

# Area Plans – Greater Monterey Peninsula

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## **Vision Statement**

The Greater Monterey Peninsula Planning Area is known throughout the world for its exquisite natural beauty of forests and coastline, as well as for its outstanding communities of rich architectural quality and history. Serving as a destination location for visitors, the area's assets are the basis for its tourism economy. Residents have sought out this area for its mild coastal climate, recreational opportunities, and small city atmosphere. The area has become a center for writers, painters, sculptors, and other artisans and continues to draw those who are inspired by the area's incomparable beauty. The community takes great pride in the protection of the area's natural resources and historic communities.

Approximately 205 square miles in size, the Greater Monterey Peninsula Planning Area is composed of the unincorporated areas surrounding the cities of Carmel-by-the-Sea, Del Rey Oaks, Marina, Monterey, Pacific Grove, Sand City and Seaside. While the cities are responsible for planning within their boundaries, the unincorporated area covers 110,960 acres directly adjacent to the cities with residential areas of low and moderate densities. This includes the former Fort Ord, Laguna Seca, Bay Ridge, Hidden Hills, Aguajito, Del Monte Forest and Carmel Highlands.

The topography of the Greater Monterey Peninsula Planning Area is greatly varied, from coastal outcroppings and level bottomland to steep slopes. The area is characterized by its abundant open space. In addition to a large number of parks, recreational facilities, and open space scattered throughout the area, in the north the Bureau of Land Management owns approximately 16,000 acres of land in former Fort Ord and in the south the Los Padres National Forest contains approximately 9,000 acres. Additional viewshed restrictions must be adopted to protect scenic road corridors and unique visual resources.

One of the area's greatest concerns is the impact of development and tourism activities on the area's natural beauty and historic assets. The existing population already strains infrastructure, roads and water availability. Further development may undermine the essence of what makes this area unique. The challenge is to find a balance; to protect the quality of life and treasures of this area while continuing to provide needed housing for its workforce and opportunities for businesses to thrive. The challenge also includes preserving distinct boundaries between urban and natural areas.

Significant issues that affect land use in the Greater Monterey Peninsula are road and traffic conditions and water availability. Environmentally sensitive resources, like the Monterey pine forests, and natural visual quality, especially adjacent to designated scenic roads, are of particular significance in this Planning Area. To

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achieve the future vision for this Planning Area it is crucial to form a close partnership between the county and the cities to create opportunities for workforce housing, to correct infrastructure deficiencies, and to protect sensitive habitat areas. Coordination and planning are needed to achieve these goals.

The vision for this planning area will only be achieved when the policies that are in place to protect its precious resources and the quality of life are stringently enforced. Monitoring both during and after construction is necessary to insure that all conditions and mitigations attached to project approval are met.

## **Former Fort Ord**

Former Fort Ord is comprised of approximately 27,954 acres of oak woodlands, grasslands and coastal chaparral. The Fort Ord area provides exciting planning possibilities for the future. The challenge is to transition this area from a military use to housing and commercial uses that will improve the quality of life for area residents. The County will be responsible for three major areas – East Garrison, Parker Flats, and the former Landfill site. These areas offer the opportunity to develop needed workforce housing. In addition, the development of small commercial areas will provide a focal point for the community and a linkage to California State University at Monterey Bay.

The Fort Ord Reuse Plan designates the Parker Flats and East Garrison unincorporated areas for future compact development that will integrate a variety of housing types into village areas. These areas will showcase sustainable development using stormwater retention and alternative energy sources. In addition, neighborhoods will be sensitively designed to provide linkages for trails and wildlife corridors to surrounding habitat areas. East Garrison will be a bridge, culturally and spatially, between Salinas and the Peninsula. Development of up to 3,633 housing units could occur on the county portion of Fort Ord if water is made available. However, due to infrastructure constraints, it appears that development of a maximum of 1200 to 1600 units is feasible within the near term. In order for the proposed housing and commercial redevelopment to function without creating adverse impacts on surrounding areas, solutions to existing and future traffic problems must be found.

## **Del Monte Forest Area**

Del Monte Forest is a unique forested and coastal residential and resort area characterized by quiet residential neighborhoods, natural and recreational open space, and high-quality visitor-serving facilities. Otherwise known as Pebble Beach, an unincorporated area of Monterey County, Del Monte Forest, with its biological and visual resources, serves as a natural community resource.

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Preservation of its natural resources is a mandate for its governance bodies in partnership with its private and business residents, including a balance of public and commercial infrastructure to insure the highest quality of living for residents, as well as visitors, within the forested habitat of the Forest.

Natural resources within Del Monte Forest range from rare and endemic vegetative species, like the native Monterey Pine, Bishop Pine, and Monterey Cypress, to remnant coastal sand dunes and kelp beds. Special protection is essential to preserve the scenic forest that permeates the area in a canopy of beauty and symmetry. To achieve this vision for the Forest as a unique residential and resort community, stringent guidelines protecting valuable biological resources, natural habitat and wildlife are enforced.

The core values of Del Monte Forest are these:

- Protection, maintenance, and enhancement of its identified significant natural habitat resources.
- Preservation of the unique character of its residential neighborhoods.
- Maintenance of its world-class status for resort and recreational facilities and activities.

Future residential, resort, recreational, and infrastructure development must support and be measured against these core values. Building size, density, and location should promote orderly and harmonious development, and take into consideration the character of surrounding areas and neighborhoods. The vision for Del Monte Forest is to protect its status as a unique community of balanced residential and recreational interests, beautified and enhanced by a natural forest and unencumbered shoreline, whose preservation is essential for future generations. The challenge is to find a balance – to protect the quality of life and treasures of this area while continuing to provide needed housing for its workforce.

## **Del Monte Forest Plan Voter Initiative**

The “Del Monte Forest Plan: Forest Preservation and Development Limitations initiative” was adopted by the voters in November 2000. This initiative measure, to the extent it is consistent with relevant state law, including provisions of the California Coastal Act, will determine future land uses within the Del Monte Forest. All provisions that were adopted by the voters may be amended or repealed only by the voters at a County Election. The initiative measure is hereby incorporated by reference as a stand-alone document to accompany the General Plan for development proposals and project application review in the Del Monte Forest Planning Area. For convenience, the Findings and Declarations and Purpose and Intent, as well as other relevant portions of the initiative are presented here:

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## **Section 1 - Title**

This measure shall be known as the "Del Monte Forest Plan: Forest Preservation and Development Limitations."

## **Section 2 – Findings and Declarations**

The people of the County of Monterey hereby find and declare the following:

- a. Habitat for Monterey pine trees in Monterey County is diminishing and steps need to be taken to preserve additional natural stands of Monterey pine.**
- b. Areas of the Del Monte Forest, including the Pescadero Canyon area, provide critical habitat for the preservation of the Monterey pine.**
- c. The people of Monterey County desire a significant reduction in the amount of future residential development permitted in the Del Monte Forest area to reduce the impacts on Monterey pine habitat and a significant increase in open space to assist in the preservation of the Monterey pine.**
- d. Any future visitor-serving development should occur adjacent to existing visitor-serving or recreational facilities.**
- e. Any future development in the Del Monte Forest area must be consistent with the protections currently provided by the California Coastal Act.**
- f. Any future development in the Del Monte Forest area must be subject to full and complete environmental review as well as public participation through the holding of public hearings.**

## **Section 3 – Purpose and Intent**

The people of the County of Monterey hereby declare their purpose and intent in enacting the Initiative to be as follows:

- a. To preserve additional Monterey pine trees and related habitat in the Del Monte Forest area of Monterey County.**
- b. To significantly reduce future residential development and increase open space in the Del Monte Forest area.**
- c. To encourage future visitor-serving development adjacent to existing visitor-serving or recreational facilities in the Del Monte Forest area.**
- d. To require that any future development in the Del Monte Forest area be consistent with the protections currently provided by the California Coastal Act.**
- e. To require that any future development in the Del Monte Forest area be subject to full and complete environmental review and include public participation through the holding of public hearings.**

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## **Special Land Use Categories for Del Monte Forest Planning Area**

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

These use categories are fully described in the following discussion. Map 26 shows the planning area framework within which these uses are subsequently discussed. Maps 27 and Legend 27 show environmental considerations which were primary considerations affecting the location of new development. Legend 25 presents a detailed legend for Map DMF-1. Map DMF-1, attached hereto and incorporated herein by reference, shows the Del Monte Forest Area Land Use Plan as amended.

## **Commercial**

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

- 1) Visitor-Service Commercial - This category allows for the uses providing basic support services and visitor needs associated with coastal recreation and travel. Major hotel or inn accommodations and support commercial facilities are principal uses. Residential uses consistent with LUP Land Use Maps and intensities may be permitted as secondary uses under this category at the density specified. The four areas in this category are the existing lodge and environs of Pebble Beach, the Spanish Bay resort, and the visitor-serving facilities at the NCGA Golf Course, and no more than 24 future golf suites to be located in Areas M and N.
- 2) General Commercial - This category provides for commercial-use areas to support community needs; it includes the hospital, and the rock quarry at Sunridge and Lopes Roads, where reclamation for reuse is planned. Future uses will be required to be compatible with the general retailing and community service character of this designation, as well as community services and storage facilities.
- 3) Institutional - This designation is applied to a variety of uses, including the community hospital, Robert Louis Stevenson School, firehouses, and a utility substation.

## **Land Use By Planning Area**

The Land Use Element<sup>1</sup> is described for each of the planning areas. This provides for easier understanding of the uses and the rationale for each use within each planning area. The format for describing each planning area includes: a description of the location, size, and extent of existing land use; a summary of relevant environmental considerations; a summary of public service availability and limitations; and a description of the land uses planned for remaining available property.

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<sup>1</sup> The Land Use Element referred to here is the following narrative describing the Del Monte Forest Land Use Plan, not the Land Use Element of this General Plan.

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The densities shown on Map DMF-1 are contingent upon natural resource constraints present and availability of public services as determined through project review.

## **New Land Use - Spanish Bay (Area 1)**

A combination of recreation and visitor-serving land uses along with open space and residential uses is planned for Spanish Bay. Currently, a hotel is located seaward of Seventeen Mile Drive at the former sand mining site. The hotel complex will include retail restaurants, tennis courts, swimming pools, 80 residential units (Area A), and parking facilities with direct access to Seventeen Mile Drive.

An 18-hole golf course is located at Spanish Bay; the areas along the shoreline encompassing the remaining native dune habitat are shown as shoreline and open-space land uses. The golf course includes rehabilitated riparian and wetland habitat as water hazards and involves the enhancement of riparian areas as well as rehabilitation of dune landforms and plant associations originally found in the now mined-out area as part of the links-land golf course design. Sand necessary for dune landform rehabilitation will be obtained onsite if possible, but may be obtained from other sand pits or at locations designated on the Land Use Plan if insufficient quantities are available on site. When completed there will be approximately 235 acres in open space.

A driving range, golf-teaching center, and parking are expected to be constructed in Area C to complement the existing Spanish Bay Golf Course. Employee housing may be proposed in Area B.

## **New Land Uses - Spyglass Cypress (Area 2)**

The existing pattern of low-density residential development and open space is generally reflected in the land use plan. New recreational and visitor-serving uses may be located in appropriately zoned areas. Residential uses will be allowed to infill The Spyglass Woods Drive area. The remnant sand dune habitat areas near Seal Rock Creek and behind Fan Shell Beach are to be protected in open space for their habitat and scenic resource values. When completed, there will be approximately 246 acres of preserved forest, shoreline, and recreational open space areas.

## **New Land Uses - Middle Fork (Area 3)**

Open space and 11 lots for residential dwellings in Area I are the principal proposed land uses in this planning area.

## **New Land Uses - Pescadero (Area 4)**

The majority of this area is planned to be preserved as forest and upland open space habitat, reflecting environmental constraints of slopes, soil erosion hazard, and plant and wildlife habitats. Residential development clusters are shown on the more level terraces, with 20 additional residential dwellings planned on land in Area Y. In addition, there will be 7 lots located on approximately 15 acres, and approximately 230 acres preserved in open space (Areas P, Q, and R)

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## **Environmental Considerations - Huckleberry Hill (Area 5)**

Much of the west-facing hillside within the Huckleberry Hill planning area has slopes over 30 percent. Soil on the steeper slopes is generally shallow with rapid runoff potential. Retention of the native trees and ground cover will minimize the erosion and runoff hazards on steeper slopes.

Elimination of residential units in Area G will result in preservation of approximately 965 acres of contiguous open space forest between the Gowen Cypress, Huckleberry Hill, and Middle Fork and Pescadero Canyon areas.

Rehabilitation of the operating granite quarry (as well as another small abandoned quarry) should be accomplished in conjunction with ultimate reuse of the property. The face of the stockpiled overburden is subject to erosion into the branch of Sawmill Gulch which traverses the S.F.B Morse Botanical Reserve. Ultimately, revegetation of the mine face with Monterey pine forest and other indigenous plants will assist in blending the mine site into the surrounding pine forest environment.

## **New Land Uses - Huckleberry Hill (Area 5)**

The undeveloped area west of Los Altos Drive is shown primarily as open space for protection of the forest cover on the steep slopes. The quarry requires rehabilitation. Limited neighborhood commercial uses may be permitted in the quarry site and the total acreage devoted to such uses shall be limited to 10 acres. A corporation yard, recreation vehicle storage facilities, and potable or sub-potable water storage may be permitted at the quarry site. The commercial land use designation allows maximum planning flexibility and could permit this site to become a transfer point for transit connections between normal bus service and intra-Forest transit.

## **New Land Uses - Gowen Cypress (Area 6)**

The land use designations for this planning area reflect the natural and scenic values of the Gowen Cypress habitat. Most of the area will remain in open space in order to protect the environmentally sensitive Gowen Cypress-Bishop pine habitat, riparian habitat and the Sawmill Creek watershed. A total of 16 residential dwellings is planned in Area F. Existing mined out areas not used for residential development can be used for public works purposes and an equestrian center. Applicable OSAC Plan maintenance standards prescribe specific conditions for open space maintenance and limitations on development within future residential development areas as well as the maximum extent of the S.F.B. Morse Botanical Reserve.

## **New Land Uses - Pebble Beach (Area 7)**

The entire Pebble Beach planning area, except for the townhouse area near The Lodge, will continue its low-density residential designation. A General Development Plan has been approved by the County for the Lodge and Associated Commercial Area.

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This Plan reflects the visitor-serving facilities at The Lodge and associated commercial area along with the recreational uses of the golf courses and beach and tennis club. Open space recreation uses are planned for portions of the undeveloped areas in Pebble Beach. Twenty-three additional residential units are planned for area X. The area between Cypress Point and Pescadero Point and seaward of Seventeen Mile Drive is shown of low-density residential use at 1 unit per 2 acres. Although subdivided, this coastal strip contains some parcels which may be difficult to develop due to the presence of Monterey Cypress specimens, a high water table, and rock outcrops.

## **New Land Uses – Country Club Area (Area 8)**

The Country Club area lies outside of the Coastal Zone. The Del Monte Forest LCP Land Use Plan policies do not apply in this portion of the Del Monte Forest Rural Center, but is recognized here due to its geographic location adjacent to the coastal zone areas. No new development is proposed in the Country Club planning area other than build-out of existing lots of record, unless an infrastructure and financing study for the Del Monte Forest Area is conducted for development proposals in addition to those enabled by the initiative. The land use designations shown for this planning area reflect the densities of existing subdivisions. New projects in this area of the Del Monte Forest shall be consistent with the countywide General Plan policies as well as the Greater Monterey Peninsula inland area policies in Chapter XIIB.

## **Resource Constraint Compliance**

As reflected in Map DMF-1, as amended, and in the map entitled Section 10 of the Zoning Plan of the County of Monterey, and Section 16 of the Zoning Plan of the County of Monterey, each as amended, the Resource Constraints Overlay has been removed from certain lands in consideration of the following circumstances:

The Resource Constraint Overlay arises from Policy DMF PS-6 of the Del Monte Forest Area Land Use Plan (DMF LUP). Policy DMF PS-6 states that the Resource Constraint Overlay 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. At the time of adoption of the 1984 DMF LUP, there was insufficient sewer and water service capacity to serve all of the development allowed in the DMF LUP, and the DMF LUP itself (Policy 99) called for a study and program to define and implement traffic improvements. These were the only constraints on which the Resource Constraint Overlay designation was based. Since that time, all of these constraints have been addressed and eliminated with respect to the following properties: Spanish Bay Areas B and C, Gowen Cypress area F, Huckleberry Hill area G, Middle Fork areas H and I, Spyglass Cypress areas J, K, L, M, N and O, Pebble Beach areas U and V, and Pescadero areas P, Q and R (hereinafter Properties). The constraints have been removed as follows:



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## **Sewer**

At the time of adoption of the DMF LUP, the Carmel Sanitary District (now Carmel Area Wastewater District or CAWD) sewage treatment plant had an authorized capacity of 2.4 million gallons per day (MGD). One third of the CAWD Treatment Plant capacity (800,000 MGD at the time) is owned by the Pebble beach Community Services District (PBCSD), which is responsible for sewage collection in Del Monte Forest. Based on the then-existing flows, the remaining PBCSD capacity at the CAWD Plant was insufficient to serve all of the development planned for Del Monte Forest.

Subsequent improvements to the CAWD treatment plant have raised its authorized capacity to 3.0 MGD, of which the PBCSD share is 1.0 MGD. With this increased capacity, there is sufficient capacity to handle the additional sewage generated by the land uses contemplated in this Plan on the Properties so this constraint has been removed.

## **Water Supply**

At the time of adoption of the DMF LCP Land Use Plan, Monterey County's allocation of water from the California-American Water Company system, allocated by the Monterey Peninsula Water Management District, was insufficient to permit water service to all development planned in Del Monte Forest based on the priorities established by Monterey County. Subsequently, the owner of the Properties received a dedicated water entitlement of 365 acre feet annually, independent of Monterey County's allocation under the Monterey Peninsula Water Management District (MPWMD) jurisdictional water allocation program. As a result of the owner's financial guarantee of the cost of the CAWD/PBCSD Wastewater Reclamation Project, there is sufficient water for the land uses allowed by this Plan on the Properties so this constraint has been removed.

## **Traffic and Circulation**

Policies 98 and 99 of the 1984 DMF LUP governed the traffic and circulation improvement requirements of new development. Policy 99 required an independent engineering study to establish an arterial system, changes to Highway 68 and access gates in order to provide for the County's acceptance of the Transportation engineering Study for the Del Monte Forest, prepared by Burton N. Crowell and the Goodrich Traffic Group (commonly referred to as the Crowell Report), which established all of the indicated requirements.

Under Policy 99 of the 1984 DMF LUP new development must either bear the incremental costs of necessary improvements to Highway 68 and Highway 1 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 the necessary improvements.

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The highway capacity and circulation improvements identified in the Crowell Report under Policy 99, and the funding mechanisms established by Policy 98, have been agreed upon and adopted as required by Policy DMF PS-6 in the Del Monte Forest Transportation Policy Agreement between Monterey County and the owner of the Properties. The traffic element of Policy DMF PS-6 has therefore been satisfied with respect to the Properties so this constraint has been removed.

## **Planned Circulation Improvements**

In developing circulation improvements for the Forest, it has been assumed that the road system will continue to be privately owned and managed. Precise road locations will be engineered for safety, convenience, and minimal environmental damage from grading and tree removal, to be insured through the County's environmental review and permit process. One important change to the existing visitor access along Seventeen Mile Drive will occur in the Spanish Bay planning area where existing Spanish Bay Drive will be terminated 2,000 north of its existing intersection with Seventeen Mile Drive near Point Joe. In its place, 80 additional visitor parking spaces will be provided (as well as a foot trail along the shoreline connecting with Asilomar State Beach). Additionally, parking will be provided in a portion of Area C to accommodate visitor-serving facilities in Spanish Bay. Traffic now using Spanish Bay Drive will be rerouted along a relocated Spanish Bay Road skirting the south side of the Spanish Bay Planning area.

A second change planned for the visitor circulation system is the rerouting of Seventeen Mile drive through the Country Club planning area via Lopez to Congress and thence to the Spanish Bay planning area. This is intended to reduce congestion and visitor/resident traffic conflicts at busy intersections along this segment of the scenic drive and to reroute the drive out of primarily residential areas.

Additional visitor access improvements are proposed south of Point Joe along Seventeen Mile Drive where parking areas will be reorganized and access improved. All of these roadway and parking improvements for visitors are consistent with Site Specific Shoreline Public Access Design Criteria developed for these shoreline areas and will be implemented in a phased manner consistent with the timing shown in the Site Specific Shoreline Public Access Design Criteria.

## **Conformance with the Management Plan for Open Space Property (OSAC)**

The areas designated Open Space Recreational in Areas C, K, M, N, O, U, and V of Map DMF-1, and the location of the existing equestrian center and polo field, shall be managed and maintained in conformance with the objectives, classifications, and policies for open spaces as indicated for Category VI (Golf Courses) in the Management Plan for Del Monte Forest Open Space Property. The areas designated Open Space Forest on portions of Areas B, F, G, H, I, L, P, Q and R of Map DMF-1 shall be managed and maintained in conformance with the objectives, classifications, and policies for open forest as indicated for Category IV (Open Forest) in the

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Management Plan. The area designated OR within the Gowen Cypress planning area shall be managed and maintained in conformance with the objectives, classifications, and policies for open space as indicated for Category VII (equestrian center).

The OSAC Plan and the Site Specific Shoreline Public Access Design Criteria documents and any subsequent amendments are hereby incorporated by reference as stand-alone documents to accompany the General Plan for development proposals and review in the Del Monte Forest.

## **Special Policies for Del Monte Forest Area**

### **Del Monte Forest Policy #1 – References**

**The Open Space Advisory Committee (OSAC) Plan** (dated June 1, 1980) **and the Site-Specific Shoreline Public Access Design Criteria** (dated September 1984) shall be the principal mechanisms for implementing environmental quality aspects of this General Plan in open space areas in the Del Monte Forest. These documents are hereby incorporated by reference as stand-alone documents to accompany the General Plan for development proposals and project application review in the Del Monte Forest.

### **Del Monte Forest Policy #2 – ESHAs**

Open space designations in the Del Monte Forest shall encompass environmentally sensitive habitat areas, as defined in the California Coastal Act. Future development must clearly be consistent with protection of these environmentally sensitive areas and the use priorities of the California Coastal Act.

### **Del Monte Forest Policy #3 – Guidelines for Development**

Preserving the semi-rural residential character of the Del Monte Forest, with residences, resort and recreational facilities, and environmental resources, is a primary goal for this area. Building size, density and location should promote orderly and harmonious development. Before future development projects are approved, considerable weight and consideration should be given to preserving the existing character of surrounding areas and neighborhoods, including preservation of the rolling hills topography, forest trails, dunes, and shoreline, and to preserving existing shared views.

### **Del Monte Forest Policy #4 – Pescadero Point**

Prior to approval of any proposed development on the Hill property at Pescadero Point, further archaeological review shall be required and mitigation measures

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adequate to protect the site's archaeological resources.

## **Del Monte Forest Policy #5 – Guest Rooms**

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

## **Del Monte Forest Policy #6 – Accessory Structures**

Studios and other small non-residential and non-commercial accessory structures such as tool sheds, workshops, or barns may be permitted on any size parcel provided the constraints of the parcel and other plan policies permit. None of these units shall ever be used for habitation purposes.

## **Del Monte Forest Policy #7 – Caretaker Units**

The County shall encourage the use of caretaker accommodations as an appropriate means of providing affordable housing for caretakers, convalescent help, and domestic employees. Applicants for detached caretaker residences shall demonstrate the need for the unit as part of the development review process. Detached caretaker residences shall not exceed 850 square feet in size. Subdivisions shall not be permitted to divide a principal residence from a caretaker residence. Only one caretaker unit shall be allowed on the parcel. Additional employee housing is permitted for priority uses (e.g. visitor-serving commercial), consistent with all other Plan policies.

## **Del Monte Forest Policy #8 – Recreation Uses**

Recreation in environmentally sensitive habitat areas such as residual dunes, wetlands, and areas with rare or endangered plants or animals shall be limited to passive, low-intensity recreation uses dependent on and compatible with the sensitive resources. Conformance with the appropriate Site-Specific Shoreline Public Access Design Criteria and OSAC maintenance standards shall be the test of consistency with this policy, where appropriate. The Del Monte Forest Recreational Facilities Map, as amended by the “Del Monte Forest Plan: Forest Preservation and Development Limitations” initiative, is hereby incorporated by reference.

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## **Del Monte Forest Policy #9 – Area B**

Area B may be used for up to 12 units of employee housing.

## **Del Monte Forest Policy #10 – Clustering**

Clustering of uses shall be encouraged wherever practical as a means of preserving Forest values.

## **Del Monte Forest Policy #11 – Buffers - Subdivisions**

New subdivisions shall provide and maintain an adequate natural buffer to protect the forested corridor throughout Del Monte Forest and to screen new development. Accordingly, a minimum setback of 50 feet from the front lot line shall be required in all new subdivisions.

## **Del Monte Forest Policy #12 – Golf Course Development**

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

## **Del Monte Forest Policy #13 – Commercial Development**

New commercial development may be permitted when integrated with the resort hotels, the community hospital or the neighborhood commercial center on the Huckleberry Hill quarry site.

## **Del Monte Forest Policy #14 – Spanish Bay Golf Course**

The management of the golf course at Spanish Bay shall continue to provide maintenance of the dune landforms and native plants and habitat. Management and mitigation monitoring shall continue to provide protection of the riparian and wetland areas by maintaining a buffer zone between tees, fairways, greens and paths, and the sensitive habitats.

## **Del Monte Forest Policy #15 – Spanish Bay Habitat**

The Spanish Bay golf course rehabilitation area shall provide, as a part of its design, for the restoration of dune landforms and native habitat which once occurred here. Where golf course tees, greens, fairways, paths, bridges, and public accessways are developed within 100 feet of riparian and wetland restoration areas, they shall be designed to avoid any significant disruption (from construction and future use) of such areas; other developments should be located beyond this 100-foot wetland buffer area.

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## **Del Monte Forest Policy #16 – Circulation System Policy**

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

## **Del Monte Forest Policy #17 – Traffic Separation**

Residential development and the internal circulation network of the Forest should be planned in a manner which separates visitor and residential traffic access requirements and minimizes the need for external trips by Forest residents.

## **Del Monte Forest Policy #18 – Seventeen Mile Drive Fee**

Seventeen Mile Drive shall remain open to the public for recreational use and any entrance fee charge shall remain reasonable. The County and the owner of the road system (Pebble Beach Company) shall maintain an agreement, which assures public use of the road system in a manner consistent with the policies of this General Plan and the California Coastal Act.

## **Del Monte Forest Policy #19–Seventeen Mile Drive Buffers**

The recreational and scenic value of the Seventeen Mile Drive route shall be maintained by requiring building setbacks along sections of the Drive where new development may occur. New development fronting Seventeen Mile Drive shall maintain an adequate natural buffer. A minimum setback of 100 feet from the centerline of the road shall be maintained to screen new development from motorists, unless otherwise protected by terrain. In the case of Area B, the setback shall be 200 feet from the centerline of Seventeen Mile Drive. For existing legal lots of record fronting Seventeen Mile Drive, a minimum setback of 15-20 feet from the front lot line shall be required consistent with that presently required throughout Del Monte Forest. Direct driveway access to Seventeen Mile Drive should be avoided where possible.

## **Del Monte Forest Policy #20 – Improvements**

Relocation of portions of the Seventeen Mile Drive may be encouraged where the purpose is to improve the views of scenic resources, reduce conflicts between visitor and resident traffic, and allow for the separation of bicycle and vehicular traffic.

## **Del Monte Forest Policy #21 – Bicycle Safety**

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Safety improvements should continue to be made for bicycles throughout the Forest where reasonable and feasible.

## **Del Monte Forest Policy #22 – Special Events Traffic**

The County shall require the use of Transportation Demand Management (TDM) measures for special events in the forest to minimize traffic impacts on the local area.

## **Del Monte Forest Policy #23 – Shoreline Areas**

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

## **Del Monte Forest Policy #24 – Existing Visual Access**

Existing visual access from Seventeen Mile Drive and from major public viewpoint turnouts along the Drive shall be permanently protected as an important component of shoreline access and public recreational use.

## **Del Monte Forest Policy #25 – Pedestrian Access**

Public pedestrian access to and along the Spanish Bay shoreline shall be along the shoreline trail from Asilomar State Beach to the southerly end of Moss Beach, where the southerly end of Spanish Bay Road terminates. Conformance the Site Specific Shoreline Public Access Design Criteria for the Spanish Bay coast and planning area shall be required.

## **Del Monte Forest Policy #26 – Public Access Coordination**

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

## **Del Monte Forest Policy #27 – Access Dedications**

The County shall receive and hold all dedication of access easements (shoreline and inland trails) accrued as a result of conditions placed on new development. The County may designate another public agency or nonprofit association to accept accesses dedications if the recipient demonstrates the ability to manage them consistent with the site-specific recommendations and the public trust. All access dedications may be enforced by the County or its 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.

## **Del Monte Forest Policy #28 – Public Access Points**

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In accordance with an agreement between Pebble Beach Company and Del Monte Forest Foundation, the costs of all improvements, maintenance and operation of the following access areas to be ultimately deeded to Del Monte Forest Foundation by Pebble Beach Company, shall be borne by Pebble Beach Company:

1. Spanish Bay
2. Point Joe to Bird Rock
3. Bird Rock
4. Bird Rock to Fan Shell Beach
5. Fan Shell Beach
6. Cypress Point
7. Lone Cypress
8. Ghost Tree
9. Stillwater Cove

## **Del Monte Forest Policy #29 – Public Access Management**

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

## **Del Monte Forest Policy #30 – Parking**

To prevent further degradation, and to allow for restoration of degraded dune and bluff habitats, parking along Seventeen Mile Drive, including during special events, shall be restricted to designated turnouts through the use of barriers (structural and vegetational) and enforcement signs in accordance with the site specific access recommendations. A Parking Management Plan for special events should be developed for events in the Del Monte Forest.

## **Del Monte Forest Policy #31 – Seaward Side Parking**

Parking shall not be allowed on Seventeen Mile Drive between Point Joe and Fanshell Beach, except in designated parking areas, in order to maintain the viewshed and protect environmentally sensitive areas.

## **Del Monte Forest Policy #32 – Del Monte Forest Character**

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



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forested character of Del Monte Forest shall, to the maximum feasible degree, be retained, consistent with the uses allowed by this Plan.

## **Del Monte Forest Policy #33 – Deed Restrictions**

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

## **Del Monte Forest Policy #34 – ESHA Restrictions**

Environmentally Sensitive Habitat Areas as defined in the Coastal Act will remain undeveloped except for parking or similar access facilities. Access improvements shall be developed consistent with the site-specific recommendations of the Del Monte Forest Public Access Maps and the Site-Specific Shoreline Public Access Design Criteria.

## **Del Monte Forest Policy #35 – Monterey Cypress Trees**

Within their indigenous range, Monterey Cypress trees shall be protected to the maximum extent possible. This shall be accomplished by design review during the development review process.

## **Del Monte Forest Policy #36 – Tree Removals**

In reviewing requests for tree removal, land clearing, and other developments preservation of scenic resources shall be a primary objective.

- a. Because of the regional significance of the forest resources, special consideration shall be given to the ridgeline silhouette, the corridors along Highway 68 and Seventeen Mile Drive, and the view from distant publicly accessible shoreline areas such as Pt. Lobos.
- b. Where objectives conflict, preference should be given to long-term protection of the forest resource. When reviewing requests for tree removal environmental considerations shall include review of forest plant

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associations, native soil cover, and aesthetic values, as well as maintenance of the overall health of the stand.

- c. Conformance to OSAC maintenance standards shall be required in applicable areas.
- d. In the Del Monte Forest, specific criteria for removal of tree species native to the Del Monte Forest are as follows:
  - 1) **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. Elsewhere, Monterey Cypress tress shall be treated the same as Monterey Pine, as stated below.
  - 2) **Monterey Pine: removal of any significant Monterey Pine (living tree more than 12 inches in diameter) shall be in accordance with the forest management plan for that site. If no such plan has yet been approved for the site by the County or its designee, or an OSAC Maintenance Standard prepared, such plan will be prepared prior to any non-emergency tree removal. On small parcels, a brief standardized format may be used for forest management plans. As a minimum standard of review, the content of the OSAC Plan Forest Maintenance Standard for Shepherds Knoll (Parcel No. 4) shall be adhered to wherever applicable.**

## **Del Monte Forest Policy #37 – Residential Developments**

New residential developments, including the development of driveways and parking areas, shall be sited and designed to minimize cutting of trees, especially trees screening the home from neighboring properties. The clustering of single family homes in order to maintain the present character of the Del Monte Forest shall be encouraged, and in subdivisions will be required where topographic and habitat constraints allow.

## **Del Monte Forest Policy #38 – Monterey Cypress Habitat**

New development on existing legal lots of record supporting indigenous Monterey Cypress habitat shall be compatible with the objective of protecting this environmentally sensitive coastal resource. Improvements such as structures and driveways shall be carefully sited and designed to avoid potential damage or degradation of the microhabitat of these trees. Within the perimeter of the habitat area as defined by the driplines of the outermost indigenous Monterey Cypress trees

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on the site, removal of native trees or other indigenous vegetation, grading, paving, building construction activity, landscape alterations and summer watering shall be prohibited. On the inland side of Seventeen Mile Drive, driveways shall be allowed in this area where the driveway does not come within the dripline of individual cypress trees, or where driveways are consolidated to service more than one lot. Underground residential utilities and fences shall be allowed in this area on the inland side of Seventeen Mile Drive.

Within the indigenous Monterey Cypress habitat, existing permitted impervious surfaces, such as areas covered by permitted structures or paving, shall be considered suitable for new development. Where any such development is permitted, every effort shall be made to protect existing habitat, encourage reduction of impervious surfaces, and restore other mature plant habitat consistent with other policies of this plan.

Scenic or conservation easements shall be secured prior to transmittal of coastal development permits in order to assure the protection of the Monterey Cypress habitat.

### **Del Monte Forest Policy #39 – Commercial Harvesting**

Because of the recreation, aesthetic, and scientific values of the area's forest resources, commercial harvesting for timber or firewood is prohibited, unless specifically provided for by OSAC Plan maintenance standards or an approved forest management plan for ecologically sound reasons. If commercial harvesting does occur, the County will support strict compliance with the adopted forestry Special Treatment Area regulations.

### **Del Monte Forest Policy #40 – Sand Dune Habitat**

Development in the Spanish Bay planning area, including the golf course in the reclamation area, shall be designed to avoid conflict with or enhance both remaining native sand dune habitat and shoreline recreational uses.

### **Del Monte Forest Policy #41 – Crocker Grove**

The County shall encourage continued interpretive and educational programs at Crocker Grove. Such programs shall be designed for the protection of the indigenous Monterey Cypress habitat. The type and intensity of access to Crocker Grove is to be carefully regulated.

### **Del Monte Forest Policy #42 – Botanical Reserve**

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

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### **Del Monte Forest Policy #43–Gowen Cypress/Bishop Pine**

Land uses within or adjacent to the Gowen Cypress/Bishop Pine association shall be compatible with the objective of protection of the S.F.B. Morse Botanical Reserve. Residential and recreational development, such as golf courses, shall be carefully sited and restricted to a level consistent with the protection of these resources. Development proposed adjacent to the Gowen cypress habitat shall be planned in a manner to protect this rare species.

### **Del Monte Forest Policy #44 – Marine Resources**

The Del Monte Forest's marine resources include significant intertidal areas, offshore rocks which are used as major rookeries, roosting and haul-out sites, extensive kelp beds which support numerous species of sport fishes as well as the threatened sea otter, the Carmel Bay State Ecological Reserve, and the Carmel Bay Area of Special Biological Significance (ASBS). The water quality of the Del Monte Forest Areas coastal streams, open coastal waters, Carmel Bay State Ecological Reserve, and Carmel Bay Area of Special Biological Significance shall be protected and maintained. This requires adherence to comprehensive management practices, including appropriate combinations of stream setbacks, stream flow maintenance, protection of riparian vegetation, and careful control of grading to minimize erosion and sedimentation.

### **Del Monte Forest Policy #45 – Pescadero Watershed**

New development in the Pescadero watershed, and the smaller unnamed watersheds of the Pebble Beach area that drain into the Carmel Bay Area of Special Biological Significance and Ecological Reserve, as well as the watersheds of Seal Rock Creek and Sawmill Gulch, shall be sited and designed to minimize point and non-point sources of pollution and runoff, site disturbance, erosion, and sedimentation. All new development shall be designed to conform to site topography and to minimize lot coverage and impervious surfaces that may impact natural drainages and hydrological features. Rocky intertidal areas and wetlands shall be protected from new development.

### **Del Monte Forest Policy #46–Cypress Point Development**

Development at Cypress Point shall be restricted to existing uses (e.g., golf course and golf clubhouse). The shoreline areas used by harbor seals must be protected from public access during the pupping period from April 1st through May 31<sup>st</sup>.

### **Del Monte Forest Policy #47 – Forest Scenic Areas**

The Del Monte Forest and Seventeen Mile Drive are important visitor destinations. The objective for this coastal area is to protect the magnificent scenic and visual resources, to avoid incompatible development, and to encourage new development

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projects to complement the natural scenic assets and enhance the public's enjoyment of them.

## **Del Monte Forest Policy #48 – Conservation Easements**

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

## **Del Monte Forest Policy #49–Setbacks in Scenic Corridors**

Areas within the viewshed of scenic corridors shall be placed in a zoning district that requires adequate structural setbacks (generally a minimum of 50 feet), the siting and design of structures to minimize the need for tree removal and alterations to natural landforms. New development shall be designed to harmonize with the natural setting and not be visually intrusive.

## **Del Monte Forest Policy #50 – Screening**

Structures in scenic areas shall utilize native vegetation and topography to provide screening from the viewing area. In such instances, the least visible portion of the property should be considered the most desirable building site location, subject to consistency with other siting criteria (e.g., proximity to environmentally sensitive habitat areas and safe access).

## **Del Monte Forest Policy #51 – Views To The Sea**

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

## **Del Monte Forest Policy #52 – Utility Lines**

Utility lines shall be placed underground except where it can be shown that the lines can be hidden in existing tree cover, thereby minimizing removal of mature trees.

## **Del Monte Forest Policy #53 – Spanish Bay Water Supply**

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The County shall reserve an adequate volume from its Cal-Am water allotment to supply the Spanish Bay hotel complex, condominiums, and golf facilities and the NCGA golf course facility. Non-priority residential subdivisions shall not be approved until water is assured for these coastal-priority, visitor-service facilities.

## **Del Monte Forest Policy #54 – Reclaimed Wastewater**

To the extent that reclaimed wastewater is available to the Del Monte Forest Area, it shall be used on golf courses in order to conserve and make available additional potable water for domestic use.

## **Del Monte Forest Policy #55 – New Water Connections**

In reviewing development applications, the Monterey Peninsula Water Management District will be consulted to determine that water connections are available.

## **Del Monte Forest Policy #56 – Reserve Water Supply**

The County shall reserve water from its allotment for present lot owners. Water not set aside for coastal priority uses or existing legal lots of record may be used as the source for new subdivisions.

## **Del Monte Forest Policy #57 – Priority Developments**

The developments listed in Del Monte Forest Table DMF-1, Sewer and Water Allocations and Priority for Development, 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 Area Wastewater District have been reserved for such development.

The Resource Constraint Area shall be removed only when water and sewer capacity sufficient to serve such development becomes available and that highway 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 Community Services District will not approve a connection.

## **Del Monte Forest Policy #58 – Water Conservation**

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

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## **Del Monte Forest Policy #59 – Wastewater Reclamation**

Wastewater reclamation projects are permitted and will be supported, providing that they meet all the standards of the Chief of Environmental Health, Monterey County, the Regional Water Quality Control Board, and mitigation measure requirements of the California Environmental Quality Act.

## **Del Monte Forest Policy #60 – Employee Housing**

The housing goal of the Del Monte Forest Area, as with the rest of the County, is to ensure the availability of adequate housing, at affordable prices, to persons of a broad range of economic means. Portions of planning area Spanish Bay B may accommodate employee housing at the permitted density.

## **Del Monte Forest Policy #61 – Affordable Housing**

The County shall protect existing affordable housing opportunities in the Del Monte Forest area from loss due to deterioration and demolition or conversion. This will be attained by:

- a. Discouraging demolition and requiring replacement on a one-for-one basis of all demolished or converted units which were affordable to or occupied by low and moderate income persons. Replacement housing will meet affordability criteria as established in the County General Plan and will be retained as low and moderate income units through deed restrictions or other enforceable mechanisms.
- b. Promote housing improvement and rehabilitation programs for low and moderate income persons in both owner-occupied and renter-occupied units.

## **Del Monte Forest Policy #62 – Time Share Uses**

Time share projects, time share estates, and other time share uses as defined in Section 11003.5 of the Business and Profession Code shall be prohibited in existing residential developments in the area covered by this plan.

New projects planned and designed for time share use as defined above may be allowed in the plan area. Any such development will be subject to a Use Permit or similar permit, requiring a public hearing and discretionary approval by the Planning Commission or other appropriate decision making body. Inherent in the consideration of such proposals is the plan for the overall design, management, and maintenance of such facilities as well as the other applicable policies of this plan.

<b>Special Policies for Remainder of Monterey Peninsula</b>
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## **Monterey Peninsula Policy #1 – Airports**

Development directly beneath runway approaches of the Monterey Peninsula Airport and Marina Municipal Airport shall be reviewed by the Airport Land Use Commission. Development in these areas shall be of low intensity, shall not generate electrical interference to radio communication between pilots and the air traffic control tower, shall not contain sources of glare which would blind or confuse pilots and, as a condition of development approval, shall be required to grant aviation easements to the Monterey Peninsula Airport District or other appropriate entity.

## **Monterey Peninsula Policy #2 – Rancho San Carlos**

Residential development is permitted on the portions of the Santa Lucia Preserve (formerly Rancho San Carlos) within the Greater Monterey Peninsula Planning Area, and shall follow densities and policies as specified in Resolution No. 93-115, Comprehensive Planned Use Overlay for Rancho San Carlos and the Comprehensive Development Plan for the Santa Lucia Preserve.

## **Monterey Peninsula Policy #3 – Whiterock Club**

The following specific policies shall regulate uses within the Whiterock Club:

- a. The approved recreational facilities for the Whiterock Club consist of 100 cabin sites and one gatehouse. This Plan allows for the construction and remodeling of the existing 100 cabin sites. No additional cabin sites shall be allowed.
- b. Conversion of the existing cabins to permanent residential units shall not be permitted. The purpose of the cabins is to accommodate transient recreational use; however, no more than eight of the 100 cabin sites may be occupied year round for the maintenance and operations of Whiterock Club.
- c. No further expansion of accessory uses shall be allowed without a use permit and a determination that the expansion is consistent with all provisions of this General Plan.

## **Monterey Peninsula Policy #4 – San Clemente Ranch**

The following specific policies shall regulate uses within the San Clemente Ranch:

- a. The existing recreational facilities consist of 101 cabin sites, five permanent residents, tennis courts, swimming pool and fishing ponds. These are all allowed uses. No additional cabin sites shall be allowed. Cabin sites may be moved only consistent with the policies of this Plan. The reconstruction, remodeling or rebuilding of approved cabins or development of new cabins on approved cabin sites shall be allowed, with appropriate Planning and Building Inspection Department and Health Department permits.



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- b. No further expansion of accessory uses shall be allowed without a use permit and a determination that the expansion is consistent with all provisions of this General Plan.
- c. Conversion of the 101 cabins to permanent residential units shall not be permitted. The use of the cabins shall remain a recreational use, and occupancy shall be limited to no more than 45 consecutive days.

### **Monterey Peninsula Policy #5 – Fort Ord**

The Fort Ord General Plan Amendment adopted by the Board of Supervisors on November 20, 2001 (Resolutions Nos. 01-457 and 01-458) is incorporated into this General Plan by reference. This General Plan Amendment supplements the countywide policies and Greater Monterey Peninsula area-specific policies of this Plan for the Fort Ord area.

### **Monterey Peninsula Policy #6 – Laguna Seca Noise**

Improvements and/or **new uses** at the Laguna Seca Recreation Area shall require mitigation measures to reduce noise impacts and hazards to existing surrounding land uses to the maximum extent possible. No new development in the vicinity of the Laguna Seca Recreation Area shall be permitted unless noise impacts from the County Park are within the acceptable range specified in the Noise Element of this General Plan.

### **Monterey Peninsula Policy #7 – Water Wait List**

The County shall maintain procedures to process permits for new homes or other uses that require water, on a vacant lot of record located within the Monterey Peninsula Water Management District (MPWMD). Potential permit applications shall be considered in accordance with the requirements of MPWMD and in the order listed on the County Water Wait List.

### **Monterey Peninsula Policy #8 – Commercial Water Uses**

The County shall utilize the established MPWMD commercial water limit of 0.41 acre-feet in determining water allocations for commercial projects.