

BIG SUR COAST
LAND USE PLAN



LOCAL COASTAL PROGRAM
MONTEREY COUNTY, CALIFORNIA

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Prepared by the Monterey County Planning

Department

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Coordinator

*Dusan Petrovic, Chairman
Marc J. Del Piero
Sam Karas
Karin Strasser Kauffman
Barbara Shipnuck*

*Certification Acknowledged by the
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Participating Staff:

*Robert Slimmon, Jr.
Director of Planning
Raymond W. Lamb
Assistant Director of Planning
David Young, Senior Planner/Project*

Graphics:

*Steve Early
Jim DiMaggio*

Word Processors:

*Carmelia Moon
Rosalba M. Johnson*

Former Project Participants:

*Bill Farrel
Nancy Sackman
Michael Hitchcock
Edward Davidson
Scott McCreary
Susan Hilinski
Al Haynes
Ernest Franco
Nanci Brose
Dennis L. Wardell
Fred Ureta
Steve Sigala*

1

Consultants:

*Roy Trotter and Glen Vita
Black & Veatch Consulting*

Engineers

Branch Library. Reduced scale versions of these maps are available in booklet form from the Planning Department. Maps included cover:

- 1 -- Viewshed
- 2 -- Environmentally Sensitive Habitat Areas
- 3 -- Agricultural and Forest Resources
- 4 -- Hazards
- 5 -- Recreation and Visitor-Serving Facilities
- 6 -- Current Land Use
- 7 -- Parcel Sizes and Land Ownership
- 8 -- Existing Access Conditions

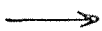
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3.2 SCENIC RESOURCES

There is longstanding concern for the protection of the scenic beauty of the Big Sur area. During the early 1940's, the County's refusal to approve service station roadside advertising resulted in national attention. A landmark court decision in favor of the County, upheld the right of local government to regulate aesthetics through the police power. In the 1960's, Highway One was designated as the first scenic highway in California's new State Scenic Highway System. Many other measures have been taken by the County to preserve the outstanding visual qualities of the Big Sur area. These have included, among other things, use of the Scenic Conservation zone, careful site, design and landscaping control, and abatement of visual nuisance.

In spite of these controls, increased development has gradually encroached into areas of outstanding beauty. In some cases this has been caused by poorly sited homes, or structures which have not been designed to blend well enough with their surroundings. In other cases, highly visible roads have been built on scenically sensitive mountainsides to provide access to new homesites or residential parcels. In still other cases, public agencies have undertaken construction with little sensitivity to the land or to Big Sur's aesthetic values.

The aesthetic and scenic qualities and semi-wilderness character of the coast have received national and even international acclaim. Accordingly, the issue of visual resource protection is probably the most significant and far reaching question concerning the future of the Big Sur coast. A major premise of this plan is that unusual action must now be taken to preserve the coast's scenic beauty and natural appearance. The strong policies set forth in this plan are intended to safeguard this critically important resource. If carried out, they should assure the protection of the scenic magnificence of the area and reflect the desire of the people of Monterey County and the Big Sur community to preserve their heritage for present and future generations.



3.2.1 Key Policy

Recognizing the Big Sur coast's outstanding beauty and its great benefit to the people of the State and Nation, it is the County's objective to preserve these scenic resources in perpetuity and to promote the restoration of the natural beauty of visually degraded areas wherever possible. To this end, it is the County's policy to prohibit all future public or private development visible from Highway 1 and major public viewing areas (the critical viewshed), and to condition all new development in areas not visible from Highway 1 or major public viewing areas on the siting and design criteria set forth in Sections 3.2.3, 3.2.4, and 3.2.5 of this plan. This applies to all structures, the construction of public and private roads, utilities, lighting, grading and removal or extraction of natural materials.



3.2.2 Definitions

1. Critical viewshed: everything within sight of Highway 1 and major public viewing areas including turnouts, beaches and the following specific locations Soberanes Point, Garrapata Beach, Abalone Cove Vista Point, Bixby Creek Turnout, Hurricane Point Overlook, upper Sycamore Canyon Road (Highway 1 to Pais Road), Pfeiffer Beach/Cooper Beach, and specific views from Old Coast Road as defined by policy 3.8.4.4.

3.2.3 Critical Viewshed

A. Policies

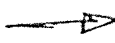
1. In order to avoid creating further commitment to development within the critical viewshed all new parcels must contain building sites outside the critical viewshed.
2. The best available planning techniques shall be used to permit development of parcels partially in the critical viewshed. These may include clustering of structures, sensitive site design, design control, transfer of development credits, and other techniques designed to allow development on such parcels outside the critical viewshed.

3. Where it is determined that an alternative building site on a parcel would result in conformance to the Key Policy, then the applicant will be required to modify his proposal accordingly. Similarly, changes in the design, height, or bulk of proposed structures will be required where this will result in an approvable project.
 4. New roads, grading or excavations will not be allowed to damage or intrude upon the critical viewshed. Such road construction or other work shall not commence until the entire project has completed the permit and appeal process. Grading or excavation shall include all alterations of natural landforms by earthmoving equipment. These restrictions shall not be interpreted as prohibiting restoration of severely eroded water course channels or gulying, provided a plan is submitted and approved prior to commencing work.
 5. Where it is determined that a proposed development cannot be resited, redesigned, or in any other way made to conform to the basic critical viewshed policy, then the site shall be considered environmentally inappropriate for development.
 6. The County will participate with other public agencies and private groups to secure adequate funds to purchase critical viewshed parcels proposed for development or to secure for use by restricted landowners, other developable land areas to which new development can be transferred. The value of parcels, for purposes of establishing purchase price, shall not be diminished by virtue of their location in the viewshed or by the policies of this section.
 7. The general policy concerning replacement of structures shall be to encourage resiting or redesign in order to conform to the Key Policy. Replacement or enlargement of existing structures, or structures lost in fire or natural disaster within the critical viewshed shall be permitted on the original location on the site, provided no other less visible portion of the site is acceptable to the property owner, and provided the replacement or enlargement does not increase the visibility of the structure. Replacement or enlargement of structures outside the critical viewshed shall be permitted as long as such replacement or enlargement does not cause the structure to intrude into critical viewshed.
 8. Landowners will be encouraged to grant scenic easements to the County over portions of their land in the critical viewshed.
 9. The County encourages creative public and private efforts to restore the scenic beauty of visually/impacted areas of the coast and will assist such efforts where possible.
- B. Procedures For identifying whether A Proposed Project Would Intrude On The Critical Viewshed.***
1. All development applications shall require individual onsite investigations to determine whether they would intrude on the critical viewshed. The proposed buildings shall be accurately

indicated as to dimensions, height, and rooflines by poles and access roads, by stakes with flags which shall remain in place for the duration of the project review and approval process. Such indications of the extent of development shall be recorded photographically with superimposed representation of the proposed project. The standard for review is the objective determination of whether any portion of the proposed development is visible from Highway 1 or the major public viewing areas identified in the definition of the critical viewshed.

Visibility will be considered in terms of normal, unaided vision in any direction for any amount of time at any season. Ocean views from Highway 1 shall not be obscured by artificial berming/mounding or landscaping. Distant development, although in the technical line of sight, will not be considered visible if sited and designed so as not to be seen from Highway 1 and other major public viewing areas. Exterior light sources shall be prohibited if such light source would be directly visible from the locations designated in Policy 3.2.2.1 above. The critical viewshed does not include areas visible only from the hiking trails shown on the Trails Plan (Figure 3).

All new development not in conformance with the approved representations shall be removed.



3.2.4 *Land Not in the Critical Viewshed*

A. Policies

1. So that the visual continuity may remain undisturbed, the design and siting of structures, whether residential, commercial, agricultural, or public, and access thereto, shall not detract from the natural beauty of the undeveloped skylines, ridgelines, and the shoreline.
2. New applicants, when selecting a building site, must consider the visual effects upon public views as well as the views and privacy of neighbors. The portion of a parcel least visible from public viewpoints will be considered the appropriate site for the location of new structures. New structures shall be located where existing topography or trees provide natural screening and shall not be sited on open hillsides or silhouetted ridges. Sites shall not leave excavation scars or slope disturbance. Structures and access roads shall be designed to minimize alterations of the natural landform and to avoid, insofar as feasible, removal of healthy tree cover.
3. New development should be subordinate and blend with its environment, using materials or colors that will achieve that effect. Where necessary, appropriate modifications will be required for siting, structural design, size, shape, color, textures, building materials, access, and screening.
4. Landscape screening may be used wherever a moderate extension of native forested and chaparral areas is possible. Other screening must be of similar plant or tree species.

5. Sites for new structures shall be selected to avoid the construction of visible access roads and minimize the extent of environmental and engineering problems resulting from road construction.
6. New roads providing residential, recreational, or agricultural access will be considered only where it has been demonstrated that the use of existing roads is not feasible, or that permission for the use of an existing road is shown in writing to be unobtainable from neighboring property owners.
7. New roads shall avoid steep slopes and shall be located along the margins of forested areas, along natural land contours, or within existing vegetation. Road shall be aligned to minimize removal of native trees, and constructed to minimum standards consistent with the requirements of fire safety and emergency use. Drainage and erosion control measures must be adequate to prevent erosion. During road construction, side-casting of earth materials shall not be permitted; all materials not used for on-site fill shall be removed from the area.
8. Television antennas shall be unobtrusive.

B. Procedures For Applying the General Scenic Resources Policies That Apply Outside the Critical Viewshed.

All development applications shall require individual on-site investigations. The proposed dimensions of buildings shall be accurately indicated as to dimensions, height, and rooflines by poles and access roads marked by stakes with flags which shall remain in place for the duration of the project review and approval process. The County shall determine whether the proposed development conforms to the policies set forth in Subsection A of this section.

3.2.5 Exceptions to the Key Policy

A. Rural Service Centers

Development within the following Rural Community Centers--Big Sur Valley, Lucia, Gorda, and Pacific Valley, as well as at Rocky Point Restaurant, Big Sur Inn, and Coast Gallery - provide essential services to the community and visiting public, and shall be permitted under careful design and siting controls as provided for in the County Zoning Ordinance (Title 20 of the County Code) and by Policy 5.4.3 of this Plan.

 ***B. Essential Ranching Structures***

Essential agricultural structures required by commercial ranching and agriculture operations that cannot be feasibly located outside the viewshed shall be permitted under careful design and siting controls. Examples include barns, fences, windmills, water pumps, water tanks, stockponds and corrals. However, all aquaculture facilities will be subject to the same resource protection criteria and

environmental standards as other development. Such uses shall conform to all non-critical viewshed standards.

C. Highway 1 Facilities

1. Public Highway Facilities.

Road capacity, safety and aesthetic improvements shall be allowed, as set forth below, provided they are consistent with Section 4.1.1, 4.1.2, and 4.1.3 of this plan. Signs, guardrails, and restrooms shall be of a design complementary to the rural setting and character of Big Sur, with preference for natural materials. Protective barriers constructed by Caltrans should utilize boulders or walls of rock construction. Public agency permanent highway signs should be framed with unpainted redwood. All highway signs should be reviewed once every three years by Caltrans to determine the need for their continued use. All unnecessary signs should be removed.

2. Private Highway Improvements.

Private driveway entrances, gates, roadside fences, mailboxes, and signs shall be of a design complementary to the rural setting and character of Big Sur, with preference for natural materials.

D. Utilities

It is the County's intent that utilities be installed underground. Overhead power or telephone lines will be considered only where overriding natural or physical constraints exist. Poles will be placed in the least conspicuous locations out of public, and where possible, private view. Exterior lighting will require shielding to reduce its long-range visibility, and to cause the light source to not be visible. Further, exterior lighting shall be downlite and minimal to reduce as much as possible light pollution. Transmitter towers and power facilities must not appear in the critical viewshed. Water lines or underground conduits should be buried or otherwise obscured by vegetation.

E. State Park Parking

In order to provide for parking and other low intensity support facilities for the State of California system of parks on the Big Sur coast, flexibility in the basic viewshed policy may be permitted to allow use of excavating, berming, and indigenous plant screening at Soberanes Point, Garrapata Beach, Little Sur River Mouth, and Point Sur Lighthouse if no environmentally suitable site is available that meets the critical viewshed criteria. Other new parking facilities shall be provided at off-highway locations rather than on the Highway One shoulder. The creation of new parking lots between Highway One and the ocean shall be avoided wherever possible to avoid detracting from scenic coastal views. This policy shall also apply to new units within the system that may be opened to the public. Parking and support

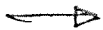
3.6 AGRICULTURE

In the past, farming was practiced on a limited scale on the Big Sur coast. However, the lack of soils suitable for cultivation, limited water supply and other factors do not support commercial farming. Cultivation of crops can be expected to remain small scale for private use.

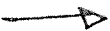
Since the 1800's cattle ranching has been the primary agricultural activity on the coast. Today commercial ranching takes place on a number of the larger properties and descendants of pioneer families still carry on this traditional use of the land. The U. S. Forest Service administers substantial range allotments in the Los Padres National Forest.

In addition to providing cattle for market, ranching has helped maintain the open grasslands characteristic of the scenic landscape. Many of the large meadows found on the coast were created by native grazing animals and have been kept brush free by cattle. The presence of livestock enhances the rural western feeling of Big Sur and adds to visitor's enjoyment of the area.

Increasing costs, high taxes, government restrictions, encroaching residential and public recreational development and other factors make profitable ranching difficult today. Owners of traditional ranching lands are compelled to consider other options for the use of their lands. Yet it is also acknowledged that ranching remains an activity that can produce some return from land that otherwise may have few economic alternatives. There is the feeling that it is desirable to perpetuate the ranching lifestyles both as part of Big Sur's heritage and for the public benefit.



The County and other agencies need to work cooperatively to support landowners in conserving grazing lands. Careful land planning for large properties can result in the retention of ranching use while still permitting other uses of the property. Agricultural conservation contracts, initiated by the property owners, can in some instances, help reduce taxes and make profitable ranching more feasible. These and any other means of assisting owners of large ranching properties in protecting their land for agricultural use should be encouraged by the County.




3.6.1 Key Policy

Agriculture, especially grazing, is a preferred use of coastal lands. In locations where grazing has been a traditional use, it should be retained and encouraged both under private and public ownership. Williamson Act contracts, scenic easements, tax incentives, large lot zoning, and other techniques will be encouraged by the County to promote and assist agriculture.

3.6.2 General Policies



1. All contiguous grasslands of 320 acres or more and those traditionally used for grazing use should be preserved for such use.

2. Uses compatible with the retention of grazing, including hunting and some forms of low intensity recreation, shall be encouraged as a means to assist maintaining land in agricultural use by providing additional income to land owners.
3. Residential, recreational and other land use development shall not be sited on land suitable for grazing unless an equivalent area of new grazing land is provided.
4. Residences and utility buildings and barns associated with agricultural uses shall be located to conserve grazing land.
5. Subdivision of large ranching properties is generally discouraged. The configuration of new parcels created through land divisions shall be designed in such a way to protect existing or potential agricultural activities and grazing resources. In cases where large ranching properties must be divided to accomplish other policies of this Plan, a binding agreement for the continued management of the entire property shall be required. (See policy 5.4.3.M for related policies).
6. Public accessways shall be designed to avoid conflicts with agricultural use. Where public trails must cross actively grazed areas a range of measures including signs, fences, berms, vegetation screens, and prescribed burning to eliminate hazardous accumulation of brush, shall be applied, as appropriate, to reduce conflicts to acceptable levels.
7. The County Farm Advisor should continue to assist landowners in developing grazing management plans. Such plans should include rotation schedules, fencing programs, and other techniques to enhance grazing activity.
8. The U. S. Forest Service and the State Department of Parks and Recreation should lease grazing land to private individuals in order that such areas may continue in traditional agricultural use.
9. Where the Department of Parks and Recreation acquires title to land formerly in grazing use, and where a lag of several years is anticipated before park development plans are implemented, the Department should make every effort to lease the land for the purpose of continuing grazing on the property.
10. The State Department of Forestry and the U. S. Forest Service should actively participate and assist in developing prescribed burning programs for private and for public lands in order to improve and maintain the grazing resource.
11.  Landowners shall be encouraged to establish or expand agricultural operations, such as animal husbandry, livestock breeding, aviaries, vineyards, tree farms, native plant farms, and seed farms.

3.6.3 *Recommendations*

1. The County should seek long-term tax reforms that will permit agriculture lands to be assessed and taxed on the value of their earnings, rather than their development potential.
2. In order to encourage protection of grazing lands and continued cattle operations, the County shall explore all sources of funds - County, State and Federal - to compensate owners of grazing land for scenic easements over their lands except those federal funds which would increase federal land ownership, management or control.

~~3.7 HAZARDOUS AREAS~~

~~The Big Sur Country presents an unusually high degree of hazards for both existing residents and new developments. The rugged terrain of the Big Sur coast is in part the result of seismic activity associated with movement of continental plates. The plates intersect at the San Andreas Fault which parallels the coast some 40 miles inland. The series of faults paralleling the San Andreas account for the orientation of the ridges, valleys, and the shoreline. The two principal faults in the Big Sur segment are the San Gregorio-Palo Colorado Fault and the Sur-Nacimiento Fault which are both seismically active. Seismic hazards include ground rupture, shaking, and failure. Seismic sea waves (tsunami) originating elsewhere in the Pacific Ocean are not considered significant hazards on the Big Sur coast.~~

~~Geologic hazards are also induced or aggravated by human activities. Construction of roads and building pads, in particular, can have disastrous consequences in terms of erosion or land failure. Extra care is needed both by property owners and the County to insure that new excavation, road building and construction is undertaken only where natural conditions permit, and that such activities when in progress are carried out to the highest engineering standards.~~

~~Flood danger is very real in certain areas of Big Sur. The Big Sur and Little Sur Rivers have sizeable flood plains and many other streams on the coast can be hazardous during high water. Structures within known floodplains pose a life hazard to occupants during severe storms. Flood associated hazards include devastating mud flows such as the 1972 disaster that wiped out the Post Office and ambulance center, road wash-outs, and loss of septic tanks and leach fields. Flood damage to small water systems or contamination of wells can result from high water, septic system failure, or stream-carried debris. Road washouts isolate some properties and prevent the entry of emergency vehicles.~~

~~The entire Big Sur area is subject to fire hazard to life, property, vegetation, and wildlife. The hazard varies locally and seasonally due to differences in fuel levels, weather, and topography, yet the risk to life and property remains high due to remoteness from fire stations, difficult access, and water supply problems. Public fire protection on the Big Sur coast is geared to forest fires rather than structural fires. Response time from the Department of Forestry Station at Carmel Hill is lengthy due to distance and~~

Twelve restaurants seat about 1100 people. There are also nine grocery stores, seven gas stations, and few gift shops scattered along the length of Highway 1. Private facilities are typically of a small to moderate scale in harmony with the natural beauty of Big Sur.

5.1.5 Other Activities

In addition to ranching, several industries based around the use of natural resources have historically been located in Big Sur. Logging and mining were among the first important economic activities in the area, although over the years, the level of activity has declined. During the last several years, renewed interest in the coast's redwood forests has been expressed by several commercial loggers. As the scarcity and price of redwood increases, it can be expected that pressure to log in Big Sur will increase.

Aquaculture, the cultivation of fish and shellfish for food, is an industry that is growing rapidly in many parts of the world. Several aquaculture operations have in the past been active on the coast. The Garrapata Trout Farm at the confluence of Garrapata and Joshua Creeks and a commercial abalone farm offshore from the mouth of the Big Sur River are among these. The Department of Fish and Game presently operates a crab and abalone breeding and research facility at Granite Creek.

Gold mining in the Los Burros District is the focal point of present mining activity. Development of a large deposit of commercial grade limestone near the summit of Pico Blanco Mountain in the Little Sur River drainage has been proposed in the past by the owners of the property and may be proposed again in the future.

Big Sur does not possess the characteristics essential to most industries engaged in manufacturing. Neither the transportation system work force, nor market are adequate to support most manufacturing and there is a lack of developable land for such uses.

5.2 LAND USE PLANNING ISSUES

Several key issues directly affect planning for the Big Sur coast. These issues concern the effects of intensified land use and development on the environment and character of the coast and the effect on public access to the area. Continued residential development and subdivision for residential purposes is a trend at odds with the preservation of the coast's natural, scenic, and rural character. The remaining capacity on Highway 1 at peak use periods to serve further land development is extremely limited. The California Coastal Act states that remaining road capacity shall be used to serve coastal development uses such as agriculture and coastal recreation and shall not be precluded by residential development. Thus, availability of capacity on Highway 1 to accommodate further residential development or subdivision is a major limitation to these uses.

The basic emphasis of the Coastal Act is clear: to protect the environmental quality and resources of the California coast while making these available for the enjoyment of all of the citizens of the State. A major challenge of this plan is to find a way to substantially curtail further commitment to residential development resulting from subdivision or other land use intensification while also assisting landowners in achieving the most sensitive possible development of existing parcels.

→ A second challenge of the plan is to encourage and to protect ranching as an important and traditional use of the larger land holdings with significant grazing resources. How recreational uses and visitor accommodations on such properties can be developed to help support agriculture is also an important consideration.

Finally, the plan must meet the Coastal Act's goal of encouraging public recreational use and enjoyment of the coast while ensuring that the very resources that make the coast so valuable for human enjoyment are not spoiled. Undesirable impacts of recreation have been in evidence for some years and must be corrected if Big Sur's long term promise is to be fulfilled. Overuse of existing private and public campgrounds, loss of riparian vegetation through trampling, erosion of paths, compaction of soil in redwood forests, disruption of wildlife habitats, and increased fire hazards are a few of the problems associated with current levels of recreational use. Pfeiffer-Big Sur State Park is an example of a State facility whose popularity and use is at or beyond its environmental holding capacity. Some private campgrounds are similarly affected.

Visual impacts associated with recreation in Big Sur include littering, excessive numbers of parked vehicles along Highway 1, and development of visitor facilities that are visually obtrusive from the scenic highway. Residents of the coast are at times undesirably affected by recreational activities. There is a clear need to protect the quality of local water supplies, for residents and visitors alike, and to minimize the danger of fire hazard during high public summer use periods. The privacy of the residents of the area should be protected as public access both to the shore and upland areas increases. Visitor safety is also an issue because of hazardous cliffs and dangerous ocean conditions.

The location, intensity, and character of new recreational facilities needs to be cognizant of all of these problems. Careful planning is needed to lessen, not increase, impacts associated with recreational enjoyment of the coast.

5.3 PROPOSED LAND USES

This section describes the kinds, locations and intensities of land uses recommended for the Big Sur coast. The capabilities of Big Sur's natural environment and the capacity of the public service system to support development are reflected in these proposals. However, all new development is also subject to the policies of other sections of this plan concerning resource management, Highway 1 and other roads, shoreline access and trails, and is subject to the plans and provisions for administration and


- d. Prescribed burning, crushing, lopping or other methods of brush clearing which do not materially disturb underlying soils.

Selective removal of trees may be permitted where consistent with the Forest Resources policies of this Plan, provided that no impairment of the critical viewshed or degradation of environmentally sensitive habitat will result. Where the removal of trees is part of a stand improvement project or similar long-term management effort, the submission of a Forest Management Plan for the site will be encouraged by the County; approval of such plans pursuant to a coastal development permit will obviate the need for multiple permit requests on the same site.

5.4.3 Specific Policies

A. National Forest Lands

1. The County strongly supports continued management of the Ventana Wilderness in strict adherence to the provisions of the Wilderness Act.
2. The County requests that the Forest Service give special attention in its planning and management of the Los Padres National Forest to the protection of the natural environment from recreational overuse and to the protection of adjacent residents from fire hazard and water pollution resulting from recreational use.
3. The County will consult with the U.S. Forest Service prior to the issuance of a coastal development permit for any parcel adjacent to the National Forest lands, roads, or access trails.
4. The "National Forest" land use designation may include some lands not currently managed by the U.S. Forest Service. Non-federal development within the "National Forest" land use designation will be subject to the policies for "Watershed and Scenic Conservation". Lands added to Los Padres National Forest outside the certified "National Forest" designation will not be redesignated without Plan amendments.



B. Agriculture

1. Agricultural resource protection policies presented in Chapter 3 provide the basic framework to guide agricultural activities and shall be considered in all development applications where existing or potential grazing land is concerned. Management of agricultural operations should be particularly sensitive to the protection of water quality and vegetation in riparian areas.

2. Aquaculture activities are considered agriculture uses and are generally compatible with the goals of this plan. Processing facilities will be carefully considered to assure compatibility with the area.

G Development of New or Expanded Recreation Facilities

1. Development of recreation and visitor-serving facilities at locations suitable for such use is preferred over other types of development in Big Sur because of Big Sur's national significance as a recreation area.
2. Maintenance of the rustic, outdoor recreational character of Big Sur is emphasized. The expansion and development of recreation and visitor-serving facilities in Big Sur shall be of a scale and nature that is compatible with the natural and cultural character of the area while offering opportunities for visitors to experience and enjoy the beauty and inspiration that the Big Sur environment presents. Intensive recreational uses or facilities are not appropriate and shall not be permitted.

Compatible scale and character shall include limiting the number of visitor accommodation units as specified in 5.4.2.9 and shall limit such structures to two stories in height, subject to site constraints. Intensive visitor-serving projects (those over 5 units) will be required to enhance and/or provide public coastal recreational opportunities consistent with Coastal Act Sections 30212.5 and 30222 and all Plan policies.

The provisions of this policy shall apply to policy 3, below, as well as all other relevant Plan policies.
3. The Soberanes Point, Garrapata Beach, and the Little Sur River areas should be planned for low-intensity, day-use recreational development with minimal provision of facilities. The scenic and natural resources of these areas should be preserved in a natural state.
4. Historical resource areas can offer interesting and attractive recreational opportunities for visitors to Big Sur. These areas shall be preserved for public recreational and educational use.
5. The County encourages expansion and development of public and private recreation and visitor-serving facilities within existing areas of development. Accordingly, new development, or expansion of existing recreation and visitor-serving facilities in the Big Sur Valley, and at Lucia, Gorda, and Pacific Valley is generally acceptable provided resource protection policies can be met.
6. Undeveloped areas in Big Sur shall be preserved for low intensity recreational use such as hiking and camping and nature study. Only minimal alterations of Big Sur's existing natural environment and recreational character shall be allowed. Development of low intensity

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