes of greater than 30%;
(5) e. within sand dune habitats; and,
(6) f. in any area of known or suspected geologic hazards.

—–(c) If a parcel is located in Seismic Hazard Zone IV, V, or VI, or in Recent Alluvium or Unstable Uplands areas (as shown on County Seismic Hazard Maps), a geologic report shall be required for, but not limited to, the following projects:
1. a. churches;
2. theaters;
3. hotels, motels;
4. utility centers;
5. e. large commercial or industrial buildings or centers which are not exempt from environmental review as determined by the regulations of the California Environmental Quality Act;
6. minor subdivisions; and,
7. apartment buildings.

4.(d) If a parcel is located in Seismic Hazard Zone VI, an Unstable Uplands or Recent Alluvium area, or in an area of a known hazard, a geologic report shall be required for, but not limited to, the following projects:

1. single family dwellings;
2. b. small commercial or industrial buildings which are exempt from environmental review under CEQA; and,
3. e. grading, when a Coastal Development coastal development permit is required.

5.(e) Projects which do not require no geologic report, unless a hazard is otherwise known, include but are not limited to:

1. uninhabited structures;
2. pole barns;
3. storage sheds;
4. greenhouses;
5. uses in existing structures;
6. structural additions which are exempt from environmental review under CEQA;
7. additions to water systems;
4. outdoor public gatherings.

(R.e.f. Countywide Geology Policy Guidelines)

6. The report

(f) Geologic reports shall be prepared, at the applicant's expense, by a registered geologist or registered engineering geologist, as deemed appropriate by the County given the project type and probable hazards.

7. The report (g) Geologic reports shall be required, submitted, and deemed adequate by the County prior to the application being considered
complete. A—minimum The manner (electronic versus hard copy, number of 2 copies of the report, etc.) said Plan is to be submitted shall be submitted determined by the Planning Department.

8.-h) Where there is a dispute over the adequacy of the geologic report, a third party review by a registered geologist or registered engineering geologist shall be required. The review shall be at the applicant's expense. Third party review and any necessary report revisions shall be completed prior to receiving approval by—the Director of Planning pursuant to Section 20.140.080.L.70.130.

9. The report(s) Geologic reports shall be consistent with "Guidelines for Geologic/Seismic Reports" of the California Division of Mines and Geology (CDMG Notes No. 37) and shall include, at a minimum, the following elements, as applicable to the site:

(1) regional Regional geologic setting;

(2) geologic Historic, current and foreseeable erosion, including investigation of recorded land surveys and tax assessment records in addition to the use of historic maps and photographs where available, and possible changes in shore configuration and transport, including in relation to generally accepted estimates of accelerated future sea level rise over the development’s lifetime;

(3) Bluff geometry and site topography, extending the surveying work beyond the site as needed to depict unusual geomorphic conditions that might affect the site and the proposed development. The extent of the bluff top considered should at a minimum include the area between the face of the bluff and a line described on the bluff top by the intersection of a plane inclined at a 20 degree angle from the horizontal passing through the toe of the bluff or cliff, or 50 feet inland from the edge of the cliff or bluff, whichever is greater;

(4) Geologic conditions, including soil, sediment, and rock types and characteristics in addition to structural features such as bedding, joints and faults;

(5) evidence Evidence of past or potential landslide conditions, the implications of such conditions for the proposed development, and the potential effects of the development on landslide activity both on-site and off-site;

(6) wave and tidal action, including effects of erosion on bluffs, and identification of extreme scour platform elevation seaward of the site as well as expected maximum wave uprush elevation for the site, all in relation to generally accepted estimates of accelerated future sea level rise over the development’s lifetime;

(7) Ground and surface water conditions and variations, including hydrologic changes caused by the development (e.g., introduction of sewage effluent and irrigation water to the groundwater system, and alterations in surface drainage);
(8) potential effects of seismic forces resulting from a maximum credible earthquake;

(9) effects of the proposed development including siting and design of structures, septic system, landscaping, drainage, and grading, and impacts of construction activity on the stability of the site and the adjacent area;

(10) A quantitative slope stability analysis, including identification of factors of safety for the site and structures and any other factors that might affect slope stability;

(11) erodibility of site and mitigating measures to be used to ensure minimized erosion problems during and after construction without reliance on shoreline armoring and/or other such shoreline altering development (i.e., landscaping and drainage design); and, including analysis of the ability of the development to withstand storms comparable to the winter storms of 1982-83 on the California Coastline;

(12) any other recommended mitigation measures; and,

(13) when development of shoreline protection structures is proposed, in addition to the above items 4-10, the following topics shall also be addressed:

i. Design wave height;

ii. Maximum expected wave height;

iii. Frequency of overtopping;

iv. Normal and maximum tidal ranges;

v. Erosion rate with/without protection device;

vi. Effect of structure on adjoining property;

vii. Potential/effect of scouring at base;

viii. Sand supply impacts (beach encroachment, passive erosion, and retention of beach material);

ix. Design life of structure/maintenance provisions;

x. Alternatives to the chosen design method including "no project"; and,

xi. Maintenance provisions including methods and materials.

The engineer must certify that the structure is designed to withstand storms comparable to the winter storms of 1982-83 on the California Coastline.

B. General-Development Standards
a. Land divisions shall be sited and designed to conform to site topography and to minimize grading and other site preparation activities. Natural features, such as tree cover, should be preserved. Applications shall be reviewed for potential onsite and offsite impacts arising from grading, as well as related geologic and seismic hazards, and mitigation measures may be required to offset such impacts. All areas disturbed by grading shall be revegetated with non-invasive native plant species appropriate to the site in order to recreate as much as possible native plant and animal habitat.

b. Subdivisions may be approved only after the required soils, geological and fire reports show it can be clearly demonstrated that site development and development of each proposed parcel and construction of any necessary access roads will not significantly contribute to erosion, geologic instability, flooding, or fire hazards of the area. (Ref. Policy #41 Del Monte Forest Area Land Use Plan hazard, all of which shall be demonstrated in the required technical reports (e.g., soils, geologic, geotechnical, erosion control, flood, and fire reports).

C. Fire Hazard Area Development Standards

c. Areas that are subject to a "VERY HIGH" the highest category of fire hazard as indicated by the California Division of Forestry and Fire Protection Fire Hazard Rating System shall be considered unsuitable for development, unless it can be conclusively demonstrated that design measures adequately mitigate the fire hazard. This shall be demonstrated by a suitably detailed fire hazard report prepared by a qualified person to accompany the permit application. Determination of the fire hazard ratings for specific parcels shall be made using the current fire hazard rating system of the California Division of Forestry (Ref. Policy #40 Del Monte Forest Area Land Use Plan) and Fire Protection.

a. Where not superseded by specific fire hazard policies of the land use plan or development standards of this ordinance, development shall be required as a condition of project approval to conform to the following policies of the Monterey County General Plan, 17.3.1 through 17.3.15, Table 2, 17.4.1 through 17.4.12, and 17.5.1 through 17.5.2.

D. Seismic Hazard Area Development Standards

d. All habitable structures The fire hazard policies contained in the Safety Element of the Monterey County General Plan and the clearance requirements of the State Forest and Fire Law (Section 4291 of the Public Resources Code) shall be regularly and consistently applied provided they are consistent with all other policies of this LCP. For example, exceptions may be necessary where ESHA is present and/or where prior restrictions (including in Forest Management Plans) dictate otherwise. The County's fire hazard map should be updated regularly, including in accordance with the most current
California Department of Forestry and Fire Protection hazard rating criteria, as new and more specific information becomes available.

e. Structures to be occupied shall be set back a minimum of 50 feet from an active or potentially active fault (Ref: Policy #44 Del Monte Forest Area Land Use Plan).

E. Flood Hazard Area Development Standards

4. No habitable structures shall be permitted along the shoreline in areas subject to storm wave run-up (Ref: Policy #46 Del Monte Forest Area Land Use Plan).

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

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

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

(2) the armoring/development has been sited, designed, and accompanied by measures to proportionately mitigate any unavoidable negative coastal resource impacts (on views, sand supply, public access, etc.). New development, including
land divisions, that would require shoreline armoring and/or other such shoreline alteration of the shoreline as described in this development standard shall require the preparation of a geologic report with emphasis placed on Section 20.147.060.A.9.J. #1-10. Proof of the lifetime of an engineer's qualifications shall be based on documents relating to past shoreline protection projects completed by the engineer, as outlined in project reports furnished to the Planning Department (Ref. Policy #49 Del Monte Forest Area Land Use Plan), the development shall be prohibited.

F. Bluff and Cliff Top Development Standards

h. The submittal of a site stability evaluation report is required for all bluff and cliff top development. This report is to be prepared by a qualified soils engineer or a state certified engineering geologist, as appropriate, acting within their areas of expertise. See Section 20.147.060.A.9 for site survey report format and content (Ref. Policy #49 Del Monte Forest Area Land Use Plan).

1. Bluff and cliff top development is permitted only if design and setback provisions are shown to be adequate through the recommendations and mitigations of the required soils and/or geologic report prepared for the proposed project, to assure stability and structural integrity for the expected economic life span of the development (at least 50 years) and if the development (including storm runoff, foot traffic, grading, irrigation, and septic tanks) will neither create nor contribute significantly to erosion problems or geologic instability of the site or surrounding area. Development on bluff faces is prohibited except for public access stairways to the beach pursuant to Section 20.147.130 of this ordinance (Ref. Policy #49 Del Monte Forest Area Land Use Plan).

3. Land divisions or new structures that would require the need for bluff protection work is prohibited (Ref. Policy #49 Del Monte Forest Area Land Use Plan.)

G. Grading/Erosion Control Development Standards

1. Development on slopes exceeding 25% is prohibited. The Director of Planning may grant a waiver to the standard upon applicant request and explanation of the request justification if:

1. a. there is no alternative which would allow development to occur of 30% or more is prohibited unless such siting better addresses LUP objectives as a whole when compared to other possible siting alternatives on slopes of less than 25%; or, 30% associated with projects and/or sites.

1. b. the proposed development better achieves the resource protection objectives and policies of the Del Monte Forest Land Use Plan and development standards of this ordinance. (Ref. Policy 5.4.2.8)(Ref. Policy #3-Del Monte Forest Area Land Use Plan).
i. 2.—Criteria for wet-season grading shall include extra erosion control measures, as deemed necessary by review of the Monterey County Erosion Control Ordinance (see Section 16.12.090 (a) WINTER OPERATIONS of the Erosion Control Ordinance in this implementation plan) such to protect against erosion and sedimentation (including such options as installation of jute netting, construction of sediment catch basins and cessation of operations when soils are saturated).

j. 3.—Grading and site preparation activities for new development shall incorporate design features to prevent soil erosion, repair existing erosion damage within the development area, and prevent siltation and pollution of coastal waters.

k. Natural soil cover shall be retained in place and only the amount of disturbance necessary for construction as designated in Water and Marine Development Standards #1 consistent with the provisions of this LCP shall be allowed. (Ref. Policy #3 Del Monte Forest Area Land Use Plan).

l. Erosion control measures for construction which are satisfactory to the Director of Public Works Building Services (e.g., native vegetation cover, temporary vegetation, seeding, mulching, or other suitable stabilization methods) shall be used to protect soils that have been disturbed during grading or development.

m. On-site desilting measures satisfactory to the Director of Public Works (e.g., debris basins, desilting basins) shall employ adequate erosion/sediment control and all trap systems shall be installed in conjunction with initial quality construction grading operations. They best management practices (BMPs) during construction, and all such BMPs shall be in place prior to the commencement of construction and shall be maintained in good operating condition through the construction period to reduce sediment in runoff water (Ref. Policy #4 Del Monte Forest Area Land Use Plan).

n. Manufactured slopes shall be stabilized during construction and after completion of soil disturbance with native annual grasses and shrubs, consistent with the Open Space Advisory Committee Plan provisions contained in the Del Monte Forest Land Use Plan and with approved native species permanent landscaping (Ref. Policy #5 Del Monte Forest Area Land Use Plan) appropriate native compatible plants, and with approved landscaping.

o. In Provisions shall be made to collect and conduct runoff to drainage areas/devices capable of construction or other surface modification, surface water is to be conducted to polluted runoff filtration/treatment (e.g., vegetated filtration strips, detention/retention basins, storm drains or suitable watercourses, etc.) to prevent erosion. Ensure maximum on-site filtration/treatment. Permanent on-site drainage areas/devices shall be designed to accommodate increased runoff resulting from site modification. Where necessitated by good drainage
design considerations, on-site retention of storm water may be required as conditions of project approval in order to considered to reduce the size requirements for drainage structures (Ref. Policy #6 Del Monte Forest Area Land Use Plan), consistent with resource protection policies.

C. Dumping of spoil (dirt, garbage, refuse, etc.) into riparian habitat and drainage courses shall be prohibited (Ref. Policy #7 Del Monte Forest Area Land Use Plan).

p. Dumping of spoils (e.g., dirt, garbage, refuse, etc.) into riparian habitat and drainage courses shall be prohibited.

q. Development shall be sited and designed to conform to site topography and to minimize grading and other site preparation activities. Subdivision, grading, and building permit applications. Natural features, such as tree cover, should be preserved. Applications shall be reviewed for potential on-site and off-site impacts arising from grading, as well as related geologic and seismic hazards. Appropriate and mitigation measures will be required for any indicated impacts of development. All areas disturbed by grading shall be revegetated with indigenous vegetation to non-invasive native plant species appropriate to the site in order to recreate as much as possible the native plant and animal habitat. Endemic species acceptable for use in this revegetation are contained in the brochure "The Look of the Monterey Peninsula". A copy of this brochure is available at the Monterey County Planning Department (Ref. Policy #43 Del Monte Forest Area Land Use Plan).

20.147.070 SCENIC AND VISUAL RESOURCES—DEVELOPMENT STANDARDS.

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

A. A.—Public Viewshed Determination

1. The project planner shall make an on-site investigation in order to determine whether the project is within the public viewshed or affects visual access from public viewing areas. Proposed buildings and other above-ground development (i.e., fences, walls, sheds, decks, etc.) shall be accurately indicated as to dimensions, height and rooflines by poles with flags, except as outlined.
below. The location of proposed access roads shall be accurately indicated by stakes with flags. Both poles and stakes shall remain in place for the duration of the project review and approval process. The project planner, at his/her discretion in the process of the on-site review, may record the proposed development photographically, and may require that the applicant superimpose on the photographs a representation of the proposed project. During the on-site investigation, the planner shall also review the project for conformance with the ordinance elements of LCP and shall determine development alternatives which would bring the project into full conformance with the ordinance LCP.

2. The standard for review is the objective determination of whether any portion of the proposed development is visible from any public viewing area or affects visual access from public viewing areas. Visibility will be considered in terms of normal, unaided vision in any direction for any amount of time at any season (Reference Figure 2C "Visual Resources" Del Monte Forest Use Plan).

3. An exemption to the requirement of staking the proposed buildings, other above-ground development, and roads may be granted by the Director of Planning for proposed development that can conclusively be shown, through photos or the planner's on-site investigation, to not be visible from 17-Mile Drive and vista points aspublic viewing areas, including those shown on the Del Monte Forest Land Use Plan Visual Resources Map (LUP Figure 2e3).

B. Underground Utilities Requirement

1. To maintain the visual and scenic quality of the Del Monte area, underground utilities are required in all new developments except where it can be shown that the lines can be hidden in existing tree cover, thereby minimizing removal of mature trees. If a waiver of underground utilities is requested, the applicant must submit to the Planning Department the following information:

2. 2 plot plans for the project showing the proposed locations of above-ground utilities.

3. 2 copies of the description of the surrounding area (i.e., abutting properties with aboveground utilities, similar developments in the area with above-ground utilities).

4. 2 copies of a letter explaining the reason for the request of the waiver. (Ref: Policy #53 Del Monte Forest Area Land Use Plan).

B. C. General Development Standards

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

2. Development, along with related access roads, within visually prominent settings as identified on LUP Figure 2C “Visual Resources” in the Del Monte Forest Area Land Use Plan, shall be sited on the least visible area of the lot, subject to consistency with other development standards of this implementation ordinance and as determined and designed to avoid blocking or having a significant adverse impact on significant public views, including by staff field review of the proposed development on its impact of visual sensitivity. Structures situating lots, access roads, and/or buildings to maximize the effectiveness of screening vegetation and related viewsheild mitigation. Development shall be screened from view using native vegetation and topography (Ref. Policy X 50 Del Monte Forest Area Land Use Plan). Lots, access roads, and/or buildings should also be sited to minimize tree removal and visually obtrusive grading.

3. Development within the viewsheild of visually prominent settings, including those identified on LUP Figure 3, shall include adequate structural setbacks (generally a minimum of 50 feet) from such settings and shall require siting and design of structures to minimize the need for tree removal and alterations to natural landforms. New structures shall be sited and designed to harmonize with the natural setting and not be visually intrusive. Design and siting of structures in public views of scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline. All structures, including fences, shall be subordinate to and blended into the environment, including by using appropriate construction and landscaping materials to achieve that effect. A list of appropriate landscaping materials is contained in the brochure “The Look of the Monterey Peninsula” which is available from the Monterey County Planning Department, and also those endemic species listed in the Del Monte Forest Land Use and Open Space Advisory Committee Plan. Where deemed necessary by staff to meet LCP requirements, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening, subject to the approval of the Director of Planning. (Ref. Policy #56 Del Monte Forest Area Land Use Plan) to protect such public views.

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

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

6. Ridgeline development is prohibited. In the instance that a parcel is unable to be developed except as a ridgeline development project, the applicant may apply for a use coastal development permit to be heard by the Planning Commission to allow ridgeline development. "Ridgeline Development" is development on the crest or side of a hill or other location which creates a silhouette against the sky when viewed from a public viewing area. A Use Permit coastal development permit for such development may only be granted if the decision making body is able to make findings that: 1) there are no alternatives to development so as to avoid ridgeline development; 2) the proposed development will not have a significant adverse visual impacts due to required landscaping, required modifications to the proposal, or other conditions; or, 3) development on the ridge will minimize grading, tree removal or otherwise better meet resource protection policies or development standards of this ordinance LCP. The proposed development shall be modified for height, bulk, design, size, location and siting and/or shall incorporate landscaping or other techniques so as to avoid or minimize the visual impacts of ridgeline development as viewed from a public viewing area (Ref. Policy #33, Del Monte Forest Area Land Use Plan).

7. New subdivisions and lot line adjustments shall not configure a lot so as to create a building site that will result in ridgeline development. Where initial application review indicates that ridgeline development may result on a proposed lot, the applicant shall demonstrate that there is a building site and building height(s) available which will not create ridgeline development. As such, possible building site dimensions and roof heights shall be delineated by poles with flags, subject to an on-site investigation by the planner prior to the application being considered complete. A condition of project approval shall be the establishment of a building site and building height envelope that provides specifications for non-ridgeline development on the lot(s) in question. Both envelopes shall require approval of the Director of Planning and an on-site investigation by the project planner prior to such an approval.

8. Conservation. Open space conservation and scenic or negative easements shall be required, to the fullest extent possible, for visually prominent areas. The easement shall be required as a condition of project approval, in conformance with Section 20.142.1364.280, and shall extend over that portion of the parcel property located within the public viewshed as defined in Section 10.147.020.x. The easement may provide exceptions for development approved by Coastal Development Permit. These easements shall be granted to Monterey County and the Del Monte Forest Foundation. Except in the case of voluntary easements or properties not subject to the permit process, these easements shall be subject to approval by the County and the Coastal Commission as to form and content, shall provide for enforcement, if need be, by
the County or other appropriate agency, shall be accompanied by adequate funding to allow the management and protection objectives and requirements of the easement to be fully realized and shall name the Del Monte Foundation as beneficiary in event the County is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. (Ref. Policy #52 Del Monte Forest Area Land Use Plan)
9. Utility lines shall be placed underground, typically within road access footprints, except where 1) such undergrounding would result in removal of native trees and 2) it can be shown that the lines can be hidden from public view using different siting and design approaches (e.g., placing lines behind existing vegetation or structures, etc.). In cases where above-ground utilities are proposed, applicants shall be required to conclusively demonstrate the manner in which such development meets these criteria.

10. A minimum setback of 50 feet as measured from the setting shall be maintained for all structures located in all scenic corridor viewsheds, visually prominent settings, including those identified on the Del Monte Forest Area Land Use Plan Visual Resources Map Figure 3. Siting and design of structures shall be such that only the minimum tree removal and alteration to natural landforms is required for development of the dwelling and an adequate area for safe off-street parking and turnaround minimized. New structures shall be designed to harmonize with the natural setting and not be visually intrusive (Ref. Policy #55 Del Monte Forest Area Land Use Plan).

11. Parking on the seaward side of 17-Mile Drive shall not impact should be designed to minimize the visual access impact of public viewing areas nor shall it disturb the parked vehicles and disturbance to the existing natural habitat in a greater area than is necessary to provide safe and adequate parking. Parking design and siting to be approved by the Planning staff (Ref. Policy #58 Del Monte Forest Area Land Use Plan).

12. New development, including accessory ancillary structures such as fences, constructed between 17-Mile Drive and the sea- (Pacific Grove Gate to Carmel Gate portion) shall be designed and sited so that to minimize obstructions of and degradation to views from the road toward the sea remain intact. The impact of development upon visual access shall be determined on a case-by-case basis on a site visit by the project planner. Examples of methods to reduce obstruction which may be imposed on the proposed project include, but are not limited to the following:

(a) re-siting and/or re-design to avoid obstruction and view impacts;
(b) height limits,
(c) use of see-through materials for fences and gates;
(d) limitations on types and amounts of landscape materials which would block views; including requirements for height limits at maturity and required pruning to maintain views; and
(e) location of proposed developments. (Ref. LUP-Policy #59)

13. New development fronting on 17-Mile Drive shall maintain a minimum setback of 100 feet from the centerline of 17-Mile Drive. An exception may be allowed by the decision-making body upon a finding that the new development may be screened from view of travelers on 17-Mile Drive by existing vegetation or terrain in Area B, so long as the screening vegetation or terrain is required setback to be maintained and/or enhanced in perpetuity. As a condition of approval, the required setback shall be placed in scenic easement in accordance with Section 20.142.130 (LUP Policy #84.64.280).
14. New subdivisions, as a condition of project approval, shall be required to place a minimum setback of 50 feet from the front lot line within scenic easement. The easement shall be required in accordance with Section 20.142.130 (LUP Policy #85)-64.280

20.147.080 ARCHAEOLOGICAL-CULTURAL RESOURCES DEVELOPMENT STANDARDS:

Intent of the Section: It is the intent of this section to ensure that the Del Monte Forest’s cultural resources be maintained, preserved, and protected for their scientific and cultural heritage values, including by requiring that land use, shall be and development be considered compatible with the presence of archaeological resources on site. The objectives only when they incorporate such land use/development incorporates site planning and design features necessary to avoid impacts to archaeological cultural resources, and where impacts are unavoidable to minimize and reasonably mitigate such impacts.

A. Coastal Development Permit Requirement

1. Development irrespective of any coastal development permit exemptions or exclusions that may otherwise apply, development proposed within 750 feet of a known archaeological resource, as identified through the survey report or as shown on current County resource maps or other available information, shall be required to obtain a Coastal Development Permit.

B. Archaeological Report Requirements

1. An archaeological survey report shall be required for all development.

2. The survey. The timely identification and evaluation of archaeological, historical, and paleontological resources, and coordination with applicable Native American representatives, is encouraged, so that these resources are given full consideration during the conceptual design phase of land use planning for project development. An archaeological survey report shall be required for all development within a known or potential archaeological resource area.

3. The archaeological report shall be required by, submitted to and approved by the County prior to the application being considered complete. Two (2) The manner (electronic versus hard copy, number of copies of the report shall, etc.) said Plan is to be submitted shall be determined by the Planning Department.

4. The archaeological report shall be prepared, at the applicants’ expense, by a qualified archaeologist, as included on the County’s list of archaeological consultants or as a member of the Society of Professional Archaeologists.

5. The archaeological report shall be prepared according to the report standards of the Society of Professional Archaeologists and must include, at a minimum, a field survey by the archaeologists, survey of available State resource information at the Northwest Regional Information Center of the California
Archaeological Inventory, description of the site's sensitivity and any identified archaeological resources, site planning and design features necessary to avoid impacts to cultural resources and to minimize unavoidable impacts, appropriate levels of development for the site, results of coordination with applicable Native American representatives, appropriate recommendations concerning needed protection of the resource, and recommended mitigation measures for unavoidable impacts. The report may be required to include additional information according to the circumstances of the particular site.

5. The archaeological survey report requirement may be waived by the Director of Planning under the following circumstances:

(a) a previous report was prepared for the site by a qualified archaeologist, as included on the County's list of archaeological consultants or as a member of the Society of Professional Archaeologists; and;

(b) the previous report meets all of the above identified archaeological report criteria; and

(c) the previous report clearly and adequately included the currently proposed development site within the scope of the survey.

Environmental Assessment Requirement

1. All development proposed on parcels with known archaeological resources, as identified through the survey report prepared for the project shall be subject to environmental assessment under the 'Monterey County CEQA Guidelines' (Ref. Policy #64 Del Monte Forest Area Land Use Plan)

C. General Development Standards

1. All development when developments are permitted on parcels containing archaeological or other sensitive cultural resources or resource sites are located, project design and development shall be required which avoids or mitigates impacts to these such sites. Where the site has religious significance, emphasis shall be placed on preserving the entire site. Where the site is of known regional significance, consideration shall be given to nominating the site to the National Register, and preserving it (Ref. Policy #63 Del Monte Forest Area Land Use Plan).

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

3. Development on parcels with an archaeological site, and/or archaeological resources, including as identified through an archaeological report prepared for the site, shall be subject to the following conditions of approval to be completed prior to issuance of building or grading permits:
(a) The recommended mitigation measures contained in the archaeological survey report prepared for the site shall be made conditions of approval.

(b) The applicant shall request a rezoning of the parcel to add an "HR" (Historical or Archaeological Resources) zoning district to the existing zoning of the parcel. The rezoning shall not necessitate an amendment to the Land Use Plan or this ordinance.

(c) The archaeological site and/or area of archaeological resources shall be placed in an archaeological conservation easement. The easement shall be required pursuant to Section 20.142.130.64.280. Prior to being accepted by the County, the proposed easement area shall be reviewed and verified as adequate to protect the resource by an archaeologist who has been selected from the County’s list of archaeological consultants or who is a member of the Society of Professional Archaeologists.

4. All development proposals with the potential to damage an archaeological site (involving grading) or an archaeologically sensitive area are required to undergo environmental review and are not considered categorically exempt (Ref. Policy #64 Del Monte Forest Area Land Use Plan).

5. Unauthorized collecting of archaeological, historical, and paleontological artifacts from a site is prohibited (Ref. Policy #65 Del Monte Forest Land Use Plan).

6. Public access to, or over, known archaeological or paleontological sites shall be limited and designed to designated access easements through the site as determined by a qualified archaeologist and approved by the Director of Planning (Ref. Policy #66 Del Monte Forest Land Use Plan). Appropriately protect such resources.

7. Prior to approval of any proposed development on the Hill property seaward of 17 Mile Drive at Pescadero Point (Assessor’s Parcel Numbers 008-451-009-000 and 008-451-010-000, as of August, 2011), further archaeological review shall be required and mitigation measures adequate to protect the site’s archaeological resource shall be developed and implemented (Ref. Policy #67 Del Monte Forest Land Use Plan).

20.147.090 LAND USE AND DEVELOPMENT-STANDARDS.

Intent: The intent of this section is that land use designations are directive as to establish the type of use, but uses shall only be allowed provided such use and related development can be accomplished consistent with the LCP, including its resource protection requirements. Development shall be sited and designed in such a manner as to
protect and enhance coastal resources, including public recreational access. The four basic goals for land use planning and development proposals in the Del Monte Forest Area are:

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

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

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

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

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

The Del Monte Forest coastal area is also known for its variety of passive and active coastal-related recreational opportunities available to visitors and residents. It is therefore necessary that priority be given to these coastal-related development, as well as to similar uses which may be feasible at remaining undeveloped coastline locations. Other development should be located near Pebble Beach and planned to minimize conflicts. The surrounding environs provide a central commercial core within the Forest that is popular with coastal-related uses in these locations as well as to avoid natural hazards which cannot be mitigated residents and visitors alike. Other popular destinations include Stillwater Cove near The Lodge and The Inn at Spanish Bay near the Pacific Grove gate. World famous 17-Mile Drive is a visitor destination unto itself, and provides a through design. Adherence to OSAC maintenance standards will achieve this objective in open space with a series of public accessways and turnouts where one can take in the sights and sounds of both the immediate coastline as well as more inland forested areas. The Forest's labyrinthine system of trails and series of other public accessways helps round out recreational offerings. And the Del Monte Forest's eight golf courses are considered some of the top golf courses in the entire world, most of which are open for general public play. Such coastal recreational opportunities must be protected and enhanced consistent with resource protection.

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

A. Development Standards

1. All development and use of the land, whether public or private, shall conform to the policies and shall meet resource protection requirements as set forth in the LCP.

2. New residential driveways and other road vehicular surfaces are required to be sited and designed with the minimum to minimize surface length and width required to as much as possible and still provide simple and direct access; to minimize runoff (including through use of permeable materials, detention/retention areas, filtration strips, etc.); and to filter and treat runoff (including through vegetative controls as well as engineered collection/treatment units) from such surfaces prior to discharge offsite and/or to sensitive receptors. Circular driveways, parking spaces above the number needed for the specific application in question, and other types of extraneous impervious vehicular surfaces shall not be allowed. Other paved areas vehicular surfaces are limited to a minimum required to meet daily parking needs. Development shall be modified as necessary for location and siting where such modifications will result in reduction of driveway length, road vehicular surfaces, and other impervious surfaces. This development standard shall not be read to preclude safe bicycle lanes nor adequate parking for commercial visitor serving development and access points. (Ref. Policy #1, Del Monte Forest Area Land Use Plan).

3. The density in areas covered by tentative maps approved prior to certification of the land plan shall reflect the maximum density allowable. New, proposed development, including subdivision applications, shall only be allowed up to the maximum density allowed if such development is (and will be) required for, in the case of the commitment to future development in these areas, at which time the former tentative maps shall be evaluated and the density established in a manner subdivisions) consistent with standards in this implementation ordinance and the all policies of the this LCP, including resource protection requirements.

4. County design review shall be required for all development in Del Monte Forest Area Land Use Plan (Ref. Policy #68 Del Monte Forest Area Land Use Plan).

5. Environmentally sensitive habitat areas shall be protected from both direct and indirect adverse impacts of development. Consistency of all proposed projects shall be determined using the policies contained in the Del Monte Forest Land Use Plan, this ordinance, and the prepared biological/botanical reports required of the development and the Open Space Advisory Committee maintenance standard presented in the Del Monte Forest Land Use Plan (Ref. Policy #69 Del Monte Forest Area Land Use Plan).
6. New development shall incorporate mitigation measures to avoid, and where unavoidable, to minimize and reasonably mitigate potential adverse environmental impacts.

7. Transportation improvements shall include consideration of non-automobile facilities, including public transit stops. Expansion of existing commercial facilities, or development of new facilities, shall be approved only when the requirement for adequate parking can be fully satisfied on and/or off-site. Adequate parking shall be determined using an off-site generator that accounts for all uses on the subject site (e.g., hotel units, restaurant, employees, day use facilities) (Ref. Policy #71 Del Monte Forest Area Land Use Plan), facilities, etc.), but parking supply/demand may be adjusted when such uses overlap (e.g., hotel guests use multiple aspects of resort facilities (rooms, golf, meeting space, etc.) and the amount of required parking can be reduced to reflect such overlap, if applicable).

8. New coastal-dependent land use, public and commercial recreation, and visitor-serving land uses shall have priority over other uses where public service capacities are limited. New visitor-serving and commercial recreation facilities shall afford the maximum be designed to maximize opportunities for use of facilities by the public and, offer a range of visitor serving facilities. Free, low-cost, and/or moderate cost facilities, such as public trails, picnic areas, viewing areas, and moderate price food and beverage services, shall be required to be provided as a part of new visitor-serving and commercial recreation development as feasible. Plans for such facilities shall be included within and considered as part of the development proposal. Deed restrictions, required as a condition of approval pursuant to the requirements of Section 20.142.13464.280, shall stipulate that the facilities shall be reserved at free, low or moderate cost, as applicable, to the public. (Ref. Policies #72 and #89 Del Monte Forest Area Land Use Plan).

9. In the Del Monte Forest #1 Clustering of uses and #2 and Pescadero Heights subdivisions, the side and rear yard setback shall be 10 feet. (Ref. File ZA-595)

9. New development shall not be permitted to include subsurface disposal of hazardous or toxic chemicals. As such development must comply with Title 22 and be encouraged wherever practical as a means of the Public Resources Code and with applicable sections of the Monterey County Code pertaining to toxics and hazardous substances, as administered by the County Health Department preserving Forest resources.

Appropriate studies shall be required and conditions of approval applied by the Health Department as needed to assure compliance.

B. Specific Additional Development Standards

B. In environmentally sensitive habitat areas, access improvements shall be developed consistent with the site-specific recommendations listed in Appendix B of "Site-Specific Shoreline Public Access Design Criteria" contained in the Open Space Advisory Committee Plan in the Del Monte Forest By Land Use Plan (Ref. Policy #74 Del Monte Forest Area Land Use Plan)./Development Type

b. Detached or attached guest, rooms, guesthouses are not to be equipped as for permanent living quarters and are not considered residences. Guesthouses are may be permitted at the maximum rate of one for each principal residence providing the constraints of the parcel/lot and other implementation ordinance development standards and land...
use plan LCP policies permit. Conditions shall be enforced by CC&Rs or other legal restrictions, are met (including a revocation provision for non-conformance.

3. Guesthouses with respect to height, setbacks, and related measures, and also cumulatively in the coastal zone are subject to the following criteria of addition to all other development:

1) Only one guesthouse per parcel or one for each principal residence on the parcel shall be allowed.

2) Site for coverage, FAR, and related measures. Detached guesthouses shall be located in close proximity to the principal residence.

3) Guesthouses shall share the same utilities with the principal residence except where prohibited by public health or water management district requirements.

4) The guesthouse shall contain no kitchen or cooking facilities.

5) All facilities such as "wetbars" must be proportionate to the size and scope of the guesthouse. There shall be, no more than 6' of counter space, other than the counter space pertinent to the bathroom and its attendant fixtures. There may be no more than 8 square feet of cabinet space for storage other than that for personal belongings in clothes closets.

6) Guesthouses shall not exceed 425 square feet of interior area.

7) Guesthouses may not be separately rented, let leased nor subdivided. Subdivisions that would divide a principal residence from the main dwelling.

1. Prior to the issuance of building permits for a guesthouse or the use of an existing building for a guesthouse, the property owner shall record a deed restriction reflecting the regulations applicable to the guesthouse are prohibited. Conditions shall be enforced by CC&Rs and/or other legal restrictions, including a revocation provision for non-conformance. Guesthouses are not counted as dwelling units for residential density purposes.

h. The guesthouse must be architecturally consistent and compatible with the main structure.

i. The height shall not exceed 12 feet, however additions to height to provide for architectural consistency and compatibility shall be considered on a case by case basis. The guesthouse may not exceed more than one story. Exceptions may be made for guesthouses over structures (i.e. a guesthouse over a garage) to provide architectural consistency and compatibility.

j. There must be a demonstration of adequate sewage disposal and water supply.

The above criteria shall also apply to permitted accessory structures.

(Ref. Policy #77 Del Monte Forest Area Land Use Plan).

2. Studios and other small non-residential and non-commercial accessory structures such as tool sheds, workshops, or barns may be permitted on any
size parcel may provide the constraint of the parcel and other implementation ordinances. The use of these units shall be used such accessory structures for habitation purposes (Ref. Policy #78 Del Monte Forest Area Land Use Plan) shall be prohibited. Conditions shall be enforced by CC&Rs and/or other legal restrictions, including a revocation provision for non-conformance.

a. Caretaker's quarters may be permitted throughout the Coastal Zone as provided for in the applicable zoning district and this ordinance. Caretaker's quarters (attached and detached) are defined as "a permanent residence, secondary and accessory to an existing main structure, for persons employed exclusively on site, for purposes of security or to provide continuous care for persons, plants, animals, equipment or other conditions on the site." In the Del Monte Forest Area Land Use Plan area, the following criteria shall be used in applications for detached caretakers' residences:

- One caretaker unit shall be allowed per lot, subject to first obtaining a use permit as approved by the Zoning Administrator or Planning Commission, as applicable.

10. The minimum lot size is two acres, in order to provide sufficient water and sewer facilities under Health Department regulations. Where public water and sewer services are available, there shall be no minimum lot size.

11. Caretaker's quarters shall not exceed 850 square feet.

12. The applicant must supply evidence which demonstrates the necessity for such a unit. A legitimate basis for a caretakers' unit include:

1. a security problem on the site;

2. a situation which requires continuous care (i.e., medical problems of an individual(s) or plants, animals, equipment storage)

3. the owner of property cannot perform adequately the function required and requires additional assistance to a sufficient degree to warrant a caretaker.

Acceptable evidence shall include (but is not limited to) such items as a letter from a doctor stating medical needs of an individual, a letter from a police department describing the area's security problems, or employee job descriptions of person intended to be housed in the caretakers' quarters.

e. Caretaker's quarters shall be located on the same parcel as the principal residence and may not be later subdivided from the principal residence.

f. Caretaker units shall be excluded from density requirements. However, during the use permit review process, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the policies of the Del Monte Forest Land Use Plan and this ordinance.

g. One of the occupants of the caretaker's quarters shall be employed on the property as their principal place of employment.

a. A minimum of one off-street parking space shall be provided for the caretaker unit.

3. i. Additional employee Accessory dwelling units are encouraged as an
appropriate means of providing affordable housing for caretakers, convalescent help, domestic employees, and others. Accessory dwelling units are not counted as dwelling units for residential density purposes, and they may be permitted at the maximum rate of one of each per each principal residence provided the constraints of the lot and other LCP policies are met.

4. Employee housing is permitted for priority uses (e.g., visitor-serving commercial) in one-dormitory/bunkhouse or in temporary structures (i.e., former mobile homes) consistent with and recreational uses (e.g., Pebble Beach Equestrian Center) provided such housing is accessory to the main priority use and is consistent with all other planLCP policies (Ref. Policy #78a Del Monte Forest Area Land-Use Plan).

j. The caretaker unit shall not be rented.

k. Prior to the issuance of building permits for caretaker’s quarters or use of an existing building for caretaker’s quarters, the property owner shall record deed restrictions reflecting the regulations applicable to the caretaker’s quarters.

5. Recreation in environmentally sensitive habitat areas such as residual dunes, wetlands, and areas with rare or endangered plants or animals, sensitive plant or animal species is limited to passive, low-intensity recreation and recreational use that is dependent on and compatible with the sensitive habitat area resources. Conformance with the appropriate Site Specific Shoreline Public Access Design Criteria (Appendix B of the Open Space Advisory Committee management plan) and Open Space Advisory Committee maintenance standards shall be the test of consistency with this development standard (Ref. Policy #79 Del Monte Forest Area Land-Use Plan), where such resources shall be protected against any significant disruption of habitat values.

6. Shoreline areas suitable for scenic outdoor recreation, such as from Cypress Point to Point Joe, are for day use only, with improvements limited to trails, picnic areas, parking areas, and restroom facilities (Ref. Policy #80 Del Monte Forest Area Land-Use Plan).

7. Area “B” shall be all public access improvements in the last Spanish Bay planning area to be developed in Spanish Bay. The southwest portion should be coordinated with plans of the State Department of Parks and Recreation for adjoining Asilomar State Beach to ensure compatibility and a balance of public access opportunities.

8. Other than a parking lot to support The Inn at Spanish Bay Area “B” shall be allowed a maximum of 42 units. The northeast portion (concurrent with the elimination of parking along Congress Road between 17-Mile Drive and Forest Lodge Road and restoration of such roadside area as native Monterey pine forest habitat) and public recreational access improvements, LUP Planning Area B shall remain undeveloped.

9. New development fronting 17-Mile Drive shall maintain an adequate natural buffer to protect public views of, from, and along the 17-Mile Drive corridor. A minimum setback of 100 feet from the centerline of the road shall be allowed for 21 units, a total of 30 units maintained to screen new development from such public views (for motorists,
bicyclists, pedestrians, etc.), unless otherwise screened by vegetation and/or terrain in Area B (Ref. Policy #82 which case the setback may be reduced if the screening terrain/vegetation is required to be maintained and/or enhanced in perpetuity for screening and public viewshed enhancement purposes. Direct driveway access to 17-Mile Drive should be avoided where possible.

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

11. Use of the proposed Golf course development shall be limited to areas designated Open Space Recreational and only where consistent with all other LCP policies.

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

13. New visitor-serving and commercial recreation facilities shall be designed to maximize opportunities for public use and offer a range of visitor serving facilities. Low, no, and moderate cost facilities shall be provided as feasible (e.g., trails, picnic facilities, moderately-priced food and beverage service, viewing areas, etc.).

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

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

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

17. Development shall be prohibited in the former Sawmill Gulch Quarry site (both upper and lower sections) in the Gowen Cypress planning area, except: public recreational trails and related minor facilities; habitat restoration, enhancement, and management; and normal and typical maintenance activities associated with each. This area shall otherwise be preserved, managed, and maintained as undeveloped open space and a component of the Huckleberry Hill Natural Habitat Area.
19. **Use of The Links at Spanish Bay and Poppy Hills Golf Course** by the general public shall be maximized. Except for periods of scheduled tournaments, the following requirements for public availability of the courses shall apply as conditions of approval:

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

1. **Northern California Poppy Hills Golf Association Course:** The proposed NCGA owned and operated golf course shall, in recognition of the Northern California Golf Association's (NCGA) broad, 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 a first-come, first-served basis.

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

*Any future changes to either course, as the courses are improved and/or redeveloped over time, shall be designed to maintain and to include public viewing areas and trails. The design of these facilities shall be designed to maximize their utility with respect to public recreational access connectivity and utility, consistent with habitat and safety considerations. (Ref. Policy #90)*

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

*Improvements or redevelopment of The Links at Spanish Bay golf course shall, to the extent applicable to the affected area, be subject to the following criteria:*

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

(b) The amount of contiguous marsh and open water areas shall equal or exceed that presently found on the site.

(c) The amount of riparian vegetation and open water course shall be equal to or greater than presently exists.

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

(e) In the dune restoration/enhancement areas, the restructured dune landforms shall be surfaced with sand having substantially the same mineral and physical properties, including color and appearance, as that which originally occurred on the site associated with the Asilomar Dunes complex; the depth and composition of sand shall be sufficient, subject to the availability of feasible sand source(s), to provide optimum conditions for reestablishment of native dune flora.

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

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

(h) Accommodations for spectators shall be designed, located, and managed to avoid trampling of restored environmentally sensitive habitat areas; otherwise events, Events that cannot avoid such trampling are prohibited.

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

Intent: It is the intent of this section to recognize the Pebble Beach Company’s unique property ownership and management role in the Del Monte Forest area, to pursue the opportunity to achieve a “final buildout” of Pebble Beach Company’s significant undeveloped lands in the Del Monte Forest (with the vast majority of such lands to be dedicated for permanent open space protection and resource conservation), and to resolve potential conflicts in interpretation regarding allowed development on the portion of these lands identified for development and redevelopment.

A. Pebble Beach Company Concept Plan Background

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

This section describes the Pebble Beach Company concept plan (the “Concept Plan”) and establishes certain specific standards that govern LCP requirements concerning ESHA, wetlands, dunes, streams, riparian corridors, and their related setbacks/buffers for Concept Plan areas, provided (1) development associated with such standards meets all other relevant LCP requirements; (2) permanent open space/conservation easements have been dedicated to the Del Monte Forest Foundation for all areas shown on LUP Figures 9a through 9t, and adequate implementation measures have been established to ensure protection and management of such areas as protected habitat areas in perpetuity; and (3) the traffic, water, wastewater, public access and recreation, affordable housing, and low-cost visitor serving requirements of this LCP are implemented in accordance with this LCP, including with respect to specific Concept Plan requirements identified below. The Concept Plan as it applies to each of these areas is included in the LUP as Figures 9a to 9t. The special standards that apply to the concept plan areas are described below.

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

Notwithstanding the presence of ESHA, wetlands, dunes, streams and riparian corridors, development located in the following areas shall be precluded as indicated below.
3. Uses which may be permitted in the existing quarry site in the Huckleberry Hill area include: limited neighborhood commercial uses, corporation yard, storage facilities, and potable or sub-potable water storage. As a condition of approval of such development, a landscaping plan shall be required. The landscaping plan shall include placement of Monterey pine to stabilize embankment, screen quarry walls, and to blend the proposed development with the surrounding area. (LUP Policy #95)

4. Proposed development shall not be permitted to make Bicycle Access on 17 Mile Drive between Fan Shell Beach and the Carmel Gate unavailable. Proposed development shall not include the imposition of fees for bicycle access; however, bicycle access may be regulated on weekends in the same manner approved for motor vehicles on 17 Mile Drive as long as a separate coastal bike route is not available. (Ref. LUP Policy #108)

1. The portion of Area B located west of and including the fire road nearest the intersection of Congress Road and 17 Mile Drive (see LUP Figure 9a).

2. The portion of Area F known as F2 in the lot configuration generally shown in LUP Figure 9b.

3. The portion of Area I known as I2 in the lot configuration generally shown in LUP Figure 9c.

4. The portion of Area J in the lot configuration generally shown in LUP Figure 9d.

5. The portion of Area K in the lot configuration generally shown in LUP Figure 9e.

6. The portion of Area L in the lot configuration generally shown in LUP Figure 9f.

7. The portion of Area M identified as the "development area" on LUP Figures 9g(1) and 9g(2).

8. The portion of Area U in the lot configuration generally shown in LUP Figure 9h.

9. The portion of Area V in the lot configuration generally shown in LUP Figure 9i.

10. The portion of the Equestrian Center/Driving Range area identified as "Equestrian Center", "Special Event Staging", and "Driving Range" on LUP Figures 9h and 9j.

11. The portion of The Inn at Spanish Bay area identified for hotel expansion ("Spanish Bay Cottages") as generally shown on LUP Figure 9k.

C. Requirements Applicable to Certain Setbacks/Buffers

Setback/Buffer requirements applicable to ESHA, wetlands, dunes, streams, and riparian corridors located outside of the areas listed in subsection B above shall apply as follows:
1. Setbacks/buffers for residential and related development in Areas F, I, J, K, L, U, and V, and the Corporation Yard area (in the configurations generally shown in LUP Figures 9b, 9c, 9d, 9e, 9f, 9h, 9i, and 9j) may be coterminous with such lot lines and roadway access areas provided that:

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

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

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

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

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

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

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

D. Requirements Applicable to Further Subdivision

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

E. Requirements Applicable to Preservation Areas

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

F. Requirements Applicable to Forest Management on Residential Lots

Forest management and maintenance on the Concept Plan residential lots shall be required in the same manner as is generally applicable to residential development in the Forest, where the LCP’s Forest Management Plan requirement applicable to individual concept plan residential lots may be covered by an overall Forest Management Plan for all of the lots, or by Forest Management Plans applicable to related lots (e.g., Forest Management Plans specific to each subdivision area). Deed restrictions shall be imposed on the individual Concept Plan residential lots requiring the owner to comply with the applicable Forest Management Plan, but conservation easements to the Del Monte Forest Foundation shall not be required for the Concept Plan residential lots. Dedication of Preservation Areas noted above provides the required forest habitat and tree replacement for Concept Plan development.

G. Requirements Applicable to Traffic and Circulation

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

H. Requirements Applicable to Water and Wastewater

Development pursuant to the Concept Plan may satisfy its water demand through the use of water supply associated with the Pebble Beach Water Entitlement (identified in the Pebble Beach Company-MPWMDF Fiscal Sponsorship Agreement dated October 3, 1989, as amended), consistent with applicable law for such use. Estimated water demand of the Concept Plan is 115 acre feet per year (AFY). The unused portion of Pebble Beach Company’s MPWMD Water Entitlement in 2011 was 225 AFY. All Concept Plan approvals based on the Pebble Beach MPWMD Water Entitlement shall clearly reflect the use of such water entitlement, including in terms of ongoing documentation and
calculation of remaining entitlement as Concept Plan approvals are granted. All approvals granted to the Pebble Beach Company for Concept Plan development must also incorporate and/or require as a condition of approval all other necessary measures and modifications that are identified during the development review process to adequately address water supply issues associated with the development.

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

I. Requirements Applicable to Public Access and Recreation

As a condition of approval of the first development in the Concept Plan, the Pebble Beach Company shall be required to prepare and implement a Del Monte Forest Public Access Management Plan that is subject to review and approval by the County and the Executive Director of the Coastal Commission. The Plan shall clearly describe the manner in which general public access in the Del Monte Forest is to be managed and provided (including through improvements to existing access areas and development of new access areas, as appropriate), with the objective of maximizing public access to all major access points (e.g., all shoreline access locations, trails, parking areas, destinations, facilities, etc.) and all related public access areas, and maximizing utility and enjoyment of all such public access features through siting and design premised on seamlessly integrating them into the built and natural environment, and through provision of appropriate public access amenities (i.e., landscaping, irrigation, restrooms, overlooks, interpretive signs and facilities, bench seating, trash and recycling, bike racks, etc.) and signage/information. The Plan shall at a minimum include the following:

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

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

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

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

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

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

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

(h) All beach access and accessible sandy beach areas.

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

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

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

(l) All access areas and improvements required as part of the Spanish Bay development pursuant to coastal development permit 3-84-226.

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

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

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

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

(b) Public Access Brochure. A Public Access Brochure shall be included as a component of the Plan, and shall be subject to the requirement that it be updated (subject to County and Executive Director review and approval) whenever significant public access changes occur in the Forest, and at least once every five years. The Brochure shall clearly and accurately identify all public access areas, amenities, and use provisions within the Forest (including all trails, parking areas, destinations, facilities, etc.) consistent with the Plan at a scale and in a design that is easily understood. The Brochure shall be provided at key visitor destinations in the Forest, including as a gate handout for visitors entering the Forest for which it may be developed as a separate public access insert to the existing 17-Mile Drive gate handout, provided it is clear that such insert is to be distributed (with the remainder of the gate handout) to all visitors entering Del Monte Forest.

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

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

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

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

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

   (a) are deemed reasonable and necessary; and
   
   (b) improve public access and do not adversely impact coastal resources.

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

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

J. Requirements Applicable to Low-Cost Visitor-Serving Facilities

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

K. Requirements Applicable to Affordable Housing

The Pebble Beach Company shall comply with the County’s Inclusionary Housing Ordinance in the manner approved by the County.

L. Implementation of Concept Plan

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

20.147.100 TRANSPORTATION DEVELOPMENT STANDARDS: CIRCULATION

Intent of Section: It is the intent of this section to provide for encouragement of continued development of a multi-modal circulation system within the Del Monte Forest that provides an adequate level of service with minimal intrusion into the Forest environment, to ensure adequate and effective public recreational access, to encourage separation of visitor and resident traffic, and to provide for a fair proportionate share of the improvements necessary to impacted areas of Highway 68, which serves as an external access route to the Del Monte Forest.

A. General-Development Standards

1. New development in the Forest shall proceed as set forth in Wastewater and Wastewater Services Development Standards #1. With the exception of existing lots, new 17-Mile Drive shall remain open to the public for recreational use and any entrance fee charged shall be
limited to a vehicular access fee (i.e., pedestrian and bicycle access shall remain free) and shall remain reasonable.

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

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

4. To protect public access to the shoreline and reserve limited highway capacity for coastal priority uses, development in the Forest shall be required to identify and appropriately offset all circulation impacts, with preference given to mitigation measures designed to improve public recreational access and visitor-serving circulation. All such development shall either bear the incremental costs of necessary improvements to Highway 68 and the Highway One 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 project the incremental contributions for projects to be determined by the County. When improvements, including access points, turnoffs and intersections are prepared for Highway 1 or Highway 68, such improvements shall be consistent with the State Scenic Highway Standards (Ref. Policy #98 Del Monte Forest Area Land Use Plan).

Approval of any development proposed by the owner of the Del Monte Forest road system (Pebble Beach Company) that is described in the Pebble Beach Company Concept Plan (Section 20.147.095) shall incorporate and/or require as a condition of approval improvements to the Highway 68/17-Mile Drive intersection area, including redevelopment of the Highway 1 gate (see LUP Figure 7), and improvements to The Lodge area parking and circulation system (see LUP Figure 9q) that improve circulation consistent with all LCP policies. Such approvals granted to Pebble Beach Company must also incorporate and/or require as a condition of approval all other necessary measures and modifications that are identified during the development review process to adequately address traffic and circulation issues associated with the proposed development.

1. Except for existing lots of record, approval of new residential subdivision and/or hotel development in the Forest shall be conditioned upon completion and acceptance by the County, of an applicant-funded, independent professional engineering study/traffic studies that will:

1) establish an arterial system for the Forest according to this plan;

2) establish the necessary changes to Highway 68 between Haul Road and Highway One,
3) Establish the necessary changes to access gates in order to provide for the increased traffic, and

4) Establish those needed traffic controls within the Forest to make effective the preceding determination.

5. The study shall be required by submitted to, and approved by the Director of Public Works prior to the application being determined complete. Road circulation changes/improvements recommended in the study shall be required to be implemented by the applicant necessary to appropriately offset such development's impacts on existing visitor and residential circulation needs. Approval of any such development shall incorporate and/or require as a condition of project approval, subject to review and approval of the Director of Public Works. As well, a condition of project approval shall be that an adequate surety must be posted by the applicant prior to construction of the required road approval the identified mitigation for circulation changes/improvements.

The engineering study and subsequent conditions of approval shall include provision of a new vehicular access from Highway 68. Routing and design must minimize visibility from Highway 68 and avoid significant disruption of the Huckleberry Hill environmentally sensitive habitat, as determined through the biological survey prepared for the project pursuant to Section 20.147.040.A. As well, the road shall utilize existing disturbed areas to the fullest extent feasible. Conditions of approval shall include provision of the new access, subject to approval of the Director of Public Works and posting of adequate surety (LUP Policy #99).

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

7. Parking reorganization and other measures to best accommodate visitors consistent with maintaining/enhancing public views and protecting sensitive habitat shall be implemented at all accessways as a condition of approval of any development that is described in the Pebble Beach Company Concept Plan (in Section 20.147.095) as a means to improve visitor visual and physical access to the shoreline.

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

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

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

11. Improved bicycle access and connectivity within the Del Monte Forest, including a safe and usable through route (off-road preferably) from Pacific Grove to Carmel where space and grades permit, as close as feasible to the sea, is encouraged. Development that
affects existing bicycle access (e.g., road improvement projects) shall include enhanced bicycle access improvements if such improvements are feasible.

12. To preserve both visual and physical access to the coast, the impacts on the road system of the Forest and on Highway 68 and Highway 1 resulting from incremental development of the Forest shall be mitigated in conjunction with, or as a function of, new development (Ref.: Policy #16r Del Monte Forest Area Land Use Plan).

13. Circulation improvements shall include improved visual access to the sea, such as the use of turn-outs identified in the site-specific access recommendations for where needed along Highway 68 and the 17-Mile Drive (Ref: Policy #103 Del Monte Forest Land Use Plan).

14. 5. Applications for future development in the 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 decision making body determines that the additional traffic generated by such development will create the need for additional traffic facilities over, and above the base enhancements, to account for traffic that exceed highway capacity as determined by Caltrans or Monterey County Public Works, that will exceed Level of Service D: 1720 average peak hour vehicles, and without regard to any other traffic generated in other sources, the County decision making body shall require the applicant to contribute to the County- and/or the State Division of Highways, for the development of those facilities, at the time of construction, the applicant's estimated incremental proportionate share of the cost of those facilities made necessary by the development. If the development will not, considered alone, create the need for additional traffic facilities until other development within the Forest is constructed, the County may approve such development without requiring the developer to contribute to the cost of any traffic facilities. In that event the County may provide such approval if 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 facilities as are necessary by the cumulative development within the Forest (Ref: Policy #106 Del Monte Forest Area Land Use Plan) the development contributes.

20.147.110 WATER AND WASTEWATER SERVICES DEVELOPMENT STANDARDS.

Intent of Section: It is the intent of this section to ensure that development only be approved if it can be served by adequate and long-term public water supplies and wastewater treatment capacities, that priority for use of scarce water and wastewater treatment capacity be for coastal priority land uses, and that wastewater systems which minimize or eliminate ocean pollution, and which provide for reclamation of wastewater for reuse, be encouraged and supported.

A. Development Standards

Development shall only be approved if it is first clearly demonstrated that the County reserves from its allotted development will be served by an adequate, long-term, public water supply, a sufficient quantity of water to accommodate, and where such development clearly incorporates all necessary measures to assure a no net increase in water demand from Cal-Am sources where extraction is leading to resource degradation, other than development that uses the coastal priority land uses proposed in the Del Monte Forest Area Land Use Plan area.
A. General Development Standards

1. The developments listed in Table B of the Del Monte Forest Land Use Plan as first priority developments shall have first priority for the use of available water and sewer capacity. Both water from the County’s current allotment of unused water from California American Water Company (as allotted by the Monterey Peninsula Water Management Agency), and sewage treatment plant capacity as provided by the Carmel Sanitary District have been reserved for such development. The Resource Constraint Area designation shall be removed only when water and sewer capacity sufficient to serve such development becomes available and that highway capacity and circulation solutions have been agreed upon and adopted. Until such time that resource problems are solved, there shall be no development, other than existing lots of record. The County shall cease issuing coastal development permits for developments which would generate wastewater when the appropriate treatment and disposal facilities reach a capacity threshold or when Pebble Beach Sanitary District will not approve a connection (Ref. Policy #113 Del Monte Forest Area Land Use Plan).

2. remaining available Pebble Beach Company MPWMD Water Entitlement from the original 365 acre-feet per year granted to Pebble Beach Company (pursuant to its Fiscal Sponsorship Agreement with MPWMD, dated October 3, 1989, as amended), consistent with applicable law for such use.

2. New development shall include employ water conservation techniques such as to the greatest possible extent. This shall include, among other things, use of water-saving fixtures, retaining native plants, and installing drought-tolerant native species landscaping (Ref. Policy #114 Del Monte Forest Area Land Use Plan), landscaping.

4. Wastewater reclamation projects are permitted and will be supported providing that they meet all the requirements of the Director of Environmental Health, Monterey County, the Regional Water Quality Control Board, and mitigation measure requirements of the California Environmental Quality Act (Ref. Policy #115 Del Monte Forest Area Land Use Plan).

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

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

5. Development shall only be approved if it is first clearly demonstrated that there is adequate, long-term public wastewater treatment capacity to serve such development.

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

7. Recycled wastewater shall be used as much as possible to irrigate all golf courses and landscaping areas, to the extent recycled water is reasonably available for such purpose, in order to conserve and make available additional potable water for domestic use. Development associated with golf courses and/or non-residential landscaping shall incorporate measures designed to ensure that such golf courses and/or landscaped areas are irrigated using such recycled water as much as possible.
8. Septic systems, package treatment plants, and individual water wells shall not be permitted. Development shall utilize public water and sewer services.

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

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

20.147.120 HOUSING DEVELOPMENT STANDARDS

Intent of Section: It is the intent of this section to ensure that affordable housing is made available for citizens of Monterey County. It is intended, and that this section employ the Housing Component-Housing opportunities for persons and families of low to moderate income be protected and provided, both within the Del Monte Forest Area Land Use Plan and in outlying areas, as the County Housing Element for this area, which will be implemented consistent with all other applicable implementing ordinances, a function of new development within the Forest.

A. General-Development Standards

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

2. All new residential subdivisions are required to contribute to the provision of very low, low, and moderate-income housing in conformance with the County’s Inclusionary Housing Ordinance and Housing Element. Exceptions may be made for hardship cases (Ref. Policy #118 Del Monte Forest Area Land Use Plan and Monterey County Inclusionary Housing Ordinance #18.40):

   a. Time-share projects, time-share estates, and other time-share uses as defined in Section 11003.5 of the Business and Profession Code are prohibited in existing residential developments in the area covered by this plan (Ref. Policy #119 Del Monte Forest Area Land Use Plan).

3. New projects planned and designed for time-share use as defined above may be allowed in the plan area, where not otherwise prohibited by other development standards in this implementation ordinance. Any such development will be subject to a Use Permit or similar permit, requiring a public hearing and discretionary approval by the Planning Commission or other appropriate decision making body. Inherent in the consideration of such proposals is the plan for the overall design, management, and maintenance of such facilities as well as the other applicable policies of this plan.
3. Timeshare residential uses and quasi-residential visitor-serving uses (including condominium hotels, private unit ownership, fractional ownership, and similar use and ownership structures) shall be prohibited.

20.147.130 PUBLIC ACCESS-DEVELOPMENT STANDARDS.

Intent of Section: It is the intent of this section to ensure that visual and physical public access shall be protected and provided for with public safety needs to and along the need to protect shoreline and the rights of private property owners in mind. It also enjoyment of public recreational values throughout the intent of this section to protect that natural resource areas from neglect overuse by Del Monte Forest, consistent with the public. Public access shall be required except where determined by basic purpose of the decision making body to be inconsistent with public safety, military security, needs, protection, California Coastal Act, are maximized, and to also ensure that the beauty of the Del Monte Forest Area coast, its tranquility, and the health of fragile coastal resources its environment will not be marred by public overuse or protection of agricultural resources, except where exempt under Section 20.147.130.D.1. neglect.

A. Access Management Plan Requirement

1. An access management plan Access Management Plan (AMP) shall be required when any opening of or improvements to a public access area are proposed or required, and a Coastal Development Permit or other discretionary permit must be obtained for such opening or improvements. The Access Management Plan. The AMP requirements shall apply to commercial, residential, and visitor-serving development which proposes or is required, as a condition of project approval, or proposes to establish and open a public access area as part of the development proposal.

2. An access management plan AMP will not be required for a proposed a public access project if such a plan AMP has been previously prepared and, if that plan AMP includes all required elements, and the proposed project as well as the entire access area meets these criteria. If a previous plan AMP does not meet these conditions, then an amended plan AMP or a new AMP shall be required that meets these criteria.

B. The AMP shall be required. That amended plan shall address the appropriate elements such that, together with the original plan, it constitutes an adequate, complete plan.

3. The access management plan or amended plan shall be required by, submitted to, as a condition of project approval and approved by the Planning Department prior to the application being considered complete issuance of grading or building permits. It shall be prepared at the applicant’s expense. Four The manner (electronic versus hard copy, number of copies shall be, etc.) in which said Plan is to be submitted shall be determined by the Planning Department.

C. The access management plan shall be in conformance with the resource protection and access standards of this ordinance and with the policies of the Del Monte Forest Land Use Plan. All elements of the plan must be in conformance with the “Public Access Development Standards” contained in Section 20.147.130.E.1-25. The plan shall be revised as necessary to meet each of these requirements, before the plan may receive County approval.
5. The access management plan shall be prepared for the entire access area, and shall include, at a minimum, the following elements:

(a) Overview

1) Description of the access area location, setting, terrain, length, and width and dimensions.
2) Description of existing land use and development in the area.

(b) Access area liability

1) Identification of the entity responsible and liable for what happens to life and property within the access area.
2) Description of insurance provisions.

(c) Access area maintenance

1) Identification of the entity responsible for access area maintenance.
2) Description of types and frequency of ongoing clean-up and periodic up-keep that will be undertaken by the responsible entity.

(d) Access area siting

1) A requirement that the public access area be maintained in a structurally sound manner and in a manner that maximizes public use and enjoyment in perpetuity.
2) Description of the access area location and width. The trail easement area's walkways, trails, connections (to roads, parking areas, other access areas, etc.) and other like elements, locations and dimensions. Easements covering such elements shall not be less than 10 feet in width. The trail width, and the walkways, trails, connections, and other like elements shall not be less than 4 feet in width, unless as otherwise specified in the access management plan AMP.

(e) Access area improvements

1) Description of types, locations, and design of access area improvements, including trailheads, interpretive and directional signage, fencing, benches, picnic tables, ramps, railings, trash enclosures, public facilities, etc.
(2) 2) Description of landscaping, if proposed and associated irrigation.

(3) 3) Description of grading and tree removal required for the improvement projects.

(4) 4) Explanation of the purpose and need for each improvement.

(5) 5) Description of funding sources and amounts needed for improvement projects.

(6) 6) Timetable for provision of improvements.

(f) Parking (if applicable)

(1) 1) Detailing description of amount of parking needed, given the expected amount of users, and the amount of parking to be provided.

(2) 2) Description of parking lot areas, including in terms of location and dimensions.

(3) Description of parking lot area design and improvements, including landscaping, barriers, signage, and space size/design.

(4) Analysis of the access to the parking lot areas from the public roads, and the needed and proposed improvements to the lot entrance, parking area ingress and the road egress in relation to public roads in order to assure safety.

(g) Project Analysis

(1) An analysis of the impacts of the proposed accessway area and associated improvements in relation to the following:

i. the amount of expected accessway area users and types of use;

ii. the maximum amount of people able to use the resource while still assuring the resource protection and long-term maintenance;

iii. e) — wildlife, wetland, and environmentally sensitive habitat areas;

iv. area on-site and nearby vegetation;

v. adjacent land uses;

vi. existing development, including neighborhood privacy;

vii. visual impacts;

viii. noise;

ix. fire hazards;

x. public safety; and;

xi. conformity to the "Public Access Criteria" development standards contained in section 20.144.150.E.147.130.C of this ordinance, the LCP;

xii. l) — archaeological resources; and

xiii. other fragile resources.

(2) A discussion of appropriate mitigation measures and improvements to be incorporated into the project in order to reduce any potential adverse impacts identified above. Appropriate mitigation measures may include siting and design alternatives, as well as reasonable and necessary restrictions on campfires, firearms, motorized vehicles, dogs, collecting, and hours or seasons of use.

(h) Public access area availability
(1) Development and uses that disrupt and/or degrade the public access area shall be prohibited (including areas set aside for private uses and barriers to public access). The access area shall be available for general public use in perpetuity, and shall not be obstructed in any way.

(i) Maps and Figures
(1) General Location Map, location map.

Q. Accessway Location Map;

(2) Accessway Detailed Map, Access area location map.
(3) Access area detailed map, showing contours, habitat and wetlands locations, and access alignment and width(s);
(4) Access Improvements Map, improvements map, showing locations and types of proposed and future improvements; and,
(5) Access Improvements Detail, improvements detail, showing elevations of the proposed improvements, with design, colors, and materials.

(6) Maps All maps shall be at a scale to be determined by the project planner.

B. Access Analysis, Location, and Distribution

1. Prior to the determination that a development application is complete, the planner shall analyze whether public access is proposed or existing on the parcel in accordance to Del Monte Forest Land Use Plan Policy #145 and Appendix B (Site Specific Access Recommendations).

5. The AMP required of the Pebble Beach Company in connection with its Concept Plan (i.e. the Del Monte Forest Access Management Plan) shall be in conformance with the criteria of Section 20.147.095 L. That plan shall describe the manner in which general public access in the Del Monte Forest is to be managed and provided (including through improvements to existing access areas and development of new access areas, as appropriate), with the objective of maximizing public access to all major access points and all related public access areas, and maximizing utility and enjoyment of all such public access features through siting and design premised on seamlessly integrating them into the built and natural environment, and through provision of appropriate public access amenities and signage/information. The plan will detail public use hours, applicable access fees, allowed public access disruptions, and access implementation and management requirements.

B. Access Requirement

Development shall be required to provide public access where public access is proposed over the parcel, pursuant to Section 20.147.130.8.1.

1. Public recreational access opportunities shall be maximally provided consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse. Where development includes or is required to provide public access,
theany land area to which such public access applies shall be, required either dedicated directly or offered in dedication as an easement or offer of dedication (according to the standards below) and made in fee to Monterey County as a condition of project approval required to be completed prior to issuance of building or grading permits. The easement, dedication or offer of dedication shall be in accordance with the requirements of Section 20.142.130.

3. An easement shall be required to be granted to the County.64,280. The County shall then receive and hold all such easements. To meet the condition of project approval, the easement shall be required in accordance with the requirements of Section 20.142.130.

An easement shall be required to be granted if, at the time of project approval, the County is prepared to may designate such another public agency or nonprofit acceptable to the Board of Supervisors to accept the easement. Prior to the designation, such access dedications if the recipient must demonstrate intent and/or demonstrates the ability to manage the access they consistent with the access requirements contained in Appendix B of the Del Monte Forest Land Use Plan. To meet the condition, the offer of dedication shall be required in accordance with specific objectives associated with the requirements in Section 20.142.130. (LUP Policy #128)

Public access will not be required for the following development:

replacement of any structure pursuant to Section 20.140.070.C;
demolition and reconstruction of a single family residence provided that the reconstructed residence does not exceed either the floor area, height, or bulk of the former structure by more than 10 percent, and that the reconstructed residence is sited in the same location on the affected property as the former structure;
improvements to any structure which do not change the intensity of its use, which do not increase either the floor or public access area, height or bulk of the structure by more than 10 percent, which do not block or impede in question and the public trust. The terms of all access dedications may be enforced by the County or their designee, and shall revert to the County if the recipient is unable or unwilling to appropriately manage the public access area in question consistent with its intended purpose in the future. All dedications shall be accompanied by adequate funding to allow the public access; objectives and requirements to be fully realized. Direct dedications are the preferred method of implementing these easement and which do not result in a seaward encroachment by the structure;
reconstruction or repair of any seawall provided, however, that the reconstructed property transfer requirements, but offers to dedicate easements and/or repaired seawall is seaward of the location of the former structure; or;

2. e. repair or property may also be used if a direct dedication is not possible. Dedicated access areas shall not be required to be opened to public use until a public agency or private organization agrees to accept responsibility for maintenance activity for which a coastal development permit shall be required pursuant to Section 20.140.070.D unless the decision-making body determines that the activity will have an adverse impact on lateral public access along the beach and liability of the access area.

3. D. New development shall include public access except where:
(a) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, or adequate public access exists nearby; or (b) the new development project does not impact public access. The amount and type of public access provided shall be directly related and proportional to the public access impact identified.

C. Development Standards
Development of public access to shoreline must be provided in accordance with the design criteria as contained in Appendix "B", the "Site Specific Shoreline Public Access Design Criteria" in the Del Monte Forest Land Use Plan.

1. Development of improvements to and the opening or expansion of, public access areas shall be in accordance with the access management plan AMP required for the access area, as per Section 20.147.130.A. The access management plan AMP shall become the standard for all improvements to and management of the access. As conditions of project approval, the improvements proposed as part of the development shall be developed and managed according to the specifications of the access management plan AMP.

2. For any approved development that includes an AMP, a note shall be recorded with the County Recorder and placed on a subdivision map, (if the access management plan AMP has been prepared for the access area and is on file with the Monterey County Planning Department, and that all improvements to the access area must be in accordance with the plan AMP. The note shall be recorded in accordance with the requirements of Section 20.142147.130.

Existing public access areas, including shoreline access areas, interior trails and road access, shall be permanently protected for long-term and continued public use. Access shall be improved, conveyed, and managed in accordance with the implementation of ordinance development standards and site specific access recommendations. Other coastal areas identified on the Del Monte Forest Area Land Use Plan Access Maps for public use shall also be protected for such use (Ref. Policy #120 Del Monte Forest Area Land Use Plan).

3. Existing visual access from 17 Mile Drive, and from major public viewpoints, as shown on the Del Monte Forest Area Land Use Plan visual resource map, shall be permanently protected as an important component of shoreline access and public recreational use. The determination of visual sensitivity shall be made on a case-by-case basis by staff in a site visit to the proposed project location. Visual sensitivity shall be made using the criteria for visual determination in Section 20.147.070.A.1 & 2. "Public viewsd determination" Development which impacts the visual component of these areas such as, visible development and tree removal not critical to development of the footprint of the dwelling and the immediate access area is prohibited (Ref. Policy #122 Del Monte Forest Area Land Use Plan). Development on sites that provide such access shall be required to ensure such access areas are so protected, including through dedication of access easements and/or property.

6. Blufftop and lateral access along or near the shoreline is appropriate in the areas shown on the site specific access map contained in Figure 16 "Shoreline Access" of the Del Monte Forest Area Land Use Plan. This shall be achieved through the imposition of conditions of approval on the project. A specific condition of approval shall be imposed on all discretionary projects to require that the development must comply with all recommendations and requirements contained in the site-specific access plan (Ref. Policy #123 Del Monte Forest Area Land Use Plan).

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

5. Public views are an important component of shoreline access and public recreational use. Development shall not block significant public views and shall not significantly adversely impact public views and scenic character, including with specific.
attention to the 17-Mile Drive corridor and designated public access areas/vista points.

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

7. New development shall be sited and designed to avoid encroachment on designated adversely affecting public access areas, including trail route access (see Figure 15, "Recreational Facilities" in the Del Monte Forest Area Land Use Plan), for example, LUP Figure 8). Trail dedications necessary to provide public access connections to existing public access areas consistent with implementation of LCP policies and site-specific access recommendations shall be required as a condition of development approval. If a trail may be realigned due to habitat or safety constraints, development entirely outside the trail route is not feasible, the route shall be realigned, if appropriate and consistent with the LCP. Approved realignments shall be generally equivalent in terms of connectivity, utility, and public use value to the original route (Ref. Policy #124 Del Monte Forest Area Land Use Plan).

8. While encouraging maximum public access, this LCP also intends to ensure that the privacy, safety, health, and property of residents are protected through the implementation of the following standards for the siting and design of public access improvements in residental areas:
To provide adequate separation between shoreline access and residential uses to protect the privacy and security of homes, the locations of public access must comply to the following setbacks:

- the edge of lateral shoreline access trails must be located a minimum of 25 feet from any occupied residence, and;

a. the edge of vertical shoreline access trails must be located at a minimum of 10 feet, from any occupied residential structure if feasible while still providing for adequate public access.

(Ref. Policy #125 Del Monte Forest Area Land Use Plan):

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

9. Public pedestrian access to, and along, the Spanish Bay shoreline shall be maintained by developing and adequately marking a shoreline trail from Asilomar State Beach to the southerly end of Moss Beach, where the southerly end of Spanish Bay Drive is to be terminated. Public parking shall be provided to offset parking losses associated with the elimination of Spanish Bay Drive. Conformance with Site Specific Shoreline Public Access Design Criteria for the Spanish Bay coast and planning area shall be required (Ref. Policy #126 Del Monte Forest Land Use Plan). terminates.

10. Public access plans for the Spanish Bay planning area shall be coordinated with plans of the State Department of Parks and Recreation for adjoining Asilomar State Beach to ensure compatibility, seamless connectivity, and a balance of public access opportunities (Ref. Policy #127 Del Monte Forest Area Land Use Plan).

11. All access dedications may be enforced by the County or their designee and shall revert to
the County if the recipient is unable to manage the access consistent with the site-specific recommendations and the intended purpose of providing public access. An offer to dedicate is the appropriate legal instrument (Ref: Policy #128 Del Monte Forest Area Land Use Plan).

12. In accordance with the agreement between Pebble Beach Company and Del Monte Forest Foundation, the County shall receive and hold all easements and/or property dedicated for public access areas (including for shoreline and inland trails) as a result of conditions placed on new development. The County may designate another public agency or non-profit acceptable to the Board of Supervisors to accept such access area dedications if the recipient demonstrates the ability to manage them consistent with the specific objectives associated with the public access area in question and the public trust. The terms of all access area easements and/or access area property restrictions may be enforced by the County or their designee, and shall revert to the County if the recipient is unable or unwilling to appropriately manage the public access area in question consistent with its intended purpose in the future. All dedications shall be accompanied by adequate funding to allow the public access objectives and requirements to be fully realized. Direct dedications are the preferred method of implementing these easement and/or property transfer requirements, but offers to dedicate easements and/or property may also be used if a direct dedication is not possible.

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

- Spanish Bay
- Point Joe to Birdrock
- Bird Rock
- Bird Rock to Fan Shell Beach
- Fan Shell Beach
- Cypress Point
- Lone Cypress
- Ghost Tree
- Stillwater Cove
(Ref: Policy #129 Del Monte Forest Area Land Use Plan).

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

14. Where public access already exists, or is proposed, in environmentally sensitive habitat areas, it shall be limited to low-intensity recreational, scientific, or educational resource-dependent uses such as nature study and observation, education programs (in which collecting is prohibited or restricted by existing State or County regulations), 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 (Ref: Policy #131 Del Monte Forest Area Land Use Plan). Plans to improve existing trails or create new trails shall ensure as a condition of approval that environmentally sensitive habitat areas are protected.
15. Public access to areas containing rare, endangered, or sensitive plant species occur shall be sited and designed to avoid individual plant specimens, and to prevent impacts which would significantly degrade such plants. Access may only be permitted under controlled circumstances and in accordance with site specific access recommendations and their habitat. Management of the access in consideration of the environmentally sensitive habitat shall be detailed in the Access Management Plan prepared for the access in accordance with Section 20.147.130.A.3 based on.

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

17. Recreational access to environmentally sensitive marine habitats, including rookeries, roosting and haul-out sites, intertidal areas and kelp beds, is restricted to remain consistent with the site specific access recommendations for these areas contained in the Open Space Advisory Committee Plan Appendix "B", the "Site Specific Shoreline Public Access Design Criteria" in the Del Monte Forest Land Use Plan (Ref. Policy #134 Del Monte Forest Area Land Use Plan) as should be restricted.

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

19. Future development is required to meet the development standards criteria contained in Section 20.147.070 "Scenic shall be compatible with the goal of retaining and Visual Resources, enhancing public visual access. Development Standards. Development within shall not block significant public views and shall not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public viewed identified in the visual resources mapping areas/vista points, and shall be sited and designed to be compatible with the existing scenic character of the area and minimize the obstruction of public views to and along the shoreline (Ref. Policy #136 Del Monte Forest Area Land Use Plan)."

20. Access improvements, including trails, stairs, ramps, railings, restrooms, and parking facilities, shall be sited and designed in a manner compatible with the scenic character of the surrounding environment. Detailed design criteria are included in the Appendix "B", the "Site Specific Shoreline Public Access Design Criteria" in the Del Monte Forest Land Use Plan (Ref. Policy #137 Del Monte Forest Area Land Use Plan).

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

22. Public parking is an important component of public access in the Forest. Existing public parking areas shall be protected, maintained and, where feasible, enhanced for public parking utility and public viewshed enhancement. In maintaining existing public recreational access areas and developing new access areas, the following parking guidelines shall be considered:

(a) The provision of parking, including the any necessary access road to the parking sites, shall not exceed access to the shoreline public access destination. Shoreline parking shall be located on the inland side of the access road, where feasible.

Only the parking improvements shall entail minimum amount of grading and all other site land disturbance and shall be allowed for all parking improvements.
(b) In accordance with Section 20.147.040 "Environmentally Sensitive Habitat Areas", parking shall not be located in or adjacent to environmentally sensitive habitats. A minimum setback of 501 feet from environmentally sensitive habitat areas is required. (Ref. Policies #135 and 139 Del Monte Forest Area Land Use Plan).

(c) Parking improvements and parked cars shall not degrade or obstruct the public viewed.

(d) Adequate, safe, and controlled pedestrian access shall be incorporated into the access design for the traveling pedestrian provided, where possible, from the parking area to the primary destination point. (Ref. Policy #139 Del Monte Forest Area Land Use Plan).

(e) Safe ingress and egress from the public roadway must be possible. (Ref. Policy #139 Del Monte Forest Area Land Use Plan).

(f) Parking areas should entail minimum conflicts with surrounding land uses.

(g) The number of parking spaces provided shall correspond to the capacity of the shore access area as determined through staff review of the destination points, by its size, sensitivity of its resources, and the intensity of uses appropriate for the area, as indicated in the site-specific access recommendations in the Appendix "B", the "Site-Specific Shoreline Public Access Design Criteria" in the Del Monte Forest Land Use Plan (Ref. Policy #139 Del Monte Forest Area Land Use Plan).

(b) Parking sites and turnouts shall be located in geologically stable areas, where they will not cause or contribute to slope failure or excessive erosion. Potential degradation of water quality by the parking facility shall be reduced through the use of impervious, materials such as block pavement and gravel, impervious oil traps and through on-site site control, including filtration and treatment, of storm runoff. (Ref. Policy #139 Del Monte Forest Area Land Use Plan).

23. The public recreational access network and amenities in the Forest shall be clearly identified by a uniform system of informational and directional signs that identifies public access areas, vista points, bicycle, pedestrian, and equestrian paths, specific shoreline destinations and areas where access is hazardous or restricted. Signs shall be designed so as to provide clear information without impacting public views and site character. The California Coastal Trail (CCT) and public nature of the CCT shall be clearly identified on appropriate signs throughout the Forest.

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

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

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

24. Residential development and the internal circulation network of the Forest should be planned and developed in a manner that separates visitor and resident traffic as much as possible.
25. Public transit (bus) operators shall be encouraged to serve concentrated visitor-serving facilities as a means of providing employee transit and reducing congested shoreline access routes.

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

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

28. Trail easements shall not be less than 10 feet in width, and trails shall not be less than 4 feet in width, unless other dimensions are necessary to appropriately protect coastal resources consistent with the LCP and/or to appropriately provide trail access, and are identified in the required access management plan.

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

SECTION 6. Attachments 1, 2, and 3 of Chapter 20.147 (Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area) of the Monterey County Code are repealed.

SECTION 7. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 8. EFFECTIVE DATE. This Ordinance shall become effective on the 31st day following its adoption or the day certification by the California Coastal Commission becomes final and effective, whichever occurs later.

PASSED AND ADOPTED this ___ day of __________, 2012, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
ATTEST:
GAIL T. BORKOWSKI,
Clerk of the Board of Supervisors

By: _____________________________
    Deputy

Chair, Monterey County Board of Supervisors

APPROVED AS TO FORM

WENDY STRIMLING
Deputy County Counsel

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EXHIBITS A - U to ORDINANCE
ZONING MAP SECTIONS 20-10 and 20-16

PLN100138 – Pebble Beach Company

Board of Supervisors
January 24, 2012
To be Rezoned from "OR/B-8-D(CZ)" to "VSC-D (CZ)"

Area: THE INN AND LINKS AT SPANISH BAY

FILE # PLN100138, PEBBLE BEACH COMPANY
To be Rezoned from "RC/D (CZ)" to "VSC/D (CZ)"

To be Rezoned from "MDR/B-8-D (CZ)" to "VSC/D (CZ)"

To be Rezoned from "MDR/B-8-D (CZ)" to "RC/D (CZ)"

To be Rezoned from "RC/D (CZ)" to "OR/D (CZ)"
To be Rezoned from "MDR/B-8-D(CZ)" to "LDR/B-6-D (CZ)"

PROPOSED REZONING OF SECTION 20-10

Area: F-2

FILE # PLN100138, PEBBLE BEACH COMPANY
To be Rezoned from "MDR/B-8-D(CZ)" to "RC-D (CZ)"

To be Rezoned from "MDR/2-D(CZ)" to "RC-D (CZ)"

To be Rezoned from "MDR/B-8-D(CZ)" to "MDR/2-B-6-D (CZ)"

To be Rezoned from "MDR/B-8-D(CZ)" to "MDR/2-B-6-D (CZ)"

Area: J

FILE # PLN100138, PEBBLE BEACH COMPANY
Area: K

FILE # PLN100138, PEBBLE BEACH COMPANY
To be Rezoned from "MDR/B-8-D(CZ)" to "RC-D (CZ)"

To be Rezoned from "MDR/B-8-D(CZ)" to "MDR/2-B-6-D (CZ)"

PROPOSED REZONING OF SECTION 20-10

Area: L

FILE # PLN100138, PEBBLE BEACH COMPANY

FILE # PLN100138, PEBBLE BEACH COMPANY
To be Rezoned from "MDR/B-8-D(CZ)" to "RC-D (CZ)"

PROPOSED REZONING OF SECTION 20-10

Area: F-1 AND F-3

FILE # PLN100138, PEBBLE BEACH COMPANY
To be Rezoned from "LDR/B-8-D(CZ)" to "RC-D (CZ)"

To be Rezoned from "MDR/B-8-D(CZ)" to "RC-D (CZ)"
To be Rezoned from "RC-D(CZ)" & "CGC/B-8 (CZ)" to "MDR/6-B-6-D (CZ)"

To be Rezoned from "OR-D (CZ)"

To be Rezoned from "CGC/B-8-D(CZ)" to "IC-D (CZ)"

To be Rezoned from "MDR/B-8-D(CZ)" to "RC-D (CZ)"
PROPOSED REZONING OF SECTION 20-16

Area: THE LODGE AT PEBBLE BEACH

FILE # PLN100138, PEBBLE BEACH COMPANY

To be Rezoned from "LDR/1.5-D(CZ)" to "VSC-D (CZ)"

To be Rezoned from "CGC-D (CZ)" to "VSC-D (CZ)"
To be Rezoned from "OR-D(CZ)" to "VSC-D (CZ)"

PROPOSED REZONING OF SECTION 20-16

Area: THE BEACH AND TENNIS CLUB

FILE # PLN100138, PEBBLE BEACH COMPANY
To be Rezoned from "MDR/B-8-D(CZ)" to "OR-D (CZ)"

PROPOSED REZONING OF SECTION 20-16

Area: COLLINS FIELD

FILE # PLN100138, PEBBLE BEACH COMPANY
To be Rezoned from "LDR/1.5-D(CZ)" to "MDR/2-B-6-D (CZ)"
PROPOSED REZONING OF SECTIONS 20-10 & 20-16

Area: M (SPYGLASS HILL RESORT AND SPA OPTION)

FILE # PLN100138, PEBBLE BEACH COMPANY

To be Rezoned from "MDR/B-8-D(CZ)" to "VSC-D (CZ)"

To be Rezoned from "MDR/B-8-D(CZ)" to "RC-D (CZ)"
To be Rezoned from "MDR/B-8-D (CZ)" to "LDR/B-6-D (CZ)"
To be Rezoned from "LDR/B-8-D(CZ)" to "RC-D (CZ)"

To be Rezoned from "LDR/B-8-D(CZ)" to "MDR/2-B-6-D (CZ)"

To be Rezoned from "LDR/B-8-D(CZ)" to "RC-D (CZ)"
To be Rezoned from "MDR/B-8-D(CZ)" to "RC-D (CZ)"

To be Rezoned from "MDR/B-8-D(CZ)" to "MDR/2-B-6-D (CZ)"

To be Rezoned from "MDR/B-8-D(CZ)" to "OR-D (CZ)"
To be Rezoned from "MDR/B-8-D(CZ)" to "RC-D (CZ)"

Area: H

FILE # PLN100138, PEBBLE BEACH COMPANY
To be Rezoned from "LDR/B-8-D(CZ)" to "RC-D (CZ)"

PROPOSED REZONING OF SECTION 20-16

Area: N

FILE # PLN100138, PEBBLE BEACH COMPANY
To be Rezoned from "MDR/B-8-D(CZ)" to "RC-D (CZ)"

PROPOSED REZONING OF SECTION 20-16

Area: O

FILE # PLN100138, PEBBLE BEACH COMPANY
To be Rezoned from "LDR/B-8-D(CZ)" to "RC-D (CZ)"

To be Rezoned from "LDR/B-6-D(CZ)" to "RC-D (CZ)"
ATTACHMENT C to RESOLUTION
LAND USE REDESIGNATION
NARRATIVE & FIGURES

PLN100138 – Pebble Beach Company
Board of Supervisors
January 24, 2012
LAND USE RE-DESIGNATION NARRATIVE

PLN100138 – Pebble Beach Company

Board of Supervisors
January 24, 2012
Local Coastal Program Amendment
Del Monte Forest Land Use Plan Re-Designations Narrative

Amendment to the Del Monte Forest LCP to reclassify the land use designations at multiple locations, including the following: The Inn and Links at Spanish Bay and adjacent Areas B and C; The Lodge at Pebble Beach; The Beach and Tennis Club; Collins Field; Collins Residence parcels; the Pebble Beach Corporation Yard; Area M – Spyglass Hill Resort and Spa option; and Areas F-1, F-2, F-3, G, H, I-1, I-2, J, K, L, N, O, PQR, U, and V. The land use re-designations consist of:

The Inn and Links at Spanish Bay:
Amend Figures 5 and 6a of the Del Monte Forest LUP to change the land use designation on a 1.54 acre portion of a 200 acre parcel located at The Links at Spanish Bay (Assessor’s Parcel Number 007-091-033-000), Del Monte Forest, Coastal Zone, from Open Space Recreation to Visitor Serving Commercial.

Areas B and C:
Amend Figures 5 and 6a of the Del Monte Forest LUP to change the land use designations on portions of a 58.22 acre parcel (Areas B and C, Assessor’s Parcel Number 007-101-041-000), Del Monte Forest, Coastal Zone, from Open Space Forest and Medium Density Residential to Visitor Serving Commercial, Open Space Recreation, and Open Space Forest.

The Lodge at Pebble Beach:
Amend Figures 5, 6g(1), and 6g(2) of the Del Monte Forest LUP to change the land use designation on a 1.36 acre parcel (Assessor’s Parcel Number 008-423-002-000) and a .86 acre parcel (Assessor’s Parcel Number 008-423-019-000), Del Monte Forest, Coastal Zone, from Low Density Residential and Coastal General Commercial to Visitor Serving Commercial.

The Beach and Tennis Club:
Amend Figures 5 and 6g(1) of the Del Monte Forest LUP to change the land use designation on a 2.34 acre parcel (Assessor’s Parcel Number 008-411-020-000), Del Monte Forest, Coastal Zone, from Open Space Recreation to Visitor-Serving Commercial.

Collins Field:
Amend Figures 5, 6g(1), and 6g(2) of the Del Monte Forest LUP to change the land use designation on a 2.5 acre parcel (Assessor’s Parcels Number 008-321-007-000), Del Monte Forest, Coastal Zone, from Medium Density Residential to Open Space Recreation.

Collins Residence Parcels
Amend Figures 5 and 6g(2) of the Del Monte Forest LUP to change the land use designation on a 3.85 acre area (Assessor’s Parcel Numbers 008-321-008-000 and 008-321-009-000), Del Monte Forest, Coastal Zone, from Low Density Residential to Medium Density Residential.

Corporation Yard and Huckleberry Hill Natural Area (including Area G)
Amend Figures 5 and 6e of the Del Monte Forest LUP to change the land use designation on a portion of a 472.12 acre area (portion of Assessor’s Parcel Number 008-041-009-000), Del Monte Forest, Coastal Zone, from Open Space Forest, Medium Density Residential, and Coastal
Del Monte Forest Land Use Plan Re-designations
PLN100138/Pebble Beach Company
General Commercial to Open Space Forest, Open Space Recreation, Medium Density Residential, and Institutional Commercial.

**Area M (Spyglass Hill Resort and Spa Option):**
Amend Figures 5 and 6b of the Del Monte Forest LUP to change the land use designation on a portion of a 74.09 acre area (portion of Assessor’s Parcel Number 008-272-011-000), Del Monte Forest, Coastal Zone, from Medium Density Residential to Visitor-Serving Commercial and Open Space Shoreline.

**Areas F-1 and F-3**
Amend Figures 5 and 6f of the Del Monte Forest LUP to change the land use designation on a 9.77 parcel (Assessor’s Parcel Number 008-032-005-000) and a 16.81 acre parcel (Assessor’s Parcel Number 008-032-006-000), Del Monte Forest, Coastal Zone, from Medium Density Residential to Open Space Forest.

**Area F-2**
Amend Figures 5 and 6f of the Del Monte Forest LUP to change the land use designation on a 19.50 acre parcel (Assessor’s Parcel Number 008-032-004-000), Del Monte Forest, Coastal Zone, from Medium Density Residential to Low Density Residential.

**Area G (see above under Corporation Yard)**

**Area H**
Amend Figures 5 and 6c of the Del Monte Forest LUP to change the land use designation on portions of a 25.49 acre parcel (Assessor’s Parcel Number 008-031-015-000) and portions of a 24.08 acre parcel (Assessor’s Parcel Number 008-034-001-000), Del Monte Forest, Coastal Zone, from Medium Density Residential to Open Space Forest.

**Area I-1**
Amend Figures 5 and 6c of the Del Monte Forest LUP to change the land use designation on portions of a 38.16 acre parcel (Assessor’s Parcel Number 008-031-019-000), Del Monte Forest, Coastal Zone, from Medium Density Residential and Low Density Residential to Open Space Forest.

**Area I-2**
Amend Figures 5 and 6c of the Del Monte Forest LUP to change the land use designation on a portion of an 18.74 acre parcel (Assessor’s Parcel Number 008-031-014-000), Del Monte Forest, Coastal Zone, from Medium Density Residential to Low Density Residential.

**Area J**
Amend Figures 5 and 6b of the Del Monte Forest LUP to change the land use designation on a 9.38 acre area (portions of Assessor’s Parcels Numbers 008-022-024, 008-561-020-000, and 008-022-035-000), Del Monte Forest, Coastal Zone, from Medium Density Residential to Open Space Forest.

**Area K**
Amend Figures 5 and 6b of the Del Monte Forest LUP to change the land use designation on a 10.62 acre area (portions of Assessor’s Parcel Numbers 008-021-009-000 and 008-022-031-000), Del Monte Forest Land Use Plan Re-designations PLN100138/Pebble Beach Company
Del Monte Forest, Coastal Zone, from Medium Density Residential to Open Space Forest and Open Space Recreation.

**Area L**
Amend Figures 5 and 6b of the Del Monte Forest LUP to change the land use designation on a portion of a 20.85 acre area (portion of Assessor’s Parcel Number 008-021-009-000), Del Monte Forest, Coastal Zone, from Medium Density Residential to Open Space Forest.

**Area N**
Amend Figures 5 and 6b of the Del Monte Forest LUP to change the land use designation on a 47.06 acre area (portions of Assessor’s Parcel Numbers 008-272-010-000 and 008-272-011-000, and Assessor’s Parcel Numbers 008-241-008-000 and 008-311-011-000), Del Monte Forest, Coastal Zone, from Low Density Residential to Open Space Forest.

**Area O**
Amend Figures 5 and 6b of the Del Monte Forest LUP to change the land use designation on portions of a 19.50 acre parcel (Assessor’s Parcel Number 008-242-007-000), Del Monte Forest, Coastal Zone, from Medium Density Residential to Open Space Forest.

**Areas P, Q, and R**
Amend Figures 5 and 6d of the Del Monte Forest LUP to change the land use designation on portions of a 233.10 acre area (Assessor’s Parcel Numbers 008-163-001-000, 008-163-003-000, 008-163-005-000, 008-164-001-000, 008-171-009-000, and 008-171-022-000), Del Monte Forest, Coastal Zone, from Low Density Residential to Open Space Forest.

**Area U**
Amend Figures 5 and 6g(2) of the Del Monte Forest LUP to change the land use designation on a 20 acre parcel (Assessor’s Parcel Number 008-313-002-000), Del Monte Forest, Coastal Zone, from Low Density Residential to Medium Density Residential and Open Space Forest.

**Area V**
Amend Figures 5, 6g(1), and 6g(2) of the Del Monte Forest LUP to change the land use designation on a 23.06 acre parcel (Assessor’s Parcel Number 008-312-002-000), Del Monte Forest, Coastal Zone, from Medium Density Residential to Open Space Forest and Open Space Recreation.
LAND USE RE-DESIGNATION FIGURES

PLN100138 – Pebble Beach Company

Board of Supervisors
January 24, 2012
To be Amended from "Open Space Recreation" to "Visitor Serving Commercial"
To be Amended from "Open Space Forest" to "Visitor Serving Commercial"

To be Amended from "Medium Density Residential" to "Visitor Serving Commercial"

To be Amended from "Open Space Forest" to "Open Space Recreational"

To be Amended from "Medium Density Residential" to "Open Space Forest"
To be Amended from "Low Density Residential" to "Visitor-Serving Commercial"

To be Amended from "Coastal General Commercial" to "Visitor-Serving Commercial"
To be Amended from "Open Space Recreation" to "Visitor-Serving Commercial"
To be Amended from "Medium Density Residential" to "Open Space Recreation"
To be Amended from "Low Density Residential" to "Medium Density Residential"
To be Amended from "Open Space Forest" to "Open Space Recreation"

To be Amended from "Coastal General Commercial" to "Institutional Commercial"

To be Amended from "Medium Density Residential" to "Open Space Forest"

To be Amended from "Open Space Forest" and "Coast General Commercial" to "Medium Density Residential"

Area: CORPORATION YARD AND HUCKLEBERRY HILL NATURAL AREA

FILE # PLN100138, PEBBLE BEACH COMPANY
PROPOSED LAND USE PLAN AMENDMENT

Area: M (SPYGLASS HILL RESORT AND SPA OPTION)

FILE # PLN100138, PEBBLE BEACH COMPANY

To be Amended from "Medium Density Residential" to "Visitor-Serving Commercial"

To be Amended from "Medium Density Residential" to "Open Space Shoreline"
To be Amended from "Medium Density Residential" to "Open Space Forest"
To be Amended from "Medium Density Residential" to "Low Density Residential"
To be Amended from "Medium Density Residential" to "Open Space Forest"
To be Amended from "Low Density Residential" to "Open Space Forest"

To be Amended from "Medium Density Residential" to "Open Space Forest"
To be Amended from "Medium Density Residential" to "Low Density Residential"
To be Amended from "Medium Density Residential" to "Open Space Forest"
To be Amended from "Medium Density Residential" to "Open Space Forest"

To be Amended from "Medium Density Residential" to "Open Space Recreation"

To be Amended from "Medium Density Residential" to "Open Space Forest"
To be Amended from "Medium Density Residential" to "Open Space Forest"
To be Amended from "Low Density Residential" to "Open Space Forest"
To be Amended from "Medium Density Residential" to "Open Space Forest"
To be Amended from "Low Density Residential" to "Open Space Forest"
To be Amended from "Low Density Residential" to "Medium Density Residential"

To be Amended from "Low Density Residential" to Open Space Forest"
To be Amended from "Medium Density Residential" to "Open Space Forest"

To be Amended from "Medium Density Residential" to "Open Space Recreation"