

*Before the Board of Supervisors
County of Monterey, State of California*

In the matter of the application of:

MORGENRATH MARTHA J TR ET AL (PLN160851-AMD1)

RESOLUTION NO. 25-097

Resolution by the County of Monterey Board of Supervisors:

- 1) Considering the previously adopted Mitigated Negative Declaration as revised by a supplemental Mitigated Negative Declaration (SCH No. 2018091005), pursuant to CEQA Guidelines section 15164; and
- 2) Approving a Second Amendment to a previously approved Combined Development Permit and General Development Plan (PLN160851), as amended by PLN160851-AMD1, that allowed 1) the relocation/establishment of a commercial operation for a contractor's equipment storage and office facility; 2) construction of a 760-square-foot office with a second story employee housing unit, 600 square foot workshop, an 800 square foot storage building and associated site improvements including grading, retaining walls, and formalizing six public parking spots on Highway 1 (two of which have electrical vehicle charging stations); 3) removal of 10 protected trees; 4) development on slopes in excess of 30 percent; and 5) development within Environmentally Sensitive Habitat Areas. This second Amendment amends the previously approved Combined Development Permit and General Development Plan (PLN160851, as modified by PLN160851-AMD1) by omitting the employee housing unit, removing two hazardous Cypress trees, installing vegetative screening, constructing a 48-foot-long retaining wall, and installing a 160-square-foot temporary construction trailer.

[PLN160851-AMD2, MORGENRATH MARTHA J TR ET AL (Blaze Engineering), 46821 Highway 1, Big Sur, Big Sur Coast Land Use Plan (APN: 419-201-007-000)]

The MORGENRATH MARTHA J TR. ET. AL application (PLN160851-AMD2) came on for public hearing before the County of Monterey Board of Supervisors on March 18, 2025. Having considered all the written and documentary evidence, the administrative record,

the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** – The County has received and processed an amendment to PLN160851, as previously amended by PLN160851-AMD1.
EVIDENCE:
 - a) On December 2, 2024, an application for a second Amendment (PLN160851-AMD2) was submitted to HCD-Planning. This application was submitted in accordance with Title 20 section 20.76.115.
 - b) Background – PLN160851.
Planning Commission: The original project (PLN160851) was reviewed and considered by the Planning Commission and the Board of Supervisors. On November 14, 2018, the Planning Commission adopted an Initial Study/Mitigated Negative Declaration and approved a Combined Development Permit consisting of: 1) a Coastal Development Permit, Design Approval, and General Development Plan to allow the establishment of a commercial business operation including a 760 square foot office, a 600 square foot workshop, 800 square feet of storage containers, storage of construction equipment such as generators, cement silo, and diesel storage tanks; 2) a Coastal Development Permit to allow development on slopes in excess of 30%; 3) a Coastal Development Permit to allow removal of 16 protected trees, 4) a Coastal Development Permit to allow development within Environmentally Sensitive Habitat Areas; and 5) a Coastal Administrative Permit to convert a test well into a permanent well (Monterey County Planning Commission Resolution No. 18-045).

Board of Supervisors: On November 30, 2018, Matt and Carol Donaldson (Christine Kemp, representing the Donaldsons) and Paul Smith, filed timely appeals of the November 14, 2018, decision of the Planning Commission, pursuant to Title 20 section 20.86.030.A. During the May 21, 2019, Board of Supervisors hearing, the applicant presented potential project modifications. The Board accepted these changes and adopted a resolution of intent to deny the appeals and approve the Combined Development Permit with the modified scope of work. Changes to the project included: removal of the bypass road from Highway 1 and cement silo, switching locations of the shop and storage, change from the use of storage containers to an 800 square foot storage building, a reduction in tree removal, striping/formalizing seven public parking spaces along Highway 1, and providing a pedestrian walking trail to access Highway 1. On August 27, 2019, after considering the revised project, the Board of Supervisors voted 3-2 to deny the appeals of Matt & Carol Donaldson and Paul Smith, adopt a Mitigated Negative Declaration (SCH No. 2018091005), approve a Combined Development Permit consisting of: 1) a Coastal Development Permit, Design Approval, and General Development Plan to relocate/establish a

commercial business operation including a 760 square foot office, a 600 square foot workshop with a 300 square foot canopy, 800 square foot storage building, storage of construction equipment such as generators and diesel storage tanks; 2) a Coastal Development Permit to allow development on slopes in excess of 30%; 3) a Coastal Development Permit to allow removal of 10 native trees; 4) a Coastal Development Permit to allow development within Environmentally Sensitive Habitat Areas; and 4) a Coastal Administrative Permit to convert a test well into a permanent well; and adopt a Mitigation Monitoring and Reporting Program (Board of Supervisors Resolution No. 19-285).

California Coastal Commission: On October 9, 2019, the County sent a Final Local Action Notice (FLAN) to the California Coastal Commission (CCC). Matt & Carol Donaldson and the Ventana Chapter Sierra Club appealed the Board of Supervisor's decision to the California Coastal Commission on October 25, 2019 (Commission Appeal No. A-3-MCO-19-0205). Prior to the appeal being scheduled for Coastal Commission consideration, the Applicant notified the County and the Coastal Commission staff of their desire to modify certain portions of the project contested during the appeal and submitted a request to the County to amend PLN160851 (see subsequent Evidence "b"). As a result, and in coordination with Coastal Commission staff, County staff withdrew the Final Local Action Notice on October 21, 2022. Withdrawal of the FLAN only affects the Coastal Commission appeal; it does not alter either the County's prior decision or the associated CEQA determination. Withdrawal of the FLAN simply means that the County is not requesting the Coastal Commission consider the local action "final" at this time (as consideration of modifications were pending). Therefore, the Board of Supervisors' action to adopt the Mitigated Negative Declaration on August 27, 2019, remains final.

- c) Background – PLN160851-AMD1. On September 19, 2022, the County received an application to amend PLN160851. This first Amendment (PLN160851-AMD1) revised the previous scope of work to include the construction of a second-story 760-square-foot employee housing unit over the office, reduction in public parking along Highway 1 by one stall (6 total, with two public universal electric vehicle charging stations), re-routing of the pedestrian trail along Apple Pie Ridge Road, and elimination of the on-site sale of products (concrete, rock, sand, plumbing, and landscape supplies) from the business operation plan. Associated tree removal and grading remained the same as previously approved: 10 protected trees, 293 cubic yards of cut, and 478 cubic yards of fill.

Planning Commission: After public testimony, PLN160851-AMD1, as well as a Supplemental Mitigated Negative Declaration, were

considered and approved by the Planning Commission on June 14, 2023 (Resolution No. 23-020).

Board of Supervisors: Matt and Carol Donaldson (represented by Christine Kemp) and the Ventana Chapter of the Sierra Club, timely appealed the Planning Commission's June 14, 2023, decision to approve the first amendment (PLN160851-AMD1). On September 19, 2024, the Board of Supervisors denied the appeals, considered the previously adopted Mitigated Negative Declaration, revised by a Supplemental Mitigated Negative Declaration, and approved the amended project (Resolution No. 23-369).

California Coastal Commission: On October 18 and 19, 2023, the California Coastal Commission received two appeals (A-3-MCO-23-0043 and A-3-MCO-23-1060) of the Board of Supervisors' decision on the first amendment application (PLN160851-AMD1). On December 15, 2020, the California Coastal Commission found that the Board of Supervisors' September 2024 approval of PLN160851-AMD1 raised No substantial Issue with the County's Local Coastal Program, and declined to take jurisdiction over the project. Through this action, the County's approval of PLN160851, as amended by PLN160851 became final.

- d) Lawsuits. Following the Board of Supervisors' August 2019 adoption of a Mitigated Negative Declaration and approval of PLN160851, the neighbors, Mr. and Mrs. Donaldson (the "Donaldsons"), filed an action in the Monterey County Superior Court (Case No. 19CV004224) against the County of Monterey and the Applicant/Owner, challenging the Board of Supervisors' approval of PLN160851. Additionally, following the Board of Supervisors' September 2024 consideration of the Mitigated Negative Declaration, as revised by a Supplemental mitigated Negative Declaration, and approval of PLN160851-ADM1, the Donaldsons filed a second action in the Monterey County Superior Court (Case No. 23CV003599) on November 2, 2023.
- e) Conditions of Approval. Resolution No. 23-369 (PLN160851-AMD1) was subject to 27 conditions of approval (inclusive of 7 mitigation measures, applied as Condition Nos. 16-22). Four previously approved conditions of approval are in a "Met" or "On-Going" status (Condition No. 1 [Specific Uses Only], Condition No. 12 [Site Maintenance], Condition No. 13 [Indemnification Agreement], and Condition No. 26 [Fish & Game Neg. Dec. Fee]). The remainder of the conditions are "Unmet". All previously Met, Unmet, and Ongoing conditions of approval, except Condition 26, have been carried forward to this Second Amendment and renumbered as Condition Nos. 1 through 26. The conditions carried forward shall be satisfied under this Amendment (PLN160851-AMD2).
- f) Land Use Advisory Committee. The original project (PLN160851) and first Amendment (PLN160851-AMD1) were sent to the Big Sur Land Use Advisory Committee (LUAC) for review. On January 26, 2018, the

LUAC, reviewed the original project (PLN160851-AMD1) and recommended support of the project with changes. The LUAC suggested changes to incorporate landscape screening along Highway 1 and an erosion control plan. On January 10, 2023, the LUAC reviewed the first Amendment (PLN1608510-AMD1) and unanimously recommended approval of the project as proposed. The second amendment was not sent to the LUAC for review.

- g) Lawsuit/Second Amendment. A second revised application (PLN160851-AMD2) was submitted to modify the previously approved project (PLN160851-AMD1). The proposed revisions implement a Conditional Settlement Agreement and Mutual Release of Claims that the Applicant/Owner and Matt and Carol Donaldson have agreed to. The draft Conditional Settlement Agreement, signed by the Applicant/Owner and the Donaldsons, stipulates that the filed lawsuits (Case No. 23CV003599 and 19CV004224) will be dismissed within 30 days of implementation of the agreement. The proposed amendments are more fully described in Finding 2 of this resolution.
- h) This resolution is made with reference to the findings and evidence from PLN160851 (Board of Supervisors Resolution No. 19-285) and PLN160851-AMD1 (Board of Supervisors Resolution No. 23-369). Once approved, the proposed second Amendment (PLN160851-AMD2) will be the operating entitlement for the subject property. Although this resolution complements Resolution Nos. 19-285 and 23-369, this second Amendment modifies the original Coastal Development Permit (PLN160851, as amended under PLN160851-AMD1) approval and represents a modified Coastal Development Permit for the project.
- i) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File Nos. PLN160851, PLN160851-AMD1, and PLN160851-AMD2.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Big Sur Coast Land Use Plan (BSC LUP);
- Monterey County Coastal Implementation Plan, Part 3 (CIP);
- and
- Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, or regulations in these documents. The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- b) Project. The project involves relocation of a commercial business operation for Blaze Engineering. Blaze Engineering had previously operated out of an adjacent property (APN 419-201-006-000) between 1989 and 2017 and are seeking approval to move their operations, to a new site (APN 419-201-007-000). The relocation of the business operations was previously approved through a Combined Development Permit and General Development Plan (PLN160851), as amended by PLN160851-AMD1, that allowed: 1) the relocation/establishment of a commercial operation for a contractor's equipment storage and office facility; 2) construction of a 760-square-foot office with a second story employee housing unit, 600 square foot workshop for the repair of equipment with a 300 square foot canopy, an 800 square foot storage building for storage of equipment and materials, and associated site improvements including relocation of a generator and above ground diesel storage tanks, placement of two 5,000-gallon water tanks grading, retaining walls, formalizing six public parking spots on Highway 1 (two of which have electrical vehicle charging stations), retaining walls, and grading; 3) removal of 10 protected trees; 4) development on slopes in excess of 30 percent; and 5) development within Environmentally Sensitive Habitat Areas.

This second Amendment amends the previously approved Combined Development Permit and General Development Plan (PLN160851 as modified by PLN160851-AMD1) by omitting the employee housing unit, removing two hazardous Cypress trees, installing vegetative screening (Condition No. 27), constructing a 48-foot-long retaining wall, and installing a 160-square-foot temporary construction trailer. The remainder of the project scope approved under PLN160851-AMD1 remains the unchanged: relocation/establishment of a commercial operation for a contractor's equipment storage and office facility, construction of a 760 square-foot office, 600 square foot workshop with a 300 square foot canopy, 800 square foot storage building, development within 100 feet of Environmentally Sensitive Habitat Area, and site improvements including installation of an on-site wastewater treatment system, conversion of a test well to a permanent domestic well, and placement of a 40-watt generator, 4,000 square foot diesel storage tank, and two 5,000 gallon water tanks.

- c) Allowed Uses. The 2.55-acre property is located at 46821 Highway 1, Big Sur, (APN: 419-201-007-000), Big Sur Coast Land Use Plan. The parcel is zoned Visitor Serving Commercial, Design Control, Coastal Zone or "VSC-D(CZ)". The proposed modifications and site improvements are accessory to a permitted, allowed use (relocation/establishment of Blaze Engineering). Installation of use of a temporary construction trailer is also an allowed use pursuant to Title 20 section 20.64.080, subject to the granting of a Coastal Administrative Permit. The proposed second amendment would authorize this use. Therefore, the project proposed allowed uses.

- d) Business Operation. Blaze Engineering is a contractor business with core services in the visitor service facilities in Big Sur, especially on an on-call/emergency basis. Blaze Engineering directly assists the visiting public by servicing visiting commercial services, facilities, and their patrons in the area. Blaze Engineering provides necessary services to residents, businesses, and the Big Sur area in general, including the repair and maintenance of roadways, which allows the travelling public to visit Big Sur and utilize the area's various amenities and visitor accommodations. The commercial business is consistent with the zoning district's purpose, which is to "service the needs of visitors and the traveling public to Monterey County". As approved under PLN160851-AMD1, Blaze Engineering's operation provides services (grading, paving, installing water, septic, and electrical systems, and road building and repair) for local construction projects. Primary activities on the site will be for administrative support, storage, and maintenance. Based on the services Blaze provides, intensive construction activities will continue to occur off-site on their client's respective properties. No goods or products will be stored or sold onsite. PLM160851-AMD2 does not modify Blaze Engineering's business operation.
- e) Site Development Standards. The project meets all required development standards. Pursuant to Title 21 section 20.22.070, the proposed General Development Plan shall establish the subject property's setback requirements. As proposed and detailed in the attached General Development Plan, the development will maintain a front setback of 46 feet, side setback of 70.75 feet and 17.7 feet (west and east, respectively), and a rear setback of 44.8 feet. The proposed development will not exceed the allowable height of 35 feet and is within the allowable site coverage (35%).
- f) Employee Housing. Big Sur Coast LUP Policies 5.4.3.C(7) and (9) require that new and expanded recreation and visitor-serving facilities provide employee housing for a "substantial" number of the facility's new or increased number of employees, provided there is adequate sewage disposal and parking, and other policies of the Big Sur Coast LUP can be satisfied. Between 1989 and 2017, Blaze Engineering's operations were conducted out of the adjacent property (Assessor's Parcel Number 419-201-006-000). While conducting business out of this adjacent property, Blaze Engineering operated at a more intensive scale (e.g. on-site sale of aggregate material, 30% more employees [15-16 employees], and an on-site cement batch facility). However, PLN160851 and PLN160851-AMD1 reduced Blaze Engineering's scale of business by eliminating the on-site sale and storage of aggregate materials and removal of the cement silo/batch facility. No employee housing was provided for the prior operations. In moving the operations and reducing the intensity of the operations, the number of employees was reduced from 20 to 12. Although employee housing is desired throughout Big Sur, here, the relocation of Blaze Engineering's reduced business operations, as authorized by PLN160851 and PLN160851-

AMD1 to the subject property did not require additional employees and did expand or intensify the commercial business operation. PLN160851-AMD2 does not modify the business operations approved under PLN160851 and PLN160851-AMD1 and therefore, the removal of the previously approved employee housing unit does not pose a conflict with the Big Sur Coast LUP and associated Coastal Implementation Plan.

- g) Visual Sensitivity and Design Control. The proposed second amendment will not introduce any new development that will be visible from Highway 1.
- h) Tree Removal. The project proposed the removal of two hazardous Cypress trees that are currently failing and leaning towards areas that are proposed for development. As hazardous trees posing a threat to life and structure, a Coastal Development Permit is not required pursuant to Big Sur Coastal Implementation Plan 20.145.060(A)(1)(b).
- i) Environmentally Sensitive Habitat Areas (ESHA). PLN160851 and PLN160851 allowed development to occur within 100 feet of environmentally sensitive habitat areas. The proposed second amendment will introduce new structures (retaining wall and temporary construction trailer) within 100 feet of ESHA. However, as demonstrated in Finding No. 6, the development, as sited, conditioned, and mitigated, is the least environmentally damaging alternative and is consistent with the ESHA protection policies of the BSC LUP and CIP regulations.
- j) Development on slopes in excess of 30%. No additional development on slopes in excess of 30% is proposed by this second Amendment.
- k) Public Access. As demonstrated in Finding 11, the development is consistent with public access policies of the BSC LUP. No issues remain.
- l) Staff conducted a site inspection on January 6, 2023 to verify that the project on the subject property conforms to the plans listed above.
- m) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN160851, PLN160851-AMD1, and PLN160851-AMD1.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Cal Fire – Coastal, HCD-Engineering Services, HCD-Environmental Services, and the Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development and recommended conditions have been incorporated.
 - b) No additional impacts to the environment were identified as a result of this amendment. The following reports have been prepared and

submitted with PLN160851 and PLN160851-AMD1. No new reports were prepared for PLN160851-AMD2:

- “Tree Resource Evaluation Project Impact Analysis”, dated October 6, 2017 and update dated June 19, 2019 (Monterey County Document No. LIB170437), prepared by Maureen Hamb-WCISA, Santa Cruz, CA.
- “Preliminary Archaeological Assessment”, dated February 17, 2018 (Monterey County Document No. LIB170438), prepared by Gary S. Breschini, Ph. D., Salinas, CA.
- “Biological Assessment”, dated October 23, 2017 (Monterey County Document No. LIB170439), prepared by Fred Ballerini, Pacific Grove, CA, and “Supplemental Biological Assessment” reports dated March 26, 2020 and September 6 2022.
- “Geotechnical Report”, dated February 2017, (Monterey County Document No. LIB170440), prepared by Grice Engineering, Inc., Salinas, CA.
- “Percolation Testing Results”, dated November 27, 2017 (Monterey County Document No. LIB170441), prepared by Haro, Kasunich and Associates, Inc., Watsonville, CA.
- “Geologic Report”, dated June 22, 1993 (Monterey County Document No. LIB170052), prepared by Karl Vonder Linden, Menlo Park, CA.
- “Traffic Memorandum (Trip Generation Estimation)”, dated November 21, 2022 (Monterey County Document No. LIB220362), prepared by Korinne Tarien and Joe Fernandez, Central Coast Transportation Consulting, Morro Bay, CA, as revised on April 6, 2023.

The above-mentioned technical reports prepared by outside consultants demonstrate that there are no physical or environmental constraints indicating the site is not suitable for the proposed use. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted site inspections on January 6, 2023 to verify that the site is suitable for this use.
- d) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN160851, PLN160851-AMD1 and PLN160851-AMD2.

4. **FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the structures and use applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, Cal Fire – Coastal, HCD-Engineering Services, HCD-Environmental Services, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will continue to be provided. The Environmental Health Bureau found that domestic water service would be provided through the conversion of a test well (approved by Planning File No. PLN170051, Resolution No. 17-006) into a permanent well and wastewater service would be provided by an onsite wastewater treatment system. Environmental Health Bureau staff has reviewed the Onsite Wastewater Treatment System plans, prepared by Grice Engineering, and determined that they meet County Local Agency Management Program standards. The proposed construction trailer will be temporarily connected to these utilities.
 - c) The project has been reviewed by HCD-Environmental Services for consistency with County health and safety codes for grading (Monterey County Code section 16.08) and erosion control (Monterey County Code section 16.12). No issues were identified, and no conditions of approval have been incorporated.
 - d) The project was reviewed by the Environmental Health Bureau (EHB) for consistency with Monterey County Code Chapters 10.65 (Hazardous Materials Registration) and 10.67 (Hazardous Materials Emergency Response). EHB identified that Blaze Engineering is currently permitted as a hazardous waste generator for their above-ground diesel storage tank (Facility ID No. FA0813374) and has conditioned the project requiring the applicant to obtain a Hazardous Materials Management Services update (Condition No. 8).
 - e) Staff conducted site inspections on January 6, 2023 to verify that the site is suitable for this use.
 - f) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project files PLN160851, PLN160851-AMD1, and PLN160851-AMD2.

5. **FINDING:** **NO VIOLATIONS** – The subject property complies with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and violations existing on subject property have been abated and Code Enforcement cases have been closed.
 - b) Staff conducted site inspections on January 6, 2023. County records were researched to assess if any violation exists on the subject property. There are no known violations on the subject parcel.

- c) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN160851, PLN160851-AMD1, and PLN160851-AMD2.

6. **FINDING:** **ENVIRONMENTALLY SENSITIVE HABITAT AREAS** – The project minimizes impacts on environmentally sensitive habitat areas (ESHAs) in accordance with the applicable goals and policies of the 1982 Monterey County General Plan; Big Sur Coast Land Use Plan (BSC LUP); Monterey County Coastal Implementation Plan, Part 3 (CIP); and the Monterey County Zoning Ordinance (Title 20).
- EVIDENCE:** a) Monterey County Geographic Information System (GIS) and the Big Sur Coastal Implementation Plan Environmentally Sensitive Habitat Areas (ESHA) maps indicate that the Morgenrath property has the potential to contain rare, endangered, or sensitive plant habitats. Policy 3.3.1 of the Big Sur Land Use Plan (BSC LUP) and section 20.145.040 of the Coastal Implementation Plan (CIP) require the preservation of environmentally sensitive habitats through the implementation of development standards that maintain, restore, and if possible, enhance ESHA. In accordance with CIP section 20.145.040, a biological survey was submitted with the previously approved project to identify ESHA on the property and determine if the project would have the potential to result in an impact to that ESHA. Two supplemental biologist assessments dated March 26, 2020 and September 6, 2022 were prepared to address changes in conditions given the 7-year span in processing of the original application and the first amendment.
- b) The project Biologist notes the Morgenrath property lies entirely within a Redwood Forest natural community dominated by coast redwood (*Sequoia sempervirens*) and co-dominated by California bay (*Umbellularia California*). Tanoak, Coast live oak, and Shreve oak were also found onsite, but in limited amounts. The property’s California bay laurel and Coast live oak forest mid-story canopy likely meets the membership rules of the “California bay forest and woodland”, which is also ranked by the State as a vulnerable habitat, and therefore is considered ESHA. Very little native understory plants, such as sword fern, thimbleberry, Douglas’ iris, redwood sorrel, California hedgenettle, and poison oak, were found onsite along with non-native invasive species including English ivy and French broom that dominate the understory and are found climbing up the trunks of many on-site trees. English ivy is classified by the California Invasive Plant Council (Cal-IPC) as having high-level adverse impacts on native ecosystems. English ivy is also listed by the California Department of Fish & Wildlife as an invasive species that should be avoided and not planted as it is noted to outcompete and shade native understory vegetation, prevent sapling germination, displace wildlife, and kill overstory trees by dominating the canopy cover. Italian thistle, veldt grass, French broom and sticky eupatorium are all listed by the Cal-IPC as invasive

- species that adversely impact native plant communities and are also found throughout the site in disturbed soil locations.
- c) The second supplemental biology report noted that the project site has the potential to provide habitat for the Coast range newt, which is considered a species of Special Concern by the California Department of Fish & Wildlife (CDFW). The Pheneger Creek drainage corridor south of the parcel may provide favorable conditions for the species to persist and potential habitat exists on the site within the piles of wood debris and logs that are scattered along the parcel. Additionally, although the Santa Lucia slender salamander is listed in the California Natural Diversity Database as a species with no legal or regulatory status, the species also likely persists on site due to favorable moist habitat conditions. Consultation with CDFW occurred in March 2023. CDFW identified Foothill yellow-legged frogs (FYLF), Western bumble bees, and raptors, as being species of concern for the Proposed Project. Foothill yellow-legged frogs are listed as State threaten or endangered species under the California Environmental Species Act. Based on review of CDFW's Biogeographic Information and Observation System mapping system, FYLF have been documented at the Big Sur River, which is roughly 0.2 miles from the Project site, and therefore have the potential to occur within the vicinity of the project and/or nearby Pheneger Creek. As of September 30, 2022, the Western Bumble Bee (WBB) is a candidate species under the California Endangered Species Act and as such, receives the same legal protection afforded to an endangered or threatened species. The Project Biologist confirmed via phone on April 5, 2023, that the WBB has the potential to occupy the site given the project site's litter debris and dead logs. To address potential impacts to sensitive species, Mitigation Measures BIO-1, 3, 2, 4, 5, and 6, are incorporated. The mitigation measures would reduce potential impacts on sensitive natural communities and/or candidate, sensitive or special status species to a less than significant level. See Finding No. 7, Evidence "b" and "b".
 - d) BSC LUP and CIP ESHA policies and regulations consider development proposals on property's containing ESHA to be compatible with the long term maintenance of the resource if: 1) site improvements and vegetation removal were restricted to only the amount needed for reasonable development, thereby reducing ESHA impacts to the greatest extent feasible and 2) the proposal incorporates necessary site planning and design features which protect the habitat and do not set a precedent for continued land development with the potential to degrade the resource. As proposed, the project reduces areas of disturbance, minimizes impacts to ESHA, and maximizes restoration efforts to ensure the long-term maintenance of the site.
 - e) Pursuant to CIP section 20.145.040.B(4), the proposed second amendment maintains the reduced grading quantities approved under PLN160851-AMD1 by limiting grading to only that needed for the structural improvements (including a temporary construction trailer) and

utilizing existing disturbed areas such as roadways, building pads, and an existing parking area. No new grading is required for the 48 foot long retaining wall. Additionally, the removal of two hazardous trees will not have a significant impact on the environment. However, complete avoidance of ESHA is not feasible. Hence, the project Biologist recommended minimization actions that would mitigate potential impacts on special natural communities to a less-than-significant level. Consistent with BSC LUP Policy 3.3.2.7, these actions also include protection and restoration measures to enhance ESHA and provide for long-term land management and exotic species control. The preliminary Construction Management Plan and Conceptual Restoration & Fuel Management Plan includes measures consistent with the recommended actions (exotic species control, best management practices, thinning of invasive plants, and site restoration). To ensure proper implementation, these recommendations have been incorporated as mitigation measures that require submittal of a final Construction Management Plan and Restoration & Fuel Management Plan to HCD-Planning for review and approval. Additionally, consistent with BSC LUP Policy 3.3.2.7, Condition No. 26 requires that the Applicant/Owner enter a contract with a qualified biologist to establish long-term habitat maintenance goals, success criteria, and best management practices and monitor the restored site (see Condition No. 19) for 10 years. This condition also requires that the Applicant/Owner maintain and implement the restoration activities and control the property's invasive plant species population for the duration of the commercial operation. On-going activities include but are not limited to removal of invasive species, tree pruning (limbing) which does not constitute major vegetation removal, debris removal, and thinning of non-native plant species. Clear cutting and removal of native or sensitive plant species and/or communities is prohibited. The project, as proposed, conditioned, and mitigated, will not significantly disrupt ESHA and will ensure long-term habitat maintenance.

- f) BSC LUP Policy 3.3.2.8 requires that “new development adjacent to environmentally sensitive habitat areas shall be allowed only at densities compatible with the protection and maintenance of the adjoining resources.” Accordingly, the proposed development minimizes the required ground disturbance and includes extensive restoration to enhance the surrounding ESHA. Implementing the restoration plan will also be consistent with BSC LUP Policy 3.3.3.A.10 regarding restoring natural environments by removing exotic plants. Restoration activities will apply to all impacted understory and construction related disturbed soils with native understory species. Thorough eradication of the property's invasive plants and restoration of the identified ESHA will render the proposed development compatible with the site and reduce further habitat degradation. The Board of Supervisors recognizes that, because much of the Big Sur area contains ESHA, there is no perfect site for the proposed use and associated

development. However, it is also recognized that Blaze Engineering is a necessity to the Big Sur community and its visitor-serving businesses. Therefore, the Board of Supervisors finds that the proposed project is consistent with the applicable ESHA policies and will result in a public and ecological benefit because 1) the proposed use provides a needed public service, 2) the development, as mitigated, minimizes ESHA impacts, 3) the restoration activities will enhance ESHA, and 4) per the biologist, if the invasive species were to remain, they would eventually suffocate the property's ESHA by shading the understory and dominating the overstory, and continue to harm adjoining resources.

- g) CIP section 20.145.040.B requires deed restrictions or conservation easement dedications over ESHA areas as a condition of approval for any development proposed on parcels containing ESHA, even in this case, where a property is already developed. The biologist did not recommend placing ESHA areas of the site within a conservation easement; instead, the focus was on restoration efforts. However, consistent with the CIP, the project has been conditioned to require the applicant to dedicate a conservation easement over portions of the property containing ESHA, pursuant to Big Sur Coast LUP Policy 3.3.2.3.
- h) Staff conducted site inspections on January 6, 2023 to verify that the site and proposed project meet the BSC LUP ESHA Policy requirements.
- i) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN160851, PLN160851-AMD1, and PLN160851-AMD2.

7. **FINDING:** **CEQA (Consistent with the Previously Adopted Mitigated Negative Declaration & Supplemental Mitigated Negative Declaration)** –This Amendment does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162. A Mitigated Negative Declaration (MND) was adopted for the project (PLN160851) and a Supplemental MND was adopted for the first amendment (PLN160851-AMD1). Changes to the project proposed are minor and do not trigger new or substantially more severe impacts.

EVIDENCE: a) Pursuant to California Environmental Quality Act (CEQA) Guidelines section 15162, when an EIR has been certified or a negative declaration has been adopted, no subsequent EIR or negative declaration shall be prepared for the project unless the agency determines that substantial changes are proposed to the project, substantial changes occur with respect to the circumstances under which the project is undertaken, or new information of substantial importance is found, which was not known and could not have been known if reasonable diligence was exercised when the EIR was certified or the negative declaration was adopted. As described below, conditions of Guidelines section 15162 calling for the preparation of a subsequent EIR or negative declaration have not occurred.

- b) On August 27, 2019, the Monterey County Board of Supervisors adopted a Mitigated Negative Declaration (“2019 IS/MND”) for the Blaze Engineering operation and associated development (SCH No. 2018091005), pursuant to Board of Supervisors Resolution No. 19-285. The adopted Mitigated Negative Declaration (SCH No. 2018091005) contemplated the previously approved project’s original scope of work (“Original Project”), which included the removal of 16 protected trees, the conversion of a test well into a permanent well, development on slopes exceeding 30 percent, installation of an on-site wastewater treatment system, and approximately 440 cubic yards of cut and 620 cubic yards of fill. The 2019 IS/MND found that project implementation would result in no impacts to agricultural and state forest resources, land use/planning, population and housing, mineral resources, public services, recreation, or utilities and service systems, and less than significant impacts to aesthetics, air quality, cultural resources, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use/planning, noise, and transportation and traffic. The 2019 IS/MND disclosed that the original project would have potential impacts to biological resources and tribal cultural resources caused by site disturbance and the establishment of new structures. Mitigation measures were recommended and adopted to reduce impacts to a less than significant level. Mitigation Measures Nos. 1 through 4 required biological monitoring, tree protection, and approval of a final Construction Management Plan and Restoration and Fuel Management Plan. Implementation of these mitigations would reduce potential impacts to biological resources to a less than significant level. Mitigation Measure No. 5 required an approved tribal monitor to observe excavation of the septic tank. Implementation of this amended mitigation would reduce potential impacts to tribal cultural resources to a less than significant level. All mitigation measures were applied to PLN160851 as Conditions of Approval.
- c) When processing the first Amendment, PLN160851-AMD1, the County as Lead Agency, prepared a Supplemental Initial Study pursuant to CEQA Guidelines sections 15162 and 15163. The Supplemental IS/MND reflected the minor project changes made during the 2019 Board of Supervisors hearings for PLN160851 (which did not trigger recirculation) and the modifications proposed under PLN160851-AMD1. In comparison to the analysis contained in the 2019 IS/MND, the Supplemental IS/MND disclosed and analyzed the reduction in ground disturbance and grading by over 2,000 square feet and 300 cubic yards and the number of trees required for removal by 6, and the construction of a 2-bedroom employee housing unit over a 760 square foot office, an 800 square foot storage building rather than 800 square feet of shipping containers, and the installation of two electric vehicle charging stations. The rest of the 2019 IS/MND analyzed parts of the project unaffected by the first amendment: relocation of the commercial business to the subject property, construction of a 600-square-foot

workshop, conversion of a test well into a permanent well, development on slopes, development within environmentally sensitive habitat, and installation of an on-site wastewater treatment system. The Supplemental IS/MND included clarification and amplifications to the previously adopted Mitigation Measure Nos. 1 through 5. Additionally, the Supplemental IS/MND found that new biological mitigation measures were needed to address new circumstances. New biological mitigation measures (BIO-5 and -6) required pre-construction surveys for the Coast range newt, Santa Lucia slender salamander, Foothill yellow-legged frogs, and Western bumble bee. On September 19, 2023, the Board of Supervisors considered the previously adopted Mitigated Negative Declaration, revised by a Supplemental Mitigated Negative Declaration (State Clearinghouse Number 2018091005), and found it adequate to analyze the potential environmental impacts of PLN160851-AMD1's amended project scope (Resolution No. 23-369). All mitigation measures (Nos. 1 through 7) were applied to PLN160851-AMD1 as conditions of approval (Nos. 16 through 22).

- d) The scope of work analyzed under the Supplemental IS/MND remains stable with the modifications considered under this second Amendment: relocation of a commercial business, removal of 10 trees, construction of 760 square foot office, an 800 square foot storage building, and the installation of two electric vehicle charging stations, and site improvements including retaining walls and landscaping. However, the proposed second amendment removes the second-story employee housing unit and adds retaining walls, vegetative screening, and a temporary construction trailer. Nevertheless, PLN160851-AMD2 does not cause substantial changes or new information that would require major revisions to the adopted 2019 IS/MND, as revised by a Supplemental IS/MND. All work is located within previously disturbed areas and the work will not increase the severity of previously identified environmental impacts. No new information has been presented to warrant further environmental review, and none of the conditions described in section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.
- e) Pursuant to CEQA Guidelines section 15162(a)(1), the second amendment's scope of work will not cause substantial changes that would require major revisions to the previously adopted MND, as revised by the supplemental MND, as there are no new environmental effects or a substantial increase in the severity of previously identified effects.
- f) Pursuant to CEQA Guidelines section 15162(a)(2), no substantial changes have occurred with respect to the circumstances under which the project is proposed. All reports previously prepared for PLN160851-AMD1 remain valid for this second Amendment. Therefore, there are no new environmental effects or a substantial increase in the severity of previously identified effects.

- g) Pursuant to CEQA Guidelines section 15162(a)(3), there is no new information of substantial importance, which was not known or could not have been known, that shows the proposed project will have additional environmental effects or increase the severity of previously identified effects. Additionally, no new or alternative mitigation measures are proposed to lessen the project's impact on the environment. Evidence that has been received and considered includes: the application, technical studies/reports, staff reports that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings.
- h) All mitigation measures adopted with the 2019 IS/MND, as revised by the Supplemental IS/MND, are applied to this second amendment as conditions of approval.
- i) These documents are on file in HCD-Planning (HCD-Planning File Nos. PLN160851 and PLN160851-AMD1) and are hereby incorporated herein by reference.
- j) The Board of Supervisors has considered the application, technical studies/reports, the staff report that reflect the County's independent judgment, and information and testimony presented during public hearing and finds that 1) there is no new evidence that the proposed project may have a significant effect on the environmental and 2) that the previously adopted Mitigated Negative Declaration together with the Supplemental Mitigated Negative Declaration did properly analyze the project's potential impacts related to aesthetics, air quality, biological resources, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, and transportation. Therefore, as proposed and conditioned, this amendment is consistent with the previously adopted Mitigated Negative Declaration, as revised by the Supplemental Mitigated Negative Declaration.
- k) County of Monterey HCD-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decisions to adopt the Mitigated Negative Declaration and Supplemental Mitigated Negative Declaration are based.
- l) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN160851, PLN160851-AMD1, and PLN160851-AMD2.

8. **FINDING:** **PUBLIC ACCESS** – The project conforms with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with section 30200 of the Public Resources Code) and the Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) Figure 2 – Shoreline Access Plan, North Section, of the Big Sur Coast Land Use Plan (BSC LUP) indicates that the subject property is not in an area where physical public access is required.

- b) Figure 3 – Trails Plan, North Section, of the BSC LUP indicates that the subject property neither contains an inland trail corridor, a through coastal access corridor, public trail, private trail, access to Ventana Wilderness, nor is identified as an area for future public acquisition or a proposed trail.
- c) Staff conducted site inspections on January 6, 2023. No evidence or documentation was found showing the existence of historic public use or trust rights over this property.
- d) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN160851 and PLN160851-AMD1.

9. **FINDING:** **APPEALABILITY** - This decision may be appealed to the California Coastal Commission.

EVIDENCE: a) California Coastal Commission. Pursuant to Title 20 section 20.86.080, this approval is subject to appeal by/to the Coastal Commission (CCC) because it involves development within 100 feet of Environmentally Sensitive Habitat Area. Additionally, the project may be subject to appeal by/to the CCC because the project amends PLN160851 and PLN160851-AMD1, which proposed conditionally allowed uses within the VSC zoning district.

DECISION

NOW, THEREFORE BE IT RESOLVED, based on the above findings and evidence, and the administrative record as a whole, that the Board of Supervisors does hereby:

- 1) Consider the previously adopted Mitigated Negative Declaration as revised by a supplemental Mitigated Negative Declaration (SCH No. 2018091005), pursuant to CEQA Guidelines section 15164; and
- 2) Approve a Second Amendment to a previously approved Combined Development Permit and General Development Plan (PLN160851), as amended by PLN160851-AMD1, that allowed 1) the relocation/establishment of a commercial operation for a contractor's equipment storage and office facility; 2) construction of a 760-square-foot office with a second story employee housing unit, 600 square foot workshop, an 800 square foot storage building and associated site improvements including grading, retaining walls, and formalizing six public parking spots on Highway 1 (two of which have electrical vehicle charging stations); 3) removal of 10 protected trees; 4) development on slopes in excess of 30 percent; and 5) development within Environmentally Sensitive Habitat Areas. This second Amendment amends the previously approved Combined Development Permit and General Development Plan (PLN160851, as modified by PLN160851-AMD1) by omitting the employee housing unit, removing two hazardous Cypress trees, installing vegetative screening, constructing a 48-foot-long retaining wall, and installing a 160-square-foot temporary construction trailer.

All in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED on this 18th day of March 2025, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Daniels

NOES: None

ABSENT: None

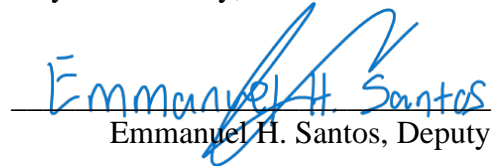
I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on March 18, 2025.

Revised Date: March 27, 2025

File ID: RES 25-045

Agenda Item No. 32

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California


Emmanuel H. Santos, Deputy

County of Monterey HCD Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN160851-AMD2

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This is a Second Amendment to a previously approved Combined Development Permit and General Development Plan (PLN160851), as amended by PLN160851-AMD1, that allowed 1) the relocation/establishment of a commercial operation for a contractor's equipment storage and office facility; 2) construction of a 760-square-foot office with a second story employee housing unit, 600 square foot workshop, an 800 square foot storage building and associated site improvements including grading, retaining walls, and formalizing six public parking spots on Highway 1 (two of which have electrical vehicle charging stations); 3) removal of 10 protected trees; 4) development on slopes in excess of 30 percent; and 5) development within Environmentally Sensitive Habitat Areas. This second Amendment would amends the previously approved Combined Development Permit and General Development Plan (PLN160851, as modified by PLN160851-AMD1) and by omitting the employee housing unit, removing two hazardous Cypress trees, installing vegetative screening, constructing a 48-foot-long retaining wall, and installing a 160-square-foot temporary construction trailer. The property is located at 46821 Highway 1, Big Sur (Assessor's Parcel Number 419-201-007-000), Big Sur Coast Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Second Amendment to PLN160851-AMD1 (Resolution Number 25-097) was approved by the Monterey County Board of Supervisors for Assessor's Parcel Number 419-201-007-000 on March 18, 2025. The permit was granted subject to 27 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

6. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

7. PDSP001 - EV CHARGER MODIFICATIONS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Alterations to the EV charging stations are needed to make the charging station blend in with the surrounding natural environment dominated by Redwood trees, compatible with the rural community of the surrounding community center, minimize and control illumination and visibility. Modifications shall be made to the satisfaction of HCD-Planning.

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Applicant/Owner shall submit evidence to HCD-Planning that the following modifications have been implemented: installation of redwood siding installed around the metal bollard cover/exterior, as to not impede the functionality of the charging station, painting or covering the orange sign with an earth-toned color, and placement of a tinted film placed on the LCD screen. Deviations to these modifications shall be to reviewed and approved by HCD-Planning.

8. EHSP01 – HAZARDOUS MATERIALS: ENVIRONMENTAL HEALTH BUREAU REGISTRATION

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed commercial business operation (Blaze Engineering) is currently registered with the Environmental Health Bureau (EHB). Prior to final inspection of construction permit, the applicant shall provide the following updated information to EHB's Hazardous Materials Management Services, relative to the new facility located on APN 419-201-007:

- Address update
- Site location
- Hazardous materials / waste inventory list
- California Environmental Reporting System (CERS) registration

Once approved, the commercial business operation shall maintain an annual permit from the EHB.

Compliance or Monitoring Action to be Performed: Prior to final inspection of construction permit, the applicant shall provide the specified information to the EHB for review and acceptance.

Once approved, the applicant shall maintain an annual permit with the EHB.

9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

10. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

11. PDSP003 - SAFETY BARRIER (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to create a separation between vehicle and pedestrian use along Apple Pie Ridge Road, the owner/applicant shall construct improvements, such as an informal walking path and or fencing along the roadway for the entirety of the property. The location and construction of the safety barrier improvements shall be included on the building plans for the associated construction permit. The barrier improvement and adjacent vegetation shall be maintained throughout the commercial use of the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of construction permits, the owner/applicant shall submit construction plans incorporating safety barrier improvements along Apple Pie Ridge Road to RMA-Planning for review and approval.

Prior to final of construction permits, the owner/applicant shall submit evidence that the approved safety barrier improvements have been installed.

The owner/applicant shall maintain the installed safety barrier improvements throughout the commercial use of the property.

12. PDSP002 - SITE MAINTENANCE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: As an on-going condition, the site shall be maintained and long-term outdoor storage of construction materials shall be prohibited. These materials shall include: concrete mix, cement, sand, asphalt, landscaping soils, plumbing supplies, electrical supplies, scrap metal, scrap material and similar items. The property shall be kept free from junk and debris that would cause a visual nuisance. (HCD-Planning)

Compliance or Monitoring Action to be Performed: This condition shall be adhered to on an on-going basis for the duration of use of the subject property by Blaze Engineering or a similar use.

13. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

14. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (HCD- Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to HCD-Planning.

15. PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where Environmentally Sensitive Habitat exist(s) in accordance with the procedures in Monterey County Code § 20.64.280.A. A Subordination Agreement shall be required, where necessary. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to, reviewed and approved by the Director of HCD- Planning and/or the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to final of grading and building permits. (HCD- Planning)

Compliance or Monitoring Action to be Performed: Prior to final inspection of grading and/or building permits, the Owner/Applicant shall submit the conservation and scenic easement deed and corresponding map to HCD-Planning for review and approval, showing the exact location of the easement on the property along with the metes and bound description. The easement boundaries shall be developed in coordination with the project arborist/biologist. The meets and bounds shall be developed in consultation with a certified professional. .

Prior to final of grading/or building permits, the Owner/Applicant shall submit a signed and notarized Subordination Agreement, if required, to RMA - Planning for review and approval.

Prior to final of grading and/or building, the Monterey County Board of Supervisors shall accept and record the approved conservation and scenic easement. Recordation fees shall be paid by the Applicant/Owner. Submit a copy of the recorded deed and map to HCD- Planning.

16. MM01 - ARBORIST MONITOR

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: For the protection of tree resources and to ensure grading and construction activities are conducted in accordance with the recommendations contained in the Tree Resource Evaluation Project Impact Analysis (Planning File LIB170437), the owner/applicant shall enter into a contract with a certified arborist (project arborist) and the contract shall include:

- Review the construction documents (Grading and/or Building plans, Tree Protection Fencing plan and Construction Management Plan) to verify consistency with the preliminary plans and the Tree Resource Evaluation Project Impact Analysis.
- Review and approval of the protective fencing plan in accordance with Mitigation Measure No. 2.
- Review and approval of grading, building, and construction management plans (including any future modified construction plans) for consistency with and incorporation of Mitigation Measure No. 3.
- The owner/applicant shall delegate responsibility and authority to the project arborist to stop construction in the event the work is found to be inconsistent with the approved plans, BMP's, or if tree resources are not adequately protected. The contractor and project arborist shall develop a plan to remediate and/or revise procedures and methods to accomplish the objective of Mitigation Measure Nos. 2 and 3.
- Prepare and submit a final report to RMA-Planning for review and approval indicating that the protection measures in place were successful.
(HCD-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 1a: Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a certified arborist (referred to as the project arborist) for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure Monitoring Action No. 1b: In the event work is stopped by the project arborist due to inconsistency with the approved plans, BMP's, or if tree resources are not adequately protected, the owner/applicant shall submit a remediation plan outlining revised procedures and/or methods, prepared by the contractor and project arborist, that accomplishes the objectives of Mitigation Measure Nos. 2 and 3. This plan, and evidence of successful implementation shall be submitted to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 1c: Prior to final inspection of construction permits for grading or building, the owner/applicant shall submit a final report prepared by the project arborist demonstrating monitoring of grading and construction activities occurred and met the requirements specified in Mitigation Measure Nos. 1, 2, and 3 to RMA-Planning for review and approval.

17. MM02 - TREE PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to prevent construction activities from damaging trees within the tree protection zone, the owner/applicant shall develop a Tree Protection Fencing plan for all trees within 30-feet of the development area. The plan shall be developed in consultation with the project arborist and submitted to RMA-Planning for review and approval. The Tree Protection Fencing plan shall demonstrate how the following measures shall be implemented:

- Demarcate installation of protection fencing consistent with the recommended "TREE PRESERVATION SPECIFICATIONS" and "UPDATED TREE PLAN" found in the "Tree Resource Evaluation Project Impact Analysis", dated October 6, 2017 (Monterey County Document No. LIB170437), prepared by Maureen Hamb-WCISA, as amended on June 19, 2019 and August, 31, 2022.
- Provide protection fencing along the critical root zones of the coast redwood trees near the development area.
- Place straw bales, from end to end, inside of the protection fencing to act as a barricade to limit damage to the fencing, prevent grading spoils from encroaching into the critical root zone area, and prevent excess moisture from gathering under the retained trees.
- Maintain the natural grade around trees. Grading shall not be permitted to sever major roots of redwood or oak trees. No additional fill or excavation shall be permitted within the critical root zone of trees. If major tree roots that are 2-inches or greater are unearthed during the construction process, the project arborist/biologist shall be notified immediately. Work shall be halted and roots shall be covered with moistened burlap until a determination is made by the project arborist/biologist.
- Unauthorized pruning of any tree shall be prohibited. Any required pruning shall be done on the authority of the project arborist/biologist and to the International Society of Arboriculture (ISA) pruning guidelines and Approved American National Standard (ANSI) A300 pruning standards.
- All trenching onsite shall be approved by the project arborist/biologist.
- A qualified arborist/biologist shall review in the field the locations of the proposed boring holes prior to construction of the soldier pile wall, hilfiker wall, and privacy fencing. Holes should be manually dug with a hand auger to limit potential tree root impacts.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 2a: Prior to approval of construction permits for grading and building, the owner/applicant shall develop and submit a Tree Protection Fencing plan, as described in Mitigation Measure No. 2, to HCD-Planning for review and approval. The approved Tree Protection Fencing plan shall be incorporated into the approved set of job-site and office-copy construction plans for grading and/or building.

Mitigation Monitoring Action No. 2b. Prior to issuance of construction permits for grading and building, the owner/applicant shall provide evidence to HCD-Planning documenting installation of the protective fencing and straw bale barriers for review and approval.

Mitigation Monitoring Action No. 2c. Prior to final of construction permits for grading and building, the owner/applicant shall submit documentation that implementation of the Tree Protection Fencing plan has been successful to HCD-Planning for review and approval.

18. MM03 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to ensure best management practices are followed during construction activities, the owner/applicant shall prepare a final Construction Management Plan. The plan shall be consistent with the preliminary drawing, developed in consultation with the project arborist, and submitted to HCD-Planning for review and approval. In addition to the notes contained in the preliminary plan, the final Construction Management Plan shall demonstrate how the following measures shall be implemented:

- Storage of construction materials, debris, or excess soil shall be prohibited within the tree protection zone.
- Solvents or liquids of any type shall be disposed of properly.
- Use of heavy equipment shall be restricted to areas within the construction envelope.
- Delineate approved areas for material storage and parking of vehicles/construction equipment.
- Any excavated material shall not be deposited beyond the edge of the driveway. Site erosion shall not be permitted to enter areas supporting natural communities beyond the impact perimeter of the development.
- Prior to final grading, all construction debris shall be removed from the site.

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 3a: Prior to approval of construction permits for grading and building, the owner/applicant shall develop and submit a final Construction Management Plan, as described in Mitigation Measure No. 3, to HCD-Planning for review and approval. The approved Construction Management Plan shall be incorporated into the approved set of job-site and office-copy construction plans for grading and/or building.

Mitigation Monitoring Action No. 3b. Prior to final of construction permits for grading and building, the owner/applicant shall submit documentation that implementation of the Construction Management Plan has been successful to HCD-Planning for review and approval.

19. MM04 - RESTORATION AND FUEL MANAGEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to eradicate invasive plant species and enhance and maintain native habitats onsite, the owner/applicant shall prepare a final Restoration and Fuel Management Plan. The plan shall be consistent with the preliminary drawing and submitted to HCD-Planning for review and approval. In addition to the notes contained in the preliminary plan, the final Restoration and Fuel Management Plan shall demonstrate how the following measures shall be implemented:

- Prior to grading activities, invasive plant species, shall be eradicated within the development area, including English Ivy that envelops tree trunks and canopies, and compromises the health of established coast redwood and California bay trees. Removal of invasive plant species shall be done by hand to prevent spreading of seeds or rhizomes.
- All disturbed soil generated during any site grading shall be kept free of exotic plant species.
- During construction, disturbed soils shall be stabilized in accordance with approved erosion control measures.
- During construction, disturbed soils and areas where equipment and personnel are concentrated shall be mulched to reduce compaction, retain soil moisture, and stabilize soil temperature.
- After completion of soil disturbance activities, disturbed soils shall be stabilized with plant species identified on the "Restoration Seeding List" found on the Conceptual Restoration and Fuel Management Plan. Planting shall be installed in the fall months prior to, or in conjunction with, seasonal rains.

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 4a: Prior to approval of construction permits for grading and building, the owner/applicant shall develop and submit a Restoration and Fuel Management Plan, as described in Mitigation Measure No. 4, to HCD-Planning for review and approval. The approved Restoration and Fuel Management Plan shall be incorporated into the approved set of job-site and office-copy construction plans for grading and/or building.

Mitigation Monitoring Action No. 4b. Prior to issuance of construction permits for grading and building, the owner/applicant shall provide evidence to HCD-Planning documenting removal of invasive plant species for review and approval.

Mitigation Monitoring Action No. 4c. Prior to final of construction permits for grading and building, the owner/applicant shall submit documentation that implementation of the Restoration and Fuel Management Plan has been successful to HCD-Planning for review and approval.

20. MM05 - PRE CONSTRUCTION SURVEY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The project biologist shall conduct pre-construction surveys in suitable habitat for the Coast range newt (CRN), Santa Lucia slender salamander (SLSS), Foothill yellow-legged frogs (FYLF), where project-related grading is proposed. Surveys shall be conducted within seven days prior to construction. Dip-netting shall be a prohibited survey method for locating potential Foothill yellow-legged frogs. Should CRN, SLSS, or FYLF be identified, the project biologist shall consult with California Department of Fish and Wildlife to establish appropriate avoidance measures, including but not limited to exclusionary fencing or relocation, subject to the issuance of an Incidental Take Permit (ITP). Should an ITP be required, evidence of the CDFW issued ITP shall be submitted to HCD-Planning prior to commencement of relocation activities.

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action No. 5a: Prior to the issuance of permits from Building Services, the applicant/owner shall submit to HCD-Planning for review and approval a copy of a contract with a qualified biologist to conduct the required pre-construction surveys for CRN, SLSS, and FYLF.

Mitigation Monitoring Action No. 5b: Prior to final inspection from Building Services, applicant/owner shall submit to HCD-Planning a brief report prepared by the project biologist as to incidents regarding CRN and SLSS.

21. MM06 - WESTERN BUMBLE BEE PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A pre-construction survey shall be prepared by the Project Biologist during typical flying season (March 1 through September 1) to determine the presence of Western bumble bee (WBB) or potential habitat. If no WBB and/or potential WBB habitat is identified, no further mitigation is required. If WBB and/or potential habitat are identified the following actions shall be adhered to:

- If project-related ground disturbance occurs during this species' nesting period, a minimum of a 50-foot buffer shall be established around mammal burrows and thatched/bunch grasses. If mammal burrows and thatched/bunch grasses are within project grading limits, the Project Biologist shall consult with CDFW to prepare a plan to protect bumble bee nests and individuals to ensure no take of WBB occurs.
- If project-related ground disturbance occurs during this species' overwintering period of October through February, the Project Biologist shall consult with CDFW to prepare a plan to protect bumble bee nests and individuals to ensure no take of WBB occurs.

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action No. 6a: Prior to the issuance of permits from Building Services, the applicant/owner shall submit to HCD-Planning for review and approval the results of the WBB survey. If WBB and/or potential habitat are identified, the Project Biologist shall adhere to the language of this condition.

22. MM07 - PROTECTION OF CULTURAL RESOURCES AND SACRED PLACES

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to reduce potential impacts to cultural resources and sacred places, excavation for the the septic tank, as shown on the preliminary Site Plan (Sheet No. A1.1), shall be observed by the tribe traditionally and culturally affiliated with the vicinity of the subject parcel, or other appropriately NAHC recognized representative. This monitoring shall be limited to the areas specified above and to excavation of sterile soils. Placement of fill and/or compaction of soils shall not require a tribal monitor. If more than one earth moving equipment is deployed at different locations at the same time, more than one tribal monitor shall be present during those periods. If at any time, potentially significant cultural resources, sacred places, or intact features are discovered, the contractor shall temporarily halt work until the find can be evaluated by the tribal monitor and archaeological monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of RMA-Planning, and implemented. Since any items that may be uncovered during excavation belong to the property owner, this mitigation shall serve as notice that the OCEN Tribal Council formally requests that any sacred burial items discovered be given to the tribe by the property owner. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action No. 7a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 7. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

Mitigation Monitoring Action No. 7b: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a contract with a monitor approved by the tribe traditionally and culturally affiliated with the vicinity of the subject parcel, or other appropriately NAHC-recognized representative to HCD-Planning for review and approval. The contract shall outline logistics for monitoring during earth disturbance activities specified in Mitigation Measure No. 7 as well as how uncovered cultural resources will be handled, in coordination with the project archaeologist.

Mitigation Monitoring Action No. 7c: An on-site preconstruction meeting shall be held between the applicant, the Native American Tribal Monitor, and contractor to discuss and assure understanding of Mitigation Measure No. 7 and scheduling of construction with regard to monitoring. Prior to issuance of any construction permits for grading or construction, the preconstruction meeting between the parties shall be conducted and a letter summarizing what was discussed shall be submitted to HCD-Planning.

Mitigation Monitoring Action No. 7d: During earth disturbance activities specified in Mitigation Measure No. 7, the Native American Tribal Monitor shall be onsite observing the work, consistent with the approved contract required by Mitigation Measure Action No. 7b. Prior to final of construction permits for grading or building, the owner/applicant shall submit a letter prepared by the Native American Tribal Monitor verifying all work was done consistent with the contract to HCD Planning .

23. PDSP004 - CALTRANS REVIEW OF DRAINAGE PLANS (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to ensure that drainage from new impervious surfaces do not flow towards Highway 1, the owner/applicant shall provide the Department of Transportation, Caltrans, the stormwater management plan and any associated reports, to confirm that the plans include components that reduce runoff onto the State right of way. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit proof that the Department of Transportation has reviewed the final stormwater management plan associated with the construction permit application to HCD-Planning.

24. EHSP02 – DEED RESTRICTION AND DECLARATION FOR AN UNREGULATED, NON-PUBLIC WATER SYSTEM (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed project does not currently require a water system permit based on the definition of a public water system in California Health and Safety Code, section 116275(h). Prior issuance of construction permit, Owner/Applicant shall record a "Declaration for an Unregulated, Non-Public Water System" deed restriction on a form prepared by the Environmental Health Bureau (EHB) and approved by County Counsel. In the event that the Unregulated, Non-Public Water System facility begins to serve at least 25 individuals daily at least 60 days out of the year, Owner/Applicant must apply for and obtain a Public Water System permit from EHB. Owner/Applicant is responsible to reimburse EHB for costs associated with preparation of the Deed Restriction.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the EHB. The EHB will prepare the deed restriction form.

Prior to final inspection of construction permits, the property owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

25. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1:1 (10 total Redwoods)

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

26. PDSP0004 - LONG-TERM HABITAT MAINTENANCE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In accordance with Big Sur LUP policy 3.3.2.7 and CIP section 20.145.040.B(4), the Applicant/Owner shall ensure that the restoration and exotic species control activities detailed in Mitigation Measure No. 4 (Condition No. 19) are adhered to on an ongoing basis for the lifetime of the commercial business operation. On-going activities include but are not limited to removal of invasive species, tree pruning (which does not constitute major vegetation removal), debris removal, and thinning of non-native plant species. On-going fuel management shall not include clear cutting of native or sensitive plant species. The Applicant/Owner shall enter into a 10-year contract with a qualified biologist to monitor the success of the on-going activities and report his/her findings to HCD-Planning. The contract shall be prepared and carried out in conjunction with Mitigation Measure No. 4 (Restoration and Fuel Management Plan) and shall establish long-term habitat maintenance goals, success criteria, and implementation measures. HCD-Planning and the California Coastal Commission shall review and approve the Restoration Plan and associated contract prior to issuance of building permits. Should the biologist have additional recommendations to further ensure the long maintenance of the property's habitat, the Applicant/Owner shall adhere accordingly. Monitoring and submittal of reports to HCD-Planning shall occur in the following intervals:

- Year 1: Quarterly monitoring
- Year 2 & 3: Semi Annual monitoring
- Year 5: Annual Monitoring
- Year 10: Annual Monitoring

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Applicant/Owner shall submit evidence to HCD-Planning for review and approval that the Applicant/Owner has entered into a 10 year monitoring contract with a qualified biologist.

Prior to issuance of building permits, the Applicant/Owner shall submit the Restoration and Fuel Management Plan (inclusive of details prescribing on-going habitat maintenance activities) to HCD-Planning and the California Coastal Commission for review and approval.

On and on-going basis for 10 years following initial implementation of the restoration plan, the project Biologist shall submit a report to HCD-Planning at the following intervals Year 1: Quarterly; Year 2 & 3: Semi Annually; Year 5: Annually; Year 10: Annually, that certifies that the on-site restoration is in conformance with the approved Plan, along with photographic documentation. The report shall also include evidence that the Applicant/Owner is adhering the the long term maintenance goals and criteria.

27. PDSP004 - VEGETATIVE SCREENING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of construction permits, the Applicant/Owner shall install vegetative screening as detailed in the Amended General Development Plan, approved with Board of Supervisors Resolution No. 25-XXX.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the Applicant/Owner shall install vegetative screening as detailed in the Amended General Development Plan, approved with Board of Supervisors Resolution No. 25-XXX.

Prior to final inspection, the Applicant/Owner shall demonstrate to HCD Planning installation of the vegetative screening.



Blaze Engineering General Development Plan

File Number PLN160851-AMD2

May 28, 2024

Prepared by:

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1.0 INTRODUCTION

This General Development Plan and accompanying Coastal Development Permit, collectively referred to as the “GDP”, has been prepared pursuant to the Coastal Zoning Ordinance of the County of Monterey (Title 20). The purpose of the GDP is to establish the uses allowed on the property located at 46821 Highway One, Big Sur (Assessor’s Parcel Number 419-201-007-000). No GDP exists for the property or the operations. Monterey County Code section 20.22.030.A states the following:

A General Development Plan shall be required prior to the establishment of any development in the Visitor Serving Commercial district if there is no prior approved General Development Plan and if:

- 1) The lot is in excess of one acre; or
- 2) The development proposed includes more than one use; or
- 3) The development includes any form of subdivision (Title 19, Subdivision Ordinance).

The property is a vacant, 2.55-acre parcel in the Visitor Serving Commercial zoning district of the Big Sur Valley Rural Community Center. The use is relocating from an adjacent leased parcel (APN 419-201-006-000) where it was in operation from 1989 to 2018. To relocate the uses to the vacant property, a Coastal Development Permit and a GDP are required prior to establishing the development on the property.

2.0 PROPERTY DESCRIPTION / LOCATION



DESCRIPTION / LOCATION

The property is a vacant, 2.55-acre parcel in Big Sur, California within the unincorporated jurisdiction of the County of Monterey. The property is located 24 miles south of Carmel Valley along Highway One in the heart of Big Sur. The property lies east of Highway One within Big Sur’s Rural Community Center opposite the Village Shops and the Big Sur River Inn. The site is vegetated with bay laurel and redwood trees.

Figure 4.1, Regional Location, shows the property in a regional context, and **Figure 4.2**, Vicinity Map, shows the property in relation to the immediate surrounding area. **Figure 4.3** depicts an aerial perspective of the project site.

ASSESSOR'S PARCEL AND LEGAL LOT

Parcel was legally created by a deed recorded on May 3, 1962 in Reel 50 at Page 38 of Official Records excepting those portions thereof as described in a deed recorded September 10, 1968 in Reel 573 and Page 695 of Official Records. The Assessor's Parcel Number is 419-201-007-000.

LAND USE DESIGNATION AND ZONING

The property is located within the Big Sur Coast Land Use Plan and is designated as a Rural Community Center on the map entitled *Big Sur Valley North – Detail A* and on the *Big Sur Land Use Plan – North Section*. The property is zoned Visitor-Serving Commercial with a Design Control Overlay in in the Coastal Zone [VSC-D (CZ)]. See **Figure 4.4 – Zoning Map** and **Figure 4.5 – Land Use Map**.



TRAFFIC / CIRCULATION / PARKING

The site is accessible from Highway One through Apple Pie Ridge Road, an existing 12-foot wide private road. The private road also provides access to adjacent parcels.

As the project is relocating an existing business from one adjacent parcel to another, no changes will occur to the level of traffic and circulation because of this project.

Parking

Blaze Engineering office staff and field staff are generally not on site at the same time. The County standard for an office is one space per 250 sqft (3 spaces) and one space per 500 sqft for a workshop/storage (3 spaces). Parking for company vehicles is in an existing parking area

adjacent to Highway One and will be screened behind a gate and vegetative screening. Nine (9) parking spaces for office staff are adjacent to the office and storage structure. Blaze Engineering's field staff carools from Monterey Peninsula using four Blaze vehicles. Three (3) additional parking spaces are available adjacent to the workshop. See **Figure 4.7 – Parking Plan**.

Blaze Engineering will coordinate with the Big Sur River Inn to accommodate Big Sur River Inn employees to use the ten designated parking spaces on weekends and holidays. Six (6) additional public parking spaces are also designated adjacent to the lower gate. Two of these spaces are to be equipped with universal electric vehicle charging stations. See **Figure 4.7 – Parking Plan**.

A walking trail is proposed along Apple Pie Ridge Road to provide safe pedestrian access to Highway One. See **Figure 4.6 – Site Plan**.

PHYSICAL CHARACTERISTICS

Flood Hazard

The property is not in a Special Flood Hazard Area. The property is in Zone “X” of the Flood Insurance Rate Map, Community Panel 06053C0720G which bears an effective date of 4/2/2009.

Utilities

Pacific Gas and Electric provides electric service to the project site.

Water

The project site will obtain water through an onsite well permitted by Monterey County Environmental Health Bureau.

Wastewater Disposal

Wastewater for the project site will be treated through a conventional onsite wastewater treatment system (OWTS) consisting of a septic tank/leachline system.

Solid Waste Disposal

Solid waste and recyclables are stored in a trash enclosure next to the diesel tank. Waste is collected and transported to ReGen in Marina, CA.

Recycling Plan

Blaze Engineering recycles paper, plastic, cans, and bottles in recycling containers provided by the waste hauler. The recyclables are picked up weekly. Waste oil is picked up and recycled by a licensed hauler as needed (see *Hazardous Materials* section). Construction and demolition materials are recycled at each construction site and hauled to the ReGen in Marina, CA for recycling.

Hazardous Materials

Blaze Engineering handles or stores the following hazardous materials on their site: oil for their vehicles, waste oil from their vehicles; oxygen and acetylene tanks; liquefied petroleum gas (LPG); and diesel fuel for their construction vehicles. Waste oil is picked up and recycled by a licensed hauler as needed. Blaze Engineering is permitted by Monterey County Environmental Health Bureau as a Hazardous Waste Generator and for their aboveground Fuel Storage Tank. Blaze Engineering has an up-to-date Business Response Plan and Inventory.

Sign Program

No signs for the project are proposed. If signs are proposed in the future, signage will not exceed 35 square feet (Monterey County Code section 20.60.070). Future signs shall be of a size, design, materials, and location in keeping with the local character of Big Sur.

Materials shall be limited to those which are natural, including unpainted wood (except for lettering) and stone, whenever feasible. (*Big Sur Coast Land Use Plan Policy 5.4.2.12* and *Monterey County Code section 20.145.140.A.10*)

Lighting

The only lighting proposed is lighting at the entrance/exits to the office and workshop which are setback 350 feet and 200 feet, respectively, from the Highway One property line and are screened by existing redwood trees. All exterior lighting shall be unobtrusive, low-wattage, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements.

Height and Setbacks

Height of the site structures will not exceed 35 feet.

The diesel tank will be located 46 feet from the Highway One property line and not visible from Highway One. No other structures will be located closer. The shop and the storage structure are located 70.75 feet and 17.7 feet from the east side property line, respectively. The office is located 44.8 feet from the rear property line. Setbacks for the structures are shown on **Figure 4.6 – Proposed Site Plan**.

Landscaping

No formal landscaping is proposed. The site will be maintained as natural, native vegetation. The project Biologist has prepared a Concept Landscape Plan/Fuel Management that shows exotic species removal to allow the native understory plants to re-establish. Native seeding and mulching will take place in the areas of disturbance and will occur in the fall for erosion control. An irrigation system will not be necessary. The lower parking area adjacent to Highway One will be planted with native vegetation to screen the parking area from Highway One. See **Figure 4.8 – Enhanced Screening Plan**.

3.0 PROPOSED USES

The property is zoned Visitor Serving Commercial or “VSC.” Per Monterey County Code Chapter 20.22, the purpose of the VSC zoning district is “...to provide a district to establish areas necessary to service the needs of visitors and the traveling public to Monterey County.” Big Sur Coast Land Use Plan Policy 3.2.5.A states that development within the Big Sur Valley Rural Community Center provides 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. Blaze Engineering provides essential services to the community, visitors, and the traveling public by providing services to Big Sur’s visitor-serving businesses.

SERVICES

Blaze Engineering provides the following services to the public and commercial businesses in Big Sur:

- Grading
- Water Systems
- Road Building & Repair
- Septic Systems
- Retaining Walls
- Fencing
- Hauling & Loading
- Excavation
- House-Site Grading & Excavation
- Utility Trenching & Installation
- Electronic Gate System Installation
- Construction Materials Delivery
- Certified Crane Operator
- Class A Drivers
- Site Prep Services

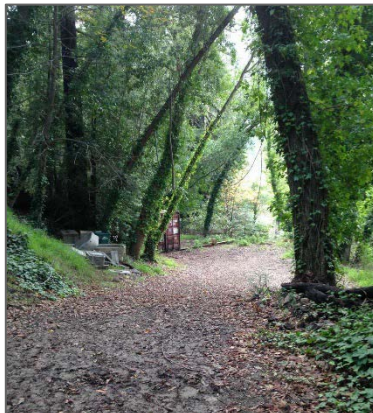


On an emergency basis, such as road closures, Blaze Engineering has supplies of diesel fuel and a trailer with a propane tank available to service the public. Blaze also has heavy equipment available to assist in clearing debris from the highway and local roads during storm events and to create fire breaks during wildfire events.

SITE IMPROVEMENTS



Office Location



Storage Location



Workshop Location

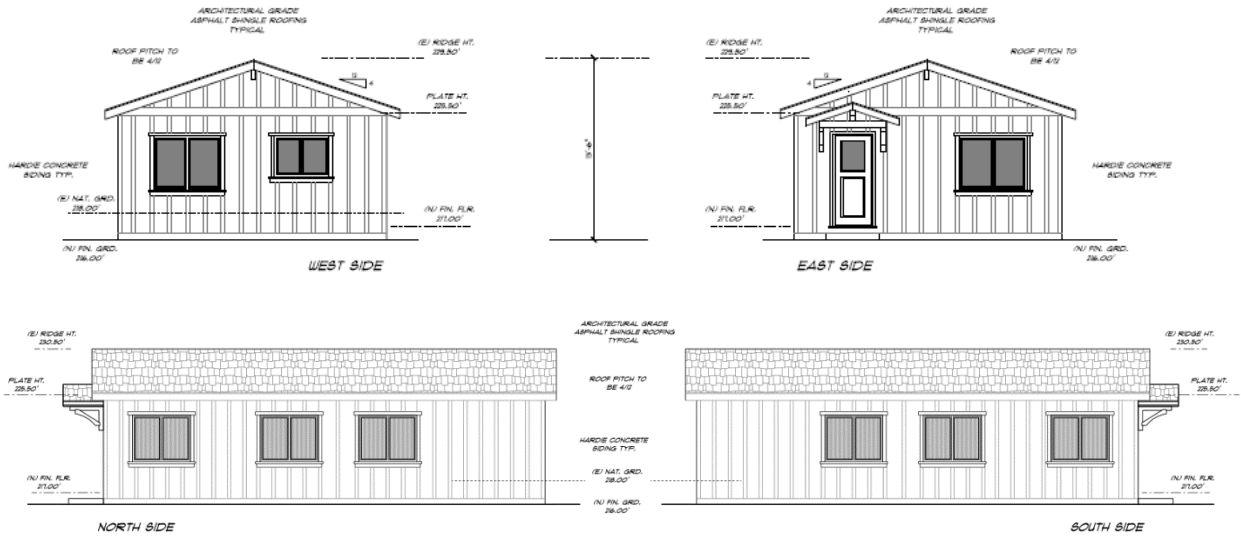
The existing use is moving from the adjacent leased parcel to the vacant parcel owned by the Applicant. The relocation of the business will require the following site improvements:

- construction of a 760 square-foot office;
- construction of a 600 square-foot workshop with a 300 square-foot canopy;
- construction of a 798 square-foot storage building;

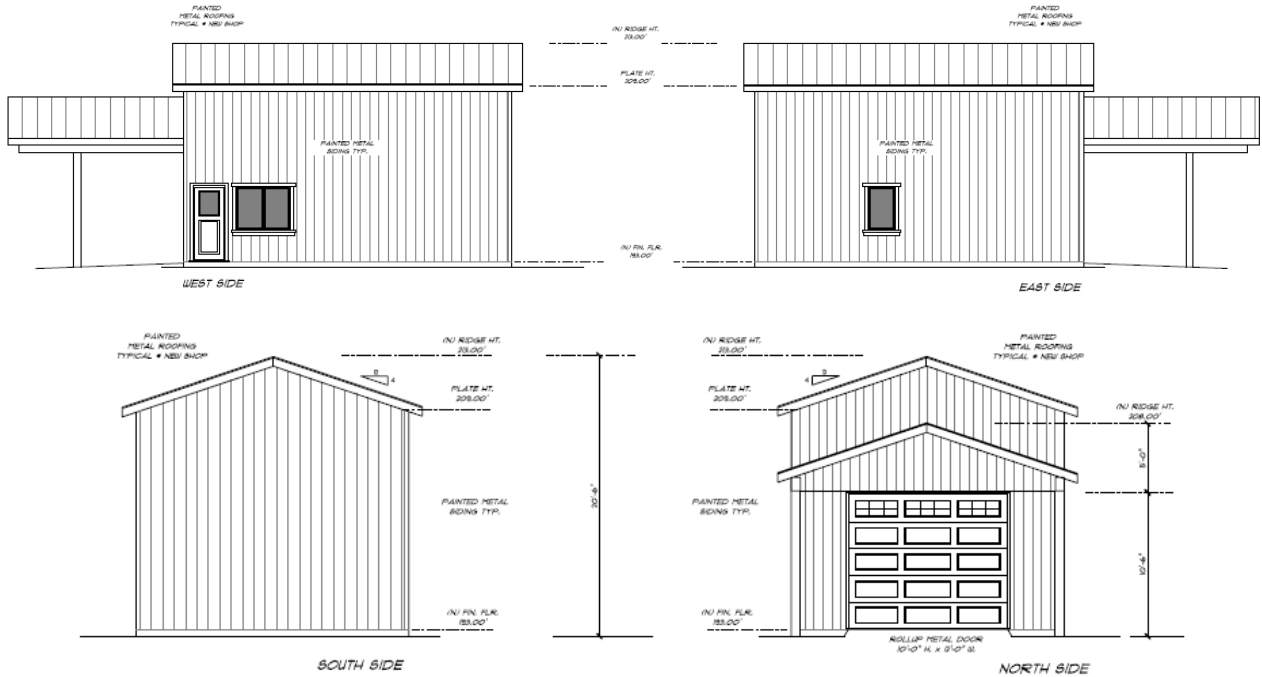
- relocation of equipment from the former site such as the 40 kilo-watt generator and the 4,000 gallon above-ground diesel storage tank;
- construction of a new septic system; and
- conversion of a test well to a permanent well.

Renderings

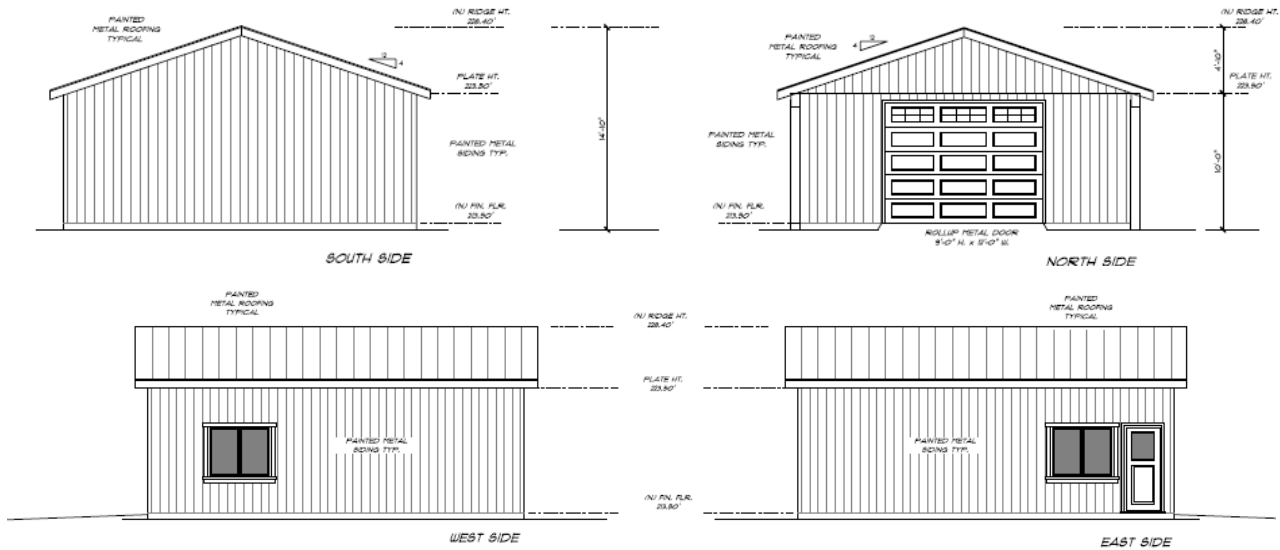
Office Elevations



Workshop Elevations



Storage Elevations



Employees

Blaze Engineering has 12 employees including office staff.

Hours of operation

Blaze Engineering’s office is open Monday through Friday from 8:00 am to 4:30 pm. Blaze Engineering staff is also on-call 24 hours per day, 7 days per week, 365 days per year for emergency response.

LAND USE PLAN CONSISTENCY

The proposal is consistent with key policies relating to development within the Rural Community Center and with Big Sur Coast Land Use Plan Policies as outlined below:



- Policy 5.4.3.E.1:** *Development of new commercial uses serving community and visitor needs be directed to the existing Rural Community Centers of the Big Sur Valley, Lucia, Gorda, and Pacific Valley. Several commercial uses including the Rocky Point Restaurant, Big Sur Inn, and Coast Gallery, are currently found outside the Rural Community Centers designated on the land use map and these are considered conforming uses under the*

plan. However, gasoline service stations, general stores, or similar highway-oriented commercial structures shall not be allowed outside of the rural community centers.



•Policy 5.4.3.E.6: *Commercial facilities shall be aimed at serving both local residents and the visiting public. Businesses intended to serve solely local residents are discouraged. No minimum site standards are established for commercial uses but adequate physical area to meet parking requirements and natural resource concerns must be available before existing businesses can be expanded or new facilities can be approved.*

Blaze Engineering’s operations are consistent with both of these policies. Visitor-serving operations such as Post Ranch, Nepenthe, Esalen and Ventana Inn rely upon Blaze Engineering to maintain, repair, and protect their infrastructure against fires, landslides, and regular wear and tear.

Caltrans and the U.S. Forest Service rely on Blaze Engineering to assist with road repairs on Highway One and Sycamore Canyon Road. A number of private road companies, such as Coastlands, Partington Ridge, Clear Ridge, and Pfeiffer Ridge, also rely on Blaze Engineering to open and repair their damaged roads. The community has also relied upon Blaze to help re-open Highway One during the 1998 El Nino closure and assist with the 2008 Basin Complex Fire, the 2013 Pfeiffer Ridge Fire, the 2016 Soberanes Fire, and the 2017 landslides. Recently, Blaze built retaining walls to restore critical access to 28 families and improve fire access along Rocky Creek Road after the 2017 landslides. In short, Blaze Engineering’s equipment and the expertise of its operators played a role in responding to each of these emergencies and the hazards that arose from them. Blaze also maintains an emergency cache of diesel to serve local businesses and residents during prolonged highway closures, along with a propane truck to make emergency local deliveries from a private emergency propane cache.

- **Policy 5.4.3.E.9:** *New commercial uses or expansion of existing uses will be evaluated for their impact on traffic safety and highway capacity in the area. Parking shall be screened from public views from Highway One and should in no event create hazards for motorists or pedestrians.*

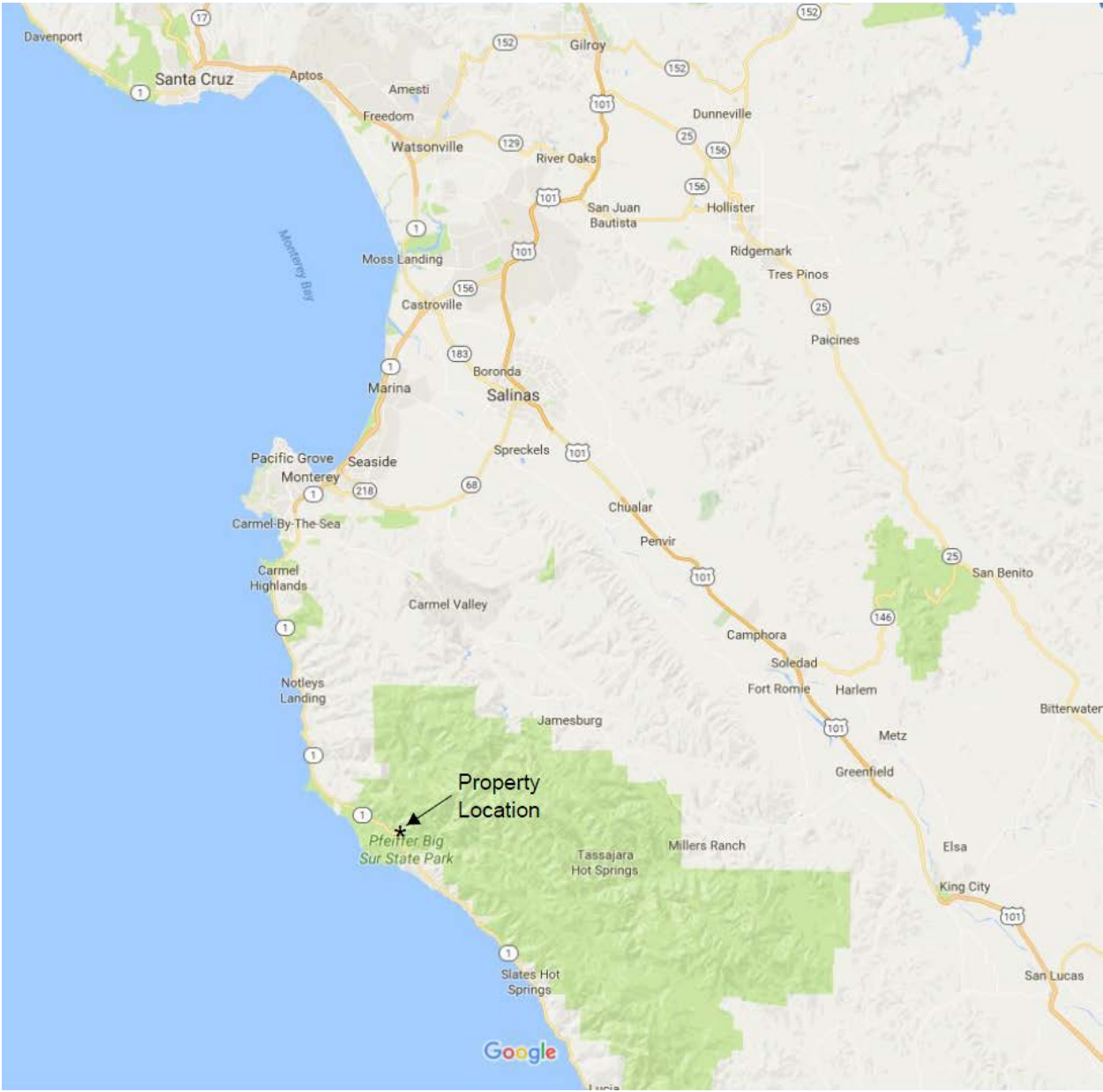
The existing use is moving from the adjacent parcel so there will be no change to highway capacity in the area. The access from the property will be safer than the existing access as access will be moved further north from the blind curve. The site is screened from public view.

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4.0 FIGURES

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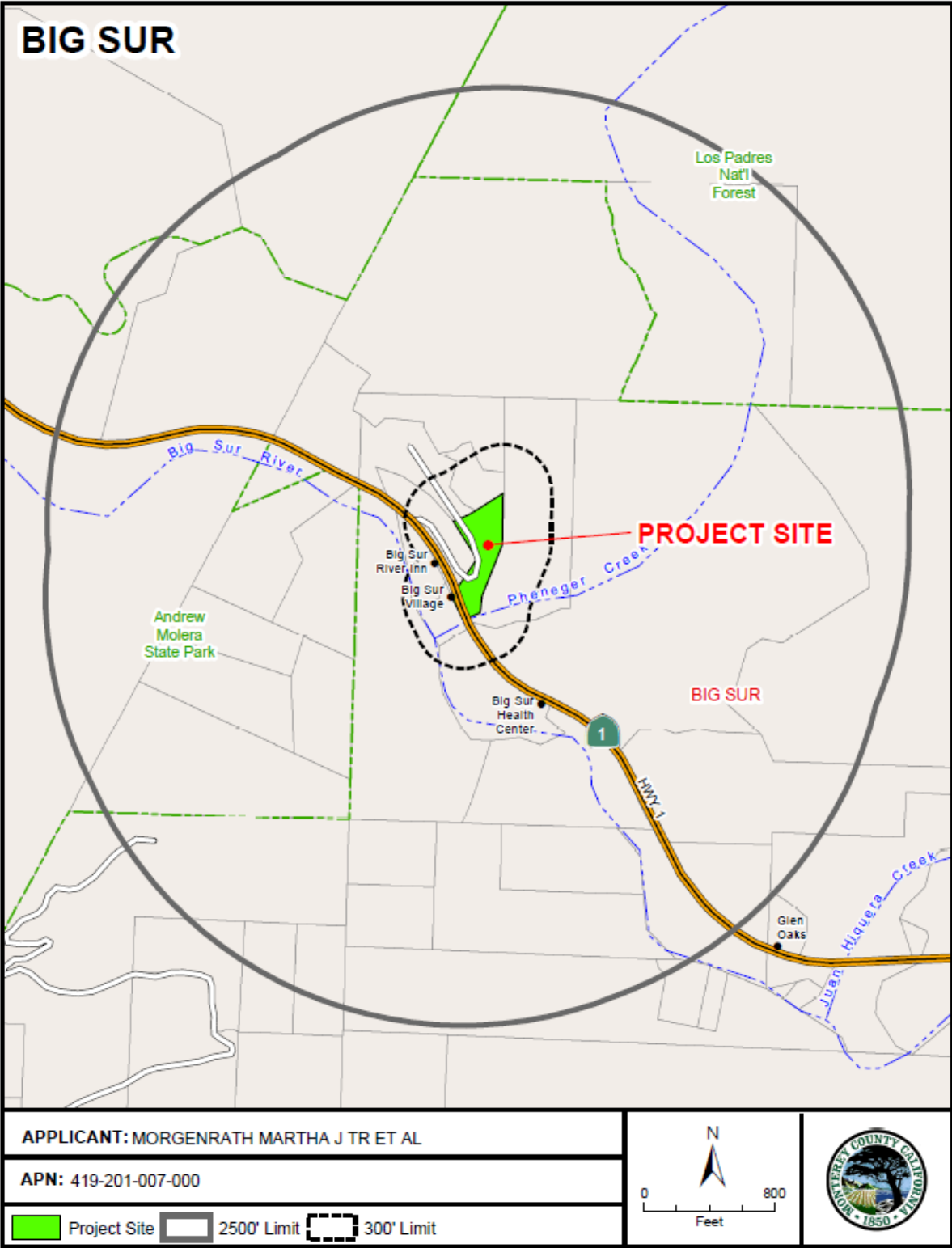
FIGURE 4.1 – REGIONAL LOCATION



Source: Google Maps

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FIGURE 4.2 – VICINITY MAP



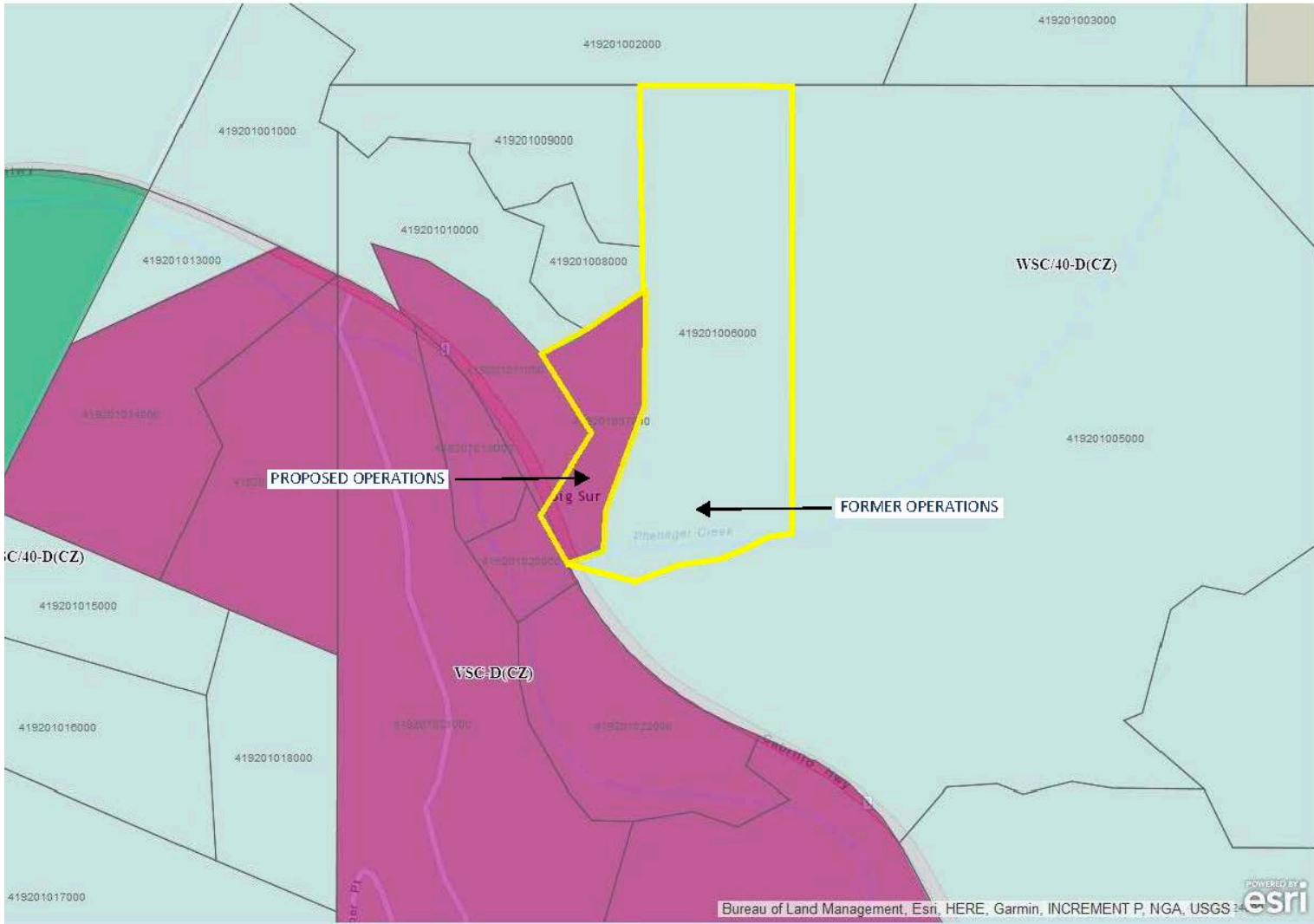
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Source: Monterey County GIS Imagery

FIGURE 4.3 – AERIAL

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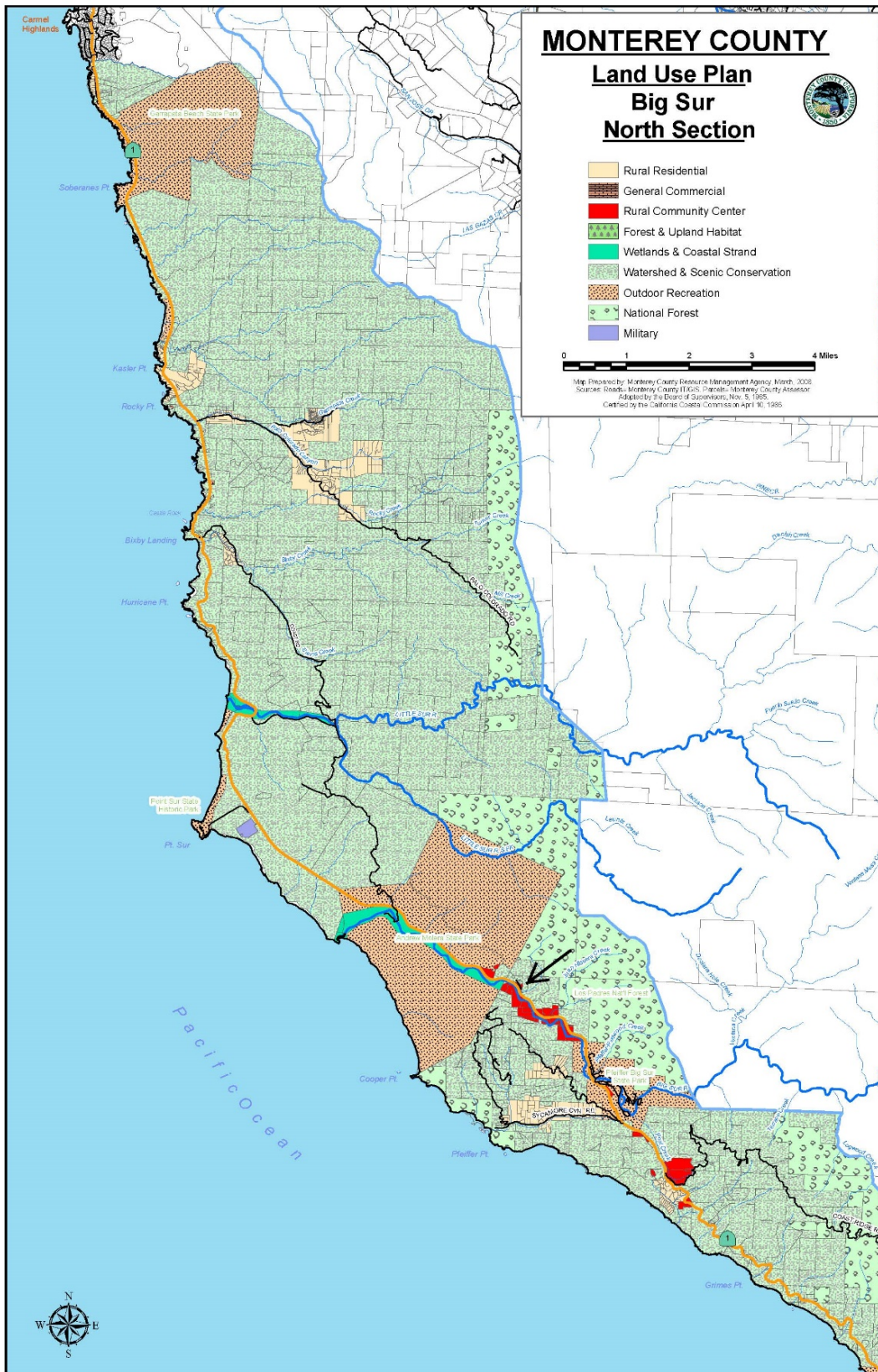


Source: Monterey County Website Lookup Zoning

FIGURE 4.4 – ZONING MAP

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FIGURE 4.5 – LAND USE MAP



Source: Big Sur Coast Land Use Plan

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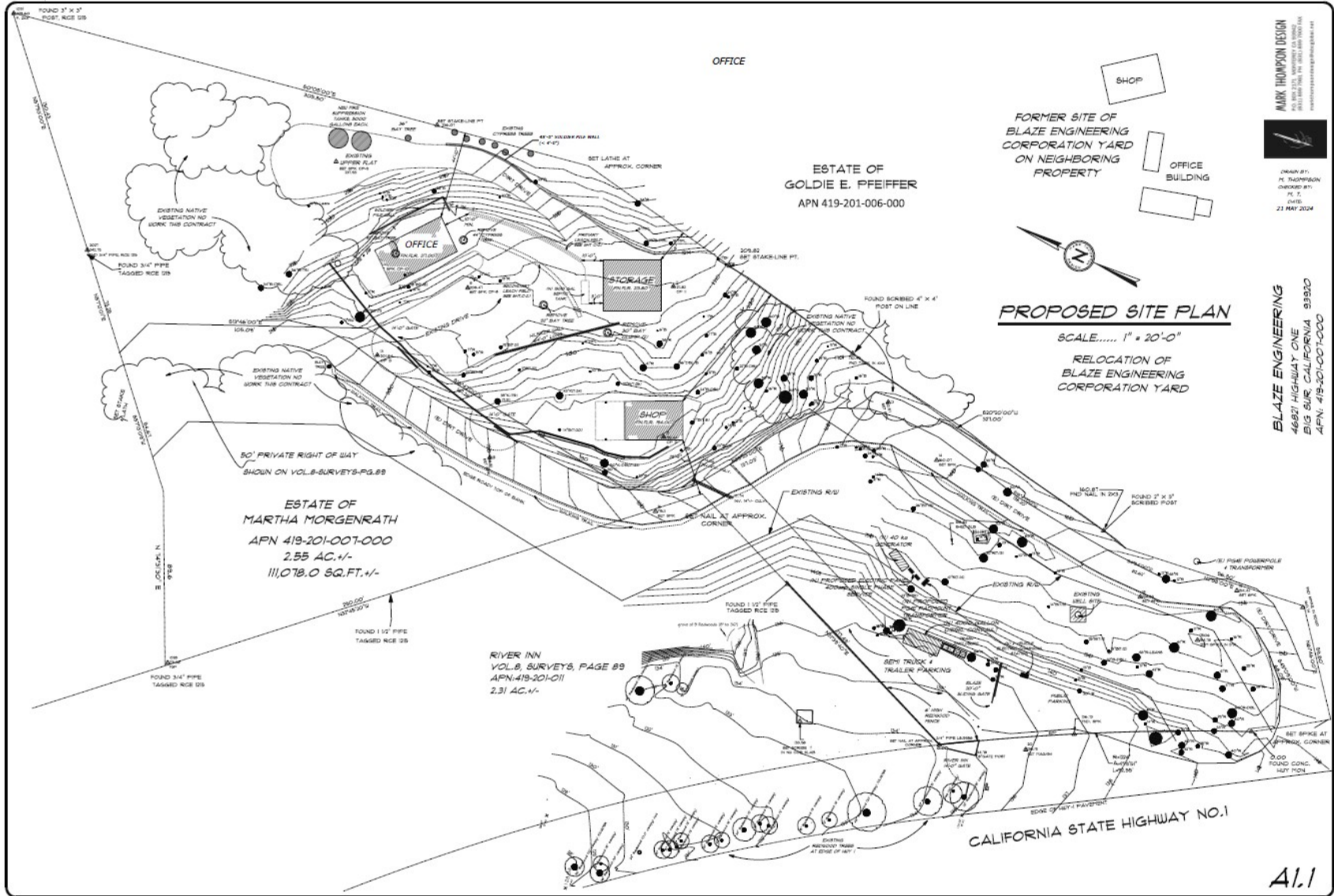


FIGURE 4.6 – SITE PLAN

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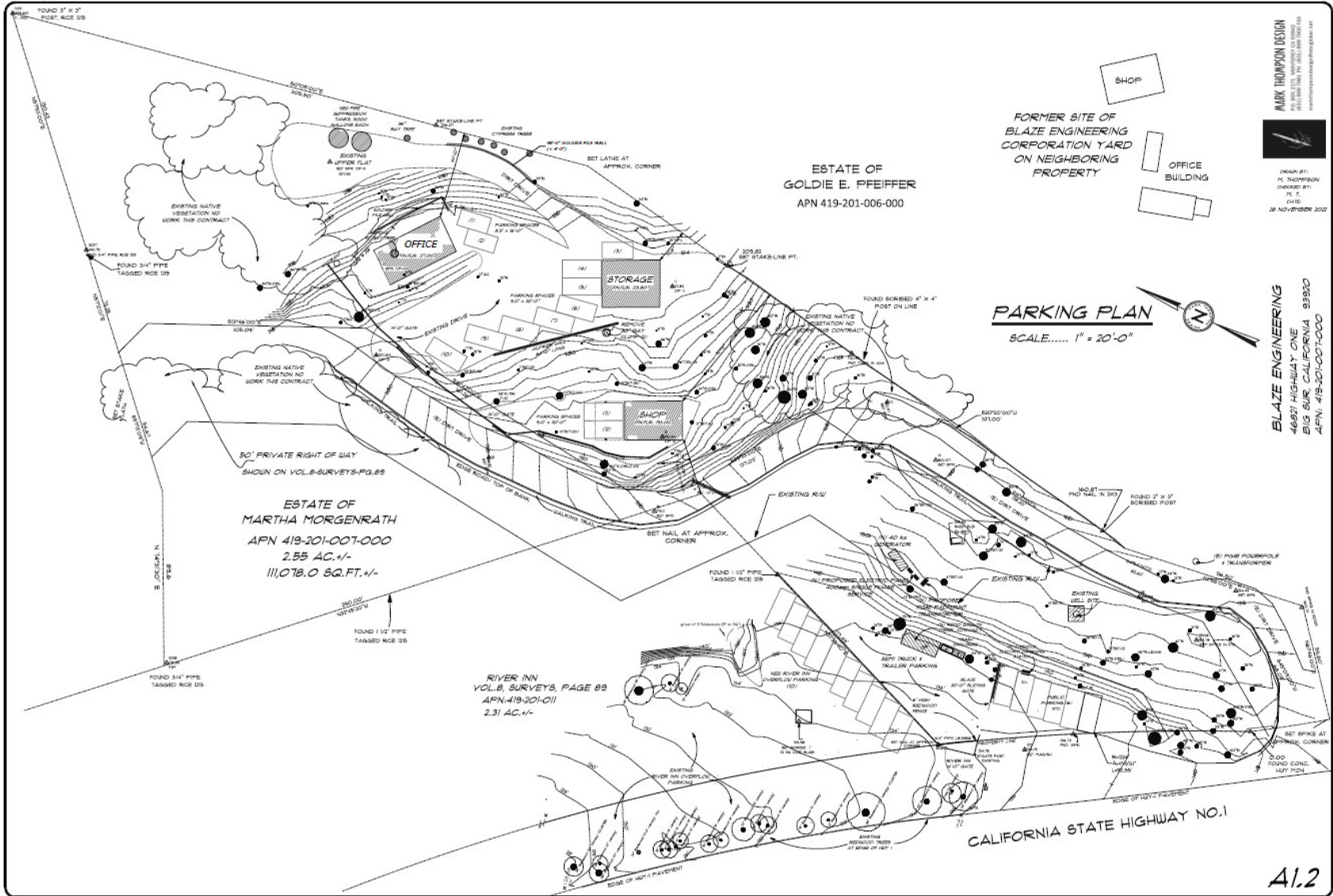


FIGURE 4.7 – PARKING PLAN

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Blaze Engineering - Enhanced Screening Plan
46821 Highway One, Big Sur APN: 419-201-007



FIGURE 4.8 – ENHANCED SCREENING PLAN

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- PRIVACY SCREENING NATIVE PLANT LIST**
1. California Lilac (*Ceanothus thyrsiflorus*)
 2. Mountain Mahogany (*Cercocarpus betuloides*)
 3. Silk Tassel (*Garrya elliptica*)
 4. Toyon (*Heteromeles arbutifolia*)
 5. Ocean Spray (*Holodiscus discolor*)
 6. Coast Live Oak (*Quercus agrifolia*)
 7. Pink Flowering Currant (*Ribes s. glutinosum*)

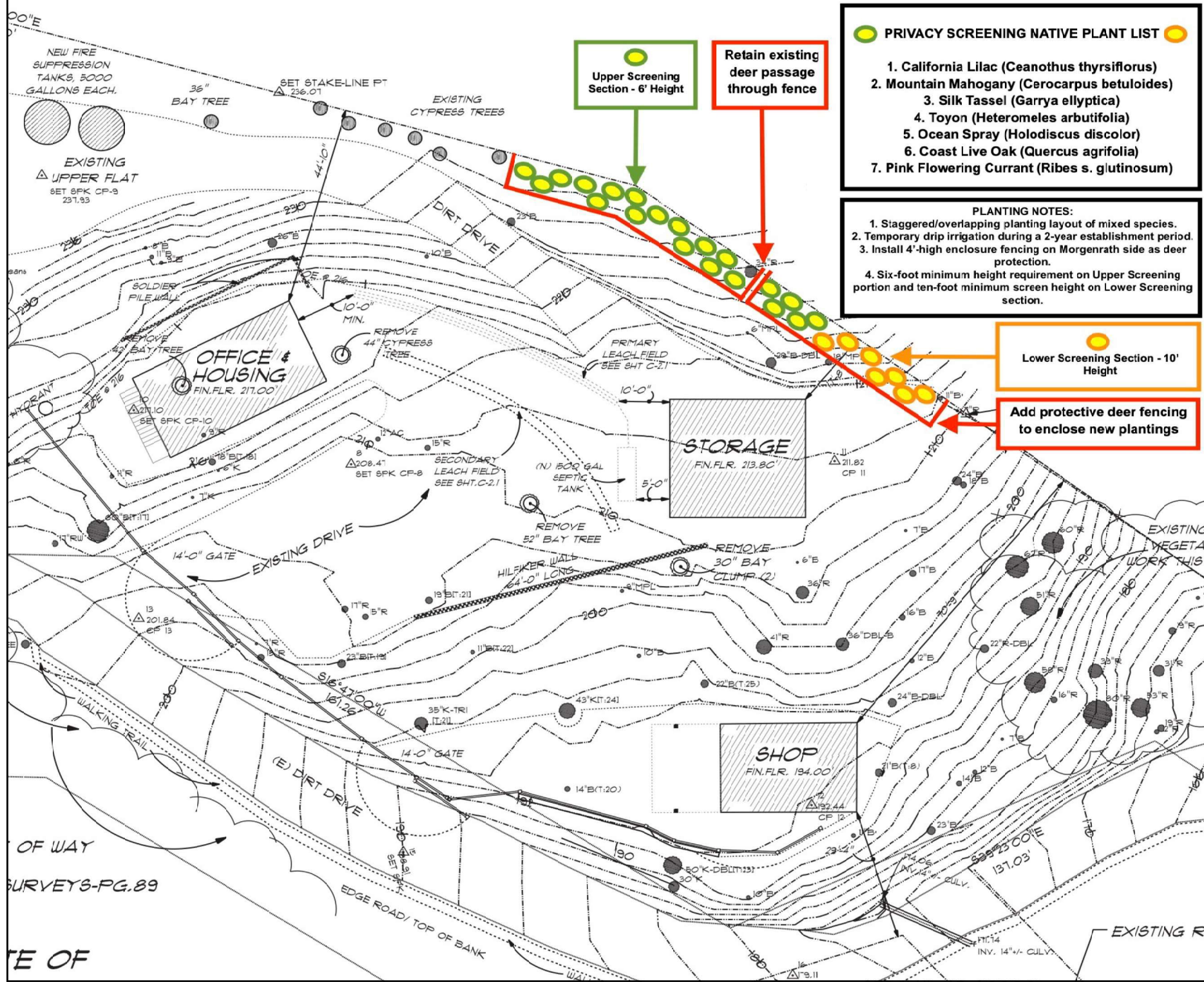
- PLANTING NOTES:**
1. Staggered/overlapping planting layout of mixed species.
 2. Temporary drip irrigation during a 2-year establishment period.
 3. Install 4'-high enclosure fencing on Morgenrath side as deer protection.
 4. Six-foot minimum height requirement on Upper Screening portion and ten-foot minimum screen height on Lower Screening section.

Upper Screening Section - 6' Height

Retain existing deer passage through fence

Lower Screening Section - 10' Height

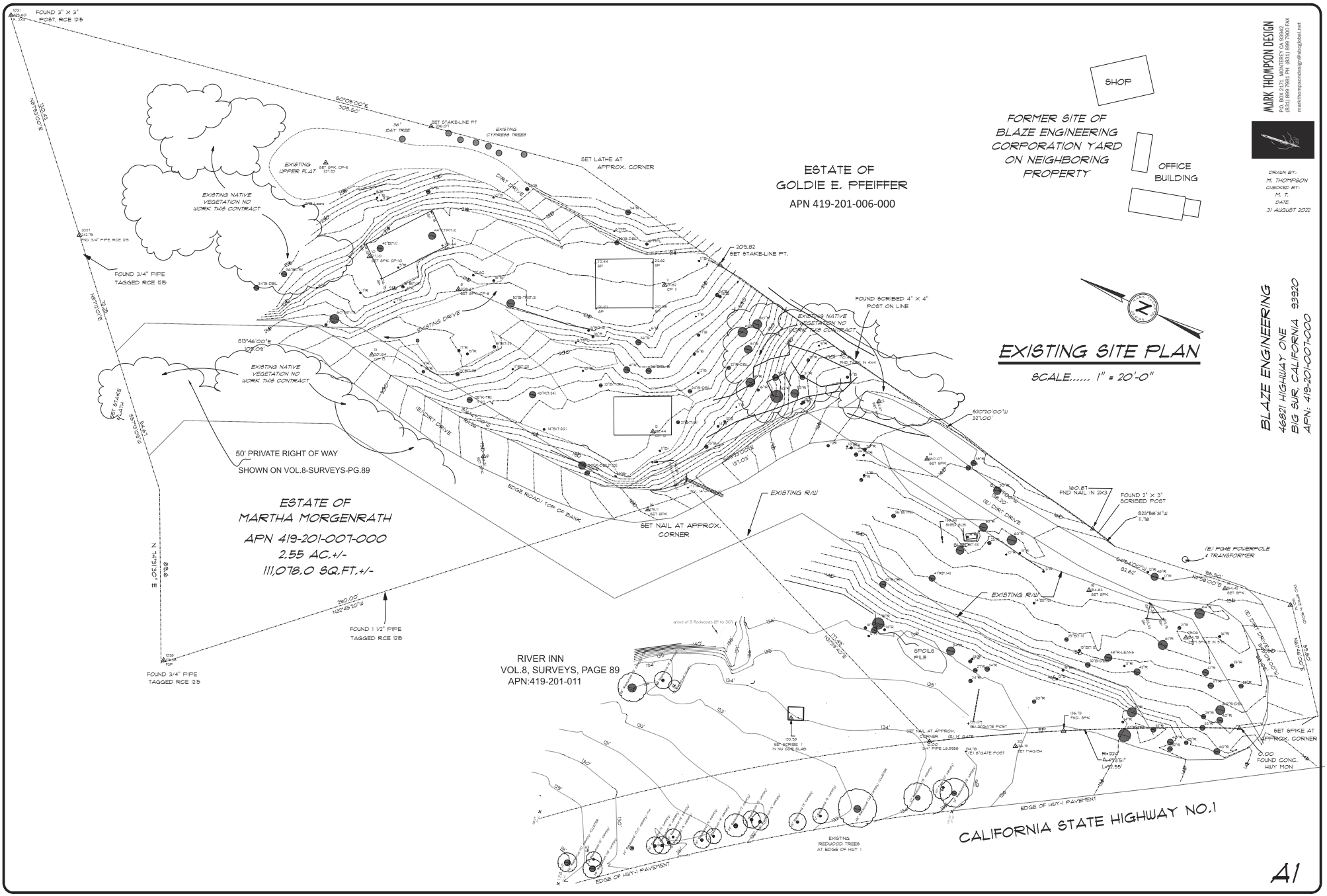
Add protective deer fencing to enclose new plantings



P.O. BOX 1023
 FRED BALLERINI
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 EMAIL: fred@fredballerini.com
 PHONE: 831.333.9009

SURVEYS-PG.89

TE OF



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 P.O. BOX 2121, MONTEREY CA 93940
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 markthompsondesign@msdgroup.com

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 M. THOMPSON
 CHECKED BY:
 M. T.
 DATE:
 31 AUGUST 2022

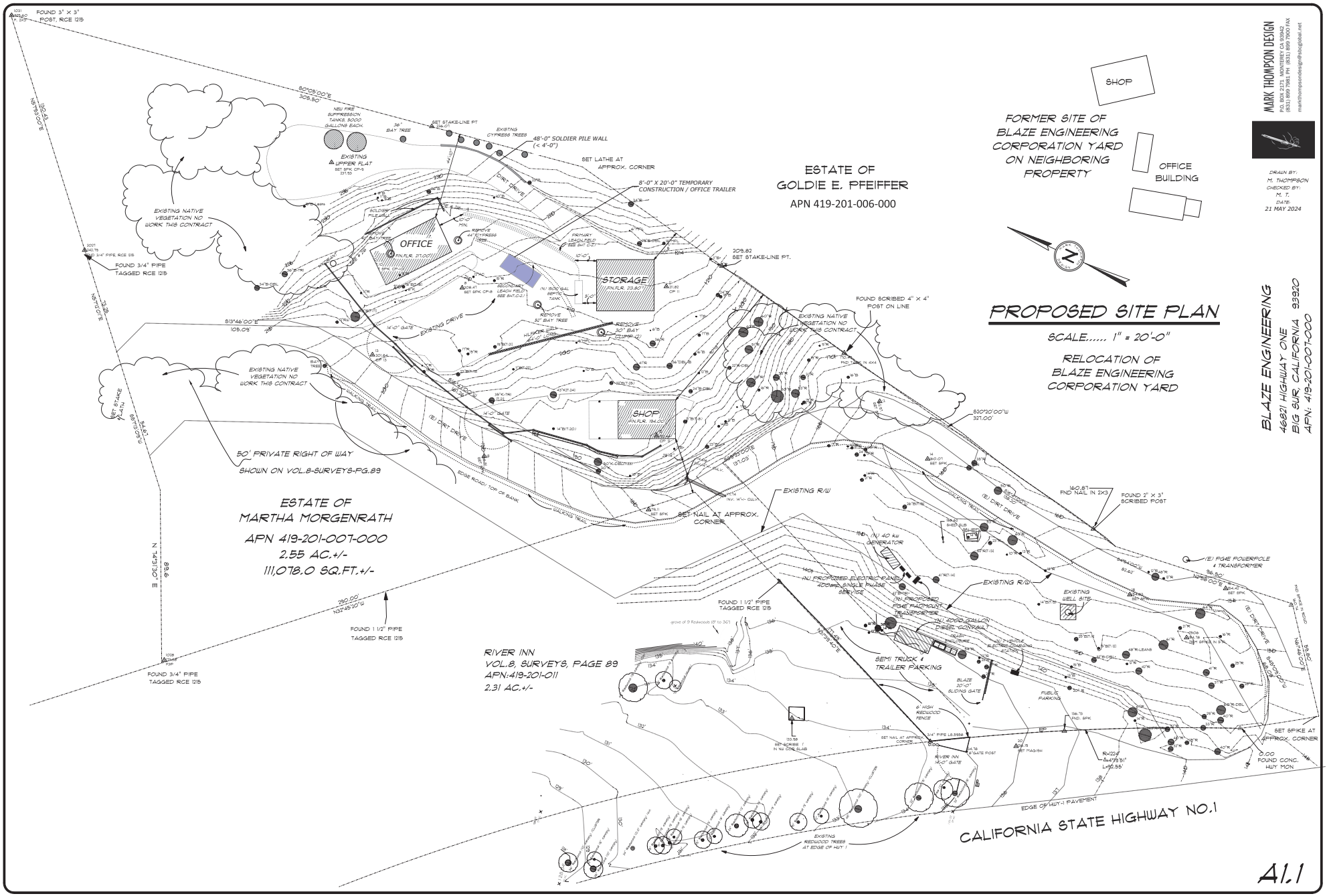
BLAZE ENGINEERING
 46821 HIGHWAY ONE
 BIG SUR CALIFORNIA 93920
 APN: 419-201-007-000

FORMER SITE OF
 BLAZE ENGINEERING
 CORPORATION YARD
 ON NEIGHBORING
 PROPERTY



EXISTING SITE PLAN

SCALE..... 1" = 20'-0"



ESTATE OF
GOLDIE E. PFEIFFER
APN 419-201-006-000

FORMER SITE OF
BLAZE ENGINEERING
CORPORATION YARD
ON NEIGHBORING
PROPERTY



PROPOSED SITE PLAN

SCALE..... 1" = 20'-0"

RELOCATION OF
BLAZE ENGINEERING
CORPORATION YARD

ESTATE OF
MARTHA MORGENRATH
APN 419-201-007-000
2.55 AC. +/-
111,078.0 SQ. FT. +/-

RIVER INN
VOL. 8, SURVEYS, PAGE 89
APN: 419-201-011
2.31 AC. +/-

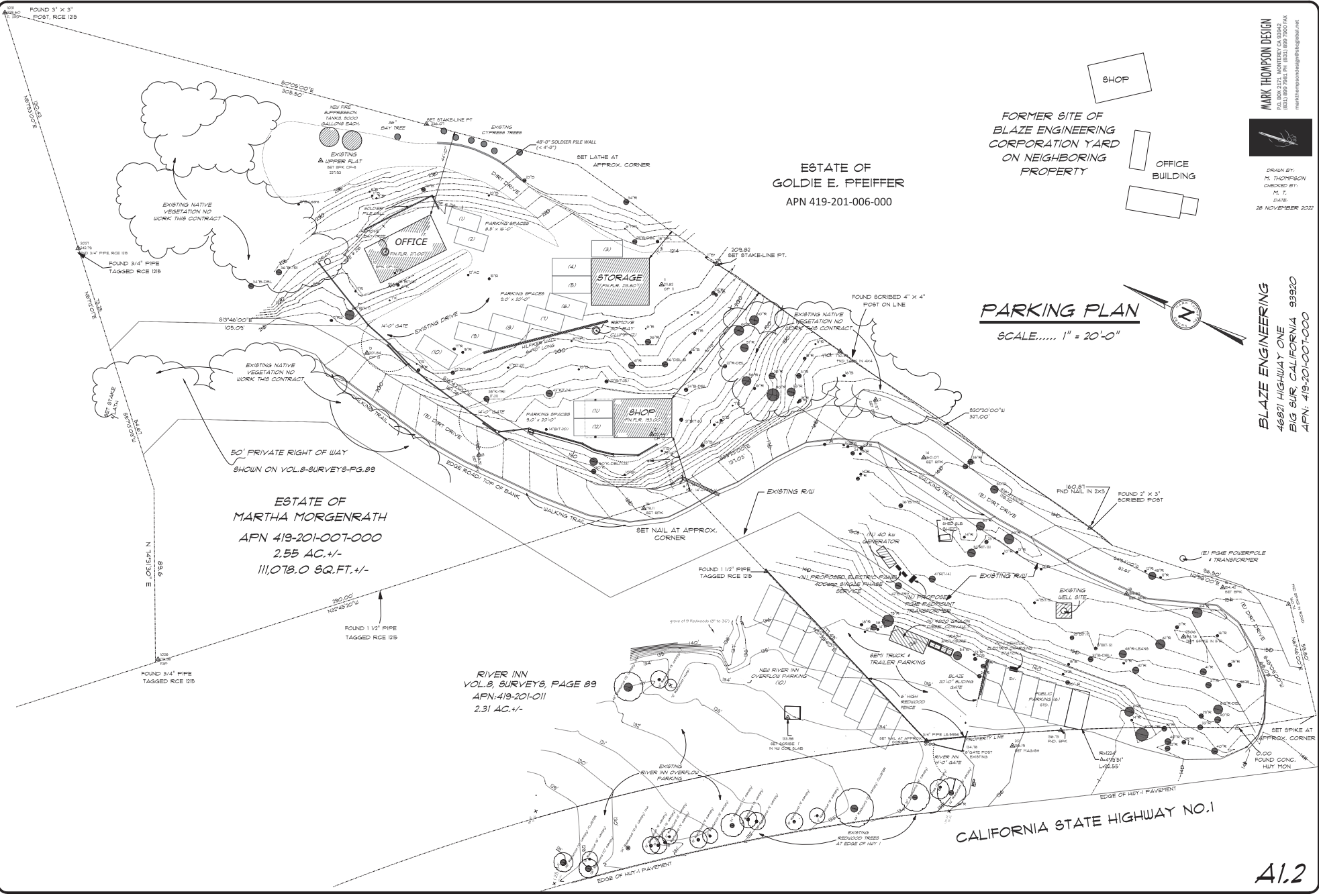
CALIFORNIA STATE HIGHWAY NO. 1

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M. THOMPSON
CHECKED BY:
M. T.
DATE:
21 MAY 2024

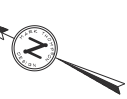
BLAZE ENGINEERING
46821 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-201-007-000



ESTATE OF
GOLDIE E. PFEIFFER
APN 419-201-006-000

SHOP
OFFICE BUILDING
FORMER SITE OF
BLAZE ENGINEERING
CORPORATION YARD
ON NEIGHBORING
PROPERTY

PARKING PLAN
SCALE..... 1" = 20'-0"



ESTATE OF
MARTHA MORGENRATH
APN 419-201-007-000
2.55 AC. +/-
1,111,078.0 SQ. FT. +/-

RIVER INN
VOL. 8, SURVEYS, PAGE 89
APN: 419-201-011
2.31 AC. +/-

CALIFORNIA STATE HIGHWAY NO. 1

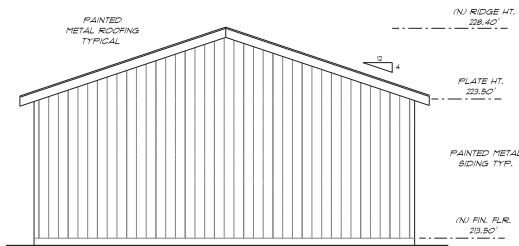
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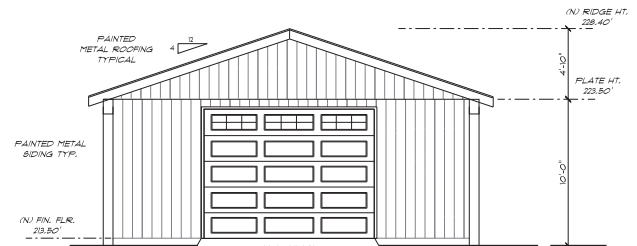
DRAWN BY:
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M. T.
DATE:
28 NOVEMBER 2022

BLAZE ENGINEERING
46821 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-201-007-000

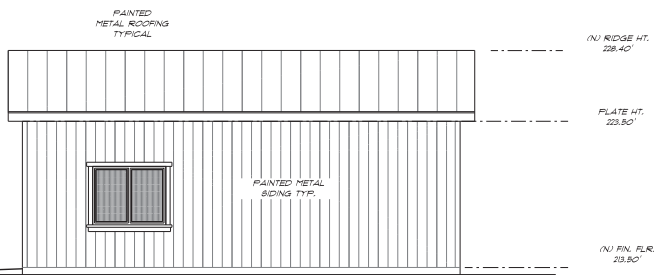
A1.2



SOUTH SIDE



NORTH SIDE



WEST SIDE



EAST SIDE

STORAGE BLDG. ELEVATIONS

SCALE: 1/4" = 1'-0"

REVISIONS	BY

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 SUITE 100
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BLAZE ENGINEERING
 46821 HIGHWAY #1
 BIG SUR, CALIFORNIA 93920
 APN: 419-201-007-000

DRAWN BY:	M. THOMPSON
CHECKED BY:	M. T.
DATE:	31 AUGUST 2022
SCALE:	AS NOTED
SHEET NO.:	

SHEET No.
44.1

TREE NOTES:

Grading must not be permitted to sever major roots of the redwood or oak trees.

Prior to mobilization of grading equipment, tree protection fencing shall be installed along critical root zones of coast redwood, coast live oak, and big trees within the development areas to the greatest extent feasible. Tree trunks may require half-bale trunk wrapping prior to grading and construction activities as specified in the Tree Preservation Specifications of the adjacent reports.

Material staging and parking shall not be allowable in undisturbed native areas as tree root impact and compaction shall be avoided to maintain the long-term health of the trees resources and the limited existing native understorey flora. Temporary fencing should be in place to protect areas of native vegetation.

Grading must avoid detrimental impacts to major roots of existing trees to be retained on site and at least 50% of the existing soil surface around the retained trees should be preserved. No soil deposition shall occur to alter the native grades in the location of the existing trees and protection fencing reduces shall be installed prior to construction or mobilization activities to avoid tree damage or soil compaction around critical root zones.

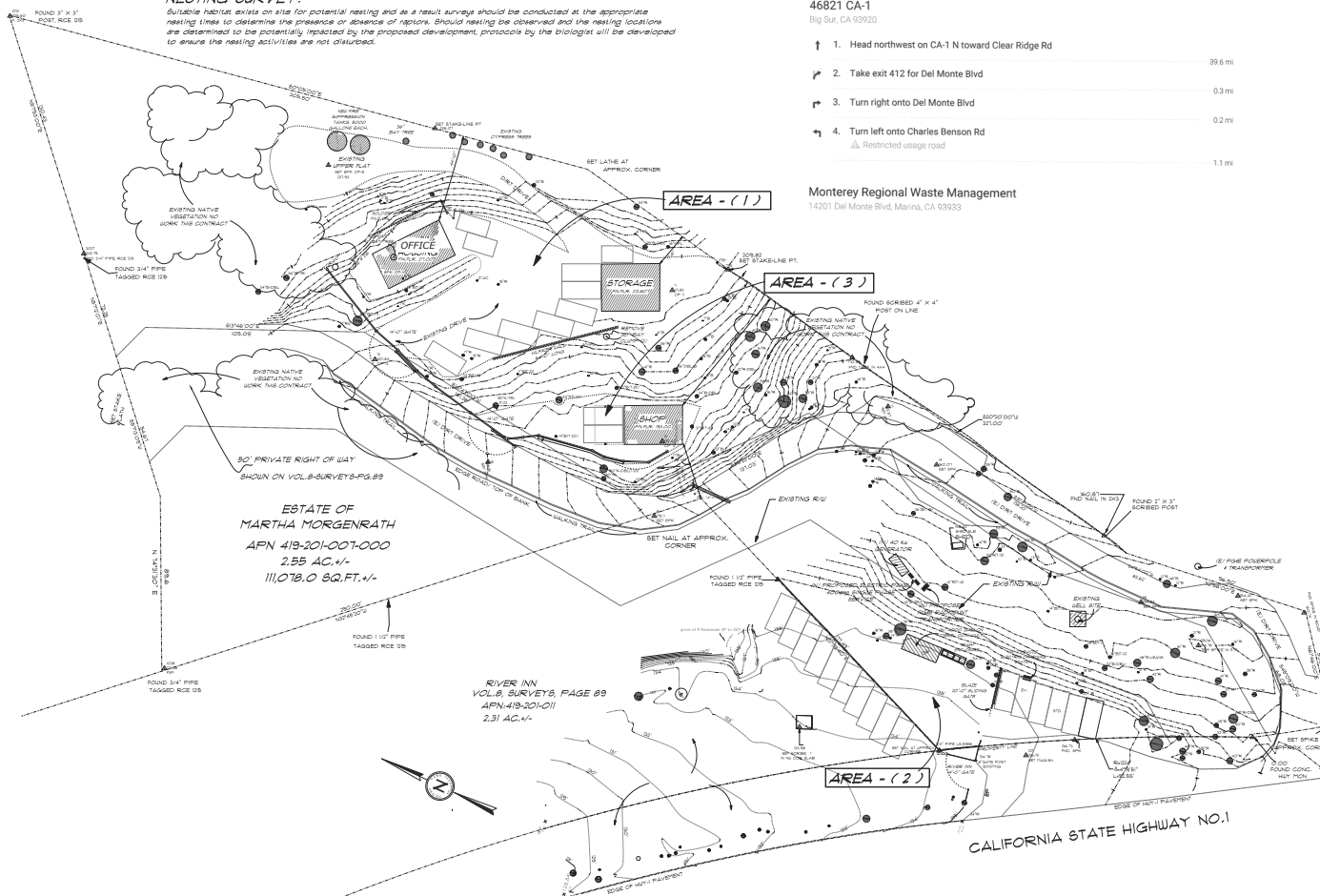
EXOTIC SPECIES CONTROL:

In order to protect the habitat values of the parcel and adjoining areas, invasive species within the development area should be eradicated prior to grading activities. Including removal of English Ivy that is also enveloping tree trunks and canopies and compromising the health of associated coast redwood and California big trees. In addition to the English Ivy, several identified species (including French broom and velvet grass) are listed by the Calif. as highly or moderately invasive species having substantial adverse ecological impacts on native plant communities. By hand weeding prior to grading, the species are less likely to spread from its seeds or rhizomes where they have the ability to thrive rapidly in disturbed soils.

All disturbed soil generated during any site grading shall be kept free of exotic species, which if left unattended, could cause inadvertent spread of the species and degradation of the sensitive habitats on the site.

NESTING SURVEY:

Suitable habitat exists on site for potential nesting and as a result surveys should be conducted at the appropriate nesting times to determine the presence or absence of raptors. Should nesting be observed and the nesting locations are determined to be potentially impacted by the proposed development, protocols by the biologist will be developed to ensure the nesting activities are not disturbed.



Google Maps 46821 CA-1, Big Sur, CA 93920 to marina Drive 41.2 miles, 55 min landfill

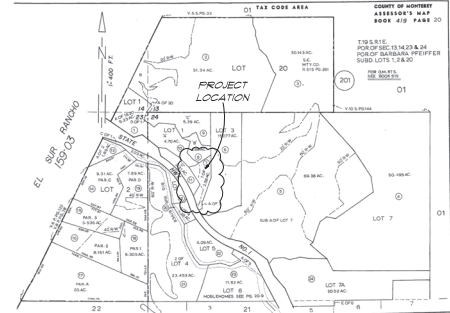


46821 CA-1
Big Sur, CA 93920

- ↑ 1. Head northwest on CA-1 N toward Clear Ridge Rd 39.6 mi
- ↘ 2. Take exit 412 for Del Monte Blvd 0.3 mi
- ↘ 3. Turn right onto Del Monte Blvd 0.2 mi
- ↙ 4. Turn left onto Charles Benson Rd 1.1 mi

Monterey Regional Waste Management
14201 Del Monte Blvd, Marina, CA 93933

SITE / VICINITY MAP:



CONSTRUCTION NOTES:

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5PM
2. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE PER DAY. FREQUENCY SHOULD BE BASED UPON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE
3. ALL GRADING ACTIVITIES SHALL BE HALTED DURING PERIODS OF HIGH WINDS (15 MPH+).
4. HAUL TRUCKS SHALL MAINTAIN 2 - FEET FREEBOARD AND BE COVERED.
5. COVER INACTIVE STORAGE PILES.
6. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT COPIES ARE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEIR PROJECT, TO COMMENCEMENT OF CONSTRUCTION.
7. EQUIPMENT WASHING, RINSEWASH AND SERVICING SHALL TAKE PLACE ONLY ON-SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
8. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G., CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY, KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
9. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, BILT FENCES OR EQUIVALENT APPROPRIATE SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.

CONSTRUCTION COORDINATOR:

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES), THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS AND TAKE IMMEDIATE ACTION, IF NECESSARY, WITHIN 24 HRS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION COORDINATOR:

DURATION: NOVEMBER 2024 TO NOVEMBER 2025

- MONDAY THRU FRIDAY 8AM - 5PM
- 8 WORKERS
- 8 REGULAR PICKUP TRUCKS
- 3 PICKUP TRUCKS PER DAY (MAXI HAULING BRUSH ONLY TO MARINA LANDFILL)
- CONSTRUCTION EQUIPMENT USED: EXCAVATORS, COMPACTORS, LOADERS.
- 8 HOURS A DAY, (BIG SUR IS A NOX EXEMPT ZONE).

80% RECYCLE RATE FOR LUMBER. TRASH AND IN RECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWNS BEHIND A REGULAR PICKUP TRUCK ONCE A MONTH TO THE MARINA LANDFILL.

- AREA 1: VEHICULAR PARKING ON EXISTING DGS DRIVEWAY
- AREA 2: OVERFLOW PARKING
- AREA 3: MATERIAL STOCKPILE

GRADING TO BE MAX 100 YARDS PER DAY, IN ACCORDANCE WITH AIR QUALITY MANAGEMENT DISTRICT STANDARDS.

ALL GRADING SPOILS ARE TO REMAIN ON SITE THERE IS NO EXPORT OF DIRT.

MARK THOMPSON DESIGN
1631 800 2385, P.O. BOX 18111, BIG SUR, CALIFORNIA 93920
www.thompsondesigngroup.com

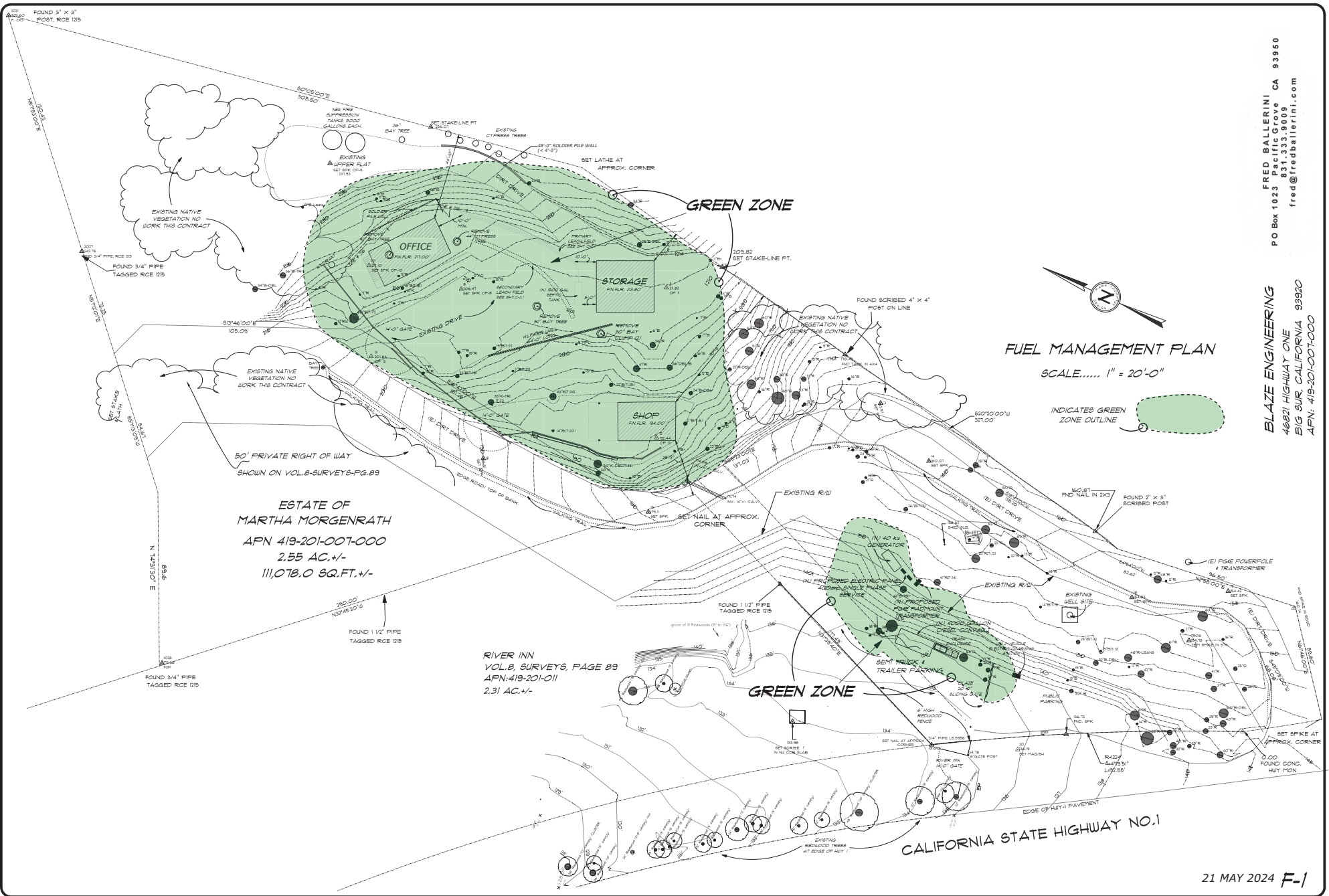


CONSTRUCTION MANAGEMENT PLAN

BLAZE ENGINEERING
46821 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
AFN: 419-201-007-000

DRAWN BY:
M. THOMPSON
CHECKED BY:
M. T.
DATE:
21 MAY 2024

CMP



FUEL MANAGEMENT PLAN

SCALE..... 1" = 20'-0"

INDICATES GREEN ZONE OUTLINE

ESTATE OF
MARTHA MORGENRATH
APN 419-201-007-000
2.55 AC. +/-
111,078.0 SQ. FT. +/-

RIVER INN
VOL. 8, SURVEYS, PAGE 89
APN: 419-201-011
2.31 AC. +/-

CALIFORNIA STATE HIGHWAY NO. 1

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46231 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-201-007-000

FUEL MANAGEMENT PLAN NOTES

I. INTRODUCTION

This Fuel Management Plan has been prepared as a guideline for the implementation of defensible space native vegetation management for the fire safety around the structures on the Blaze Engineering property located at 46821 Highway 1 in Big Sur.

California Public Resource Code 4291 requires landowners to maintain defensible space of 100-feet from each side of structures, with the amount of fuel modification specific to the flammability of the structures as affected by building material, building standards, location and vegetation type. Fuels are to be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. The intensity of fuels management varies within the 100-foot perimeter of the structure, with more intense fuel reductions required between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5-feet of the structures. Site specific recommendations for the various management zones based on the natural vegetation communities of the parcel and tree locations are included below to comply with State and County defensible space guidelines.

The fuel management zones are specific to the areas where vegetation has been removed, restored, or modified in a manner that increases the likelihood that structures will survive wildfires, improve the defensible space around the structure needed for firefighting activities, and prevents direct flame contact with structures. Fuel management zones are created to protect structures from wildfire by reducing the amount of fuel available for a wildfire. The reduction in available fuel affects the flame lengths and amount of heat produced by the fire, as well as eliminating those areas in landscape where embers can ignite vegetation.

II. FUEL MANAGEMENT ZONES

Non-Combustible Zone (0 - 5 feet)

The Non-Combustible Zone should be maintained within a buffer of 5-feet around the edge of all structures.

1. Hardscape surfaces including gravel, flagstone, pavers, decomposed granite, and bare soils are all approved non-combustible surfaces.
2. The Final Landscape plan shall conform to a design standard that ensures there is adequate space within the structure boundary to maintain a 5-foot non-combustible zone.

Green Zone (5 - 30 feet)

The Green Zone will be a restored area using site specific redwood forest understorey plant species. Proposed plant materials from this natural community are selected for low-stature (<18" tall) and low fuel content. This zone with fire-resistant plant materials and spacing of plant groupings poses little hazard for ignition resistant structures as potential fire spread is expected to be slow and well within containment abilities of the Big Sur Fire (volunteer fire brigade) response (located 4.8 miles south of the subject parcel).

1. The proposed Green Zone plant materials (to be specified in the project Restoration Landscape Plan) will be utilized in restoration areas surrounding the structures. The restored native plant community constituents will consist of herbaceous groundcover and sub-shrub species spaced to decrease rate of potential fire spread and sited away from existing redwood, oak and bay trees to prevent ladder fuels.
2. The site specific native community species are selected for low hazardous fuels and designed to be installed in discontinuous groupings with distance between groupings to be at least 2-times the height of the tallest sub-shrub species.

3. Maintenance in the Green Zone to include dead wood removal, expired inflorescence pruning, and maintenance of spacing between plant groupings.
4. Elongated or woody sub-shrub limbs shall be flush cut to the base of the plant to maintain fresh, less woody growth.
5. For plantings occurring under existing tree canopies, all sub-shrubs should be removed from a distance of 3 feet from the drip line edge if trees have a canopy shorter than 6-feet high and 6 feet removed from the tree crown edging if trees are taller than 6 feet in height.

Fuel Reduction Zone (30-100 feet)

The goal of the fuel modification in this fuel reduction zone is to find an equilibrium between fuel reduction, habitat protection, and erosion control. Existing vegetation in this zone is mixed with two habitat types consisting of redwood forest and oak woodland.

1. Taller (>18") and woody shrub species located primarily in the northern oak woodland area of the parcel (such as toyon and coffeeberry) and will require periodic management through limb/branch pruning to reduce fuel loads and clearing of poison oak stands to create spacing between shrubs. These woodier species can tolerate heavy pruning of longer woody limbs and will respond with vigorous stump-sprouting. The retention of root structures is critical to soil stabilization.
2. Remove all dead limbs and woody debris from the reduction zone is critical to reduce fuel loads.
3. Areas of invasive species removal should be restored with low growing, site-appropriate native species to prevent erosion.

Invasive English ivy found in large continuous patches across the parcel. This highly invasive species will be removed from the parcel and replaced with low-growing, understorey restoration species of the redwood forest natural community. Plantings in this zone will be selected to be high in fuel moisture and low in available fuel; these plant types will be more resistant to fire than those that contain dead material, volatile oils or resins, and low fuel moisture. Restoration techniques and specifications will be included on a project Restoration Landscape Plan submittal, with fuel management treatment protocols implemented as listed above for the Fuel Reduction Zone.

Tree Pruning

Coast redwood, coast live oak and bay trees are found throughout the parcel and will require select pruning to comply with fire clearance mandates.

1. Within 30 feet of the structures, coast live oak, coast redwood and bay tree branches under 3-inches in diameter should be removed up to 6-feet above the ground or provide a vertical clearance of 3-times the height of understorey plantings, whichever is greater to reduce potentially hazardous ladder fuels.
2. All dead branches should be removed.
3. Initial pruning should be followed with a yearly inspection and interval pruning as needed to maintain vertical clearance and dead limb removal, especially with any tree adjacent to the residence that overhangs the roof.
4. All pruning should be conducted outside of the nesting window (February 1 - September 15) in order to avoid potential impacts to nesting species that may include migratory, raptors, or other listed species.
5. Native understorey restoration plantings shall be specified in the Restoration Landscape Plan as low-growing, site specific indigenous, and groundcover herbaceous plants. Native species recruitment should be encouraged by (in addition to the invasive English ivy removal) removing dead tree limb debris on the ground, thinning of any large woody shrubs, and systematic removal of any other invasive species (French broom, veldt grass and others) that may encroach the site.

Driveway

Driveway clearance is required to maintain safe access and provide safe ingress/egress for fire safety equipment and personnel.

1. All tree branches extending over driveway surface should be pruned to a minimum 13-foot clearance to ensure vertical clearance is maintained for fire truck access.
2. Green waste materials shall be chipped and composted at a receiver site or hauled and responsibly disposed in a green waste facility.
3. Restoration re-planting of approved herbaceous and sub-shrub species should be specified in the Restoration Landscape Plan and to be used to restore areas along the driveway where invasive species have been removed.
4. Taller (>2-feet), native shrubs (including coffeeberry, toyon, etc.) along the lower driveway edging adjacent to the access road should be pruned along the driveway edges to maintain a several foot buffer of non-woody plant material along the driveway edge.
5. Dead woody debris/limbs from shrub materials should be flush cut to the base of the plant.

Structures + Site Maintenance

Fuel Management Plans are not static as the landscape and natural vegetation will continue to change over time. Long-term maintenance is required to ensure that defensible space is maintained and should include vegetation and structural management. In addition to the prescriptions described above, the following guidelines will assist in maintaining compliance with defensible space mandates:

1. Site and building maintenance to decrease potential fire fuels by maintaining surface litter including dead/fallen tree limbs and twig debris. Tree duff leaf layer shall stay in place as a natural mulching.
2. Removal of dead, woody debris and other landscape maintenance type green waste piles.
3. Locate stacked firewood piles to a firesafe location (not under tree canopies or within 5 feet of the structures)
4. Provide sufficient horizontal and vertical spacing between various vegetation types and maintained by removing dead and unhealthy combustible materials.
5. Maintain roof and gutters of the structures free of leaves, tree debris, or other dead vegetative growth.
6. Maintain any tree adjacent to or overhanging the structures free of dead wood.
7. Trim tree limbs that extend within 10 feet of the outlet of a chimney or stove pipe.
8. Install and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to a fireplace, stove or other device that burns any solid or liquid fuel. The screen shall be constructed of non-flammable material and openings not to exceed on-half inch in size.
9. Ensure address numbers are posted per Fire Department requirements.

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AFN: 419-201-007-000

FUEL MANAGEMENT PLAN NOTES