

SECTION III: VALUES

A: VALUES

Valued assets susceptible to fire damage are identified in the Fire Plan as air quality, rangelands, recreation, agriculture, structures, timber, water and watersheds, wildlife and habitat, and other resources (cultural, historical and scenic). The focus of this plan and relative importance of each value has been determined by reviewing input from local stakeholders and CAL FIRE managers. The San Benito-Monterey Unit Fire Plan has been engineered with these issues in mind.

The priority values in the San Benito – Monterey Unit are tourism, recreation and rangelands. The Pinnacles National Monument is split on the border of Monterey and San Benito County attracting visitors all year long. The Monterey Peninsula thrives on tourism all year long as home of the Monterey Bay Aquarium, Pebble Beach's 17-Mile Drive and many world famous golf courses. The Big Sur area is another popular attraction bordering the Los Padres National Forest (LPF) that was heavily impacted during the Basin Complex Fires in 2008. Laguna Seca is a popular recreational facility playing host to several large events throughout the year.

Agriculture is a big industry in the Unit. Cattle ranches encompass hundreds of thousands of acres of rangelands in the Unit while most of the floor of the Salinas Valley is crops of various produce. Vineyards line the foothills of the valley while the wine industry brings tourists to wineries throughout the Salinas Valley as well as Carmel Valley and the Monterey Peninsula.

Communications such as repeater sites, cell towers, radio towers, FAA communications and the Big Sur VOR are among the highest priorities to protect from wildfires. The unit maintains access roads to all the repeater towers and removes vegetation buildup protecting these towers in the event of a fire.

Priority Landscapes:

Several areas have been identified as “Priority Landscapes” by the San Benito – Monterey Unit management team. The identification of these specific areas was based on available data from Pre-Fire Engineering assessments and stakeholder input. Additionally, local employees provided anecdotal and historical information that was considered useful in understanding local conditions. Priority Landscapes described in this plan are not listed in order of priority but rather as elements of the overall Unit Plan and are listed below:

- **State Highway 68 Corridor between Salinas and Monterey Peninsula / Laureles Grade**
- **Carmel Valley / Carmel Valley Village**
- **Carmel Highlands / Palo Colorado Canyon**
- **San Juan Canyon (San Benito County)**
- **Cachagua (Carmel Valley)**
- **Pine Canyon (King City)**
- **North Monterey County / Aromas**
- **Jack’s Peak / Pebble Beach**

Following the assessment of each Priority Landscapes, a series of potential mitigation actions was identified and agreed upon by the Unit Management Team. The following describes each area’s geographic location, Values, and potential mitigation actions:

State Highway 68 Corridor / Laureles Grade:

This area is located in the western portion of the unit, between Salinas and the Monterey peninsula. The area is bounded on the north and west by the former Fort Ord Army Base, on the south by Carmel Valley, and on the west by Jack's Peak.

Values include a large number of single and multi-family residences. Highway 68 is a major travel route between Salinas and the Monterey Peninsula. Several commercial / industrial parks are located along Highway 68, including the Laguna Seca Recreation Area. Large areas of BLM wildland are located along the northern border. This area contains large plots of vegetation that have not burned in several years, resulting in a build-up of decadent mature fuels.

Priority Landscape Goals:

- Reduction of available wildland fuels, particularly adjacent to identified Values and primary access/egress routes
- Increased public awareness and education relative to wildland fire threat and defensible space

Potential Mitigating Actions:

The following actions have been identified to achieve the Unit Fire Plan goals for this Priority Landscape:

- Annual inspection of all electrical transmission and distribution lines over 750 volts to ensure compliance with Public Resources Code Sections 4292-4294 for wildland fuels clearance.
- Annual inspection and enforcement of fire safety and clearance requirements of Public Resources Code Section 4291 for at least 33% of structures within this Priority Landscape area.
- Strive to provide chipper services as available to assist property owners in meeting the wildland fire safety requirements of Public Resources Code Section 4291 and reducing the overall wildland fuels load adjacent to identified assets at risk.
- Reduction and/or removal of wildland fuels along primary access/egress routes to reduce the incidence of roadside ignitions, and to ensure safe access and egress by firefighters and residents in the event of a wildland fire emergency.
- Identify "Safe Zones" within the Priority Landscape to provide a safe refuge for residents in the event of a wildland fire emergency, and ensure dissemination of this information throughout the Priority Landscape.
- Encourage development and distribution of wildland emergency plans for specific sub-areas of the Priority Landscape. Such plans should identify access and evacuation routes, safe zones, water sources, helibases and helispots, command posts, staging areas, and/or any other significant element of a wildland fire strategy for the Priority Landscape that can be pre-planned and identified.

Carmel Valley / Carmel Valley Village:

This area is located in the western portion of the Unit on both sides of Carmel Valley Road from State Highway 1 west to the Sleepy Hollow subdivision. It is bordered by Jack's Peak and State Highway 68 on the north, Garland Ranch Regional Park on the south, City of Carmel-by-the-Sea on the west, and Cachagua Fire Protection District on the east.

Values include a large number of single and multi-family residences and other rural structures. Carmel Valley Road is a primary travel route leading to and from the Monterey Peninsula from Hwy 101 in the Salinas Valley to Hwy 1 in Carmel. Several commercial/retail centers are located along Carmel Valley Road as well as the Rancho Canada, Quail Lodge, and Carmel Valley golf courses. Several wineries are also located in the area. Large areas of National Forest wildland / wilderness are located to the south of the target area. This area contains large plots of vegetation that has not burned in several years, resulting in a build-up of decadent mature fuel.

Priority Landscape Goals:

- Reduction of available wildland fuels, particularly adjacent to identified Values and primary access/egress routes
- Increased public awareness and education relative to wildland fire threat and defensible space

Potential Mitigating Actions:

The following actions have been identified to achieve the Unit Fire Plan goals for this Priority Landscape:

- Annual inspection of all electrical transmission and distribution lines over 750 volts to ensure compliance with Public Resources Code Sections 4292-4294 for wildland fuels clearance.
- Annual inspection and enforcement of fire safety and clearance requirements of Public Resources Code Section 4291 for at least 33% of structures within the Priority Landscape.
- Strive to provide chipper services as available to assist property owners in meeting the wildland fire safety requirements of Public Resources Code Section 4291 and reducing the overall wildland fuels load adjacent to identified assets at risk.
- Reduction and/or removal of wildland fuels along primary access/egress routes to reduce the incidence of roadside ignitions, and to ensure safe access and egress by firefighters and residents in the event of a wildland fire emergency.
- Identify "Safe Zones" within the Priority Landscape to provide a safe refuge for residents in the event of a wildland fire emergency, and ensure dissemination of this information throughout the Priority Landscape.
- Encourage development and distribution of wildland emergency plans for specific sub-areas of the target area. Such plans should identify access and evacuation routes, safe zones, water sources, helibases and helispots, command posts, staging areas, and/or any other significant element of a wildland fire strategy for the target area that can be pre-planned and identified.
- Work closely with the Monterey Fire Safe Council and local stakeholders to identify additional mitigating actions suitable for the area.

Carmel Highlands / Palo Colorado Canyon:

This area is located in the western coastal area of the Unit, and is bordered by the City of Carmel-by-the-Sea on the north, the Los Padres National Forest on the east, Andrew Molera State Park and Big Sur on the south and the Pacific Ocean on the west.

Values include single and multi-family residences and other rural structures, many located in remote areas with limited access. The Point Lobos State Reserve, Garrapata State Beach, and the California Sea Otter Refuge are also within this Priority Landscape. Highway 1 is the only access/egress route for this Priority Landscape.

Priority Landscape Goals:

- Reduction of available wildland fuels, particularly adjacent to identified Values and primary access/egress routes
- Increased public awareness and education relative to wildland fire threat and defensible space

Potential Mitigating Actions:

The following actions have been identified to achieve the Unit Fire Plan goals for this Priority Landscape:

- Annual inspection of all electrical transmission and distribution lines over 750 volts to ensure compliance with Public Resources Code Sections 4292-4294 for wildland fuels clearance.
- Annual inspection and enforcement of fire safety and clearance requirements of Public Resources Code Section 4291 for at least 33% of structures within Priority Landscape.
- Continue to provide chipper services as available to assist property owners in meeting the wildland fire safety requirements of Public Resources Code Section 4291 and reducing the overall wildland fuels load adjacent to identified assets at risk.
- Reduction and/or removal of wildland fuels along primary access/egress routes to reduce the incidence of roadside ignitions, and to ensure safe access and egress by firefighters and residents in the event of a wildland fire emergency.
- Identify “Safe Zones” within the Priority Landscape to provide a safe refuge for residents in the event of a wildland fire emergency, and ensure dissemination of this information throughout the Priority Landscape area.
- Continue development and distribution of wildland emergency plans for specific sub-areas of the Priority Landscape. Such plans should identify access and evacuation routes, safe zones, water sources, helibases and helispots, command posts, staging areas, and/or any other significant element of a wildland fire strategy for the Priority Landscape that can be pre-planned and identified.

Work closely with the Monterey Fire Safe Council and local stakeholders to identify additional mitigating actions suitable for the area.

San Juan Canyon:

This area is located southwest of the community of San Juan Bautista, and is bordered by State Highway 156 on the north, Fremont Peak on the west, Hollister Hills SORV Park on the east and Wildhorse Canyon on the south.

Values include single and multi-family residential structures, many located in remote areas with limited access, and several large ranches. Access to and egress from the entire Priority Landscape is very limited.

Priority Landscape Goals:

- Reduction of available wildland fuels, particularly adjacent to identified Values and primary access/egress routes
- Increased public awareness and education relative to wildland fire threat and defensible space

Potential Mitigating Actions:

The following actions have been identified to achieve the Unit Fire Plan goals for this Priority Landscape:

- Annual inspection of all electrical transmission and distribution lines over 750 volts to ensure compliance with Public Resources Code Sections 4292-4294 for wildland fuels clearance.
- Annual inspection and enforcement of fire safety and clearance requirements of Public Resources Code Section 4291 for at least 33% of structures within the Priority Landscape.
- Continue to provide chipper services as available to assist property owners in meeting the wildland fire safety requirements of Public Resources Code Section 4291 and reducing the overall wildland fuels load adjacent to identified assets at risk.
- Reduction and/or removal of wildland fuels along primary access/egress routes to reduce the incidence of roadside ignitions, and to ensure safe access and egress by firefighters and residents in the event of a wildland fire emergency.
- Identify "Safe Zones" within the target area to provide a safe refuge for residents in the event of a wildland fire emergency, and ensure dissemination of this information throughout the target area.
- Encourage development and distribution of wildland emergency plans for specific sub-areas of the target area. Such plans should identify access and evacuation routes, safe zones, water sources, helibases and helispots, command posts, staging areas, and/or any other significant element of a wildland fire strategy for the target area that can be pre-planned and identified.
- Work closely with the San Benito County Fire Safe Council and local stakeholders to identify additional mitigating actions suitable for the area.

Pine Canyon: (King City)

This area is located southwest of the community of King City in southern Monterey County. It is bordered by Hwy 101 on the north and east.

Values include single family and multi-unit residential structures. Access to the area is limited and the potential for entrapment of residents and emergency responders is extreme. This area continues to grow with the construction of new residential subdivision projects in the planning stages.

Priority Landscape Goals:

Ideally, this area will benefit from a combination of fuel modification, aggressive inspection, emergency planning, and public education.

Potential Mitigating Actions:

The following prescriptions have been identified as potential successful methods of achieving the Unit's Fire Plan goals for this Priority Landscape:

- Annual inspection of all electrical transmission and distribution lines over 750 volts to ensure compliance with Public Resources Code Sections 4292-4294 for wildland fuels clearance.
- Annual inspection and enforcement of fire safety and clearance requirements of Public Resources Code Section 4291 for at least 33% of structures within the Priority Landscape.
- Roadside fuel modification to insure egress / exit route safety and reduce the possibility of "roadside starts".
- Identify "Safety Zones" to insure that residents of the area have the ability to evacuate to a safe area during an emergency. Residents/ stakeholders will participate in the planning and placement of Safety Zones. Additionally, a "Wildland Fire / Emergency Pre-Plan" will be designed to prepare first responders and stakeholders during the initial attack of any fire. This is vital in that residents in the area are very limited when attempting to leave the area in case of an emergency
- Work closely with the Monterey County Fire Safe Council and local fire agencies to identify additional prescriptions suitable for the area.

Cachagua:

This Priority Landscape is located in the western portion of the Unit, and is situated south of Carmel Valley Road and north of the Las Padres National Forest east of Carmel Valley Village. The area is served by the Cachagua Fire Protection District.

Values include single and multi-family residential structures, many which are located in remote areas with limited access, and several large ranches. Fire history in the area is minimal, leading to the overgrowth of decadent brush and light flashy fuels.

Priority Landscape Goals:

- Reduction of available wildland fuels, particularly adjacent to identified Values and primary access/egress routes
- Increased public awareness and education relative to wildland fire threat and defensible space

Potential Mitigating Actions:

The following actions have been identified to achieve the Unit Fire Plan goals for this Priority Landscape:

- Annual inspection of all electrical transmission and distribution lines over 750 volts to ensure compliance with Public Resources Code Sections 4292-4294 for wildland fuels clearance.
- Annual inspection and enforcement of fire safety and clearance requirements of Public Resources Code Section 4291 for at least 33% of structures within the Priority Landscape.
- Reduction and/or removal of wildland fuels along primary access/egress routes to reduce the incidence of roadside ignitions, and to ensure safe access and egress by firefighters and residents in the event of a wildland fire emergency.
- Identify “Safe Zones” within the Priority Landscape to provide a safe refuge for residents in the event of a wildland fire emergency, and ensure dissemination of this information throughout the Priority Landscape area.
- Continue development and distribution of wildland emergency plans for specific sub-areas of the Priority Landscape area. Such plans will identify access and evacuation routes, safe zones, water sources, helibases and helispots, command posts, staging areas, and/or any other significant elements of a wildland fire strategy for the Priority Landscape that can be pre-planned and identified.
- Work closely with the Monterey Fire Safe Council and local stakeholders to identify additional mitigating actions suitable for the area.

North Monterey County / Aromas:

This area is located in the northwestern part of the Unit, situated west of State Highway 101, south of State Highway 129, north of State Highway 156, and east of the Pacific Ocean. It includes the communities of Aromas, Pajaro, Las Lomas, Prunedale, and Moss Landing.

Values include the four major highways noted above. Each of these routes is vital to vehicular traffic in the region. Although considered a “rural” region, the area contains a large amount of single-family dwellings, rangeland and commercial/retail properties. Additionally, the Moss Landing power plant and Moss Landing Harbor are located on the western edge of the Priority Landscape area. Moss Landing and Zmudowski State beaches and the Elkhorn Slough provide scenic, recreation, and wildlife refuge. The potential for a large damaging fire in this area is increased dramatically due to the large number of eucalyptus trees throughout the area.

Priority Landscape Goals:

- Reduction of available wildland fuels, particularly adjacent to identified values and primary access/egress routes
- Increased public awareness and education relative to wildland fire threat and defensible space

Potential Mitigating Actions:

The following actions have been identified to achieve the Unit Fire Plan goals for this Priority Landscape:

- Annual inspection of all electrical transmission and distribution lines over 750 volts to ensure compliance with Public Resources Code Sections 4292-4294 for wildland fuels clearance.
- Annual inspection and enforcement of fire safety and clearance requirements of Public Resources Code Section 4291 for at least 33% of structures within Priority Landscape.
- Strive to provide chipper services as available to assist property owners in meeting the wildland fire safety requirements of Public Resources Code Section 4291 and reducing the overall wildland fuels load adjacent to identified values.
- Reduction and/or removal of wildland fuels along primary access/egress routes to reduce the incidence of roadside ignitions, and to ensure safe access and egress by firefighters and residents in the event of a wildland fire emergency.
- Identify “Safe Zones” within the priority landscape area to provide a safe refuge for residents in the event of a wildland fire emergency, and ensure dissemination of this information throughout the priority landscape area.
- Encourage development and distribution of wildland emergency plans for specific sub-areas of the priority landscape area. Such plans should identify access and evacuation routes, safe zones, water sources, helibases and helispots, command posts, staging areas, and/or any other significant element of a wildland fire strategy for the target area that can be pre-planned and identified.
- Work closely with the Monterey Fire Safe Council and local stakeholders to identify additional mitigating actions suitable for the area.
- Implementation and completion of the Aromas Tri-County Fire Protection District / North County Fire Protection District LE-100 Inspection program.

Jack's Peak / Pebble Beach:

This area is located on the Monterey Peninsula in the western portion of the Unit, and is bordered by the Pacific Ocean on the west, the City of Monterey on the north, Carmel Valley and the Highway 68 corridor on the east, and the City of Carmel-by-the-Sea on the south. This area represents one of the most scenic and affluent communities in California.

Values for this area are varied, including single-family residences, resort areas, championship golf courses, and areas of spectacular scenic beauty. Highway 1 is the primary north-south travel route, providing access to Big Sur and other coastal areas to the south. The potential for a large damaging fire in this area is high. The vegetation lends itself to "crown" type timber fires and the roads in the area can be confusing. The entire priority landscape area has limited access and egress.

Priority Landscape Goals:

- Reduction of available wildland fuels, particularly adjacent to identified values and primary access/egress routes
- Increased public awareness and education relative to wildland fire threat and defensible space

Potential Mitigating Actions:

The following actions have been identified to achieve the Unit Fire Plan goals for this priority landscape:

- Annual inspection of all electrical transmission and distribution lines over 750 volts to ensure compliance with Public Resources Code Sections 4292-4294 for wildland fuels clearance.
- Annual inspection and enforcement of fire safety and clearance requirements of Public Resources Code Section 4291 for at least 33% of structures within target area.
- Continue to provide chipper services as available to assist property owners in meeting the wildland fire safety requirements of Public Resources Code Section 4291 and reducing the overall wildland fuels load adjacent to identified values.
- Reduction and/or removal of wildland fuels along primary access/egress routes to reduce the incidence of roadside ignitions, and to ensure safe access and egress by firefighters and residents in the event of a wildland fire emergency.
- Identify "Safe Zones" within the priority landscape area to provide a safe refuge for residents in the event of a wildland fire emergency, and ensure dissemination of this information throughout the priority landscape.
- Continue development and distribution of wildland emergency plans for specific sub-areas of the priority landscape area. Such plans should identify access and evacuation routes, safe zones, water sources, helibases and helispots, command posts, staging areas, and/or any other significant element of a wildland fire strategy for the priority landscape area that can be pre-planned and identified.
- Continue enforcement of the PBCSD Fire Defense Plan to ensure compliance and maintenance of emergency access routes, designated open space areas, and undeveloped parcels.
- Work closely with the Monterey Fire Safe Council and local stakeholders to identify additional mitigating actions suitable for the area.

B: COMMUNITIES

Monterey County:

Aromas *
Big Sur *
Bryson-Hysperia
Cachagua
Carmel-by-the-Sea *
Carmel Highlands
Carmel Valley *
Carmel Valley Village *
Corral de Tierra
Del Monte Forest *
Del Rey Oaks *
Elkhorn *
Fort Ord *
Gonzales *
Greenfield *
Jamesburg
King City *
Las Lomas *
Lucia *
Marina *
Monterey *
Pacific Grove *
Pajaro *
Pinnacles National Monument *
Prunedale *
San Benancio
Soledad *
Sand City *
Salinas *
Seaside *

San Benito County:

Antelope Valley
Bitterwater
Cienega Canyon
Hollister *
Paicines
Panoche Valley
Ridgemark
San Juan Bautista *
San Juan Canyon
Tres Pinos

For more information on Communities at Risk and the California Fire Alliance go to http://www.cafirealliance.org/communities_at_risk/communities_at_risk_list

* Communities listed as Communities at Risk on the California Fire Alliance website