



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legislation Details (With Board Report)

File #: PC 16-018 **Name:** PLN150149 - Policy 20 Del Monte LUP
Type: Planning Item **Status:** Agenda Ready
File created: 6/23/2016 **In control:** Monterey County Planning Commission
On agenda: 6/29/2016 **Final action:**
Title: PLN150149 - Del Monte Forest Area Local Coastal Program Amendment (Policy 20)
Public hearing to consider recommendation to the Board of Supervisors of Local Coastal Program Amendments to amend Policy 20 of the Del Monte Forest Area Land Use Plan and Section 20.147.040.D.2 of Part 5 of the Monterey County Coastal Implementation Plan (Title 20 of the Monterey County Code) regulating development within the indigenous Monterey cypress habitat. Proposed CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15265
Del Monte Forest Indigenous Monterey Cypress Habitat Area, Pebble Beach, Del Monte Forest

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Exhibit A - LCPA Discussion, 3. Exhibit B - Draft Resolution w/attached Draft LUP Policy 20, 4. Exhibit C - Draft Ordinance w/attached Draft CIP Section 20.147.040.D.2, 5. Exhibit D - Negative Declaration, 6. Exhibit E - Vicinity Map (Del Monte Forest LUP Figure 2a), 7. Exhibit F - Del Monte Forest Land Use Advisory Committee Minutes, 8. Exhibit G - Local Coastal Program Amendment Process

Date	Ver.	Action By	Action	Result
6/29/2016	1	Monterey County Planning Commission		

PLN150149 - Del Monte Forest Area Local Coastal Program Amendment (Policy 20)

Public hearing to consider recommendation to the Board of Supervisors of Local Coastal Program Amendments to amend Policy 20 of the Del Monte Forest Area Land Use Plan and Section 20.147.040.D.2 of Part 5 of the Monterey County Coastal Implementation Plan (Title 20 of the Monterey County Code) regulating development within the indigenous Monterey cypress habitat.

Proposed CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15265

Del Monte Forest Indigenous Monterey Cypress Habitat Area, Pebble Beach, Del Monte Forest

RECOMMENDATION:

It is recommended that the Planning Commission hold a public hearing and adopt a resolution (**Exhibit B**) recommending the Board of Supervisors:

- Find the action Statutorily Exempt per CEQA Guidelines Section 15265
- Adopt a Resolution amending the text of Policy 20 of the Del Monte Forest Land Use Plan; and
- Adopt an ordinance amending the text of the Coastal Implementation Plan, Part 5, Section 20.147.040.D.2.

SUMMARY:

The Del Monte Forest (DMF) Land Use Plan (LUP) includes policies for protecting resources, including but not limited to, the indigenous Monterey cypress habitat. The goal is to protect indigenous Monterey cypress habitat to the maximum extent feasible.

Policy 20 currently only allows modifications to existing development when the changes are completely within

existing hardscape areas. As proposed, Policy 20 would allow flexibility for development to exceed existing hardscape footprints when it will not harm cypress trees and when there is restoration of existing hardscape areas to cypress habitat. This will require careful siting and designing of development within the habitat to avoid adverse impacts, and potential damage and degradation to both individual Monterey cypress trees and cypress habitat. The overarching objective for allowing redevelopment of sites is that the result would be an improvement to the quality of the habitat. These changes are proposed, in part, to facilitate an application (PLN150150-Lundquist) but have been drafted in a manner considering all parcels subject to this policy.

Staff finds that the proposed amendment ensures that sensitive Monterey cypress habitat growing within its indigenous range, as mapped in Figure 2a of the Del Monte Forest Land Use Plan, will be protected and preserved, while allowing residential development, including existing modifications to prior legally established developments within the mapped area. This amendment was prepared in consultation with the Coastal Commission Staff, County Staff and a property owner's representative,

Staff recommends the Planning Commission adopt a resolution to recommend the Board of Supervisors adoption of the Local Coastal Program (LCP) Amendment to include an amendment to Policy 20 of the Del Monte Forest Land Use Plan and an amendment to the Coastal Implementation Plan (Section 20.147.040.D.2). See **Exhibit A** for a detailed project description and discussion.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

RMA - Planning
County Counsel Coastal Commission (staff consult)

The departments/agencies that are denoted with a ✓ have applied conditions to the project.

The Del Monte Forest Land Use Advisory Committee (LUAC) reviewed the project on June 4, 2015, and voted unanimously (5 - 0) to support the project as proposed (**Exhibit D**).

FINANCING:

Funding for staff time associated with this project is included in the FY2015-2016 Adopted Budget for RMA-Planning.

Prepared by: Joseph Sidor, Associate Planner, x5262
Reviewed by: John H. Ford, RMA Services Manager, x5158
Approved by: Carl P. Holm, AICP, Resource Management Agency Director

Attachments:

Exhibit A	LCPA Discussion
Exhibit B	Draft Resolution w/attached Draft LUP Policy 20
Exhibit C	Draft Ordinance w/attached Draft CIP Section 20.147.040.D.2
Exhibit D	Negative Declaration
Exhibit E	Vicinity Map (Del Monte Forest LUP Figure 2a)
Exhibit F	Del Monte Forest Land Use Advisory Committee Minutes
Exhibit G	Local Coastal Program Amendment Procedures

The staff report and all exhibits are also available for review on the RMA-Planning public website at the following link: <http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning>

cc: Front Counter Copy; Planning Commission; California Coastal Commission; John Ford, RMA Services Manager; Joseph Sidor, Project Planner; The Open Monterey Project (Molly Erickson); LandWatch; Aengus Jeffers, Interested Party; Mark Blum, Interested Party; Jeannette Ewing, Interested Party; District 5 Office; Planning File PLN150149