

Attachment 2. Existing Conditions and Proposed Land Use Changes to Del Monte Land Use Plan

Planning Area	Area (Acreage)	Current LUP Designation (Zoning District) and Maximum Number of Potential Development Units	Proposed LUP Designation (Zoning District) and Maximum Number of Potential Development Units	Proposed Changes to "New Land Uses"	Existing Resources On-Site	Approximate % Constrained by Existing Resources
Spanish Bay	B (29 acres)	R (MDR/B8) 63	OF & R (RC) & (MDR) 12 Employee Units	Adds up to 12 employee residences and additional employee parking Replaces senior citizen with employee use for affordable housing	MPF, YP, RIPARIAN	100% MPF 25% other
	C (29 acres)	R (MDR/B8) 56	OR (OR) 0	Driving range, golf teaching center, and parking to complement existing golf course	MPF, WETLANDS	100% MPF 10% other
Gowen Cypress	F-1 (10 acres)	R (MDR/B8) 17	R (LDR) 2		MPF, YP, HM(MD), GC	100 % MPF 60% other
	F-2 (20 acres)	R (MDR/B8) 39	R (LDR) 10	Removes golf course in western part	MPF, YP, HM(MD), GC, BP	100% MPF 25% other
	F-3 (17 acres)	R (MDR/B8) 30	R (LDR) 4		MPF, YP, HM(MD), HO, GC/BP ESHA	100% MPF 90% other
Huckleberry Hill	G (48 acres)	R (MDR/B8) 78	OF (RC) 0		MPF, HM(MD), MC, HO	100% MPF 60% other
Middle Fork	H (54 acres)	R & OF (MDR/B8) & (RC) 48	OF (RC) 0		MPF, YP, HM(HD), HO	100% MPF 50% other
	I-1 (40 acres)	R (LDR/B8) 46	OF (RC) 11	Removes golf course as principle proposed land use	MPF, YP, HM (HD), HO, RIPARIAN	100% MPF 50% other
	I-2 (12 acres)	R (MDR/B8) 37	R (LDR) 3		MPF, YP	100% MPF 10% other

Planning Area	Area (Acreage)	Current LUP Designation (Zoning District) Maximum Number of Potential Development Units	Proposed LUP Designation (Zoning District) and Maximum Number of Potential Development Units	Proposed Changes to "New Land Uses"	Existing Resources On-Site	Approximate % Constrained by Existing Resources
Spyglass Cypress	J (9 acres)	R (MDR/B8) 22	R & OF (LDR) & (RC) 1		MPF, YP, WETLANDS, RIPARIAN	100% MPF 50% other
	K (11 acres)	R (LDR/B8) 22	R & OR (LDR) & (OR) 0		MPF, YP, WETLANDS	100% MPF 75% other
	L (18 acres)	R (MDR/B8) 46	OF (RC) 0		MPF, YP, WETLANDS, RIPARIAN, DUNES	100% MPF 10% other
	M/N (9 acres)	R (MDR/B8) 24	CVS (VSC) 24	Removes Residential Units Adds up to 24 future Golf Suites	MPF, DUNES	100% MPF 60% other
Spyglass/ Pebble Beach	MNOUV (211 acres)	R & OF (MDR/B8, LDR/B8) & (RC) & (OR) 207	OR (OR) 0	Adds New Golf Course Removes existing Equestrian Center near Peter Hay Hill Removes limitation on amount of development in Lodge area	MPF, YP, HM(HD), HO, PC, WETLANDS, DUNES	80% MPF 40% other
Pescadero	PQR (14 acres)	R (LDR/B8) 154	R & OF (LDR) & (RC) 7		MPF, YP, HM(MD), HO, RIPARIAN	100% MPF 25% other
Huckleberry Hill	Corp Area (12 acres)	CG (CGC/B8) 0	CG (CGC) 48 Employee Units	Adds Employee Units as allowable use	MPF	5% MPF
Gowen Cypress	EQ Equestrian Center (42 acres)	OF (RC) 0	OR (OR) 0	Adds Equestrian Center in Sawmill Gulch and adds Open Space Recreational as allowable land use	WETLANDS	10% other

Land Use Designations: R = Residential; OR = Open Space/Recreation; OF = Open Space/Forest; CG = Commercial General; CVS = Commercial Visitor Serving
Zoning Designations: RC = Resource Conservation; OR = Open Space Recreational; LDR = Low Density Residential; MDR = Medium Density Residential; VSC = Visitor Serving
Commercial; CGC = Coastal General Commercial
Existing Resources: MPF= Monterey pine forest; YP = Yadon's piperia, HM = Hooker's manzanita; (HD) = High Density; (MD) = Medium Density; GC = Gowen Cypress; BP = Bishop
pine; HO = Hickman's onion; MC = Monterey clover; PC = Pacific Grove clover