

Table PA-10c Coastal Access Points - Del Monte Forest Planning Area

Access Area	Category	LUP Site Specific Recommendation ^a	Implementation ^b	Managing Agency ^c	Comments ^d	Periodic Review Recommendations
1.Spanish Bay (PBCo Map #5)	Improvements/ Use	a. Retain vehicular access along the southerly 2000 feet of Spanish Bay Road	Y	PBCo	NC	Retain in LUP
		b. Improve and reorganize parking area to reduce erosion and impacts on vegetation and scenic qualities	Y	PBCo	NC	Change text to read “maintain parking area to minimize erosion and impacts on vegetation and scenic qualities”
		c. Provide at least 80 spaces, sign for access and habitat	Y	PBCo	Field check revealed 75 marked spaces + 5 marked HC spaces, and signs at south end of Spanish Bay (Area 1b)	Change text to read “maintain at least 80 spaces and signs for access and habitat”
		d. Install boardwalks through areas of fragile vegetation and dune restoration areas, secure lateral and vertical dedications for beach access from Asilomar to Point Joe	Y (boardwalks)	PBCo	Has about 4 or 5 detours where boardwalk is damaged; has been undercut or eroded by waves/removal of sand. Detours are marked with posts and rope to guide visitors around damage and through dunes.	Repair and/or reroute boardwalk consistent with protection of dunes. ^e Change text to read “maintain boardwalk...” retain provision to secure lateral and vertical access dedications.
	Other	e. "Agreement between County and owner of the road system (currently Pebble Beach Company) which establishes public right to vehicular and pedestrian/bicyclist access through Del Monte Forest subject to reasonable toll, regulations and hours/days of operation.	Y	PBCo/MCO	Automobile toll is currently \$8.00.	Update table to identify that agreement between Pebble Beach Company and Monterey County exists, which allows for public use of the private road system in Del Monte Forest for recreational purposes during daylight hours subject to payment of an entrance fee and reasonable restrictions on the time, place and manner of such public use. ^f

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		<p>f. Tie dedications and improvements to access points 1-10 and 12 (Ghost Tree portion only of 10) to a condition of development of the Spanish Bay Hotel/Golf links project. Require the posting of a performance bond (see Stillwater Cove). Require the posting of a performance bond to ensure timely access improvements consistent with LUP Policy on “phasing”, page 14, site-specific access recommendations, Appendix B as a condition of development of the Spanish Bay Golf links project.</p>	P	PBCo/ DMFF	<p>Permit approval for Spanish Bay Resort was conditioned to require dedication of these access points to Del Monte Forest Foundation. Pebble Beach Company has recorded offers to Dedicate in most cases, but offers have yet to be accepted by DMFF due to concerns regarding funding for perpetual maintenance. In the meantime, PBCo continues to maintain public access improvements implemented through permit conditions.</p>	<p>Complete improvements to points 11. Carmel Beach and 12. Stillwell Cove; Have PBCo work with DMFF to provide for long-term maintenance of access points and enable acceptance of OTDs.</p>
	Map Notes	<p>g. Trail continues north along beach to Asilomar State Beach</p>	Y	PBCo	<p>Boardwalk and detour – see comment “d” above.</p>	<p>Repair and/or reroute boardwalk consistent with protection of dunes; update map to identify existing and any other proposed improvements</p>
		<p>h. Use boardwalk where trail crosses remnant dunes near point and where needed to avoid environmental damage.</p>	Y	PBCo	<p>Boardwalk does allow travel across remnant dunes near point, but in need of repairs - see other notes in “d” & “f” above; sign at south end of parking lot indicates pedestrian trail to Point Joe (0.5 miles) and Spanish Bay (1.8 miles); interpretive sign indicates sand mining operation from 1880’s until 1973; PBCo dune restoration since 1986.</p>	<p>Repair and/or reroute boardwalk consistent with protection of dunes; update map to identify existing and any other proposed improvements</p>

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		i. Develop shoreline trail along beach. Avoid conflict with golf course.	Y	PBCo	Can traverse shoreline at most tides, except across rocks at point at high tide.	Note that trail may be impassable at high tide - alternate high tide route is along boardwalk
		j. Post sensitive plant areas	Y	PBCo	Signs indicating sensitive habitat located in dunes, roped off from public access	Retain in LCP.
		k. Remove Spanish Bay Road	Y	PBCo	NC	Update map to show that this has been accomplished; delete task
		l. Day use facilities. Some accessible to handicapped.	Y	PBCo	5 HC parking spots ADA ramp and platform with 2 picnic tables out to and overlooking the beach at north end of parking lot.	Update map to show this has been accomplished; identify existing and any other proposed improvements
		m. Post "No Bus Parking" in parking lot	Y	PBCo	NC	Update map to show that this has been accomplished
		n. 80 auto and 3 bus parking spaces in designated areas	Y	PBCo	See notes in "c" above, Bus parking along 17 Mile Drive south of parking lot + about 18-22 additional spaces along 17 Mile Drive	Update map to show this has been accomplished; identify existing and any other proposed improvements
		o. 5 handicapped parking spaces	Y	PBCo	NC	Update map to show this has been accomplished
		p. Day use facilities	Y	PBCo	Picnic tables, garbage cans	Update map to show this has been accomplished
		q. Reroute Spanish Bay Road	Y	PBCo	NC	Update map to show this has been accomplished
		r. Post "Bus Parking" along road	Y	PBCo	3 different pullouts parallel to 17 Mile Drive; bus parking is marked	Update map to show this has been accomplished
2. Point Joe (PBCo Map #7)	Improvements/ Use	a. Reorganize and improve parking area	Y	PBCo	Parking in 3 different spaces between Spanish Bay lot and Point Joe	Update map to show this has been accomplished; identify existing and any other proposed improvements
		b. Provide a minimum of 30 spaces	Y	PBCo	NC	Update map to show this has been accomplished
	Other	c. See Spanish Bay "e" and "f" above	P	PBCo / DMFF	See Spanish Bay "e" and "f" above	See Spanish Bay "e" and "f" above

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	"from Maps"	d. Pedestrian barriers where necessary for safety	Y	PBCo	Wooden split rail fencing along most of seaward side of trail, also interpretive signs.	Update map to show this has been accomplished; identify existing and any other proposed improvements
		e. 30 improved auto parking spaces.	Y	PBCo	About 3 double parking areas, each able to hold on 10-20 cars – but not marked slots	Update map to show this has been accomplished; identify existing and any other proposed improvements
		f. 2 handicapped parking spaces	N	PBCo	No handicapped spaces marked, but cars can park with extra room since slots not marked.	Retain and stripe two handicapped spaces where indicated.
		g. Shoreline trail along bluff top.	Y	PBCo	NC	Update map to show this has been accomplished
		h. Route trail to avoid conflict with golf use	Y	PBCo	Trail goes along seaward side of 17 Mile Drive along fence inland of golf course on seaward side of 17 Mile Drive; appears to avoid conflicts with golf use.	Retain.
		i. Post "No Bus Parking"	N	PBCo	No signs visible	Retain.
3. Bluffs between Point Joe and Bird Rock	Improvements/ Use	a. Reorganize and improve parking areas	Y	PBCo	NC	Retain.
		b. Provide parking for a minimum of 125 cars	N	PBCo	2 or 3 large parking areas with space for approximately 50-60 vehicles. (About 22 and 20-25 + about 8-10 between China Rock and Bird Rock.)	Retain; provide additional parking to meet established total of 125 parking spaces.
		c. Sign for access Develop hiking/jogging trail	Y	PBCo	Pedestrian trail exists between Spanish Bay and Bird Rock.	Change text to read "continue to sign for access. Maintain hiking/jogging trail"
	Other	d. See Spanish Bay "e" and "f" above	P	PBCo / DMFF	See Spanish Bay "e" and "f" above	See Spanish Bay "e" and "f" above
	"from Maps"	e. Single shoreline trail on bluff top	Y	PBCo	NC	Retain.
		f. Post "No Bus Parking"	N	PBCo	Not posted	Retain.

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		g. Parking for 125 autos	Y	PBCo	NC	Retain. Update map to show what has been accomplished; identify existing and any other proposed improvements provide additional parking to meet established total of 125 parking spaces.
		h. Rotate public access every 2 years to allow resource to recover from use		PBCo	NC	Retain.
		i. Post "No Bus Parking"	N	PBCo	not posted	Retain.
		j. Single shoreline trail on bluff top	Y	PBCo	NC	Retain.
		k. Pedestrian barriers where required for safety or resource protection	Y	PBCo	NC	Retain.
4. Bird Rock (PBCo Map#10)	Improvements/ Use	a. "Reorganize parking to provide for a minimum of 100 spaces, improve paths to pocket beaches, improve picnic area, sign for hazards and habitat."	Y	PBCo	NC	Change text to read "Maintain parking area to provide a minimum of 100 spaces..."
	Other	b. See Spanish Bay "e" and "f" above	P	PBCo / DMFF	See Spanish Bay "e" and "f" above	See Spanish Bay "e" and "f" above
	"from Maps"	c. Single shoreline bluff top trail	Y	PBCo	NC	Retain
		d. Stair to Pocket Beaches	N	PBCo	No stairways along parking lot midpoint or north or south end - only one stair access to Seal Beach picnic area	Update map to show where stairs have been placed; identify existing and any other proposed improvements
		e. Pedestrian barriers where necessary for safety or resource protection	Y	PBCo	NC	Retain; update map to show where barriers have been placed.
		f. 100 auto parking spaces	Y	PBCo	NC	Retain.

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		g. Stair to Pocket Beach	N	PBCo	NC	Update map to show where stairs have been placed; identify existing and any other proposed improvements
		h. 4 bus parking spaces	U	PBCo	Probably enough space for busses, though not signed. However, since cars park on seaward side, buses could park on inland side.	Retain and stripe four bus parking spaces where indicated.
		i. 5 handicapped parking spaces	Y	PBCo	NC	Retain.
		j. Post "Bus Parking"	N	PBCo	not posted	Retain.
		k. Improve existing restroom facilities	Y	PBCo	NC	Update map to show this has been accomplished; identify existing and any other proposed improvements
		l. Stair to Pocket Beach	Y	PBCo	at south end to Seal Beach only (#11 on DMF map)	Update map to show this has been accomplished; identify existing and any other proposed improvements
		m. Trail to beach	Y	PBCo	NC	Retain.
5. Beach & bluffs between Bird Rock & Fan Shell Beach	Improvements/ Use	a. "Improve existing parking area, provide a minimum of 10 spaces, improve path to Seal Beach, continue hiking/jogging trail to Fan Shell Beach, sign for access."	P	PBCo	2 parking areas, trail goes along roadway access to beach via stairs at north end and from trail coming from Bird Rock. Trail connects to equestrian system, extending inland through Spyglass Dunes. Does not continue to Fan Shell Beach.	Change text to read "Maintain parking areas to provide a minimum of 10 parking spaces; maintain path to Seal Rock Beach and extend hiking/jogging trail from Bird Rock to Fan Shell Beach, and maintain public access signs.
	Other	b. See Spanish Bay "e" and "f" above	P	PBCo / DMFF	See Spanish Bay "e" and "f" above	See Spanish Bay "e" and "f" above
	"from Maps"	c. Post "No Bus Parking"	N	PBCo	not posted	Retain.
		d. Single beach access trail	Y	PBCo	NC	Retain.

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		e. 10 parking spaces	Y	PBCo	NC	Update map to show how and where this has been accomplished; identify existing and any other proposed improvements
6. Fan Shell Beach (PBCo Map#13)	Improvements/ Use	a. "Reorganize and improve parking, provide a minimum of 25 spaces, improve path to beach, sign for access."	Y	PBCo	No spaces actually marked/striped but could probably get 25 parking spaces if everyone parks conscientiously	Change text to read "Maintain parking area with a minimum of 25 parking spaces, maintain path to beach and signs for access."
	Other	b. See Spanish Bay "e" and "f" above	P	PBCo / DMFF	See Spanish Bay "e" and "f" above	See Spanish Bay "e" and "f" above
	"from Maps"	c. 25 auto parking spaces	Y	PBCo	See notes in "a" above/	Retain. Update map to show this has been accomplished; identify existing and any other proposed improvements
		d. Pedestrian safety barrier	Y	PBCo	NC	Retain.
		e. Stair to beach	Y	PBCo	Stairs located at north end of Fanshell Beach and at south end of Fanshell Beach parking lot leading to small pocket beach.	Update map to show stairs at north end of Fanshell Beach; retain stairs shown leading to pocket beach.
		f. Post "No Bus Parking"	N	PBCo	not posted	Retain.
7. Crocker Grove (PBCo Map#15)	Improvements/ Use	a. "Provide a minimum of 10 parking spaces, sign for access and habitat."	Y	PBCo	Separated into 3 locations along 17 Mile Drive	Change text to read "Maintain a minimum of 10 parking spaces, and signs for access and habitat."
	Other	b. See Spanish Bay "e" and "f" above	P	PBCo / DMFF	See Spanish Bay "e" and "f" above	See Spanish Bay "e" and "f" above
	"from Maps"	c. Log barriers where necessary to prevent auto access	Y	PBCo	NC	Retain.
		d. Interpretive signing to address shoreline-inland cypress habitat transition	P	PBCo	in center parking lot area only, no sign posted at north and south ends as shown on map	Update map to show where this has been accomplished; identify existing and any other proposed improvements

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		e. Interpretive signing	P	PBCo	see note in “d” above	Update map to show where this has been accomplished; identify existing and any other proposed improvements
		f. Post “No Bus Parking”	N	PBCo	not posted; but pretty obvious	Retain.
		g. 10 auto parking	Y	PBCo	in 3 places	Retain, and update map to show where this has been accomplished; identify existing and any other proposed improvements
		h. Pedestrian barrier for resource protection	Y	PBCo	wooden split rail fence	Retain.
		i. Road edge trail for pedestrian visual observation of Cypress Grove	Y	PBCo	Between wooden split rail barrier and parking area	Retain.
		j. Interpretive signing	P	PBCo	NC	See note in “e” above.
8. Cypress Point (PBCo Map#14)	Improvements/ Use	a. “Sign for hazard, retain existing parking.”	Y	PBCo	NC	Change text to read “Maintain sign for hazards and retain existing parking.”
	Other	b. See Spanish Bay “e” and “f” above	P	PBCo / DMFF	See Spanish Bay “e” and “f” above	See Spanish Bay “e” and “f” above
	“from Maps”	c. Reorganize and stripe 35 parking spaces	Y	PBCo	Parking spaces are striped	Update map to show this has been accomplished; identify existing and any other proposed improvements
		d. 5 handicapped parking spaces included in total of 30 parking spaces for autos	Y	PBCo	30 spaces + 5 handicap + 1 bus space	Update map to show where 5 handicap parking spaces and bus space are located
		e. Pedestrian safety barrier (existing)	Y	PBCo	chain link fence; telescopes	Retain.
9. Lone Cypress – Midway Point (PBCo Map#16)	Improvements/ Use	a. "Improve and reorganize parking, redesign observation area per OSAC recommendations."	U	PBCo	Striped diagonal parking exists seaward of 17 Mile Drive, and striped parallel parking spaces on inland side together provide about 32 spaces.	Change text to read “Maintain parking areas, observation areas, and erosion control.

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	Other	b. See Spanish Bay “e” and “f” above	P	PBCo / DMFF	See Spanish Bay “e” and “f” above	See Spanish Bay “e” and “f” above
	“from Maps”	c. Stripe to reorganize parking and to improve pedestrian safety	Y	PBCo	Aggregate path between parking and barriers only 1 HC parking space provided	Update map to show this has been accomplished; identify existing and any other proposed improvements
		d. Redesign pedestrian access to improve resource protection	Y	PBCo	About 32 parking spaces provided	Update map to show this has been accomplished; identify existing and any other proposed improvements
		e. Enhance pedestrian auto barriers to prevent further resource degradation	Y	PBCo	NC	Update map to show this has been accomplished; identify existing and any other proposed improvements
10. Pescadero Pt. (Ghost Tree Vista Pt. and Hill Site) (PBCo Map #17 and #18)	Improvements/ Use	a. Ghost Tree: Improve and reorganize parking to provide a minimum of 35 spaces	U	PBCo	Parking for about 15 cars maybe 20 maximum (probably better 15) – appears okay for capacity of area – no handicapped spaces are marked	Retain; add text to “provide and mark three handicap spaces” to be consistent with access map.
		b. “Hill” Property: Improve and sign a pedestrian trail loop from the Ghost Tree vista point to 17-Mile Drive on the westerly portion of the site	P	PBCo	Loop trail exists; nice pedestrian path at Pescadero Point, but does not appear to extend onto former Hill property as intended.	Change text to read “Maintain pedestrian loop trail from Ghost Tree vista point to Pescadero Point west of 17-Mile Drive. Complete trail in accord with Coastal permit 3-85-035. Maintain interpretive and access signs.”
		c. Provide a minimum of 10 parking spaces.	Y	PBCo	Adopted Major LCP amendment 3-91 retained loop trail but deleted reference to 10-car parking lot.	Change text & map notes to remove reference to 10-space parking lot. Add text to “provide and mark one handicap space” to be consistent with access map.

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	Other	d. Require dedication and improvement of bluff top pedestrian area as a condition of development approval on Hill site.	U	PBCo	Conditions requiring access onto the Hill site have not been completed in full compliance with permit 3-85-083.	Change text to reflect blufftop trail required by permit 3-85-035 (see also Table PA-11b Del Monte Forest coastal Trails).
	"from Maps"	e. 35 auto parking spaces including 3 handicapped	P	PBCo	See note in "a" above	Update map to show what has been accomplished; identify where remaining parking and handicap parking spaces will be located, and identify all existing and any other proposed improvements;
		f. 10 auto parking spaces including 1 handicapped	N	PBCo	See comment "c" above; no handicap parking spaces marked.	Update map to show what has been accomplished and portions of trail that still needs to be completed; identify where handicap space will be located; and identify all existing and any other proposed improvements.
		g. Loop trail	P	PBCo	NC	Update map to indicate "complete loop trail;" identify existing and any other proposed improvements

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11. Carmel Beach	Improvements/Use	a. Access trail.	U	PBCo	Access was required in Spanish Bay permit, but no accessway is currently provided or signed as shown in the LCP. Trail shown on DMF LUP Figure 15 differs from that shown on Appendix B map; access shown in Appendix B map shows trail extending along private driveway to Carmel city boundary only; more appropriate alignment for Carmel Beach access trail should be provided along historic Redondo trail alignment; maps would need to be revised to show this alignment.	Change text to read “Provide direct physical access from Del Monte Forest to Carmel Beach. Trail to Carmel Beach should be located along historic Redondo trail alignment; i.e., along existing maintenance road between the golf course and the north side of Pescadero Creek riparian vegetation, along the edge of riparian habitat and then down the face of the bluff to Carmel Beach. Provide necessary trail improvements to get from blufftop to beach.” – Revise maps.
	Other	b. Require dedication and improvement as a condition of development approval on any affected parcel.	N	PBCo	Was required in Spanish Bay permit, but not yet put into effect.	Retain.
	“from Maps”	c. Post “Carmel Beach Trail Access”	N	PBCo	Trail does not exist where shown on Appendix B map, however, one can walk along existing maintenance road and along southern edge of golf course, then down bluff to beach.	Retain; recommend modifying Appendix B map to show trail to be located along historic Redondo Trail alignment (as described in (a) above)
		d. Stripe pedestrian lane on drive	N	PBCo	NC	Change to reflect recommended reconfiguration of trail north of Pescadero Creek.

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12. Stillwater Cove	Improvements/ Use	a. Provide public access to Stillwater Cove via the existing pier (to be retained and upgraded) and beach south of the pier and access improvements consistent with the management plan prepared for that area.	Y	PBCo	Brochure map given out at entry to DMF still does not show Stillwater Cove access point and brochure text describing access as shown in LCP was very small font which is very hard to read; brochure indicates two parking areas for Stillwater Cove and says to utilize the parking areas guests must make advanced reservations: “advanced reservation entitles the user to free parking in one of the sixteen reserved spaces and the opportunity to enter the Beach & Tennis Club parking lot for equipment drop off/pickup.” Based on LUP map, and Spanish Bay and Casa Palmero permits, supposed to now have 6 reservable and 10 first-come first-served public coastal access parking spaces.	Change text to read “Maintain public access to Stillwater Cove pier and beach south of pier though Beach Club parking lot. Provide and maintain public access signage along Palmero Way and Cypress Drive to clearly indicate that access to Stillwater Cove is through the Beach and Tennis Club parking lots, and to identify public parking locations, including coastal public access spaces provided at the 17 th tee and Tennis Club parking lots;” revise Figure 15 in LUP to show pedestrian route to Stillwater Cove, consistent with Appendix B map; revise map handout distributed at entrance gates to include Stillwater Cove access point; number Stillwater Cove access point in a manner similar to all other access points, and provide information for use in same size font used for other access points.

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	Other	b. "Agreement between County and owner of the road system (currently Pebble Beach Company) which establishes public right to vehicular and pedestrian/bicyclist access through Del Monte Forest subject to reasonable toll, regulations and hours/days of operation"	Y	PBCo	NC	Retain. Add clarification as for #1.e above (no fee for pedestrian or bicycle entry).
	"from Maps"	c. Unreserved visitor parking area	Y	PBCo	6 spaces in tennis lot signed but not posted on street that public parking for coastal access exists.	Maintain 16 parking spaces for public coastal access (6 reservable and 10 first-come first-served parking spaces). ^g Update map to show location of reservable and first-come first-served visitor parking spaces (currently provided in 17 th Tee and Tennis Club parking lots). Identify all existing and any other proposed public access improvements; revise maps as necessary.

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		d. Pedestrian route to beach	P	PBCo	Currently no indication to guide visitors thru Beach & Tennis Club; pedestrian route through tennis parking lot is signed, but no signs to or thru Beach Club parking lot are present; private club signs posted at Beach Club parking lot may be intimidating to those who otherwise would make use of Stillwater Cove public access point.	To avoid conflicts that may arise between Beach Club users and coastal visitors to Stillwater Cove, either install an alternative pathway from Cypress Drive to Stillwater Cove that is outside of the Beach Club parking lot (e.g., a path on the inland slope to the south of the parking lot), or clearly indicate, on site, that public access to Stillwater Cove can be attained through the Beach and Tennis Club parking lots, either on a sign posted at the Beach and Tennis Club parking lot entrances, or by painting arrows or footprints on the parking lot pavement itself. Update map to show pedestrian route to Stillwater Cove, consistent with Appendix B map.

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		e. 6 reserved parking spaces (1 handicapped)	P	PBCo	9 coastal access parking spaces posted at 17 th Tee parking lot; no handicap space posted. Casa Palmero permit required that an additional “ten (10) unreserved visitor parking spaces shall be available and marked specifically for beach access to Stillwater Cove, either... in the Tennis Center parking lot ... or along the hedge adjacent to the 17 th tee box next to the existing six (6) reservable Stillwater Cove parking spaces...these ten spaces shall be available to Stillwater Cove beach users at all times, on a first come-first served basis...” However, the brochure map indicates that use of any of the sixteen parking spaces must be done by advanced reservations.	Update map to reflect additional parking spaces required through Casa Palmero permit. Provide signage at the 17 th Tee and Tennis Club parking lots to indicate public parking is provided for coastal access. Revise brochure map handout to correctly identify location and use of six reservable and ten non-reservable parking spaces. See also notes in “a” above regarding handout map.
		f. Equipment and handicapped drop-off	Y	PBCo	NC	Retain
		g. Ramp/stair to beach	Y	PBCo	Also added restroom facilities as required of Casa Palmero CDP	Retain.
		h. Restroom facilities	Y	PBCo	NC	Update map to show where public restrooms are located; identify all existing and any other proposed improvements.

^a Generally paraphrased from “Provision/Acquisition, Management, Improvements, and Constraints/Restrictions” listed in Del Monte Forest Area Land Use Plan Policy 145 and text and map notes included in Appendix B “Shoreline Public Access Design Criteria.”

^b Intended to indicate if task has been implemented or not; Y= Yes, has been implemented; N = No, has not been implemented; P = Partial implementation; U = Implementation Uncertain; N/A = Not applicable.

^c Managing agency apparently responsible for coastal access point: DMFF = Del Monte Forest Foundation; MCO = Monterey County Planning and Building Inspection Department; PBCo = Pebble Beach Company.

^d NC = No additional comments.

^e Repairs and/or rerouting of boardwalk may require a coastal development permit.

^f Recreational use means non-commercial uses by persons for sightseeing, picnicking, hiking, nature observation and other recreational purposes consistent with the Del Monte Forest LUP. No fees for pedestrian or bicycle entry.

^g The Coastal Commission CDP for Spanish Bay (3-84-226) required six reservable parking spaces. Ten additional non-reservable parking spaces for coastal access were required pursuant to Casa Palmero CDP (A-3-MCO-97-037).