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Section	Revisions/Updates	Rationale
Section 1.1	Updates information.	Updated information to reflect the current conditions.
Section 1.2	Updates information.	Updated information to reflect the current conditions.
Section 1.3	Describes changed circumstances and new conflicts.	The four main topics of focus in the 2023 LUP Update are: (1) preserving the Big Sur community by adding housing stock affordable to Big Sur employees and community members; (2) continuing the existing emphasis on visual access as the primary means of the traveling public can access Big Sur; (3) addressing the overcrowding of Highway 1 due to increased tourism and new forms of tourism; and (4) facilitate fuel management, including defensible space around structures and roads as required by state law while protecting the Critical Viewshed and ESHA.
Section 2.2	Updates information.	Updated information to reflect the current conditions.
Section 2.2.3	Adds a section.	Added a section to acknowledge the importance of the resident Big Sur community to the continued survival of Big Sur Coastal Planning Area.
Section 2.2.5	Updates information.	Updated information to reflect the current conditions and acknowledge the increasing dire challenge of lack of affordable housing in Big Sur.
Section 2.2.7	Adds a section.	Added a section to acknowledge the importance of wildfire preparedness.
Section 3.1	Updates information.	Updated information to reflect the current conditions and acknowledge that all development in Big Sur requires unique site-specific analysis.
Section 3.2.1	Updates information.	Updated information to clarify the existence of development exceptions in the existing LUP.
Section 3.2.3.A.4	Includes trails and public parking as prohibited development within the Critical Viewshed.	The definition of "development" in the Coastal Act, is broad and includes trails and public parking as "change in the density or intensity of land use." (Coastal Act 30106). All trails and parking facilities, including those included as conditions of approval or mitigation measures, are not allowed within the Critical Viewshed in order to protect the highest priority of access -- visual access.
Section 3.2.3.A.10	Adds a section.	The definition of "development" in the Coastal Act, is broad and includes soil berms as "change in the density or intensity of land use." (Coastal Act 30106). All soil berms, stockpiling, and associated vegetation, including those included as conditions of approval or mitigation measures, are not allowed within the Critical Viewshed in order to protect the highest priority of access -- visual access.
Section 3.2.3.A.11	Includes a policy regarding transfer of development rights.	The transfer development credit process has been in place for decades as implemented by Monterey County (Section 20.64.190 of the Monterey County Code). The policy is needed to limit development within the Critical Viewshed while avoiding a regulatory taking of the property. Coastal Act 300010 states that the Commission and local government must not exercise their power to grant or deny a permit in a manner which will take or damage private property for public use, without the payment of just compensation.

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Section 3.2.3.B.2	Includes the California Coastal Trail as exempt from Critical Viewshed protections.	Clarifies that the Critical Viewshed does not include areas visible only from hiking trails on the Trails Plan, including by not limited to the California Coastal Trail.
Section 3.2.4.A.8	Updates information.	Clarified existing section to include communication and utility infrastructure and that they shall be unobtrusive and minimize their impact to the viewshed.
Section 3.2.5.A	Provides greater flexibility for employee housing.	The revisions are in recognition that employee housing is critical to addressing the housing crisis in Big Sur and facilitating the construction of employee housing in Commercial Centers may encourage the construction of new and expanded employee housing.
Section 3.2.5.B	Provides greater flexibility for essential ranching structures.	The revisions are in recognition of a priority of land use in the Coastal Act, which is coastal agricultural.
Section 3.2.5.D	Updates information.	Clarified existing section to include communication and utility infrastructure.
Section 3.2.5.E	Adds potential locations for public restrooms. Eliminates potential locations for parking and other support facilities in the Critical Viewshed and privately owned property (i.e. "Little Sur River Mouth")	Publicly available restrooms are desperately needed in the Big Sur Coastal Planning Area. Little Sur River Mouth is privately owned land and thus is inappropriate to propose for parking or support facilities.
Section 3.2.6.3	Updates information.	The transfer development credit process has been in place for decades as implemented by Monterey County (Section 20.64.190 of the Monterey County Code).
Section 3.3.2.9	Updates information.	The Big Sur Coastal Planning Area has suffered from the proliferation of invasive species. The County has landscaping standards (Section 16.63 of the Monterey County Code) that prohibit invasive plants and shall include the use of native or native compatible species.
Section 3.3.3.A.4	Updates policies to provide flexibility in water supply, storage, and use.	To maximize reasonable and beneficial use of water.
Section 3.4.2.4	Updates policies to provide flexibility in water supply, storage, and use.	To maximize reasonable and beneficial use of water.
Section 3.4.2.5	Updates policies to provide flexibility in water supply, storage, and use.	To maximize reasonable and beneficial use of water.
Section 3.4.3.A.3	Updates policies to provide flexibility in water supply, storage, and use.	To maximize reasonable and beneficial use of water.
Section 3.4.3.A.6	Updates information.	Updated information to reflect current Monterey County Code.
Section 3.4.3.B.6	Updates policies to provide flexibility for minor alterations in natural streams.	Clarified existing section to state the specific minor alterations that may occur to natural streams in the Big Sur Coastal Planning Area.

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Section 3.5	Updates to include discussion on Sudden Oak Death, pitch canker, and causes of wildfires.	Updated to include discussions of the historic background of wildfire causes and the impact of non-native pathogens (such as Sudden Oak Death and pitch canker) and the impact of those diseases on forests. Also adds statement to encourage the removal of dead standing trees near structures and road corridors. Adds statement to encourage the removal of non-native tree species.
Section 3.5.2.3	Updates policies to provide flexibility in non-native tree species removal.	Clarified existing removal of non-native tree species to not require County permits between October 15 - April 15.
Section 3.5.2.4	Updates policies to clarify landmark trees.	Clarified that only native trees should be considered landmark trees.
Section 3.5.2.11	Updates policies regarding commercial timber removal and deletes policy referencing specific environmental review required under CEQA.	Clarified that all commercial timber removal requires a Coastal Development Permit. Discussion of specific environmental review required under CEQA is not appropriate in the LUP since projects are analyzed on a case-by-case basis by the lead agency.
Section 3.5.2.12	Updates policies to allow for the removal of fallen or dead trees.	Added a section to clarify the allowability of removal of fallen or dead trees to better prepare and limit the severity of wildfires.
Section 3.5.3.10	Deleted a section.	Deleted this section as public acquisition not feasible and permits should not be issued for timber harvesting.
Section 3.5.4.1	Updates policies to allow for the development of a Program to remove dead, diseased, and non-native trees.	Updates information to clarify that the County should be encouraged to develop a Program to encourage the removal of dead, diseased, and non-native trees, which are significant contributors to increasing wildfire intensity and damages.
Section 3.5.4.2	Deleted a section.	Deleted this section as public acquisition not feasible or appropriate.
Section 3.6	Revisions to support grazing operations & acknowledge Cannabis in Big Sur	Grazing is an important tool for fuel management and providing pastoral views. Coastal agriculture is a priority land use in the Coastal Act. Cannabis cultivation is an important historical activity and it continues to the present day with active cultivation still occurring in the Big Sur Coastal Planning Area.
Section 3.6.2.8	Revisions to support grazing operations.	Added language to clarify leasing of grazing land for fuel load reduction is encouraged.
Section 3.6.2.11	Deletes information.	Deleted language related to specific agricultural operations.
Section 3.6.2.12	Revisions to support grazing operations.	Added a section to encourage increasing allotments for grazing for fuel management.
Section 3.6.2.13	Updates policies to encourage invasive species removal planning.	Added a section to encourage the County to work with other agencies to develop a plan to address invasive species.
Section 3.7	Discussions of hazards are focused on (1) geologic; (2) flooding; and (3) fire.	The 1986 LUP did not include a specific section for fire hazards. Because the high intensity and severity of wildfires have increased since the certification of the 1986 LUP, a specific section and associated policies to address wildfire hazards are warranted.

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Section 3.7.3.A.11	Amends policy specific to coastal armoring to limit its allowance to those structures existing at the time of the LUP and Highway 1.	Consistent with the Coastal Act, coastal armoring for any new development shall not be allowed.
Section 3.7.3.B.2	Revisions to policy to allow for road, bridges, water systems and other essential structures to be developed within the 100-year flood plain.	Flexibility is needed to allow certain essential infrastructure development to occur within the 100-year floodplain.
Section 3.7.3.C.7-8	Adds policies to promote fuel management and encourage better preparation for wildfires.	Added two sections to state what requires a Coastal Development Permit (CDP) and what is exempt from a CDP for removing trees and other major vegetation. Fuel management is allowed by removing areas from the definition of ESHA where fuel modification is recommended by the local fire authority. The revisions are needed to address accumulated wildfire fuels in the Big Sur Coastal Planning Area. State law (Public Resources Code Section 4291 and its implementing regulations) require the creation of defensible space around structures. The creation of defensible space around structures and roads is more protective of ESHA than high intensive and severity wildfires and associated fire suppression activities (such as dozer lines and airdrops of retardants, etc.) which would result in devastating destruction of ESHA.
	Defines "removal or harvesting of trees or other major vegetation" which is not defined in the Coastal Act and what situations require a CDP or are exempt from a CDP.	Although policies similar to the revised policies for "removal or harvesting of trees and other major vegetation" were intended to allow removal of accumulated vegetation without the need for a coastal permit to help maintain woodlands and brushlands and protect lives, property and resources, and policies have been interpreted by the County to be meaningless due to conflicts with other policies in the 1986 LUP. The revisions to the policies are intended to address the conflict between state law requiring and encouraging defensible space, other policies in the LUP update, and the Coastal Act's broad definition of environmentally sensitive area. Because the term "removal of major vegetation" (under the definition of "development" in the Coastal Act) is not defined in the Coastal Act, it is defined in the 2023 LUP update to allow for certain vegetation removals for fuel management without a coastal permit.
Section 3.7.4.3-7	Adds recommended actions to promote fuel management and encourage better preparation for wildfires.	Added five sections related to reducing structural ignitability, supporting fire breaks, coordinate with other agencies to encourage fire fuel management, and encourage retrofitting existing structures to meet the existing fire code. To encourage that structural ignitability is reduced and that life and property are encouraged to be protected by fuel management.
Section 3.9.1.1	Adds language to prohibit shoreline armoring.	Consistent with the Coastal Act, shoreline armoring for any new development shall not be allowed.

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Section 3.10	Minor edits with no substantive changes, addition of language related to Cannabis cultivation.	Updated information to reflect the history of Cannabis cultivation in Big Sur and the regulatory permissibility of Cannabis cultivation.
Section 3.11	Updates to include adding "tribal cultural" resources in the discussion and policy.	Updates are consistent with the new CEQA requirements.
Section 3.11.2.2-4	Updates language to clarify policies related to "tribal cultural" resources.	Added language to note the requirement of archeological survey and consultation with appropriate Native American tribes and that development should make all attempts to avoid tribal cultural resources and if impacts are unavoidable that they should be minimized to the maximum extent possible.
Section 4.1	Updates language to address exceedance of Highway One capacity at certain segments during certain seasons in order to protect and preserve visual along Highway One as a top priority for visitor access.	Updated information to reflect current conditions on Highway 1 and the increasing impact of tourism on the Big Sur Coastal Planning Area. Added information related to the Big Sur Coast Highway Management Plan (CHMP) which was completed in 2004.
Section 4.1.1	Updates information.	Updated information to reflect the competition of the CHMP.
Section 4.1.2.1	Updates information to clarify visual access section.	Adds language to state that visual access is the primary way visitors enjoy and experience the Big Sur Coastal Planning Area.
Section 4.1.2.6	Adds a section.	Adds a section related to the CHMP and that proposed development should include an analysis of the CHMP.
Section 4.1.2.A.5	Updates to encourage alternative access to Pfeiffer Beach.	Adds a sentence to encourage the US Forest service to consider providing a shuttle from Highway 1 to Pfeiffer Beach.
Section 4.1.2.B.4	Deletes a sentence.	Deleted a sentence to reflect the creation of the CHMP.
Section 4.2.2	Deletes a section.	Deleted a section to reflect the creation of the CHMP.
Section 4.2.3	Deletes a section.	Deleted a section to remove language related to the creation of a temporary gate at Pfeiffer and shuttle service for Pfeiffer Beach. Shuttle service language moved to Section 4.1.2.A.5
Section 4.2.4	Updates information.	Updated information to reflect the competition of the CHMP and deletes information related to Level of Service and minimum driving speed.
Section 4.2.4.b	Adds a section.	Adds a section to encourage the development of an electronic system to notify travelers of traffic conditions on Highway 1.
Section 5.1	Includes discussions on the increased public ownership of lands in the Big Sur Coastal Planning Area and the need for housing affordable to Big Sur employees and community members.	As of 2016, approximately 71% of the Big Sur Coastal Planning Area is in public ownership. Housing affordable to Big Sur employees and community members are decreasing to the point where the continued viability of the Big Sur community is threatened. A strong residential community not only supports visitor serving commercial and recreational services, but also provides a stable force that defines Big Sur's character and heritage.

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Section 5.1.1	Includes discussions of the Big Sur community and the incompatibility of commercial and transient uses in Residential Land Use designations.	The Big Sur community is critical to the visitor experience in Big Sur and residents of Big Sur support visitor serving commercial and recreational services and provide a stable force that defines Big Sur's character and heritage. Also clarifies that commercial and transient use are inconsistent in Residential Land Use designations.
Section 5.1.2	Includes a discussion of the severe housing and affordable housing shortage in the Big Sur Coastal Planning Area.	The housing shortage is threatening the viability and continued existence of the Big Sur community. This threat not only impacts residents but also impacts visitors in Big Sur as well as the overall character of the Big Sur Coastal Planning Area.
Section 5.1.3	Updates information.	Updated information to reflect the current conditions.
Section 5.1.4	Updates information.	Updated information to reflect the current conditions.
Section 5.1.5	Updates information.	Updated information to reflect the current conditions.
Section 5.2	Includes a discussion of the importance of the Big Sur community.	Big Sur employers report it is difficult for employees to obtain affordable housing in Big Sur which impacts visitor-serving services. Further the preservation of the Big Sur community is critical as the Big Sur community enhances the experience of visitors in the Big Sur Coastal Planning Area.
Section 5.3.1.1	Includes addition of language to the National Forest Land Use Category.	Adds that fire fuel mitigation and employee housing are principal land use activities in the National Forest Land Use Category. This language was added to address the acute housing and affordable housing shortages in Big Sur and clarify that wildfire mitigation is critical in this land use category.
Section 5.3.1.2	Includes addition of language to the Watershed and Scenic Conservation Land Use Category.	Adds language regarding secondary conditional uses allowed in Watershed and Scenic Conservation Land Use Category and clarifies that single family residences and employee housing are included in that use category. This language was added to address the acute housing and affordable housing shortages in Big Sur.
Section 5.3.1.3	Includes addition of language to the Resource Conservation Land Use Category.	Adds language to clarify the purpose of Resource Conservation land use based on Title 20 for consistency with existing Monterey County Code. Added language to allow for limited employee housing which is intended to address the acute housing and affordable housing shortage in Big Sur.
Section 5.3.1.5	Includes addition of language to the Recreational, Visitor and Community Serving Commercial, Public and Quasi-Public Uses Land Use Category.	It is important that commercial land use is not limited to visitor services only. The Big Sur community has its own needs, and the flexibility afforded by the additional language would encourage other community support facilities as well as employee housing.
Section 5.3.1.8	Adds a discussion for the Rural Community Center land use designation.	Creates a section to describe the allowable uses in Rural Community Centers which were mapped and briefly described by the 1986 LUP, but did not have a specific land use category. This addition will clearly specify what is allowable in the Rural Community Center land use category.

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Section 5.3.1.9	Adds a discussion for the Commercial Facilities Outside a Rural Community Center land use designation.	Creates a section to describe the allowable uses in Commercial Facilities Outside a Rural Community Center, which were mapped and briefly described by the 1986 LUP but did not have underlying land use categories. This addition will clearly specify what is allowable in the Commercial Facilities Outside a Rural Community Center land use category.
Section 5.3.2	Adds a discussion for Rural Community Centers.	Creates additional language to clarify what is allowable in Rural Community Centers and allows additional opportunities for individuals who live and work in the Big Sur Coastal Planning Area, including encouraging employee housing in those areas.
Section 5.3.3	Updates with current information and adds a discussion of the challenges facing the Big Sur community	Updates with current information, based on County visitor serving unit count data. Adds a discussion of the challenges facing the Big Sur community and the increased challenges due to the lack of affordable housing and the increase in visitor numbers.
Section 5.4.1	Adds a statement about the capacity of Highway 1.	Adds language stating the impact of increased recreational and community use to Highway 1 capacity. Highway 1 capacity should be considered with all development as Highway 1 is already over capacity and there is a significant difficulty in Highway 1 being able to handle additional visitor serving traffic, which is impacting the Big Sur community.
Section 5.4.2.8	Adds a statement that the cross slope calculation does not apply to employee housing.	Creates language to encourage employee housing is not subject to the cross slope calculation. This statement was added to encourage the development of employee housing and particularly to allow employee housing at greater densities than is currently permitted.
Section 5.4.2.9	Updates with current information and includes language to encourage employee housing development.	Creates language to encourage employee housing by stating that in Rural Community Centers employee housing is allowed to be developed in place of visitor serving accommodations. In other land use categories employee housing is allowed and shall be encouraged and is allowed to develop at the same density as visitor-serving lodge or inn units. This language was added to acknowledge existing conditions and also encourage the construction of employee housing as it is one of the few affordable housing typologies in the Big Sur Coastal Planning Area.
Section 5.4.2.10	Adds policies to promote fuel management and encourage better preparation for wildfires.	Adds policy to encourage fire fuel management activities while also ensuring that the Critical Viewshed is protected.
Section 5.4.2.11	Deletes a section.	Deleted the language related to the Point Sur lighthouse as the Point Sur lighthouse is now under State of California Department of Parks and Recreation ownership.

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Section 5.4.2.13	Updates the language to allow for fire fuel management activities.	Adds language to allow for the removal of dead vegetation management to ensure fire fuel activities can proceed. Clarifies what trees are considered non-native and therefore allowable for removal without a Coastal Development Permit as long as the Critical Viewshed and ESHA is not impaired or damaged.
Section 5.4.2.14	Adds policies specific to helicopter landing sites.	Prohibition on the take-off and landing of helicopters is appropriate and necessary in the Big Sur Coastal Planning Area due to the significant disruption to the rural character, wildlife, and the traveling public that helicopters create. This addition also recognizes that to keep the Big Sur Coastal Planning Area wild and unspoiled it is necessary to limit activities that are a significant source of noise pollution and environmental pollution that can negatively impact residents, the traveling public, wildlife and plant life.
Section 5.4.2.15	Adds policies specific to drones (also known as Unmanned Aircraft Systems).	Prohibitions on the take-off and landing of commercial and recreational drones are entirely appropriate in the Big Sur Coastal Planning Area due to its unique rural character, to protect wildlife, and to ensure that the traveling public is able to enjoy and experience the Big Sur Coastal Planning Area in its most natural and unspoiled state. This addition is necessary to ensure that the peace, tranquility, and privacy of the Big Sur Coastal Planning Area is protected for the Big Sur community and the traveling public.
Section 5.4.2.16	Adds policies specific to special events.	Limitations must be placed on special events in the Planning Area to limit noise and disruptions to the quiet enjoyment of the rural and natural setting that is the Big Sur Coastal Planning Area. In recognition of the LUACs original additions were too specific the Ad Hoc has tried to keep the language less specific and set out the general policy guidelines, which will be implemented and incorporated into the CIP.
Section 5.4.3.A.5	Adds policies to encourage federal land managers to recognize the impact of high visitor numbers.	Adds a policy that encourages federal land managers to address the impacts that visitors cause to the Big Sur Coastal Planning Area.
Section 5.4.3.C	Adds policy language in multiple places to encourage employee housing as a part of new and expanded recreation and visitor serving facilities.	Adds language to encourage the production of additional employee housing whenever there is the development of new or expanded recreation and visitor serving facilities, to ensure that new employees have affordable housing available. Adds language to ensure that Highway 1 capacity is acknowledged all new or expanded recreation and visitor serving facilities to limit additional capacity impacts to Highway 1. Adds a policy to prohibit short term rentals and timeshares as they significantly impact already limited housing opportunities in the Big Sur Coastal Planning Area. Adds language to state that due to the significant issues associated with special events that they require a Coastal Development Permit.

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Section 5.4.3.D	Updates information.	Updated information to reflect the current conditions, including Highway 1 capacity and that Highway 1 is the primary method the traveling public experience the Big Sur Coastal Planning Area.
Section 5.4.3.E	Updates information.	Updated information to reflect the current conditions.
Section 5.4.3.I	Adds policy language to encourage that the County consider non-traditional housing options as means of providing affordable housing.	The housing shortage is forcing the Big Sur community to live in unsafe and unaffordable housing conditions. It is important to encourage any additional means of providing safe, affordable, community-appropriate housing to meet the dire housing needs of the Big Sur community and ensure its long-term viability.
Section 6.1	Focuses on protecting and preserving (1) visual access as the primary public access and (2) existing public trails.	<p>Given Big Sur's steep coastal terrain, many of the most suitable locations for physical public access have already been developed and are in public ownership or have public access easements in the Big Sur Coastal Planning Area. While there are many existing trails in the Big Sur Coastal Planning Area many of the trails lack sufficient parking, restrooms, and other amenities as well as maintenance and management. The 2023 LUP recognizes the need to properly manage and preserve existing public trails on public land. The lack of adequate management of existing trails and the allowance of dispersed camping have degraded Big Sur's natural resources, visual access and visitor experiences.</p> <p>In addition the lack of management has introduced invasive species, created public safety and wildlife hazards. The Coastal Act makes clear public access must not be considered if it is inconsistent with the protection of the fragile coastal resources or adequate access that exists nearby. Both apply to most of the Big Sur Coastal Planning Area. The focus should be on using limited funds the manage and maintain the miles of existing public trails and restore their surrounding natural environment, rather than on new and unmanaged trails.</p>
Section 7.1	Updates information.	Updates information to clarify that the LUP is the primary document that governs land use decisions in the Big Sur Coastal Planning Area. Adds newly formed Councils and Committees such as the Big Sur Multi-Agency Advisory Council and the Big Sur and South Coast Land Use Advisory Committees.
Section 7.2	Updates information.	Updates information to reflect current Monterey County Code. Adds newly formed Councils and Committees such as the Big Sur Multi-Agency Advisory Council and the Big Sur and South Coast Land Use Advisory Committees. Updates information to reflect updated parcel ownership. Adds history related to County funding of property acquisition related to Critical Viewshed protections. Adds policy language that the Coastal Conservancy and nonprofit private and public conservancy foundations are encouraged to provide affordable and community housing where appropriate.

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