

**LCP Updates and ESHA**  
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**Existing Monterey County LCP ESHA Policies**

**North County**

**2.3.1 Key Policy**  
 The environmentally sensitive habitats of North County are unique, limited, and fragile resources of statewide significance, important to the enrichment of present and future generations of county residents and visitors; accordingly, they shall be protected, maintained, and, where possible, enhanced and restored.

**2.3.2.1. With the exception of resource dependent uses, all development, including vegetation removal, excavation, grading, filling, and the construction of roads and structures, shall be prohibited in the following environmentally sensitive habitat areas:** riparian corridors, wetlands, dunes, sites of known rare and endangered species of plants and animals, rookeries, major roosting and haul-out sites, and other wildlife breeding or nursery areas identified as environmentally sensitive. Resource dependent uses, including nature education and research hunting, fishing and aquaculture, where allowed by the plan, shall be allowed within environmentally sensitive habitats only if such uses will not cause significant disruption of habitat values.

**Del Monte Forest**

**ESHA Key Policy**  
 The environmentally sensitive habitat areas of the Del Monte Forest are unique, limited, and fragile resources that are sensitive and important biologically, and that enrich Del Monte Forest enjoyment for residents and visitors alike. Accordingly, these areas shall be protected, maintained, and, where possible, enhanced and restored in accordance with the policies of this LUP. Except where specifically and explicitly authorized by the LUP, all categories of land use and development, both public and private, shall be subordinate to the protection of these areas.

8. Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values. Within environmentally sensitive habitat areas, new land uses shall be limited to those that are dependent on the resources therein. Land uses and development adjacent to environmentally sensitive habitat areas shall be compatible with long-term maintenance of the habitat area, and such land use and development shall be sited and designed to prevent impacts that would significantly degrade the habitat areas.

**Carmel**

**2.3.2 Key Policy**  
 The environmentally sensitive habitats of the Carmel Coastal Segment are unique, limited and fragile resources of statewide significance, important to the enrichment of present and future generations of County residents and visitors; accordingly, they shall be protected, maintained and, where possible, enhanced and restored. All categories of land use, both public and private shall be subordinate to the protection of these critical areas (see Map 9).

Plant communities considered as sensitive are categorized as follows:  
 Rare, endangered and sensitive plants  
 Northern coastal prairie  
 Chamise-Monterey Manzanita dwarf coastal chaparral  
 Gowen cypress woodland  
 Monterey cypress and pine forests  
 Redwood forest

Since not all Monterey Pine Forest areas are environmentally sensitive habitat, the restrictions of these policies shall only apply where such forests are determined to be sensitive on a case by case basis.

Rare and Endangered Species are those identified as rare, endangered and/or threatened by the State Department of Fish and Game, United States Department of Interior Fish and Wildlife Service, the California Native Plant Society, IUCN list, and/or pursuant to the 1973 Convention on International Trade in Endangered Species of Wild Fauna and Flora. Sensitive species are those locally rare or unique plants defined as endemic, relic, or distinct. In the Carmel Area, rare, endangered, and sensitive species include Hickman's Onion, Sandmat Manzanita, Monterey Ceanothus, Hutchinson's Delphinium, California Dichondra, Point Lobos Eriogonum, Gardener's Timpah, Rhododendrons and other species that from time to time may be added or deleted from this list.

Only small-scale development necessary to support the resource-dependent uses may be located in sensitive habitat areas if they can not feasibly be located elsewhere

**Big Sur**

**3.3.1 Key Policy**  
 All practical efforts shall be made to maintain, restore, and if possible, enhance Big Sur's environmentally sensitive habitats. The development of all categories of land use, both public and private, should be subordinate to the protection of these critical areas.

**3.3.2.1** Development, including vegetation removal, excavation, grading, filling, and the construction of roads and structures, shall not be permitted in the environmentally sensitive habitat areas if it results in any potential disruption of habitat value. To approve development within any of these habitats the County must find that disruption of a habitat caused by the development is not significant.

**Periodic Review**

Coastal Commission Periodic Review of Monterey County LCP (2003) identified ESHA issues and policies that need refinement):

- only non-resource dependent use allowed in ESHA
- ESHA identification
- bio reports
- mitigation for habitat loss
- buffers and setbacks

<http://www.coastal.ca.gov/recap/mco-lcp-review.html>

### LCP Update Guide

Statewide Coastal Commission guidance document for updating LCPs (revised in 2013)

- ESHA maps
- Restoration and monitoring rqmts.
- Tree trimming and removal
- Bird safe buildings
- Night lighting
- Surface noise
- Wind energy
- Climate change and sea level rise

<http://www.coastal.ca.gov/lcp/LUPUpdate/LUPGuidePart4ESHAJuly2013.pdf>

### Monterey County ESHA concerns

Other ESHA issues that need clarification through new/updated LCP policies

- Defensible space in ESHA
- Reasonable development/takings for all-ESHA parcels