

Table PA-10d Coastal Access Points - Carmel Planning Area

Access Area	Category	LUP Site Specific Recommendation ^a	Implementa-tion ^b	Managing Agency ^c	Comments	Periodic Review Recommendations
Carmel Point	Provision/ Acquisition	a. "Acquire remaining privately owned, vacant parcels on the oceanside of Scenic Road.	U	DPR & DPW	NC	Retain; determine appropriate entity to manage this area, e.g., State Parks
		b. Provide formalized bluff top and lateral access."	N	DPW	NC	Retain.
	Management	c. Develop the Scenic Road corridor for pedestrian use	N	DPW	Converting to one way traffic would enhance motorist and pedestrian safety.	Consider conversion to one-way traffic, together with defined pedestrian/bike path(s), to match adjoining segment of Scenic Road within City of Carmel to enhance motorist and pedestrian safety.
		d. Discourage informal trails or use of private lands consistent with Improvement provisions	N	DPR & MCO	Multiple informal trails; DPR indicates ongoing problem causing erosion	Retain
		e. Enforce no parking regulations	P	MCO	Enforced except on Stewart Way	Retain.
		f. Increase frequency of Sheriff patrol on weekends	U	MCO Sheriff	NC	Retain.
		g. Install and maintain trash cans at entries to improved access ways	P	DPR or MCO	None at Ocean View, one at Martin Way Beach Access Stairs; DPR indicates trash cans maintained	Update to identify existing improvements and any other proposed improvements; change text to read "Maintain trash cans and other public access improvements"
	Improvements	h. Provide separated pedestrian-path along the oceanside of Scenic Road	N	DPR or MCO	DPR indicates ongoing erosion problem along ocean side of Scenic Road – no room for path	See comment under "c" above
		i. Retain unimproved access ways in the area and provide one formal improved accessway at the north end of Ocean View	N	DPR & MCO	No real improved access way at Ocean View (few small local trails); DPR indicates existing accessways have been improved	Update to identify which specific improved and/or unimproved accessways to retain.

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		j. Construct low fences to delineate private property and prevent further use of eroded trails consistent with the above	P	DPR or MCO	Fences along both houses on ocean side of Scenic Road. No prevention of further use of eroded trails. DPR indicates some “symbolic” cable fencing installed to protect trails.	Modify to read “Evaluate existing trail conditions with respect to erosion and implement appropriate measures to prevent future use of eroded trails.”
		k. Replant disturbed areas with quick-growing ground covers compatible with the natural character of Carmel Point	P	DPR	Ground cover is mostly ice plant; DPR indicates dune revegetation ongoing near restroom	Retain; update if necessary.
		l. Permit parking along Scenic Road if possible	U	MCO	Narrow road limits parking, few possible spots on landward side of Scenic between driveways N of Ocean View; DPR indicates no room near State Beach	See recommendation in “c” above; retain only if feasible in light of recommendation in “c” above.
	Constraints/ Restrictions	m. Bluffs are highly erodable; informal trail activity on bluff faces shall be restricted subject to Improvement provisions.	Y	DPR	DPR indicates road needs to be stabilized, fencing installed, and slopes vegetated	Retain
		n. Restrict access on private developed parcels along the seaward side of Scenic Drive.	U	MCO	NC	Retain
		o. Significant archaeological sites occur along Scenic Road; further degradation shall be prevented.	U	MCO	NC	Retain
I. Carmel River State Beach - North Segment	Provision/ Acquisition	a. Provide formalized lateral and vertical access subject to necessary limitations to protect habitats.	Y	DPR	MCO should work with DPR to ensure that this gets accomplished.	Retain
	Management	b. Designate marsh/lagoon as Natural Preserve	Y	DPR	DPR indicates done	Update to reflect current status as Natural Preserve.
		c. Increase level of supervision and enforcement during peak use periods	Y	DPR	DPR indicates increased enforcement of day regulations ongoing	Change to read “Maintain adequate level of supervision and enforcement during peak use periods.”

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		d. Install vehicle-proof barricade at each dead-end street bordering the easterly fringe of the marsh	U	DPW	Monte Verde – yes River Park – pile of sand Camino Real -- nothing	Retain; MCO should encourage DPW to complete this task.
		e. Restrict access to the marsh on a seasonal basis if deemed necessary	N/A	DPR	DPR indicates no need identified	Retain
		f. Control bonfire activity by restricting it to designated areas of the beach with low fire hazard ratings	Y	DPR	Signs posted: “No fire/ bbq allowed”; DPR indicates only small fires permitted	Retain
	Improvements	g. Maintain but do not enlarge existing parking lot	Y	DPR	DPR indicates done	Update to identify existing improvements and any other proposed improvements; Change text to read “Maintain parking area.”
		h. Restripe parking lot to increase number of spaces	U	DPR	DPR indicates restriping may have been done since 1980	Change to read “Maintain striped parking spaces.”
		i. Redesign and improve existing stairway	Y	DPR	DPR indicates done ; access provided by three stairways: two on Scenic Road, one on Ribera Road. All three stairways are in good shape.	Update to reflect current status; change to read “Maintain stairway accessways on Scenic and Ribera Roads.”
		j. Provide one new improved formal accessway from Scenic Road to the beach at the end of Valley View	Y	DPR	Installed; DPR indicates done	Update to reflect current status; change to read “Maintain accessways from Scenic Road to the beach at the end of Valley View.”
		k. Plant disturbed areas with quick-growing ground covers which are aesthetically compatible with present vegetation	P	DPR	DPR indicates some done – more needed	Retain
		l. Close all unimproved access ways by fencing or other means as necessary to protect the habitat from degradation especially erosion	U	DPR	Few unimproved local trails from Scenic Road to beach; DPR indicates ongoing management problem	Retain.

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	Constraints/ Restrictions	m. Restrict access to marsh and lagoon wildlife habitats.	Y	DPR	Low fence between marsh and trail on beach; DPR indicates no formal access provided	Change text to read “Install and maintain protective fencing where necessary to restrict access and minimize impacts to sensitive habitat areas.”
		n. Discourage informal trails, fires, camping, dogs, and trespass onto surrounding private properties.”	P	DPR	Signs: “Dogs on leash only, no fires/barbeques allowed”	Retain, and add “Install and maintain regulatory and interpretive signs and protective fencing where necessary to reduce impacts to sensitive resource areas, curtail littering and indicate restrictions on use of beach fires/barbeque”
2a. Carmel River State Beach - South Segment	Provision/ Acquisition	a. Provide bluff top access to knoll	Y	DPR	Access is from end of Calle La Cruz cul-de-sac; DPR indicates access is available to knoll	Correct place name terminology to read “Carmel River State Beach – <u>Central</u> Segment.” Update to reflect current status of trail; and add text to read “Maintain blufftop access to knoll.”
	Management	b. Restrict off-road vehicle activity on knoll through structural or vegetational means	Y	DPR	DPR indicates not a current problem	Retain
		c. Protect bluff from further erosion through replanting where necessary	P	DPR	Additional erosion being caused by pedestrian use of offshoot trails.	Retain and add text to “Discourage offshoot trails.”
		d. Provide for periodic maintenance and inspection to ensure adequacy of resource protection	Y	DPR	DPR indicates ongoing	Retain.
		e. Restrict bonfire activity to beach area	Y	DPR	No signage, only one fire remnant on beach; DPR indicates ongoing	Retain, and add “Install and maintain regulatory and interpretive signs and protective fencing where necessary to reduce impacts to sensitive resource areas, curtail littering and indicate restrictions regarding beach fires/barbeque”

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		f. Increase level of supervision and regulatory enforcement during peak use periods	Y	DPR	DPR indicates ongoing	Change to read “Maintain adequate level of supervision and enforcement during peak use periods.”
		g. Restore disturbed area at north end of beach	U	DPR	At Calle La Cruz due to erosion of stairway	Retain; add text to “maintain stairway access at Calle La Cruz.”
	Improvements	h. Post public access sign at top of stairway at end of Ribera Road	Y	DPR	NC	Retain
		i. Improve and designate pathways from the bluff to the beach	Y	DPR	DPR indicates done	Change to read “Maintain pathways from the bluff to the beach.”
		j. Provide formalized pathway to the top of the knoll	Y	DPR	DPR indicates done	Change to read “Maintain formalized pathway to top of knoll.”
		k. Maintain existing access along bluff	Y	DPR	DPR indicates done	Retain
	Constraints/ Restrictions	l. Sensitive habitat: wetlands and wildlife. Access to and development adjacent to these areas should be restricted	U	DPR	Few small local trails to marsh edge	Retain, and add “Install and maintain regulatory and interpretive signs and protective fencing where necessary to reduce impacts to sensitive resource areas, and prevent trespass.”
		m. Agricultural and residential use conflicts: separate any new access area from agricultural and private lands	N/A	DPR	DPR indicates no existing agricultural use conflict.	Delete reference to agricultural use and agricultural lands.
		n. Discourage informal trails and trespass onto private properties	N/A	DPR	No informal trails onto private property; DPR indicates not a current problem	Retain.
		o. Fire hazard: mowing of coastal scrub on bluff may be necessary if parking area or picnic facilities are provided	N/A	DPR	DPR indicates no new parking or picnic areas established	Retain
2b. San Jose Creek Beach	Provision/ Acquisition	a. "Parking may be allowed on the former Briggs	N	DPR	DPR indicates DPR adopted a general plan amendment to	Correct place name terminology to read “ <u>Carmel River State</u>

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(aka “Monastery Beach”) (is part of Carmel River State Beach)		property to provide access north to Carmel River Beach and south to San Jose Creek Ranch; however, approval will be contingent upon the provision of additional facilities at the south end of San Jose Creek Beach, to consist of a drop-off and limited parking."			authorize parking but project was dropped due to public opposition.	<u>Beach</u> – San Jose Creek Beach Segment (aka “Monastery Beach”) See Recommendations for Issue PA-9 Carmel River State Beach (aka Monastery Beach) Parking.
	Management	b. Monitor recreation uses and use level and resource impacts	Y	DPR	DPR indicates ongoing	Change text to read, “Monitor visitor use and conduct public access capacity analysis to determine if area is being under or over-utilized and provide recommendations for adaptive management if necessary.”
		c. Increase management/ regulatory levels to reduce diving risks and potential resource impacts	Y	DPR & MBNMS	DPR indicates ongoing	Retain.
		d. Prevent further erosion of bluff at rocky point separating San Jose Creek Beach from Carmel River Beach	N	DPR	NC	Recommend replace with text calling for identification and signing of alternative pedestrian path to traverse this area during high wave activity (bypass route would follow existing path north of Bay School, then parallel Hwy. 1 back to beach).
	Improvements	e. "Develop parking area to serve no more than 100 vehicles	N	DPR	See comment “a” above; DPR indicates no progress	See Recommendations for Issue PA-9 Carmel River State Beach (aka Monastery Beach) Parking
		f. Improve selected trails from highway to beach; eliminate others	Y	DPR	DPR indicates done	Update to reflect current status of trail access to beach; add “Install and maintain necessary trail signage or fencing necessary to prevent degradation of sensitive habitat areas or erosion.”

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		g. Improve trail from north end of beach to bluff	Y	DPR	DPR indicates done	Update to reflect current status of trails and day use facilities.
		h. Develop formal trails, provide picnic facilities, etc, on former Briggs property	Y (trails) N (picnic)	DPR	Trail established, with viewing benches.	As in “g” above.
		i. Post no parking signs along highway shoulder at such time when developed parking is provided	N	Caltrans	Note unique CDP appeal-of-denial history.	See Recommendations for Issue PA-9 Carmel River State Beach (aka Monastery Beach) Parking
		j. Provide safe pedestrian walkway over San Jose Creek	N	DPR	Presently pedestrian use ad hoc approach (seasonally “throw down a plank”).	Retain
	Constraints/ Restrictions	k. Restrict public access to bluff at south end of beach	Y	DPR	Need to develop access from beach to Point Lobos Reserve. DPR indicates that they would not oppose investigating this suggestion.	Delete as written and replace with: “In partnership with State Parks, investigate appropriate means for connecting beach lateral access to bluff- top lateral access within Point Lobos State Reserve.”
		l. Sensitive habitats; riparian and marine. Restrict access to and development near riparian habitat	U	DPR	NC	Retain
		m. Discourage trespass on private property along north side of beach	P	DPR	Low fence along private property on ocean front, public trail to beach on N side of cottages	Retain
3. Northern Portion of Point Lobos Reserve	Provision/ Acquisition	a. Provide pedestrian (lateral) access.	P	DPR	No current connection to CCT at Monastery Beach; DPR indicates access between Carmel Beach and Reserve entrance available only along shoulder of Hwy 1.	Change to read: “Provide safe pedestrian access between Carmel Beach and Point Lobos Reserve entrance; provide trail separated from shoulder of Highway 1.”

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	Management	b. Retain existing structures for use as an interpretive educational facility	P	DPR	Apparently refers to the Hudson House. This structure was used until this year as a public meeting facility, and exhibited a number of historic photos of the Point Lobos area; one wing was retained as State Park ranger housing. Currently being used as ranger housing and use of the structure by private organizations has been curtailed somewhat, although it is still available for docent training, special park-related events, etc.; DPR indicates used as park employee residence	Update to reflect current status of site. Add text "Install and maintain regulatory and interpretive signs and protective fencing where necessary to reduce impacts to sensitive resource areas, and note potential hazards, and describe site's natural and cultural history."
		c. Manage for low-intensity recreational and educational uses; prevent uncontrolled access through existing service road	Y	DPR	DPR indicates ongoing	Retain
		d. Allow public parking on reservation basis only	U	DPR	Not certain what this refers to. If it means at Hudson House, this has been done. If within the main part of the reserve, this is accomplished by limiting the number of cars past the kiosk, so that carrying capacity is not exceeded; DPR indicates public parking allowed only during authorized park related events	Clarify to indicate limited public parking available at Reserve; Parking for Hudson House events by reservation.
		e. Emphasize the marine resources of Carmel Bay-Point Lobos Ecological Reserves in interpretive themes	Y	DPR	DPR indicates ongoing	Retain and add text "Install and maintain regulatory and interpretive signs to teach about marine resources of Carmel Bay and protective fencing where necessary to protect sensitive resource areas."
		f. Maintain and protect existing coastal prairie	Y	DPR	Exemplary job by DPR. Included a prescribed burn, to replicate natural conditions; DPR indicates ongoing	Retain.

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		g. Maintain visual access and scenic character through continued grazing periodic mowing and/or manual removal of seedling shrubs and trees	Y	DPR	Goals accomplished through prescribed burn; DPR indicates needs reevaluation	Retain; grazing animal reintroduction should be considered (Tule elk perhaps) for the next phase of grasslands restoration.
	Improvements	h. Provide trail link from access area to Point Lobos Reserve proper	Y	DPR	Trail connection provided at Coal Chute Point; DPR indicates trail exists	Change to: "Maintain trail link to Whaler's Cove."
		i. Convert existing structure to interpretive educational facility	N	DPR	See comment under "b" above; DPR indicates employee residence	See comment under "b" above.
		j. Develop scenic overlook on bluff	Y	DPR	Informal scenic overlook exists; connected to Point Lobos trail system; DPR indicates views available along trail	Update to reflect current status and needs.
	Constraints/ Restrictions	k. Highly erodable bluff; restrict access along edge and face of bluff	Y	DPR	All visitors to Point Lobos State Reserve are required to stay on established trails. Enforced by frequent ranger and docent patrols; DPR indicates ongoing	Retain.
		l. Sensitive habitat: northern coastal prairie: rare and endangered plant and wildlife habitat. Access through or adjacent to these areas should be restricted	Y	DPR	See "f" above regarding excellent stewardship	Change text to read "Install and maintain regulatory and interpretive signs and protective fencing where necessary to reduce impacts to sensitive resource areas."
		m. Access along the proposed trail link should be restricted seasonally to protect wildlife use of the pond	U	DPR	DPR is not sure what reference to pond is regarding.	No known pond. Delete this site specific recommendation.
		n. Visual resource: area is highly visible from Highway One and public lands	N.A.	DPR	No new visual impairment has been allowed.	Add text to prohibit non-resource dependent development within the public viewshed.
		o. Developed parking should be limited	Y	DPR	No new parking has been developed.	Retain.

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		p. Discourage informal trail activity	Y	DPR	Same as “k” above.	Retain.
4. Point Lobos State Reserve	Provision/ Acquisition	N/A	-	DPR	-	-
	Management	a. Management should be provided as set forth by the State General Plan	P	DPR	DPR indicates general plan is outdated and proposals need to be reevaluated	Review General Plan when complete to ensure consistency with LCP and update these site-specific recommendations as necessary.
		b. Increased supervision and enforcement should be implemented	Y	DPR	An excellent level of patrol activity observed (3/5/03); DPR indicates ongoing	Change to read “Maintain adequate level of supervision and enforcement to ensure safety and protect natural resources.”
		c. Recommended instantaneous carrying capacity should be immediately enforced	U	DPR	Automobile carrying capacity limits are strictly enforced; DPR indicates ongoing problem with roadside parking (Highway 1) and walking in	Retain, and add text “Conduct public access capacity analysis to determine if area is being under or over-utilized and provide recommendations for adaptive management.”
	Improvements	d. Improvements should be provided as set forth by the State General Plan.	P	DPR	Restrooms have now been connected to the regional (Carmel) sewer system. [also see “a” above; re: other improvements in General Plan]; DPR indicates general plan is outdated and proposals need to be reevaluated; DPR indicates sewer system completed	Retain; also see note under “a” above.
	Constraints/ Restrictions	a. Access to environmentally sensitive habitats and hazardous areas should be restricted as set forth by the General Plan.	P	DPR	DPR indicates ongoing – an ADA trail has been developed at Sea Lion Point	Retain, add text to read “Install and maintain protective fencing where necessary to restrict access and minimize impacts to sensitive habitat areas.”
Malpas Creek Beach ^e	Provision/ Acquisition	N/A	-	MCO, local homeowners assn or other interested entity	Access provided for through permit conditions requiring easement OTDs, which still need to be perfected.	See Appendix A, p. 138

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	Management	a. Manage for relatively low use intensities	N	MCO, local homeowners assn or other interested entity	No management apparent, except by Carmel Riviera Mutual Water Company; not an issue at present.	Retain; see Appendix A, 138 and add text "Agency accepting OTD should manage trail to ensure public access is retained, trail maintenance is on-going and sensitive habitat areas are protected."
		b. Maintain partial site use as a viewpoint-scenic area (by requiring substantial setbacks for development of remaining vacant lots)	Y	Coastal Commission (Area of deferred Certification) & MCO	Scenic easements required through CCC permits	Retain
	Improvements	-	-	MCO, local homeowners assn or other interested entity	Erosion along bluff and base of trail may make access to beach difficult	See Appendix A, p. 138.
	Constraints/ Restrictions	c. Sensitive habitat: riparian habitat along mouth of Malpaso Creek and small pocket beach	-	MCO, local homeowners assn or other interested entity	See "a" above.	See "a" above.
		d. Discourage informal trails and heavy usage	N	MCO, local homeowners assn or other interested entity	See "a" above; OTD(s) for public access along Old Coast Road to beach not yet perfected; not managed	See "a" above.
Carmel Highlands - Riviera (remaining shoreline)	Provision/ Acquisition	N/A	-	-	-	See Recommendations for Issue PA-6 Yankee Beach, Appendix A pp. 140-142.
	Management	a. "Manage for visual access	N	MCO, local homeowners assn or other interested entity	Near total failure along Yankee Point Drive. Shoreline views almost entirely blocked by new residential development and landscaping.	Restore visual access corridors and/or overlooks as opportunities arise during remodels/rebuilds.

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		b. Manage for relatively low use intensities	N	MCO, local homeowners assn or other interested entity	No special management in evidence. Total public access blockage maintains low intensity use level.	Change text to read: "Strive for managed, low intensity public use; suggest County, local property owners association or other willing entity manage public access"
		c. Maintain existing visual and lateral access (pedestrian and bicycle) along Highway #1 and Spindrift and Yankee Point roads	P	MCO, local homeowners assn or other interested entity	Partial: <ul style="list-style-type: none"> - Spindrift Road – visual attributes mostly intact, including ocean views. However, large oversized residences are replacing more compact, less intrusive structures. Solid stucco walls around yards are an ugly new innovation. - Yankee Point Road – see comment "a" above. - Both – still open to pedestrians and bicycles (Class III – must share with motorists). 	Retain
		d. Maintain and permit improvements to bluff top overlooks at Highlands Inn, north of Wildcat Creek and Spindrift Road	P	Highlands Inn overlook: Caltrans, Big Sur Land Trust. Others: MCO, local homeowners assn or other interested entity	Partial: <ul style="list-style-type: none"> - Highlands Inn paved pullout is good. - North of Wildcat Creek pullout compromised by oversized residential development and encroachment towards highway. - Spindrift Road pullout compromised by construction of solid, stucco-covered residential wall at perimeter of existing lot. 	Retain

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		e. Maintain existing provisions for public access to Yankee Beach (access available to local residents and their guests and to visitors to Behavioral Sciences Institute, Highlands Inn, and Pickle Pine Inn)	“Y”	MCO, local homeowners assn or other interested entity	“Yes” means public continues to be completely excluded. Beach is small, often at carrying capacity on crowded weekends. Temporarily closed, due to washed-out access stairway.	Correction: <u>Tickle Pink</u> Inn – (not Pickle Pine). See Recommendations for Issue PA-6 Yankee Beach ^f , Appendix A pp. 140-142. Negotiate some kind of public access system that will enable limited public use of beach. For example, negotiate a “one key public access” program, which would allow the general public in one person, couple or family at a time. Have key available for check-out at Carmel Highlands Fire Station or Point Lobos Reserve main entry kiosk. This would allow sequential public access without overwhelming carrying capacity, or sensitive tide pools. Underwater area should be designated to protect mature rockfish from spearfishing.
	Improvements	f. Develop scenic turnouts and overlooks on roads east of Highway One at such time when large landholdings are privately developed or public acquired.	N	MCO, local homeowners assn or other interested entity	Many private developments (e.g., Keig on Malpaso Ridge, Gushman on Wildcat Ridge, Bliss on Lobos Ridge), but not a single scenic overlook for the public has been created	Retain, but delete “on roads” phrase. See also, Appendix A, p. 141.
	Constraints/ Restrictions	g. Residential area with a history of low public use. Trespass on private property should be discouraged and low use levels maintained	Y	MCO, local homeowners assn or other interested entity	Currently being conducted ad hoc by property owners.	Retain, and add text to read “Install and maintain protective fencing where necessary to direct access and minimize impacts to sensitive habitat areas.”
		h. Sensitive habitat: relatively undisturbed rocky intertidal area	N.A.	MCO, local homeowners assn or other interested entity	Except for nice sandy area at Yankee Beach.	Retain.

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		i. Steep cliffs and rocky shoreline pose hazards to shoreline users	N.A.	MCO, local homeowners assn or other interested entity	Just like at highly popular Point Lobos State Reserve.	Install and maintain signs to indicate potential hazards. As at Pt. Lobos, ask visitors to stay on established roads and trails.
		j. High fire hazard in area east of Highway One	N.A.	MCO, local homeowners assn or other interested entity	Monterey forest and coastal maritime chaparral habitats, invaded by houses.	Retain

^a Generally paraphrased from “Provision/Acquisition, Management, Improvements, and Constraints/Restrictions” listed in Carmel Area Land Use Policy 5.3.4, “Site Specific Recommendations.”

^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: Caltrans = California Department of Transportation; Coastal Commission = California Coastal Commission; DPR = Department of Parks and Recreation; DPW = Monterey County Department of Public Works; MBNMS = Monterey Bay National Marine Sanctuary; MCO = Monterey County Planning and Building Inspection Department; U = Uncertain.

^d NC = No additional comments.

^e LCP provisions pertaining to Malpaso Beach are not certified.

^f LCP provisions pertaining to Yankee Beach are not certified.