

# **County of Monterey**

Government Center - Board Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901



## **Meeting Agenda - Final**

**Wednesday, June 26, 2024**

**9:00 AM**

### **Monterey County Planning Commission**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/98927822741>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Enter this Meeting ID number 989 2782 2741 when prompted.

**PLEASE NOTE: IF ALL COMMISSIONERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.**

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

- a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at [phearingcomments@co.monterey.ca.us](mailto:phearingcomments@co.monterey.ca.us) . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.
- b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

**DOCUMENT DISTRIBUTION:** Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents

submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

**ALTERNATIVE FORMATS:** If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5025.

**INTERPRETATION SERVICE POLICY:** The Monterey County Planning Commission invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

**NOTE:** All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

**PUBLIC COMMENT:** Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/98927822741>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Presione el código de acceso de reunión: 989 2782 2741 cuando se le solicite.

**TENGA EN CUENTA: SI TODOS LOS COMISIONADOS ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.**

Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

- a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: [phearingcomments@co.monterey.ca.us](mailto:phearingcomments@co.monterey.ca.us) . En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.
- b. Puede participar a través de ZOOM o telefónicamente. Pará ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

**DISTRIBUCIÓN DE DOCUMENTOS:** Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor, Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

**FORMATOS ALTERNATIVOS:** Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

**POLÍZA DE SERVICIO DE INTERPRETACIÓN:** Los miembros de la Comisión de Planificación

**del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y no más de lo mínimo de 24 horas de anticipo para cualquier reunión.**

**NOTA: Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.**

**COMENTARIO PÚBLICO: Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.**

**NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.**

**PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.**

**9:00 A.M. - CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

- Christine Shaw
- Paul C. Getzelman
- Ramon Gomez
- Ernesto G. Gonzalez
- Ben Work
- Francisco Javier Mendoza
- Martha Diehl
- Amy Roberts
- Etna Monsalve
- Katharine Daniels

**PUBLIC COMMENTS**

This is a time set aside for the public to comment on a matter that is not on the agenda.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

**COMMISSIONER COMMENTS AND REQUESTS**

This is a time set aside for the Commissioners to comment and request a matter that is on or not on the agenda.

**APPOINTMENTS**

- 1. Appoint Eric Jacobson to the Carmel Valley Land Use Advisory Committee.**

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - LUAC Statement of Interest Information for Eric Jacobson](#)

**2. Appoint Christopher Sawyer to the Carmel Valley Land Use Advisory Committee.**

**Attachments:** [Staff Report](#)  
[Exhibit A - LUAC Statement of Interest Information for Christopher Sawyer](#)

**APPROVAL OF CONSENT CALENDAR****3. REFERRAL 22.7 AND 22.3 - PAJARO RIVER LEVEE IMPROVEMENTS, 2010 GENERAL PLAN PRIORITY COMMUNITY PLAN UPDATES AND DEVELOPMENT EVALUATION SYSTEM**

- a. Consider receiving an update from the Pajaro River Flood Management Agency regarding repair and improvements to the Pajaro River Levee;
- b. Consider receiving an update from staff regarding the Pajaro Long-Term Recovery Planning and status update 2010 General Plan implementation related to Development Evaluation System, Pajaro, Boronda, Castroville and Chualar Community Plans development.
- c. Provide direction to staff.

**Project Location:** North County Inland Area (Pajaro and Boronda); Central Salinas Valley Area (Chualar); Countywide

**Proposed CEQA action:** Statutory Exemption pursuant to Section 15262 of the CEQA.

**Attachments:** [Staff Report](#)

**4. REF240022 - COUNTY OF MONTEREY CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2024/25**

Recommend to Public Works, Facilities and Parks on consistency of the Monterey County Capital Improvement Program (CIP) for Fiscal Year 2024/25 with the 2010 General Plan (for noncoastal area) or the Local Coastal Program and the 1982 General Plan (for coastal zone), as applicable.

**Project Location:** Countywide

**Proposed CEQA Action:** The General Plan consistency determination is not a project as defined in Section 15378 of the CEQA Guidelines

**Attachments:** [Staff Report](#)  
[Exhibit A – Draft Planning Commission Resolution and Attachment 1](#)  
[Exhibit B – CIP Development Process Summary](#)  
[Exhibit C – LOS- Deficient Roadways as identified in the EIR for the 2010 Monterey County General Plan](#)

**9:00 A.M. – SCHEDULED MATTERS****5. REF210024 - BIG SUR COAST LAND USE PLAN UPDATE**

a. Conduct a continued public workshop to review and receive public input regarding the Ad Hoc Committee's proposed updates to the Big Sur Coast Land Use Plan; and

b. Provide direction to staff.

**Project Location:** Big Sur Coast Planning Area

**Proposed CEQA action:** A planning workshop is statutorily exempt per California Environmental Quality Act (CEQA) 15262.

**Attachments:**

[Staff Report](#)

[Exhibit A - Draft of Title 20 Ordinance - Rural Community Center Zoning District](#)

[Exhibit B - Big Sur Coast Land Use Plan with Track Changes Version 11.27.2023](#)

[Exhibit C – Updated Crosswalk between Rural Community Center Zoning District and Existing](#)

[Exhibit D - Public Comment Recieved Since March 27, 2024](#)

**6. PLN230261 - 3196 LLC**

Public hearing to consider a restoration plan for the removal of 14 Monterey Cypress trees and 8 Monterey Pine trees from a sensitive habitat area/archaeological easement.

**Project Location:** 3196 17 Mile Drive, Pebble Beach

**Proposed CEQA action:** Find that the project qualifies as a Class 8 Categorical Exemption pursuant to Section 15308 of the CEQA Guidelines

**Attachments:**

[Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B – Restoration Plan \(HCD-Planning Document No. LIB230281\)](#)

[Exhibit C – Vicinity Map](#)



**7. PLN220251 - ARDUA 31 LLC**

Public hearing to consider allowing construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage, associated site improvements (540 cubic yards of cut and 400 cubic yards of fill) and the removal of approximately 41 protected Monterey pine trees.

**Project Location:** 1272 Viscaino Road, Pebble Beach

**Proposed CEQA action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15303, and there are no exceptions pursuant to Section 15300.2.

- Attachments:**
- [Staff Report](#)
  - [Exhibit A - Discussion](#)
  - [Exhibit B - Draft Resolution](#)
  - [Exhibit C - Tree Assessment](#)
  - [Exhibit D - LUAC Minutes](#)
  - [Exhibit E - Vicinity Map](#)

**DEPARTMENT REPORT**

**ADJOURNMENT**



# County of Monterey

## Item No.1

### Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: PC 24-067

June 26, 2024

**Introduced:** 6/13/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### **Appoint Eric Jacobson to the Carmel Valley Land Use Advisory Committee.**

#### RECOMMENDATION:

Appoint Eric Jacobson to the Carmel Valley Land Use Advisory Committee with a term ending June 26, 2026. Nominated by District 5 Planning Commissioner Daniels.

#### DISCUSSION:

A Land Use Advisory Committee Statement of Interest for Eric Jacobson was received on June 4, 2024. This Statement of Interest was routed to Primary Commissioner Liaison Daniels to consider making a nomination to the Planning Commission.

Prepared by: Elizabeth Vasquez, Senior Secretary, (831) 784-5737

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:

Exhibit A - Statement of Interest Information for Eric Jacobson



# County of Monterey Planning Commission

**Item No.1**

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Agenda Item No. 1

June 26, 2024

Legistar File Number: PC 24-067

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**Introduced:** 6/13/2024

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Prepared by: Elizabeth Vasquez, Senior Secretary, (831) 784-5737

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:

Exhibit A - Statement of Interest Information for Eric Jacobson

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# Exhibit A

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**County of Monterey**  
**HOUSING AND COMMUNITY**  
**DEVELOPMENT DEPARTMENT**  
Craig Spencer, Director

1441 Schilling Place  
Salinas, CA 93901  
O: 831 755 5025  
F: 831 757 9516

**Land Use Advisory Committee**  
**Statement of Interest Information Sheet**

**Name:** Eric Jacobson

**Land Use Advisory Committee area:** District 5, Carmel Valley Land Use Advisory Committee

**Number of years residing in that land use area:** 45

**Occupation:** Retired Medical Doctor

**Past experiences pertaining to architecture, building, community issues, construction, environmental concerns, forestry, landscaping, land use issues or other matters are listed below:**

1. CHOMP Committee developing Ohana medical facility including architectural plans and building site.
2. Personal involvement in my home remodels and landscaping.
3. Interest in community and environmental issues over 45 years.

**Reason that I wish to participate as a member of my land use advisory committee:**

1. Concerns and interest in land use in Carmel Valley.
2. Traffic and water resources related to land use.
3. Environmental, conservation of natural resources, and infrastructure.

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# County of Monterey

## Item No.2

### Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: PC 24-068

June 26, 2024

**Introduced:** 6/17/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### **Appoint Christopher Sawyer to the Carmel Valley Land Use Advisory Committee.**

#### RECOMMENDATION:

Appoint Christopher Sawyer to the Carmel Valley Land Use Advisory Committee with a term ending June 26, 2026. Nominated by District 5 Planning Commissioner Daniels.

#### DISCUSSION:

A Land Use Advisory Committee Statement of Interest for Christopher Sawyer was received on June 10, 2024. This Statement of Interest was routed to Primary Commissioner Liaison Daniels to consider making a nomination to the Planning Commission.

Prepared by: Elizabeth Vasquez, Senior Secretary, (831) 784-5737

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:

Exhibit A - Statement of Interest Information for Christopher Sawyer



# County of Monterey Planning Commission

**Item No.2**

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Agenda Item No. 2

Legistar File Number: PC 24-068

June 26, 2024

**Introduced:** 6/17/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### **Appoint Christopher Sawyer to the Carmel Valley Land Use Advisory Committee.**

#### RECOMMENDATION:

Appoint Christopher Sawyer to the Carmel Valley Land Use Advisory Committee with a term ending June 26, 2026. Nominated by District 5 Planning Commissioner Daniels.

#### DISCUSSION:

A Land Use Advisory Committee Statement of Interest for Christopher Sawyer was received on June 10, 2024. This Statement of Interest was routed to Primary Commissioner Liaison Daniels to consider making a nomination to the Planning Commission.

Prepared by: Elizabeth Vasquez, Senior Secretary, (831) 784-5737

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:

Exhibit A - Statement of Interest Information for Christopher Sawyer

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# Exhibit A

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**County of Monterey**  
**HOUSING AND COMMUNITY**  
**DEVELOPMENT DEPARTMENT**  
Craig Spencer, Director

1441 Schilling Place  
Salinas, CA 93901  
O: 831 755 5025  
F: 831 757 9516

**Land Use Advisory Committee**  
**Statement of Interest Information Sheet**

**Name:** Christopher Sawyer

**Land Use Advisory Committee area:** District 5, Carmel Valley Land Use Advisory Committee

**Number of years residing in that land use area:** 30

**Occupation:** Retired/Sculptor

**Past experiences pertaining to architecture, building, community issues, construction, environmental concerns, forestry, landscaping, land use issues or other matters are listed below:**

1. Construction
2. Building
3. Design

**Reason that I wish to participate as a member of my land use advisory committee:**

1. Interest in preserving our community.
2. Desire to learn how planning decisions are made.

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# County of Monterey

## Item No.3

### Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: PC 24-070

June 26, 2024

**Introduced:** 6/18/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### **REFERRAL 22.7 AND 22.3 - PAJARO RIVER LEVEE IMPROVEMENTS, 2010 GENERAL PLAN PRIORITY COMMUNITY PLAN UPDATES AND DEVELOPMENT EVALUATION SYSTEM**

- a. Consider receiving an update from the Pajaro River Flood Management Agency regarding repair and improvements to the Pajaro River Levee;
- b. Consider receiving an update from staff regarding the Pajaro Long-Term Recovery Planning and status update 2010 General Plan implementation related to Development Evaluation System, Pajaro, Boronda, Castroville and Chualar Community Plans development.
- c. Provide direction to staff.

**Project Location:** North County Inland Area (Pajaro and Boronda); Central Salinas Valley Area (Chualar); Countywide

**Proposed CEQA action:** Statutory Exemption pursuant to Section 15262 of the CEQA.

#### RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Receive a status update from the Pajaro River Flood Management Agency regarding repair and improvements to the Pajaro River Levee;
- b. Receive a status update from staff regarding the Pajaro Long-Term Recovery Planning and status update 2010 General Plan implementation related to Development Evaluation System, Pajaro, Boronda and Chualar Community Plans development; and
- c. Provide direction to staff.

#### SUMMARY/DISCUSSION

On March 29, 2023, the Planning Commission accepted Referral No. 22.7 requesting a presentation on Pajaro River Levee improvement plans and a presentation on the proposed approach for community plans envisioned in the 2010 General Plan (Pajaro and Chualar as first priorities). The Planning Commission referral further requests for continual updates on how the Housing and Community Development Department is making progress toward developing those community plans, that are intended to help address infrastructure problems in these communities and receive updates on the Pajaro River Levee improvement projects that are underway. This report provides updates since the previous quarterly report that was provide to the Planning Commission on March 27, 2024 (PC File # 24-023). Staff has identified an opportunity to consolidate Referral No. 22.3 Development Evaluations System and Referral No. 22.7 to provide continual quarterly updates.



*Pajaro River Levee Repairs and Improvements*

Staff received the following updated information from the Pajaro Regional Flood Management Agency (PRFMA) regarding Pajaro River Levee repair and improvements. Ongoing efforts continue to secure the essential federal funding required for the construction of the Pajaro River Flood Risk Management Project. Presently, \$149 million in federal funds has been allocated, yet an additional \$200 million of federal funds is imperative to meet the total \$600 million budget for the levee project. Under the Project's Flood Control Subventions Program agreement with the State of California, \$47 million has been committed to PRFMA from state budgetary appropriations. These funds have largely supported the Right-of-Way Program for the project in Reach 6, known as LERRDs in federal Army Corps vernacular (Lands, Easements, Rights of Way, Relocations, and Disposals).

Furthermore, the plans and specifications for the Reach 6 Project are Final 100% plans and specs for Reach 6 were due to be delivered to the United State Army Corps of Engineers (USACE) by their contractor on May 24, 2024, and are currently under final review and back check. The 100% plans and specs will allow the USACE to develop a bid package suitable for internal review and external advertisement for construction phase services on Reach 6, starting later this calendar year. Remaining levee designs on Reach 5 will continue under contract by an Architecture Engineering firm, with the award expected in June 2024. Meanwhile, the design of Reaches 2, 3, and 4 will be under separate contract to USACE, scheduled to be awarded in February 2025. Given the tight timeline and constraints to implement the LERRDs program, the USACE will need to advance construction contract advertisement, bid opening, and contract award under separate waivers ahead of securing real estate certification. Each subsequent waiver will require a higher level of USACE approval (District, then Division, and finally HQ). The exact schedule and manner in which construction would occur for Reach 6 will be strongly dependent on the success of real estate negotiations and utility relocation coordination (in particular, with PG&E). PRFMA is working very closely, along with its Right of Way Consultant, Monument Right-of-Way, to speed delivery of electrical utility relocation and well relocation away from the project footprint as required for construction. PRFMA has also met with County of Santa Cruz Environmental Health and Planning departments to expedite any necessary permitting for utility relocation and is receiving helpful guidance. It is worthy to point out, that the process to constructing Reach 6 will lead the way for implementation of the Reaches 2, 3, 4 and 5 once those projects have complete plans and specifications ready to move forward for construction. Reach 6 is completely within the boundaries of County of Santa Cruz and the City of Watsonville. Reaches 2, 3, 4 and 5 are bordering County of Monterey jurisdiction.

Additionally, Monterey County Water Resources Agency (MCWRA) continues to serve the Non-Federal Sponsor role with the Army Corps in the repairs of the three levee breach sites on the Monterey County side of the river, known as Sites 1, 2, and 3. To date all sites have been repaired and completed. PRFMA continues to advise and support the process, as PRFMA staff is acutely familiar with Army Corps programs and staff. PRFMA staff will be leading other lower priority PL84-99 repairs over the coming year on both sides of the river with the Army Corps as part of the operation, maintenance, repair, replacement and rehabilitation (OMRR&R) transition that will shift operations and maintenance responsibility to PRFMA.

### *Pajaro Long-Term Recovery Planning*

The County, working through the Department of Emergency Management (DEM), launched a Pajaro Long-Term Recovery Planning effort to support the community's needs and vision for a resilient and sustainable recovery. HCD staff continues to participate in the recovery planning Pajaro Revitalization Committee. The Pajaro Revitalization Committee brings together a broad coalition of resident leaders, organizations, and agencies to take a collaborative approach critical to developing a comprehensive and effective recovery plan. During the first three meetings, staff received outstanding and insightful feedback from the community, focusing on identifying projects that the community felt would have the greatest benefit to aid in the recovery phase. A part of these discussions included how \$20 million in flood relief that was allocated by the State would be implemented.

On December 6, 2023, the Board of Supervisors approved a project budget proposal for the implementation and administration of the AB 102 funds ((Board File # RES 23-212). As part of the approved proposal, there was an allocation of \$10,000,000 to fund community improvement and another \$10,000,000 for the Pajaro Unmet Needs Disaster Assistance Program that is currently being administered by Non-Profit Disaster Case Management Agencies and the Monterey County Workforce Development Board. The Pajaro Unmet Needs Disaster Assistance Program has two main components: Individual & Household Assistance, budgeted at \$6 million, and Small Business Assistance, budgeted at \$4 million. The Board has since approved funding agreement to roll out the funds to the community. As a part of the roll out, series of workshops that were held in March and an application center was set up in Pajaro Park to help residents begin applying for financial recovery assistance, which is available to anyone who was living in the community at the time of the floods, regardless of citizenship status. The workshops were intended to explain eligibility requirements and to help the residents navigate the application process. As of today, Pajaro residents are eligible for direct assistance between \$200 - \$600 help replace groceries that were lost in the floods. If household suffered physical flood damages, they will be referred to Disaster Case Management who will work with the household to obtain additional verification and assess eligibility. Households may be eligible for up to \$15,000 to cover home and vehicle repairs, housing assistance, and replacing personal property damaged in the flood, such as furniture. The funds can help homeowners cover the cost of repairs that weren't covered by FEMA, insurance, or another form of assistance. Renters can apply to help recover moving costs, lost security deposits and other expenses made because of the mandatory evacuations. To date, Community Bridges and Catholic Charities, has distributed more than \$1 million in direct economic assistance to Pajaro residents who have been impacted by the recent devastating floods. Community Bridges has also provided hundreds of thousands of dollars in indirect assistance through community outreach, political advocacy, essential items and supplies, free cleanup tools, and educational sessions regarding tenant and landlord rights, FEMA assistance, and insurance applications. Pajaro Residents continue to work through these organization to receive assistance. Additionally, businesses that were operating prior to the floods with a physical storefront can receive up to \$85,000 for repairs and at-home businesses can recover up to \$5,000 in business-related equipment losses. Storefront businesses are also available for up to \$15,000 for beautification of the business. This can include the remodel of exterior/ interior painting, landscaping and signage that was damaged during the floods. Ongoing community outreach is underway to inform the public of the available funds and to provide assistance navigating the application process.

*2010 County General Plan - Planning Priorities*

The 2010 Monterey County General Plan designates Community Areas to be actively supported as the County's primary planning priorities, with developing Community Plans for Pajaro and Chualar as the highest priorities (LU-2.23).

*Chualar Community Planning:* In spring 2023, with input from the Planning Commission and Board of Supervisors, the Housing and Community Development Department (HCD) established its Five-Year Long-Range Planning Work Program (LRP Work Program) established planned priority activities Fiscal Years 2023-2024 to 2027-2028. The LRP Work Program anticipated HCD will commence the Chualar Community Plan effort in this current fiscal year (FY23-24) and the Board of Supervisors approved a budget augmentation of \$50,000 for this effort.

On February 1, 2024, staff published a Request for Proposal (RFP) to solicit proposals for consultant firms to assist in the development of the Chualar Community Plan through the County webpage and email distribution list. The RFP closed on March 15, 2024, staff reviewed applications and has conducted consultant interviews during May 2024. The next steps include negotiating a Professional Services Agreement with a successful firm. The PSA will be considered by the Board of Supervisors in early summer 2024. Commencement of the Chualar Community Plan process is estimated to begin immediately after an agreement is in place with a consultant. The Chualar community planning process requires that staff work toward fostering deeper community engagement and recognize that the Chualar school district has a great presence in Chualar. Their partnership and expertise are invaluable to the County, and staff believe their participation will significantly enhance our collective efforts. Staff will work with the Chualar school district to identify ways to conduct preliminary outreach to get people involved early.

Staff estimates that the completion of the Chualar Community Plan will cost the County \$1,200,000 based on proposal that were submitted. Approximately \$250,000 of the total estimated cost is anticipated to be spent in FY25. Currently, staff has identified \$100,000 of funds from the Local Early Action Planning (LEAP) grant to finance tasks required to begin preparation of the Chualar Community Plan. The remaining \$150,000 for FY25 has been submitted as an augmentation request as a part of the FY25 budget process.

*Pajaro Community Planning:* As plans for levee improvements proceed and the community long-term recovery planning is completed in the coming year, the groundwork will be laid for infrastructure and community vision to guide land use policies to be developed as part of the Pajaro Community Plan. The LRP Work Program anticipates HCD will commence the Pajaro Community Plan effort in the next fiscal year (FY25-26), pending completion of the Long-Term Recovery Plan, completion of other key General/Community Plan updates in process, and community readiness.

*Castroville Community Planning:* The Castroville Community Plan (CCP) was adopted in 2007, it contains land use goals and policies to support development for the Castroville community. This adopted plan is based on inclusion of both inland and coastal areas for development. The California Coastal Commission did not certify the existing 2007 CCP and the coastal areas no longer have a nexus to the CCP upon which to exact impact fees. The impact fees have provided a barrier to affordable housing development in the Castroville community. Staff initiated an update to the Plan in

2022 that would remove the coastal areas from the plan and catalyze a reduction in the impact fees, thus supporting removal of a barrier to housing production. Staff received a draft of the updated CCP; however, the County is in the process of preparing the 6th Cycle Update of the General Plan Housing Element (HEU6) which identifies parcels within the CCP toward fulfilling Regional Housing Needs Allocation (RHNA). The CCP Update has been put on hold until there is certainty for the parcels that will be included in the HEU6. Parcels in the HEU6 Sites Inventory will be upzoned to allow higher density development on those sites. Staff intends to resume the CCP update, when State HCD provides certainty on the parcels included in HEU6 to ensure there will be consistency with the among both plans.

*Boronda Community Planning:* Boronda is a long established community located in unincorporated area of Monterey County on the western boundary of the City of Salinas. Over the years the City of Salinas has grown to the borders of Boronda and has spurred Boronda's transition from a rural to a more urban community. In 1983, the County of Monterey, City of Salinas and the Boronda County Sanitation District entered into an agreement to provide sanitary sewer service to the Boronda area to accommodate more intense urban land uses. At same time all three agencies decided that land use planning, zoning modifications, land use controls and public improvements were needed to bring Boronda in conformance with its surrounding urban uses. The Boronda Neighborhood Improvement plan was adopted by the County in 1986 to establish land use goals and policies for the Boronda community. At present time, the Boronda community continues to transition into an urban area and staff has identified the need adopt a community plan with updated land use goals and policies. The LRP Work Program anticipates HCD will commence the Boronda Community Plan effort in the next fiscal year (FY26 -27).

*Development Evaluation System:* Implementation of the 2010 General Plan includes establishment of a Development Evaluation System (DES) program to implement Land Use Element Policy LU-1.19. The DES program seeks to establish a systematic, consistent, predictable, and quantitative method, for County decision-makers to evaluate certain categories of proposed development projects located outside of established top priority areas for development. The DES program was brought before the Board of Supervisors on August 25, 2020, where they made a motion to staff rework the ordinance and bring back at a later time for the Board's consideration. Due to other arising priorities limited staffing or other unanticipated delays, minimal or no progress was made on the DES program. However, DES is identified as a board policy priority task in the LRP work program that is not currently assigned or active but will be a priority to commence during FY24-25 based on the current staffing.

#### ENVIRONMENTAL REVIEW

This presentation is Statutorily Exempt pursuant to Section 15262 of the CEQA Guidelines as an early discussion of possible future actions that do not involve a commitment to a project. The Pajaro Long-Term Recovery Plan, Development Evaluation System, Pajaro, Boronda, Castroville and Chualar Community Plans development will require a CEQA determination prior to adoption.

OTHER AGENCY INVOLVEMENT

Multiple County departments are involved in the long-term recovery planning efforts in Pajaro: Department of Emergency Management is leading these efforts; Health Department's Environmental Health Bureau and its Planning, Evaluation and Policy Unit; Civil Rights Office; County Administrative Office's Sustainability Program and Office of Community Engagement and Strategic Advocacy; and the Public Works, Facilities and Parks Department.

PRFMA is a joint powers authority which includes membership by the County of Monterey and the Monterey County Water Resources Agency. PRFMA was formed in 2021 to plan, finance and implement projects and programs to reduce flood risk from the lower Pajaro River and its tributaries in Santa Cruz and Monterey Counties.

Prepared by: Edgar Sanchez, HCD Assistant Planner, (831)783-7058

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

Cc: Monterey County Department of Emergency Management, Monterey County Environmental Health Bureau, Monterey County Civil Rights Office, Pajaro Regional Flood Management Agency, Monterey County Water Resources Agency, US Army Corps of Engineers, Monterey County District 3, Monterey County District 2



# County of Monterey Planning Commission

**Item No.3**

## Agenda Item No. 3

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: PC 24-070

June 26, 2024

**Introduced:** 6/18/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### **REFERRAL 22.7 AND 22.3 - PAJARO RIVER LEVEE IMPROVEMENTS, 2010 GENERAL PLAN PRIORITY COMMUNITY PLAN UPDATES AND DEVELOPMENT EVALUATION SYSTEM**

- a. Consider receiving an update from the Pajaro River Flood Management Agency regarding repair and improvements to the Pajaro River Levee;
- b. Consider receiving an update from staff regarding the Pajaro Long-Term Recovery Planning and status update 2010 General Plan implementation related to Development Evaluation System, Pajaro, Boronda, Castroville and Chualar Community Plans development.
- c. Provide direction to staff.

**Project Location:** North County Inland Area (Pajaro and Boronda); Central Salinas Valley Area (Chualar); Countywide

**Proposed CEQA action:** Statutory Exemption pursuant to Section 15262 of the CEQA.

#### RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Receive a status update from the Pajaro River Flood Management Agency regarding repair and improvements to the Pajaro River Levee;
- b. Receive a status update from staff regarding the Pajaro Long-Term Recovery Planning and status update 2010 General Plan implementation related to Development Evaluation System, Pajaro, Boronda and Chualar Community Plans development; and
- c. Provide direction to staff.

#### SUMMARY/DISCUSSION

On March 29, 2023, the Planning Commission accepted Referral No. 22.7 requesting a presentation on Pajaro River Levee improvement plans and a presentation on the proposed approach for community plans envisioned in the 2010 General Plan (Pajaro and Chualar as first priorities). The Planning Commission referral further requests for continual updates on how the Housing and Community Development Department is making progress toward developing those community plans, that are intended to help address infrastructure problems in these communities and receive updates on the Pajaro River Levee improvement projects that are underway. This report provides updates since the previous quarterly report that was provide to the Planning Commission on March 27, 2024 (PC File # 24-023). Staff has identified an opportunity to consolidate Referral No. 22.3 Development Evaluations System and Referral No. 22.7 to provide continual quarterly updates.

*Pajaro River Levee Repairs and Improvements*

Staff received the following updated information from the Pajaro Regional Flood Management Agency (PRFMA) regarding Pajaro River Levee repair and improvements. Ongoing efforts continue to secure the essential federal funding required for the construction of the Pajaro River Flood Risk Management Project. Presently, \$149 million in federal funds has been allocated, yet an additional \$200 million of federal funds is imperative to meet the total \$600 million budget for the levee project. Under the Project's Flood Control Subventions Program agreement with the State of California, \$47 million has been committed to PRFMA from state budgetary appropriations. These funds have largely supported the Right-of-Way Program for the project in Reach 6, known as LERRDs in federal Army Corps vernacular (Lands, Easements, Rights of Way, Relocations, and Disposals).

Furthermore, the plans and specifications for the Reach 6 Project are Final 100% plans and specs for Reach 6 were due to be delivered to the United State Army Corps of Engineers (USACE) by their contractor on May 24, 2024, and are currently under final review and back check. The 100% plans and specs will allow the USACE to develop a bid package suitable for internal review and external advertisement for construction phase services on Reach 6, starting later this calendar year. Remaining levee designs on Reach 5 will continue under contract by an Architecture Engineering firm, with the award expected in June 2024. Meanwhile, the design of Reaches 2, 3, and 4 will be under separate contract to USACE, scheduled to be awarded in February 2025. Given the tight timeline and constraints to implement the LERRDs program, the USACE will need to advance construction contract advertisement, bid opening, and contract award under separate waivers ahead of securing real estate certification. Each subsequent waiver will require a higher level of USACE approval (District, then Division, and finally HQ). The exact schedule and manner in which construction would occur for Reach 6 will be strongly dependent on the success of real estate negotiations and utility relocation coordination (in particular, with PG&E). PRFMA is working very closely, along with its Right of Way Consultant, Monument Right-of-Way, to speed delivery of electrical utility relocation and well relocation away from the project footprint as required for construction. PRFMA has also met with County of Santa Cruz Environmental Health and Planning departments to expedite any necessary permitting for utility relocation and is receiving helpful guidance. It is worthy to point out, that the process to constructing Reach 6 will lead the way for implementation of the Reaches 2, 3, 4 and 5 once those projects have complete plans and specifications ready to move forward for construction. Reach 6 is completely within the boundaries of County of Santa Cruz and the City of Watsonville. Reaches 2, 3, 4 and 5 are bordering County of Monterey jurisdiction.

Additionally, Monterey County Water Resources Agency (MCWRA) continues to serve the Non-Federal Sponsor role with the Army Corps in the repairs of the three levee breach sites on the Monterey County side of the river, known as Sites 1, 2, and 3. To date all sites have been repaired and completed. PRFMA continues to advise and support the process, as PRFMA staff is acutely familiar with Army Corps programs and staff. PRFMA staff will be leading other lower priority PL84-99 repairs over the coming year on both sides of the river with the Army Corps as part of the operation, maintenance, repair, replacement and rehabilitation (OMRR&R) transition that will shift operations and maintenance responsibility to PRFMA.

### *Pajaro Long-Term Recovery Planning*

The County, working through the Department of Emergency Management (DEM), launched a Pajaro Long-Term Recovery Planning effort to support the community's needs and vision for a resilient and sustainable recovery. HCD staff continues to participate in the recovery planning Pajaro Revitalization Committee. The Pajaro Revitalization Committee brings together a broad coalition of resident leaders, organizations, and agencies to take a collaborative approach critical to developing a comprehensive and effective recovery plan. During the first three meetings, staff received outstanding and insightful feedback from the community, focusing on identifying projects that the community felt would have the greatest benefit to aid in the recovery phase. A part of these discussions included how \$20 million in flood relief that was allocated by the State would be implemented.

On December 6, 2023, the Board of Supervisors approved a project budget proposal for the implementation and administration of the AB 102 funds ((Board File # RES 23-212). As part of the approved proposal, there was an allocation of \$10,000,000 to fund community improvement and another \$10,000,000 for the Pajaro Unmet Needs Disaster Assistance Program that is currently being administered by Non-Profit Disaster Case Management Agencies and the Monterey County Workforce Development Board. The Pajaro Unmet Needs Disaster Assistance Program has two main components: Individual & Household Assistance, budgeted at \$6 million, and Small Business Assistance, budgeted at \$4 million. The Board has since approved funding agreement to roll out the funds to the community. As a part of the roll out, series of workshops that were held in March and an application center was set up in Pajaro Park to help residents begin applying for financial recovery assistance, which is available to anyone who was living in the community at the time of the floods, regardless of citizenship status. The workshops were intended to explain eligibility requirements and to help the residents navigate the application process. As of today, Pajaro residents are eligible for direct assistance between \$200 - \$600 help replace groceries that were lost in the floods. If household suffered physical flood damages, they will be referred to Disaster Case Management who will work with the household to obtain additional verification and assess eligibility. Households may be eligible for up to \$15,000 to cover home and vehicle repairs, housing assistance, and replacing personal property damaged in the flood, such as furniture. The funds can help homeowners cover the cost of repairs that weren't covered by FEMA, insurance, or another form of assistance. Renters can apply to help recover moving costs, lost security deposits and other expenses made because of the mandatory evacuations. To date, Community Bridges and Catholic Charities, has distributed more than \$1 million in direct economic assistance to Pajaro residents who have been impacted by the recent devastating floods. Community Bridges has also provided hundreds of thousands of dollars in indirect assistance through community outreach, political advocacy, essential items and supplies, free cleanup tools, and educational sessions regarding tenant and landlord rights, FEMA assistance, and insurance applications. Pajaro Residents continue to work through these organization to receive assistance. Additionally, businesses that were operating prior to the floods with a physical storefront can receive up to \$85,000 for repairs and at-home businesses can recover up to \$5,000 in business-related equipment losses. Storefront businesses are also available for up to \$15,000 for beautification of the business. This can include the remodel of exterior/ interior painting, landscaping and signage that was damaged during the floods. Ongoing community outreach is underway to inform the public of the available funds and to provide assistance navigating the application process.



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OTHER AGENCY INVOLVEMENT

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Approved by: Melanie Beretti, AICP, Acting Chief of Planning

Cc: Monterey County Department of Emergency Management, Monterey County Environmental Health Bureau, Monterey County Civil Rights Office, Pajaro Regional Flood Management Agency, Monterey County Water Resources Agency, US Army Corps of Engineers, Monterey County District 3, Monterey County District 2



# County of Monterey

## Item No.4

### Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: PC 24-071

June 26, 2024

**Introduced:** 6/18/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### **REF240022 - COUNTY OF MONTEREY CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2024/25**

Recommend to Public Works, Facilities and Parks on consistency of the Monterey County Capital Improvement Program (CIP) for Fiscal Year 2024/25 with the 2010 General Plan (for noncoastal area) or the Local Coastal Program and the 1982 General Plan (for coastal zone), as applicable.

**Project Location:** Countywide

**Proposed CEQA Action:** The General Plan consistency determination is not a project as defined in Section 15378 of the CEQA Guidelines

#### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit A**) recommending to Public Works, Facilities and Parks (PWFP), that the major public improvement projects for Fiscal Year (FY) 2024/25 (Attachment 1 to **Exhibit A**) are consistent with the 2010 General Plan (for noncoastal area) or the Local Coastal Program and 1982 General Plan (coastal zone), as applicable.

#### SUMMARY:

Government Code section 65401 requires the list of proposed public works recommended for planning, initiation, or construction during the ensuing fiscal year be submitted to the designated "Planning Agency" for review and report to the designated "Official Agency" as to conformity with the adopted General Plan or part thereof. The County of Monterey Board of Supervisors has designated PWFP as the appropriate department to prepare the Capital Improvement Program (CIP) per Monterey County Code section 2.28.010.B, and the Planning Commission has historically acted in the capacity of the Planning Agency for the purposes of evaluating consistency with the General Plan. The CIP is brought to the Board of Supervisors for adoption.

The 2010 General Plan applies to noncoastal areas, and the 1982 General Plan applies to coastal areas. With the diversity of Monterey County planning areas, the 2010 General Plan includes Area/Master Plans with more specific policies for each planning area. The coastal zone is divided into four Land Use Plan (LUP) areas and Coastal Implementation Plan associated with each respective area. The combined LUPs and Coastal Implementation Plans compose the County's Local Coastal Program (LCP) containing policies governing the coastal areas. Where a coastal area's LUP is silent, policies of the 1982 General Plan apply.

**Exhibit A** is a draft resolution finding that the FY 2024/25 public works projects are consistent with the applicable General Plan or Land Use Plan. To make a consistency finding, projects must fit within one of the following four general categories:

- Upgrades to existing facilities;
- New projects requiring permits;
- Projects already permitted and found consistent; or
- Not Applicable due to location within a City.

Attachment 1 to **Exhibit A** contains a list of public works projects planned for FY 2023/24 along with relevant information about the projects to aid in the consistency determination.

DISCUSSION:

The County of Monterey Capital Improvement Program Five-Year Plan (CIP) sets forth public works projects with individual estimated costs over \$100,000 that are essential to maintain and improve County public facilities. Year 1 of the Draft CIP represents projects with funding in the upcoming (FY 2024/25) budget. Years 2-5 (FYs 2025/26 through 2028/29) illustrate priorities and potential magnitude of future funding needs. For more information on how projects are selected for inclusion, **Exhibit B** provides a summary of the CIP development process.

The CIP includes capital projects planned as part of the capital budgets managed by the Public Works, Facilities, and Parks (PWFP), Natividad Medical Center (NMC) and Information Technology Department (ITD). Capital projects are funded through capital funds budgeted in Funds 002 and 404 and by individual department budgets. NMC manages its own funds for capital projects. PWFP does not review NMC projects, so NMC projects are included in the CIP for reference only. Monterey County Water Resources Agency (MCWRAA) is a separate legal entity from the County; therefore, the CIP does not include MCWRA projects.

Government Code sections 65103 and 65401 require the list of proposed public works recommended for planning, initiation, or construction during the ensuing fiscal year be submitted to the designated planning agency for review and report to the designated official agency as to conformity with the adopted general plan or part thereof. In December 2020, the Board of Supervisors adopted ordinances and took other actions to dissolve the Resource Management Agency (RMA), replace the RMA with two new County departments known as the Housing and Community Development Department (HCD) and the Public Works, Facilities and Parks Department (PWFP), and create new director positions for each of the new departments. Ordinance 5391 amended Monterey County Code section 2.28.010 to designate PWFP as the department charged with preparing a coordinated program of public works as a part of the annual CIP. Monterey County Code section 2.29.010 defines the County's "Planning Agency" as consisting of the Board of Supervisors, the Planning Commission, the Housing and Community Development Department, and such other hearing officers and bodies as are designated in County's zoning and subdivision ordinances as Appropriate Authorities. The Planning Commission has historically acted in the capacity of the Planning Agency for the purposes of fulfilling the requirements of Government Code section 65401.

PWFP staff developed a subset of proposed major public works projects (Attachment 1 to **Exhibit A**) for consideration by the PC as to consistency with the 2010 Monterey County General Plan or LCP and 1982 General Plan. Projects, such as equipment and software purchases, are not major public works requiring Planning Commission review and are not included in Attachment A.

In general, project consistency falls within the four general categories below:

1. Upgrades or additions to existing government services within Public and Quasi-public facilities consistent with the General Plan and/or LCP.
2. New projects and additions to existing facilities that require permits and environmental review that ensures compliance with goals and policies of the General Plan and/or LCP.
3. Projects that have already been reviewed in previous environmental documents and/or have required County permits where there was a determination that the project or program was consistent with the applicable General Plan and/or LCP.
4. Not Applicable because the County General Plan and/or LCP is/are not applicable to projects located within city limits.

Attachment 1 to Exhibit A includes each project's name, responsible department, project description and justification, goals and tasks to be completed in the upcoming fiscal year, General Plan or LCP consistency, geographic area, and potential to apply sustainability concepts to a project.

#### Additional Information on Roadway Projects

As requested by the PC, staff has prepared a list of projects addressing roadways which have a deficient Level of Service (LOS), as identified in the 2010 General Plan Environmental Impact Report (**Exhibit C**). The FY 2024/25 CIP includes LOS deficient roadways as Future Year - Unfunded projects. Incorporating these roadways into the CIP allows projects to be included in the Road Fund Work Plan when funding becomes available. The following supplemental information is also provided to address this request.

Fund 002 (Road Fund) is composed of multiple sources. Annual allocations include: Highway Users Tax Account (HUTA, aka Gas Tax), Senate Bill 1 (SB 1, aka, Road Maintenance and Rehabilitation Account), Measure X (annual allocation-based sales tax divided with a split of 40% Transportation Agency for Monterey County (TAMC) and 60% local agencies in the County, which is calculated on 50% population / 50% lane miles - this local road maintenance tax sunsets in 2047), and Transient Occupancy Tax (TOT, Board policy to allocate 25% of TOT for road maintenance as part of the County's Maintenance of Effort (MOE) obligation through SB 1 and Measure X). In addition, PWFP applies for funding from various sources: Federal Highway Administration (FHWA), State/Regional Transportation Improvement Program (STIP/RTIP), Active Transportation Program (ATP), and other one-time funding when a project qualifies. Projects completed under emergency declarations are eligible for reimbursement through the Federal Emergency Management Agency (FEMA) and/or the Governor's Office of Emergency Services (CalOES).

When fees are developed, a nexus study is performed that identifies road segments needing improvement. Development projects are subject to two traffic impact fees based on the respective fee's nexus study that determines a fair share contribution: 1) the Regional Development Impact Fee (RDIF), a regional (countywide) traffic impact fee collected by the County for TAMC, and 2) a local traffic impact fee. RDIF funds transportation projects along the regional routes that mitigate the transportation impacts of new development. PWFP works with TAMC to ensure there is no overlap where a project pays twice for the same improvement. Since not all areas have the same level of need, fees are developed by zone. Cities apply their own fees. Projects in the unincorporated areas of the county do not pay City fees; projects located within cities do not pay the County fee. All projects pay the TAMC fee. Fees specific to development projects in Carmel Valley are collected and placed in a separate account, and projects are developed in coordination with the Carmel Valley Road Advisory Committee, chaired by the supervisorial district 5 Supervisor.

Road projects are prioritized in a Pavement Management Plan (PMP) based on criteria such as road pavement condition, traffic volumes, and economic importance. Studies completed along specific corridors (Carmel Valley Road, G-12 Pajaro to Prunedale, etc.) identify projects that are folded into the roads program. Projects which were promised if Measure X passed, take priority using that funding source. PWFP collaborates with other agencies to leverage each other's limited funding to perform regional projects.

Monterey County had a reimbursement agreement to receive mitigation fees from the Fort Ord Reuse Authority (FORA) for the Davis Road Bridge and Road Widening Project (Project). Funding to perform the bridge portion has been secured mostly through the federally funded Highway Bridge Program (HBP). However, with FORA's dissolution on June 30, 2020, the road-widening portion faces a funding gap. Staff is actively seeking new grants to fully fund the road-widening portion of the Project. Last year, staff applied for a federal INFRA grant, as well as federal earmarks, to address the funding gap; unfortunately, the County was not selected. Collected traffic impact fees from development projects, like the East Garrison development, Regional Surface Transportation Plan (RSTP) funds, and HBP funds are budgeted to continue funding the bridge portion of the Project and the roundabout at the Davis Road/Reservation Road intersection. PWFP reviewed the status of the countywide traffic impact fees collected prior to preparing the CIP. The latest status review indicates funds are available to continue the bridge portion of the Project in FY 2024/25 using traffic impact fees and RSTP funds. PWFP is pursuing various grant opportunities this year, especially those related to the recently enacted federal Bipartisan Infrastructure Law (BIL, or "Infrastructure Investment and Jobs Act", or IJA), in addition to federal earmarks, to fund the remaining unfunded portion of the Project. Staff is also evaluating other projects that may qualify for the BIL.

### **California Environmental Quality Act (CEQA)**

The General Plan consistency determination, itself, does not approve, deny, or modify any project identified in the CIP. The act of determining consistency of the CIP would have no physical effect on the environment, and is not a project as defined in Section 15378 of the CEQA Guidelines. Pursuant to CEQA Guidelines section 15378(b)(4), the report relates to a governmental fiscal activity which does not involve any commitment to any specific project; each project in the CIP is required to undergo a separate approval process, including appropriate environmental review, when applicable. Therefore, this report does not constitute a project for the purposes of CEQA.

OTHER AGENCY INVOLVEMENT:

Each County Department and Agency has worked with PWFPP to identify capital improvement projects for the next fiscal year and to identify funding sources for those projects.

On March 11, 2024 the CIC reviewed the draft CIP and made recommendations for unfunded project priorities. On March 19, 2024, the BC provided funding recommendations which were reviewed at the Board of Supervisors' Budget Workshop and Budget Hearings.

FINANCING:

The CIP is funded by multiple funding sources including local, state, and federal grants, Highway Users Tax Account (HUTA or Gas Tax), SB 1, Measure X, impact fees, and capital funds. PWFPP staff costs allocated to prepare the CIP are budgeted in Fund 404. No financial impacts will result from receiving this report, or from finding the FY 2024/25 CIP public works projects are consistent with respective "Area" plan and/or General Plan. Available cash flow is considered when determining the timing and implementation of individual projects.

Prepared by: John Snively, Administrative Operations Manager, ext. 6617  
Edgar Sanchez, Assistant Planner, ext. 7058

Reviewed by: Jaime Scott Guthrie, AICP, Senior Planner, ext. 6414

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Draft Planning Commission Resolution and Attachment 1

Exhibit B - CIP Development Process Summary

Exhibit C - LOS - Deficient Roadways as identified in the EIR for the 2010 Monterey County General Plan





# County of Monterey Planning Commission

Item No.4

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Agenda Item No. 4

Legistar File Number: PC 24-071

June 26, 2024

Introduced: 6/18/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

### **REF240022 - COUNTY OF MONTEREY CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2024/25**

Recommend to Public Works, Facilities and Parks on consistency of the Monterey County Capital Improvement Program (CIP) for Fiscal Year 2024/25 with the 2010 General Plan (for noncoastal area) or the Local Coastal Program and the 1982 General Plan (for coastal zone), as applicable.

**Project Location:** Countywide

**Proposed CEQA Action:** The General Plan consistency determination is not a project as defined in Section 15378 of the CEQA Guidelines

#### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit A**) recommending to Public Works, Facilities and Parks (PWFP), that the major public improvement projects for Fiscal Year (FY) 2024/25 (Attachment 1 to **Exhibit A**) are consistent with the 2010 General Plan (for noncoastal area) or the Local Coastal Program and 1982 General Plan (coastal zone), as applicable.

#### SUMMARY:

Government Code section 65401 requires the list of proposed public works recommended for planning, initiation, or construction during the ensuing fiscal year be submitted to the designated "Planning Agency" for review and report to the designated "Official Agency" as to conformity with the adopted General Plan or part thereof. The County of Monterey Board of Supervisors has designated PWFP as the appropriate department to prepare the Capital Improvement Program (CIP) per Monterey County Code section 2.28.010.B, and the Planning Commission has historically acted in the capacity of the Planning Agency for the purposes of evaluating consistency with the General Plan. The CIP is brought to the Board of Supervisors for adoption.

The 2010 General Plan applies to noncoastal areas, and the 1982 General Plan applies to coastal areas. With the diversity of Monterey County planning areas, the 2010 General Plan includes Area/Master Plans with more specific policies for each planning area. The coastal zone is divided into four Land Use Plan (LUP) areas and Coastal Implementation Plan associated with each respective area. The combined LUPs and Coastal Implementation Plans compose the County's Local Coastal Program (LCP) containing policies governing the coastal areas. Where a coastal area's LUP is silent, policies of the 1982 General Plan apply.

**Exhibit A** is a draft resolution finding that the FY 2024/25 public works projects are consistent with the applicable General Plan or Land Use Plan. To make a consistency finding, projects must fit within one of the following four general categories:

- Upgrades to existing facilities;
- New projects requiring permits;
- Projects already permitted and found consistent; or
- Not Applicable due to location within a City.

Attachment 1 to **Exhibit A** contains a list of public works projects planned for FY 2023/24 along with relevant information about the projects to aid in the consistency determination.

DISCUSSION:

The County of Monterey Capital Improvement Program Five-Year Plan (CIP) sets forth public works projects with individual estimated costs over \$100,000 that are essential to maintain and improve County public facilities. Year 1 of the Draft CIP represents projects with funding in the upcoming (FY 2024/25) budget. Years 2-5 (FYs 2025/26 through 2028/29) illustrate priorities and potential magnitude of future funding needs. For more information on how projects are selected for inclusion, **Exhibit B** provides a summary of the CIP development process.

The CIP includes capital projects planned as part of the capital budgets managed by the Public Works, Facilities, and Parks (PWFP), Natividad Medical Center (NMC) and Information Technology Department (ITD). Capital projects are funded through capital funds budgeted in Funds 002 and 404 and by individual department budgets. NMC manages its own funds for capital projects. PWFP does not review NMC projects, so NMC projects are included in the CIP for reference only. Monterey County Water Resources Agency (MCWRAA) is a separate legal entity from the County; therefore, the CIP does not include MCWRA projects.

Government Code sections 65103 and 65401 require the list of proposed public works recommended for planning, initiation, or construction during the ensuing fiscal year be submitted to the designated planning agency for review and report to the designated official agency as to conformity with the adopted general plan or part thereof. In December 2020, the Board of Supervisors adopted ordinances and took other actions to dissolve the Resource Management Agency (RMA), replace the RMA with two new County departments known as the Housing and Community Development Department (HCD) and the Public Works, Facilities and Parks Department (PWFP), and create new director positions for each of the new departments. Ordinance 5391 amended Monterey County Code section 2.28.010 to designate PWFP as the department charged with preparing a coordinated program of public works as a part of the annual CIP. Monterey County Code section 2.29.010 defines the County's "Planning Agency" as consisting of the Board of Supervisors, the Planning Commission, the Housing and Community Development Department, and such other hearing officers and bodies as are designated in County's zoning and subdivision ordinances as Appropriate Authorities. The Planning Commission has historically acted in the capacity of the Planning Agency for the purposes of fulfilling the requirements of Government Code section 65401.

PWFP staff developed a subset of proposed major public works projects (Attachment 1 to **Exhibit A**) for consideration by the PC as to consistency with the 2010 Monterey County General Plan or LCP and 1982 General Plan. Projects, such as equipment and software purchases, are not major public works requiring Planning Commission review and are not included in Attachment A.

In general, project consistency falls within the four general categories below:

1. Upgrades or additions to existing government services within Public and Quasi-public facilities consistent with the General Plan and/or LCP.
2. New projects and additions to existing facilities that require permits and environmental review that ensures compliance with goals and policies of the General Plan and/or LCP.
3. Projects that have already been reviewed in previous environmental documents and/or have required County permits where there was a determination that the project or program was consistent with the applicable General Plan and/or LCP.
4. Not Applicable because the County General Plan and/or LCP is/are not applicable to projects located within city limits.

Attachment 1 to Exhibit A includes each project's name, responsible department, project description and justification, goals and tasks to be completed in the upcoming fiscal year, General Plan or LCP consistency, geographic area, and potential to apply sustainability concepts to a project.

#### Additional Information on Roadway Projects

As requested by the PC, staff has prepared a list of projects addressing roadways which have a deficient Level of Service (LOS), as identified in the 2010 General Plan Environmental Impact Report (**Exhibit C**). The FY 2024/25 CIP includes LOS deficient roadways as Future Year - Unfunded projects. Incorporating these roadways into the CIP allows projects to be included in the Road Fund Work Plan when funding becomes available. The following supplemental information is also provided to address this request.

Fund 002 (Road Fund) is composed of multiple sources. Annual allocations include: Highway Users Tax Account (HUTA, aka Gas Tax), Senate Bill 1 (SB 1, aka, Road Maintenance and Rehabilitation Account), Measure X (annual allocation-based sales tax divided with a split of 40% Transportation Agency for Monterey County (TAMC) and 60% local agencies in the County, which is calculated on 50% population / 50% lane miles - this local road maintenance tax sunsets in 2047), and Transient Occupancy Tax (TOT, Board policy to allocate 25% of TOT for road maintenance as part of the County's Maintenance of Effort (MOE) obligation through SB 1 and Measure X). In addition, PWFP applies for funding from various sources: Federal Highway Administration (FHWA), State/Regional Transportation Improvement Program (STIP/RTIP), Active Transportation Program (ATP), and other one-time funding when a project qualifies. Projects completed under emergency declarations are eligible for reimbursement through the Federal Emergency Management Agency (FEMA) and/or the Governor's Office of Emergency Services (CalOES).

When fees are developed, a nexus study is performed that identifies road segments needing improvement. Development projects are subject to two traffic impact fees based on the respective fee's nexus study that determines a fair share contribution: 1) the Regional Development Impact Fee (RDIF), a regional (countywide) traffic impact fee collected by the County for TAMC, and 2) a local traffic impact fee. RDIF funds transportation projects along the regional routes that mitigate the transportation impacts of new development. PWF works with TAMC to ensure there is no overlap where a project pays twice for the same improvement. Since not all areas have the same level of need, fees are developed by zone. Cities apply their own fees. Projects in the unincorporated areas of the county do not pay City fees; projects located within cities do not pay the County fee. All projects pay the TAMC fee. Fees specific to development projects in Carmel Valley are collected and placed in a separate account, and projects are developed in coordination with the Carmel Valley Road Advisory Committee, chaired by the supervisorial district 5 Supervisor.

Road projects are prioritized in a Pavement Management Plan (PMP) based on criteria such as road pavement condition, traffic volumes, and economic importance. Studies completed along specific corridors (Carmel Valley Road, G-12 Pajaro to Prunedale, etc.) identify projects that are folded into the roads program. Projects which were promised if Measure X passed, take priority using that funding source. PWF collaborates with other agencies to leverage each other's limited funding to perform regional projects.

Monterey County had a reimbursement agreement to receive mitigation fees from the Fort Ord Reuse Authority (FORA) for the Davis Road Bridge and Road Widening Project (Project). Funding to perform the bridge portion has been secured mostly through the federally funded Highway Bridge Program (HBP). However, with FORA's dissolution on June 30, 2020, the road-widening portion faces a funding gap. Staff is actively seeking new grants to fully fund the road-widening portion of the Project. Last year, staff applied for a federal INFRA grant, as well as federal earmarks, to address the funding gap; unfortunately, the County was not selected. Collected traffic impact fees from development projects, like the East Garrison development, Regional Surface Transportation Plan (RSTP) funds, and HBP funds are budgeted to continue funding the bridge portion of the Project and the roundabout at the Davis Road/Reservation Road intersection. PWF reviewed the status of the countywide traffic impact fees collected prior to preparing the CIP. The latest status review indicates funds are available to continue the bridge portion of the Project in FY 2024/25 using traffic impact fees and RSTP funds. PWF is pursuing various grant opportunities this year, especially those related to the recently enacted federal Bipartisan Infrastructure Law (BIL, or "Infrastructure Investment and Jobs Act", or IJA), in addition to federal earmarks, to fund the remaining unfunded portion of the Project. Staff is also evaluating other projects that may qualify for the BIL.

### **California Environmental Quality Act (CEQA)**

The General Plan consistency determination, itself, does not approve, deny, or modify any project identified in the CIP. The act of determining consistency of the CIP would have no physical effect on the environment, and is not a project as defined in Section 15378 of the CEQA Guidelines. Pursuant to CEQA Guidelines section 15378(b)(4), the report relates to a governmental fiscal activity which does not involve any commitment to any specific project; each project in the CIP is required to undergo a separate approval process, including appropriate

environmental review, when applicable. Therefore, this report does not constitute a project for the purposes of CEQA.

OTHER AGENCY INVOLVEMENT:

Each County Department and Agency has worked with PWFPP to identify capital improvement projects for the next fiscal year and to identify funding sources for those projects.

On March 11, 2024 the CIC reviewed the draft CIP and made recommendations for unfunded project priorities. On March 19, 2024, the BC provided funding recommendations which were reviewed at the Board of Supervisors' Budget Workshop and Budget Hearings.

FINANCING:

The CIP is funded by multiple funding sources including local, state, and federal grants, Highway Users Tax Account (HUTA or Gas Tax), SB 1, Measure X, impact fees, and capital funds. PWFPP staff costs allocated to prepare the CIP are budgeted in Fund 404. No financial impacts will result from receiving this report, or from finding the FY 2024/25 CIP public works projects are consistent with respective "Area" plan and/or General Plan. Available cash flow is considered when determining the timing and implementation of individual projects.

Prepared by: John Snively, Administrative Operations Manager, ext. 6617  
Edgar Sanchez, Assistant Planner, ext. 7058

Reviewed by: Jaime Scott Guthrie, AICP, Senior Planner, ext. 6414

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Draft Planning Commission Resolution and Attachment 1

Exhibit B - CIP Development Process Summary

Exhibit C - LOS - Deficient Roadways as identified in the EIR for the 2010 Monterey County General Plan

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# Exhibit A

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**Draft Resolution**  
**Before the Planning Commission in and for the**  
**County of Monterey, State of California**

**(REF240022) County of Monterey Capital Improvement Program (CIP) for Fiscal Year 2024/25**

**Resolution No. 24----**

Resolution of the Monterey County Planning Commission:

- 1) Finding that review of General Plan consistency and recommendation to the Public Works, Facilities, and Parks Department on the Fiscal Year 2024/25 Capital Improvement Plan (CIP) is not a project as defined in Section 15378 of the CEQA Guidelines; and
- 2) Recommending that the list of major public works projects, contained in the County of Monterey County Capital Improvement Program (CIP) for Fiscal Year 2024/25, conforms to and is consistent with the 2010 County of Monterey General Plan or the County of Monterey Local Coastal Program and the 1982 General Plan, as applicable;
- 3) Supporting continued efforts by Public Works, Facilities, and Parks Department to implement capital projects which prioritize Level of Service deficient roadways identified in the 2010 General Plan as funding becomes available; and
- 4) Transmitting to the Public Works, Facilities and Parks Department and the Board of Supervisors the Planning Commission General Plan consistency findings for the FY 2024/25 CIP.

**The Fiscal Year (FY) 2024/25 Capital Improvement Program (CIP) came on for public hearing before the County of Monterey Planning Commission on June 26, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Planning Commission hereby finds and decides as follows:**

**WHEREAS**, Government Code section 65401 requires that the Board of Supervisors designate an “official agency” as responsible for listing and classifying recommended public works, and preparing a coordinated program of public works for the ensuing fiscal year; and

**WHEREAS**, the County of Monterey Board of Supervisors, by Monterey County Code section 2.28.010.B has designated Public Works, Facilities & Parks as the department fulfilling the duties of the official agency which prepares a coordinated program of public works as a part of the annual CIP; and

**WHEREAS**, Government Code sections 65103 and 65401 require the list of proposed public works recommended for planning, initiation, or construction during the ensuing fiscal year be submitted to the Planning Agency for review and recommendation to the official agency as to conformity with the adopted General Plan or part thereof; and

**WHEREAS**, Monterey County Code section 2.29.010 defines the Planning Agency as consisting of the Board of Supervisors, the Planning Commission, the Housing and Community Development Department, and such other hearing officers and bodies as are designated in County's zoning and subdivision ordinances as Appropriate Authorities; and

**WHEREAS**, the Planning Commission has historically acted in the capacity of the Planning Agency for the purposes of evaluating consistency with the General Plan; and

**WHEREAS**, Government Code section 65402 provides restrictions on the acquisition and disposal of real property, including construction of public building or structures, until the location, purpose, and extent of such acquisition, disposition, or construction of such public building or structure has been submitted to, and findings reported upon, by the Planning Agency as to conformity with the applicable general plan or part thereof; and

**WHEREAS**, in accordance with the Planning Commission's 2020 recommendation to prioritize projects that address Level of Service deficient roadways identified in the 2010 General Plan, staff highlighted 1 project addressing 1 out of the 27 road sections under County purview while an additional 25 road sections are managed by the Department of Transportation, and has included (currently unfunded) projects for the remaining 26 road sections in the CIP; and

**WHEREAS**, on June 26, 2024, a coordinated list of major public works projects contained in the County of Monterey Capital Improvement Program for FY 2024/25 (Attachment 1) came before the County of Monterey Planning Commission for review; and

**WHEREAS**, the Planning Commission has reviewed a list of major public works projects from the County of Monterey Capital Improvement Program for FY 2024/25 and has concluded that all the projects conform with the applicable General Plan. This conclusion is based on review of each of the items in the list of major public works projects from the County of Monterey Capital Improvement Program for FY 2023/24 (Attachment 1) and a determination that each item fits into one or more of the following categories:

1. Upgrades or additions to existing government services within public and quasi-public facilities consistent with the General Plan and/or Local Coastal Program.
2. New projects and additions to existing facilities that require permits and environmental review that ensure compliance with goals and policies of the General Plan and/or Local Coastal Program.
3. Projects that have already been reviewed in previous environmental documents and/or have required County permits where there was a determination that the project or program was consistent with the applicable General Plan and/or Local Coastal Program.

4. Not Applicable because the County General Plan and/or Local Coastal Program is/are not applicable to projects located within city limits; and

**WHEREAS**, the CIP has been developed based on public improvement project needs consistent with the following: 2010 General Plan Goal (PS-1) to ensure that Adequate Public Facilities and Services are provided to serve existing development and based on funding available to carry out those projects in the next fiscal year; 1982 General Plan Objective 39.1 to provide an adequate road system that is within the County’s ability to finance and maintain; North County Land Use Plan Policy 3.1.2.5 to upgrade local, rural roads as necessary to serve local traffic; and Big Sur Coast Land Use Plan Policy 4.1.3.A.5 to maintain Palo Colorado Road at a level that safely accommodates resident and visitor traffic without negative visual and environmental impacts; and

**WHEREAS**, the General Plan consistency determination does not, in itself, approve, deny, or modify any project, and the act of determining consistency of the CIP will have no physical effect on the environment and is not a project as defined in Section 15378 of the CEQA Guidelines. Pursuant to CEQA Guidelines section 15378(b)(4), the report relates to a governmental fiscal activity, which does not involve any commitment to any specific project; each project on the CIP is required to undergo a separate approval process, including appropriate environmental review where applicable. Therefore, this report does not constitute a project for purposes of the California Environmental Quality Act (CEQA).

**NOW, THEREFORE, BE IT RESOLVED** the Planning Commission does hereby:

- a. Find that review of General Plan consistency and recommendation to the official agency on the Fiscal Year 2024/25 Capital Improvement Plan (CIP) is not a project as defined in Section 15378 of the CEQA Guidelines;
- b. Determine that the list of major public works projects contained in the County of Monterey CIP for FY 2024/25 (Attachment 1), conforms to and is consistent with the 2010 County of Monterey General Plan or the County of Monterey Local Coastal Program and 1982 General Plan, as applicable;
- c. Support continued efforts to implement capital projects which prioritize Level of Service deficient roadways identified in the 2010 General Plan as funding becomes available; and
- d. Authorize the Secretary of the Planning Commission to transmit this resolution to the Public Works, Facilities and Parks Department and the Board of Supervisors the Planning Commission General Plan consistency findings for the FY 2024/25 CIP.

**PASSED AND ADOPTED** this 26th day of June 2024, upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, by the following vote

AYES:

NOES:

ABSENT:

ABSTAIN:

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Melanie Beretti, AICP, Planning Commission Secretary

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

<b>Attachment 1.1 - Summary and Cost of Projects</b>		
<b>Projects pending review by the Planning Commission in 2024</b>		
<b>Area / Projects</b>	<b>FY 2024/25 Budget</b>	<b>Total Project Budget</b>
<b>Carmel Valley Master Plan</b>		
Boronda Road Bridge	\$ 170,000	\$ 835,000
Carmel Valley Road Reconstruction	\$ 800,000	\$ 8,002,000
<b>Central Salinas Valley Area Plan</b>		
Chualar Wastewater System Consolidation	\$ 320,000	\$ 28,400,000
Hunter Lane / Harkins / Hitchcock / Foster Road Reconstruction	\$ 6,971,006	\$ 7,865,828
<b>Countywide</b>		
Bridge Preventative Maintenance Program (BPMP)	\$ 105,000	\$ 316,740
Electric Charging Stations at Various County Facilities	\$ 385,000	\$ 385,000
Local Road Rehabilitation Program	\$ 10,000,000	\$ 50,000,000
<b>Greater Salinas Area Plan</b>		
Reservation Road Rehabilitation	\$ 923,000	\$ 923,000
Women's Shelter Building Repairs & Kitchen Upgrades	\$ 2,457,711	\$ 3,276,948
<b>North County Inland Area Plan</b>		
Pajaro Mansion Campus Post Storm Restoration	\$ 1,376,736	\$ 3,200,000
Pajaro Library Branch Rehabilitation	\$ 344,588	\$ 3,950,000
<b>South County Area Plan</b>		
Jolon Rd Rehabilitation (US Hwy 101 to 6 miles n/o Mission Rd)	\$ 1,000,000	\$ 31,700,000
King City Courthouse Parking Lot Repaving- 250 Franciscan Wy	\$ 1,624,665	\$ 1,927,940
Lake Nacimiento Resort Lodge Refurbishment	\$ 2,400,000	\$ 3,400,000
Lake San Antonio Water System Temporary Compliance Measures	\$ 275,000	\$ 275,000
San Lucas Library Landscaping	\$ 67,000	\$ 317,000

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.2 - Project Details  
Projects pending review by the Planning Commission in 2024

Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
<b>Carmel Valley Master Plan</b>				
<b>Boronda Road Bridge</b>	Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Boronda Road Bridge is a Seismic Retrofit Repair or Replacement of the existing Boronda Road Bridge.	Start preliminary design and environmental clearance of the project.
<b>Carmel Valley Road Reconstruction</b>	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Project will utilize pavement recycling techniques, reducing traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	The Project is to extend the service life of Carmel Valley Road, a County maintained road, from Carmel Rancho Boulevard to Via Petra Road, near Carmel. Project will rehabilitate the roadway pavement utilizing pavement reconstruction recycling techniques, and place hot-mix-asphalt. When complete, Carmel Valley Road will continue to provide transportation mobility for the residents, businesses and visitors of Monterey County. The project is Categorical Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The project is fully funded by Measure X, SB 1, and Transient Occupancy Tax. Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance.	Project to commence engineering/design in FY 24/25.
<b>Central Salinas Valley Area Plan</b>				
<b>Chualar Wastewater System Consolidation</b>	Consistent with 2010 General Plan Goal PS-4 ENSURE ADEQUATE TREATMENT AND DISPOSAL OF WASTEWATER. Specifically, PS-4.13 Wastewater treatment and disposal for community areas and rural centers shall be through the consolidation of services into Regional or Sub-regional facilities. Subdivisions shall be required to consolidate wastewater collection and treatment and disposal systems, connecting to existing systems where feasible.	Consider green construction techniques and recycled materials where appropriate.	Condition assessments completed under the ARPA-funded Water and Sewer Upgrade Program, as well as ongoing discussions with the State Water Quality Control Board indicate the need to eliminate the wastewater oxidation ponds along the Salinas River, which were overwhelmed by the 2023 winter storm floods. This project would result in an 8-mile long sewer line and pump stations to connect Chualar to the regional system through the City of Salinas sewer system.	Complete project report and preliminary design. A grant has been applied for through the State Water Board for Phase 1 design and environmental. Phase 2 (approx \$25M) requires a separate application. Approval is expected in FY 2023/24. The County will need to front some of the costs in year one of the project, which will be reimbursed by the grant.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.2 - Project Details  
Projects pending review by the Planning Commission in 2024

Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Hunter Lane / Harkins / Hitchcock / Foster Road Reconstruction	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Project will utilize pavement recycling techniques, reducing traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	The Project is to extend the service life of Hunter Lane, Harkins Road, Hitchcock Road, and Foster Road, all County-maintained roads, near the City of Salinas. Project will rehabilitate the roadway pavement utilizing pavement reconstruction recycling techniques, and place hot-mix-asphalt. When complete, the roads will continue to provide transportation mobility for the residents, businesses, and visitors of Monterey County. The project is Categorically Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The project is fully funded by Measure X, SB 1, and Transient Occupancy Tax; as it was identified as a pavement project during the Measure X campaign. Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance forces.	Harkins Road and Hunter Lane are complete. Hitchcock and Foster roads are planned for FY 24/25.
<b>Countywide</b>				
Bridge Preventative Maintenance Program (BPMP)	Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Federal Bridge Preventive Maintenance Program (BPMP) painting of various bridges as follows: South County Bridges: North Fork Rd Br; Co. No. 410 : Griffin Road Bridge; Co. No. 423: Milpitas Road Bridge; Co. No. 411: Parkfield Coalinga Road Bridge; Co. No. 430 Carmel Valley/Big Sur Bridges: Carmel Valley Road Bridge; Co. No. 549: Garrapatos Road Bridge; Co. No. 527: Old Coast Road Bridges; Co. No. 548 & 547	Initiate Preliminary Engineering (PE) for federal project
Electric Charging Stations at Various County Facilities	Consistent with the 2010 General Plan Goal OS-9, Promote energy efficient uses. Specifically Policy OS-9.1 the use of solar, wind and other renewable resources for agricultural, residential, commercial, industrial, and public building applications shall be encouraged.	Consider Green Building techniques where appropriate. Electric charging stations promote alternative energy usage.	This project is to install multiple EV charging stations across the County facilities to provide vehicle charging for County fleet, employees, and the public in certain scenarios. Central Coast Community Energy (3CE) is also offering \$20,000 per project to support installation and hardware costs. Various facilities across the County would be good candidates, such as the Monterey or Salinas Courthouse, the Natividad Jail or hospital, the Health Department Building, and others. These sites will likely require more extensive site preparation. Site readiness would typically be performed through JOC contractors with EV hardware and installation provided through cooperative contracts. County funding is required for all site readiness which varies per project depending on existing conditions and the extent of upgrades required. Previously tracked as Project Admin 2021-01 EV	EV charging station site construction continues into FY 24/25.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.2 - Project Details  
Projects pending review by the Planning Commission in 2024

Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
<p><b>Local Road Rehabilitation Program</b></p>	<p>Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.</p>	<p>Consider the use of pavement recycling techniques that could reduce traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.</p>	<p>A local roads rehabilitation program functioning as a ‘pay as you go’ (PAYGo) 10-year Pilot Program. The dedicated funding source would be the Road Fund’s share of the County Transient Occupancy Tax (TOT), currently estimated to be approximately \$10 million per year for mandated roads maintenance work. This TOT work is supplemented by the Community Street Repair Program (Project 1170) which allocates \$1.4 million in Measure X funding for smaller communities. TOT funding would be allocated in the following approximate amounts: \$2.0 million – Annual Seal Coat Program (Project 5522); \$1.0 million – Maintenance crew needs; County Road Maintenance Program (CRMP, Project 5101) - \$1.5 million to address smaller road maintenance items in Supervisorial Districts that are outside of the budgeted/planned activities, and do not rise to the level of a capital project; \$5.5 million - Other planned projects in the Local Road Rehabilitation Program.</p> <p>The Seal Coat Program is vital maintenance for the longevity of roads throughout the County. Generally the PWFPP Pavement Management Program keeps the majority of wear-damaged roads usable using light maintenance, such as slurry seal, chip seal or thin overlay processes. At the same time, a small amount of road segments are overhauled using large digouts or total section reconstruction because maintenance has been neglected far too long. The latter is a more expensive proposition per linear length of road. The balance of regular light maintenance routine and gradual reconstruction of road segments prolongs the replacement of good to moderately worn roads.</p>	<p>Annual local roads projects are determined by PWFPP - Roads and Bridges staff based on highest need consistent with the priorities set by the Local Roads Rehabilitation Program policy. Work planned for FY 24/25 includes road segments in San Ardo, Tierra Grande, Castroville and Aromas.</p>

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.2 - Project Details  
 Projects pending review by the Planning Commission in 2024

Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
<b>Greater Salinas Area Plan</b>				
<b>Reservation Road Rehabilitation</b>	<b>Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.</b>	<b>Project will utilize pavement recycling techniques, reducing traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.</b>	<p>The Project is to extend the service life of Reservation Road, a County maintained road, from Davis Road to State Route 68, near Salinas. Project will rehabilitate the roadway pavement utilizing pavement reconstruction recycling techniques, and place hot-mix-asphalt. When complete, River Road will continue to provide transportation mobility for the residents, businesses and visitors of Monterey County.</p> <p>The project is Categorical Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The project is fully funded by Measure X, SB 1, and Transient Occupancy Tax; as it was identified as a pavement project during the Measure X campaign.</p> <p>Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance.</p>	Complete Construction
<b>Women's Shelter Building Repairs &amp; Kitchen Upgrades</b>	<b>Consistent with 2010 General Plan Goal PS- 9, ASSIST RESIDENTS TO PROVIDE THE SUBSISTENCE NEEDS OF THEMSELVES AND THEIR FAMILIES.</b>	<b>Consider Green Building techniques where appropriate.</b>	<p>This approximately 5,520 sq.ft. facility provides housing for Monterey County women and children involved in Domestic violence and homeless situations. The project would address several repair and renovation needs including replacing worn out stovetop burners and kitchen sinks/cabinetry, and upgrading cold storage with two additional commercial refrigerators for clients of the shelter to store food (estimated \$353,500). Other work includes: Electrical panel upgrades; water heater and furnace replacement; fire alarm upgrades; upgrade restroom partition stalls, sinks, showers, and water damage repair; replace old cracked flooring throughout building; repair/upgrade HVAC system; seal and repaint cracks in stucco; new landscaping in backyard to provide children an outside play area; landscaping; resurface and stripe parking lot. Previously tracked as Project DSS-17-01.</p>	Construction to start in FY 23/24, most work to be completed in FY 24/25.



Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.2 - Project Details  
Projects pending review by the Planning Commission in 2024

Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
<b>North County Inland Area Plan</b>				
<p><b>Pajaro Mansion Campus Post Storm Restoration</b></p>	<p>Consistent with 2010 General Plan Goal PS-12 IDENTIFY, DESIGNATE, PROTECT, PRESERVE, ENHANCE, AND PERPETUATE THOSE STRUCTURES AND AREAS THAT CONTRIBUTE TO THE HISTORICAL HERITAGE OF MONTEREY COUNTY. Specifically, PS-12.13 Repair or rehabilitation of historic structures may be permitted upon determination that the proposed improvements shall not preclude the structure's continued designation as a historic structure or that appropriate mitigation measures have been taken to comply with the Secretary of the Interior's Standards.</p>	<p>Consider Green Building techniques where appropriate.</p>	<p>Project consists of the design, permitting and construction restoration activity at 29A (Clinica) &amp; 29B Bishop (Ag Commissioner) &amp; 29 Bishop (Pajaro Mansion and Library &amp; Tower) following damage from the March 2023 storm and flooding. Restoration work includes replacement of impacted heating ventilation and air conditioning (HVAC) systems, Fire Panel, windows, siding, roofing and interior finish repairs.</p>	<p>Construction activity will be implemented via JOC contractors. Restoration is in process for 29A&amp;B Bishop and expected to be completed in February 2024. Permitting for the Historical Mansion at 29 Bishop is in process. Construction is expected to start in April 2024 and estimated to be completed between September and December 2024 depending on material and equipment procurement time frames and weather. Staff is working with Insurance company and FEMA to obtain allowable reimbursements.</p>
<p><b>Pajaro Library Branch Rehabilitation</b></p>	<p>Upgrades or improvements to public libraries is consistent with the 2010 general plan Library services (Goal PS-10 INCREASE EDUCATIONAL, INFORMATIONAL, AND LEISURE OPPORTUNITIES IN THE COUNTY BY PROVIDING ADEQUATE LIBRARY SERVICES.</p>	<p>Consider Green Building techniques where appropriate.</p>	<p>This project would have two parts, both enhancing and rehabilitating the Library housed in the Porter Vallejo Mansion, 29 Bishop Street, Pajaro. The first part would be significant safety and rehabilitation enhancements to the building structure itself. This includes securing stair access to the second and third floors, adding an emergency exit off the back of the building, and possibly making some outdoor space accessible once again. The second portion is an interior re-design for the Library services space. Preliminary space programming is complete, and will result in a reconfigured public library space, maximizing safe and effective use, workflow, and preserving the beauty of the historic elements of the house. This requires new furniture, shelving, wiring for moving the public computers and staff work areas, and new floor coverings. A separate post storm restoration project is addressing design and repairs to roof, siding, windows, HVAC and mechanical systems that were impacted by Flood. That project was funded through emergency strategic reserve allocations and seeking reimbursements through Insurance and FEMA.</p>	<p>Library will complete application for a California State Library 1:1 match infrastructure grant to fund a portion of the safety and infrastructure elements, and look for other grant opportunities. In FY23 the Facility experienced water intrusion from roof and siding and deteriorating indoor air quality. The facility is currently closed pending remediation of affected areas. In FY24 Library and Facilities engaged consultants to complete space programming to address ADA and Life and Safety upgrades on the first floor and reuse of the second and third floor including adding an elevator or lift. The Department of Emergency Services AB-102 grant program has allocated \$3,500,000 to the project.</p>

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.2 - Project Details  
Projects pending review by the Planning Commission in 2024

Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
<b>South County Area Plan</b>				
Jolon Rd Rehabilitation (US Hwy 101 to 6 miles n/o Mission Rd)	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Project will rehabilitate the existing pavement providing a smoother surface, reducing traffic impacts, delays, and fuel consumption.	The Project is to extend the service life of Jolon Road, a County maintained road, from the southern US-101 interchange to 5.7 miles north of Mission Road, near the community of Lockwood, approximately 27 miles in length. Project will rehabilitate the roadway pavement by performing localized pavement repairs and resurfacing the road with hot-mix-asphalt. When complete, Jolon Road will continue to provide transportation mobility for the residents, businesses and visitors of Monterey County. The project is Categorical Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The preliminary engineering/planning phase of the project is fully funded by Measure X, as it was identified as a pavement project during the Measure X campaign. Due to the length of the project, PWPF is pursuing the Defense Community Infrastructure Program grant to fund the construction phase of the project. Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance.	Commence preliminary engineering/design in FY25.
King City Courthouse Parking Lot Repaving- 250 Franciscan Wy	Upgrades or additions to existing Public and Quasi-Public Facilities consistent with 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS)	Consider utilizing pavement recycling techniques instead of traditional pavement reconstruction methods using virgin materials to reduce construction trucking and duration, thereby reducing traffic impacts.	Repave and restripe entire parking lot at the King City Courthouse, 250 Franciscan Way, King City. Currently the Sheriff's Office, District Attorney, and Courts occupy the building. The DA provides services to the public Monday through Friday 8 am to 5 pm. The cost estimate has been escalated for FY 23/24 using the DGS California Construction Cost Index CCCI. An additional \$150,000 "Other" costs placeholder has been added to the project to cover potential EV charging stations at the parking lot. Previously listed as project no. PWFP 2019-09.	Design and engineering are 75% complete. Design, permitting and JOC procurement process to be completed by May 2024. Construction is scheduled to be complete in FY 24/25. The project has been delayed by two months due to unforeseen weather and extended design consultant selection process.
Lake Nacimiento Resort Lodge Refurbishment	Consistent with Public Services goal 11, MAINTAIN AND ENHANCE THE COUNTY'S PARKS AND TRAILS SYSTEM IN ORDER TO PROVIDE RECREATIONAL OPPORTUNITIES, PRESERVE NATURAL SCENIC RESOURCES AND SIGNIFICANT WILDLIFE HABITATS, AND PROVIDE GOOD STEWARDSHIP OF OPEN SPACE RESOURCES.	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Extensive renovations to 7 existing lodge buildings holding a total of 18 units overlooking Lake Nacimiento. Partial renovation was completed in FY 23/24. Continued work includes rough estimates to finish interior renovations, replace remaining siding, replace exterior decks, and landscape renovations. Actual estimates for work are pending. An initial rough estimate is \$2,500,000 for remaining work.	FY24 included mold abatement and interior renovation in 1 lodge, replacing roofs on all 7 structures, partial siding replacement in areas of highest water intrusion (complete siding replacement is still needed). FY25 work would depend on funding allocated to the project.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.2 - Project Details  
Projects pending review by the Planning Commission in 2024

Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Lake San Antonio Water System Temporary Compliance Measures	Improvements to the outdated water treatment plant at LSA South Shore are consistent with GOAL PUBLIC SERVICES -2 (ASSURE AN ADEQUATE AND SAFE WATER SUPPLY TO MEET THE COUNTY'S CURRENT AND LONG-TERM NEEDS. ) and PUBLIC Services Goal- 11(MAINTAIN AND ENHANCE THE COUNTY'S PARKS AND TRAILS SYSTEM IN ORDER TO PROVIDE RECREATIONAL OPPORTUNITIES, PRESERVE NATURAL SCENIC RESOURCES AND SIGNIFICANT WILDLIFE HABITATS, AND PROVIDE GOOD STEWARDSHIP OF OPEN SPACE RESOURCES) .The County is seeking to give full utilization of park and recreation facilities owned and/or operated by other agencies to the public.	Consider incorporating temporary solutions as a part of the broad permanent solution, in an effort to reduce the cost once a permanent solution is actively being implemented.	This project would allow Public Works, Facilities and Parks (PWFP) to implement several minor improvements to the outdated water treatment plant at LSA South Shore. This augmentation would be a stopgap, temporary solution to keep the park open to visitors. The permanent solution is listed as Unfunded CIP project PWFP 2023-13 with an estimated cost of \$1,525,000. That project includes additional upgrades that would drastically improve the water quality and treatment/distribution systems. Due to an outdated treatment system, LSA South Shore water has not met turbidity standards since 2015. Since then, Parks staff have provided notifications to the public in order to continue services.	Temporary measures will be implemented to attempt to meet water quality standards.
San Lucas Library Landscaping	Upgrades or improvements to public libraries is consistent with the 2010 general plan Library services (Goal PS-10 INCREASE EDUCATIONAL, INFORMATIONAL, AND LEISURE OPPORTUNITIES IN THE COUNTY BY PROVIDING ADEQUATE LIBRARY SERVICES.	Native and native compatible species, especially drought resistant species, shall be utilized in fulfilling landscaping requirements.	This project is to complete the landscaping around the San Lucas Library. Phase I consisted of grading and putting down decomposed granite in the intended project area. This phase will complete with amenities, trees, shade structures, and a play area.	A grant of \$67,000 has been received for this project, and the plans will be revised and recosted to be completed. An anticipated cost of \$200,000 total would complete this project, and the Department's request will be to take the remaining cost from Library Fund Balance, and complete the project.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.3 - Summary and Cost of Projects Projects Previously Reviewed by the Planning Commission		
Area / Projects	FY 2024/25 Budget	Total Project Budget
<b>Big Sur Coast Land Use Plan</b>		
Palo Colorado - MP 4.0 to MP 7.8 Emergency	\$ 9,546,000	\$ 17,250,000
<b>Carmel Area Land Use Plan</b>		
Carmel Lagoon - Scenic Road Protection Structure Project	\$ 118,926	\$ 20,531,820
Carmel River Floodplain Restoration (CRFREE) - Planning	\$ 500,641	\$ 3,981,473
Carmel River Floodplain Restoration (CRFREE) Construction	\$ 14,064,659	\$ 50,102,502
<b>Carmel Valley Master Plan</b>		
Laureles Grade and Carmel Valley Road - Roundabout	\$ 2,612,430	\$ 4,307,550
<b>Central Salinas Valley Area Plan</b>		
Chualar Canyon Rd Four Bridges Replacement	\$ 185,000	\$ 3,273,391
Chualar Safe Route to School Program	\$ 1,214,844	\$ 5,831,844
<b>City of Marina</b>		
Relocate/Expand Marina Family Health Center - 3155 De Forest Rd Marina	\$ 581,205	\$ 19,617,351
<b>City of Salinas</b>		
1441 Schilling Place-Election Office Security TI	\$ 100,500	\$ 100,500
168 W Alisal - 3rd Floor Security Improvements	\$ 267,000	\$ 267,000
168 West Alisal-Public Defender's Office Ballistic Glazing Upgrade	\$ 201,292	\$ 201,292
Alisal Rd Rehab - Salinas City Limits to Hartnell Rd	\$ 2,400,000	\$ 3,624,500
Animal Services- Expansion Services 160 Hitchcock Rd Salinas	\$ 100,000	\$ 189,660
BH-1412 Natividad- Mental Health Rehabilitation Center	\$ 976,100	\$ 50,912,500
COVID-19 Memorial Project	\$ 300,000	\$ 320,469
E Salinas Integrated Health Center	\$ 786,804	\$ 1,336,804
Emergency Svcs Center Perimeter Fencing Upgrade/Paving - 1322 Natividad Rd Salinas	\$ 594,269	\$ 943,436
Health Animal Services: Replace HVAC System - 160 Hitchcock Rd Salinas	\$ 2,162,174	\$ 2,246,754
Health Offices Water Intrusion Repairs - 1270 Natividad Rd Salinas	\$ 3,398,114	\$ 5,118,401
Homeless Services- Feasibility Study	\$ 60,000	\$ 240,000
HVAC Repairs and Replacement - 1441/1448 Schilling Pl Salinas	\$ 684,256	\$ 14,809,391
HVAC Upgrade to Board Chambers Server Room	\$ 230,000	\$ 230,000
Jail Housing Addition Lift Station - 1410 Natividad Rd	\$ 5,000	\$ 800,000
Laboratory New Electrical Panel	\$ 136,350	\$ 136,350
Parking Structure - Gabilan and Church Street	\$ 250,000	\$ 34,465,170
Recuperative Care Project	\$ 639,000	\$ 689,000
Replace Generators at 1441/1488 Schilling Pl Salinas	\$ 3,856,190	\$ 4,305,650
Salinas Clinic Services - Same Day Clinic	\$ 100,000	\$ 8,254,960
Youth Center Tenant Improvements (Design and Planning) - 970 Circle Dr	\$ 214,770	\$ 214,770
Zero Net Carbon Solar Project	\$ 12,000,000	\$ 12,000,000
<b>Countywide</b>		
Community Road Maintenance Program	\$ 1,526,978	\$ 8,448,367
Community Street Repair Program	\$ 1,400,000	\$ 8,400,000
County Wide Facility Master Plan	\$ 700,000	\$ 700,000
Countywide - NPDES Streetsweeping	\$ 180,000	\$ 900,000
Countywide - Proactive Drainage Maintenance & Flood Protection	\$ 1,000,000	\$ 5,500,000
Countywide - Striping Program	\$ 600,000	\$ 3,600,000
Countywide Annual Seal Coat Program	\$ 2,000,000	\$ 12,000,000
Countywide Supplemental Roadway Vegetation Removal	\$ 150,000	\$ 750,000
CSA/CSD Water and Sewer Projects Using ARPA Funds	\$ 486,265	\$ 4,100,000
Elkhorn Road Rehabilitation	\$ 7,400,000	\$ 7,400,000
Guardrail Repair Program	\$ 550,000	\$ 2,750,000
NGEN Analog Overlay Upgrade	\$ 600,000	\$ 1,000,000
NGEN L3Harris Core Upgrade - Countywide	\$ 425,524	\$ 2,127,620
Park Repairs - Prop 68 Per Capita Funding	\$ 104,317	\$ 789,288
Parks Master Plan	\$ 50,000	\$ 350,000
Parks Water and Sewer Projects Master Plan (ARPA Funds)	\$ 2,340,688	\$ 8,332,607
Radio Site Power and HVAC Improvement and Standardization	\$ 500,000	\$ 500,000
<b>Fort Ord Master Plan</b>		
East Garrison Mothballing Project	\$ 210,146	\$ 483,743
<b>Greater Monterey Peninsula Area Plan</b>		

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

<b>Attachment 1.3 - Summary and Cost of Projects</b>		
<b>Projects Previously Reviewed by the Planning Commission</b>		
<b>Area / Projects</b>	<b>FY 2024/25 Budget</b>	<b>Total Project Budget</b>
HVAC Repairs and Replacement - 1200 Aguajito Rd Monterey	\$ 759,827	\$ 3,081,635
Laguna Seca - ARPA Wastewater Infrastructure	\$ 76,484	\$ 1,870,000
Laguna Seca - Clean Water Infrastructure (ARPA Funding)	\$ 913,191	\$ 1,585,000
Monte Road Bridge 135 - Paint Steel Girders	\$ 90,562	\$ 2,818,978
Robinson Canyon Road - Bridge Scour Repair	\$ 2,124,050	\$ 7,379,776
Seaside Community Benefits Office Replacement - 1281 Broadway Ave Seaside	\$ 3,312,419	\$ 112,362,324
Viejo Road - Shoulder and Asphalt Repair	\$ 787,346	\$ 1,091,346
<b>Greater Salinas Area Plan</b>		
Davis Road - Bridge Replacement and Road Widening	\$ 1,703,322	\$ 98,435,377
Hartnell Road - Bridge Replacement	\$ 2,689,895	\$ 7,249,619
Old Stage Road Rehab Alisal Rd to Iverson Rd	\$ 300,000	\$ 19,426,956
<b>North County Coastal Land Use Plan</b>		
Las Lomas Drive - Bicycle Lane & Pedestrian Project	\$ 3,274,732	\$ 3,940,627
<b>North County Inland Area Plan</b>		
Castroville- Community and School Connections Through Active Transportation	\$ 1,159,250	\$ 6,089,250
G-12 Pajaro to Prunedale Corridor Study Project - Project Area 6 (Salinas and Pajaro Rd)	\$ 739,581	\$ 818,931
<b>South County Area Plan</b>		
Gonzales River Road - Bridge Replacement Project	\$ 1,639,515	\$ 5,309,545
Lake Nacimiento Mobile Homes (2) Purchase	\$ 242,000	\$ 262,000
Nacimiento Lake Drive - Bridge No. 449 Replacement	\$ 50,000	\$ 7,690,506
New Bradley Library and Resiliency Center Project	\$ 100,000	\$ 5,639,116
New South County Bookmobile	\$ 300,000	\$ 400,000
San Ardo Safe Route to School Program	\$ 876,500	\$ 3,268,500
South County Ag Commissioner Facility Development	\$ 2,635,004	\$ 6,269,537

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
<b>Carmel Valley Master Plan</b>				
<b>Boronda Road Bridge</b>	Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Boronda Road Bridge is a Seismic Retrofit Repair or Replacement of the existing Boronda Road Bridge.	Start preliminary design and environmental clearance of the project.
<b>Carmel Valley Road Reconstruction</b>	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Project will utilize pavement recycling techniques, reducing traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	The Project is to extend the service life of Carmel Valley Road, a County maintained road, from Carmel Rancho Boulevard to Via Petra Road, near Carmel. Project will rehabilitate the roadway pavement utilizing pavement reconstruction recycling techniques, and place hot-mix-asphalt. When complete, Carmel Valley Road will continue to provide transportation mobility for the residents, businesses and visitors of Monterey County. The project is Categorical Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The project is fully funded by Measure X, SB 1, and Transient Occupancy Tax. Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance.	Project to commence engineering/design in FY 24/25.
<b>Central Salinas Valley Area Plan</b>				
<b>Chualar Wastewater System Consolidation</b>	Consistent with 2010 General Plan Goal PS-4 ENSURE ADEQUATE TREATMENT AND DISPOSAL OF WASTEWATER. Specifically, PS-4.13 Wastewater treatment and disposal for community areas and rural centers shall be through the consolidation of services into Regional or Sub-regional facilities. Subdivisions shall be required to consolidate wastewater collection and treatment and disposal systems, connecting to existing systems where feasible.	Consider green construction techniques and recycled materials where appropriate.	Condition assessments completed under the ARPA-funded Water and Sewer Upgrade Program, as well as ongoing discussions with the State Water Quality Control Board indicate the need to eliminate the wastewater oxidation ponds along the Salinas River, which were overwhelmed by the 2023 winter storm floods. This project would result in an 8-mile long sewer line and pump stations to connect Chualar to the regional system through the City of Salinas sewer system.	Complete project report and preliminary design. A grant has been applied for through the State Water Board for Phase 1 design and environmental. Phase 2 (approx \$25M) requires a separate application. Approval is expected in FY 2023/24. The County will need to front some of the costs in year one of the project, which will be reimbursed by the grant.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Hunter Lane / Harkins / Hitchcock / Foster Road Reconstruction	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Project will utilize pavement recycling techniques, reducing traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	The Project is to extend the service life of Hunter Lane, Harkins Road, Hitchcock Road, and Foster Road, all County-maintained roads, near the City of Salinas. Project will rehabilitate the roadway pavement utilizing pavement reconstruction recycling techniques, and place hot-mix-asphalt. When complete, the roads will continue to provide transportation mobility for the residents, businesses, and visitors of Monterey County. The project is Categorically Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The project is fully funded by Measure X, SB 1, and Transient Occupancy Tax; as it was identified as a pavement project during the Measure X campaign. Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance forces.	Harkins Road and Hunter Lane are complete. Hitchcock and Foster roads are planned for FY 24/25.
<b>City of Marina</b>				
Relocate/Expand Marina Family Health Center - 3155 De Forest Rd Marina	Not Applicable – The County General Plan is not applicable to projects located within City limits.	N/A	Expand or relocate Marina Health Center to better serve low-income residents of City of Marina adjacent service area. construct a new-14,000-square-foot clinic consisting of 10,000 Square Feet Primary Care Clinic and 4,000 Square Feet Dental Clinic. Primary Care Clinic will have 12 exam rooms, and office space to deliver expanded general family practice, obstetrics and gynecology, and mental health integration services to better support the Medi-Cal and uninsured population in this community. The Dental Clinic would meet a critical service need for our 8,000+ residents in addition to approximately 20,000 veteran residents. Construction estimate of \$8.5 million is based on \$608 per square foot calculation.	Received 1.5 Million Funding FY 23 24 from state grant.
<b>City of Salinas</b>				
1441 Schilling Place- Election Office Security TI	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Provide tenant improvements at the Elections Department at 1441 Schilling Place to include the addition of security windows and transaction trays at the reception/lobby area. Modify existing counter tops to accommodate the new transaction trays.	Secure funds and complete CIP project.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
168 W Alisal - 3rd Floor Security Improvements	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Facility improvement to install security window glazing at public counters in the 168 W. Alisal Government Center 3rd floor lobby.	Develop final proposal for security enhancements and begin installation/construction. PWWP - Facilities has provided various options to CAO office for review among stakeholders. The placeholder budget are expected to cover project costs even though the final design is not set.
168 West Alisal-Public Defender's Office Ballistic Glazing Upgrade	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Replace existing glass in the Office of the Public Defender lobby located from the top of the counter to the ceiling in the reception area with ballistic glazed glass.	Public Defender Office is requesting this project be completed in the 1st year of the CIP. The total costs below include a \$10,000 placeholder for stencil/etching work for the glass.
Animal Services- Expansion Services 160 Hitchcock Rd Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider contracting with local vendors, suppliers, and manufacturers to the extent feasible. Consider designing the entrance area to maximize energy efficiency, using natural lighting and ventilation to reduce energy consumption	<p>This project would design and build a separate public entrance area for the current spay/neuter clinic.</p> <p>In March of 2020, under a partnership with the City of Salinas, the Veterinary and RVT moved to full time status. Clinic staff have identified an increased capacity to offer spay/neuter services to the community on a regular basis.</p> <p>Current design requires clients to come through the shelter, requiring shelter staff assistance. A separate, standalone entrance to the clinic is a critical component to increase spay/neuter opportunities.</p> <p>Other possible expansion areas include: resizing existing recovery and prep spaces; Lobby/Clerical workspace increase; Field Services/dispatch office increase; additional dog kennel wing and 25 dog runs; remodel of cat rooms to accommodate minimum of 16 more cat cages; addition of separate public access for stray animal intake.</p>	In FY23-24, Architect completed programming and space planning for expanded Animal Shelter resulting in various options for expansion. FY24/25 efforts will focus on further developing possible kennel space improvements and facility expansion options. FY 24-25 are rough estimates and will be updated once cost estimates are available.



Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
<b>BH-1412 Natividad-Mental Health Rehabilitation Center</b>	<b>Not Applicable - The County General Plan is not applicable to projects located within City limits.</b>	<b>Green Building Standards required. New buildings must meet LEED silver standards (MCC Chapter 18.11). Consider LEED Silver standards as upgrades and renovations occur.</b>	The County of Monterey, through its Health Department Behavioral Health Bureau, received a California Department of Health Care Services (“DHCS”) Behavioral Health Continuum Infrastructure Program (“Program”) grant in the amount of \$20,166,779, to establish the Monterey County Regional Mental Health Rehabilitation Center (MHRC). The Project consists of the design and repurposing of the 36,800 SF existing building, which was originally constructed for jail use, into an in-patient mental healthcare facility. The facility will utilize the exiting building footprint and include up to 100 in-patient beds and associated institutional programming space. The site is a County-owned parcel located within the city of Salinas	During FY24, Project completed site assessments and due diligence including environmental and utility assessments. Architect began design phases including space programming and schematic development phases. During FY25, Project will complete design, permitting and bidding phases.
<b>COVID-19 Memorial Project</b>	<b>Not Applicable - The County General Plan is not applicable to projects located within City limits.</b>	<b>Design will incorporate where appropriate, benches to provide areas for quiet contemplation, solar lighting, drought tolerant plant material, and recycled materials.</b>	Create a permanent memorial with the names of all COVID-19 victims of Monterey County on the Monterey County Government Center Campus at 168 West Alisal Street in Salinas. Donations are being collected through The Community Foundation of Monterey County. Once fundraising is complete and funds available, the project may proceed with construction.	Community Engagement, design for the County-wide COVID-19 Memorial Project, and construction.
<b>E Salinas Integrated Health Center</b>	<b>Not Applicable – The County General Plan is not applicable to projects located within City limits.</b>	<b>Consider Green Building techniques where appropriate.</b>	This project is an alternative to full size medical clinic in East Salinas. This project would consist of building a new, or re-purpose an existing, 10,000 sq. ft. building that would house approximately 15 interview/exam rooms, a waiting room and related offices in the City of Salinas. The building would be utilized to provide Behavioral Health services to residents of East Salinas and surrounding areas.	A suitable building was located at 30 Pearl Street, in the City of Salinas and the Health Department will leverage Mental Health Services Act funds for this project. Cost estimates based on FFE quote and Proposal from contractor to do Tenants Improvement. Adding 30 percent contingency. Project is being being negotiated with Lessor.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
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Emergency Svcs Center Perimeter Fencing Upgrade/Paving - 1322 Natividad Rd Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider using eco-friendly materials or recycled materials for the fence and gate, which would reduce the environmental impact of the project. Consider using materials that require minimal maintenance.	<p>Replace current parking lot fencing and add additional fencing around the entire perimeter of the property at 1322 Natividad Rd, Salinas. Also relocate the security gate to the parking lot from the lower parking lot to the new main entrance of the property. The building was built in 2004 and a portion of the parking lot has not been repaved or resurfaced since its original construction. It has exceeded its useful life.</p> <p>The Emergency Services Center, 1322 Natividad Road, is a County-owned building which houses the Monterey County Emergency Communications Department (ECD) and Office of Emergency Services (OES) which is a division of the County Administrative Office. The communications center is a 24/7 operation.</p> <p>ECD occupies 55% of the building and OES occupies 45%; costs for the project will be split at this occupancy percentage. Previously tracked as Project ECD-2018-01</p>	Project expected to be completed in FY2024/25. Potential supplemental work to address the adjacent DSS property fence is not yet available and may result in additional project costs.
Health Animal Services: Replace HVAC System - 160 Hitchcock Rd Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	<p>Consider Energy-efficient HVAC units to reduce the amount of energy consumed by the system, which can translate to net zero GHG emissions.</p> <p>Consider recycling or disposing of old these units in an environmentally responsible manner can reduce waste and promote sustainability.</p>	<p>The Animal Services facility at 160 Hitchcock Road in Salinas currently has 7 HVAC units that are approximately 22 years old. Their age is such there are no parts available for repair and all show significant signs of erosion and wear.</p> <p>These units are considered specialty units due to the fact they run off of propane, which is the power source for Animal Services. They often have a long lead time so it is a concern that these units can be procured in a timely manner, before extreme weather and before more units expire completely.</p> <p>These units are needed to maintain the comfort of both the humans and animals in the facility seven days a week. Previously tracked in CIP as Project 1803-2</p>	Emergency HVAC AC-5 replacement to be completed in FY23/24. Larger HVAC replacement to be completed in FY 24/25. Project required additional time due to extremely long lead times.

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Health Offices Water Intrusion Repairs - 1270 Natividad Rd Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider procurement and use of non-toxic and zero-emission materials.	Repairs to address ongoing water intrusion issues during heavy rains. The Health Department at 1270 Natividad Road was commissioned in October 2009. This building serves as headquarters to the Monterey County Health Department and houses over 200 county employees. On December 2, 2019, heavy rains penetrated through the stucco walls into the interior. This caused major displacement of staff and an emergency response to dehumidify the building in several areas to improve health and safety.	FY 24/25 Goals/Tasks: Design is 100% completed. PWFP intends to deliver this project via JOC. The total project cost is an estimate and may fluctuate after the project is bid via JOC. Budget reflected accounts for addition to scope: furnish and install windows at selected areas around the facility.
Homeless Services- Feasibility Study	Not Applicable – The County General Plan is not applicable to projects located within City limits.	(blank)	Conduct a feasibility study at the existing County Facilities located at 1220 Natividad Road. The study will encompass an analysis of the current footprint, setbacks, and potential for a new facility at this location. This comprehensive assessment will involve engaging with an architect to conduct the study and deliver a detailed report outlining the possibilities and recommendations for development at the specified site.	In response to the homelessness issue, the Behavioral Health Bureau aims to evaluate the existing facility at 1220 Natividad Road and assess its feasibility for repurposing. The proximity of this location to the Share Center, dedicated to serving the homeless, makes it an ideal site for addressing ongoing homeless needs. This assessment seeks to justify the potential repurposing of the facility as a means to enhance efforts in meeting the needs of the homeless population.
HVAC Repairs and Replacement - 1441/1448 Schilling Pl Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Design and equipment will be in accordance with Title 24.	This project covers a range of HVAC repairs and improvements at the Schilling Campus based on a 2023 HVAC System Assessment. Work is prioritized as high (Category 1a, 1b, 1c...) through Low (Category 5a, 5b, 5c...). Funding request for FY 2024/25 would cover all work designated Category 6 Chiller Replacement, now critical with multiple chillers malfunctioning. Other work is divided out across fiscal years.	Complete work designated Category 6 Chiller Replacements in the 2023 HVAC System Assessment. Temporary repairs are in progress FY 2023/2024 to keep temperatures habitable for occupants. Category 6 was moved to first priority as it has become critical to replace the chillers to maintain suitable conditions in the building.
HVAC Upgrade to Board Chambers Server Room	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Upgrade the 168 W. Alisal HVAC system to address equipment overheating in the Clerk of the Board server room due to the recent ITD Board Chambers equipment upgrade. HVAC was not included in the original upgrade project. Funding would be required to determine the scope of upgrade needed.	Complete assessment and design. Staff may return during FY 24/25 for additional funding to complete construction work.

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Jail Housing Addition Lift Station - 1410 Natividad Rd	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider contracting with local vendors, suppliers, and manufacturers to the extent feasible.	This project would install a backup system or bypass to the Jail Housing Addition lift station, pending the final architect design recommendations. Prior to the Jail Housing Addition project, there was a bypass sewer line connecting the Jail to the Natividad Medical Center (NMC) sewer system. This connection delayed sewer system backup and gave Facilities staff time to resolve the issue or begin backup pumping. The original construction plans for the Jail Housing Addition capped this connection to NMC, effectively increasing the risk of sewage backup into the Jail if the lift station failed. The increase in inmate population as a result of the Jail Housing Addition will also impact the rate at which the system could potentially overflow.	Project substantially complete in FY 23/24. Small amount for staff time and warranty issues allocated for FY 24/25.
Laboratory New Electrical Panel	Not Applicable – The County General Plan is not applicable to projects located within City limits.	Consider procurement of new 200 amp panel that has high energy efficiency ratings or choosing a panel that uses renewable energy sources.	Scope of work: Install (1) one new 200-AMP Panel, fed from panel LP1, from electrical room 142 to Room 114 storage. Transfer the following breakers from Emergency Panel EL1-A to the new 200 AMP Panel: Breaker 31; Breaker 33; Breaker 35; Breaker 8; Breaker 10. After installation of a new panel, convert 4 shared circuits L1C-1,3,5, known as Media Room doghouse outlets, to dedicated circuits.	Funded through Grant ELC SUP.
Parking Structure - Gabilan and Church Street	Not Applicable - The County General Plan is not applicable to projects located within City limits.	N/A	Construct parking structure at the corner of West Gabilan and Church Streets for use by City, County and Court employees and public. Project would be funded by share of City and County funds.	Continue design support for parking structure development.
Recuperative Care Project	Not Applicable – The County General Plan is not applicable to projects located within City limits.	(blank)	In response to the growing need for supportive sheltering for individuals experiencing homelessness while recovering from illness or hospital stays, the project aims to develop a community of 4 to 5 non-congregate modular units, each consisting of a single restroom and a single bed. These units are designed to create a supportive and healing environment for individuals on their journey to recovery while offering them an opportunity to get on a path towards permanent housing.	<ol style="list-style-type: none"> <li>1. Conduct an assessment near the Share Center located at 845 E. Laurel Drive, Salinas, CA 93906, to determine the feasibility of installing five individual homes.</li> <li>2. Obtain costs for these types of homes and refine the CIP as information becomes available. The rough estimated assembly cost for each home is \$60k, totaling \$300k.</li> <li>3. Issue a Request for Proposals (RFP) for the installation of 5 homes at Share Center.</li> <li>4. Issue a Notice to Proceed if the proposal meets the budget.</li> <li>5. Close out the project in FY 24-25.</li> </ol>

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Replace Generators at 1441/1488 Schilling Pl Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Install replacement generators at 1441 and 1488 Schilling Place. Existing generators have exceeded their useful life and are non-operable due to current air quality regulations. This project will purchase and install new generators which meet California Air Quality Control Board requirements.	Generators have very long lead times. Goal is to purchase and install generators by June 30, 2025. Due to the emergency need to keep the Schilling Campus operational, PWFP used Unscheduled Maintenance funds to cash flow temporary generator rentals. At the time of mid-February, PWFP staff is preparing a Board Report to reimburse Unscheduled Maintenance.
Salinas Clinic Services - Same Day Clinic	Not Applicable - The County General Plan is not applicable to projects located within City limits.	N/A	To construct a new primary Care Clinic- in Salinas by entering build-to-suit (construction on the improved property). The Health Center will be approximately 8,000 square feet consisting of 12-15 exam rooms, a conference room, a patient education area, a patient waiting area, ADA compliant patient and staff restrooms.	Clinic Services is currently in the initial stages of lease negotiation to secure a shell suite in North Salinas. Upon securing the suite Clinic Services intends to negotiate build to a suite construction on improved property. The project is fully/partially funded.
Youth Center Tenant Improvements (Design and Planning) - 970 Circle Dr	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Prepare programming level design documents and cost estimate for tenant improvements to facility to meet current ADA/California Building Code (CBC) Chapter 11-B Code Compliance and Fire and Life Safety Code Compliance.	Complete programming level design and cost estimate. Future CIP years will request funding for full design drawings and construction.
Zero Net Carbon Solar Project	Not Applicable - Project is within city limits.	Solar Energy, Energy Efficiency Upgrades, Battery Storage	1410 Natividad Rd, Jail Complex: Install a 1,285.9kW rooftop solar array with a 2,145.6kWh battery at the "New" jail building along with a 372.7kW rooftop solar array on the public safety building as well as energy efficiency upgrades resulting in a reduction of 127,895 kWh of energy.  1441 Schilling Place Building: Install A 1,010.7kW rooftop solar array with a 2,536.8kWh battery and energy efficiency upgrades resulting in a reduction of 311,950 kWh of energy.  Staff is evaluating County support and oversight requirements, which may result in a funding need for project management.	Contracts Executed and Design and Engineering reviewed. Groundbreaking expected August of 2023.

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<b>Countywide</b>				
<b>Bridge Preventative Maintenance Program (BPMP)</b>	<b>Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).</b>	<b>Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.</b>	Federal Bridge Preventative Maintenance Program (BPMP) painting of various bridges as follows: South County Bridges: North Fork Rd Br; Co. No. 410 : Griffin Road Bridge; Co. No. 423: Milpitas Road Bridge; Co. No. 411: Parkfield Coalinga Road Bridge; Co. No. 430 Carmel Valley/Big Sur Bridges: Carmel Valley Road Bridge; Co. No. 549: Garrapatos Road Bridge; Co. No. 527: Old Coast Road Bridges; Co. No. 548 & 547	Initiate Preliminary Engineering (PE) for federal project
<b>County Wide Facility Master Plan</b>	<b>Not Applicable</b>	<b>Consider Green Building techniques where appropriate.</b>	The project will include the analysis of current Department facility space usage and provide recommendations for optimal space utilization that considers current and future Department operational needs.	Year 1 will focus on the Laurel Yard Campus and Government Center
<b>Electric Charging Stations at Various County Facilities</b>	<b>Consistent with the 2010 General Plan Goal OS-9, Promote energy efficient uses. Specifically Policy OS-9.1 the use of solar, wind and other renewable resources for agricultural, residential, commercial, industrial, and public building applications shall be encouraged.</b>	<b>Consider Green Building techniques where appropriate. Electric charging stations promote alternative energy usage.</b>	This project is to install multiple EV charging stations across the County facilities to provide vehicle charging for County fleet, employees, and the public in certain scenarios. Central Coast Community Energy (3CE) is also offering \$20,000 per project to support installation and hardware costs. Various facilities across the County would be good candidates, such as the Monterey or Salinas Courthouse, the Natividad Jail or hospital, the Health Department Building, and others. These sites will likely require more extensive site preparation. Site readiness would typically be performed through JOC contractors with EV hardware and installation provided through cooperative contracts. County funding is required for all site readiness which varies per project depending on existing conditions and the extent of upgrades required. Previously tracked as Project Admin 2021-01 EV	EV charging station site construction continues into FY 24/25.

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Local Road Rehabilitation Program	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Consider the use of pavement recycling techniques that could reduce traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	<p>A local roads rehabilitation program functioning as a 'pay as you go' (PAYGo) 10-year Pilot Program. The dedicated funding source would be the Road Fund's share of the County Transient Occupancy Tax (TOT), currently estimated to be approximately \$10 million per year for mandated roads maintenance work. This TOT work is supplemented by the Community Street Repair Program (Project 1170) which allocates \$1.4 million in Measure X funding for smaller communities. TOT funding would be allocated in the following approximate amounts: \$2.0 million – Annual Seal Coat Program (Project 5522); \$1.0 million – Maintenance crew needs; County Road Maintenance Program (CRMP, Project 5101) - \$1.5 million to address smaller road maintenance items in Supervisorial Districts that are outside of the budgeted/planned activities, and do not rise to the level of a capital project; \$5.5 million - Other planned projects in the Local Road Rehabilitation Program.</p> <p>The Seal Coat Program is vital maintenance for the longevity of roads throughout the County. Generally the PWF Pavement Management Program keeps the majority of wear-damaged roads usable using light maintenance, such as slurry seal, chip seal or thin overlay processes. At the same time, a small amount of road segments are overhauled using large digouts or total section reconstruction because maintenance has been neglected far too long. The latter is a more expensive proposition per linear length of road. The balance of regular light maintenance routine and gradual reconstruction of road segments prolongs the replacement of good to moderately worn roads.</p>	Annual local roads projects are determined by PWF - Roads and Bridges staff based on highest need consistent with the priorities set by the Local Roads Rehabilitation Program policy. Work planned for FY 24/25 includes road segments in San Ardo, Tierra Grande, Castroville and Aromas.

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<b>NGEN Analog Overlay Upgrade</b>	<b>Upgrades or additions to existing Public and Quasi-Public Facilities consistent with the 1982 General Plan and with the 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS).</b>	N/A	Upgrade and replace components of the NGEN VHF Analog Overlay System to maintain and improve public safety and emergency radio communications across law, fire, and EMS divisions within the Monterey County Operational Area. The NGEN Analog Overlay system provides primary coverage in rural areas for public safety first responders, provides fire paging capabilities for all Monterey County fire agencies, and is redundant backup for areas with digital system capabilities. The current system is end of life and end of support, putting consistency and reliability of public safety and emergency communications within the Monterey County Operational Area at risk. This project will allow Monterey County to provide more consistent radio communications across all public safety agencies, establish more resilient public safety systems during connectivity and power outages, increase mutual aid and interoperability capabilities, strengthen communications capabilities, and enhance the overall safety of the Monterey County Operational Area.	Project is expected to begin and completed in FY24-25. NGEN Executive Board approved a 5-year NGEN Capital Fee collection on 2.22.24 commencing FY24-25. This project will be financed over a 2-year term. NGEN Capital Fee is pending BOS approval.
<b>NGEN L3Harris Core Upgrade - Countywide</b>	<b>Upgrades or additions to existing Public and Quasi-Public Facilities consistent with the 1982 General Plan and with the 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS).</b>	N/A	The NGEN Upgrade project is a major hardware and software upgrade to current L3Harris system release configurations. This project will include the equipment and services needed to upgrade primary and secondary virtual core components, all repeater site routers and switches, an upgrade of all radio frequency software, current security hardware and software components with upgraded operating system, upgraded dispatch console software, additional dispatch consoles, and phone system integration to the dispatch consoles.	Project is expected to begin and completed in FY24-25. NGEN Executive Board approved a 5-year NGEN Capital Fee collection on 2.22.24 commencing FY24-25. This project will be financed over the 5-year term. NGEN Capital Fee is pending BOS approval.



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Parks Master Plan	Not Applicable	Not Applicable	This project is to develop a Countywide Parks Master Plan for the day use parks and Lake San Antonio (Laguna Seca Recreation Area and Lake Nacimiento Resort will be separate Master Plans). This funding will be used to hire a consultant to complete a number of tasks needed to develop a comprehensive plan for operations, maintenance and park use. The Parks Master Plan will establish a long-range vision for the County Parks, which will help prioritize future park system improvements and services based on constituent needs and funding opportunities. The Parks Master Plan will provided the basis for future actions and will be a strong resource to support development of competitive applications for grant funding opportunities. Without a Parks Master Plan, the County will not have a community-based roadmap to guide future operational and capital planning decisions to best manage and guide the County Parks system.	\$50,000 for RFP to determine actual costs approved by the Board of Supervisors at FY 23/24 budget hearings.
Radio Site Power and HVAC Improvement and Standardization	(blank)	(blank)	NGEN is County's public safety communication system for all first responders. County is responsible for NGEN radio site maintenance. This project will introduce standard and scalable power and HVAC systems at each NGEN radio site which allows for improved radio communication for first responders. The solution will allow better radio site management and reduce the complexity of managing various types of obsolete systems.	Project cost is a Rough Order of Magnitude. An actual cost estimate needs to be developed to provide a more accurate project budget. Replace power distribution system for Upper Mount Toro site and various other radio sites.
Greater Monterey Peninsula Area Plan				
HVAC Repairs and Replacement - 1200 Aguajito Rd Monterey	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Design and equipment will be in accordance with Title 24.	This project covers a range of HVAC repairs and improvements based on a 2023 HVAC System Assessment. Work is prioritized as high (Category 1a, 1b, 1c...) through Low (Category 5a, 5b, 5c...). Ranking is based on the condition of equipment, potential for labor and energy savings, improved comfort, and impact on the unexpected failure of a device on the building comfort. Funding request for FY 2024/25 would cover all work designated Category 1 New VAV box retrofits and converted to electronic to eliminate the pneumatic system completely. Other work is divided out across fiscal years. Project costs are divided 50/50 with State Courts.	Complete work designated Category 1 in the 2023 HVAC System Assessment.

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Seaside Community Benefits Office Replacement - 1281 Broadway Ave Seaside	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	This project is to program and design a new facility for the DSS Community Benefits Branch (CB). The location would also serve as a multi-service facility with space for other DSS programs, Library and community partner functions, offering the community a true one-stop experience. Programming is underway to determine feasibility and potential costs for this project. Previously tracked in CIP as Project DSS-18-01.	FY24 goal includes completion of Design and Engineering and cost estimating, allowing for DSS to seek construction funding during the standard CIP cycle for FY25. In March 2023 the Capital Improvement Committee supported a FY24 funding request of \$1,857,000. Following that meeting, staff increased the FY24 funding request to \$2,952,754 which covers additional design work to incorporate a parking structure.

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Greater Salinas Area Plan				
<b>Reservation Road Rehabilitation</b>	<b>Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.</b>	<b>Project will utilize pavement recycling techniques, reducing traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.</b>	<p>The Project is to extend the service life of Reservation Road, a County maintained road, from Davis Road to State Route 68, near Salinas. Project will rehabilitate the roadway pavement utilizing pavement reconstruction recycling techniques, and place hot-mix-asphalt. When complete, River Road will continue to provide transportation mobility for the residents, businesses and visitors of Monterey County.</p> <p>The project is Categorically Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway.</p> <p>The project is fully funded by Measure X, SB 1, and Transient Occupancy Tax; as it was identified as a pavement project during the Measure X campaign.</p> <p>Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance.</p>	Complete Construction
<b>Women's Shelter Building Repairs &amp; Kitchen Upgrades</b>	<b>Consistent with 2010 General Plan Goal PS- 9, ASSIST RESIDENTS TO PROVIDE THE SUBSISTENCE NEEDS OF THEMSELVES AND THEIR FAMILIES.</b>	<b>Consider Green Building techniques where appropriate.</b>	<p>This approximately 5,520 sq.ft. facility provides housing for Monterey County women and children involved in Domestic violence and homeless situations. The project would address several repair and renovation needs including replacing worn out stovetop burners and kitchen sinks/cabinetry, and upgrading cold storage with two additional commercial refrigerators for clients of the shelter to store food (estimated \$353,500). Other work includes: Electrical panel upgrades; water heater and furnace replacement; fire alarm upgrades; upgrade restroom partition stalls, sinks, showers, and water damage repair; replace old cracked flooring throughout building; repair/upgrade HVAC system; seal and repaint cracks in stucco; new landscaping in backyard to provide children an outside play area; landscaping; resurface and stripe parking lot. Previously tracked as Project DSS-17-01.</p>	Construction to start in FY 23/24, most work to be completed in FY 24/25.

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North County Inland Area Plan				
<b>Pajaro Mansion Campus Post Storm Restoration</b>	Consistent with 2010 General Plan Goal PS-12 IDENTIFY, DESIGNATE, PROTECT, PRESERVE, ENHANCE, AND PERPETUATE THOSE STRUCTURES AND AREAS THAT CONTRIBUTE TO THE HISTORICAL HERITAGE OF MONTEREY COUNTY. Specifically, PS-12.13 Repair or rehabilitation of historic structures may be permitted upon determination that the proposed improvements shall not preclude the structure's continued designation as a historic structure or that appropriate mitigation measures have been taken to comply with the Secretary of the Interior's Standards.	Consider Green Building techniques where appropriate.	Project consists of the design, permitting and construction restoration activity at 29A (Clinica) & 29B Bishop (Ag Commissioner) & 29 Bishop (Pajaro Mansion and Library & Tower) following damage from the March 2023 storm and flooding. Restoration work includes replacement of impacted heating ventilation and air conditioning (HVAC) systems, Fire Panel, windows, siding, roofing and interior finish repairs.	Construction activity will be implemented via JOC contractors. Restoration is in process for 29A&B Bishop and expected to be completed in February 2024. Permitting for the Historical Mansion at 29 Bishop is in process. Construction is expected to start in April 2024 and estimated to be completed between September and December 2024 depending on material and equipment procurement time frames and weather. Staff is working with Insurance company and FEMA to obtain allowable reimbursements.
<b>Pajaro Library Branch Rehabilitation</b>	Upgrades or improvements to public libraries is consistent with the 2010 general plan Library services (Goal PS-10 INCREASE EDUCATIONAL, INFORMATIONAL, AND LEISURE OPPORTUNITIES IN THE COUNTY BY PROVIDING ADEQUATE LIBRARY SERVICES.	Consider Green Building techniques where appropriate.	This project would have two parts, both enhancing and rehabilitating the Library housed in the Porter Vallejo Mansion, 29 Bishop Street, Pajaro. The first part would be significant safety and rehabilitation enhancements to the building structure itself. This includes securing stair access to the second and third floors, adding an emergency exit off the back of the building, and possibly making some outdoor space accessible once again. The second portion is an interior re-design for the Library services space. Preliminary space programming is complete, and will result in a reconfigured public library space, maximizing safe and effective use, workflow, and preserving the beauty of the historic elements of the house. This requires new furniture, shelving, wiring for moving the public computers and staff work areas, and new floor coverings. A separate post storm restoration project is addressing design and repairs to roof, siding, windows, HVAC and mechanical systems that were impacted by Flood. That project was funded through emergency strategic reserve allocations and seeking reimbursements through Insurance and FEMA.	Library will complete application for a California State Library 1:1 match infrastructure grant to fund a portion of the safety and infrastructure elements, and look for other grant opportunities. In FY23 the Facility experienced water intrusion from roof and siding and deteriorating indoor air quality. The facility is currently closed pending remediation of affected areas. In FY24 Library and Facilities engaged consultants to complete space programming to address ADA and Life and Safety upgrades on the first floor and reuse of the second and third floor including adding an elevator or lift. The Department of Emergency Services AB-102 grant program has allocated \$3,500,000 to the project.

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Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
<b>South County Area Plan</b> Jolon Rd Rehabilitation (US Hwy 101 to 6 miles n/o Mission Rd)	<b>Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.</b>	<b>Project will rehabilitate the existing pavement providing a smoother surface, reducing traffic impacts, delays, and fuel consumption.</b>	The Project is to extend the service life of Jolon Road, a County maintained road, from the southern US-101 interchange to 5.7 miles north of Mission Road, near the community of Lockwood, approximately 27 miles in length. Project will rehabilitate the roadway pavement by performing localized pavement repairs and resurfacing the road with hot-mix-asphalt. When complete, Jolon Road will continue to provide transportation mobility for the residents, businesses and visitors of Monterey County. The project is Categorical Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The preliminary engineering/planning phase of the project is fully funded by Measure X, as it was identified as a pavement project during the Measure X campaign. Due to the length of the project, PWPF is pursuing the Defense Community Infrastructure Program grant to fund the construction phase of the project. Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance.	Commence preliminary engineering/design in FY25.
King City Courthouse Parking Lot Repaving- 250 Franciscan Wy	<b>Upgrades or additions to existing Public and Quasi-Public Facilities consistent with 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS)</b>	<b>Consider utilizing pavement recycling techniques instead of traditional pavement reconstruction methods using virgin materials to reduce construction trucking and duration, thereby reducing traffic impacts.</b>	Repave and restripe entire parking lot at the King City Courthouse, 250 Franciscan Way, King City. Currently the Sheriff's Office, District Attorney, and Courts occupy the building. The DA provides services to the public Monday through Friday 8 am to 5 pm. The cost estimate has been escalated for FY 23/24 using the DGS California Construction Cost Index CCCI. An additional \$150,000 "Other" costs placeholder has been added to the project to cover potential EV charging stations at the parking lot. Previously listed as project no. PWFP 2019-09.	Design and engineering are 75% complete. Design, permitting and JOC procurement process to be completed by May 2024. Construction is scheduled to be complete in FY 24/25. The project has been delayed by two months due to unforeseen weather and extended design consultant selection process.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Lake Nacimiento Resort Lodge Refurbishment	Consistent with Public Services goal 11, MAINTAIN AND ENHANCE THE COUNTY'S PARKS AND TRAILS SYSTEM IN ORDER TO PROVIDE RECREATIONAL OPPORTUNITIES, PRESERVE NATURAL SCENIC RESOURCES AND SIGNIFICANT WILDLIFE HABITATS, AND PROVIDE GOOD STEWARDSHIP OF OPEN SPACE RESOURCES.	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Extensive renovations to 7 existing lodge buildings holding a total of 18 units overlooking Lake Nacimiento. Partial renovation was completed in FY 23/24. Continued work includes rough estimates to finish interior renovations, replace remaining siding, replace exterior decks, and landscape renovations. Actual estimates for work are pending. An initial rough estimate is \$2,500,000 for remaining work.	FY24 included mold abatement and interior renovation in 1 lodge, replacing roofs on all 7 structures, partial siding replacement in areas of highest water intrusion (complete siding replacement is still needed). FY25 work would depend on funding allocated to the project.
Lake San Antonio Water System Temporary Compliance Measures	Improvements to the outdated water treatment plant at LSA South Shore are consistent with GOAL PUBLIC SERVICES -2 (ASSURE AN ADEQUATE AND SAFE WATER SUPPLY TO MEET THE COUNTY'S CURRENT AND LONG-TERM NEEDS. ) and PUBLIC Services Goal- 11(MAINTAIN AND ENHANCE THE COUNTY'S PARKS AND TRAILS SYSTEM IN ORDER TO PROVIDE RECREATIONAL OPPORTUNITIES, PRESERVE NATURAL SCENIC RESOURCES AND SIGNIFICANT WILDLIFE HABITATS, AND PROVIDE GOOD STEWARDSHIP OF OPEN SPACE RESOURCES) .The County is seeking to give full utilization of park and recreation facilities owned and/or operated by other agencies to the public.	Consider incorporating temporary solutions as a part of the broad permanent solution, in an effort to reduce the cost once a permanent solution is actively being implemented.	This project would allow Public Works, Facilities and Parks (PWFP) to implement several minor improvements to the outdated water treatment plant at LSA South Shore. This augmentation would be a stopgap, temporary solution to keep the park open to visitors. The permanent solution is listed as Unfunded CIP project PWFP 2023-13 with an estimated cost of \$1,525,000. That project includes additional upgrades that would drastically improve the water quality and treatment/distribution systems. Due to an outdated treatment system, LSA South Shore water has not met turbidity standards since 2015. Since then, Parks staff have provided notifications to the public in order to continue services.	Temporary measures will be implemented to attempt to meet water quality standards.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
New South County Bookmobile	(blank)	(blank)	Replace the South County Bookmobile with a new vehicle. The vehicle is a fully mobile mini-branch library with a collection, technology, and connectivity. It serves communities without a branch library, and can be used in emergencies as a mobile hot spot, and an outreach vehicle.	Complete an RFP for a vehicle, select a vendor, pay deposit requirement, start build process. The Library is working with potential donors to fund a portion of the purchase.
San Lucas Library Landscaping	<b>Upgrades or improvements to public libraries is consistent with the 2010 general plan Library services (Goal PS-10 INCREASE EDUCATIONAL, INFORMATIONAL, AND LEISURE OPPORTUNITIES IN THE COUNTY BY PROVIDING ADEQUATE LIBRARY SERVICES.</b>	<b>Native and native compatible species, especially drought resistant species, shall be utilized in fulfilling landscaping requirements.</b>	This project is to complete the landscaping around the San Lucas Library. Phase I consisted of grading and putting down decomposed granite in the intended project area. This phase will complete with amenities, trees, shade structures, and a play area.	A grant of \$67,000 has been received for this project, and the plans will be revised and recosted to be completed. An anticipated cost of \$200,000 total would complete this project, and the Department's request will be to take the remaining cost from Library Fund Balance, and complete the project.

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# Exhibit B

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## **Exhibit B – CIP Development Overview**

### **CIP Development**

The Capital Improvement Program 5-Year Plan (CIP) sets forth the public projects necessary to maintain and improve the County's public facilities and the orderly implementation of the County General Plan. Public facilities include buildings, major equipment, telecommunication infrastructure, parks, and transportation systems. Projects listed in the CIP cost over \$100,000 and provide long-term assets to the community. Development of the CIP is divided into phases: Project Development, Capital Improvement Committee (CIC) review, Budget Workshop, Budget Committee (BC) review, Planning Commission review, and adoption by the Board of Supervisors.

### **Project Development**

Public Works, Facilities & Parks (PWFP) manages the CIP process. PWFP works with County Departments to develop their capital project requests. Projects may submit either funded or unfunded.

Projects with funding identified in the upcoming fiscal year are included in the County proposed budget for adoption. All other projects, including unfunded projects and those planned for future years (regardless of funding status) are included for planning purposes only and demonstrate the magnitude of work expected to be completed over the next five (5) years.

### **Capital Improvement Committee (CIC)**

The CIC was established in 2005 to plan for future capital projects and make recommendations to the Board on major capital projects and expenditures, including review and recommendations concerning the annual update for the CIP.

Prior to submittal to the CIC, unfunded and partially funded projects in the CIP are ranked utilizing two methodologies: 1) life/health/safety criteria and 2) disadvantaged community criteria. The CIC reviews the proposed list of funded projects for the upcoming fiscal year and provides recommendations for prioritizing unfunded and partially funded projects, should additional funding become available. The CIC recommendations are incorporated into the subsequent report to the BC. The CIC places an emphasis on projects in targeted geographical areas with disadvantaged communities, which may qualify the County to leverage grant funding. Projects that address immediate health and safety needs, impact larger portions of the County population or add/improve a major County service are also considered in these recommendations.

### **Budget Committee (BC)**

The BC reviews the CIP for fiscal matters, including proposed funding sources for projects in the upcoming fiscal year. The BC may make recommendations to the Board of Supervisors on funding for currently unfunded projects or adjustments to funding sources for budgeted projects.

### **Planning Commission**

Pursuant to the 2010 General Plan Policy PS-1.2, the County shall develop and adopt a Capital Improvement and Financing Plan and implement ordinances that define the benefit areas,

identify and prioritize the improvements for those areas, estimate the cost of improvements, identify the funding sources and provide an anticipated schedule for completion.

The CIP projects list for the upcoming Fiscal Year is submitted to the Commission for review and report to the Board of Supervisors on its conformity with the applicable adopted Area Plan or Land Use Plan as stated in Planning and Zoning Law, Government Code Section 65401.

To facilitate ease of use in reviewing the report, projects in the resolution Attachment 1 are separated by new projects requiring review by the Commission, and projects approved in previous years. New projects are categorized by geographic area.

### **Board of Supervisors**

The final draft CIP is presented to the Board of Supervisors for adoption with the budget.

# Exhibit C

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**EXHIBIT C**

**LOS-Deficient Roadways as identified in the EIR for 2010 General Plan**

County Roadway Segment Operating at LOS E or F under Existing (2008) or Existing plus Project Development to the Year 2030.		Project Identified in 5-Year CIP FY23/24	Previous CIP Improvement Projects	Accumulated Traffic Impact Fees (As of June 30, 2023)
County Road G11 (San Juan Rd)	Salinas Rd to San Miguel Canyon	PW 2022-09		<b>\$567,341</b>
County Road G11 (San Juan Rd)	Aromas Rd to Carpenteria Rd	PW 2022-09		
County Road G12 (Salinas)	Porter Dr to Railroad Ave	PW 2022-10		
County Road G12 (Elkhorn Rd)	Salinas Rd to Hall Rd	PW 2022-10	Project #s PW 2021-08, PW 2021-03 (G-12 Corridor Areas 1, 6)	
County Road G12 (Hall Rd)	Elkhorn Rd to San Miguel Canyon Rd	PW 2022-10		
County Road G12 (San Miguel Canyon Rd)	Strawberry Rd to Castroville Blvd	PW 2022-10		
County Road G12 (San Miguel Canyon Rd)	Castroville Blvd to US-101	PW 2022-10		
Porter Dr	San Juan Rd to Santa Cruz County Line	PW 2022-11		
Porter Dr	Salinas Rd to San Juan Rd	PW 2022-11		
County Road G17 (River Rd)	Las Palmas Rd to Las Palmas Parkway	PW 2022-12		
Blanco Rd	Cooper Rd to Armstrong Rd	PW 2022-14		
Blanco Rd	Armstrong Rd to Davis Rd	PW 2022-14		
Davis Rd	SR-183 to W Blanco Rd	PW 2022-13		
Davis Rd	Blanco Rd to Reservation Rd	Project # 3600 (Davis Bridge Replacement and Road Widening)		
San Juan Grade Rd	Salinas City Line to Russell Rd	PW 2022-15		
San Juan Grade Rd	Russell Rd to Rogge Rd	PW 2022-15	Project #1147 (Rogge Road Intersection Improvements)	
Abbott St	SH 101 to Salinas City Line	PW 2022-16		
Espinosa Rd	SR-183 to US-101	PW 2022-17		
Harris Rd	Spreckels Blvd to Abbott St	PW 2022-18		
Hebert Rd	San Juan Grade Rd to Old Stage Rd	PW 2022-19		
Old Stage Rd	Hebert Rd to Natividad Rd	PW 2022-20		
Russell Rd	SR-101 to San Juan Grade Rd	PW 2022-21		
Carpenter St	Serra Ave to SR-1	PW 2022-22		<b>\$265,478</b>
Ocean Ave	Carmel City Line to SR-1	PW 2022-23		
Rio Rd	Carmel City Line to SR-1	PW 2022-24		
Carpenter St	Carmel City Line to Serra Ave	PW 2022-22		<b>\$180,178</b>
County Road G14 (Jolon)	US-101 to San Lucas Rd	PW 2022-29		

**EXHIBIT C**

**LOS-Deficient Roadways as identified in the EIR for 2010 General Plan**

Regional Roadway Segments In the Unincorporated County Operating at LOS E or F under Existing plus Project to Year 2030		Project Identified in 5-Year CIP FY23/24	Previous CIP Improvement Projects	Accumulated Traffic Impact Fees (as of June 30, 2023)
US Highway 101	County Line to to Crazy Horse Canyon	Road sections are managed by State Department of Transportation	Road sections are managed by State Department of Transportation	Road sections are managed by State Department of Transportation
US Highway 101	Crazy Horse to Miguel Canyon Rd			
US Highway 101	San Miguel Canyon Rd to SR-156			
US Highway 101	SR-156 to Pesante Rd			
US Highway 101	Pesante Rd to Espinosa Rd			
US Highway 101	Espinosa Rd to E Boronda Rd			
SR-1	Salinas Rd to Struve Rd			
SR-1	Struve Rd to Dolan Rd			
SR-1	Dolan Rd to Molera Rd			
SR-1	Molera Rd to SR-183			
SR-1	Fremont Blvd to Canyon del Rey			
SR-1	Canyon del Rey Blvd to Del Monte Ave			
SR-1	N Fremont St to Aguajito Rd			
SR-1	Holman Hwy to Carpenter St			
SR-1	Ocean Ave to Carmel Valley Rd			
SR-1	Rio Rd to Carmel Valley Rd			
SR-68 (Holman Highway)	Skyline Forest Dr to CHOMP Dwy			
SR-68 (Holman Highway)	CHOMP Dwy to SR-1			
SR-68 (Monterey Salinas Highway)	Canyon del Rey Blvd to Bit Rd			
SR-68 (Monterey Salinas Highway)	Laureles Grade Rd to Corral de Tierra			
SR-68 (Monterey Salinas Highway)	Corral de Tierra to Portola Dr			
SR-156	Castroville Blvd to US-101			
SR-183 (Merritt St)	SR-156 to Blackie Rd			
SR-183 (Castroville Rd)	Blackie Rd to Espinosa Rd			
SR-183 (Castroville Rd)	Espinosa Rd to Cooper Rd			





# County of Monterey

## Item No.5

### Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: PC 24-069

June 26, 2024

**Introduced:** 6/17/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### **REF210024 - BIG SUR COAST LAND USE PLAN UPDATE**

- a. Conduct a continued public workshop to review and receive public input regarding the Ad Hoc Committee's proposed updates to the Big Sur Coast Land Use Plan; and
- b. Provide direction to staff.

**Project Location:** Big Sur Coast Planning Area

**Proposed CEQA action:** A planning workshop is statutorily exempt per California Environmental Quality Act (CEQA) 15262.

#### RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Conduct a continued public workshop to review and receive public input regarding the Ad Hoc Committee's proposed updates to the Big Sur Coast Land Use Plan; and
- b. Provide direction to staff.

#### PROJECT INFORMATION:

Planning File Number: REF210024

Project Location: Big Sur Coast Planning Area

Plan Area: Big Sur Coast Planning Area

#### SUMMARY:

Staff presented the first public workshop of the Big Sur Coast Land Use Plan (BSLUP) update at the Planning Commission (Commission) on December 13, 2023 (staff report and exhibits available at this link: <https://monterey.legistar.com/LegislationDetail.aspx?ID=6443930&GUID=495161EC-729C-48A0-B11D-F4271A2F1593&Options=&Search=>).

Staff presented the continued public workshop at the Commission on February 14, 2024 (staff report and exhibits available at this link: <https://monterey.legistar.com/LegislationDetail.aspx?ID=6509796&GUID=3451F133-F133-4E1C-9026-E83FB01406CE&Options=&Search=>).

Staff presented the continued public workshop at the Commission on March 27, 2024 (staff report and exhibits available at this link: <https://monterey.legistar.com/LegislationDetail.aspx?ID=6586011&GUID=AA95BD77-A872-465B-A0BD-B460987CDF3F&Options=&Search=>).

Due to the slipout at Rocky Ridge staff recommend, and the Commission continued the public workshop originally scheduled for May 8, 2024 to a date certain of June 26, 2024.

This continued workshop will review and receive additional comments on the proposed updates to the BSLUP on the following matters:

- a) Preliminary Draft Ordinance amending Title 20 to create a Rural Community Center Zoning District;
- b) Review the existing Big Sur Coast Land Use Designation and Zoning maps;
- c) Research establishing a timeframe for a comprehensive update to the Big Sur Land Use Plan; and
- d) Provide a verbal update from the Community Meeting held on June 18, 2024.

This workshop will be limited to approximately two hours. Based on the outcome of this workshop, staff will recommend a next step for the Planning Commission's consideration.

### DISCUSSION

Staff presented at three public workshops of the Big Sur Coast Land Use Plan (BSLUP) update at the Planning Commission on December 13, 2023, February 14, 2024, and March 27, 2024. Staff received public and Commissioner input on the six key topic areas: 1) General comments on the BSLUP updates; 2) Highway 1 Capacity; 3) Wildfire; 4) Employee housing; 5) Visitor serving and commercial uses; 6) Special Events and Aircraft. Staff also received public and Commissioner input on the Preliminary Draft of the Rural Community Center (RCC) Zoning District and the Rural Community Center (RCC) Land Use Category possible expansion.

Due to the significant public and Commissioner input received at the March 27, 2024 workshop, staff wanted to return to the Commission on May 8th to hold a continued public workshop. Due to the slipout at Rocky Ridge, staff recommended and the Commission continued the workshop to a date certain of June 26, 2024, to ensure the Big Sur community could participate. Staff will not present any new information at this workshop but will allow the community additional time to review and provide comments on the Rural Community Center (RCC) Zoning District and review the existing Big Sur Coast Land Use Designation and Zoning maps.

Staff will begin this June 26, 2024, continued workshop presentation with a brief review of the Rural Community Center (RCC) Zoning District, a review of the existing Big Sur Coast Land Use Designation and Zoning maps, and research establishing a timeframe for a comprehensive update of the Big Sur Coast Land Use Plan. Staff will also provide a verbal update from the Community Meeting that was held on June 18, 2024.

### Rural Community Center Zoning District

**Exhibit A** contains the Preliminary Draft Title 20 ordinance to implement the Rural Community Center (RCC) zoning district. Staff also provided an updated crosswalk document (**Exhibit C**) that clearly shows which Sections in Title 20 the RCC zoning district language was pulled from.

*The Ad Hoc Committee and staff are seeking additional comments and input from the community and Commissioners on the Preliminary Draft Title 20 ordinance that implements the Rural Community Center Zoning District (RCC (CZ)) in Monterey County Code.*

Big Sur Coast Land Use Designation and Zoning Maps

Staff has developed a Geographic Information System (GIS) web mapping application to help the public and commissioners better understand the existing land use designation and zoning maps. (The application can be found at this link:

<https://maps.co.monterey.ca.us/portal/apps/webappviewer/index.html?id=ef36439cf9db44aca8ff27eb4de98b5a.>)

Staff has not included the preliminary draft of the possible expansion of the Rural Community Center in this mapping application. Staff will hold two community meetings with the Big Sur community, one on June 18th and a second on July 15th, to hear from community members on how to best expand opportunities for affordable and employee housing for the Big Sur community. Staff plans to return to the Commission at a later date once the community meetings have concluded and the Ad Hoc Committee has been able to incorporate revisions into the BSLUP.

Research Establishing a Timeframe for a Comprehensive Update to the Big Sur Land Use Plan

When staff originally scoped and brought the BSLUP update to the Planning Commission, the update only encompassed the Land Use Plan and not associated documents. The Coastal Implementation Plan (CIP) was planned to be updated at a later date. Additionally, the BSLUP currently relies on the 1982 County of Monterey General Plan (1982 GP) for sections that are not addressed in the BSLUP document itself.

The BSLUP functions as the Local Coastal Program (LCP) for the Big Sur Coastal Planning Area, which details the kinds, locations, and intensity of land uses, resource protections, and development policies in the coastal zones. The BSLUP includes the CIP, which details the specific development regulations, zoning ordinances, and procedures to ensure that the LCP objectives are carried out effectively. If the LCP is updated before the CIP is updated, it can create inconsistency and confusion between the LCP and the regulatory procedures described in the CIP.

The BSLUP and all of the County's LCPs rely on the 1982 GP for the mandatory General Plan Elements that are not included in the BSLUP. This is because the 2010 County of Monterey General Plan (2010 GP) only applies to the unincorporated inland areas of Monterey County. This means that for General Plan Elements that are required by Government Code Section § 65302 that are not addressed in the BSLUP, staff must refer back to the 1982 GP. As a part of the BSLUP update, staff believes that this would be the appropriate time to update the BSLUP to include all missing legally required General Plan Elements within the BSLUP. This would allow the BSLUP to stand on its own as a comprehensive document to guide planning, land use, and resource protection in the Big Sur Coast Planning Area.

*The Ad Hoc Committee and staff are seeking direction from the Planning Commission that staff research establishing the additional time required to update the BSLUP to include all required General Plan Elements as a part of the BSLUP update process. Staff would also research the additional time required to update the CIP as part of the BSLUP update process.*

OTHER AGENCY INVOLVEMENT

Housing and Community Development Department staff are working in collaboration with the Big Sur Land Use Plan Ad Hoc Committee of the Planning Commission to update the BSLUP and with the Office of County Counsel to review the proposed updates.

Prepared by: Taylor Price, Associate Planner, 831-784-5730

Approved by: Melanie Beretti, AICP, Acting Chief of Planning, 831-755-5285

The following attachments are on file with the HCD:

Exhibit A - Draft of Title 20 Ordinance - Rural Community Center Zoning District

Exhibit B - Big Sur Coast Land Use Plan with Track Changes Version 11.27.2023

Exhibit C - Updated Crosswalk between Rural Community Center Zoning District and Existing Title 20 Zoning Districts

Exhibit D - Public Comment Letters Received Since March 27, 2024

Cc: Big Sur & South Coast LUACs; Big Sur Byways Organization; Big Sur Multi-Agency Advisory Committee; Monterey County Water Resources Agency; California Coastal Commission; Breylen Ammen, California Coastal Commission; Katie Butler, California Coastal Commission; Monterey Bay National Marine Sanctuary; California Coastal Conservancy; California State Parks; United States Forest Service Los Padres National Forest; Big Sur Chamber of Commerce; California Department of Fish and Wildlife; Big Sur Land Trust; Caltrans; Monterey Peninsula Regional Parks District; Keep Big Sur Wild; REF210024 Public Distribution List.



# County of Monterey Planning Commission

**Item No.5**

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Agenda Item No. 5

Legistar File Number: PC 24-069

June 26, 2024

**Introduced:** 6/17/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### **REF210024 - BIG SUR COAST LAND USE PLAN UPDATE**

- a. Conduct a continued public workshop to review and receive public input regarding the Ad Hoc Committee's proposed updates to the Big Sur Coast Land Use Plan; and
- b. Provide direction to staff.

**Project Location:** Big Sur Coast Planning Area

**Proposed CEQA action:** A planning workshop is statutorily exempt per California Environmental Quality Act (CEQA) 15262.

#### RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Conduct a continued public workshop to review and receive public input regarding the Ad Hoc Committee's proposed updates to the Big Sur Coast Land Use Plan; and
- b. Provide direction to staff.

#### PROJECT INFORMATION:

Planning File Number: REF210024

Project Location: Big Sur Coast Planning Area

Plan Area: Big Sur Coast Planning Area

#### SUMMARY:

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- c) Research establishing a timeframe for a comprehensive update to the Big Sur Land Use Plan; and
- d) Provide a verbal update from the Community Meeting held on June 18, 2024.

This workshop will be limited to approximately two hours. Based on the outcome of this workshop, staff will recommend a next step for the Planning Commission's consideration.

### DISCUSSION

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### Rural Community Center Zoning District

**Exhibit A** contains the Preliminary Draft Title 20 ordinance to implement the Rural Community Center (RCC) zoning district. Staff also provided an updated crosswalk document (**Exhibit C**) that clearly shows which Sections in Title 20 the RCC zoning district language was pulled from.

*The Ad Hoc Committee and staff are seeking additional comments and input from the community and Commissioners on the Preliminary Draft Title 20 ordinance that implements the Rural Community Center Zoning District (RCC (CZ)) in Monterey County Code.*

Big Sur Coast Land Use Designation and Zoning Maps

Staff has developed a Geographic Information System (GIS) web mapping application to help the public and commissioners better understand the existing land use designation and zoning maps. (The application can be found at this link:

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Research Establishing a Timeframe for a Comprehensive Update to the Big Sur Land Use Plan

When staff originally scoped and brought the BSLUP update to the Planning Commission, the update only encompassed the Land Use Plan and not associated documents. The Coastal Implementation Plan (CIP) was planned to be updated at a later date. Additionally, the BSLUP currently relies on the 1982 County of Monterey General Plan (1982 GP) for sections that are not addressed in the BSLUP document itself.

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*The Ad Hoc Committee and staff are seeking direction from the Planning Commission that staff research establishing the additional time required to update the BSLUP to include all required General Plan Elements as a part of the BSLUP update process. Staff would also research the additional time required to update the CIP as part of the BSLUP update process.*

OTHER AGENCY INVOLVEMENT

Housing and Community Development Department staff are working in collaboration with the Big Sur Land Use Plan Ad Hoc Committee of the Planning Commission to update the BSLUP and with the Office of County Counsel to review the proposed updates.

Prepared by: Taylor Price, Associate Planner, 831-784-5730

Approved by: Melanie Beretti, AICP, Acting Chief of Planning, 831-755-5285

The following attachments are on file with the HCD:

Exhibit A - Draft of Title 20 Ordinance - Rural Community Center Zoning District

Exhibit B - Big Sur Coast Land Use Plan with Track Changes Version 11.27.2023

Exhibit C - Updated Crosswalk between Rural Community Center Zoning District and Existing Title 20 Zoning Districts

Exhibit D - Public Comment Letters Received Since March 27, 2024

Cc: Big Sur & South Coast LUACs; Big Sur Byways Organization; Big Sur Multi-Agency Advisory Committee; Monterey County Water Resources Agency; California Coastal Commission; Breylen Ammen, California Coastal Commission; Katie Butler, California Coastal Commission; Monterey Bay National Marine Sanctuary; California Coastal Conservancy; California State Parks; United States Forest Service Los Padres National Forest; Big Sur Chamber of Commerce; California Department of Fish and Wildlife; Big Sur Land Trust; Caltrans; Monterey Peninsula Regional Parks District; Keep Big Sur Wild; REF210024 Public Distribution List.



# Exhibit A

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**EXHIBIT A**  
**PRELIMINARY DRAFT DOCUMENT SUBJECT TO CHANGE**  
**VERSION 03.15.2024**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA,  
ADDING CHAPTER 20.23 TO TITLE 20 (COASTAL ZONING) OF THE MONTEREY  
COUNTY CODE**

**County Counsel Summary**

*This ordinance adds Chapter 20.23 to Title 20 (coastal zoning) of the Monterey County Code to establish a Rural Community Center zoning district in the Big Sur Coastal Land Use Plan Area. The Rural Community Center establishes permissible uses, permit requirements, development standards, and land use regulations governing development within the Rural Community Center Districts in the unincorporated coastal area of Monterey County. This ordinance implements the Big Sur Coast Land Use Plan.*

The Board of Supervisors of the County of Monterey ordains as follows:

**SECTION 1. Findings and Declarations.**

A. Pursuant to Article XI, section 7 of the California Constitution, the County of Monterey may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens.

B. The Big Sur Coast Land Use Plan Section 7.2.1.A requires that the County of Monterey adopt the Rural Community Center District, to be applied to all areas in the Big Sur Coastal Planning Area that have a land use designation of Rural Community Center. This new Coastal Zone Zoning District includes residential development, visitor-serving and recreation support uses, and quasi-public uses.

C. This ordinance adds a “Rural Community Center” District to Title 20 of the Monterey County Code to provide consistency between the County’s coastal zoning ordinance and the Big Sur Coast Land Use Plan.

**SECTION 2. RESERVED.**

**SECTION 3.** Chapter 20.23 is added to the Monterey County Code to read as follows:

**CHAPTER 20.23**

**REGULATIONS FOR RURAL COMMUNITY CENTER OR “RCC” DISTRICTS**

**Sections:**

**20.23.010 Purpose.**

**20.23.020 Applicability.**

**20.23.030 General Development Plan.**

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**20.23.040 Nonexempt Development.**

**20.23.050 Principal uses allowed, Coastal Administrative Permit required in each case (Chapter 20.76) unless exempt (Section 20.70.120).**

**20.23.060 Conditional uses allowed, Coastal Development Permit required in each case (Chapter 21.70).**

**20.23.070 Site development standards.**

**20.23.080 Special Regulations.**

**20.23.010 Purpose.**

The purpose of this Chapter is to provide a district to accommodate a mix of uses for both the visiting public and residents and to ensure that these uses have less than significant impacts on Highway 1. This zoning district is also intended to encourage and provide housing opportunities.

**20.23.020 Applicability.**

The regulations of this Chapter shall apply in all “RCC” Districts.

**20.23.030 General Development Plan.**

A. A General Development Plan shall be required prior to the establishment of any development in the Rural Community Center 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).

B. No new development, change or expansion of use, or physical improvements may be approved unless such development, use or expansion is found to be in conformance with an approved General Development Plan and amendments thereto where such plan is required.

C. General Development Plans and amendments thereto shall be approved by the Planning Commission.

D. The General Development Plan shall be prepared by the developer and submitted for review and approval prior to or concurrent with approval of any required permits for the development. The plans shall address the long range development and operation of the facilities including physical expansion and new development, operational changes, circulation or transportation improvements, alternative development opportunities, environmental considerations, potential mitigation of adverse environmental impacts and conformance to the policies of the Big Sur Coast Land Use Plan.

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E. The requirement of a General Development Plan or an amendment to a General Development Plan may be waived by the Director of Planning and Building Inspection when due to the circumstances of the particular situation there is no potential significant adverse impact from the development and requiring the General Development Plan will not further the purpose of this chapter.

**20.23.040 Nonexempt Development.**

The following list shall require a Coastal Development Permit regardless of which category of allowed uses it falls into:

- A. Development which will cause a Significant Environmental Impact;
- B. Development within the Critical Viewshed as defined by Section 20.145.020.V (Big Sur);
- C. Development on slopes of thirty (30) percent or greater except as provided for in Section 20.64.230(C)(2) and (3);
- D. Ridgeline Development;
- E. Development within one hundred (100) feet of mapped or field identified environmentally sensitive habitats;
- F. Development with positive archaeological reports;
- G. Land divisions;
- H. Development of new or expanded agricultural operations if fifty (50) percent or more of the parcel has a slope of ten (10) percent or greater; or where the operation is to occur on soils with a high or very high erosion hazard potential, according to the Soil Conservation Service Soil Survey Manual.

**20.23.050 Principal uses allowed, Coastal Administrative Permit required in each case (Chapter 20.76) unless exempt (Section 20.70.120).**

- A. Change of visitor serving or commercial uses within a structure provided the new use will not change the nature or intensity of the visitor serving or commercial use of the structure;
- B. Water system facilities including wells and storage tanks serving fourteen (14) or fewer service connections, pursuant to Title 15.04, Monterey County Code and replacement of water tanks and wells where no increase in service connections is created. The screening of any tanks and associated structures shall be approved by the Director of Planning and Building Inspection;

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- C. One caretaker unit for the purpose of providing on-site security;
- D. Reduction in setback requirements provided the proposed reduction is ten (10) percent or less of the required setbacks;
- E. Accessory structures and accessory uses appurtenant to any principal allowed use provided there is no intensification of the permitted use;
- F. Additions to existing, approved wireless communications facilities pursuant to Section 20.64.310;
- G. Art galleries;
- H. Convenience store;
- I. Gift and card stores;
- J. Hardware store, excluding outside storage of materials;
- K. Offices less than five thousand (5,000) square feet of floor area;
- L. Shops for tradesmen such as plumbers, electricians, furniture makers and repairmen, appliance repairmen, and similar uses provided that in all cases all equipment and materials, except vehicles, are maintained within a structure;
- M. Affordable housing, pursuant to Section XX.XX.XXX, up to five (5) or less units;
- N. Single Room Occupancy (SRO) Facilities, pursuant to Section 20.06.1115, up to twenty (20) or fewer beds;
- O. Roominghouse or boardinghouse that are not used for transient occupancy, pursuant to Section 20.06.990, up to twenty (20) or fewer beds;
- P. Stands for the sale of agricultural products grown on the premises or within the Big Sur Coastal Planning Area or artisanal products made within the Big Sur Coastal Planning Area having no permanent electricity, plumbing, or paving.

**20.23.060 Conditional uses allowed, Coastal Development Permit required in each case (Chapter 20.70) unless exempt (Section 20.70.120).**

- A. Hotels, motels, hostels, inns;
- B. Restaurants;
- C. Services stations;

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- D. Recreational vehicle parks;
- E. Employee housing;
- F. Day care centers;
- G. Assemblages of people, such as carnivals, festivals, races and circuses not exceeding ten (10) days and not involving construction of permanent facilities as determined by the Planning Commission to be consistent and compatible with the intent of this chapter and the Big Sur Coast Land Use Plan;
- H. Accessory structures and uses prior to establishment of main use or structure;
- I. Legal nonconforming use of a portion of a structure extended throughout the structure;
- J. Legal nonconforming use changed to a use of a similar or more restricted nature;
- K. Water system facilities including wells and storage tanks serving fifteen (15) or more service connections;
- L. Single family residential uses provided for in the Big Sur Coast Land Use Plan;
- M. Ridgeline development;
- N. Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal;
- O. Public/Quasi-Public uses limited to the following: churches, parks, playgrounds, schools, public safety facilities, libraries, medical clinics, public utilities, and public utility accessory structures;
- P. Any lots or establishments where alcoholic beverages are served, commercial places of amusement or recreation or any places where live entertainment is provided within two hundred (200) feet of the boundary of a residential district;
- Q. Conditional certificate of compliance;
- R. Food stores;
- S. Campgrounds and moderate intensity recreational use, including tent platforms, cabins, parks, stables, bicycle paths, restrooms, and interpretive facilities;
- T. Contractors yard;

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U. Other uses of a similar character, density and intensity as those listed in this section determined by the Planning Commission to be consistent and compatible with the intent of this chapter and the applicable Big Sur Coast Land Use Plan;

V. General retail;

W. Subdivisions;

X. Lot Line Adjustments;

Y. Wireless communications facilities; pursuant to Section 20.64.310;

Z. Cannabis retailer pursuant to Chapter 20.67;

AA. Affordable housing, pursuant to Section XX.XX.XXX, five (5) units or more;

BB. Single Room Occupancy (SRO) Facilities, pursuant to Section 20.06.1115, twenty (20) or more beds.

CC. Roominghouse or boardinghouse that are not used for transient occupancy, pursuant to Section 20.06.990, twenty (20) or more beds;

**20.23.070 Site development standards.**

A. Structure Height and Setback Regulations.

1. The maximum structure height is thirty-five (35) feet unless superseded by a structure height limit noted on the zoning map (e.g. "RCC/(24)") would limit structure height to twenty-four (24) feet).

2. Setbacks for development in the RCC district are established by the approval of a General Development Plan where such plan is required.

3. Setbacks for development where a General Development Plan is not required shall be established by the Appropriate Authority through the project review process based on:

a. Surrounding land use;

b. Provision of adequate parking and landscaping;

c. Other site design features.

4. All minimum setback requirements established by a combining "B" district, setbacks shown on a recorded final map or parcel map, or setback lines shown on a Sectional District map, shall apply.



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B. Building Site Coverage, Maximum: Fifty (50) percent, excluding parking and landscaping.

C. Parking Regulations: All parking shall be established pursuant to Chapter 20.58.

D. Landscaping Requirements. All developments allowed shall have landscaping covering a minimum of ten (10) percent of the site area subject to a plan approved by the Director of Planning and Building Inspection. The landscaping shall be in place prior to the commencement of use.

E. Lighting Plan Requirements. All exterior lighting shall be unobtrusive, harmonious with the local area and constructed or located so that only the area intended is illuminated and off-site glare is fully controlled. The location, type and wattage of the exterior lighting must be approved by the Director of Planning and Building Inspection prior to the issuance of building permits or the establishment of the use.

F. Sign Regulations. Signing for all development shall be established pursuant to Chapter 20.60.

G. Minimum Lot Size. The minimum size of a lot created through a subdivision shall be ten thousand (10,000) square feet in areas served by public sewer and one acre in areas served by septic systems.

**20.23.080 Special Regulations.**

A. Manufactured Dwelling Units. Manufactured dwelling units meeting the standards of Section 20.64.040 are permitted subject to the requirements of any conventional dwelling unit in this chapter.

B. Vehicle Trip Reduction. The following types of development are subject to Section 20.64.250 (Regulations for the Reduction of Vehicle Trips) of this Title:

1. Any new or expanded commercial or tourist oriented development which will employ 25 (25) or more persons; or

2. Any new or expanded commercial or tourist oriented development of five thousand (5,000) gross square feet or more; or

3. Any residential development of five (5) or more units, unless the majority of units are for employees who work on-site.

**SECTION 4. SEVERABILITY.** If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof,

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irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

**SECTION 5. EFFECTIVE DATE.** This ordinance shall become effective on the thirty-first day following its adoption.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
Chair, Glenn Church  
Monterey County Board of Supervisors

ATTEST :

VALERIE RALPH  
Clerk of the Board

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

Kelly L. Donlon  
Assistant County Counsel

# Exhibit B

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## BIG SUR COAST LAND USE PLAN



DRAFT

## Exhibit B

Version 11.27.2023

### MONTEREY COUNTY, CALIFORNIA BIG SUR COAST LAND USE PLAN LOCAL COASTAL PROGRAM

Prepared by the Monterey County  
Planning Department

Adopted by the Monterey County  
Planning Commission 2/11/81

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Adopted by the Monterey County  
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This document was prepared with financial assistance from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration under the provisions of the Federal Coastal Zone Management Act of 1972 as amended, and from the California Coastal Commission, under the provisions of the California Coastal Act of 1976.

***LOCAL COASTAL PROGRAM  
MONTEREY COUNTY, CALIFORNIA  
BIG SUR COAST LAND USE PLAN***

***MONTEREY COUNTY  
LOCAL COASTAL PROGRAM***

***Amendment Certified by the  
California Coastal Commission on TBD***

***Amendment Adopted by the Board of Supervisors on TBD***

***Luis Alejo, Chairman***  
***Glenn Church, Vice Chair***  
***Chris Lopez***

***Wendy Root-Askew***  
***Mary Adams***

***Effective Date of the LCP Amendment***  
***TBD***

**BIG SUR COAST LAND USE PLAN - AMENDMENTS**

***As Adopted by the ~~Monterey County Board of Supervisors~~ Board of Supervisors of the County of Monterey and Certified by the California Coastal Commission for the following date(s):***

1. ***January 9, 1996 - AMEND AND ADD LANGUAGE TO BIG SUR COAST LAND USE PLAN POLICY 3.4.3.A.7 - Amend and add to Big Sur Land Use Plan Policy 3.4.3.A.7 regarding the timing of proof of water for subdivision applications.***
2. ***January 13, 2016 – AMEND AND ADD LANGUAGE TO BIG SUR COAST LAND USE PLAN POLICY 5.1.2 and 5.3.3, 5.4.3.I.2.c, 5.4.3.I.2.e, and TABLE 1 – Amend and add to Big Sur Land Use Plan Policy regarding Accessory Dwelling Units.***
3. ***TBD - AMEND AND ADD LANGUAGE TO BIG SUR LAND COAST USE PLAN POLICY 5.1.2 and 5.3.3, 5.4.3.I.2.c, 5.4.3.I.2.e, and TABLE 1 – Amend Big Sur Land Use Plan Policy regarding Accessory Dwelling Units and add caretaker units back into Plan.***
- 2.4. ***TBD – COMPREHENSIVE UPDATE TO THE BIG SUR COAST LAND USE PLAN***

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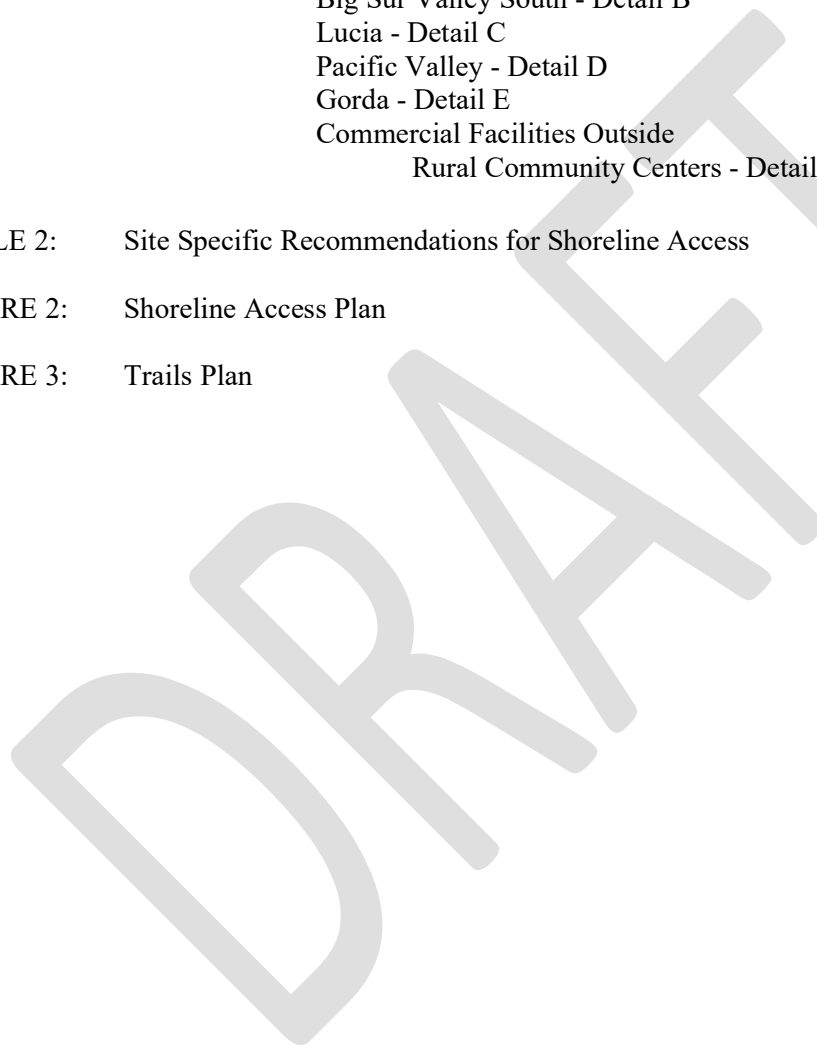
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# 1. INTRODUCTION

## 1.1 OVERVIEW

The plan contained in these pages is the Land Use Plan (LUP) for the Big Sur Coast segment of Monterey County's Local Coastal Program. After adoption by the County of Monterey and certification by the California Coastal Commission (Coastal Commission) this LUP will supersede the Big Sur Coast Land Use Plan which was adopted in 1984 and certified in 1986 (1986 LUP). The 1986 LUP had in turn superseded the Monterey County Coast Master Plan, which was adopted in 1962 and in effect for twenty-two years. This plan supersedes the Monterey County Coast Master Plan adopted in 1962 and in effect for twenty two years. As the primary component of a certified Local Coastal Program, it will provide development standards to guide the actions of all State and local agencies. Under the provisions of the Federal Coastal Zone Management Act, actions by all federal agencies must be submitted for review by the California Coastal Commission. The Coastal Commission will rely on the certified Big Sur Coast Land Use Plan LUP for guidance when reviewing federal projects for consistency with the policies of the California Coastal Management Program.

This plan-LUP has been prepared to carry out the requirements of the California Coastal Act of 1976. The Coastal Act places emphasis on environmental protection and public recreation and access. Therefore, these were three important considerations used to formulate this plan-LUP.

The 1986 LUP has done an exemplary job of protecting the scenic and natural character of the Big Sur coast, while providing for careful public and private development within a continuously changing environment. The LUP is recognized as the gold standard of land use planning in California and the nation and has required only minimal amendment over its lifetime.

In 2013, the Big Sur LUAC and the South Coast LUAC returned to the task of updating the 1986 LUP. The work preparing this LUP is based largely on the 1986 LUP, while acknowledging that such factors as changed conditions, lessons learned, and new concerns necessitate that the 1986 LUP be updated to meet current needs. The LUP recognizes the historic and current importance of the resident Big Sur community's support for the protection and vitality of Big Sur. In 2021, the Monterey County Planning Commission began its review of the updates, held hearings and recommended its updates to the Board of Supervisors of the County of Monterey (Board of Supervisors). In XXXX, the update went to the Board of Supervisors for consideration, who then transmitted the update to the California Coastal Commission for certification. This LUP, adopted in XXXX, hopes to achieve a balance between ensuring the survivability of the Big Sur community and its neighborhoods and the Coastal Act's emphasis on other public benefits.

In the updates, as in the 1986 LUP, the narrative is unusually important. In applying the policies in this LUP, the narrative should be the primary source for context and interpretation.

## ***1.2 PHYSICAL AND CULTURAL SETTING***

The Big Sur coast of Central California is over seventy miles in length and stretches from the Carmel area on the north, south to the San Luis Obispo County line near San Simeon. Perhaps the largest single coastal planning area in California, the Big Sur region is also among the most geographically distinctive.

The Big Sur coast is where Highway 1 traces a narrow ledge along the rugged Santa Lucia Mountains above the Pacific shoreline, leading travelers into a scenic drama that is known around the world. In recognition of the spectacular beauty and other unique qualities of the Big Sur coast, the US Department of Transportation, Federal Highway Administration has designated Highway 1 an All-American Road. This honor is awarded by the National Scenic Byways Program to those few highways in the United States that are so distinctive as to be considered destinations unto themselves.

The western slopes of the Santa Lucia Mountains, reaching an elevation of 5,200 feet at Cone Peak, drop precipitously to the sea. Much of the coast is bounded by sheer cliffs. Great offshore rocks punctuate the dramatic meeting of land and sea. Beaches are few; strong currents, waves, and cold water make swimming hazardous. Nearly fifty separate streams flow down the mountains to join the sea. Several of these, such as the Big Sur and Little Sur Rivers, Big Creek, Garrapata Creek, and Salmon Creek, have substantial year-round flows and support anadromous and resident game fish. The Big Sur coast is rich in plant and wildlife diversity. Coast redwoods are found in the cool moist canyons. The Santa Lucia fir and many other rare plants are present. Mountain lion, an occasional black bear, deer, and many smaller terrestrial animals and birds make Big Sur their home. While the California sea otter refuge runs the length of the coast, the otter is only a small part of the diverse spectrum of marine wildlife.

The climate in Big Sur is mild. Although the winters bring some of the heaviest rainfall in California, the summers are long and dry. Coastal fog is typical in summer mornings near the shore; inland and at the higher elevations temperatures can get quite high. Fire danger is ever present in summer and can be extremely hazardous for residents. The incidence and intensity of wildfires are significantly increasing since the adoption of the 1986 LUP.

The rugged mountainous terrain of the Big Sur coast has had a profound effect on historical use of the area and will continue to serve as a limitation on the kinds of activities that can be carried on and the scale of development. Natural constraints to development include availability of water, difficult access, unstable soils on steep slopes, and dangers of fire and flood.

The scenic qualities and the natural grandeur of the coast which result from the imposing geography, the rich vegetative compositions, and the dramatic meeting of land and sea are the area's greatest single attraction to the public. Big Sur has attained a worldwide reputation for spectacular beauty; sightseeing and scenic driving are the major recreational activities.

Although it has remained a rural area where sturdy pioneering families still carry on ranching, Big Sur's

residents have also achieved acclaim for their cultural contributions. Many well known writers, artists, and artisans have been inspired by the coast's dramatic vistas and timeless solitude. A strong community identity continues to attract new residents and also contributes to tourism. Today, tourism and private residential development are the strongest trends affecting management of the area.

In 2022, the Big Sur Coastal Planning Area occupied approximately 145,300 acres (on 1,483 parcels). Of this total, 42,158 acres (on approximately 1,232 parcels) representing 29 percent of the total land area, are in private ownership. The remaining 71 percent or 103,142 acres is in public ownership.

### ***1.3 PAST AND PRESENT PLANNING***

Past planning has been conscious of the unique qualities of Big Sur. Soon after the construction of Highway 1 in the late 1930's, the County drew national attention when it successfully prevented construction of a service station advertising sign and won a landmark case, securing for local government the right to use its police power for aesthetic purposes.

Beginning in 1959 and continuing until 1962, the County worked with local residents and consultants to develop a master plan for the coast. This plan, known as the Monterey County Coast Master Plan, has been recognized as both innovative and far reaching and has enjoyed the support of the people in the area. Closely following adoption of the Coast Master Plan, the County took the unusual step of inviting the federal government to study Highway 1 for designation as a national scenic parkway. Although the Federal study was never undertaken, the County published a report entitled, Wonderful One, and expressed its concern for the protection of the national interest along the Big Sur coast.

The County recognizes that even the best planning in time grows outdated and needs to be revised. Today's standards for environmental protection were unknown ten or fifteen years ago. What were thought to have been adequate parcel sizes for private land holdings at the time of the 1962 Master Plan are now understood to be too small to ensure the protection of the coast because excessive development could occur. Use of Highway 1 has grown beyond expectation. Pressures for new residential and commercial development, as well as increased public acquisitions and access, are now being felt along with a steady increase in recreational development and use.

In an effort to respond to these emerging problems, the County has undertaken several new planning programs in recent years. These began in 1970 when the County joined with Santa Cruz County to the north and San Luis Obispo County to the south in the development of the Tri-County Coastline Study. This innovative plan preceded the passage of Proposition 20, the California Coastal Initiative of 1972, and reflected the three counties' deep concern to improve the stewardship of the central coastline. This plan was set aside when Proposition 20 established the California Coastal Commission and charged it with the preparation of a master plan for the State's coastline. Monterey County ~~The County of~~ Monterey once again took the initiative by becoming one of ten jurisdictions in the State to conduct a special pilot planning program in cooperation with the Coastal Commission. The pilot study report, prepared by a consultant to the County in cooperation with local citizens and a broad range of public agencies, made strong recommendations but also identified areas where additional planning seemed



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needed. Thereafter, following passage of the California Coastal Act in the fall of 1976, the County developed a comprehensive work program to guide preparation of the Big Sur Coast Local Coastal Program.

The work program identified issues to be resolved and outlined research and planning tasks. A comprehensive series of background reports prepared by the County summarized available data, studied coastal issues in the context of the California Coastal Act, and recommended County policy changes needed to meet the requirements of the Coastal Act. The reports have been widely circulated and reviewed both within the community of Big Sur and outside by interested individuals, groups, and public agencies. Based on the reports' recommendations and on the responses to them, this ~~plan~~-LUP has been prepared.

A great deal of useful information supporting the ~~plan~~-LUP is provided in the background reports but could not be included in this document. The background reports can be consulted concerning the justification for policies or for detailed information about Big Sur's natural and human environment, but should not be considered authoritative.

The County adopted Protected Waterways Management Plans for the Little Sur River and Big Sur River in 1983. These provide authoritative resource data and analysis, identification of potential land use conflicts and goals, objectives, policies and recommendations for each watershed. These Protected Waterways Management Plans are incorporated by reference in this ~~Plan~~LUP. In general, the goals, objectives, and policies of the Little Sur and Big Sur protected waterways management plans are more specific and detailed statements of land use policy for these two waterways than the ~~LUP~~-LUP. However, in the event of conflict between either waterway plan and the ~~LUP~~-LUP, the most environmentally protective goals, objectives, or policies shall prevail regardless of the source.

Public participation in development of the ~~plan~~-LUP has been extensive. A Citizen Advisory Committee appointed in 1976 by the Board of Supervisors held numerous meetings to provide direction for the ~~plan~~-LUP and related studies. These meetings were often well attended by residents of the area and the general public. A series of town hall meetings were held in Big Sur at important points in the process to elicit the views of the entire community. Public agency participation included frequent and close working relationships with virtually every agency with an important role on the coast. Numerous presentations by State and Federal Agency personnel were made to the community.

The ~~plan~~-LUP has specifically been prepared to conform to the purposes and spirit of the California Coastal Act. Its proposals are intended to resolve the difficult issues that face Big Sur's future.

The major features of the 1986 LUP were to:

- o Guide all future planning decisions for County and State agencies, and set direction for the U.S. Forest Service in its planning.
- o Show the kinds, locations, and intensities of land uses allowed, therefore, serving as a basis of

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- zoning and other implementing actions.
- o Present policies concerning land development and environmental protection and management.
  - o Call for management of Highway 1 and all other governmental activities on the Coast.
  - o Set forth detailed review procedures for all applications based on a permit review process.
  - o Set forth a system for coordinating the actions of all involved government agencies.
  - o Provide an environmental resource management data base to support the ~~plan-LUP~~ and future planning decisions and provide for the periodic updating of this information.
  - o Identify the urgent need for financial assistance to the County in preserving Big Sur's natural resources and cultural heritage. Funds are specifically needed to protect scenic views and to provide public access.

It is clear from the above list that the 1986 LUP focused primarily on preserving and protecting Big Sur's natural resources. It is intended that this focus continues. In addition, changed conditions, lessons learned, and new emphasis necessitates a shift in focus. These include:

- The need to preserve and enhance the Big Sur community and neighborhoods by increasing the stock of affordable housing.
- The need to address overcrowding of Highway 1 due to the pressure of increased tourism.
- The lack of management of public land and access.
- The need to facilitate the ability of public agencies and private landowners to prepare for wildfire.

This LUP update was prepared initially by the Big Sur LUAC and the South Coast LUAC, which held many public meetings over the course of five years with the widest opportunity for public participation consistent with the legislative intent set forth under Section 30006 of the Coastal Act. These meetings were often well attended by residents of the area, the County Planning staff, and the general public.

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## ***2. PHILOSOPHY & GOALS***

### ***2.1 PHILOSOPHY AND GOALS***

The Big Sur Coast Citizens Advisory Committee in providing guidance to the County established the basic philosophy and goals upon which this ~~plan~~-LUP is based. In its report to the County entitled, Philosophy and Goals for Planning, the Committee stated:

The scenic beauty of the Big Sur Coast, and the opportunity to escape urban patterns, are prime attractions for residents and visitors alike. Man-made improvements detract from the near-wilderness attributes of the area if not individually, then collectively.

Quality should have precedence over quantity of any permitted uses, whether residential, recreational, or commercial. Any new development should remain within the small-scale, traditional and rural values of the area, rather than to introduce new or conflicting uses.

Land use planning and management policies should be directed towards maintenance and restoration of Big Sur's remaining rural and wilderness character. Without compromising its character or depleting its resources, the area should be accessible to as many as can be accommodated.

The special cultural characteristics of the Big Sur Coast should also be recognized as a primary resource. Man's presence along this coast continues to reflect a pioneering attitude of independence and resourcefulness; the environment has been a special nurturing ground for individual and creative fulfillment. The community itself and its traditional way of life are resources that can help to protect the environment and enhance the visitor experience.

From these philosophic concerns the following basic goal was defined by the Citizens Advisory Committee:

"To preserve for posterity the incomparable beauty of the Big Sur country, its special cultural and natural resources, its landforms and seascapes and inspirational vistas. To this end, all development must harmonize with and be subordinate to the wild and natural character of the land."

The County recognizes that the comprehensive preservation ethic expressed by these statements will require special vigilance and determination by all persons, public and private, whose actions affect the

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future of the Coast. New and innovative planning tools are needed. Coordination among the numerous governmental agencies with a role on the coast has taken on a new urgency. The plan-LUP makes a number of recommendations requiring actions by both the County and other agencies. These recommendations must be vigorously pursued to make the plan-LUP a success.

### 2.2 *BASIC OBJECTIVES AND POLICIES*

To accomplish the major goal of the planLUP, sevenfive basic objectives and policies are defined to guide all future public and private use of the coast. Natural Resources, Coastal Scenic Resources, Highway 1, Land Use and Development, and Shoreline Access were identified in the 1986 LUP. Big Sur Community and Wildfire Preparedness are added in this LUP.

#### 1. *Natural Resources*

The overall direction for the future of the Big Sur coast is based around the theme of preserving the outstanding natural environment. The County's objective is to develop and effectively carry out a constantly improving system for managing man's-human's use of the natural resources of the Big Sur coast for the long-term benefit of both visitors and residents.

The County's basic policy is to take a strong and active role in the stewardship and safeguarding of Big Sur's irreplaceable natural resources. Where there are conflicts, protection of these national resources is the primary objective with definite precedence over land use development.

#### 2. *Coastal Scenic Resources*

Recognizing the Big Sur coast's outstanding scenic beauty and its great benefit to the people of the State and the Nation, it is the County's objective to preserve these scenic resources in perpetuity and to promote, wherever possible, the restoration of the natural beauty of visually degraded areas.

The County's basic policy is to prohibit all future public or private development visible from Highway 1 and major public viewing areas.

#### 3. *Big Sur Community*

Though inhabited for thousands of years by various Native American peoples, Big Sur was largely inaccessible to settlement before Highway 1 was completed in 1937. The Spanish were the first to attempt to colonize the area in the latter third of the 18th century, but it was more than a hundred years later before homesteaders arrived to settle permanently, and their names now mark the natural features of the land: Post Summit, Pfeiffer Beach, Dani Ridge, Castro Canyon, Partington Ridge, Notley's Landing, Bixby Canyon, Gamboa Point, and so on.

The heritage of these early settlers who braved hardship to raise their families lives in the spirit of a

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community that has endured rock and mud slides, road closures, forest fires and attempts to turn Big Sur into a national park, taking control from the hands of local, county and state authorities. This community has a rich culture which has given and continues to give much to the world. Because of its relative isolation and the striking beauty of its surroundings, Big Sur continues to inspire artists, sculptors, writers and poets, singers and songwriters, photographers, woodworkers, and spiritual seekers. The world famous Esalen Institute, which birthed the human potential movement, continues to inspire positive change in human relations. The New Camaldoli Hermitage offers peace and solitude to retreat guests from near and far. And the Henry Miller Library, named after long-time artist, author, and Big Sur resident, offers a variety of programs that are open to the local and traveling public.

Those who think of Big Sur as simply a majestic meeting of land and sea, who drive through on vacation or come to run the Big Sur Marathon, may not see or appreciate the resident community which embodies a fierce love of this land and a commitment to its protection as one of the natural and cultural wonders of the world. The Big Sur community is committed to preserving, protecting, and enhancing these natural and cultural resources in perpetuity. The community needs to continue to be here to do that. In this update, the County also recognizes that the Big Sur community is an integral part of the area, including an important part of the experience for visitors to the area. To ensure the community's long-term viability, the community needs must be considered along with the area's other resources.

#### 4. *Highway 1*

Highway 1 traversing the Big Sur coast is a special road of great local, state, and national significance. It was built by the public primarily for scenic travel and recreational enjoyment and over the years has been managed with this purpose always in mind. In light of the public's great need for recreational opportunities, this original objective has become even more important.

~~Monterey County's~~The County of Monterey's basic policy is to take a strong and active role in guiding future use and improvement of Highway 1 and all categories of land use related to and dependent on the highway. The County's purpose will be to maintain and enhance the highway's aesthetic beauty and to protect its primary function as a recreational route. The highway shall remain a two-lane road and provide walking and bike trails wherever feasible. In order to maintain the highway's benefit to the public as a scenic recreational travel experience, the County will pursue legislation to restrict and regulate slow moving vehicles during peak travel hours.

#### 5. *Land Use and Development*

The County's primary land use planning objective is to minimize development of the Big Sur coast in order to preserve the coast as a scenic rural area where residents' individual lifestyles can flourish, traditional ranching uses can continue, and the public can come to enjoy nature and find refuge from the pace of urban life.

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Changes in zoning density resulting from the 1986 LUP, which increased the minimum allowable parcel sizes for subdivisions from one acre to five acres for much of the area before the 1986 LUP's certification, to 40 to 320 acres after its certification, dramatically reduced the potential for development in the Big Sur Coastal Planning Area at buildout.

This LUP retains the subdivision densities of the 1986 LUP. However, it also attempts to address such problems as lack of affordable housing in the Big Sur Coastal Planning Area by use of such measures as allowing for construction of accessory residential housing units. Additionally, higher density for employee housing may be appropriate in certain areas of Big Sur.

The County's basic policy is that future land use development on the Big Sur coast shall be extremely limited, in keeping with the larger goal of preserving the Coast as a natural scenic area, while at the same time working to ensure the long-term viability of the Big Sur community. In all cases, new land uses must remain subordinate to the character and grandeur of the Big Sur coast. All proposed uses, whether public or private, must meet the same exacting environmental standards and must not degrade the Big Sur landscape.

### 6. *Shoreline Access*

The County acknowledges the increasing public demand for access to the Big Sur coast and wishes, in the spirit of the California Coastal Act, to accommodate this legitimate desire. However, in doing so, the County recognizes an ever greater commitment to preservation of the fragile natural environment. A range of additional concerns appear as well, including the need to ensure public safety and to protect the rights of property owners. Therefore, it is the County's objective to develop an optimal plan for public access that accounts, in a balanced way, for all these considerations.

Because preservation of the land in its natural state is the highest priority, the County's basic policy is that all future access must be subordinate to this objective. Care must be taken that while providing public access, that the beauty of the coast, its tranquility, and the health of its environment, are not marred by public overuse or carelessness. Visual access should be emphasized throughout Big Sur as an appropriate response to the needs of visitors. Visual access to the shoreline should be maintained by directing future development out of the viewshed.

It is the intention of ~~Monterey County~~ the County of Monterey to review both the ~~plan-LUP~~ policies and local development at 5-year intervals to determine what, if any, changes in the ~~plan-LUP~~ or its implementation may be desirable or necessary.

### 7. *Wildfire Preparedness*

Since the 1986 LUP was written, wildfires have become an even greater threat to the Big Sur Coastal Planning Area. Accumulation of vegetation and a changing climate put habitats and species, including critical habitat, and threatened and endangered species, at risk of unnatural high-

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heat-intensity wildfire, and threatens lives and property as well. Changes in policies as set forth in this LUP are intended to allow property owners the ability to more easily and readily perform wildfire fuel mitigation work.

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### 3. *RESOURCE MANAGEMENT*

#### 3.1 *INTRODUCTION*

The Big Sur coast has a rare heritage of scenic, natural, and cultural resources. The seventy-mile long coastal strip supports a diversity of plant, animal, and marine life found in few areas. The relative inaccessibility of the backcountry and the limited extent of man's activities have helped to protect these resources and to maintain a local culture.

The Big Sur coast is in its infancy in terms of geologic time. This newness--characterized by extreme ruggedness of terrain and underlying instability--makes the area susceptible to geologic disturbance. The relatively small seasonal water resources that support the present population of animals, plants and humans dictate that management of the quality and flow of these water resources be a primary issue.

Development of the Big Sur coast has been limited by natural constraints and hazards such as the availability of water, difficulty of access, fire and flood potential, unstable soils, and seismic disturbance. However, as in other areas of high scenic and recreational value, neither natural nor man-made constraints have been sufficient to contain public and private development or recreational demands. The scarcity of choice land has resulted in use of inappropriate or hazardous areas. At peak summer periods, Highway 1 has approach ed ing maximum carrying capacity and many local roads some recreational facilities are overused. Some species of plants and animals are already extinct or near extinction, and unique and fragile habitats are increasingly threatened. Accelerated land use and development will inevitably create new pressures and aggravate perennial problems: fires, floods, landslides, water and air pollution, depletion of water resources, and further destruction of plant, animal and marine habitats. Geologic hazards created by development activities are not only private matters, but affect the public in general.

There is a need for limits in all areas of private and public development, in order to prevent overuse of resources. Maintenance of the quality of the natural experience along the Big Sur coast has precedence over the development of any permitted uses, whether residential, recreational, or commercial. New development should complement the area and its cultural traditions, rather than introduce conflicting uses.

The policies that follow are intended to guide the use and enjoyment of the coast and to afford an essential degree of protection for the area's natural environment.

All development proposals should be considered by means of site-specific evaluation followed by thoughtful deliberation. Such deliberation may from time to time require that competing goals and policies be balanced against each other to produce a reasonable outcome.



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The policies are based upon numerous background reports, analysis of a great deal of data, and the advice of many agencies and knowledgeable individuals. Much of this material is contained in the background reports. In addition to the text presented here, a series of maps have been prepared that reflect available information on the location of various resources and hazards. Copies of these maps at 2000' scale are available for public study at the Planning Department and in Big Sur at the County Branch Library. Reduced scale versions of these maps are available in booklet form from the Planning Department. Maps included cover:

- 1 -- Viewshed
- 2 -- Environmentally Sensitive Habitat Areas
- 3 -- Agricultural and Forest Resources
- 4 -- Hazards
- 5 -- Recreation and Visitor-Serving Facilities
- 6 -- Current Land Use
- 7 -- Parcel Sizes and Land Ownership
- 8 -- Existing Access Conditions

The County recognizes that inaccuracies may exist in these maps and no claims are made for their complete accuracy. It will be the County's intention to use these maps as constantly improving tools to be shared with the public. As new or improved information becomes available, the maps will be revised.

### **3.2 SCENIC RESOURCES**

There is longstanding concern for the protection of the scenic beauty of the Big Sur area. During the early 1940's, the County's refusal to approve service station roadside advertising resulted in national attention. A landmark court decision in favor of the County, upheld the right of local government to regulate aesthetics through the police power. In the 1960's, Highway ~~One~~1 was designated as the first scenic highway in California's new State Scenic Highway System. Many other measures have been taken by the County to preserve the outstanding visual qualities of the Big Sur area. These have included, among other things, ~~use of the Scenic Conservation zones~~scenic conservation zoning, careful site, design and landscaping control, and abatement of visual nuisance.

In spite of these controls, increased development has gradually encroached into areas of outstanding

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beauty. In some cases this has been caused by poorly sited homes, or structures which have not been designed to blend well enough with their surroundings. In other cases, highly visible roads and trails have been built on scenically sensitive mountainsides to provide access to new homesites or residential parcels. In still other cases, public agencies have undertaken construction with little sensitivity to the land or to Big Sur's aesthetic values.

The aesthetic and scenic qualities and semi-wilderness character of the coast have received national and even international acclaim. Accordingly, the issue of visual resource protection is probably the most significant and far reaching question concerning the future of the Big Sur coast. A major premise of this plan-LUP is that unusual action must now be taken to preserve the coast's scenic beauty and natural appearance. The strong policies set forth in this plan-LUP are intended to safeguard this critically important resource. If carried out, they will assure the protection of the scenic magnificence of the area and reflect the desire of the people of Monterey County and the Big Sur community to preserve their heritage for present and future generations.

### 3.2.1 Key Policy

Recognizing the Big Sur coast's outstanding beauty and its great benefit to the people of the State and Nation, it is the County's objective to preserve these scenic resources in perpetuity and to promote the restoration of the natural beauty of visually degraded areas wherever possible. To this end, it is the County's policy to prohibit all future public or private development visible from Highway 1 and major public viewing areas (the Critical Viewshed), other than the development exceptions provided in this section, and to condition all new development in areas not visible from Highway 1 or major public viewing areas on the siting and design criteria set forth in Sections 3.2.3, 3.2.4, and 3.2.5 of this planLUP. This applies to all structures, the construction of public and private roads, trails, utilities, lighting, grading and removal or extraction of natural materials.

### 3.2.2 Definitions

1. Critical Viewshed: everything within sight of Highway 1 and major public viewing areas including turnouts, beaches and the following specific locations Soberanes Point, Garrapata Beach, Abalone Cove Vista Point, Bixby Creek Turnout, Hurricane Point Overlook, upper Sycamore Canyon Road (Highway 1 to Pais Road), Pfeiffer Beach/Cooper Beach, and specific views from Old Coast Road as defined by policy-Policy 3.8.4.4.

### 3.2.3 Critical Viewshed

#### A. Policies

1. In order to avoid creating further commitment to development within the Critical Viewshed all new parcels must contain building sites outside the Critical Viewshed.

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2. The best available planning techniques shall be used to permit development of parcels partially in the Ceritical Viewshed. These may include clustering of structures, sensitive site design, design control, transfer of development credits, and other techniques designed to allow development on such parcels outside the Ceritical Viewshed.
3. Where it is determined that an alternative building site on a parcel would result in conformance to the Key Policy, then the applicant will be required to modify thehis proposal accordingly. Similarly, changes in the design, height, or bulk of proposed structures will be required where this will result in an approvable project.
4. New roads, public parking, trails, grading or excavations will not be allowed to damage or intrude upon the Ceritical Viewshed. Such road construction or other work shall not commence until the entire project has completed the permit and appeal process. Grading or excavation shall include all alterations of natural landforms by earthmoving equipment. These restrictions shall not be interpreted as prohibiting restoration ~~of severely eroded water course channels or gullying~~, provided a plan is submitted and approved prior to commencing work.
5. Where it is determined that a proposed development cannot be re\_sited, redesigned, or in any other way made to conform to the basic Ceritical Viewshed policy, then the site shall be considered environmentally inappropriate for development.
6. The County will participate with other public agencies and private groups to secure adequate funds to purchase Ceritical Viewshed parcels proposed for development or to secure for use by restricted landowners, other developable land areas to which new development can be transferred. The value of parcels, for purposes of establishing purchase price, shall not be diminished by virtue of their location in the viewshed or by the policies of this section.
7. The general policy concerning replacement of structures shall be to encourage re\_siting or redesign in order to conform to the Key Policy. Replacement or enlargement of existing structures, or structures lost in fire or natural disaster within the Ceritical Viewshed shall be permitted on the original location on the site, provided no other less visible portion of the site is acceptable to the property owner, and provided the replacement or enlargement does not increase the visibility of the structure. Replacement or enlargement of structures outside the Ceritical Viewshed shall be permitted as long as such replacement or enlargement does not cause the structure to intrude into Ceritical Viewshed.
8. Landowners will be encouraged to grant scenic easements to the County over portions of their land in the Ceritical Viewshed.
9. The County encourages creative public and private efforts to restore the scenic beauty of

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visually/impacted areas of the coast and will assist such efforts where possible.

10. Soil berms, stockpiling and associated vegetation along Highway 1 shall not obstruct views of the ocean.
11. Where no other feasible mitigation measures for eliminating the adverse visual impacts of new development in the Critical Viewshed are available, the County has instituted a Transfer of Development Credits (TDC) system (pursuant to Section 20.64.190 of the Monterey County Code) that will permit development credits for a parcel within the Big Sur Coastal Planning Area determined to be developable except for the Critical Viewshed restrictions. Such credits may be transferred at the owner's option to a receiving parcel not in the Critical Viewshed and otherwise found to be suitable for an increased density of development. The use of transferred credits will be allowed as a conditional use under this LUP. However, the increase in residential density on the receiving parcel shall not exceed twice that which is specified by Section 5.4 of this LUP, except where: a) an environmental impact analysis reveals site suitability for more units; b) traffic impacts will be mitigated through reduction in the number of driveway encroachments onto Highway 1; and c) consistent with all other standards listed in this LUP.

Critical Viewshed parcels protected under a TDC system shall be secured through enforceable restrictions (e.g., scenic easement dedication, deed restriction, etc.), subject to County Counsel review and approval of the applicable documents.

***B. Procedures For identifying whether A Proposed Project Would Intrude On The Critical Viewshed.***

1. All development applications shall require individual onsite investigations to determine whether they would intrude on the Critical Viewshed. The proposed buildings shall be accurately indicated as to dimensions, height, and rooflines by poles and access roads, by stakes with flags which shall remain in place for the duration of the project review and approval process. Such indications of the extent of development shall be recorded photographically with superimposed representation of the proposed project. The standard for review is the objective determination of whether any portion of the proposed development is visible from Highway 1 or the major public viewing areas identified in the definition of the Critical Viewshed.
2. Visibility will be considered in terms of normal, unaided vision in any direction for any amount of time at any season. Ocean views from Highway 1 shall not be obscured by artificial berming/mounding or landscaping. Distant development, although in the technical line of sight, will not be considered visible if sited and designed so as not to be seen from Highway 1 and other major public viewing areas. LExterior light sources shall be prohibited if such light source would be directly visible from the locations designated in Policy 3.2.2.1 above. The Critical

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Viewshed does not include areas visible only from the hiking trails shown on the Trails Plan (Figure 3) including but not limited to the California Coastal Trail.

All new development not in conformance with the approved representations shall be removed.

### 3.2.4 *Land Not in the Critical Viewshed*

#### A. *Policies*

1. So that the visual continuity may remain undisturbed, the design and siting of structures, whether residential, commercial, agricultural, or public, and access thereto, shall not detract from the natural beauty of the undeveloped skylines, ridgelines, and the shoreline.
2. New applicants, when selecting a building site, must consider the visual effects upon public views as well as the views and privacy of neighbors. The portion of a parcel least visible from public viewpoints will be considered the appropriate site for the location of new structures. New structures shall be located where existing topography or trees provide natural screening and shall not be sited on open hillsides or silhouetted ridges. Sites shall not leave excavation scars or slope disturbance. Structures and access roads shall be designed to minimize alterations of the natural landform and to avoid, insofar as feasible, removal of healthy tree cover.
3. New development should be subordinate and blend with its environment, using materials or colors that will achieve that effect. Where necessary, appropriate modifications will be required for siting, structural design, size, shape, color, textures, building materials, access, and screening.
4. Landscape screening may be used wherever a moderate extension of native forested and chaparral areas is possible. Other screening must be of similar plant or tree species.
5. Sites for new structures shall be selected to avoid the construction of visible access roads and minimize the extent of environmental and engineering problems resulting from road construction.
6. New roads providing residential, recreational, ~~or~~ agricultural, or emergency access will be considered only where it has been demonstrated that the use of existing roads is not feasible, or that permission for the use of an existing road is shown in writing to be unobtainable from neighboring property owners.
7. New roads shall avoid steep slopes and shall be located along the margins of forested areas, along natural land contours, or within existing vegetation. Road shall be aligned to minimize removal of native trees, and constructed to minimum standards consistent with the requirements of fire safety and emergency use. Drainage and erosion control measures must avoid invasive

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species and be adequate to prevent erosion. During road construction, side-casting of earth materials shall not be permitted; all materials not used for on-site fill shall be removed from the area.

8. ~~A~~Television antennas and communication and utility infrastructure shall be unobtrusive.

### ***B. Procedures For Applying the General Scenic Resources Policies That Apply Outside the Critical Viewshed.***

All development applications shall require individual on-site investigations. The proposed dimensions of buildings shall be accurately indicated as to dimensions, height, and rooflines by poles and access roads marked by stakes with flags which shall remain in place for the duration of the project review and approval process. The County shall determine whether the proposed development conforms to the policies set forth in Subsection A of this section.

#### ***3.2.5 Exceptions to the Key Policy***

##### ***A. ~~Rural-Commercial~~Service Centers***

Development within the following Rural Community Centers at ~~–~~Big Sur Valley, Lucia, Gorda, and Pacific Valley, as well Commercial Facilities Outside of Rural Community Centers designated areas ~~as~~ at ~~Westmere,~~ Rocky Point Restaurant, Big Sur Inn, the Henry Miller Library and Coast Gallery, ~~–~~ provide 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~~LUP. Employee housing may be permitted in these land use designations.

##### ***B. Essential Ranching Structures***

Essential agricultural structures required by commercial ranching and agriculture operations that cannot be feasibly located outside the viewshed shall be permitted under careful design and siting controls. Examples include barns, fences, windmills, water pumps, water tanks, stockponds and corrals. Replacement of existing structures is allowed. However, all aquaculture facilities will be subject to the same resource protection criteria and environmental standards as other development. Such uses shall conform to all non-~~C~~ritical ~~V~~iewshed standards.

##### ***C. Highway 1 Facilities***

###### ***1. Public Highway Facilities.***

Road capacity, safety and aesthetic improvements shall be allowed, as set forth below, provided they are consistent with Section 4.1.1, 4.1.2, and 4.1.3 of this ~~plan~~LUP. Signs,

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guardrails, and restrooms shall be of a design complementary to the rural setting and character of Big Sur, with preference for natural materials. Protective barriers constructed by Caltrans should utilize boulders or walls of rock construction. Public agency permanent highway signs should be framed with unpainted redwood. All highway signs should be reviewed once every three years by Caltrans to determine the need for their continued use. All unnecessary signs should be removed.

### 2. Private Highway Improvements.

Private driveway entrances, gates, roadside fences, mailboxes, and signs shall be of a design complementary to the rural setting and character of Big Sur, with preference for natural materials.

### D. Utilities

It is the County's intent that utilities be installed underground. Overhead power or telephone lines will be considered only where overriding natural or physical constraints exist. Poles will be placed in the least conspicuous locations out of public, and where possible, private view. Exterior lighting will require shielding to reduce its long-range visibility, and to cause the light source to not be visible. Further, exterior lighting shall be downlite and minimal to reduce as much as possible light pollution. Communication and utility infrastructure ~~Transmitter towers and power facilities~~ must not appear in the Critical Viewshed. Water lines or underground conduits should be buried or otherwise obscured by vegetation.

### E. Public Restrooms and State Park Parking

Public restrooms are encouraged at the following locations:

1. Soberanes Point near the barn on the east side of the Highway 1.
2. Garrapata State Beach, which may be visible from the State Beach pullout, but shall not be visible to motor vehicle traffic passing on Highway 1.
3. The viewpoint near Krenkle Corners/Grey Rock (Mile Marker 37), which may be visible to vehicles passing on Highway 1 only to the degree necessary.
4. The Vista Point near the Big Creek area (between Mile Markers 27 & 28).

In order to provide for parking and other low intensity support facilities for the State -of California system of parks on the Big Sur coast, flexibility in the basic viewshed policy may be permitted to allow use of excavating, berming, and indigenous plant screening at Soberanes Point, Garrapata Beach, ~~Little Sur River Mouth~~, and Point Sur Lighthouse if no environmentally suitable site is available that meets the Critical Viewshed criteria. Other new parking facilities shall be provided

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at off-highway locations rather than on the Highway ~~One-1~~ shoulder. The creation of new parking lots between Highway ~~One-1~~ and the ocean shall be avoided wherever possible to avoid detracting from scenic coastal views. This policy shall also apply to new units within the system that may be opened to the public. Parking and support facilities existing at current facilities shall be removed from Highway ~~One-1~~ whenever the necessary off-highway parking is provided. New off-highway facilities shall be designed, to conform to Critical Viewshed Policy 3.2.4.3 if located in the Critical Viewshed (except for necessary entrance ways, which cannot be hidden from Highway ~~One-1~~), and to Policy 3.2.4 if located outside the Critical Viewshed. Existing facilities shall be brought into conformance to the greatest extent possible. Land acquired for viewshed protection shall not be developed for parking or visitor serving facilities. Parking facilities for Soberanes Point and Garrapata Beach ~~, and Little Sur River Mouth~~ shall be located on the east side of Highway ~~One-1~~ and be completely out of the view of the Highway through the use of excavation, indigenous forestation and berming techniques which shall obscure all vehicles and facilities. Restroom facilities shall be located with the parking facilities. For public safety at Soberanes Point and Garrapata Beach ~~, Little Sur River Mouth~~, and any new units on the east side of Highway ~~One-1~~ connecting the parking and beach areas are highly desirable. Parking shall be provided for a maximum of 75 vehicles at these facilities.

### ***F. Rocky Point Area Vacant Parcels***

Existing vacant residential parcels in the Critical Viewshed between Highway 1 and the sea, from (and including) the southernmost existing residential parcel on Rocky Point, to the northernmost developed residential parcel on Kasler Point and from the southernmost developed parcel north of Abalone Cove to the northernmost developed parcel south of Garrapata Creek shall be permitted to be used for residential purposes subject to policies of Section 3.2.4 of this plan-LUP and the following standards.

Additional standards shall include keeping driveways as narrow as possible, avoiding paving where practical and consolidation of driveways; the use of roof and surface treatments, colors and materials which will visibly blend with the surrounding environment; the use of berming and other measures designed to minimize views of structures without blocking ocean vistas seen from Highway 1; prohibiting the dumping of excavated materials over the coastal bluff, and additions, antennae, night flood lighting, or other improvements in view of Highway 1 without separate permit consideration; and dedication of scenic easement over undeveloped portion of lot. Guest houses shall be attached to the main dwelling except where they can be sited to better implement these policies.

### ***G. Otter Cove***

Existing vacant residential parcels in the Critical Viewshed in the Otter Cove Subdivision seaward of Highway 1, south of Malpasso Creek, shall be permitted to be used for residential purposes subject to policies of Section 3.2.4 of this planLUP.

Additional standards shall include keeping driveways as narrow as possible, avoiding paving where



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practical and consolidation of driveways; the use of roof and surface treatments, colors and materials which will visibly blend with the surrounding environment; the use of berming and other measures designed to minimize views of structures without blocking ocean vistas seen from Highway 1; prohibiting the dumping of excavated materials over the coastal bluff, and additions, antennae, night floodlighting, or other improvements in view of Highway 1 without separate permit consideration; and dedication of scenic easement over undeveloped portion of lot. All guest houses shall be attached to the main dwelling.

### ***H. Coastal-dependent Uses Exception***

Coastal-dependent uses, natural resource management needs, and certain necessary public facilities as specified below are permitted provided that in each case there be a finding that no reasonable alternative exists, that no significant adverse visual impacts will result, and that all such uses are in conformance with Scenic Resources Policy 3.2.4 and all other policies. The exceptions are limited to:

- a. Removal of non-native trees;
- b. County road improvements in keeping with Policy 3.2.5.C-1;
- c. Minimal public access improvements on the beach along shoreline lateral accessways, such as litter collection facilities and rustic stairways;
- d. On-shore navigational aids (lights, radio beacons, weather stations) needed by the commercial fishing industry; and
- e. Improvements to Pacific Valley School.
- f. The joint U.S. Forest Service-~~California Department of Parks and Recreation~~~~State Parks~~-Caltrans administrative site in ~~Pfeiffer-Pfeiffer~~ Big Sur State Park.

### ***3.2.6 Recommended Actions***

1. The County shall explore all sources of funds - County, State and Federal - to compensate property owners denied development permits due to ~~Critical View~~shaded restrictions. The County will discourage any increase in Federal land ownership, management or control if such increased Federal role would expose more of the Big Sur Coastal ~~Planning Area~~~~area~~ to deleterious activities. Examples of deleterious activities are clear-cut commercial logging, open pit mining, oil and gas development, overuse of environmentally sensitive habitat areas, or the taking of private property for public use. The County will also support improved stewardship and management of existing public lands, and where appropriate, consultation with the Federal agencies to insure compatibility of land uses on both Federal and non-Federal lands. The Federal government will be asked to adhere to the same resource conservation policies of the

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certified Land Use Plan (LUP) as are applicable to other landowners.

The California Coastal Conservancy is requested to investigate and propose specific sources of funds to compensate property owners denied development permits due to Critical Viewshed restrictions. The Conservancy should devise and recommend to the County practical mechanisms and procedures to make such funds available to affected property owners in a timely manner.

Monterey County's representatives in the California Legislature and the United States Congress are requested to investigate and propose specific sources of funds for the County to use to compensate property owners denied development permits due to Critical Viewshed restrictions. These representatives are further requested to devise and recommend to the County practical mechanisms and procedures to make such funds available to affected property owners in a timely manner.

2. The California Coastal Conservancy should undertake a study to identify areas of the Big Sur coast suitable for visual restoration and should propose specific measures to encourage restoration. This study may be a cooperative effort between interested residents, groups, and other agencies, the Conservancy, and the County. At a minimum, the study should:
  - identify specific parcels unsuitable for development due to Critical Viewshed restrictions and recommend means of avoiding development on the properties.
  - prepare a map and list of specific developments, including roads that impact visual quality and propose means of gradually reducing such impacts. This should include an incentive program, including cost-sharing, for private landowners and residents to voluntarily undertake such work.
  
3. Where no other feasible mitigation measures for eliminating the adverse visual impacts of new development in the Critical Viewshed are available, the County has instituted a Transfer of Development Credits (TDC) system (pursuant to Section 20.64.190 of the Monterey County Code)~~may institute and utilize a Transfer of Development Credits (TDC) system~~ that will permit development credits for a parcel determined to be developable except for the Critical Viewshed restrictions. Such credits may be transferred at the owner's option to a receiving parcel not in the Critical Viewshed and otherwise found to be suitable for an increased density of development. The use of transferred credits will be allowed as a conditional use under this PlanLUP. However, the increase in residential density on the receiving parcel shall not exceed twice that which is specified by Section 5.4 of this PlanLUP, except where: a) an environmental impact analysis reveals site suitability for more units; b) traffic impacts will be mitigated through reduction in the number of driveway encroachments onto Highway 1; and c) consistent with all other standards listed in this PlanLUP.

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Critical ~~V~~iewshed parcels protected under a TDC system shall be secured through enforceable restrictions (e.g. scenic easement dedication), subject to County Counsel review and approval- of the applicable documents.

4. An effective and continuing program for litter control and abatement, including public education, should be undertaken by Caltrans, the California State-Department of Parks and Recreation, and the U.S. Forest Service. This program should include a regular schedule of litter removal along Highway 1 and on or near public beaches and selected viewing points.

### 3.3 *ENVIRONMENTALLY SENSITIVE HABITATS*

Environmentally sensitive habitats are areas in which plant or animal life or their habitats are either rare or especially~~particularly~~ valuable because of their special nature or role in an ecosystem. Environmentally sensitive habitats are also areas susceptible to disturbance or degradation by human activities and developments. Examples are riparian corridors and Areas of Special Biological Significance identified by the State Water Resources Control Board; rare and endangered species habitat; all coastal wetlands and lagoons; all marine wildlife haul-out, breeding and nesting area; education, research and wildlife reserves, including all tideland portions of the California Sea Otter State ~~Fish and~~ Game Refuge; nearshore reefs; tidepools; sea caves; islets and offshore rocks; kelp beds; indigenous dune plant habitats; Monarch butterfly mass overwintering sites; and wilderness and primitive areas. The California Coastal Act limits uses to those which are dependent on such resources; examples include nature education and research, hunting, fishing, and aquaculture.

The Big Sur coast supports a wealth and diversity of environmentally sensitive habitats perhaps unsurpassed in California. Many of these, especially in the marine environment, are in an essentially undisturbed condition yet are endangered by changes in land use or offshore activities. Some sensitive habitats already enjoy protection under laws guiding local, state, and federal agencies. Some sensitive marine resources are protected by sections of the California Fish and Game Code, the Federal Migratory Bird Act, the Marine Mammal Protection Act, and the Federal Endangered Species Act of 1973. Wildlife habitats are protected where they occur in legally designated areas such as the California Sea Otter Game Refuge, and rare and endangered plants are singled out for preservation under State and Federal legislation. Many of Big Sur's terrestrial habitats, however, including sensitive plants, dunes, serpentine rock associations, riparian corridors, coastal prairies, and grasslands are without adequate protection.

Essential roads are permitted in environmentally sensitive habitats provided that in each case there be a finding that no reasonable alternative exists, that no significant adverse impacts will result, and that such uses are in conformance with all other ~~Plan-LUP~~ policies. Essential roads are those which are unavoidably necessary to provide a minimum level of access to an existing parcel, where no access road presently exists and no reasonable economic use of the property is possible without such road. Reasonable alternatives are those which would have less impact on sensitive habitats and the Critical

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Viewshed; or would provide a more usable route for agricultural or visitor serving uses.

### 3.3.1 Key Policy

All practical efforts shall be made to maintain, restore, and if possible, enhance Big Sur's environmentally sensitive habitats. The development of all categories of land use, both public and private, should be subordinate to the protection of these critical areas.

### 3.3.2 General Policies

1. Development, including vegetation removal, excavation, grading, filing, and the construction of roads and structures, shall not be permitted in the environmentally sensitive habitat areas if it results in any potential disruption of habitat value. To approve development within any of these habitats the County must find that disruption of a habitat caused by the development is not significant.
2. Where private or public development is proposed, in documented or expected locations of environmentally sensitive habitats, field surveys by qualified individuals or agencies shall be made in order to determine precise locations of the habitat and to recommend mitigating measures to ensure its protection.
3. The County shall require deed restrictions or dedications of permanent conservation easements in environmentally sensitive habitats when new development is proposed on parcels containing such habitats. Where development has already occurred in areas supporting sensitive habitat, property owners should be encouraged to voluntarily establish conservation easements or deed restrictions.
4. For developments approved within environmentally sensitive habitats, the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) associated with the development shall be limited to that needed for the structural improvements themselves. The guiding philosophy shall be to limit the area of disturbance, to maximize the maintenance of the natural topography of the site, and to favor structural designs which achieve these goals.
5. Public access in areas of environmentally sensitive habitats shall be limited to low-intensity recreational, scientific, or educational uses. Access shall generally be controlled and confined to the designated trails and paths. No access shall be approved which results in significant disruption of the habitat.
6. To protect environmentally sensitive habitats and the high wildlife values associated with large areas of undisturbed habitat, the County shall retain significant and, where possible, continuous areas of undisturbed land in open space use. To this end, parcels of land in sensitive habitat areas shall be kept as large as possible, and if structures are permitted, they shall be clustered

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in the least environmentally sensitive areas.

7. Land uses adjacent to environmentally sensitive habitats shall be compatible with the long-term maintenance of the resource. New land uses shall be considered compatible only where they incorporate all site planning and design features needed to prevent significant habitat impacts, and where they do not establish a precedent for continued land development which, on a cumulative basis, could degrade the adjoining habitat.
8. New development adjacent to environmentally sensitive habitat areas shall be allowed only at densities compatible with the protection and maintenance of the adjoining resources. New subdivisions shall be approved only where potential impacts to environmentally sensitive habitats from development of proposed parcels can be avoided.
9. The County shall require the use of appropriate native or non-native species in proposed landscaping consistent with the County's standards for landscaping located at Chapter 16.63 of the Monterey County Code.

### 3.3.3 *Specific Policies*

#### A. *Terrestrial Plant, Riparian, and Wildlife Habitats*

1. Uses of sand dune habitats shall be restricted except for scientific and educational activities. Particular attention shall be given to sites of rare and endangered plants. Recreational access and associated facilities shall be directed away from dune habitats and focused on the beach area. All management agencies shall prohibit off-road vehicle use in dune areas.
2. In serpentine rock associated habitats, land use activities shall be low intensity and designed to ensure protection of habitat values.
3. Development or land use activities shall be sited to protect riparian habitat values. Development adjacent to stream courses shall be restricted to low intensities and constructed to minimize erosion, runoff, and water pollution. In order to protect riparian habitats, land use development activities will not be permitted that will have the effect of diminishing surface flows in coastal streams to levels that will result in loss of plant or wildlife habitat.
4. Except for water-related facilities (such as waterlines, spring boxes, etc.) that necessitate a lesser setback, for scientific purposes (such as flow meters and other instruments), and for restoration, Setbacks of 150' on each side of the streambank shall be required for all streams to protect riparian plant communities unless a narrower corridor can be demonstrated to be sufficient to protect existing vegetation and provide for restoration of previously disturbed vegetation.

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5. Access routes including recreational trails and roads shall be sited to avoid significant impacts to riparian corridors.
6. Recreational access to environmentally sensitive scientifically important terrestrial habitat areas may be restricted when necessary to protect the habitat.
7. Land uses in areas where natural grassland is found shall be compatible with the maintenance of the habitat. Development shall be sited and designed to avoid disturbance or destruction of grasslands. Compatible uses include managed grazing and low-intensity recreational and residential uses.
8. Residential development shall be sited and designed to have minimum impacts on redwood trees from soil compaction and other disturbances to tree roots. With similar considerations, recreation should be encouraged as an appropriate use for redwood forests.
9. Commercial harvesting of old growth redwoods or rare or sensitive tree species is generally inappropriate because of their scarcity, uniqueness, and scientific and educational value.
10. ~~Monterey County~~ The County of Monterey encourages residents and public agencies to undertake restoration of Big Sur's natural environment by removal of exotic plants such as Scotch and French Broom, Eucalyptus, Kikuyu grass, Vinca, Pampas grass, Gorse, and other non-native invasive species provided eding such removal does not increase potential erosion problems.

### ***B. Marine Habitats***

1. Development on parcels adjacent to intertidal habitat areas should be sited and designed to prevent percolation of septic runoff and deposition of sediment.
2. Alteration of the shoreline including diking, dredging, and filling, shall not be permitted except for work essential for the maintenance of Highway 1.
3. Concentration of recreational development or recreational activities near accessible tidepool communities shall not be permitted unless adequate management measures are provided to prevent degradation of the sensitive environment.
4. Site design techniques intended to screen structures from view of Highway 1 shall not involve major land modification that may impact adjacent marine habitats.
5. The coastal lagoons and estuaries of the Big Sur ~~c~~Coast shall remain undeveloped. Development in the adjacent buffer area shall be limited to the minimum required to support

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low-intensity recreational, scientific or educational uses, as consistent with ~~P~~policy 3.3.2.7 ~~above~~. The coastal lagoon and estuary buffer area shall, at a minimum, include all areas within 150 feet of the landward extent of hydrophytic vegetation or the average high water mark if no such vegetation exists.

### 3.4 WATER RESOURCES

Water is the lifeblood of both the natural ecosystem and all of the domestic uses on the Big Sur coast. Numerous streams flow down the west slope of the Santa Lucia Mountains to the Pacific Ocean. Several of these streams are quite large, but the majority are relatively small. They all directly support the wildlife and vegetative communities that make up the riparian environments enjoyed by the visitors and residents alike. The groundwater storage basins, located in the upper portions of watersheds, provide water of excellent quality for the spring and stream flows essential to the well-being of water users on the coast.

Because many of the streams are small, development of residences, business, agriculture, and public and private recreation and visitor-serving facilities can place excessive demands on the water available in some watersheds. Overuse of the water supply can result in degradation of the natural environment with losses of plant, wildlife, and fish habitats. Eventually, people dependent on the adequate supply of quality water will suffer as private and community water systems fail. The drought of 1976-77 emphasized the critical need for a careful and conservative approach to planning that recognizes that drought year flows are the controlling factor for all human and natural uses.

Most residents on the coast obtain water from natural springs, or divert water directly from a stream. The most favored sites for development are those with dependable year-round water, either on the parcel or close by. Yet, in some locations, the number of existing vacant parcels appears to exceed the capability of available water supplies. Informal water systems have been developed to bring water to "dry" parcels. Increasingly, property owners without a source of surface water on the property are installing wells to pump for groundwater. In some cases, these wells are being constructed in groundwater basins feeding springs that serve existing users lower down the mountain slopes. Such wells can jeopardize spring supplies of existing users and should be discouraged.

Proper management of water resources encompasses more than just insuring adequate water supplies. The protection of stream flows to maintain the natural environment is vital. The protection of water quality through planning that considers stream setbacks, erosion potential, siltation, vegetative maintenance, wildlife, scenic values, and other factors should be a part of all decisions concerning the development of the Big Sur coast.

#### 3.4.1 Key Policy

The protection and maintenance of Big Sur's water resources is a basic prerequisite ~~for~~ the protection

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of all other natural systems. Therefore, water resources will be considered carefully in all planning decisions and approvals. In particular, the County shall insure that adequate water is retained in the stream system to provide for the maintenance of the natural community of fish, wildlife, and vegetation during the driest expected year.

### 3.4.2 *General Policies*

1. The County will take an active role in the conservation of Big Sur's water resources and will support and encourage the wise use and management of water resources by residents and public agencies.
2. The County will require adherence to the best watershed planning principles including: stream setbacks, stream flow maintenance, performance controls for development site features, maintenance of safe and good water quality, protection of natural vegetation along streams, and careful control of grading to avoid erosion and sedimentation.
3. Where watersheds are affected or are threatened by overuse of the water supply, the County will use its land use regulatory authority to limit development in order to protect the public health and welfare and to protect the natural values of the stream and its watershed.
4. The County will request technical assistance from appropriate public agencies as often as may be required in order to make sound decisions concerning management and protection of Big Sur's water resources and shall encourage and support development of a simplified permit coordination program that includes participation by all local, state, and federal agencies that regulate riparian areas.
5. The County shall in concert with the California State Water Resources Control Board, California Department of Water Resources, and the California Department of Fish and Wildlife Game, be responsible for cooperating with residents to manage surface and groundwater supplies, and to implement the goals and policies of this section. In approving new development, the County will require the monitoring of water use and the observance of water conservation measures.

### 3.4.3 *Specific Policies*

#### A. *Water Supply and Use*

1. Applicants for development of residential, commercial, and visitor-serving facilities must demonstrate by appropriate seasonal testing that there will be an adequate water supply for all beneficial uses and be of good quality and quantity (e.g. at least 1/2 gallon per minute per single family dwelling year round) from a surface or groundwater source, or from a community water



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system under permit from the County.

2. Development of water supplies, or intensification of use of existing supplies from springs, streams, wells, or community water systems shall be regulated by permit in accordance with Coastal Act requirements. These permits shall be in addition to any required permits from the County Health Department.
- 2.3. Water storage tanks shall not be considered an intensification of water use and shall be encouraged and facilitated.
- 3.4. Applicants intending to utilize a water supply from a source not occurring on the parcel to be served, shall obtain any necessary rights or permits to appropriate the water from the State Water Resources Control Board ~~Division of Water Rights~~ prior to receiving project approval from the County. The State is requested to notify the County of all applications for appropriate water rights. The County's policy shall be to protest such applications that conflict with the protection of beneficial uses of water including instream flow requirements. The County shall require riparian or groundwater users applying for development rights to perfect and record their rights to the water to minimize future conflicts. The County also encourages existing riparian users to perfect and record their water rights.
- 4.5. Interbasin transfer of water: No new water system and no expansion of existing water systems which transport water out of the watershed of any perennial stream shall be allowed. Undeveloped parcels outside of the watershed of origin shall not be allowed to utilize transported water. Permit applications shall demonstrate a suitable source of water not requiring establishment or expansion of, or intensification of use, of an interbasin water transfer system. Where no on-site surface water source exists, exceptions may be made on a case-by-case basis for the development of a primary residence on a vacant parcel served by a County-approved connection to an existing water system. Where the total number of existing/potential vacant buildable residential parcels on such water system is more than four, such exceptions will be subject to a demonstration that:
  - a. no significant degradation of any of the Big Sur Coast's trout streams or other environmentally sensitive habitats will result, as demonstrated by an appropriate environmentally assessment prepared in accordance with California Department of Fish and ~~Game~~ Wildlife standards;
  - b. no increase water system pumping, transmission or storage capacity (other than fire reservoir capacity) will be required for the proposed development; and
  - c. such exception will not result in export of water beyond the Big Sur Coast or the authorized service area of the Carmel Riviera Mutual Water Company.

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Water system development or expansions constructed or installed after December 31, 1976, without benefit of coastal development permit will not be considered as "existing".

~~6. Small public water systems and private water systems supplying more than one user shall conform to the California Health and Safety Code, California Administrative Code, and County Ordinance 2250 as administered by the County Health Department, consistent with other policies of this section. All domestic water systems, including local small water systems, state small water systems, or small public water systems, shall conform to state law, and Chapter 15.04 of the Monterey County Code, as administered by the County Health Department, consistent with other policies of this section.~~

~~5.7.~~ All applicants for permits to develop water shall base their proposed systems on the current health laws and on the guidelines contained in "Guidelines for Applications, Appropriations, Permits, Control and Protection of Water Supply, Storage Distribution, and Use", on file in the County Planning Department.

### **B. Rivers and Streams**

1. The effects of all new development proposals or intensification of land use activities or water uses on the natural character and values of the Big Sur coast's rivers and streams will be specifically considered in all land use decisions. Subjects to be addressed in such evaluations include protection of scenic quality, water quantity and quality, wildlife and fish habitat, and recreational values. Land use proposals determined to pose significant impacts to the natural integrity of the stream must be modified accordingly. The County will ~~request assistance from~~ consult with the California Department of Fish and Wildlife ~~Game~~ as a technical expert on wild life and fish habitat and mitigation measures.
2. In general, the high rate stream discharges during the winter should not be interrupted because of their beneficial effects on the stream and its living community and on beach replenishment. Therefore, any water diversions beyond the ordinary year-round entitlements must be consistent with policy 3.4.3.B.7 and carefully regulated to avoid impairment of beach sand supply and anadromous fish runs, and shall be limited to agricultural irrigation, and developments where the primary function is the improvement of fish and wildlife habitat.
3. Water quality, adequate year-round flows, and stream bed gravel conditions shall be protected in streams supporting rainbow and steelhead trout. These streams include: Garrapata Creek, Rocky Creek, Bixby Creek, Little Sur River, Big Sur River, Partington Creek, Anderson Creek, Hot Springs Creek, Vicente Creek, Big Creek, and Limekiln Creek.
4. The Big Sur and Little Sur Rivers are part of the California Protected Waterways system and the State Legislature has requested the County to prepare individual management plans that set

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forth criteria and guidelines for their protection. The County has worked cooperatively with property owners adjacent to the Big Sur and Little Sur Rivers in formulating the management plans. The goals, objectives and policies of these plans shall be followed in considering all land use applications within the areas they cover consistent with the other policies presented here.

5. Channelizations, dams, and other substantial alterations of natural streams will be considered generally inappropriate in the Big Sur Coastal Planning Area-area. Minor alterations such as replacing existing wet water crossings with bridges and constructing/maintaining/replacing culverts and fords may be considered, but only if: a) consistent with the protection of environmentally sensitive habitats; b) no substantial interference with surface water flows, beach sand supply and anadromous fish runs will result; c) the type of use is consistent with Policy 3.7.3.B.-2 regarding floodplains; and, d) the project incorporates the best mitigation measures feasible.
  
6. Priority for Wells Over Surface Water Diversions: Where groundwater is available on the site, developments for the purpose of diverting surface water sources -- perennial streams and springs that feed perennial streams -- shall be avoided. Wells and infiltration fields located within or near a stream channel so as to tap stream sub-flow rather than groundwater will be considered as stream diversion structures for the purposes of this policy. Exceptions will be allowed only: a) for the development of a primary residence on a vacant parcel served by a County-approved connection to an existing water system where no interbasin transfer of water will result; b) for parcels which qualify as exceptions under LUP-Policy 3.4.3.A.-4 regarding inter basin transfer of water; c) where groundwater well(s) would significantly deplete recharge areas needed to maintain natural springs; or, d) where the use of groundwater, either on the site or via a community system, is demonstrated to be infeasible and the adverse impacts of such diversion are mitigated to the extent feasible.

Non-availability of groundwater shall be demonstrated by test boring to a reasonable depth, unless it is demonstrated through surface geologic evidence or well-drilling data from adjacent properties, that the presence of adequate ground water is unlikely. This policy should not be read to prohibit instream uses which do not alter water quality or quantity. Water Resource Verification: No substantial water use intensification (e.g., residential subdivision with potential to increase number of households; residential or inn development of more than one unit; restaurant, bar or other food service development or expansion; recreational vehicle campground; development for commercial irrigated agriculture) shall proceed without specific verification that adequate water supplies are available, and that the proposed development will not adversely affect, cumulatively or individually, existing water supplies needed for the maintenance of riparian vegetation and anadromous fisheries, or the supply needed by existing users during the driest expected year. Such verification shall be supported by a report, prepared by a qualified professional hydrologist on the basis of well logs, stratigraphic profiles, and technical data as needed. The County shall consult with California Department of Fish and WildlifeGame as to the adequacy of the report before allowing water use intensification; and,

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if necessary, may at applicant's expense engage the services of an appropriate independent expert to review the report as well. In the case of water withdrawals from streams and springs, water use shall be measured and maximum use levels shall be consistent with instream flow requirements.

### C. *Water Resource Study Area*

1. The County encourages the restoration of streams and their immediate natural environment both on public and private lands. Restoration projects may include: improvements to water supply and quality, enhancement of water flows or water retained for in-stream uses, improvement of fish habitat, installation of fish ladders, stream restocking, re-establishment or irrigation of riparian vegetation, etc.

Alteration of natural streams shall be minimized by minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing significant depletion of groundwater supplies and substantial interference with surface water flows, encouraging waste water reclamation, and maintaining natural vegetation buffer areas that protect riparian habitats.

2. Establish a Community Water Resource Monitoring Program: The purposes of this program are to determine the factual extent of water supply problems and riparian habitat impacts in the water resource study areas; to provide for coordination with the California Department of Fish and Wildlife Game, State Water Resources Control Board, U.S. Geologic Survey, County Flood Control District Monterey County Water Resources Agency, and other involved water resource agencies; to identify potential solutions (if needed); and to detect water resource deficiencies which may arise in other watersheds. Maximum community support and participation will be important to the success of the program.

Water resource study areas shall be designated by the County, subject to public hearings. Initial designations shall include the following watersheds: Sycamore Canyon, Palo Colorado Canyon, Castro Canyon, Mud Creek, Graves Canyon, Little Sur River and Big Sur River (including Post Creek). The program will be supported with water data to be recorded by individual water system owners/operators, as well as test wells and/or stream flow measurements conducted by appropriate water management agencies.

Where significant water supply deficiencies are verified by the program, the County shall take appropriate steps to curtail further intensification of development and to implement conservation or restoration measures as needed to maintained instream flow requirements. In order to assure that future development is coupled with a viable water resource monitoring program, a financial contribution to the County proportional to expected new water use will be required from each developer at the time of project approval.<sup>1</sup>~~4~~

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<sup>1</sup> The required financial contributions will not be collected until the monitoring program is initiated through implementation of this

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3. Individual Water System Monitoring. In the water resource study areas, permits for public and private water system expansion, new wells, and new stream and spring diversion developments shall require measuring of water resource extraction. A table of monthly readings shall be maintained by the water system operator. In the case of new wells, a well-driller's log shall also be completed and retained as a permanent record. Such information shall be made available to appropriate water management or planning authority upon request for purposes of completing a water resource study. All such information, if so requested by the water system operator, shall be protected as ~~proprietary~~ ~~proprietarial~~ information.
4. Encourage Watershed Self-Sufficiency: Priority shall be given to the consolidation of existing mutual water systems or development of a new community water system in the Sycamore Canyon watershed, for the purpose of developing a water source other than Sycamore Canyon stream or the Big Sur River. Likewise, the development of a water source other than the Post Creek headwaters shall be encouraged for the westerly portion of the Coastlands tract.

### 3.4.4 Recommended Actions

1. The ~~California~~State Department of Fish and ~~Wildlife~~Game, or other appropriate agencies should undertake studies to determine instream flow requirements to maintain the natural environment on all of Big Sur's streams that support resident or anadromous fish populations. Such studies should enlist the cooperation, participation, and guidance of local residents. The ~~California~~ Department of Fish and ~~Game~~-Wildlife should file for necessary water rights to protect the fisheries resource.<sup>2/</sup>

~~1/ The required financial contributions will not be collected until the monitoring program is initiated through implementation of this plan provision.~~

~~2/ The long-term objective of this policy statement is not intended to interfere with existing water access rights in the Coastlands Subdivision.~~

### 3.5 FOREST RESOURCES

Big Sur is rich in forest resources. The California Coast Redwood reaches the southern limit of its range in the forested canyons of the south coast. Many other conifers are present also including large trees such as Ponderosa and Sugar Pine and Douglas Fir. Many species of hardwood trees are found as well. Oaks and madrones often dominate the drier slopes above the moist canyons. Many water-loving hardwoods grow along the streams forming rich riparian zones.

Overall, Big Sur's forests are unusual in their diversity and botanical interest. The dramatic contrast of

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LUP provision.

<sup>2</sup> The long-term objective of this policy statement is not intended to interfere with existing water access rights in the Coastlands Subdivision.

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the coasts great redwood canyons with the brush-covered mountain slopes accounts for much of Big Sur's scenic grandeur. The recreational opportunities these forests provide have long been appreciated and their use continues to increase. Pfeiffer Big Sur State Park offers camping and hiking in the scenic redwood forests along the Big Sur River and has long been a favorite among State Parks. As wildlife habitats, they provide sanctuary for much of the abundant wildlife population of the coast. People also have seemed to prefer the forested areas as residential sites. The Big Sur Valley and Palo Colorado Canyons were developed years ago with rustic homes tucked away among the towering trees.

At the same time, the commercial value of the larger conifers found both on public and private lands is significant. While in the past, the limited extent of Big Sur's forests and the difficult terrain discouraged extensive harvesting, the dramatic depletion of more northern forests is escalating the demand for timber, especially old growth redwoods.

In recognition of these forest values, the Los Padres National Forest was established to insure protection and careful management of the resource. Public lands under Forest Service Management in Big Sur total about 759,000-700 acres, slightly more than half of the around 54 percent of the planning area Big Sur Coastal Planning Area. Much of this area is in the wilderness or reserve classification and tree harvesting is not permitted. The Forest Services overall policy for Big Sur is to manage the forest for its scientific, recreational, and aesthetic values and to permit only salvage cutting or harvesting necessary to maintain a healthy stand or to reduce fire hazard.

Regulation of the use of forest resources on private lands is the responsibility of the California State Department of Forestry and Fire Protection (CAL FIRE). In the past, the County has not encouraged logging, but has regulated it through a use permit process. To evaluate logging proposals the County has required Environmental Impact Reports to be prepared, and has relied on the Department of Forestry CAL FIRE for technical advice. This State agency administers harvests according to the requirements of the Forest Practices Act of 1973 including its special provision for southern forests. The California Coastal Commission, as required by the Coastal Act, has designated some of the potential commercial forest area in Big Sur as Special Treatment Areas. These designations provide for specific objectives and guidelines to be carried out by the Department of Forestry CAL FIRE, and consequently Monterey County, in administering any timber harvests. The rules are aimed generally at protecting public recreation areas, scenic values, soils, streams and wetlands.

In summary, the demand for harvesting of merchantable trees whether by timber operators from outside the area or by local landowners can be expected to increase. At the same time, there is growing pressure to preserve Big Sur's environment in its natural or present state for aesthetic, recreational and scientific purposes, and as wildlife habitat, and for its rural community. The concern that commercial harvesting could be highly destructive to the environment has raised questions as to whether logging should be permitted at all, and if so, under what regulations. These trends pose difficult issues for the County. They require that clear policy be established concerning commercial harvesting, and that careful management be assured.

A related issue is that to preserve woodlands and forests requires acknowledging: (1) the role that

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the policy of suppressing wildfires has played in accumulations of wildfire fuels; and (2) the role that importing non-native tree species has played. The kindling effect of these fuels can have the effect of increasing heat intensity of wildfires to levels that threaten survival of Big Sur's woodlands and forests in the event of a catastrophic wildfire. This LUP attempts to address this problem by allowing and encouraging reduction of hazardous accumulations of fuel to levels that will help ensure survival of the area's woodlands and forests after fires, and by allowing non-native trees to be removed unless a structure or structures will be exposed and visible in the Critical Viewshed.

In the years since the 1986 LUP was certified, the Big Sur Coastal Planning Area has been severely affected by Sudden Oak Death (SOD) and pitch canker. SOD has killed a high percentage of the tan oak population (*Notholithocarpus densiflorus*) and also threatens coast live oak (*Quercus agrifolia*), Shreve oak (*Quercus parvula*) and California black oak (*Quercus kelloggii*). A mysterious ailment at first, it has now been identified as the non-native pathogen *Phytophthora ramorum*.

The consequences of this infestation go far beyond the aesthetic. The very nature of our native forests is undergoing a transformation. In recent fires, firefighters have found it more difficult to control fires not only because of the increased fuel load but because of the difficulty of maneuvering around so many downed trees and branches. Fewer redwoods survived fire in areas where the infestations occur possibly because the dead wood burns hotter and longer.

Landowners and neighborhoods that have numerous trees killed by SOD should be encouraged to remove dead standing trees from around their respective structure and along road corridors. In addition, the loss of so many acorn bearing trees has an impact on the wildlife that depends on acorns as a food source.

The Monterey Pine forest is currently under threat from the fungal pathogen, pitch canker (*Fusarium circinatum*). Pitch canker is an incurable fungal disease (*Fusarium circinatum*). It is widespread and most damaging to the many planted Monterey Pine (*Pinus radiata*). It can also affect the following native: Knobcone pine (*Pinus attenuate*), sugar pine (*Pinus lambertiana*), Coulter pine (*Pinus coulteri*), ponderosa pine (*Pinus ponderosa*), as well as Douglas-fir (*Pseudotsuga menziesii*).

CAL FIRE characterizes the threat of pitch canker to all native Monterey Pine stands as "severe." Initially, it was thought that Monterey Pine mortality would be extremely high; yet over time, it has been discovered that at least some trees had resistance to the pathogen. No treatment for infected trees is currently available. Research is ongoing to establish best management practices and potential treatments. The prevalence of this disease is an additional reason to discourage the planting of, and encourage removal of, the non-native Monterey Pine, Eucalyptus, and Monterey Cypress trees within the Big Sur Coastal Planning Area, that do not have sufficient habitat value to justify protection.

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### 3.5.1 Key Policy

The primary use of forested land in Big Sur shall be for recreational and aesthetic enjoyment and for educational, scientific, watershed, and habitat protection activities. Commercial logging of healthy old growth redwood shall be considered an inappropriate use of a nationally significant resource. Limited salvage and selective logging activities will be allowed to maintain the health of the forest provided that all natural resource protection provisions of this ~~plan~~LUP are met.

### 3.5.2 General Policies

1. The regulations adopted by the ~~Department Board~~ of Forestry and Fire Protection (CAL FIRE) for Special Treatment areas generally provide a high level of resource protection and shall be applied to all commercial harvests.
2. All cutting or removal of trees shall be in keeping with the broad resource protection objectives of this ~~plan~~LUP. Specific policies, criteria, and standards of other sections of this LUP ~~plan~~ shall govern both commercial and non-commercial tree removal.
3. Restoration of native forest resources is encouraged for public agencies and residents as a means of maintaining and enhancing Big Sur's natural character. Removal of non-native tree species is encouraged and will not require County permits between October 15 and April 15.
4. Landmark trees of all species shall be protected in perpetuity as significant features of Big Sur's natural heritage. ~~The California Department of Forestry~~CAL FIRE, scientists from research institutions, and landowners should cooperate in the protection and enhancement of these resources and their supporting habitat. Landmark trees shall be defined as visually significant, historically significant, exemplary of its species, or more than 100~~0~~ years old. Only native trees shall be considered landmark trees.
5. Commercial harvesting of commercial timber species as well as oak and madrone will be regulated by permit and must be in conformance with the policies of this ~~plan~~LUP carried out in compliance with all applicable State and Federal laws, most notably the Forest Practices Act of 1973 with amendments, the California Environmental Quality Act, and the Special Treatment Area Criteria for the Monterey County area adopted by the California Coastal Commission, ~~and the State Board of Forestry~~. Only state licensed timber operators may conduct commercial logging operations.
6. The County will require that applicants for timber harvest permits first file and receive approval from the ~~California Department of Forestry~~CAL FIRE for a Timber Harvest Plan (THP). -The THP will -then be reviewed by the County for environmental impacts and consistency with the policies of this ~~plan~~LUP. If environmental documents are required, they shall be and certified prior to Planning Commission consideration of the coastal use permit. The Timber Harvest Plan



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will be required to provide substantive consideration of alternative harvesting systems which have less environmental impact, before tractor yarding is allowed.

7. The County will request advice and guidance from the California State Department of Fish and Wildlife Game, Regional Water Quality Control Board and California State Mining and Geology Board ~~Division of Mines and Geology~~, as appropriate, in reviewing proposed Timber Harvest Plans. The County shall engage the services of a registered professional Forester to review THP's as needed. This will be at the applicant's expense.
  
8. In addition to compliance with forestry and soils resources policies, all developments, forest management activities, and tree removal shall specifically conform to this LUP plan's policies regarding water and marine resources, environmentally sensitive habitat areas, and coastal visual resources.
  
- 8.9. Division of coastal commercial timberlands into units ~~of~~ less than commercial size or their conversion to uses which would preclude the primary uses listed in the Key Policy 3.5.1 shall not be allowed. Contiguous coastal commercial timberlands of 20 acres or more on any one legal- parcel shall not be divided into units of less than 20 acres, unless a binding agreement for the joint management of the timberland resource as a single unit is affected prior to or conditionally upon such land division. This policy does not apply to small-scale milling operations established pursuant to Policy 3.5.3.8, or to lands which are permanently precluded from commercial timber harvest for any reason--including the terms of a scenic easement in favor of a public agency or private non- profit conservation organization.
  
- 9.10. So long as required by state law, applicants for timber harvest permits must first file and receive approval from the California Department of Forestry CAL FIRE for a Timber Harvest Plan (THP). The THP will then be reviewed by the County for environmental impacts and consistency with the policies of this plan LUP. The Timber Harvest Plan will be required to provide substantive consideration of alternative harvesting systems which have less environmental impact, before tractor yarding is allowed.
  
11. All commercial timber removal under Monterey County the County of Monterey jurisdiction within the Big Sur ~~Local~~ Coastal Planning Area shall be processed as a County coastal development use permit item and ~~shall not be exempted from normal CEQA negative declaration or EIR process, whichever applies.~~
  
- 10.12. Removal of fallen or dead trees to maintain a healthy stand or to reduce fire hazard is allowed within defensible space including access to roadways.

### 3.5.3 *Specific Policies*

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1. Harvests proposed in watersheds which provide domestic water downstream of the proposal shall be limited to removal of no more than 15 percent of the total merchantable timber in any 10-year period.
2. Soil or stream disturbance resulting from commercial timber harvest shall not be allowed between October 15 and April 15. Erosion control programs shall be accomplished and certified by the ~~Department of Forestry~~CAL FIRE by September 30 of each year.
3. All salvage or selective logging activities shall take place outside the riparian corridor except the felling of trees. Felling and bucking shall not occur where trees, logs or debris could be deposited in the stream. Where a tree might fall into or across a stream it shall be cabled so that it falls at a right angle to the stream. Road construction to accommodate salvage or selective logging shall be kept to an absolute minimum. Applicants shall be required to evaluate the expected sediment yield or runoff associated with each project and the secondary impacts on aquatic and marine resources. Logging roads shall not impact the scenic view. Sidecasting of earth material shall not be permitted during the construction of roads. All excess material shall be removed from the site. Logging roads shall be constructed only in with the criteria set forth in Section 5.4.3.K.-2.
4. Water quality sampling of suspended sediment and turbidity shall be required for any commercial harvest prior to beginning of the operation and during at least one subsequent winter with average or above rainfall when the proposed harvest area contains a stream or well-defined stream channel. Costs of monitoring are to be borne by the applicant.
5. Applicants for timber harvest plans or use permits shall be required to certify through a qualified biologist that the proposed commercial timber harvesting activity will contribute to the stability and diversity of the forest and will be carried out in a manner that has no significant effect on environmentally sensitive habitat areas or water resources. Applicants shall further demonstrate through site investigation that proposed commercial timber harvesting does not impactinge on the Ceritical Viewshed and that the timber harvest shall be permitted only in those areas which can show that the timber can be removed from the area without creating a safety or traffic problem on a public road.
6. A cash deposit, bond or equivalent surety, payable to the County in an amount to be set by the Board of Supervisors, is required to insure compliance with the State Forest Practices Act and regulations and policies of this LUPplan. Should the timber operator fail to correct any violation or water quality problem due to the harvest within 15 days following receipt of notification to do- so, the County may correct the problem and charge all reasonable costs against the timber operator's surety.
7. Small-scale milling operations shall be permitted as part of logging operations subject to compatibility with resource protection policies and the peace of adjacent land uses.

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8. An insurance policy or other sufficient surety to indemnify the county for damages to county roads and appurtenant structures should be required of every timber operator during the life of ~~ofn~~ the Timber Harvest Plan.
9. Areas where timber is harvested shall be zoned into a district which allows only low intensity recreational uses and emphasizes the highest and best use of the land as being the continued management of water, soil and trees for timber production.
10. ~~(deleted) In the upper Bixby-Turner Creek watershed, every effort should be made to explore potential public acquisition of this scenic area for recreation and aesthetic enjoyment prior to the issue of permits for timber harvesting.~~

### 3.5.4 *Recommended Actions*

1. ~~The County should consider developing a vegetation treatment program addressing dead, diseased, and nonnative trees. The Timber Harvest Plan must be consistent with the vegetation treatment program. preparing detailed guidelines or a timber harvest ordinance to regulate proposed timber harvest activities in furtherance of the local coastal program land use plan.~~
12. ~~(deleted) Public agencies should fully explore the possible public acquisition of the upper Bixby-Turner Creek watershed for recreational aesthetic purposes.~~

### 3.6 *AGRICULTURE*

In the past, farming was practiced on a limited scale on the Big Sur coast. ~~THowever,~~ the lack of soils suitable for cultivation, limited water supply and other factors do not support large-scale commercial farming. Cultivation of crops can be expected to remain small scale for private use.

Since the 1800's cattle ranching has been the primary agricultural activity on the coast. Today commercial ranching takes place on a number of the larger properties and descendants of pioneer families still carry on this traditional use of the land. The U.S. Forest Service administers substantial range allotments in the Los Padres National Forest.

In addition to providing cattle for market, ranching has helped maintain the open grasslands characteristic of the scenic landscape. Many of the large meadows found on the coast were created by native grazing animals and have been kept brush free by cattle. The presence of livestock enhances the rural western feeling of Big Sur and adds to visitor's enjoyment of the area.

Increasing costs, high taxes, government restrictions, encroaching residential and public recreational development and other factors make profitable ranching difficult today. Owners of traditional ranching lands are compelled to consider other options for the use of their lands. Yet it is also acknowledged

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that ranching remains an activity that can produce some return from land that otherwise may have few economic alternatives. There is the feeling that it is desirable to perpetuate the ranching lifestyles both as part of Big Sur's heritage and for the public benefit.

The County and other agencies need to work cooperatively to support landowners in conserving grazing lands to preserve Big Sur's rural character. Careful land planning for large properties can result in the retention of ranching use while still permitting other uses of the property. Agricultural conservation contracts, initiated by the property owners, can in some instances, help reduce taxes and make profitable ranching more feasible. These and any other means of assisting owners of large ranching properties in protecting their land for agricultural use should be encouraged by the County.

Cannabis cultivation was introduced to the Big Sur community in the early 1950s. Over the past 50 years cannabis has provided a source of income for Big Sur farmers. Many of Big Sur's multiple generations of cannabis farmers are accredited for their contributions to higher standards, best practices, and unique cultivars. The cannabis plant is a cultural and economic treasure on the Big Sur coast and should be recognized and protected as such.

### 3.6.1 Key Policy

Agriculture, especially grazing, is a preferred use of coastal lands. In locations where grazing has been a traditional use, it should be retained and encouraged both under private and public ownership. Williamson Act contracts, scenic easements, tax incentives, large lot zoning, and other techniques will be encouraged by the County to promote and assist agriculture.

### 3.6.2 General Policies

1. All contiguous grasslands of 320 acres or more and those traditionally used for grazing use should be preserved for such use.
2. Uses compatible with the retention of grazing, including hunting and some forms of low intensity recreation, shall be encouraged as a means to assist maintaining land in agricultural use by providing additional income to land owners.
3. Residential, recreational and other land use development shall not be sited on land suitable for grazing unless an equivalent area of new grazing land is provided.
4. Residences and utility buildings and barns associated with agricultural uses shall be located to conserve grazing land.
5. Subdivision of large ranching properties is generally discouraged. The configuration of new parcels created through land divisions shall be designed in such a way to protect existing or

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potential agricultural activities and grazing resources. In cases where large ranching properties must be divided to accomplish other policies of this ~~Plan~~LUP, a binding agreement for the continued management of the entire property shall be required. (See policy 5.4.3.M for related policies).

6. Public accessways shall be designed to avoid conflicts with agricultural use. Where public trails must cross actively grazed areas a range of measures including signs, fences, berms, vegetation screens, and prescribed burning to eliminate hazardous accumulation of brush, shall be applied, as appropriate, to reduce conflicts to acceptable levels.
7. The County ~~Farm Advisor~~ Agricultural Commissioner should continue to assist landowners in developing grazing management plans. Such plans should include rotation schedules, fencing programs, and other techniques to enhance grazing activity.
8. The U.S. Forest Service, ~~and the California State~~ Department of Parks and Recreation, and the Monterey Peninsula Regional Park District should lease grazing land to private individuals in order that such areas may continue in traditional agricultural use and to reduce fuel loads.
9. Where the California Department of Parks and Recreation acquires title to land formerly in grazing use, and where a lag of several years is anticipated before park development plans are implemented, the California Department of Parks and Recreation ~~Department~~ should make every effort to lease the land for the purpose of continuing grazing on the property.
10. ~~The State Department of Forestry~~ CAL FIRE and the U.S. Forest Service should actively participate and assist in developing prescribed burning programs for private and for public lands in order to improve and maintain the grazing resource.
11. Landowners shall be encouraged to establish or expand agricultural operations, ~~such as animal husbandry, livestock breeding, aviaries, vineyards, tree farms, native plant farms, and seed farms.~~
12. All public and private land managers, including the U.S. Forest Service and the California Department of Parks and Recreation, are encouraged to increase allotments for grazing to eliminate hazardous accumulation of brush and maintain native grassland.
13. The County shall coordinate with the U.S. Forest Service, the California Department of Parks and Recreation, the California Department of Transportation and other agencies to develop a plan to address invasive species and as may be required pursuant to Monterey County Code Chapter 10.46.

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### 3.6.3 Recommendations

1. The County should seek long-term tax reforms that will permit agriculture lands to be assessed and taxed on the value of their earnings, rather than their development potential.
2. In order to encourage protection of grazing lands and continued cattle operations, the County shall explore all sources of funds - County, State and Federal - to compensate owners of grazing land for scenic easements over their lands except those federal funds which would increase federal land ownership, management or control.

### 3.7 HAZARDOUS AREAS

The Big Sur Coast Planning Area presents an unusually high degree of hazards for both existing residents and new developments. The rugged terrain of the Big Sur coast is in part the result of seismic activity associated with movement of continental plates. The plates intersect at the San Andreas Fault which parallels the coast some 40 miles inland. The series of faults paralleling the San Andreas account for the orientation of the ridges, valleys, and the shoreline. The two principal faults in the Big Sur segment are the San Gregorio-Palo Colorado Fault and the Sur-Nacimiento Fault which are both seismically active. Seismic hazards include ground rupture, shaking, and failure. Seismic sea waves (tsunami) originating elsewhere in the Pacific Ocean are not considered significant hazards on the Big Sur coast.

The western slopes of the Santa Lucia Mountains, reaching an elevation of approximately 5,200 feet at Cone Peak, drop precipitously to the sea. Much of the coast is bounded by sheer cliffs. Great offshore rocks punctuate the dramatic meeting of land and sea. Nearly fifty separate streams flow down the mountains to join the sea.

The primary factors that increase landslide risk are slope and certain soil characteristics. In general, the potential for landslide occurrence intensifies as slope increases on all soil types and across a wide range of geologic formations. Exposed unconsolidated sedimentary layer increases landslide potential wherever these deposits are present on steep slopes. Weathering and wildfires can lead to additional landslides.

Geologic hazards are also induced or aggravated by human activities. Construction of roads and building pads, in particular, can have disastrous consequences in terms of erosion or land failure. Extra care is needed both by property owners and the County to insure that new excavation, road building and construction areis undertaken only where natural conditions permit, and that such activities when in progress are carried out to the highest engineering standards.

Flood danger is very real in certain areas of Big Sur. The Big Sur and Little Sur Rivers have sizeable flood plains and many other streams on the coast can be hazardous during high water. Structures within known floodplains pose a life hazard to occupants during severe storms. Flood associated hazards include devastating mud flows such as the 1972 disaster that wiped out the Post Office and ambulance

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center, road wash-outs, and loss of septic tanks and leach fields. Flood damage to small water systems or contamination of wells can result from high water, septic system failure, or stream-carried debris. Road washouts isolate some properties and prevent the entry of emergency vehicles. During the El Nino floods of 1995, Highway 1 was completely washed away in a number of locations in the Big Sur Coastal Planning Area. During the severe winter storms of 2022-2023, Highway 1 was completely washed away at Paul's Slide (PM 21.7) and continues to be closed to through traffic as of the time of this writing.

The entire Big Sur area is subject to fire hazard to life, property, vegetation, and wildlife. The hazard varies locally and seasonally due to differences in fuel levels, weather, and topography, yet the risk to life and property remains high due to remoteness from fire stations, difficult access, and water supply problems. Public fire protection on the Big Sur coast is geared to forest fires rather than structural fires. Response time from the ~~CAL FIRE Department of Forestry~~ Station at Carmel Hill is lengthy due to distance and slow-moving traffic on Highway 1 where the shortage of turnouts and shoulders makes passing difficult. The ~~all-volunteer Mid Coast Fire Brigade and Big Sur Fire companies at Garrapata and Big Sur, because of the shorter response time,~~ provide some structural fire protection.

While fires can start from natural causes, people pose the greatest danger. Carelessness by residents or visitors during the long dry summers endangers the entire community. The 2016 Soberanes Fire is a good example of human-caused wildfire. An illegal campfire resulted in one death, numerous structures lost and over one hundred thousand acres burned at a cost of about \$260 million to suppress making it at the time the most expensive wildfire to fight in U.S. history. Illegal fires ~~This danger will inevitably~~ increase as recreational use of the area increases ~~and as more and more homes are built~~. Recreational use of public areas, in particular, needs to be curtailed or closely supervised during periods of very high fire danger. More emphasis shall be placed on enforcement and ~~t~~The value of public education cannot be over-estimated for wildfire prevention. The siting and construction of new structures likewise needs extreme care to avoid endangering the occupants and the broader community as well.

Since the 1986 LUP was written, there have been four major fires in the LUP area, the Kirk Fire in 1999, the Basin Complex Fire in 2008, the Soberanes Fire in 2016, and the Dolan Fire in 2020. The LUP contains clear language intended to allow the removal of accumulated vegetation without the need for a coastal permit (see Section 3.7.3.C.8 and 5.4.2.13) to reduce unsafe fuel accumulations while preserving other key LUP policy values such as Critical Viewshed protection. In November 2010, the Monterey County Fire Safe Council prepared an advisory document entitled Monterey County Community Wildfire Protection Plan (CWPP) in collaboration with CAL FIRE, the U.S. Forest Service, the Bureau of Land Management, local fire agencies, property owners, and other stakeholders pursuant to the Healthy Forests Restoration Act. Implementation of the CWPP could be instrumental in reestablishing fire safety and resource protection in Big Sur. The addition of a programmatic vegetation management plan could reduce wildfire hazards. Since that time, new State legislation has been adopted requiring local jurisdictions to address wildfire risks in their General Plan, providing both guidance and requirements.

Since the drafting of the 1986 LUP, it has become evident that both plant pathogens and climate change increase wildfire frequency and intensity on the Big Sur coast. Global climate change brings increased

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extreme weather events which contributes to significantly new challenges to already difficult fire suppression.

**3.7.1 Key Policy**

Land use and development shall be carefully regulated through the best available planning practices in order to minimize risk to life and property and damage the natural environment.

**3.7.2 General Policies**

1. The Big Sur coast shall be considered as an area where projects may impact or be affected by environmental resources of hazardous or critical concern. Most projects will therefore not be eligible for the categorical exemption allowed under the California Environmental Quality Act.
2. As part of the development review process, all proposed development shall be evaluated for conformance and be required to comply with adopted hazard policies applicable to the site in question.
3. All development shall be sited and designed to minimize risk from geologic, flood, or fire hazards to a level generally acceptable to the community. Areas of a parcel which are subject to high hazard(s), shall generally be considered unsuitable for development. For any development proposed in high hazard areas, and environmental or geotechnical report shall be required prior to County review of the project.
4. In locations determined to have significant hazards, development permits should include a special condition requiring the owner to record a deed restriction describing the nature of the hazard(s), geotechnical and/or fire suppression mitigations and long-term maintenance requirements.

**3.7.3 Specific Policies****A. Geologic Hazards**

1. All development shall be sited and designed to conform to site topography and to minimize grading and other site preparation activities. Applications for grading and building permits and applications for subdivisions shall be reviewed for potential impacts to on-site and off-site development arising from geologic and seismic hazards and erosion. Mitigation measures shall be required as necessary.
2. The lands within 1/8 mile of active or potentially active faults shall be treated as a fault zone characterized by high seismic hazards until geotechnical investigations accepted by the County indicate otherwise for either an entire fault zone or for any specific location with any zone.



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3. All structures shall be sited a minimum of 50 feet from an identified active fault or potentially active fault. Greater setbacks may be required where it is warranted by local geologic conditions.
4. Critical facilities, such as major transportation links, communications and utility lines, and emergency shelter facilities, shall be located, designed, and operated in a manner which maximizes their ability to remain functional after a major earthquake.
5. In those instances where critical facilities are located in or where they cross high hazard areas, all reasonable measures shall be taken to insure continuity or quick restoration of service in the event of earthquake.
6. New roads, bridges, and utility lines (either public or private) that cross active or potentially active fault zones should be designed and constructed in a manner which recognizes the hazard of fault movement. Water and electric lines should be equipped with shut-off devices or the equivalent which utilize the best available technology for quick shut-off consistent with providing reliable service.
7. All structures should be designed and constructed to: a) resist minor earthquakes with epicenters on the closest potentially active fault without damage; b) resist moderate earthquakes without structural damage, but with some non-structural damage allowable; c) resist major earthquake of the intensity or severity of the strongest experienced in California without collapse, but with some structural as well as non-structural damage allowable.
8. Structures and roads in areas subject to landsliding are prohibited unless a certified engineering geology report indicates mitigations exist to minimize risk to life and property. Mitigation measures shall not include massive grading or excavation or the construction of protective devices that would substantially alter natural landforms.
9. Any proposed development within 50 feet of the face of a cliff or bluff or within the area of a 20 degree angle from the toe of a cliff, whichever is greater, shall require the preparation of a geologic report prior to consideration of the proposed project. The report shall demonstrate that (a) the area is stable for development; and (b) the development will not create a geologic hazard or diminish the stability of the area.
10. New roads shall be constructed in accordance with the criteria set forth in Section 5.4.3.K.-2.
- 10.11. Coastal armoring, including but not limited to, seawalls, breakwaters, and riprap, shall not be allowed, except to protect structures existing at the time of this LUP and Highway 1.
- 11.12. Soils and geologic reports shall be required for all new land divisions and for the construction

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of roads and structures, excluding minor structures not occupied by people, in areas of known or suspected geologic hazards. Both potential onsite and offsite impacts shall be evaluated in the report.

Hazard areas requiring submission of such reports include the 100-year floodplain; landslide areas and other locations showing evidence of recent ground movement; earthquake fault zones; sites falling within the area of demonstration as provided in the Statewide Interpretive Guidelines for Blufftop Development (as amended February 4, 1981); and any other geologic high hazard area for which a geotechnical report is required by policy 3.7.2.3 above. Such reports shall be prepared by a soils engineer or registered and certified engineering geologist, as appropriate, acting within their areas of expertise, based upon an on-site evaluation; the reports shall be consistent with "Guidelines for Geologic/Seismic Reports" (CDMG Notes #37).

The California ~~Division of Mines and Geology~~ State Mining and Geology Board will be requested to assist the County in reviewing the reports and resolving any disputes. The reports shall consider, at a minimum, the following, as applicable to the site:

- (1) Historic, current and foreseeable cliff erosion, including investigation of recorded land surveys and tax assessment records in addition to the use of historic maps and photographs where available, and possible changes in shore configuration and transport.
- (2) Cliff geometry and site topography, extending the surveying work beyond the site as needed to depict unusual geomorphic conditions that might affect the site and the proposed development.
- (3) Geologic conditions, including soil, sediment and rock types and characteristics in addition to structural features such as bedding, joints, and faults.
- (4) Evidence of past or potential landslide conditions, the implications of such conditions for the proposed development, and the potential effects of the development on landslide activity.
- (5) Wave and tidal action, including effects of marine erosion on seacliffs.
- (6) Ground and surface water conditions and variations, including hydrologic changes caused by the development (e.g., introduction of sewage effluent and irrigation water to the groundwater system; alterations in surface drainage).
- (7) Potential effects of seismic forces resulting from a maximum credible earthquake.
- (8) Effects of the proposed development including siting and design of structures, septic

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system, landscaping, drainage, and grading, and impacts of construction activity on the stability of the site and adjacent area.

- (9) Any other factors that may affect slope stability.
- (10) Potential erodibility of site and mitigating measures to be used to ensure minimized erosion problems during and after construction (i.e., landscaping and drainage design).

### **B. Flood Hazards**

1. The County's primary means of minimizing risk from flood hazards shall be through land use planning and the avoidance of development in floodprone areas. The development of flood control projects to protect new development in the natural floodplain is not considered desirable.
2. All new development, including filling, grading, and construction shall be prohibited within 100-year flood plains except as needed for outdoor recreation, wildlife habitat, agriculture, and similar low intensity open space uses, as well as bridges, road crossings using a culvert or ford, and water resource developments, water facilities and systems, for scientific purposes (such as flow meters and other instruments) and restoration and enhancement related projects requiring a streamside location, restoration activities pursuant to the Protected Waterways Plans, and flood control projects where no other method for protecting existing structures in the floodplain is feasible and such protection is necessary for public safety or to protect existing development.

### **C. Fire Hazard**

1. The fire hazard policies contained in the Safety Element of the ~~Monterey County~~County of Monterey General Plan shall be regularly reviewed and consistently applied in conjunction with the policies of this LUP. The CAL FIRE critical fire hazard map should be updated continually as new and more specific information becomes available ~~from the required written assessments~~.
2. New developments shall be avoided in extreme wildfire hazard areas as determined by site - specific assessment.
3. New development proposals or development inducing projects which would not be served by adequate fire protection services, public or private roads, or water for fire suppression should be limited to a low-intensity commensurate with such increased risk.
4. Roads serving new residential development shall be adequate to allow access by emergency vehicles while permitting evacuation of the area by residents.
5. The County of Monterey ~~County~~ should support and assist the efforts of the various fire

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protection agencies and districts to identify and minimize fire safety hazards to the public.

6. Each development proposal shall be accompanied by a written assessment of adequacy of access. The written assessment shall be prepared by the applicant and shall evaluate the project in relation to Title 19 of the Monterey County Code ~~Monterey County Subdivision Ordinance~~ as applicable, state requirements, types of existing and proposed roads, minimum road widths, and specific evacuation routes applicable to the parcel. The assessment shall be submitted to fire officials for their review and recommendations.
7. The County of Monterey shall require the creation and maintenance of defensible space around structures, roads for access, and critical infrastructure in Big Sur.
8. A Coastal Development Permit must be obtained for the removal or harvesting of trees and other major vegetation. However, in the Big Sur Coastal Planning Area the following shall not require a CDP:
  - (1) Removal of non-native or planted trees, except where this would result in the exposure of structures in the Critical Viewshed. The removal of non-native trees, regardless of size, including but not limited to Monterey Pine, Monterey Cypress and Eucalyptus provided this policy shall not be construed as permission to remove a tree that is habitat for threatened or endangered species listed under the Endangered Species Act or the California Endangered Species Act.
  - (2) Removal of hazardous trees that pose a present danger to life or property, or threaten contagion of nearby forested areas, subject to verification by the County or CAL Fire.
  - (3) Thinning of undergrowth or removal of small (less than 14" diameter), dead or dying trees, especially as needed to reduce unsafe fuel accumulations adjacent to existing structures, infrastructure, or roads.
  - (4) Prescribed burning, rusing, lopping or other methods of brush clearing which do not materially disturb underlying soils provided all permits required by other agencies are obtained.
  - (5) Fuel reduction work that is consistent with federal, state, and County law, including, but not limited to the Board of Forestry's Fire Safe Regulations and General Guidelines for Creating Defensible Space.

### 3.7.4 *Recommended Actions*

1. All existing utility lines that cross active or potentially active fault traces should be examined to

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determine their ability to survive fault movement in the amount likely to take place in the particular location. Utility companies should institute orderly programs of installing cut-off devices on these lines, starting with the lines that appear to be most vulnerable and those which serve the most people. Adequate emergency water supplies should be established and maintained in areas dependent upon water lines which cross active fault zones.

2. The County shall review and periodically revise the Monterey County Emergency Operations Plan~~the County-wide Disaster Contingency Plan~~. All appropriate County and public agencies shall be included in all phases of disaster contingency planning.

~~The guidelines contained in the cooperative federal/state FIRE SAFE GUIDE FOR RESIDENTIAL DEVELOPMENT IN CALIFORNIA, especially those pertaining to water supply, fire hydrants, and other fire prevention and control features, should be considered by the County for adoption as the basis for building standards in areas of moderate to high wildland fire hazard potential.~~

3. The County shall make the reduction of structural ignitability a high priority.
4. The County, in collaboration with the fire authority having jurisdiction, shall support fuel breaks.
5. The County shall implement the recommendations and priorities contained in the California Coastal Commission approved Public Works Plan for Fire Fuel Management.
6. The County shall encourage the retrofit of existing structures to meet the current Fire Code. At minimum, the County shall make available educational materials regarding the benefits and requirements for meeting the structural Fire Code to property owners.
- 3.7. The County shall encourage California Department of Parks and Recreation and the U.S. Forest Service to create and implement an effective wildfire fuel management where their property abuts private land.

### 3.8 MINERAL RESOURCES

The Big Sur area has a number of sites of historic and potential mineral resources which may be proposed for extraction in the future. Gold mining in the Los Burros District has occurred in the past and may be continued.

Significant conflicts arise in the watershed of the Little Sur River where substantial limestone deposits on Pico Blanco lie partly inside and partly outside the Los Padres National Forest. In 1981 the U.S. Forest Service approved a five-year Plan of Operations, 1981-1986, that allows the owner Graniterock~~Granite Roek~~ to commence exploratory operations and the mining company has opened a quarry on the South face of Pico Blanco within the National Forest boundary.

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In 1982, in response to a petition by ~~Graniterock~~Granite Rock, Co., the California State Mining and Geology Board classified these limestone deposits as a significant mineral resource (MRZ-2 area). The Classification Report estimates they contain 640 million tons of limestone whiting, a non-strategic, industrial chemical mineral. The State Mining and Geology Board has not designated the Pico Blanco deposits as a mineral resource of regional or statewide significance.

~~Graniterock~~Granite Rock also owns two easements across the El Sur Ranch connecting its limestone deposits to the Old Coast Road, one of which -- referred to in this ~~Plan~~LUP as the Dani Ridge access road -- has been developed for a haul road, while the other -- which cuts across slopes on the north side of the South Fork of the Little Sur River -- has not been developed.

In 1973, the California State Legislature recognized the statewide significance of the Little Sur River watershed's "extraordinary scenic, fishery, wildlife, (and) outdoor recreational values" by including it in the California Protected Waterways System and requested the County of Monterey County to prepare a Protected Waterways Management Plan to protect these values and the watershed's "free-flowing and wild status." (Assembly Concurrent Resolution No. 32 - Relative to the Little Sur and Big Sur Rivers, 1973, and 1968 Cal. Stats. Chap. 1278 1.) Pursuant to this legislative request the ~~Board of Supervisors Board~~ adopted a Protected Waterways Management Plan for the Little Sur River in December 1983 and incorporated it by reference in ~~this the 1986 Plan~~LUP. The Protected Waterways Management Plan for the Little Sur River is also incorporated by reference in this LUP.

Through adoption of the Protected Waterways Management Plan for the Little Sur River, the State has recognized the statewide significance of the fish and wildlife habitat of this watershed. These resources are also of national significance, and the County encourages the State to designate this area as a "coastal resource of national significance", as the term is used in Section 1455(i) of the federal Coastal Zone Management Act, and to adopt as part of the state coastal Zone Management Act, and to adopt as part of the state coastal management program" specific and enforceable standards to protect (these) resources", in accordance with Section 1455(i)."

Because of the extraordinary value of the natural resources of the Little Sur River watershed, the conflicts arising from mining operations on Pico Blanco and the jurisdictional complexities arising from the location of Pico Blanco limestone deposits partly inside and partly outside a national forest in a California Protected Waterway within the California coastal zone, the specific policies of Subsection 3.8.4 are needed to guide the application of state and federal law and other policies of this ~~plan~~LUP.

Limited mining of sand and gravel for local use has taken place in the past from the stream beds of the Big Sur and Little Sur Rivers. The California Department of Fish and ~~Game~~Wildlife has reviewed and provided guidance to some of these operations. Also, of considerable concern, is the potential development of the offshore oil and gas deposits. In addition to these mineral resources there are also limited oil and gas reserves located offshore on the Outer Continental Shelf. Proposals are being made

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by the Federal Government to lease these reserves for exploration and development. Experience with offshore oil development has repeatedly shown the inevitability of serious oil spills or other disasters that result in degradation and destruction of the marine environment including extensive loss of fish and wildlife and damage to local dependent industries. The Big Sur coast is the location of the California Sea Otter Game Refuge and possesses extensive and undisturbed marine and intertidal habitats for fish, marine mammals, and birds. Additionally, the coast is a scenic recreation area of great reknown. The County is deeply concerned that these wildlife and recreation resources of national significance will be critically jeopardized by exploration and development of off-shore oil and gas reserves and, accordingly, is in strong opposition to the development of these reserves.

The following policies are applicable in any review by the County of development activities on non-federal land. To the extent permissible under federal Supremacy principles and federal mining laws, the same policies will also apply to federal lands. These policies are adopted pursuant to the California Coastal Act of 1976, and the County's general plan power and police power. All lands within the "National Forest" land use designation (see Figure 1) which are subject to coastal development permit jurisdiction are subject to the land use policies for the Watershed and Scenic Conservation land use designation.

### 3.8.1 *Key Policy*

Development of mineral resources in the Big Sur coast area must be carefully planned and managed to ensure protection of the area's important scenic, recreational, and habitat values. The County shall evaluate any proposal for an increased level of extraction based upon a thorough balancing of the social, technological, environmental and recreational values long recognized to exist on the Big Sur coast and the economic values of any mineral deposit. In determining the value of a mineral deposit, the costs of reclamation and mitigation of adverse impacts will be considered. The County opposes development of any offshore or onshore oil and gas reserves that could adversely affect the scenic or habitat values of the Big Sur coast.

### 3.8.2 *General Policies*

1. All mineral resource development shall be in keeping with the broad resource protection objectives of this planLUP. The specific policies, criteria and standards of other sections of this plan-LUP shall govern both onshore and offshore mineral resource development. Mining will not be allowed in environmentally sensitive habitat areas such as riparian corridors, rare and endangered plant and animal habitat locations, or wetlands. Mining activities and related facilities such as roads, loading or conveyance facilities, shall not be permitted to be constructed in the Critical Viewshed and shall be sited and designed to protect views to and along the ocean and designated scenic coastal zone area.
2. The California Surface Mining and Reclamation Act of 1975 (SMARA) establishes procedures

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whereby mineral deposits can be classified as significant mineral deposits and designated as having statewide or regional significance. In the event of classification the State Mining and Geology Board publishes a Classification Report containing useful mineral information. The County will recognize in this ~~Plan-LUP~~ such information pertaining to mineral deposits on the Big Sur ~~C~~oast and will emphasize the conservation and development of classified deposits. However, pursuant to SMARA the County retains responsibility and broad discretion as lead agency to regulate, approve or disapprove all proposed surface mining operations, including those affecting deposits that have been classified as a significant mineral resource or designated as having statewide or regional significance.

- 3 Alternative methods of mineral extraction which result in minimal environmental impact shall be given substantive consideration before surface mining is allowed. Surface mining will not be considered an acceptable practice where less environmentally damaging techniques are feasible or in streams supporting anadromous fish runs unless it can be demonstrated that no adverse impacts will result.
  
- 4 For purposes of this ~~LUPPlan~~ the term "surface mining" is now used to mean "surface mining operations" as that term is defined by the California Surface Mining and Reclamation Act of 1975, ~~Public Resources Code §~2735~~. The following operations are excluded from this definition: (1) the operations conducted by the California Department of Transportation to extract road building materials for local use and (2) prospecting for, or the extraction of, minerals for commercial purposes and the removal of overburden in total amounts of less than 500 cubic yards in any one permit area or from any single mineral deposit or contiguous mineral deposits that have been classified as a significant mineral resource by the California Division of Mines pursuant to ~~Public Resources Code §~2761(b)~~.
  

"Mining", as that term is used in this ~~LUPPlan~~, includes both surface mining and subsurface mining. "Mineral development" is the broad term that encompasses both mining and onshore and offshore exploitation of oil and gas resources.

  
- 5 Surface mining operations shall not be allowed in the following areas:
  - a Surface mining operations shall not be allowed in areas susceptible to landslide, erosion and other hazards such as proximity to earthquake faults, as designated on the Big Sur LCP Hazards Map or in the "Seismic and Slope Stability Hazards" maps in the Protected Waterways Management Plans for the Little Sur River and Big Sur River.
  
  - b In order to maintain the long term productivity of soils and timberlands, mining within Forestry Special Treatment Areas or other potential commercial timber lands shall not be permitted except for subsurface workings which would not result in a conversion of timberlands to other uses.



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### 3.8.3 *Specific Policies*

1. Large-scale mineral development is not an appropriate use in Big Sur. The total amount of proposed surface from any mineral extraction operation or aggregate of operations (including quarry sites, tailings, overburden disposal sites, drilling pads, processing sites, roads) within any watershed shall be the minimum necessary to support the operation. (For the purposes of this policy, a watershed must be considered in its entirety, from the point where it drains into the Pacific Ocean, inland to the limit of the coastal zone).
  
2. All permit applications proposing to conduct mineral exploration or extraction operations shall be required to prepare an Environmental Impact Report, a quarry management plan and reclamation plan, and must meet the requirements of the Surface Mining and Reclamation Act of 1975 as implemented by Chapter 16.04 of the Monterey County Code, ~~the County Mining Ordinance~~ herein incorporated by reference. The County will request advice and guidance from the California State Department of Fish and Wildlife Game, ~~-~~Regional Water Quality Control Board, and California State Mining and Geology Board ~~California Division of Mines and Geology~~, as appropriate in reviewing proposed quarry management and reclamation plans. The County may engage the services of geologic and biologic experts to review such plans as needed. ~~-~~ This will ~~-~~be at the applicant's expense.
  
3. In addition to the requirements set forth in Monterey County Code Chapter 16.04, the required quarry management plan or reclamation plan, must address at a minimum, all the following elements as a condition of permit approval.
  - a. Cross section maps or plans of the land to be affected including the actual area to be mined, prepared by or under the direction of and certified by a registered professional engineer, or professional geologist with assistance from experts in related fields such as land surveying and landscape architecture, showing pertinent elevation and location of test borings or core samplings and depicting all of the following information:
    - (1) The nature and depth of the various strata of overburden.
    - (2) The location of subsurface water, if encountered, and its quality.
    - (3) The nature of the stratum immediately beneath the mineral deposit to be mined.
    - (4) Existing or previous surface mining limits.
    - (5) The location and extent of known workings of any underground mines, including mine openings to the surface.

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- (6) The location of aquifers.
  - (7) The estimated elevation of the water table.
  - (8) The location of spoil, waste, or refuse areas, suitable plant growth material stockpiling areas and, if necessary, stockpiling areas for other suitable strata.
  - (9) The location of all impoundments for waste or erosion control.
  - (10) Any settling or water treatment facility.
  - (11) Constructed or natural drainways and the location of any discharges to any surface body of water on the area of land to be affected or adjacent thereto.
  - (12) Profiles at appropriate cross sections of the anticipated final surface configuration that will be achieved pursuant to the applicant's proposed reclamation plan.
- b. Procedures to retain soil or eroded material on the site, to prevent the discharge of any water or runoff which would increase the natural level of turbidity in receiving waters, and to control the circulation of particulate matter in the atmosphere. Water quality sampling of suspended sediment and turbidity shall be required for any mining operations prior to the beginning of the operation and during subsequent winters. Costs of monitoring are to be borne by the applicant.
- c. Measures to stabilize slopes and mine tailings such as hydromulching, seeding and other appropriate measures; measures to prevent any increase in normal runoff, especially during peak periods, from the site such as requiring dispersal or storage so that scouring and erosion do not occur.
- d. A soil survey of all the plant growth material within the permit area.
- e. Measures to provide for the restoration of native plant species normally occurring in the mined areas.
- f. Measures to stockpile soil and spoils and provide for recontouring quarry sites to a natural appearance.
- g. Measures to regulate disposal of undesirable pollutants found in conjunction with mined materials (such as heavy metals, mercury, in gold mines).
- h. A phasing plan or other measures adequate to minimize the area of disruption during active

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mining in order to alleviate such impacts as soil erosion, dust propagation, and viewshed intrusion in areas not covered by General Policy #1. This phasing plan shall include a detailed estimated timetable for the accomplishment of each major step in the reclamation plan.

- i. A transportation element which discusses alternative methods of transporting quarried material. Haul routes and destinations must be specified.
  - j. Measures to maintain existing or historic recreational access over the property.
  - k. Measures to prevent impacts which would significantly degrade adjacent environmentally sensitive habitats and parks and recreation areas.
  - l. A determination by the permit applicant of the probable hydrologic consequences of the mining and reclamation operations, both on and off the mine site, with respect to the hydrologic regime, quantity and quality of water in surface and ground water systems including the dissolved and suspended solids under seasonal flow conditions and the collection of sufficient data for the mine site and surrounding areas so that an assessment can be made by the Board of Supervisors of the probable cumulative impacts of all anticipated mining in the area upon the hydrology of the area and particularly upon water availability and quality.
  - m. The use which is proposed to be made of the land following reclamation, including a discussion of the utility and capacity of the reclaimed land to support a variety of alternative uses and the relationship of such use to existing land use policies and plans, the surface owner's preferred use, and the comments of state and local governments or agencies thereof, which would have to initiate, implement, approve, or authorize the proposed use of the land following reclamation.
  - n. A detailed description of how the proposed postmining land use is to be achieved and the necessary support activities which may be needed to achieve the proposed land use.
4. Annual report of activities by permittee. The operator shall annually file on the anniversary date of the permit a notice of intent to continue mining operations and a map or statement that shall indicate:
- a. The land affected during the preceding year;
  - b. The land to be affected during the coming year; and
  - c. Any land reclaimed during the preceding year.

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5. Environmental protection performance standards. General performance standards shall be applicable to all surface mining and reclamation operations. In addition to the requirements set forth in Monterey County Code Chapter 16.04, each permittee shall be required at a minimum to comply with the following standards as a condition for permit approval:
- a. Mining trucks shall not be permitted on Highway 1 during peak recreational use periods (7:00 a.m. until 10:00 p.m.).
  - b. Fill activities or improvements related to mining operations shall not be permitted in active flood plains or stream channels.
  - c. Existing or historical recreational access to the shoreline, the Ventana ~~W~~wilderness ~~a~~Area or state parks shall not be prevented by mining operations.
  - d. Unless the County finds that no significant adverse affects on the following specified habitat and recreational features will result, no mining which involves surface blasting, operation of loud equipment, or similar disruptions of natural peacefulness and solitude shall be allowed within close proximity of the following:
    - (1) Any State Highway 1 pullout;
    - (2) The Ventana Wilderness;
    - (3) Public recreation sites such as state parks, trails, campsites, and designated scenic viewpoints;
    - (4) Known Bald Eagle, Golden Eagle and Peregrine Falcon nesting sites; ~~and~~.
    - (5) Any California Condor roosting site.
  - e. Water quality sampling of suspended sediment and turbidity shall be required for any mining operations prior to the beginning of the operation and during subsequent winters. Costs of monitoring are to be borne by the applicant.
  - f. Construction or improvements of private roads required by mining operations shall meet standards described in Section 3.5, 5.4.3.K, and other sections of this ~~plan~~LUP.
  - g. All surface areas, including spoil piles affected by the surface mining and reclamation operation, shall be stabilized and protected to prevent or effectively control erosion and attendant air and water pollution. The operator shall ensure that the construction, maintenance, and postmining conditions of haul roads and access roads into and across the

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site of operations will effectively control or prevent erosion and siltation, pollution of water, damage to fish or wildlife or their habitat.

- h. The mining operator shall ensure that explosives are used only in accordance with existing state law and shall:
- (1) Provide adequate advance written notice to local governments, adjacent landowners and residents who might be affected by the use of such explosives by the publication of the planned blasting schedule in a newspaper of general circulation in the area by mailing a copy of the proposed blasting schedule to every resident living within one-half mile of the proposed blasting site, and by providing daily notice to residents in such areas prior to any blasting.
  - (2) Maintain for a period of at least three years and make available for public inspection upon request a log detailing the location of the blasts, the pattern and depth of the drill holes, the amount of explosives used per hole, and the order and length of delay in the blasts.
  - (3) Limit the type of explosives and detonating equipment, the size, the timing, and the frequency of blasts based upon the physical conditions of the site so as to prevent:
    - a. Injury to persons.
    - b. Damage to and the impairment of the use and enjoyment of public and private property outside the permit area including, but not limited to, California State Parks, the Ventana Wilderness Area and public access thereto.
    - c. Change in the course, channel, or availability of ground or surface water outside the permit area.
- i. To minimize visual, scarring, disturbed surface areas shall be restored through use of indigenous vegetation so that no boundary is discernible between mined and unmined areas.
- j. Disturbed land shall be restored to a condition capable of supporting the uses which it was capable of supporting prior to any mining, or higher or better uses approved by the Board of Supervisors which may include agricultural, residential, recreational facilities or fish and wildlife habitat.
- k. Lands affected by surface mining operations which have been designated for postmining agricultural purposes or wildlife habitat shall be restored to the level of productivity equal to or greater, under equivalent management practices, than nonmined agricultural lands or

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wildlife habitat of similar soil types in the surrounding area. For those lands which are to be rehabilitated to indigenous grasslands, a diverse, effective and permanent vegetative cover shall be established of the same seasonal variety indigenous to the area to be affected and capable of self-regeneration, plant succession, and at least equal in extent of cover and productivity to the indigenous vegetation of the area. The level of productivity and cover attained on disturbed lands within the permit area shall be demonstrated by the permittee using comparisons with similar lands in the surrounding area having equivalent historical management practices and that are undisturbed by mining, or comparable disruptive activities.

1. Reclamation activities, particularly those relating to control of erosion and prevention of visual scarring, to the extent feasible, shall be conducted simultaneously with mining and in any case shall be initiated promptly after completion or abandonment of mining on those portions of the mine complex that will not be subject to further disturbance by the mining operation. In the absence of an order by the Board of Supervisors providing a longer period, the plan shall provide that reclamation activities shall be completed not more than 2 years after completion or abandonment of mining on that portion of mine complex.
6. A cash deposit, bond or equivalent surety, payable to the County in an amount to be set by the Board of Supervisors, is required to ensure compliance with the Surface Mining and Reclamation Act and regulations and policies of this ~~plan~~LUP. Should the mine operator fail to correct any violation or water quality problem due to the mining operation with 15 days following receipt of notification to do so, the County may correct the problem and charge all reasonable costs against the mine operator's surety.
7. Mining shall not be permitted in live stream channels or in locations where water quality or wildlife could be adversely affected or in sand dunes. In other areas limited extraction of sand and gravel for local construction purposes may be permitted under careful controls designed to:
  - a. Regulate instream and near-stream extraction so that maximum mitigation of adverse environmental effects occurs.
  - b. Limit future instream extraction to "safe yield" or annual replenishment levels.
  - c. Preserve soil resources and agricultural lands adjacent to the instream channels.
  - d. Maintain and enhance streambank stability while encouraging deposition, rather than erosion of fluvial materials.
  - e. Preserve and enhance the growth of riparian vegetation.
  - f. Maintain groundwater supplies and quality.

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g. Maintain surface water quality.

The California Department of Fish and WildlifeGame shall be requested to review all applications for sand and gravel extraction and to provide recommendations to the County concerning protection of wildlife habitat before the County approves the permit application.

8. Because of extraordinary risk to the Big Sur coast's special wildlife and recreational values and based on extensive evaluation of the Big Sur ~~c~~Coast, no sites have been identified which would be either practical or appropriate for the exploration, extraction, or handling of petroleum or related products either on-shore or off-shore. Therefore, such uses are not provided for in this ~~plan~~LUP, either on-shore or off-shore in the area under the jurisdiction of the State of California and ~~the County of Monterey~~County. This prohibition is especially designated to protect the California Sea Otter State ~~Fish and~~ Game Refuge, the most sensitive watersheds listed in Section 3.2.~~34.B Rivers and Streams policy No. 3,~~ or any watershed which empties into the Ventana Wilderness, a designated Area of Special Biological Significance, a State Protected Waterway, ~~California Department of State~~ Fish and WildlifeGame Refuge, or onto a public beach or other public shoreline recreation area.

9. In the event an oil spill occurs on the Big Sur coast the responsible entities shall secure a permit from the Board of Supervisors to determine appropriate measures to restore the damaged area to its condition prior to the spill. Any such permit shall be applied for within 3 calendar days of the spill's impact on the Monterey County Coast. Any actions taken immediately following the spill to limit or clean up the spill shall be evaluated as to their appropriateness and may be modified as conditions of the subsequent permit.

10. The County asserts its jurisdiction over mining operations on Federal lands within or adjacent to the Big Sur Coastal Zone to the full extent allowed by law. This includes the County's permit jurisdiction pursuant to its Surface Mining and Reclamation Ordinance and the California Surface Mining and Reclamation Act of 1975 and its coastal development permit jurisdiction pursuant to the California Coastal Act of 1976 and the Federal Coastal Zone Management Act of 1972.

The County shall establish mechanisms for consultation and comment upon mining operations on federal lands. These mechanisms may include formal and informal review, cooperative planning with federal agencies, development of memoranda of understanding, joint preparation of environmental impact statements or assessments, coordination through state agencies such as the Office of Planning and Research, and the like. These measures will be in addition to any coastal development permit requirements which may apply in any individual case.

11. To assure protection of habitat and recreational values on adjacent lands, the County shall consult with the affected public land management agency prior to approval of any mining activity

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on any parcel adjacent to National Forest, State Park, or University of California Land and Water Reserve lands, access roads or trails.

### 3.8.4 *The Little Sur River Watershed and Pico Blanco Limestone Deposits*

1. The upper watershed of the Little Sur River is classified as a natural waterway in accordance with the analysis stated in the Protected Waterways Management Plan for the Little Sur River (PWMP), pp. 64-65.
2. No new road may be developed nor may the capacity of any existing road be expanded in the upper watershed of the Little Sur River unless its dominant purpose is to serve priority uses for the Little Sur River watershed as determined by this ~~Plan~~ LUP (Policy 5.4.2.3 and PWMP Objectives 1 and 10, pp. 66-67) and unless it conforms to all resource protection policies of this ~~Plan~~ LUP. This restriction is based in part on: (1) the prohibition on large scale surface mining any place on the Big Sur Coastal Planning Area (Policy 3.8.3.1); (2) the policy "to retain significant and, where possible, continuous areas of undisturbed land in open space use" in order to protect environmentally sensitive habitats and wildlife values (Policy 3.3.2.6); (3) the determination by the Forest Service that the existing Dani Ridge road provides sufficient access across the U.S. Forest Service lands for ~~Graniterock - Granite Rock~~ present mining operations (U.S. Forest Service, Environmental Assessment Report on approval of Granite Rock's Operating Plan, 1981, p. 1), (4) the determination that the upper watershed of the Little Sur River is a natural waterway (Policy 3.8.4.1) and (5) the conclusion in the PWMP that it is extremely unlikely that a new road could be built in the upper watershed without causing severe damage to aesthetic, ecological and recreational resources (PWMP, pp. 32, 46 and 51).
3. Because the North and South Forks of the Little Sur River are steelhead spawning habitat and because they support old growth redwoods and other riparian vegetation that would be harmed by siltation (PWMP, pp. 38, 27, 30 and 45), no new roads or expansion of existing roads shall be allowed that would cause siltation to enter either riparian corridor or the waters of either stream fork.
4. Because of the extraordinary scenic views of Pico Blanco from the Old Coast Road (PWMP, pp. 51, 53, 83 and Objective 10, p. 67) views of Pico Blanco from the Old Coast Road are included in the "Critical Viewshed" as that term is used in Policies 3.2.1 and 3.2.2 of this ~~Plan~~ LUP. For the purpose of this ~~Plan~~ LUP, Pico Blanco is defined as that land form bounded on the South by the South Fork of the Little Sur River, on the North by the North Fork of the Little Sur River and on the East by the Ventana Wilderness Area. All other views from the Old Coast Road shall be excluded from the Critical Viewshed except those views visible from Highway ~~One~~ 1.
5. With respect to any proposed development within the upper watershed of the Little Sur River,



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the applicant must demonstrate as a condition for permit approval that the proposed development, including the use of explosives, is consistent with Objectives 1 and 10 of the PWMP (pp. 66-67) and that it will not affect adversely the following resources and their resource value as identified in the PWMP:

- o critical habitat for raptors (golden eagles and prairie falcons) including both nesting and foraging habitat (PWMP, pp. 36. 38 and Figure 9, p. 37.)
- o mountain lion habitat (PWMP, p. 37)
- o riparian vegetation (PWMP, p. 37)
- o water quality and Steelhead trout habitat (PWMP, pp. 1, 30-33)
- o peregrine falcon

These specific environmental standards apply to the upper watershed of the Little Sur River in addition to the standards set out in Policy 3.8.3.5 that apply throughout the Planning District Big Sur Coastal Planning Area.

6. Existing mining operations on Pico Blanco on federal mining claims within the Los Padres National Forest are deemed to constitute a first phase of operations that must be reclaimed in accordance with the standards set out in Policy 3.8.3.5 before any expansion of mining operations related to the Pico Blanco limestone deposits may be approved.

For purpose of this policy, "Pico Blanco limestone deposits" refers to those deposits that were classified as MRZ-2 or MRZ-3 areas by the California State Mining and Geology Board in 1982. "Additional surface disturbances" as used in this policy includes disturbances affecting the Pico Blanco limestone deposits resulting from both expanded operations that are contiguous to areas that have already been disturbed (e.g., the existing quarry site, access and exploratory roads or disposal site) and those that are not contiguous to such presently disturbed areas.

### **3.9 DREDGING, FILLING, AND SHORELINE STRUCTURES**

The natural shorelines processes on the Big Sur coast have been rarely affected by human's interference. The dredging, filling, and diking of coastal waters and wetlands have not occurred in the Big Sur area to any appreciable extent. Activities within this general category will be limited in the future to occasional instances where a temporary dike would be required in conjunction with construction or maintenance activities on Highway 1 or its numerous bridges. Cliff retaining walls also may be needed in limited places where cliff retreat may endanger the roadway. Ports and transport facilities are not to be located on the Big Sur coast and are considered in appropriate to the area. However, this prohibition shall not

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pertain to fishing.

### 3.9.1 Key Policy

1. Shoreline armoring shall be prohibited. Blufftop setbacks shall be adequate to avoid the need for seawalls during the development's economic lifespan.
2. Boating facilities requiring onshore structures are not appropriate on the Big Sur coast. If a harbor of refuge is required, it should be designed so as not to require onshore structures.
3. Where dredging or temporary dikes are required for essential work or maintenance of Highway 1, they should avoid disruption of marine and wildlife habitats and should restore the site to its original condition as early as practical. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches.
4. Shoreline, wetland, or blufftop projects, regardless of size, should have thorough environmental review with an assumed preference of the "no project alternative".
5. Permits issued by the State Lands Commission for projects on State tidelands shall conform to the policies of the Big Sur Coast Local Coastal Program.

### 3.10 HISTORICAL RESOURCES

Monterey County's historical heritage is rich and diverse. Prime examples of historic sites survive from each of the major periods of California's history. Historical settlement of the Big Sur coast began with Native Americans. Following exploration by the Spanish government, was initiated by the Mexican Government in the late 18th century through the bestow~~ed~~al of two land grants -- the 8,949 acres Rancho El Sur, between the Little Sur River and what is now called Cooper Point, and Rancho San Jose y Sur Chiquito, an 8,876-acre grant, bounded on the north by the Carmel River and on the south by the Palo Colorado Canyon.

The 1862 Homestead Act made With United State's oecupation, unappropriated public lands in California became available to settlers in parcels of 160 acres. Big Sur was initially settled by a number of homesteaders whose names are now borne by well known topographic and natural features in Big Sur (e.g., the Pfeiffer's, Charlie Bixby, Jim Anderson).

The development of the tan bark industry in the mid-1870's led to the construction of several landings along the Big Sur coast. These landings were used not only for loading the bark, used in the manufacture of tannic acid, but also for shipping prime redwood lumber. Among them was Godfrey Notley's Landing, near the mouth of the Palo Colorado Canyon, around which a thriving village sprang up. Jim Anderson also had a landing, and there was another at the mouth of the Big Sur River. Perhaps the most spectacular was Partington Landing. The Rockland Cement Company chose Limekiln Canyon as its

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headquarters in the 1880's in order to exploit a rich deposit of calcareous rock discovered in the vicinity of the canyon. Schooners began to regularly frequent Rockland Landing to load limestone bricks and deliver supplies. With the demise of the liming operation, the days of industrial enterprise along the Big Sur coast came to an abrupt halt.

The discovery of gold near the head of Alder Creek led to the Big Sur Gold Rush of the 1880's. The Los Burros Mining District sprang into being with three stamp mills, and a boomtown named Manchester mushroomed on Alder Creek. In its heyday, Manchester boasted four stores, a restaurant, five saloons, a dance hall, and a hotel. By 1895 the boom had begun to fade.

As the 19th century drew to a close, more settlers came to live on the south coast. The two sons of one of the original homesteaders, Bill Post, each homesteaded 160 acres, while various relatives acquired tracts totaling another 640 acres. Their land stretched as far south as the site of the present-day Nepenthe Restaurant. The ranchhouse still stands on Highway 1 at the top of what is now called "Post Grade". Big Sur's original post office and its second schoolhouse were built on the Post Ranch.

The 20th century saw the emergence of recreation-oriented commercial development along the Big Sur coast. For decades, the Big Sur country had been attracting hunters and fishermen. The start of the resort business began with the Pfeiffer Ranch resort which catered to these sportsmen. The Hotel Idlewild, located on the banks of the Little Sur River, soon rivaled the Pfeiffer Ranch for its business.

The one deterrent to the development of the south coast as a mecca for tourists as well as sportsmen, was the hazardous road that had to be closed part of the year. The concept of a year-round scenic highway originated with Dr. John Roberts, the founder of the City of Seaside.

Many of the original settlers were enraged by the devastation resulting from the highway construction. Machinery blasted through the great cliffs, scarring granite promontories and defiling canyons and waterfalls with debris. On June 27, 1937, the highway was completed at a cost of approximately \$8,000,000. A way of life had ended, and a new era began for the beautiful country.

The process of ensuring the long-term protection of Big Sur's unique coastline was initiated by John Pfeiffer in 1934 when he sold 706 acres to the State for the nucleus of the 822-acre Pfeiffer Big Sur State Park. The Lathrop Browns, who purchased Saddle Rock Ranch, later donated the 1,700 acres which now constitutes Julia Pfeiffer Burns State Park. The 21-acre John Little State Park originally part of the State property sold to Milton Little, was donated by Elizabeth Livermore. Francis Molera, granddaughter of Juan Baustista Roger Cooper, placed 2,000 acres in trust for Andrew Molera State Park. The generosity of these pioneering families has been a lasting contribution to the preservation of Big Sur and the people of Monterey County and the State.

In the late 1960s and early 1970s, cannabis became a popular plant with local homestead farmers. Cannabis in Big Sur is historically recognized by the cultivar named "The Big Sur Holy." This special strain of cannabis was developed from Mexican seeds in the early 1970s by logger and

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artist Patrick Cassidy. He grew on the south coast region and has been credited by many locals as the founding father of cannabis cultivation in Big Sur.

On November 5, 1996 California voters approved Proposition 215, the Compassionate Use Act of 1996 (Health & Safety Code § 11362.5), “CUA”, an initiative that exempted certain patients and their primary caregivers from criminal liability under state law for the possession and cultivation of cannabis for medical purposes. Senate Bill 420, further clarified the scope of the CUA. The State of California enacted the Medical Marijuana Regulation and Safety Act (MMRSA), which created a state licensing program for commercial medical cannabis activities. The Board of Supervisors on July 12, 2016 adopted a resolution of intent (Resolution No. 16-210) to adopt coastal zoning regulations to establish criteria for local land use permits pursuant to MMRSA. By statewide initiative, the voters enacted the Adult Use of Marijuana Act (AUMA), which created a state licensing program for commercial adult-use cannabis activities. The State enacted the Medicinal and Adult-Use of Cannabis Regulatory and Safety Act (Business & Professional Code § 26000, *et seq.* (MAUCRSA)), which combined MMRSA and AUMA into a single state licensing scheme for both medicinal and adult-use cannabis. MAUCRSA allows counties and cities to maintain local regulatory authority over commercial cannabis activities. The Board of Supervisors on March 20, 2018 adopted the coastal zoning regulations, as certified by the Coastal Commission, which added Chapter 20.67 to the Monterey County Code. The Board of Supervisors on May 18, 2021 adopted the coastal zoning regulations, as certified by the Coastal Commission, which added and amended Chapter 20.69 of the Monterey County Code. This established a use that continues to the present day, one permit has been issued as of the time of this writing.

### 3.10.1 Key Policy

It is the policy of the County to protect, maintain, and where feasible, enhance and restore the cultural heritage of the County and its ~~builtman-made~~ resources and traditions.

### 3.10.2 General Policies

1. New development shall, where appropriate, protect significant historical buildings, landmarks, and districts because of their unique characteristics and contribution to the cultural heritage of the County.
2. The County shall provide for the mitigation of site and artifact disturbance in County-approved projects through the careful surveying of project sites and the consideration of project alternatives to preserve significant cultural resources.
3. The County shall maintain an identification survey and inventory program of historical sites and shall maintain a registry program to protect and preserve historical land-mark sites and districts.
4. Designated historical sites shall be protected through zoning and other suitable regulatory means

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to ensure that new development shall be compatible with existing historical resources to maintain the special values and unique character of the historic properties.

### 3.11 *ARCHAEOLOGICAL RESOURCES*

The Big Sur ~~coastal area~~ Coastal Planning Area of Monterey County is considered to be one of the most significant archaeological regions in California. At the time of Spanish contact, this area was occupied by three distinct aboriginal tribal groups -- the ~~Essealens~~, Costanoans, and Salinans. Investigations of ~~the immediate coastline of Monterey County~~ have revealed a very high density of shell middens. Areas adjacent to the immediate coast are not as well known although they are thought to contain a high density of tribal cultural sites. A number of these inland sites likely have significant archaeological value such as those identified in the vicinity of the Post Ranch (near Big Sur River), Big Sur Valley, and Pacific Valley.

Several ~~Essealen~~, Coastanoan, and Salinan sites in the Big Sur Coastal Planning Area have tribal cultural/religious value to local Native Americans. These include Junipero Serra Peak and Slates Hot Springs. Numerous pictograph sites discovered on the coast may also have tribal cultural/religious significance. Sacred sites of tribal cultural value are important whether or not they have archeological significance.

Currently known sites are mapped and on file with the Northwest Information Center at Sonoma State University ~~California Archaeological Site Survey District at Cabrillo College in Aptos, California~~. To protect the sites, these maps are confidential. However, the Monterey County of Monterey Planning Department maintains contact with the Survey on all development projects affecting archaeologically sensitive areas. Tribal cultural resources are identified through consultation with the appropriate tribes.

At the present time, development/urbanization and unrestricted public access are the principal sources of destruction or damage to archaeological sites. In 1973, the California State Archaeological Task Force estimated that 50 percent of all recorded sites and 79 percent of all known sites in Monterey County had been destroyed. Direct threats to remaining sites from urbanization include: grading; construction of residential, commercial, and industrial structures; construction of paved surfaces; water projects; cattle grazing; plowing; and off-road vehicle use. Threats posed by public access are related to vandalism, the development of recreational sites (e.g., campgrounds, trailer parks) near archaeological sites, and the development of public roads and trails which inadvertently provide access to areas of archaeological significance. Sacred sites of tribal cultural value are at risk for destruction from minimal understanding of and respect for tribal cultural values.

#### 3.11.1 *Key Policy*

Big Sur's archaeological and tribal cultural resources, including those areas considered to be archaeologically and culturally sensitive but not yet surveyed and mapped, shall be maintained and

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protected for their scientific and cultural heritage values. New land uses and development, both public and private, should be considered compatible with this objective only where they incorporate all site planning and design features necessary to avoid or mitigate impacts to archaeological and tribal cultural resources.

### 3.11.2 General Policies

1. All available measures, including purchase of archaeological easements, dedication to the County, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, paleontological, archaeological, and other classes of cultural sites.
2. When developments are proposed for parcels where paleontological resources or archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such cultural sites. To this end, emphasis should be placed on preserving the entire site rather than on excavation of the resource, particularly where the site has potential tribal cultural~~religious~~ significance.
3. Because of the Coastal Zone's known abundance of paleontological resources, ~~and~~ archaeological and other tribal cultural sites, careful evaluation of these resources will be undertaken. no sites or development shall be categorically exempt from environmental review in the Big Sur Local Coastal Plan.
- ~~4.~~ Whenever development will involve ground disturbance ~~is to occur~~ in areas having a probability of containing archaeological and/or tribal cultural resources ~~sites~~, the County shall require the preparation of Site Survey Office or a professional archaeologist shall be contacted to determine whether the property has received an archaeological survey and consultation with the appropriate Native American tribes. If not, such a survey shall be conducted to determine if an archaeological site exists.
- ~~5.4.~~ Development shall make all attempts to avoid impacts to paleontological, archaeological, and tribal cultural resources. When sufficient planning flexibility does not ~~permit allow~~ avoiding impacts to these resources, impacts shall be minimized to the greatest extent feasible and a resources recovery plan, acceptable to the Chief of Planning, shall be provided. ~~construction on paleontological, archaeological or other types of cultural sites, adequate preservation measures shall be required. Mitigation shall be designed to accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.~~
- ~~6.5.~~ Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than development which could destroy or damage paleontological, archaeological or cultural sites shall be prohibited.

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# 4. ~~HIGHWAY ONE~~1 AND COUNTY ROADS

## 4.1 INTRODUCTION

Designated in 1965 as the first State Scenic Highway in California, Highway 1 along the Big Sur coast is the basic access route to the area. It traverses the length of Big Sur connecting two other major recreational areas, the Monterey Peninsula and the Hearst Castle at San Simeon in San Luis Obispo County. The Nacimiento-Fergusson Road, a ~~lightly-used~~ County road crossing the Hunter-Liggett Military Reservation and the coastal range, provides the only other access route to the seventy-mile long Big Sur coast from inland areas.

The major population centers of California, the San Francisco Bay Area, the Los Angeles Area, and the large cities of the Central Valley, are less than a day's drive from Big Sur. The Monterey Peninsula, Salinas, Santa Cruz, and San Luis Obispo are one to two hours away. The accessibility of Big Sur to these centers has a major impact on the demand to visit Big Sur and the resulting traffic congestion on Highway 1. Visitors from other states and foreign countries who are attracted to Big Sur's scenic beauty also contribute significant amounts of traffic along Highway 1. ~~In 1986~~At present, an estimated 2.9 million people visited the Big Sur coast annually. In 2020, an estimated 4.5 – 7 million people annually visit the Big Sur coast.<sup>3</sup>

The traffic on Highway 1 is predominantly recreation oriented. ~~In 1986~~Recreational traffic ~~was~~is estimated to comprise 95% of all trips during the peak summer months. The remaining 5% consisted of residential traffic and a small volume of commercial and agricultural traffic. The number of residential-related trips is unchanged. Driving for pleasure constitutes the major proportion of recreational traffic along the Big Sur coast that originates from outside the area. ~~It accounts for~~n 1986 about 70% of the recreational traffic volume ~~occurred~~occurred during the peak summer months. Internal local trips within Big Sur consisted of about 65% recreational trips and 35% residential trips during a summer month. During this same peak period, passenger cars ~~are~~are estimated to account for about 91% of the traffic on the highway north of Big Sur Valley; trucks account for 2%; buses, campers, motor homes, and vehicles with trailers make up about 5% of the traffic; and motorcycles account for 2% of total traffic. Current detailed data is not available, however, from observation, traffic conditions have substantially worsened along the highway all times of the year, particularly in high demand visitor locations.

~~It is expected that~~ Highway 1 cannot accommodate ~~anticipated~~ demands by traffic during peak use periods ~~due to continued increases in~~if recreational use ~~continues to increase along current patterns.~~ In 1986~~At present~~, Highway 1 north of the Big Sur Valley ~~was~~is able to handle average annual daily traffic volumes of 4,500 vehicles at Caltrans Level of Service D. Level of Service E ~~was~~is attained during summer peak use periods when traffic reaches 8,300 vehicles per day. South of ~~the~~ Big Sur Valley,

<sup>3</sup> Thomas, G. (2020, December 30). Big sur is fed up with 'selfie tourism.' here's its new plan to transform travel in the region. San Francisco Chronicle . Retrieved October 20, 2023, from <https://www.sfchronicle.com/travel/article/New-Big-Sur-plan-aims-to-control-tourists-at-15836501.php>.

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conditions weare similar. Average annual daily traffic reaches 2,600 vehicles per day corresponding to Service Level D. Peak use volumes reached ed 4,700 vehicles per day producing Service Level E conditions.

Activities or development that could generate significant volumes of truck traffic such as potential logging, mining, or other commercial operations could have detrimental effects on traffic conditions and could reduce the vehicle capacity of the highway. Daily and peak hour traffic can be much higher during the tourist season and major holidays at several sites along Highway 1.

Public transit to and through Big Sur is available only on a very limited basis by buses operating along Highway 1. Public bus service from downtown Monterey to Nepenthe south of the Big Sur Valley is provided by Monterey Salinas Peninsula-Transit during the summer. Bus service between Monterey and San Luis Obispo with two round trips daily was recently put in operation by Coastlines, a privately owned transit company. Private tour buses operate along Highway 1 on a charter basis, transporting groups of visitors to various places in Big Sur and to Hearst Castle in San Luis Obispo County. Scheduling of bus service in the past has not fully met resident needs nor offered visitors adequate flexibility in travel times. Bus service needs to be expanded in order to become a viable transportation alternative. Increases in ridership and increased subsidies are necessary to expand service and meet the differing transit needs of both residents and visitors.

Bicycling along Highway 1, with its narrow lanes, blind curves, and heavy traffic, can be hazardous for inexperienced or careless cyclists. These conditions and the long steep grades, and strong winds discourage bicycling along the coast. However, experienced bicyclists on cross-country trips or day tours do use the highway in low numbers. Improvements to the Bicentennial Bicycle Path would provide increased safety for bicyclists and motorists on Highway 1.

The very characteristics that make Highway 1 such an interesting driving experience also create traffic safety problems, particularly during congested periods. Slow-moving vehicles, drivers distracted while looking at the views, numerous access points to the highway from private roads or recreational areas, roadside parking, and unpaved turnouts cause traffic to slow down, effectively reducing the traffic capacity of the highway and limiting access to Big Sur. Improvements consistent with the character of the two-lane scenic highway are desirable to increase its safety and traffic capacity.

Local roads in Big Sur are private except for a few County roads and access roads to public trailheads and recreation areas. Palo Colorado Road carries both residential and recreational traffic and has the highest use of any road intersecting Highway 1. It has inadequate capacity to meet significantly increased recreational and residential traffic demands. Considerable volumes of traffic turning onto or off of Highway 1 in the Big Sur Valley occur at entrances to campgrounds, shop parking areas, and Pfeiffer Big Sur State Park. Sycamore Canyon Road, a private one-lane road over which the U.S. Forest Service holds easements for public access to Pfeiffer Beach, is carrying traffic during peak use periods that exceeds its safe capacity. This is leading to conflicts between recreational and residential traffic. The Old Coast Road and Nacimiento-Fergusson Road experience low volumes of traffic which are



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~~accommodated without congestion problems and no future capacity problems are envisioned.~~

A primary transportation objective of the Coastal Act is to maintain Highway 1 in rural areas as a scenic two-lane road and to reserve most remaining capacity for the priority uses of the Act. The limited capacity of Highway 1 to accommodate local and recreation traffic at a level that reserves reasonable service and emergency use and also allows motorists to enjoy the beauty of Big Sur's scenic coast is a major concern. Because traffic volumes along sections of Highway 1 are at capacity during peak recreational use periods and because future demand for recreational access is expected to exceed the capacity of the highway, the capacity of the highway is a major constraint on the long range development of the coast. How the road capacity can be increased without damage to the intrinsic values of Big Sur and how capacity is allocated between visitor and local use is a major challenge.

With respect to the balance between local and visitor traffic, the 1986 LUP significantly reduced the number of new parcels that can be created by subdivision in the Big Sur Coastal Planning Area. What has not yet been addressed is the increased number of visitors adversely impacting Highway 1 capacity and visitors' experiences.

A closely related issue is what can be done to effectively manage use levels of the highway between Carmel and Cambria, particularly as needed to protect the priority uses of the Coastal Act. This appears necessary to insure that acceptable service levels are preserved so that the highway can meet its essential functions as the sole transportation and emergency route up and down the coast, and as a safe, pleasurable scenic and recreational travel facility.

Studies supporting this ~~plan~~-LUP have reached several important conclusions concerning future planning and management of Highway 1. One conclusion wais that because the vast majority of traffic on the highway during congested peak use periods is recreational driving originating outside of Big Sur, efforts to reduce highway congestion by limiting land use development within Big Sur itself can have only marginal effects. Unless there wais substantial change in current recreational use patterns and volumes, significant decreases in peak period traffic congestion would~~it~~ only be achieved through physical regulation of the highway including limitations to visitor access at its north and south ends.

A second important conclusion wais that management of Highway 1 should attempt to optimize rather than maximize visitor use levels on the highway in relation to other user needs and planning objectives for the coast. As an objective, the maintenance of an acceptable minimum level of service and corresponding maximum traffic volume standard for Highway 1 traffic must satisfy several criteria. A reasonable level of traffic volume must be accommodated that reflects current recreational and residential use patterns, future demand for access to Big Sur, property rights of landowners, and resource protection goals aimed at preserving the natural character and beauty of Big Sur.

The encouragement of land uses that help redistribute traffic volumes to non-peak periods wais a desirable approach to reducing traffic congestion on the highway. Development and management policies that encourage a more even distribution of traffic flow would result in an overall increase in

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access to Big Sur and place fewer constraints on the amount of recreational and residential development that could be approved.

Finally, studies for the 1986 LUPy has-showedn that the aesthetic qualities of Highway 1 are eroding. This wais the result of both private and public development in the scenic viewshed, and visitor overuse within the highway right-of-way itself. Gradually, many informal, unsurfaced and unsightly pullouts hadve developed along the highway, inviting illegal trespass and vandalism of private properties. The level of careless public use is resulting in a serious problem. Non-native and invasive plants are spreading along the highway to the detriment of the scenic beauty. The issues identified and analyzed above have not changed fundamentally.

The 1986 LUP addressed some of these problems, and where successful, those solutions are being carried forward in this LUP. In particular, the Critical Viewshed policy limiting new development along Highway 1 is carried forward. Nevertheless, some problems remain, which this LUP attempts to address. In keeping with the stature of Highway 1 as the preeminent scenic drive on the California coast, considerably greater attention and funds need to be allocated to its maintenance in order to preserve, restore, and enhance its aesthetic qualities.

Since the adoption of the 1986 LUP, the California Department of Transportation (Caltrans), with funding from the Federal Highway Administration and guidance from a 19-member stakeholder Steering Committee, completed the Big Sur Coast Highway Management Plan (CHMP) in 2004. As stated in the introduction to the CHMP:

“This document characterizes the intrinsic qualities important for long term preservation, summarizes the major issues identified by stakeholders, presents strategies and actions to address the issues, and proposes a structure for implementation...Situating on the steep western slopes of the Santa Lucia Mountains, Highway 1 provides access to a most unforgettable place. For this simple fact in combination with the protections in place with Monterey County’s Local Coastal Program, 72-miles of highway within Monterey County was designated an All-American Road in 1996. The All-American Road designation is generally reserved for routes considered destinations in themselves”.

The entire length of Highway 1 in the Big Sur Coastal Planning Area maintains the All-American Road Designation.

### 4.1.1 Key Policy

The County of Monterey County will take a strong and active role in guiding the use and improvement of Highway One-1 and land use development dependent on the highway. The County's objective is to maintain –and –enhance the highway's aesthetic beauty and to protect its primary function as a recreational route. The highway shall remain a two-lane road and shall include walking and bicycle trails wherever feasible. In order to protect and enhance public recreational enjoyment of Big Sur's unique

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natural and scenic resources, recreational traffic should be regulated during congested peak use periods. The CHMP, as may be periodically amended, is the management framework for the continued safe and efficient operation of Highway 1 to preserve, protect and restore the scenic, natural and cultural character and qualities of the highway corridor.

### 4.1.2 General Policies

1. Improvements to Highway 1 shall be undertaken in order to increase its service capacity and safety, consistent with its retention as a scenic two-lane road because visual access is emphasized throughout Big Sur as an appropriate response to the needs of visitors.

The highway capacity improvements detailed in the following policies are essential for the maintenance of existing service levels for the benefit of Coastal Act priority uses and residents alike. In light of the ~~anticipated~~ traffic increases on the Coast Highway, the County shall periodically review the traffic levels after five years and determine what capacity improvements have been implemented or planned and what additional solutions may be necessary and feasible.

2. A principal objective of management, maintenance, and construction activities within the Highway 1 right-of-way shall be to maintain the highest possible standard of visual beauty and interest.
3. Existing levels of service on Highway 1 during peak use periods are frequently unacceptable, particularly from June to August between 10:00 a.m. and 7:00 p.m. Therefore, in order to restore reasonable traveling speeds for residents and visitors, to protect emergency use of the highway, and enhance the quality and enjoyment of the scenic driving experience, reductions in ~~peak use period~~ traffic should be sought. A combination of actions, including public education and regulation of Highway 1 use ~~during peak periods~~, shall be undertaken to achieve an improved service level.
4. To conform to the Coastal Act, most remaining capacity on Highway 1 shall be reserved for coastal priority uses: recreation and visitor-serving facilities, the military, agriculture and other coastal dependent uses.
5. In order to enhance public access to the Big Sur coast and to reduce traffic congestion, an improved level of public bus service is encouraged. Monterey ~~Salinas Peninsula~~ Transit, other public carriers, and private and public recreational facilities are ~~requested~~ encouraged to participate in reaching this objective.
6. The CHMP, although not a regulatory document, provides the framework for development and activities that may affect Highway 1. Proposed development and activities shall include an analysis of the proposal with respect to the objectives of the CHMP.

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### 4.1.2 *Specific Policies*

#### A. *Road Capacity and Safety Improvements*

1. The County requests that, in order to maximize vehicular access to the Big Sur coast the width of Highway 1 be upgraded to a standard of 12-foot lanes and 2 - 4-foot shoulders where physically practical and consistent with the preservation of other coastal resources values. A program of constructing left-turn lanes, and other improvements shall be undertaken to improve traffic capacity and safety.
2. The County requests that appropriate areas along Highway 1 be designated by Caltrans for construction of paved turnouts for slow-moving vehicles. The turnouts should be signed to notify approaching vehicles in time to pull over. The California Slow-Moving Vehicle Law, [California Vehicle Code Section 2166524615](#), should be enforced during peak traffic periods.
3. Pedestrian and traffic hazards which result from on-shoulder parking at unsafe locations shall be corrected wherever possible, with priority being given to congested recreational attractions such as the Garrapata Beach-Soberanes Point area, [the vicinity of the Bixby Bridge](#), the Andrew Molera State Park frontage, ~~and River Inn~~, [Julia Pfeiffer Burns and other locations where there is a documented safety problem](#). New facilities, both publicly-owned and commercial, must have adequate and safe off-shoulder parking before they are opened to public use. Existing facilities shall not be expanded unless the standard of adequate and safe parking is met. On-shoulder parking should not be allowed where safe shoulder width or sight distances cannot be achieved, or where important seaward vistas will be impaired. Caltrans is ~~encouraged~~[requested](#) to initiate a program to carry out this policy; emphasis should be placed on the construction of parking areas with designated entrances and exits, at suitable locations as identified in cooperation with the County, U.S. Forest Service, [California](#) Department of Parks and Recreation, and local citizen advisors.
4. The number of private roads and recreational access road entrances off Highway 1 shall be limited whenever possible for traffic safety and management purposes. The County shall require new developments to demonstrate that the use of existing public or private roads is either not feasible or that easements for use cannot be obtained before it approves construction of a separate entrance to Highway 1.
5. Sycamore Canyon Road and Palo Colorado Road should be maintained at a level that resident and visitor traffic can safely be accommodated. [The U.S Forest Service should consider providing a shuttle from Highway 1 to Pfeiffer Beach](#). Improvements to the width or alignment of these roads shall only be approved when negative visual and environmental impacts will not ~~be substantial result~~ and where the improvements will not adversely impact adjacent residents. Pedestrian access shall be provided where feasible. Priority uses shall not be precluded on these

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roads by non-priority developments.

6. The traffic bottleneck at Hurricane Point should be corrected as the highest priority for Caltrans' efforts on Highway 1 within the ~~Big Sur L.C.P. area~~ Big Sur Coastal Planning Area.

### ***B. Aesthetic Improvements***

1. Undesirable parking locations identified pursuant to ~~p~~Policy 4.1.3.A.3, as well as those which must be phased out under habitat or visual resource restoration programs, shall be retired from service when alternative safe facilities are in place. The placement of boulders or other methods should be used to prevent inappropriate public access or parking in such areas as soon as possible. Native vegetation that does not obscure the public view should be re-established on bare areas.
2. Specific attention ~~shall~~ be given by all Federal, the State, and local authorities to eradicate invasive non-native plant species that are contributing to a decline in the natural beauty of Big Sur. Pampas Grass, Kikuyu Grass, Broom, Eucalyptus and other invasive non-native species should be removed and replaced with native plants.
3. Where consistent with Critical Viewshed scenic protection and other resource management policies, public restrooms should be provided at major destination points including the Rural Community Centers, major public viewing areas adjacent to Highway 1, and State and National Forest developed recreation sites. Trash receptacles should be considered and a program of litter abatement shall be undertaken.
4. The County requests that ~~the an overall~~ design theme for the construction and appearance of improvements within the Highway 1 right-of-way as set out in the CHMP be ~~used~~ developed by Caltrans in cooperation with the California Department of Parks and Recreation, the U.-S. Forest Service and local citizens for the development of. ~~Design criteria shall apply to~~ roadway signs, fences and railings, access area improvements, bridges, restrooms, trash receptacles, etc. The objective of such criteria shall be to ensure that all improvements are inconspicuous and are in harmony with the rustic natural setting of the Big Sur Coast. ~~The special report by local citizens entitled, Design Standards for the Big Sur Highway, on file at the County Planning Department, should serve as a guide and point of departure for Caltrans and other public agencies in developing a design theme for Highway 1 and in making improvements within the State right-of-way.~~

### ***C. Traffic Regulation and Coastal Priority Uses***

1. To comply to Coastal Act policies concerning the allocation of limited highway capacity to coastal priority uses, 85 percent of the capacity of Highway 1 under improved road conditions and managed traffic shall be reserved to serve recreational travel, service trips to public and

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private recreation and visitor-serving facilities, use by military vehicles, and coastal-dependent agriculture. To implement this policy, the land use regulations of this ~~plan-LUP~~ limit future residential development to a level that will utilize not more than 15 percent of highway capacity at buildout.

2. Proposed new or expanded public or private recreation and visitor-serving uses shall be required to submit with their application, a traffic ~~component-study~~ which evaluates the anticipated impact to Highway 1 service capacity and makes recommendations on how conflicts can be overcome or mitigated.
3. Proposals for commercial mining or logging, that may produce heavy truck traffic, shall submit with their application, a traffic component evaluating potential conflicts with recreational and residential use of Highway 1 and County roads, and describing how such conflicts can be avoided. In general, the County will not approve applications requiring use of heavy trucks on Highway 1 during peak ~~recreational~~ use periods.

### ***D. Public Transit***

1. A program should be initiated by Monterey ~~Peninsula-Salinas~~ Transit or other public carriers, in conjunction with the ~~California~~ Department of Parks and Recreation, the U.S. Forest Service, and the County to expand bus service and provide bus stops at appropriate access points to recreation areas, trails, ~~and~~ roads on Highway 1, and visitor-serving facilities.
2. Development of new recreation areas and visitor-serving facilities or expansion of existing facilities shall be planned to maximize opportunities for access by bus. Applicants shall cooperate with Caltrans and transit authorities to provide bus stops in convenient proximity to the proposed recreational facility. Other improvements or services such as shelters, pick-up service from the transit stop, access trails that may be necessary, etc. shall be provided as part of the recreational facility proposal.
3. Monterey ~~Peninsula-Salinas~~ Transit or other public carriers, in conjunction with resident representatives should plan bus schedules to improve service for residents ~~and the workforce~~.
4. An expanded education and promotion program should be implemented in cooperation with other recreation agencies operating in the County, to provide information on Big Sur bus service and recreational areas that are accessible by bus.

### ***4.2 RECOMMENDED ACTIONS***

1. Caltrans should conduct Origin and Destination Studies of traffic on Highway 1 along the Big Sur coast on a regular basis in order to provide up to date information on trends in recreational and residential use of the highway.

## Exhibit B

- ~~2. (delete) Monterey County, San Luis Obispo County, and Caltrans should cooperate to evaluate the impacts of proposed developments on Highway 1 traffic conditions. The program should coordinate the planning and phasing of development generating significant traffic impacts in the two counties in order to insure that an equitable share of remaining Highway 1 capacity is allocated to each area according to appropriate priority uses.~~
- ~~3.2. (delete) Consideration should be given to regulating vehicular access to Pfeiffer Beach on Sycamore Canyon Road during peak use periods. A temporary gate at Highway 1 operated by the Parks and Recreation Department is a possible approach. A shuttle service between Pfeiffer-Big Sur State Park and Pfeiffer Beach should also be considered.~~
- 4.3. The County requests that Caltrans, in cooperation with Monterey and San Luis Obispo Counties and the U.S. Forest Service, implement the Coast Highway Management Plan (CHMP). This plan~~The CHMP~~ immediately begin a program of management of recreational use of Highway 1. The objectives of this program shall be to enhance public access and enjoyment of the Big Sur coast and the safety of Highway 1~~by ensuring that service capacity at no time falls below Level of Service E or a minimum driving speed of 35 miles per hour and that Levels of Service D and C be obtained wherever the basic design of the highway permits.~~

The following management actions in addition to the improvements listed in Section 4.1.3.-A. above, shall be completed as part of this program. Caltrans is encouraged to complete additional studies as needed to determine specific features of this program.

- a. A system of unobtrusive traffic signs advising travelers of traffic congestion on Highway 1 and suggesting alternate routes should be installed by Caltrans as a step in reducing undesirable peak period traffic congestion.
- ab. An electronic system using current state of the art technology, to be updated as technology improves, advising travelers of traffic conditions on Highway 1 and suggesting alternate routes.
- bc. Roadside visitor information centers should be established near the north end of the Big Sur coast and at San Simeon at the south end. These centers should provide information on road and traffic conditions, recreation opportunities, visitor accommodations and facilities, coastal access locations, and the environmental responsibilities of the public.
- ed. Progressively stronger traffic regulation measures should be implemented if traffic congestion seriously affects access and travel conditions. The program should start with the placement of automated traffic conditions and route option signs. If traffic continues to increase causing unacceptable Highway 1 service loads, then the flow of traffic into Big Sur should be regulated by devices such as signal lights.

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de. Use of Highway 1 by slow-moving vehicles should be regulated during peak hours of peak traffic days in order to increase highway capacity to accommodate future growth in Big Sur coast travel demand. This can be accomplished by requiring slow-moving vehicles that are holding up traffic to pull over consistent with State law and may, in addition, require special State legislation to be adopted that will permit access controls to be established at certain critical times.

DRAFT



**Exhibit B****5. LAND USE AND DEVELOPMENT****5.1 INTRODUCTION**

The history of development in Big Sur reflects the changing demands for use of the land. Subsistence ranching, logging of redwoods, harvesting of tan bark, and mining of limestone and gold provided a livelihood for early residents. While life was extremely rugged in these early years, there was a population of nearly 1000 people by the 1880's largely supported by these basic industries. The mountainous terrain, numerous deep canyons, and lack of roads made travel difficult and slow. Most local products were shipped out by sea on the small coastal trading vessels that brought supplies to the isolated coast's residents. Palo Colorado Canyon, Notley's Landing, Bixby Creek, the Big Sur Valley, and Partington Canyon were early centers of activity. Around the turn of the century, limited recreational use of the coast began to take place. The Big Sur Valley could be reached by stage from Monterey and camping in the redwood groves grew in popularity. Hunting and trout fishing were also popular and some local residents supplemented their income by guiding sportsmen from the cities.

By 1986, Today the tan bark and limestone industries had ~~ve~~ ceased. Gold is still mined on a limited basis in the Los Burros region and a few trees are harvested along the coast. Ranching continues as the major use of the large private holdings and contributes much to the character of Big Sur. By 2023, extraordinarily increased visitation, unanticipated at the time of the 1986 LUP, is by far the greatest land use challenge facing Big Sur ~~Public recreation and private residential development are by far the strongest land use trends today.~~

Single family residences comprise a major developed land use on private land. This occurs either in rural residential clusters in areas where development has historically been concentrated, or scattered along Highway 1. Many of the larger parcels are used for cattle grazing. Commercial uses, including restaurants, grocery stores, and service stations are generally concentrated in the Big Sur Valley. Small visitor-serving commercial areas include Lucia, Pacific Valley and Gorda, and a few isolated businesses along Highway 1. Recreational uses include public and private campgrounds, visitor accommodations, restaurants, State Park units, and the Los Padres National Forest. The U.S. Forest Service has offices and other facilities in the Big Sur Valley and at Pacific Valley. The California Department of State Parks and Recreation manages its units in Big Sur from offices in the Big Sur Valley. Caltrans has maintenance facilities in the Big Sur Valley and at Gorda. ~~The~~ There is a U.S. Naval Station at Point Sur, and the Coast Guard operates the lighthouse atop Point Sur, formerly owned by the Federal Government, was conveyed to the State of California in 2000 and is managed by the California Department of Parks and Recreation. A variety of public and quasi-public uses serving the local community are located in the Big Sur Valley. These include the Big Sur Grange Hall, Captain Cooper Elementary School, churches, the County library, and Post Office. Another elementary school is located at Pacific Valley.

At the time of the 1986 LUP, tThere ~~were~~ are approximately 1,100 parcels in private ownership on the

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Big Sur coast, ranging in size from less than an acre to several thousands of acres. Approximately 700 parcels ~~were are~~ vacant, and 370 parcels ~~were are~~ occupied. Many had ~~ve~~ more than one unit on them, either residential or commercial. Small parcels of 2.5 acres or less were generally located near the highway or in one of several areas subdivided in the past for residential purposes. Palo Colorado Canyon, Garrapatos Redwoods, Rocky Point, the Big Sur Valley, Coastlands, and Partington Ridge ~~were are~~ among the areas having the greatest number of developed parcels.

As of 2022, there were approximately 1,232 parcels in private ownership on the Big Sur coast. Approximately 632 parcels were vacant, and 600 parcels were occupied; overall these numbers have not changed much since the 1986 LUP.

In 1986, approximately half of the Big Sur Coastal Planning Area coastal zone was in public ownership. The LUP anticipated that by the U. S. Forest Service, the State Department of Parks and Recreation, the U. S. Navy, the U. S. Coast Guard, and the University of California. If public acquisition of private land s now contemplated or in progress are completed, would reach approximately 60% of the Big Sur Coastal Planning Area the coast will be publicly owned. As of 2022, approximately 71% of the Big Sur Coastal Planning Area is in public ownership, which is significantly more than anticipated in 1986. Public landowners within the Big Sur Coastal Planning Area now include the U.S. Forest Service, California Department of Parks and Recreation, California Department of Fish and Wildlife, the County of Monterey, the University of California, and other public entities. A significant percentage of some of the private land remainings have scenic easements or deed restrictions which limit the level of development.

Currently, the viability of the Big Sur community is threatened. There has been significantly more public acquisition of private land than was anticipated in 1986. Increased public lands and greater public visitation require increased management. The changing social, industrial, and economic landscape has made it increasingly difficult to live and work in Big Sur.

### 5.1.1 Residential Land Use

The 1976 mid-decade census recorded approximately 800 housing units, of which about 600 were permanent single family dwellings. A large proportion of these home are located in the several residential ~~neighborhoods areas~~ listed. These areas have generally been developed to a level where the natural environment is perceived to have been significantly altered, and where residential use is very apparent on the land. The size and density of these residential areas varies, but in all cases, they are more densely developed than surrounding lands. They contain a significant number of subdivided and residentially zoned lots in close proximity, yet do not contain resources or land use activities which generate significant employment services for the public. While there are historic expectations that buildout of these areas would proceed, a number of areas are not suitable for full development of all existing parcels because of conflicts with the broad objective of this ~~plan LUP~~-particularly the protection of water and scenic resources or limited capacity of local roads.

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Restoration projects, discussed under the implementation section of the ~~plan~~LUP, will be needed in several -of the areas to reduce developmental potential or to provide improved water supplies.

The Residential Land Use designation in Big Sur is limited in size but critical to the viability of the Big Sur community and economy. Many of the full-time residents who live in these residential neighborhoods support the visitor serving community. The residential community provides the stable force that supports the character, value, and heritage in this LUP. Many of the public agency employees are here for limited duration and institutional memory is often lost in the process. The collective memory of the values set forth in the LUP resides with the residents and their community.

The term “neighborhoods” generally has a different meaning in Big Sur than it may have in urban areas due to Big Sur’s large parcel sizes and relatively low population densities. People who live miles apart often consider themselves to live in the same neighborhood. Neighborhoods are often centered around road and water associations.

The significance of the residential ~~neighborhoods~~areas for planning purposes is that they have the capacity, to some extent, to accommodate additional residential demand. Unlike the larger properties or commercial centers, they are not well suited for commercial agriculture, commercial, or visitor uses; use of these areas, to the extent consistent with resource protection, should continue to be for residential purposes. Because of the unique and limited nature and critical function of residential neighborhoods in Big Sur, commercial and transient uses within the Residential Land Use designation are inconsistent with this PlanLUP.

Residential ~~neighborhoods~~areas include: Otter Cove, Garrapata Ridge/Rocky Point, Garrapata and Palo Colorado, ~~Green Ridge, Rocky Creek, Long Ridge Canyon~~, Bixby Canyon, ~~Clear Ridge~~, Pfeiffer Ridge, Sycamore Canyon, Coastlands, Partington Ridge, ~~and~~ Buck Creek to Lime Creek ~~and Pacific Valley~~. The Big Sur Valley, Lucia and Gorda also have significant residential use, although the primary function of these areas are community service and visitor-serving commercial facilities.

### 5.1.2 Housing

The 1976 mid-decade census provided considerable information concerning the need for low and moderate income housing on the coast. Of the housing units in the area, 17% were vacant due to being second homes. Only 1.3% were vacant and available, at that time, for sale or for rent. The census revealed that less than half of the occupied units were owner-occupied and that of all the units, 91% were single families. The census also estimated a median household income of \$9,785. A transportation study inventory revealed 423 persons employed in the area, one third in eating, drinking, and lodging places, and one third in government (military, Forest Service, etc.). Building Inspections Department records show the average cost-of construction for a single family unit on the Big Sur coast, the unincorporated Peninsula area, and the Carmel Valley, was \$36,000 in 1970 and rose to \$107,000 in 1979. This factor alone precludes low and moderate income persons and median income households

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from homeownership. The 1970 housing inventory identified 215 "Substandard" units and 109 units as "Conservation Feasible" in the Big Sur area. These figures indicate that some households may need assistance to meet the national and state goal of "a safe, decent, and sanitary house."

At the time of the 1986 LUP, a serious housing shortage existed for employees in Big Sur, particularly in the visitor industry. Because there is little housing available, employees have at times were been forced to camp-out, live in cars, or move in with friends. The shortage of affordable housing has also made recruitment of skilled employees difficult. Several factors affected solutions to the housing problems: the costs of land and housing precluded the use of traditional housing assistance programs; and year-round employment was not at a high enough level to support traditional single and multiple family housing projects. Employee housing provided by an employer was identified as at be a primary source of affordable housing in the area. Accessory Dwelling Unit Housing, which had traditionally provided shelter for many long-time residents and employees, was also to continue to be an important element of the affordable housing supply.

By 2023, the housing shortage has worsened and resulted in additional impacts. Currently, there are more jobs than housing available for the workforce. Traffic on Highway 1, a corridor already at capacity, is exacerbated by commuting employees, contractors and service providers who no longer live and work in Big Sur. The increased shortage of affordable housing has additionally posed a threat to vital community services such as volunteer fire brigades, rescue services, and the health center, reducing the quality of the visitor experience and residential life. The increasing number of vacation homes decreases the available housing stock. Employee housing provided by an employer continues to be a primary source of affordable housing. Caretaker housing, accessory dwelling units and junior accessory dwelling units must continue to provide housing opportunities in the Big Sur Coastal Planning Area.

The 2020 U.S. Census further reinforced the need for low and moderate income housing on the coast. Of the one U.S. Census Bureau, Tract 115.02, that encompasses the northern and central portion of Big Sur Coastal Planning Area, approximately 18% of housing units were vacant and classified as second homes and only approximately 10%, were vacant and available, at that time, for rent or sale. The 2020 U.S. Census revealed that approximately 41% of the occupied housing units were owner occupied, with the remainder 59% being renter occupied. The vast majority, approximately 80% of the housing units, were single family homes. The Census stated that median household income in 2020 was around \$53,000, yet the median value of owner-occupied housing units was \$1,601,600, which puts almost all rentals and for sale housing units out of reach of a resident earning the median housing income.

### 5.1.3 Recreational Uses

As a recreation area of regional, national, and international importance, in 1986 Big Sur attracted about 2.9 million visitors annually. By 2023, traffic counts suggest this number has grown to well over

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five million vehicle trips on Highway 1 in Big Sur per year. The accessibility of Big Sur to several nearby population centers is a ~~major~~ factor contributing to its high visitation. In addition, Big Sur draws a significant number of visitors to the region and to the state. The basic recreational resource of Big Sur is the visual beauty of its striking landforms and ~~unspoiled~~ landscape. The mountains, forests, creeks, rivers, and ocean shoreline combine to offer diverse recreational opportunities. The artistic and rustic lifestyle for which Big Sur is known creates an attractive cultural setting that complements the natural character of the area.

Recreational activity is concentrated along the coastal strip: on beaches, rocky shoreline, public parks and forest lands, campgrounds off Highway 1, and various visitor-serving facilities. The major recreational pursuit is pleasure driving and sightseeing along Highway 1. Other Big Sur recreational activities include picnicking, sunbathing, beach and tidepool exploration, surfing, scuba diving, fishing, hunting, nature study, hiking, backpacking, camping, horseback riding, and hang-gliding.

The Big Sur Valley has numerous camping, lodging, dining, and other visitor-serving facilities and is a focal point for recreational activity and services in Big Sur. The Big Sur River, the beach at the river mouth, the redwoods in the valley, and Pfeiffer Beach are major natural recreation resources in the area.

The coastal area north of the Big Sur Valley is intensely traveled by visitors passing through or sightseeing. People stop at numerous turnoffs to view panoramas of the coastline. In 1986, t~~The~~ major beaches at Garrapata, Little Sur River, and Point Sur ~~are currently were~~ in private ownership and ~~were~~are not formally open to the public, although there ~~wais~~ was significant public use of Garrapata and Little Sur River Beach. Since the adoption of the 1986 LUP, t~~The~~ California Department of Parks and Recreation ~~acquired is currently negotiating to acquire~~ Garrapata State Park which includes Garrapata Beach. The Little Sur River Beach and Point Sur Beach ~~remain in private ownership and the Point Sur Beach have been proposed for acquisition.~~ The backcountry of the National Forest is accessible in the northern area of Big Sur at Bottchers Gap at the end of Palo Colorado Road.

The Los Padres National Forest occupies much of the area south of the Big Sur Valley. The National Forest is a major hiking, backpacking, and camping area. Several trailheads offering access to the backcountry and the Ventana Wilderness are located off Highway 1. Several beaches including Sand Dollar Beach, Mill Creek Beach, and other smaller pocket beaches are scattered along the southern Big Sur coast within the boundaries of the National Forest. Hiking trails are scattered throughout the Ventana Wilderness and the National Forest backcountry. Day use facilities are provided at Mill Creek, Sand Dollar Beach, Willow Creek, and Pfeiffer Beach.

### ***5.1.4 Commercial Uses and Private Visitor-Serving Facilities***

At the time of the adoption of the 1986 LUP, t~~There~~ ~~wais~~ was little current demand by residents for development of commercial facilities in Big Sur. Residents normally shop in the Monterey area ~~or~~

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Cambria. Visitors do create demand for convenience goods and recreation-oriented supplies and services. Local artisans work in Big Sur, usually at small shops in their homes. Currently some local residents would like to see additional local serving commercial facilities (e.g., laundromat, hardware store, etc.) in Big Sur.

Privately-operated, visitor-serving facilities constitute the major commercial activity on the Big Sur coast. The Big Sur Valley is an historical and geographic area of residential and commercial development with a distinct community identity. A chief recreational destination point, it provides a variety of commercial and public services on a year round basis for area-wide residents and the visiting public, as well as functioning as a social center for activities and entertainment. Lucia, Gorda, and Pacific Valley offer more limited services along the southern coast.

At the time of the 1986 LUP~~present~~, there ~~were~~are eight motels, lodges, or inns on the coast providing a total of 168 rooms. Prices ranged ~~d~~ from about \$25.00 to \$175.00 a night. Rustic cabins ~~were~~are available at two of the campgrounds. The New Camaldoli Hermitage, run by a Benedictine Order, ~~had~~s 11 rooms which ~~were~~are available with the Hermitage's permission for use as a retreat. Esalen, a nationally known institution, offereds accommodations for 90 people enrolled in education programs. Private campgrounds with about 350 units constituted ~~d~~ over half of the vehicle access campsites in Big Sur. All of the private campgrounds except Limekiln Beach Redwood Campground ~~were~~are located in the Big Sur Valley.

Also at the time of the 1986 LUP, t~~f~~ welve restaurants seated about 1,100 people. There ~~were~~are also nine grocery stores, seven gas stations, and few gift shops scattered along the length of Highway 1. Private facilities ~~were~~are typically of a small to moderate scale in harmony with the natural beauty of Big Sur.

In 2023, there are fifteen motels, lodges, or inns on the coast providing a total of 428 rooms. Prices ranged from approximately \$100.00 to \$3,836.00 a night. Rustic cabins are available at three of the campgrounds. Private campgrounds with 158 units constituted less than half of the vehicle access campsites in Big Sur. Public campgrounds with 318 units constituted more than half of the vehicle access campsites in Big Sur.

Also at the time of this LUP update, sixteen restaurants serve the Big Sur coast, two of which are currently closed. Four grocery stores, four gas stations, and several art galleries and shops featuring local products are distributed along the length of Highway 1. Private facilities continue to be of a small and moderate scale in harmony with the natural beauty of Big Sur.

### 5.1.5 Other Activities

In addition to ranching, several industries based around the use of natural resources have historically been located in Big Sur. Logging and mining were among the first important economic activities in

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the area, although over the years, the level of activity has declined. ~~During the last several years~~At the time of the 1986 LUP, renewed interest in the coast's redwood forests had~~s~~ been expressed by several commercial loggers. As the scarcity and price of redwood increase~~d~~s, it ~~wasean-be~~ expected that pressure to log in Big Sur ~~would~~~~it~~ increase. As of 2023, that has not occurred.

Aquaculture, the cultivation of fish and shellfish for food, is an industry that is growing rapidly in many parts of the world. Several aquaculture operations at the time of the 1986 LUP had~~ve~~ in the past been active on the coast. The Garrapata Trout Farm at the confluence of Garrapata and Joshua Creeks and a commercial abalone farm offshore from the mouth of the Big Sur River ~~were~~~~are~~ among these. The California Department of Fish and ~~Wildlife~~~~Game~~ ~~presently~~ operate~~d~~s a crab and abalone breeding and research facility at Granite Creek at that time. No new facilities have been developed since the adoption of the 1986 LUP.

Gold mining in the Los Burros District ~~was~~ the focal point of ~~present~~ mining activity in 1986. Development of a large deposit of commercial grade limestone near the summit of Pico Blanco Mountain in the Little Sur River drainage has been proposed in the past by the owners of the property and may be proposed ~~-again~~ in the future.

Big Sur does not possess the characteristics essential to most industries engaged in manufacturing. Neither the transportation system work force, nor market are adequate to support most manufacturing and there is a lack of developable land for such uses.

### 5.2 LAND USE PLANNING ISSUES

Several key issues directly affect planning for the Big Sur coast. These issues concern the effects of intensified land use and development on the environment and character of the coast and the effect on public access to the area. ~~D~~~~Continued residential~~ development and subdivision ~~for residential purposes~~ is a trend at odds with the preservation of the coast's natural, scenic, and rural character. The remaining capacity on Highway 1 at peak use periods to serve further land development is extremely limited. The California Coastal Act states that remaining road capacity shall be used to serve coastal development uses such as agriculture and coastal recreation and shall not be precluded by residential development. Thus, availability of capacity on Highway 1 to accommodate further residential development or subdivision is a major limitation to these uses. The basic emphasis of the Coastal Act is clear: to protect the environmental quality and resources of the California coast while making these available for the enjoyment of all of the citizens of the State. A major challenge of this ~~plan~~-LUP is to find a way to substantially curtail further commitment to ~~residential~~ development resulting from subdivision or other land use intensification beyond what is described in the 2023 LUP while also assisting landowners in achieving the most sensitive possible development of existing parcels.

A second challenge of the ~~plan~~-LUP is to encourage and to protect ranching as an important and traditional use of the larger land holdings with significant grazing resources. How recreational uses and visitor accommodations on such properties can be developed to help support agriculture is also an

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important consideration.

Finally, the ~~plan~~LUP must meet the Coastal Act's goal of encouraging public recreational use and enjoyment of the coast while ensuring that the very resources that make the coast so valuable for human enjoyment are not spoiled. At the time of the 1986 LUP, undesirable impacts of recreation had~~ve~~ been in evidence for some years and have worsened today. They must be corrected if Big Sur's long term promise is to be fulfilled. Overuse of existing private and public campgrounds, loss of riparian vegetation ~~through trampling~~, erosion of paths, compaction of soil in redwood forests, disruption of wildlife habitats, and increased fire hazards are a few of the problems associated with current levels of recreational use. ~~Pfeiffer-Big Sur State Park is an example of a State facility whose~~ The popularity of all of Big Sur's recreational facilities are~~and use is~~ at or beyond ~~their~~its environmental holding capacities~~iesy~~. Some private campgrounds are similarly affected.

Visual impacts associated with recreation in Big Sur include littering, excessive numbers of parked vehicles along Highway 1, and development of visitor facilities that are visually obtrusive from the scenic highway. Residents of the coast are at times undesirably affected by recreational activities. There is a clear need to protect the quality of local water supplies, for residents and visitors alike, and to minimize the danger of fire ~~hazard during high public summer use periods~~. The privacy of the residents of the area should be protected as public access both to the shore and upland areas increases. Visitor safety is also an issue because of hazardous cliffs and dangerous ocean conditions.

The location, intensity, and character of ~~new~~ recreational facilities needs to be cognizant of all of these problems. Careful planning is needed to lessen, not increase, impacts associated with recreational enjoyment of the coast.

The 1986 LUP focused primarily on preserving and protecting Big Sur's natural resources. In addition to these goals, it is also necessary to preserve and enhance the Big Sur community and its neighborhoods. Big Sur employers report it is becoming increasingly difficult for employees to obtain affordable housing in Big Sur to provide visitor-serving services. Moreover, the Big Sur community is an integral part of the uniqueness of Big Sur, and the community certainly enhances the experience for visitors to the area. To ensure the community's long-term viability, it must also be nurtured along with the area's other resources. New and innovative planning tools are needed to do that.

### 5.3 PROPOSED LAND USES

This section describes the kinds, locations and intensities of land uses recommended for the Big Sur coast. The capabilities of Big Sur's natural environment and the capacity of the public service system to support development are reflected in these proposals. However, all new development is also subject to the policies of other sections of this ~~LUP~~plan concerning resource management, Highway 1 and other roads, shoreline access and trails, and is subject to the plans and provisions for administration and implementation. Thus, final determinations of the acceptability of development proposals and their



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locations and densities on a parcel can only be made during the project review process, in consideration of all elements of the LUP plan.

### 5.3.1 Land Use Categories

~~Eight~~ Nine broad categories of land use are proposed for the Big Sur coast that reflect existing and traditional land uses and the priorities of the California Coastal Act. In all categories agricultural land use is a principal permitted use as provided for in Section 3.6 of this Plan LUP.

#### 1. National Forest

The U.-S. Forest Service manages the Los Padres National Forest under a multiple use concept in which conservation of plant and wildlife communities, protection of watersheds, maintenance of scenic beauty, ~~and~~ low intensity recreation, fire fuel mitigation, and employee housing to advance these purposes are principal land use activities. Forestry, mineral extraction and grazing can also be practiced under careful controls. Land uses permitted in the Ventana Wilderness portion of the National Forest are limited to backcountry recreation.

Non-federal development within this designation will be subject to the same development standards and criteria as Watershed and Scenic Conservation category. Existing administrative and community uses may continue to operate on National Forestland (e.g. Caltrans maintenance stations, local fire suppression facilities, Pacific Valley School).

#### 2. Watershed and Scenic Conservation

Protection of watersheds, streams, plant communities, and scenic values is the primary objective. Principal uses in this category include agriculture/grazing and supporting ranch houses and related ranch buildings. Secondary, conditional uses that will be considered on their individual merits include the following: ~~r~~Recreational facilities permitted in the Outdoor Recreation category including rustic inn or lodging units, hostels; forestry, mineral extraction, aquaculture and related facilities; and single family residences ~~rural residential~~ and employee housing associated with any of these uses ~~are secondary, conditional uses that will be considered on their individual merits~~. Where on-site dining facilities are allowed for the inn units, they must be limited to that which is needed to serve on-premises overnight guests.

The following criteria shall apply to rustic inns, lodging units, hostels and employee housing: suitability for recreational uses of the parcel (5.4.3.C<sub>-1</sub>); ability to avoid adverse impacts on adjacent habitats and agricultural activities (5.4.2.1 and 3); adequacy of access (5.4.3.D<sub>-9</sub>) and water supply (3.4.1 and 5.4.3.N<sub>-1</sub>); and ability of a proposed visitor-serving facility to support or assure the long term provision of open space and agricultural uses (5.4.3.C<sub>-6</sub>).

#### 3. Resource Conservation

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The purpose of the Resource Conservation land use designation is to protect, preserve, enhance, and restore sensitive resource areas in the County of Monterey. Of specific concern are the highly sensitive resources inherent in such areas such as viewshed, watershed, plant and wildlife habitat, streams, beaches, dunes, tidal areas, estuaries, sloughs, forests, public open space areas and riparian corridors. Protection of sensitive resources, plant communities, and animal habitats and important archaeologic sites is emphasized. Only very low intensity uses and supporting facilities compatible with protection of the resource are allowed. Appropriate uses can include carefully controlled low intensity day use recreation, education, and research. Two types of Resource Conservation areas are shown on the plan Big Sur Coastal Planning Area map. State Park Environmental Camping facilities and other low intensity facilities are allowed, as well as limited employee housing to support site management but only where it can be demonstrated that no significant adverse impact on the resources will result.

Coastal Strand and Wetlands - Applies to shoreline and intertidal areas, coastal wetlands, the lower reaches of major riparian corridors, and floodprone areas.

Forest and Upland Habitats - Applies to environmentally sensitive forest habitat, and grass, scrub, or chapparal ground cover, rare and endangered plant or wildlife habitats and upland riparian areas. It also applies to public or private reserves or open space areas set aside for resource preservation or research.

#### 4. *Outdoor Recreation*

Low intensity recreational and educational uses that are compatible with the natural resources- of the area and require a minimum level of development to serve basic user needs and necessitating minimal alteration of the natural environment are appropriate. Such uses are defined as trails, picnic areas, walk-in camping, tent camping where the campsites are separated from one another, and supporting facilities. RV Campgrounds are limited to a maximum of 60 spaces. These are considered to be principal allowed uses.

Minimal necessary housing and maintenance facilities and moderate intensity recreational uses defined as tent platforms-Inns and RV campgrounds (up to 60 units per site), parks, stables, bicycle paths, improved restrooms, and interpretive centers are allowed as secondary and conditional uses. On-site dining facilities may be allowed, but only to the extent needed to serve on-premises overnight guests. Hostels-Inns and RV campgrounds over 60 spaces may be appropriate as well.

Such secondary and conditional moderate intensity uses are allowed provided that they be allowed in undeveloped park units only where it is infeasible to locate them in the existing developed park areas and only where strict conformance to the Critical Vviewshed protection policies can be achieved.

#### 5. *Recreational, Visitor and Community - Serving Commercial, Public and Quasi - Public Uses*

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To respond to the needs of the traveling public and local residents, recreational and commercial/visitor-serving facilities which may include restaurants, grocery or general stores and other community support facilities, local arts and crafts galleries, inns, hostels, service stations, RV campgrounds, rustic campgrounds, and hike-in and environmental campsites, employee housing and moderate intensity recreation are the principal permitted use types. Secondary, conditional uses include administrative, management and maintenance facilities for public agencies, fire stations, clinic and ambulance services, community halls, churches, post office, library and schools.

In order to facilitate the ability for people in Big Sur to live close to where they work, employee housing may be allowed on any parcel within this land use category subject to permit requirements.

Land use intensities for this designation are set forth in (Table 1.)

### 6. *Rural Residential*

Rural residences are considered a principal use on vacant parcels where applicable resource protection policies can be met. Secondary uses appurtenant to rural residences include garages, work or storage sheds, and art or craft studios.

### 7. *Military and Coast Guard*

The 1986 LUP included this ~~This~~ category as it applieds to the U.S. Naval Station and Coast Guard Station at Point Sur and the Navy property at Granite Creek leased to the California Department of Fish and ~~Game~~Wildlife. Coastal dependent development was the principal allowed use, with public agency facilities and moderate intensity recreation uses (as specified in Section 5.3.1.4) as secondary uses.

As provided by the Federal Coastal Zone Management Act of 1972 (CZMA), lands subject to exclusive federal jurisdiction, such as the Naval Facility at Pt. Sur, wereare not subject to Coastal Commission or County jurisdiction. However, when federally owned lands are opened to non-federal development, such developments are subject to coastal permit requirements. Accordingly, the land use designations shown for federal lands are for the purpose of regulating future non-federal development, if any. Federal projects on excluded lands will be addressed by the federal consistency process as provided by the CZMA.

As of 2023, there is only one parcel that is still owned by federal government for military purposes in the Big Sur Coastal Planning Area which is designated APN 159-011-016-000.

### 8. *Rural Community Center*

The Rural Community Center land use category provides a spectrum of functions for both the visiting

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public and for residents of the adjoining rural areas. Most land use activities appropriate in the Outdoor Recreation; and Recreational, Visitor and Community-Serving Commercial, Public and Quasi-Public classifications may occur in the Rural Community Center category. This land use category is intended to provide increased opportunities for people who work in Big Sur to live in Big Sur as well as a full spectrum of community and visitor support functions. Additional employee housing may be allowed where it would reduce impacts to Highway 1.

### 9. Commercial Facilities Outside a Rural Community Center

Four locations with existing commercial uses in 1986 did not have underlying land use categories. These commercial uses are to be governed by the specific provisions of this LUP and their zoning, as outlined below and elsewhere in this LUP.

In 1986, several commercial uses including the Rocky Point Restaurant, Big Sur Inn (also known as Deetjen's Big Sur Inn), and Coast Gallery, were found outside the Rural Community Centers designated on the land use map and these are considered conforming uses under the LUP. These continued uses, or uses of similar character and intensity to these uses, may be allowed at these locations. However, gasoline service stations, general stores, or similar highway-oriented commercial structures shall not be allowed outside of the Rural Community Centers.

Westmere, a well-known historic lodge with 24 units, also falls outside the Rural Community Center and may re-establish the historic use as a lodge of similar character and intensity that reflects the historic character of the site in design and scale, and that is located at the original site, which is hidden from public view. At Westmere, a food service facility serving on-premises overnight guests may be allowed if it can demonstrate that it will reduce impacts to Highway 1.

Additional employee housing may be allowed where it would reduce impacts to Highway 1.

### 5.3.2 *Land Use Map and Summary of Land Use Proposals*

The land uses described in the preceding section are to be located on the Big Sur coast as shown on the proposed land use map. ~~Eight~~Nine separate land use patterns are shown on the map's legend ~~and an additional designation is used for the four rural community centers.~~

Overall, the map reflects current land use patterns, with traditional centers of commercial, recreational, and residential activity remaining as the recommended areas for such uses in the future. Most of the land on the coast is rural and undeveloped as part of the Los Padres National Forest or large privately-held ownerships. The emphasis on these lands has been on minimal use and careful stewardship. These basic uses are proposed to remain over most of the area as indicated by the broad use of the Watershed and Scenic Conservation designation and the National Forest designation. The Watershed and Scenic Conservation category permits a number of land uses including ranches, rural residences, low intensity recreation, rustic visitor accommodations, and under careful controls, forestry, mining, and aquaculture.

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The development and resource policies of the ~~plan-LUP~~ will guide landowners in assuring that development is compatible with protection of the area. At the same time, the flexibility that this category permits provides an opportunity for landowners to obtain a reasonable return from the land.

Two Resource Conservation categories are shown on the map. The lagoons at the mouths of the Big Sur and Little Sur Rivers, and the riparian areas along the lower reaches of the two streams are classified as Wetlands and Coastal Strand. Numerous other areas along the coast, particularly shoreline and intertidal areas need the strict protection required by the Resource Conservation classification but, because of imprecise data on the locations and extent of these areas, they are not shown on the map. They will be managed instead through the application of the ~~plan's LUP's~~ various resource policies. The ~~plan-LUP~~ shows the Landels-Hill Big Creek Reserve as Forest and Upland Habitat in recognition of the research and preservation purposes to which this State-owned property is devoted.

The Outdoor Recreation category is applied to Andrew Molera State Park and the ~~recent~~ Garrapata acquisition, in order to provide recreational opportunities while ensuring the areas remain in a natural state. The major beaches on the coast, Garrapata, Little Sur, Point Sur, Pfeiffer, and Sand Dollar, are also included in this category to protect their primitive and natural character. In addition, uses permitted in this category are encouraged on appropriate sites within areas shown on the map as Watershed and Scenic Conservation. Large private properties in particular, can be developed to provide enjoyable low intensity, outdoor recreation opportunities for the public in a scenic and natural setting. Proposals for such uses will be considered on any suitable property.

Activities and facilities described in the Outdoor Recreation category are currently available at several public and private locations including Pfeiffer Big Sur State Park, Julia Pfeiffer Burns State Park, Limekiln Creek, Kirk Creek, Mill Creek and Plaskett Creek, which are reflected on the land use map. A number of privately-operated improved campgrounds are located in the Big Sur Valley.

Otter Cove, Palo Colorado Canyon, Bixby Canyon, Sycamore Canyon, Pfeiffer Ridge, Coastlands, and Partington Ridge areas are designated principally for Rural Residential use because they contain numerous comparatively small parcels, generally unsuitable for other kinds of development. While the land use map reflects the rural residential character of these areas, further subdivision is not generally appropriate and full buildout of all existing parcels may be unwise in view of the limitations of the natural environment. Recommendations in Section 5.4 of the ~~planLUP~~, point to the need for careful study of each of these areas to avoid undesirable cumulative impacts resulting from continued residential development. In all cases, residential development proposals for individual parcels will be considered on their merits in accordance with applicable ~~plan-LUP~~ policies.

The Military Land use designation is used at three locations, Granite Creek, the Point Sur Coast Guard Light Station, and the U.S. Navy Station just south of Point Sur. As of 2022, Military Land use designation is used at the U.S. Navy Station just south of Point Sur (APN 159-011-016-000).

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~~A special land use classification, called~~ The Rural Community Center land use category is depicted by a dotted line circumscribing portions of the Big Sur Valley, Pacific Valley, Lucia, and Gorda. All areas/~~portions of parcels that are within the Rural Community Center land use category as mapped will be rezoned to a Rural Community Center zoning, which will reflect these expanded opportunities.~~ These areas ~~is is intended to illustrate the approximate the~~ areas within which a variety of land use activities are now carried on and are intended to be a focus for similar types of future development. The ~~plan LUP proposes that these areas continue to~~ Rural Community Center land use category provides a spectrum of functions for both the visiting public and for residents of the adjoining rural areas. ~~Major categories of~~ Most land use activities appropriate ~~are those found~~ in the Outdoor Recreation; and Recreational, Visitor and Community-Serving Commercial, Public and Quasi-Public land use classifications categories may occur in the Rural Community Center category. ~~The land-use~~ Rural Community Center category is intended to provide increased opportunities for people who work in Big Sur to live in Big Sur as well as a full spectrum of community and visitor support functions. Residential development can take place in this category in the Big Sur Valley at 1 dwelling unit per existing vacant parcel or as employee housing although because the limited available developable land is limited ~~urges that other more essential uses should have preference.~~ In the portions of the Lucia, Gorda, and Pacific Valley areas delineated as Rural Community Centers, residential development should be avoided altogether, again, because of limited available land. Employee housing is an essential use that should have preference in the Rural Community Center. Employee housing units, in the Rural Community Center category may be built in lieu of Visitor Serving Accommodations.

The locations of any of these uses within the Rural Community Centers is not a major concern and can best be determined upon review of individual, specific proposals. In general any use allowed in any zone is appropriate for Rural Community Centers and may be considered.

### 5.3.3 *Summary of Development Potential*

The ~~plan LUP~~ permits development on existing vacant or partially developed parcels based on conformance to the standards of the ~~plan LUP~~. ~~In 1986, it was~~ is estimated that there ~~were~~ are 800 such parcels and that approximately 100 new parcels could be created through subdivision. The ~~plan LUP~~ also permitted ~~teds~~ up to 50 Accessory Dwelling Units. Expansion of lodging facilities in the Big Sur Valley, Lucia, Pacific Valley and Gorda ~~was~~ is possible to some extent. Up to 50 hostel units ~~could~~ an be constructed. Employee housing ~~could~~ may also be constructed to serve commercial visitor-serving facilities and State and Forest Service facilities. The inn unit density standards ~~were~~ are expected to hold inn development to less than 300 new units after LUP certification in 1986.

In 1986, ~~t~~The policies ~~that follow~~ established a slope density formula as the determinant of potential residential development. A conversion factor ~~is~~ was available in the Watershed and Scenic Conservation land use designation that permits potential residential units to be developed as inn unit

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s at the rate of two inn units per residence (up to a maximum of 8 per parcel), thereby establishing potential buildout for this major land use category.

Consequently, long range development of the coast ~~will~~depended upon the choices made by landowners over time. A strong response to demand for visitor facilities ~~would have~~resulted in a reduction in residential construction potential. For example, if 100 additional residential units ~~were~~are ultimately approved for development in the Watershed and Scenic Conservation area, this could result in 100 residences. It could also result in 50 residences and 100 inn units, or no residences and 200 inn units, etc. While this is only illustrative, it showeds the relationship of visitor-serving facilities and residential development based on the conversion factor. An important condition of the ~~plan-1986 LUP~~was that property ~~could~~an be devoted to either residential or visitor-serving overnight accommodations, or a combination of both, but that density credit ~~could~~annot be applied for both uses from the same acreage.

The ~~plan-1986 LUP~~was flexible concerning the siting of new development, allowing a range of land use proposals to be made at any particular location. Yet the ~~plan's-LUP's~~resource protection standards, and slope and road requirements, are stringent, ~~intending for~~ultimately causing new development to be sited on the most physically suitable locations and limiting buildout to a level that can be accommodated on those sites that can meet all of the ~~plan's-LUP's~~requirements.

While the intention remains the same, current conditions as of this LUP are different. Existing single-family dwellings that are not primary residences, caretaker units that are no longer occupied by caretakers, single family residences used as vacation rentals – all contribute to an acute lack of permanent housing in Big Sur. This in turn creates an inability for the community to continue to provide all the services the 1986 LUP anticipated. Additionally, the workforce to support increased visitor demand must commute extraordinarily long distances contributing to capacity issues and vehicle miles traveled on Highway 1.

Because of increased visitation due to many unanticipated factors including international travel demand, special events, and new or expanded physical access points to the coast, Highway 1 use has far exceeded projections, and the ability of Big Sur to provide access for visitors has been impaired. Table 1 summarizes the major categories of development according to the locations at which the use could take place and provides standards to guide the density at which campgrounds can be clustered on the site. -No limitation is established in the ~~plan-LUP~~re for the number of campsites that could be developed.

Since the adoption of the LUP in 1986, there have been 83<sup>4</sup> new Visitor Accommodation units permitted and built and 30 Visitor Accommodation units remain allocated for potential

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<sup>4</sup> These 83 units consist of 73 inn units built or permitted, plus 3 r.v. campground [campsite] units and 7 hostel beds [units].

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development at Chappellet (6 units)<sup>5</sup> and Westmere (24 units)<sup>6</sup> as envisioned in the 1986 LUP. Visitor Accommodations consist of inn units, RV Campground sites, and hostels. There are currently a total of 600 Visitor Accommodation units<sup>7</sup> and a total of 476 Campground units, per data obtained and verified by the County of Monterey and in collaboration with the Big Sur Chamber of Commerce. Given there has been an increase in the popularity of camping options that provide significantly more amenities compared to traditional rustic camping units approved as Rustic Campground sites at such locations as Treebones, would now be classified as Visitor Accommodations. Notwithstanding other categories of accommodations that may apply, these types of units generally have similar use, impacts, and affordability as inn units and are therefore counted as Visitor Accommodation units in the LUP.

### 5.4 DEVELOPMENT POLICIES

#### 5.4.1 Key Policy

Future land use development on the Big Sur coast should be extremely limited, in keeping with the larger goal of preserving the coast as a scenic natural area and protecting the capacity of Highway 1 to accommodate recreational and community use. In all cases, new land uses must remain subordinate to the character and grandeur of the Big Sur country. All proposed uses, whether public or private, must meet the same exacting environmental standards and must contribute to the preservation of Big Sur's scenery.

#### 5.4.2 General Policies

1. All development and use of the land whether public or private shall conform to all applicable policies of this LUPplan and shall meet the same resource protection standards.

The Big Sur River and Little Sur River Protected Waterway Management Plans are incorporated by reference into this planLUP. The goals, objectives and policies of the plans shall apply in those areas, as will all provisions of this LUPplan.

2. Development of any area of Big SurBig Sur Coastal Planning Area will be limited to uses for that area illustrated on the Land Use Pplan maps and to the use intensities described in the text and tables. Uses not shown on the plan-maps or described in the text will not be permitted.
3. Agriculture, passive recreation, and rural residential uses traditionally established in Big Sur are

<sup>5</sup> Chappellet - Per Big Sur Valley South - Detail B (map).

<sup>6</sup> Westmere - Per Big Sur LUP Section 5.4.3.E.2.

<sup>7</sup> Inclusive of the 6 units allocated to Chappellet and the 24 units allocated to Westmere. There are 570 Visitor Accommodations units excluding Chappellet and Westmere.



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the most appropriate activities on private lands.

4. Land divisions in general are discouraged and are especially inappropriate on large ranches.
5. Existing parcels of record are considered buildable parcels and are suitable for development of uses consistent with the Land Use Plan maps provided all resource protection policies can be fully satisfied, there is adequate building areas of less than 30% cross slope, and they are not merged by provisions elsewhere in this planLUP.
6. Many types of land use found in other locations in the County are inappropriate to the Big Sur coast and are in conflict with the rural environment, the protection of natural resources, and the general peace of the area and are not therefore provided for in the planLUP. Among these uses are intensive recreational activities such as tennis, golf, cinemas, mechanized recreation, boating facilities, industrial development, manufacturing other than cottage industry or art production, on-shore or off-shore energy facilities, large scale mineral extraction or mining, oil extraction, commercial timber harvesting, and any non-coastally dependent industries. In general, any land use or development of a character, scale, or activity level inconsistent with the goals of preserving the coast's natural, undeveloped beauty and tranquility as well as protecting Highway 1 capacity will not be permitted.
7. Where areas are designated for watershed restoration in accordance with the procedures specified in Policy 3.4.3.C-2 of this planLUP, the County shall consider the objectives of the proposed restoration activities and limit development in such areas accordingly, regardless of the land uses proposed for the area in this planLUP.
8. It is the policy of the Monterey County of Monterey that lands in excess of thirty percent cross slope, located east of Highway 1, shall not be developed. Those portions of a parcel in this area that have a cross slope of thirty percent or more shall receive a density of one dwelling unit (d.u.) for 320 acres.

The calculation of residential development potential on property east of Highway 1 will be based on the following slope density formula:

<i>CROSS SLOPE</i>	<i>DWELLING UNIT/ACRE</i>
Under - 15%	1 - 40
18 - 30%	1 - 80
Over - 30%	1 - 320

Property west of Highway 1 may be developed at a density rate of 1 d.u. per 40 acres.

This policy does not apply to employee housing developed in Rural Community Centers.

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~~1.~~9. The following density standards for inn unit development ~~were~~are designed to allow up to 300 new visitor-serving lodge or inn units on the Big Sur Coast ~~beyond what existed in 1986,~~ based on protection of the capacity of Highway ~~One-1~~ to accommodate recreational use, the avoidance of overuse of areas of the coast, and the need for development to respect the rural character of the Big Sur Coast and its many natural resources. ~~Out of the 300 new Visitor Accommodation units identified in the 1986 LUP, 113 new units have been approved or allocated. This includes 83 new approved units<sup>8</sup> and 24 units allocated to Westmere and six units allocated to Chappellet. As such, 187 new Visitor Accommodation units remain. However, in 2023, Highway 1 is significantly over capacity and impacting all uses. Therefore, any application for an additional visitor-serving lodge or inn unit development must demonstrate it will not significantly increase demands on the limited capacity of Highway 1 to serve the visiting public.~~

The number of visitor-serving lodging units on any one site is limited to 30, reflecting the small scale character of the special Big Sur community. Two or more ~~clusters of visitor-serving lodging units~~facilities on the same property shall not be contiguous (minimum separation 400 feet). ~~As specified in Table 1,~~†The maximum inn unit density in the Rural Community Centers shall be one unit per acre, with a minimum parcel size of ten acres. ~~In Rural Community Centers employee housing is a top priority, employee housing units may be developed in place of visitor-serving lodge or inn units at a maximum density of 1 unit per acre.~~

~~In other locations land use categories other than Rural Community Centers~~ where inn unit development is allowed ~~in the land use designations,~~ the number of allowable new inn units shall be two lodging units for each potential subdivision lot that is permanently retired by action of the applicant. An applicant must determine from Policy 5.4.2.8, above, the allowable residential density on land that can be further subdivided and then multiply that density times two to determine the allowable number of visitor-serving units. However, the maximum inn unit density allowance for any one ownership in the Watershed and Scenic Conservation land use designation shall not in any event exceed a net of 8 per existing parcel, which may be aggregated into clusters up to the maximum per site specified above. ~~In land use categories other than Rural Community Centers where employee housing is allowed, employee housing is a top priority. In these land use categories employee housing units may be developed in place of visitor-serving lodge or inn units at the same maximum density allowed for visitor-serving lodge or inn units, per this policy.~~

10. Open space approved as a part of a development proposal shall be secured by a scenic easement, assuring its retention in perpetual open space or agricultural use. ~~Fire fuel management activities authorized by the fire authority having jurisdiction shall be allowed within the easement as long as these activities remain consistent with the Critical Viewshed policy and the California Department of Forestry and Fire Protection CAL FIRE General~~

<sup>8</sup> These 83 units consist of 73 inn units built or permitted, plus 3 r.v. campground [campsite] units and 7 hostel beds [units].

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Guidelines, as may be periodically amended.

~~10.11.~~ ~~[deleted] Before any development (other than agricultural improvements and a hostel at the Pt. Sur lighthouse) is approved for the area adjacent to Naval Facility Pt. Sur, the Commanding Officer shall be consulted to insure that the proposed development will not constitute a hazard to military security. The area is defined as that area bounded by Highway One on the east, the first ridge south of the facility, and the Pt. Sur Lighthouse access road on the north, including the Pt. Sur Lighthouse Reservation and extending perpendicularly to the seaward limit of the coastal zone.~~

~~11.12.~~ Off-site advertising signs shall not be allowed.

On-site ~~a~~Advertising signs are only allowed in connection with commercial or visitor-serving uses, to a maximum 35 square feet. The size, design, materials, and location of all signs should be in keeping with the local character, appropriate for the intended use, and be subject to the ~~d~~Development pPermit pProcess. Materials shall be limited to those which are natural, including unpainted wood (except for lettering) and stone, whenever feasible. No exterior or interior neon plastic, moving, or flashing signs will be allowed.

Caltrans should not allow any private signs or advertising structures within the state right-of-way.

~~12.13.~~ A coastal development permit must be obtained for the removal of trees and other major vegetation. However, in the Big Sur Coastal Land Use Plan~~Coast~~ area the following will not be considered as removal of major vegetation:

- a. Removal of non-native or planted trees (including, but not limited to Monterey Pine, Monterey Cypress and Eucalyptus), except where this would result the exposure of structures in the Critical Viewshed;
- b. Removal of hazardous trees which pose an imminent danger to life or property, or threaten contagion of nearby forested areas, subject to verification by the County or California Department of Forestry and Fire Protection~~CAL FIRE~~;
- c. Thinning of small (less than 12" diameter) or dead trees from density forested areas, especially as needed to reduce unsafe fuel accumulations adjacent to existing occupied buildings; and,
- d. Prescribed burning, crushing, lopping or other methods of brush clearing which do not materially disturb underlying soils.

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e.e. Removal of dead vegetation and management of live vegetation to maintain defensible space around structures and infrastructure consistent with fire safety standards in state law and the Critical Viewshed policy.

Selective removal of trees may be permitted where consistent with the Forest Resources policies of this LUPPlan, provided that no impairment of the Critical Viewshed or degradation of environmentally sensitive habitat areas will result. Where the removal of trees is part of a stand improvement project or similar long-term management effort, the submission of a Forest Management Plan for the site will be encouraged by the County; approval of such plans pursuant to a coastal development permit will obviate the need for multiple permit requests on the same site.

14. A permanent helicopter pad or heliport is prohibited in the Big Sur Coastal Planning Area due to helicopter use's direct conflict with Big Sur's rural and wild character; its effect on the peace and tranquility of Big Sur's small-scale, traditional and rural setting; and its potential to harass wildlife. A permanent helicopter pad or heliport may be allowed for emergency medical, fire, or search and rescue purposes, may be considered on a case by case basis if they adhere and comply with all other elements of this LUP. Temporary helicopter landing areas may be allowed for emergency medical, fire, or search and rescue purposes or as temporarily needed during construction. Upon the end of any such emergency or construction, the temporary landing area must be removed. Development of properties where the primary means of access is via helicopter shall be discouraged from developing, as development of these properties is a direct conflict with Big Sur's rural and wild character.
15. The takeoff and landing of Unmanned Aircraft Systems is prohibited in the Big Sur Coastal Planning Area, except under emergency circumstances (as further described below), due to its direct conflict with Big Sur's rural and wild character; its effect on the peace and tranquility of Big Sur's small-scale, traditional and rural setting; and its potential to harass wildlife. Unmanned Aircraft Systems may be used for emergency medical, fire, or search and rescue purposes.
- 13-16. Special events of appropriate scale in this rural area may be considered event activities which involve assemblages of people which are to be held within the Big Sur Coastal Planning Area. Special events occurring in Rural Community Center and Commercial Facilities Outside a Rural Community Center shall require a Coastal Development Permit in each case and shall limit the noise that goes outside of the property line to ensure the preservation of the wild and scenic character of the Big Sur Coastal Planning Area. Further, all special events in Rural Community Center and Commercial Facilities Outside a Rural Community Center land use categories will be analyzed for potential impacts they may have to Highway 1. Special events in areas outside of Rural Community Centers and Commercial Facilities Outside of a Rural Community Center may be considered on a case by case basis if they adhere and comply with all other elements of this LUP in addition to the requirements of special events occurring in Rural Community Center and Commercial Facilities Outside of a Rural Community Center.

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### 5.4.3 *Specific Policies*

#### A. *National Forest Lands*

1. The County ~~strongly~~ supports continued management of the Ventana Wilderness in ~~strict~~ adherence to the provisions of the Wilderness Act.
2. The County requests that the U.S. Forest Service give special attention in its planning and management of the Los Padres National Forest to the protection of the natural environment from recreational overuse and to the protection of adjacent residents from fire hazard and water pollution resulting from recreational use.
3. The County will consult with the U.S. Forest Service prior to the issuance of a coastal development permit for any parcel adjacent to the National Forest lands, roads, or access trails.
4. The "National Forest" land use designation may include some lands not currently managed by the U.S. Forest Service. Non-federal development within the "National Forest" land use designation will be subject to the policies for "Watershed and Scenic Conservation". Lands added to Los Padres National Forest outside the certified "National Forest" designation will not be redesignated without LUPPlan amendments.
- 4.5. Federal land management plans should address the impacts of visitors on the environment, acceptable levels of use, traffic flow and safety on Highway 1 and subsidiary roads, fire hazards, and the quality of visitor experience.

#### B. *Agriculture*

1. Agricultural resource protection policies presented in Chapter 3 provide the basic framework to guide agricultural activities and shall be considered in all development applications where existing or potential grazing land is concerned. Management of agricultural operations should be particularly sensitive to the protection of water quality and vegetation in riparian areas.
2. Aquaculture activities are considered agriculture uses and are generally compatible with the goals of this LUPplan. Processing facilities will be carefully considered to assure compatibility with the area.

#### C. *Development of New or Expanded Recreation and Visitor Serving Facilities*

1. Development of recreation and visitor-serving facilities, including housing for employees, at locations suitable for such use is preferred over other types of development in Big Sur because of Big Sur's national significance as a recreation area.

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- ~~4.2.~~ Maintenance of the rustic, outdoor recreational character of Big Sur is emphasized. The expansion and development of recreation and visitor-serving facilities in Big Sur shall be of a scale and nature that is compatible with the natural and cultural character of the area while offering opportunities for visitors to experience and enjoy the beauty and inspiration that the Big Sur environment presents. Intensive recreational uses or facilities are not appropriate and shall not be permitted.

Compatible scale and character shall include limiting the number of visitor accommodation units as specified in 5.4.2.9 and shall limit such structures to two stories in height, subject to site constraints. Intensive visitor-serving projects (those over 5 units) will be required to enhance and/or provide public coastal recreational opportunities consistent with Coastal Act Sections 30212.5 and 30222 and all ~~Plan~~ policies in this LUP including but not limited to 4.1 and 3.2.1.

The provisions of this policy shall apply to policy 3, below, as well as all other relevant LUP~~Plan~~ policies.

- ~~2.3.~~ ~~The Soberanes Point, Garrapata State Park, the Brazil Ranch, and Andrew Molera State Park Beach, and the Little Sur River~~ areas ~~should be planned~~are only suited for low-intensity, ~~day-use~~ recreational development with minimal provision of facilities and consistent with the Critical Viewshed Policy in this LUP. The scenic and natural resources of these areas should be preserved in a natural state.

- ~~3.4.~~ Historical resource areas can offer interesting and attractive recreational opportunities for visitors to Big Sur. These areas shall be preserved for public recreational and educational use.

- ~~4.5.~~ The County encourages expansion and development of public and private recreation and visitor-serving facilities, including housing for employees, within existing areas of development. Accordingly, new development, or expansion of existing recreation and visitor-serving facilities in the Big Sur Valley, and at Lucia, Gorda, and Pacific Valley is generally acceptable provided resource protection policies can be met.

- ~~5.6.~~ Undeveloped areas in Big Sur shall generally be preserved for low intensity recreational use such as hiking and camping and nature study provided resource protection policies can be met. Only minimal alterations of Big Sur's existing natural environment and recreational character shall be allowed. Development of low intensity recreation uses and visitor-serving facilities are encouraged on the larger properties where this will assist in providing economic uses of the land and in meeting Coastal Act objectives for public recreation.

- ~~6.7.~~ Recreational and visitor-serving facility expansion and development proposals shall be evaluated on an individual basis. All proposals must demonstrate consistency with the ~~land-use plan~~LUP and environmental, visual, design and traffic constraints. Visitor-serving facilities may be approved on any size parcel meeting the standards listed in Table 1 and large enough to allow

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for the construction of needed employee housing, provide adequate sewage disposal and parking, and otherwise, satisfy the policies of this ~~plan~~LUP. Additional criteria for inn unit development include:

- a. Must have direct unshared access to Highway 1 public road (not including Sycamore Canyon or Palo Colorado Roads), or shared common access driveway to Highway One 1 with permission of all the other owners;
- b. Deed restrictions must be recorded to preclude rental or subdivision of the inn units as separate residential dwelling units; and
- ~~b.c.~~ Employee housing must be adequate for all proposed uses. Employee housing units shall not be used as visitor accommodations.

No portion of acreage necessary for one facility type shall be credited to a different facility type. For example, pursuant to Table 1, a 25-acre parcel in a Rural Community Center could have 25 inn units, or 50 rusticRV campsites or 10 inn units and 30 rusticRV campsites.

Inns shall provide at least one parking space per room. Free-standing restaurants (not part of an inn) shall provide at least one space per four seats or per 100 sq. ft. of both open and enclosed dining area, whichever is greater. In addition, adequate and separate employee parking shall be provided.

New free-standing restaurant development shall be limited to the Rural Community Centers and the sites specified in ~~Plan~~LUP policy 5.4.3.E-1. The maximum size for such new restaurant structures shall be that amount of space needed for a 120-seat enclosed dining room facility. Elsewhere, restaurants shall not be larger than required to serve the maximum size inn allowed on the parcel (generally, at the ratio of two seats per inn unit). Expansion of existing restaurant buildings shall be limited in scale to that which is in character with Big Sur, not to exceed a 10% expansion in area or an area sufficient for 120 dining room seats, whichever is greater.

7.8. Projects for new or extensively expanded recreation and visitor-serving facilities shall provide low-cost recreational facilities as part of the development. The establishment of low-cost hostels in Big Sur is encouraged as part of a comprehensive hostel system for the California coast.

8.9. Applicants for commercial developments changing the number of employees shall submit a profile of the number of expected employees. The profile shall indicate, in general ranges, the total number of employees, the number of employees housed on site, and the number of employees that need housing, the income of the prospective employees and other information that would allow for an assessment of the employee housing needs to be created by the development. An employee housing plan shall be submitted that indicates how the employer

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shall, as part of the development or otherwise, satisfy all, or a substantial portion of, the housing needs of the employees. The employee housing plan shall be implemented prior to or concurrently with the commercial development.

10. The County requests that State and Federal agencies prepare long range recreational development plans for areas under their jurisdiction. The County requests that these plans contain traffic components describing the portion of Highway 1 capacity required to serve the proposed recreational development, including public transportation potential. The County will seek to assure that approval of these plans will be made jointly and on a cooperative basis, by all agencies involved in the management of Highway 1. Environmental assessments will be required for all such proposals. Development of public and private recreational facilities will be phased as part of a recreational growth management program based on available highway capacity. Development standards for approval of recreational facilities and visitor-serving facilities on government lands shall be identical to those applied to private developments in Big Sur.
11. Short term transient use for thirty or fewer days whereby residents host visitors in their homes or on their properties for compensation shall only be allowed in permitted bed and breakfast facilities. Rental of units located within County-approved hotels, motels, hostels and bed and breakfasts shall not be considered short term transient use.
12. To address highway capacity, noise, safety and other potential environmental impacts, this LUP requires a Coastal Development Permit for assemblages of people for compensation.
- 9.13. Time share Projects are prohibited in the Big Sur Coastal Planning Area.

**D. Recreation Management**

1. Management of recreation uses in Big Sur shall emphasize the enjoyment of the natural scenic environment and shall preserve the rural, wilderness, and inspirational qualities for which the Big Sur coast is famous. A high standard of resource protection is required to maintain the valuable resources of the Big Sur coast in perpetuity.
2. Additional funding should be allocated by the State and Federal governments to manage and maintain existing public recreation areas before more public land is opened to recreational use by these same agencies.
3. Management policies for ~~o~~Outdoor ~~r~~Recreation areas shall be to limit levels of use in environmentally sensitive habitat areas and redirect recreational activities to other areas able to support anticipated use with minimal environmental impacts including Highway 1 capacity.



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4. Pleasure driving along scenic Highway 1 is ~~the primary a major~~ recreational activity. Public transit service to the coast should be expanded. Local transit service within Big Sur should be initiated to serve the visitors of State Parks, Los Padres National Forest facilities, and private recreation and visitor-serving facilities.
5. The California Department of Parks and Recreation and the U.S. Forest Service should reserve a portion of campground capacity for visitors arriving during non-peak traffic hours in order to distribute Highway 1 traffic destined for these areas more evenly throughout the day.
6. The County will cooperate with Caltrans, the California Department of Parks and Recreation, the Forest Service and San Luis Obispo County in establishing roadside visitor information centers near each end of the Big Sur coast. These centers will be for the convenience of travelers, will assist in reducing unnecessary traffic on Highway 1, and will help coordinate operation of private and public recreational facilities. The determination of appropriate information center sites will be coordinated with Caltrans as part of the Plan-LUP implementation.
7. Caltrans shall provide additional roadside restroom facilities located south of Big Sur Valley to serve visitors and the traveling public, consistent with Critical Viewshed and resource protection criteria. The determination of appropriate restroom locations will be coordinated with Caltrans as part of the Plan-LUP implementation.
8. Improvements to ~~the Bicentennial Highway 1 Bicycle Path~~ shall be completed where feasible ~~and the route shall be properly signed and marked to alert drivers and to~~ provide bicyclists extra protection.
9. Adequate public access shall be provided to recreational areas but all appropriate management measures should be used to discourage trespass. Site design and facility management should discourage trespass onto adjacent property.
10. Surfing and scuba diving are not encouraged due to hazardous conditions. Development of special facilities for these uses would be inappropriate.
11. The U.S. Forest Service may designate appropriate areas in the vicinity of Pacific Valley for hang-gliding and paragliding shall provide supervision to discourage ~~hang-gliding these activities~~ in areas that could endanger the safety of ~~recreationists hang-gliders~~ and the public. Hang-gliding ~~and paragliding~~ from or to private property shall be allowed only upon prior approval of the owner.
12. Off-road vehicle recreation ~~is~~ not an appropriate use in the Land Use Plan LUP area.

### ***E. Commercial***

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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 ~~this~~ LUP plan. However, ~~gasoline service stations, general stores, or similar highway-oriented commercial structures shall not be allowed outside of the Rrural Community Centers.~~
2. Westmere, well known as the site of a lodge serving visitors to the northern portion of the Big Sur ~~c~~Coast, may re-establish the historic use as a lodge of 24 units that reflects the historic character of the site in design and scale. A specific development proposal for Westmere may request additional units subject to the limitations set forth in this LUP lan. In order to meet policies for the protection of the Ceritical Viewshed, the new lodge should use the original site which is hidden from public view. Overall visual restoration of the surrounding area under the same ownership, should be carried out as a condition of the development of the lodge, and public access to the beach at Rocky Creek should also be provided.
3. Commercial development shall carry out the rustic character of Big Sur both in size, scale, activities, and design.
4. Large scale commercial facilities that are unlike the existing character and size of facilities in Big Sur shall not be permitted.
5. Cottage ~~shop industry and home occupations, defined as small scale manufacturing of artistic or craft items, are~~ is encouraged as a traditional activity in the area. ~~They~~It shall be treated as an appropriate home occupation in any areas where residences are permitted and shall not be restricted to areas designated for commercial uses.
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 must be available to meet parking requirements and natural resource concerns must be available before existing businesses can be expanded or new facilities can be approved.
7. Existing commercial facilities are encouraged to expand and improve existing buildings as a desirable means of meeting growth in demand. Scattered commercial uses not in Rural Community Centers may expand existing secondary uses provided such expansion is small in scale and clearly subordinate and incidental to the primary use.
8. Renewal of use permits for existing commercial uses or the establishment of new uses will require careful consideration of the impact of the use on surrounding land from a good neighbor point of

## Exhibit B

view. Particularly where commercial activities are in proximity to residences, care must be taken to ensure that noise or visual modification do not affect the peace and tranquility of existing neighbors.

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~~1 and should in no event create hazards for motorists or pedestrians.
10. Commercial development which would enhance recreational use of public lands existing nearby by providing specific physical improvements (e.g. trail links, interpretive facilities) or management (e.g. ranger, fire control, contribution of funds to a public management agency), or development which includes specific improvements to public access to the shoreline and the surrounding lands shall be preferred.
11. Existing and permitted visitor-serving uses will be protected from encroachment by incompatible uses ~~(such as residences)~~ which might hamper their future ability to expand or improve consistent with Policy 5.4.3.E-7.

Conversion of existing low cost overnight accommodations to other uses, unless replaced with comparable facilities, will not be permitted.

### ***F. Public/Quasi-Public***

1. A range of public and quasi-public services are present in Big Sur and serve both the local community and visitors. These include, or have included in the past, churches, two elementary schools, volunteer fire protection, County library, post office, Big Sur Grange Hall, ambulance service, State Park and Forest Service management facilities, and public agency radio repeaters, flood monitors and navigational aids. These should continue to be concentrated in the Big Sur Valley, Pacific Valley, Lucia, and Gorda but should be upgraded based on present need and future growth.
2. In general, improvements should be made in the level of public services available in Big Sur. Permanent buildings should be constructed for the U.S. Post Office and the County Branch Library. Other facilities needed include a fire station to protect against structural fires and to augment the volunteer companies, a public meeting hall to reduce pressure on the Big Sur Grange Hall, and an emergency clinic with ambulance service. Where practical, such uses should be clustered or co-located to minimize impacts.
3. The existing elementary schools in the Big Sur Valley and at Pacific Valley are expected to be adequate for some time. Increased classroom needs should be accommodated at these locations rather than new sites.

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4. Like other uses, public and quasi-public uses must meet strict resource protection and environmental criteria. Such facilities shall not be constructed in primary floodplains.

### ***G. Rural Residential***

1. Subdivision of large undeveloped or agricultural properties for residential purposes is strongly discouraged. Clustering of residential units on large undivided properties at this rate is preferred to subdivision creating separate parcels.
2. Development in designated rural residential areas shall continue to be limited to residential uses in order to protect residents from unwanted intrusion by other incompatible activities and because neither available vacant land, water, nor roads are adequate to support more intensive uses.
3. Reconstitution of parcels or mergers may be required for any area of the coast where past land divisions have resulted in parcels being unusable under current standards or where cumulative impacts on coastal resources require limitations on further development. Parcel mergers shall be based on the following criteria:
  - (a) The minimum buildable parcel shall be one acre;
  - (b) Each parcel must contain a suitable septic and drainfield location on slopes less than 30%, and must be able to meet Regional Water Quality and County stream setback and septic system requirements; and
  - (c) Each parcel must conform to all ~~Plan~~-LUP policies for residential development on existing parcels.
4. Merger provisions shall apply to Garrapatos Redwoods Subdivision.

### ***H. Residential Subdivision***

1. Subdivision of land for residential use is preferred in areas which are in proximity to existing developed areas able to accommodate further development. "Developed areas" shall mean those areas indicated as such on the ~~land-use plan~~LUP map as Rural Residential or Rural Community Center. Subdivisions of land not in proximity to existing developed areas should generally be discouraged until a development pattern for the surrounding area has been established and the proposed subdivision is shown to be compatible with that development pattern. The County shall adopt guidelines in the implementation of this ~~plan~~-LUP for determining the relevant surrounding area of a proposed subdivision and the establishment of a development pattern for the surrounding area.

**Exhibit B**

2. Subdivision layouts shall be encouraged that vary from conventional subdivision standards if the proposed innovations in design better meet the policies and intent of the Coastal Act and this ~~plan~~LUP.
3. Density rates, as specified in ~~policy~~Policy 5.4.2.8 and Table 1 shall not be meant to define the minimum lot size where clustering is proposed. However, restrictions shall be applied to ensure that the density rate is not exceeded by additional divisions of the original parcel, and in no event shall any new parcel be less than one acre in size.
4. Resubdivisions and lot line adjustments are encouraged when no new developable lots are created and when ~~plan~~LUP policies are better met by this action.
5. Non-contiguous parcels shall be included within the scope of the resubdivision policy. Lots served by Highway 1 north of Hurricane Pt. may be retired in favor of increased density south of the Point.

***I. Low and Moderate Income Housing***

The County is required by State laws mandating the Housing Element of the General Plan, to provide programs to increase the availability of low and moderate income housing. The following policies which are based on the goals of the adopted County Housing Element reflect those actions that will be most effective for the Big Sur coast.

1. The County shall protect existing affordable housing in the Big Sur coastal ~~area~~ from loss due to deterioration, conversion or any other reason. Additionally, the County shall promote the development of long term rental housing. The County shall:
  - a) Require replacement, on a one-for-one basis, of all demolished units which were affordable to low and moderate income households. However, prior to demolition of any residence, an historical evaluation shall be made to determine if the structure has historical significance. Historically significant structures shall not be demolished.
  - b) Promote rehabilitation and weatherization of housing units owned or rented by low and moderate income households.
  - c) Study relaxation of building code requirements and if appropriate adopt minimum building code regulations for the rehabilitation of older housing units.
  - d) Replacement affordable housing units shall be retained as low and moderate income units through deed restrictions or other enforceable mechanisms.

**Exhibit B**

- e) Allow non-traditional housing types such as single-room occupancy units, modular housing, and yurts for long term housing.
- f) Provide an expedited and cost effective process for rehabilitation to meet minimum health and safety standards of substandard and/or illegal units to use for long term housing.
- g) Encourage geographic dispersion of long term rental housing by allowing accessory dwelling units.
- ~~h)~~ Encourage residential long-term rental housing on private properties through contracts with businesses.

2. The County shall encourage the expansion of housing opportunities for low and moderate income households. The County shall:

- a) Work cooperatively with Big Sur residents desiring to construct hand-made houses of original design, utilizing native materials. The County encourages this as a contribution to the coast's culture and will assist residents in insuring these designs meet minimum necessary health and safety standards.
- b) Require that as a condition of all permits related to additions to existing public or private visitor facilities or the construction of new facilities that employee housing be constructed on-site, or in the ~~immediate~~-vicinity, and be made available to low and moderate income employees in accordance with Policy C-9 of this section. Such housing must be provided prior to or concurrent with the proposed development, and must be permanently linked to the visitor-serving use through appropriate binding guarantees. Maximum size per newly-constructed employee housing unit (other than dormitories) shall be 850 square feet. The maximum number of such new housing units shall not exceed one per inn unit or one per six restaurant seats.
- c) Encourage the use of accessory dwelling unit as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. Detached accessory dwelling units shall not exceed 1,200 square feet in size. Subdivisions shall not be permitted to divide a principal residence from a accessory dwelling units. Only one accessory dwelling unit shall be allowed on the parcel. All such units shall be considered as part of the residential buildout allowed by this ~~plan~~LUP.

A total of 50 such units may be allowed in the area of the ~~Big Sur Land Use Plan~~LUP.

**Exhibit B**

- d) Additional agricultural employee housing is permitted at the rate of one dormitory/bunkhouse per ranch, consistent with all other ~~Plan~~LUP policies.
- e) If a project qualifies for a density bonus under Government Code Section 65915, the density bonuses shall be granted unless the additional density sought by the applicant cannot feasibly be accommodated on the site in a manner that, for reasons other than density, is in conformity with this ~~plan~~LUP.

**J. *Second Structures***

- 1. Detached or attached guest-rooms are not to be equipped for permanent living and are not considered residences. They shall be permitted at the maximum rate of one (either attached or detached) per parcel or one (either attached or detached) for each principal residence providing the constraints of the parcel and other ~~plan~~LUP policies permit. Furthermore, detached guest rooms shall be located in close proximity to the principal residence, share the same utilities except where prohibited by public health, contain no kitchen or cooking facilities, and be to 425 square feet. Conditions shall be implemented by covenants, conditions, and restrictions ~~CC & Rs~~ or other legal restrictions, including revocation provisions for non-conformance. Subdivisions shall not be permitted to divide a principal residence from a guest room.
- 2. Studios and other small non-residential and non-commercial accessory structures such as tool sheds, workshops, or barns may be permitted on any size parcel provided the constraints of the parcel and other ~~plan~~LUP policies permit. None of these units shall ever be used for habitation purposes. For structures whose design does not preclude habitation, legal restrictions shall be applied in the same manner as described in Policy 5.4.3.J-1 above.

**K. *Private Roads Outside the Critical -Viewshed***

- 1. New private roads may be permitted only where:
  - a) The proposed new road is appropriate for the establishment, continuation or expansion of Coastal Act priority use; or
  - b) The proposed new road is essential for basic residential access, and no reasonable alternative exists; or
  - c) The proposed new road provides a superior alternative to an existing road in carrying out the policies of this ~~Plan~~LUP.
- 2. New private roads shall meet all the following criteria, in addition to meeting all other resource protection policies of this ~~Plan~~LUP:

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- a) Such roads shall be able to accommodate emergency vehicles, particularly fire equipment, while permitting residents to evacuate the area.
  - b) Appropriate planting of exposed slopes and submittal of detailed drainage and erosion control plans shall be conditions for issuance of a permit for such roads.
  - c) A qualified biologist shall certify that any environmentally sensitive habitats present will not be harmed.
  - d) A qualified engineer shall certify that potential erosion impacts from road construction shall be adequately mitigated (i.e., the proposed road construction will not induce landsliding or significant soil creep, nor increase existing erosion rates). Mitigation measures shall not include massive grading or excavation or the construction of protective devices that would substantially alter natural landforms.
  - e) New roads across slopes of 30 percent or greater shall not be allowed unless:
    1. No feasible alternative exists; and
    2. The proposed design of the road on balance better achieves the- overall resource protection objectives of this PlanLUP.
3. The County shall require 12-foot width for roads serving new residential development, including both minor subdivisions and isolated single-family dwellings. Narrower residential roads should be allowed only where adequate turnouts are provided at frequent intervals to the satisfaction of the ~~Department of Forestry~~CAL FIRE and the U.S. Forest Service, where applicable. Greater roadway widths may be necessary to accommodate clustering of residential units, or where non- residential use is permitted, provided that all criteria of Policy 2 above are met. The standards for private rural roads set forth in the ~~County's Subdivision Ordinance~~Title 19 and Chapter 16.80 of the Monterey County Code should serve as guidelines for road requirements.

### L. *Big Sur Valley*

1. Special attention shall be given to the Big Sur Valley as the community center as well as a center of recreational activity on the Big Sur coast. Policies of this ~~plan-LUP~~ concerning recreation and commercial development, public and quasi-public uses, hazards, and traffic shall be carefully considered in all development proposals in the Valley. Of special concern for sites having highway frontage is whether the highway access is unsafe for the principal use, and for parcels without frontage, whether the access is unsafe for the principal use and the site is of adequate size to accommodate a viable principal use.



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2. Outdoor Recreation, Recreation and Visitor-Serving Commercial uses, and Public and Quasi-Public uses, shall be the principal uses in the Valley since the available space for these necessary activities is very limited. Residential development will be considered appropriate on sites not suitable for these uses.
3. Offices and related service buildings of the Department of Parks and Recreation and the U.S. Forest Service shall be grouped together on an integrated site with permanent, aesthetically-pleasing buildings. Parking areas for these facilities, and the existing trailhead parking lot for the Ventana Wilderness, shall be screened from public view to the maximum possible extent through careful siting and the use of vegetative screening.
4. Visual emphasis for development in the Big Sur Valley should be on tasteful, rustic design using natural materials and careful siting of structures to meet scenic protection objectives rather than the criteria of non-visibility. This policy variation is needed because of the importance of the area as a recreation destination point and because development is already visible.
5. Traffic congestion, recreational overuse with associated environmental impacts, increased levels of activity and noise, and limitations on available water to serve new or expanded uses, all point to the need for special care in planning for the growth of the Big Sur Valley. County policy will be to avoid construction of sewer systems and treatment plants to serve development in the Big Sur Valley, unless pollution of the Big Sur River requires this step.
6. The 100-year floodplain of the Big Sur River poses considerable limitations on development in the Valley. No additional permanent structures shall be permitted to be built in the floodplain. Campgrounds or similar outdoor recreational uses are most appropriate in this hazardous area.
7. The County encourages both public and private interests to undertake work to restore riparian vegetation, improve stream channel conditions, and reduce impacts of concentrated use along the lower Big Sur River. These needs are discussed more fully in the management plan for the Big Sur River which will serve as an additional guide to development and use of the lower river area. The management plan for the Big Sur River is on file at the County Planning Department in Salinas.
8. The Big Sur Valley policies apply only in the Rural Community Center and Outdoor Recreation land use designations.

***K. Development of Large Properties and Ranches***

1. The development of properties of 320 acres or greater, for uses other than agricultural structures or a single residence, shall require submittal of an overall development and management plan for the property. The plan shall indicate all long range uses contemplated on the property. Areas proposed for development of residences, visitor-serving facilities or low intensity recreational

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uses shall be clearly delineated and areas to be retained for grazing, and open space and habitat protection, and public access shall be indicated. All proposed roads shall be shown. The plan shall contain a description of how development will be phased over time.

2. Because ~~A~~gricultural and ~~R~~ecreational uses most closely conform to the priorities of the Coastal Act, the County encourages plans that emphasize these uses. The County will assist private landowners of large properties in the preparation of development plans that increase the viability of ~~agricultural~~ Agricultural and ~~recreational~~ Recreational uses and that will help sustain the property in an undivided state over the long term.
3. Residential subdivision is discouraged in favor of clustering residential uses at locations on the property that create minimal disruption of existing or potential ~~agricultural~~ Agricultural uses, and that retain the balance of the property in an undivided interest between the new owners.
4. Owners of large properties are encouraged to take advantage of tax benefits that can result through working with non-profit conservation agencies or trusts, such as the Big Sur Land Trust, the Nature Conservancy, the Trust for Public Lands, and the California Coastal Conservancy. The County will assist large property owners in voluntarily securing agricultural, conservation, and scenic easements on their property to reflect the low intensity development appropriate in rural areas.

### *N. Water Resource Study Areas*

1. Applications requiring development or intensification of water use shall be permitted in watershed study areas designated in Section 3.4.3 only as provided by the policies of that section.

### *O. Recommendations*

1. The County recognizes that full development of vacant parcels in the rural residential areas may be undesirable or unfeasible because of various resource limitations. Detailed planning review of areas with known or anticipated problems should be completed within the next few years in order to assist residents and property owners in finding acceptable solutions. Master environmental impact statements are one tool that could be used. In the Sycamore Canyon and Pfeiffer Ridge areas, for example, studies should be directed to resolving fire protection, water supply, and traffic congestion issues. Palo Colorado Canyon appears to contain more vacant parcels than the available water supply can serve.

**Exhibit B****6. PUBLIC ACCESS****6.1 INTRODUCTION**

Shoreline accessways and upland trails are essential components of the public access system on the Big Sur coast. Both are important to the public enjoyment and appreciation of Big Sur's scenic qualities and wilderness character.

In recognition of its spectacular beauty and other unique qualities, this part of Highway 1 has been designated an All-American Road and has received national and even international acclaim. This honor is afforded by the National Scenic Byways Program to those few highways in America that are so distinctive as to be considered experiences unto themselves. The use of Highway 1 by the public is primarily for scenic travel. Accordingly, visual access should be emphasized and protected for the Big Sur coast as an appropriate response to the needs of visitors.

Many of the most suitable locations for physical access are already in public ownership or have been traditionally used by the public. These areas need to be protected and managed for continued public use and enjoyment. The lack of adequate management of existing access areas has led to a decline in the quality of natural resources as well as the visual experience and has created hazards to public safety and danger of fires. Additionally, increasing incidents of vandalism and damage to resources from public use have contributed to private landowners' reluctance to permit public use of trails through their property. While new locations may be suitable for access and the opportunities for increasing access must not be lost, provision of adequate management must be a requirement to any additional access.

This ~~plan~~ **LUP** sets forth policies and actions to protect, provide, and manage public access in order to enhance the visitor experience while assuring preservation of the coast's environmental quality. The intent of these recommendations is to use the existing system as much as possible, and to improve existing but deteriorated trails, where needed, to provide more evenly distributed access. This approach minimizes both the visual and environmental impacts associated with construction and use of new trails and the conflicts involved in providing a new trail access through a multitude of private ownerships. Cooperation between the County, public management agencies, local landowners, and the community are essential to the implementation of the Access Element.

Strong policies are set forth in this LUP to safeguard the County's high priority – visual access by the millions of visitors who drive Highway 1. If carried out, they should preserve the scenic magnificence of the area for present and future generations.

The following discussion provides more detailed information on shoreline access and upland trails.

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### 6.1.1 Shoreline Access

The public's right to shoreline access is ensured by the State Constitution and provisions of the California Coastal Act. In the past, the County and other public agencies have sought to provide access, where suitable, along the Big Sur coast. The visual experience has been the most traditional and most dominant form of access along the coast. Therefore, preservation of visual resources is an overriding goal in planning for Big Sur.

The spectacular scenic quality of the Big Sur coast is, in large part, due to the rugged topography and undeveloped nature of the area. Steep cliffs and bluffs lead to rocky shorelines punctuated by seasonal pocket beaches. A few wide sandy beaches are concentrated in less steep terrain along the coast. In general, access to most of the shoreline is difficult and hazardous. Access destinations of suitable size, safety, and distance from sensitive habitats are found irregularly along the coast. Much of the coast is suitable only for visual rather than physical access.

~~At least~~approximately half of the shoreline is in public ownership. Presently the following locations in public ownership provide shoreline access: Garrapata State Park, Andrew J. Molera State Park, Pfeiffer Beach, Limekiln Creek, Partington Cove, J.P. Burns State Park, Kirk Creek, Mill Creek, Sand Dollar Beach, Jade Cove, Pacific Valley Shoreline, Willow Creek, Cape San Martin, and Alder Creek.

~~At the time of the 1986 LUP, the~~ following sites ~~were~~are in private ownership with existing public use, although the legality of such use ~~was~~is not always clear: Malpas Creek, Garrapata Beach, Rocky Point to Rocky Creek, Bixby Creek, Hurricane Point, Little Sur River, Little Sur to Point Sur, Swiss Canyon, Fuller's Beach, Big Creek, Gamboa Point, and Vicente Creek. A private campground ~~was~~is operated at Limekiln Creek, with beach access available for a fee. The shoreline from Soberanes Point to Garrapata Beach and the Little Sur River ~~was~~is slated for acquisition by the State Department of Parks and Recreation.

As of the 2023 LUP, Garrapata State Park and Limekiln were acquired by the State Department of Parks and Recreation.

~~At the time of the 1986 LUP, in~~ northern Big Sur, ~~in~~ the area between Malpas Creek and ~~Molera Park~~ experiences heavy visitor use: ~~the highest incidence of public access over private lands occurs here. In central Big Sur, from Molera Park to J. P. Burns Park (16 miles), there were~~are four public coastal access points. Currently, additional public acquisitions at Garrapata State Park have provided additional public coastal access points. This area experiences the greatest concentration of hiking, camping and overnight use. ~~At the time of the 1986 LUP, the~~ coast between Anderson Canyon and Limekiln Creek (14 miles) is for the most part privately-owned, and is characterized by extremely steep topography that limits access. Currently, Limekiln State Park provides additional public access. The major portion of the south coast, from Limekiln to the San Luis Obispo County line (21 miles), is in the National Forest with various improved access points. In general, unrestricted shoreline access exists on these lands. Unfortunately, access is largely unmanaged on these lands and has led to erosion,

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accidents and injuries, rampant illegal camping, wildfires such as the devastating Soberanes Fire, pervasive trash, human waste, destruction of native flora and fauna and proliferation of invasive plants. Due to steep, unstable slopes, visual access is the only reasonable response to the need for public access for much of this area. This area is a high priority for maintenance, preservation and restoration to address these problems.

Access trails outside of the National Forest tend to be informal and hazardous. Parking lots are provided at the State Park units and developed Forest Service beaches. Parking is available at two scenic overlooks, Abalone Cove and Vista Point, both of which are paved turnouts maintained by Caltrans. At the other shoreline destinations, parking is available only at unpaved pullouts. Many of these locations are hazardous and should be reviewed for safety for pedestrians and vehicles.

Many access sites along the coast have experienced degradation from unmanaged use or overuse. Unplanned and unmaintained trails have led to trampling of vegetation, soil compaction, and visual scarring of the bluffs. Problems of litter and sanitation as well as the issues outlined above occur all along Highway 1 and at beaches in private ownership with frequent public use. The impact of all of this is the lessening of the quality of the recreational experience for the visitors, as well as degradation of fr the natural resources of the coastline.

Though the County recognizes the increasing public demand for access to the Big Sur coast, it also recognizes the importance of preserving the fragile natural environment and the quality of visitor experience. A range of additional concerns, including the need to ensure public safety and to protect the rights of residents and landowners must be resolved. County's objective then, is to plan for public shoreline access and ensure balance between these considerations. The proposals in this chapter are aimed at meeting these many requirements. Combined with an active implementation program, they should do much to effect an optimum degree of public shoreline access. Beyond the policies presented here, the Shoreline Access background report makes recommendations for specific improvements needed at various access locations. These should be used as a guide by the County and other agencies when actual improvements are initiated.

### 6.1.2 Trails

Trails provide both recreational opportunities for the hiker, equestrian, and bicyclist, as well an alternative form of transportation to recreational areas. Public access to scenic and remote areas not served by roads can be obtained sometimes by trail. Most of the trails in Big Sur are located within Los Padres National Forest and California State Parks. The general policy of the U.S. Forest Service is to permit public access throughout the forest, and there is a network of maintained trails and backpacking camps. Some of the trails and dirt roads leading into the forest, cross private lands, and do not currently have full public right-of-way through these sections.

Today there are fewer miles of maintained trails than in former years. Over time, many traditional trails have been abandoned or closed to public use. Additional trails have been added as land has been acquired by public agencies. Most of the trails are not maintained~~Some of the trails in the National~~

## Exhibit B

~~Forest are not maintained because they cross private lands with no legal rights-of-way.~~ Prior to the construction of Highway 1, a trail existed along the length of the Big Sur coast, along the present alignment of the highway. The Old Coast Road is part of this early coastal trail.

~~According to the Big Sur Unit Forest Management Plan,~~ over 100 miles of trails exist within the Big Sur portion of the Los Padres National Forest. Hiking is the major activity, but hunting, fishing, and horseback riding are also popular. Portions of the Ventana Wilderness are also located within or adjacent to the Coastal Zone. The U.S. Forest Service is concerned that overuse has damaged wilderness qualities in portions of the Ventana Wilderness, for example, through overuse of existing access along the Big Sur River. The U.S. Forest Service is encouraging the provision of additional access points or trails into the wilderness to help alleviate this problem. While this approach will disperse use, it will exacerbate safe and effective management challenges.

Andrew Molera, Pfeiffer Big Sur and Julia Pfeiffer Burns State Parks contain trails within the park units. In addition to providing pedestrian circulation within the parks themselves, some of these trails could assist in providing improved access to public forest lands east of the ~~highway~~Highway 1.

In the section of the coast from Malpas Creek to the Big Sur Valley, the Los Padres National Forest boundary is several miles east of Highway 1. At present, trail access to the National Forest from the highway is through private lands. Some trails have informal rights-of-way used by the U.S. Forest Service and there are a few trails which have historically been used by the public. Access through private lands is often arranged between the landowners and organized groups, particularly hiking or nature study clubs.

~~When the 1986 LUP was adopted, t~~The idea of a Pacific Coast trail system along the length of the California coast ~~is not new~~was being considered. The State of California Trails Plan recommended such a trail network, and the Monterey County Trails Plan proposed this for the Big Sur area. Specific alignments ~~were have never been~~ developed. In 2001, SB 908 was enacted to establish the California Coastal Trail from the Oregon border to Mexico. The specific alignment through the Big Sur Coastal Planning Area is being developed using a community-based planning process as shown on the Big Sur Coast Local Coastal Program Trails Plan. A continuous trail system in a north-south direction would offer a unique recreational experience for both the coastal visitor and resident.

~~E~~The ~~only~~ existing trails paralleling the coast are in Garrapata State Park, the Old Coast Road, Andrew Molera State Park, along the beach or adjacent bluffs, and the Coast Ridge Road. The Coast Ridge Road is a jeep road which begins near Ventana Inn south of the Big Sur Valley, and extends to the southern boundary of the County with a few interruptions. Several trails connect Highway 1 to the Coast Ridge Road along its length.

There is an overall need to improve the coastal trail system, including increased trail access to the National Forest particularly to relieve areas of existing overuse. Where improvements are made, they should be coupled with a management program to protect affected public and private resources.

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The Trails Map illustrates the trails that are recommended to provide major links to public lands. Only major trails are shown. Other trails exist on private lands but may not provide links to public recreation areas. In some cases, provision of new trails may pose problems with respect to acquiring rights-of-way or conflict with private land use. These are not shown on the map.

The corridor concept reflected on the proposed Trail Plan is often used in planning trails in preference to precise trail alignments. In cases where no trail presently exists, planning for trail corridors preserves flexibility to determine the most suitable alignments for trail improvements at the time such opportunities become available. In all cases, including where specific trails already exist, the corridor concept reflects the need to consider the interrelationship of the trail and its use by the public and adjacent existing or proposed land uses. By planning for the trail as a corridor the range of possible impacts can be anticipated and properly considered.

Some public trails exist in Big Sur within the State Parks and National Forest that are not shown in the Trail Plan here. These are trails which are not major corridors or do not have trailheads in the coastal zone. They can be easily found in Park and Forest Service maps, and trails guide for the area.

Trails through future park lands should be provided only after the land is acquired and opened for public use. For public trails presently crossing private lands, State Parks and Recreation or the Forest Service should obtain full legal rights-of-way, including management and maintenance arrangements.

Some trails are open to organized groups on a reservation basis only, such as the loop interpretive trail now owned by the State as part of Landels-Hill Big Creek Reserve. The plan proposes that this practice continue and be expanded as a means of ensuring protection of sensitive natural resources or avoiding undesirable conflicts with private uses while still accommodating public access. Private trails can be opened to the public on a fee basis in conjunction with low intensity recreation facilities allowed on private lands. Trails easements may be required as part of the subdivision or zoning process where appropriate. In some instances, private trails may be opened to the public through trail easements. These should be pursued where the trail would be of public benefit.

### 6.1.3 Key Policy

The rights of access to the shoreline, public lands, and along the coast, and opportunities for recreational hiking access, shall be protected, encouraged and enhanced as well as appropriately funded and managed for adequate maintenance and public safety. No new public access shall be allowed, other than visual access and the California Coastal Trail, until existing public trails are properly restored, maintained, secured, and managed, and sanitation facilities and security are provided. This should assure an orderly, balanced utilization and conservation of Coastal Zone resources.

Yet because preservation of the natural environment is the highest priority, all future access must be consistent with this objective. Care must be taken that while providing public access, the beauty of the coast, its tranquility and the health of its environment are not marred by public overuse or carelessness. The protection of visual access should be emphasized throughout Big Sur as an appropriate response

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to the needs of recreationists. Visual access shall be maintained by directing all future development including trails out of the viewshed. The protection of private property rights must always be of concern.

### 6.1.4 General Policies

1. Overall, the best locations for public access to the shoreline, public lands and along the coast are already in use or have been used in the past. Major public access areas, ~~whether in public or private ownership~~, shall be permanently protected for long term public use. These should be improved and managed properly by designated public or private agencies; furthermore, the County will require the preparation and implementation of access management plans for all accessways on the property or within the Park unit before new locations are opened on any particular ownership. Such access management plans shall address intensity of use, parking, protection of fragile coastal resources, maintenance, etc.
2. Other areas suitable for public access should also be protected for such use. At such time as new access is provided, or existing access is formalized or increased, an appropriate public agency must assume management responsibility for public use, or agreements concerning such responsibility must be reached with landowners. Any new public access shall utilize only existing public lands or existing public easements over private land or land voluntarily offered for trail use.
3. Access should be discouraged as inappropriate where it would be inconsistent with public safety, military security or the protection of fragile coastal resources. The County and other public agencies should cooperate with landowners to develop effective methods to direct access to appropriate locations.
4. Visual access should be protected for long term public use. The development of scenic viewpoints in conjunction with accessways or where physical access is not appropriate is encouraged.
5. Bluff top and lateral access is appropriate in many areas along the coast. These opportunities shall be protected for long term public use, subject to adequate management programs, the development of which is an implementation activity.
6. Trails should be located in areas able to sustain public use without damage to scenic and natural resources or other conflicts. Therefore, new and existing trails should be sited or rerouted to avoid safety hazards, sensitive habitats, and incompatible land uses.
7. The provision of new access or formalization of existing access is to be guided by detailed management plans, including implementation responsibilities. These should include community ideas and desires to guarantee quality land preservation, be consistent with Coastal Act policies, and must attempt to positively resolve access conflicts with residential land uses. It is the



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County's policy to work closely with local citizen advisors and public agencies in planning for access and management.

8. Access for scientific study of the shoreline or upland areas should also be made available, and the County encourages private landowners to permit such access if requested. Scientific use of public or private lands, particularly where specimen collecting is intended, should be in conformance with policies in Section 3.3 of this ~~plan~~LUP. Where appropriate, scientific access easements will be required for new developments in areas needing study as defined by the Environmentally Sensitive Habitat section of the ~~Plan~~LUP.
9. In providing for access, the County seeks to ensure that the rights of residents and property owners, including their peace, privacy, safety, health, and property are not jeopardized by unmanaged, inappropriate (as defined in policy 6.1.4.3), or irresponsible public access.
- 9.10. The California Coastal Trail through the Big Sur Coastal Planning Area shall be aligned consistent with the community-based planning process as shown in the Big Sur Coast Local Coastal Program Trails Plan. The alignment of the California Coastal Trail through Big Sur shall be planned, constructed, managed and maintained consistent with the community-based planning process.

### 6.1.5 Specific Policies

#### A. Shoreline Access Priorities

1. ~~The first~~ priority shoreline access locations are those major access areas presently in active use. These areas should be retained for long term public use. They should be improved and managed properly consistent with an approved management plan before they new locations are opened to increased formal public access by their owners. Priority ~~1~~ areas are: Rocky Point (B), Garrapata State Park Doud Acquisition, Little Sur Beach, Hurricane Point (B), Andrew Molera State Park, Pfeiffer Beach, Partington Cove, anyon and MeWay Canyon in Julia Pfeiffer Burns State Park (B), Limekiln Creek State Park, Kirk Creek, Mill Creek, Pacific Valley (B), Sand Dollar, Jade Cove, Willow Creek, ove, Alder Creek and Villa Creek. (B: Bluff top access only).
2. ~~The second priority for improvement of public accessways should be placed on areas that have ample beaches, minimal public safety hazards, and either absence of sensitive habitats or habitats that can be protected from adverse impacts. Priority 2 areas are: Kasler Point, Rocky Point (B)\*, Palo Colorado (B), Bixby Creek, Point Sur, False Sur Swiss Canyon, and Gamboa Beach.~~
3. ~~The third priority for improvement of public accessways should be placed on areas that have attractive destinations where safety hazards or resource conflicts can be mitigated, and with~~

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~~potential for improved parking. Priority 3 access areas are: Otter Cove, south Palo Colorado area shoreline (B), Rocky Creek, Hurricane Point (B), Castro Grimes, Anderson Landing area (including John Little State Reserve), Dolan Creek area, Big Creek beach, Lopez Point (B), Lucia and Wild Cattle Creek.~~

~~\* (B): Bluff top access only.~~

- ~~1.~~ Some areas of the Big Sur coast are not appropriate (as defined in policy 6.1.4.3) for formalized public access. ~~Until further studies justify the need and suitability for access to the shoreline at Wreck Beach, Coastlands, Grimes Partington, Dolan Creek canyon, Vista Point, Vicente Creek, and Salmon Creek, such access should be discouraged.~~ As development proposals are submitted within these areas, the suitability for access shall be reviewed and determined on a case by case basis.
- ~~2.~~ The County shall actively support efforts to mitigate hazardous traffic and parking along Highway 1, and to deter illegal access.

### **B. Providing and Managing Shoreline Access**

1. The County will work with appropriate agencies to properly maintain and manage ward acquisition or other methods to secure legal access to those areas identified as priorities ~~1, 2 or 3~~ which do not have formal access arrangements. The priority locations listed above are all presently in active use and will, when properly maintained and managed, provide adequate shoreline access to the visiting public.
2. The County will require provision of shoreline access, where appropriate, as ~~part~~ of development applications. Permit conditions will include either dedication of ~~accessways~~ through the donation of land, easements, or the payment of in-lieu fees.

Dedications of access easements or offers thereof to an appropriate public agency or private foundation will be required in all locations fronting the shoreline as a condition of new development (except those developments listed in Section 30212(b) of the Coastal Act) unless vertical or lateral access is found to be inappropriate due to conflicts with Critical Viewshed, fragile coastal resources, military security, public safety or agriculture--and such conflicts can not be reduced through siting or design alternatives or through mitigation measures including special methods of managing public access. Also, vertical access will not be required if adequate access to the same shoreline destination already exists nearby. Trail easements and offers shall be as specified by Policy 6.1.6.3 or where a specific location is known, no less than 10 feet in width. On dry sand and rocky beaches, lateral access easements or offers to dedicate such easements shall be required over the entire beach area to the toe of the coastal bluff, or absent such bluff, to the first line of terrestrial vegetation. Easements or dedications shall be free of prior liens or encumbrances, except for tax liens. All such dedications or offers shall be subject to review by County Counsel prior to recording. Only those forms of shoreline access (vertical, lateral, blufftop, visual) which are suitable for the site need be required. Suitable forms of access for the most prominent locations along the Big Sur shoreline are listed in Table 2 of this PlanLUP. Offers must be for a period

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of 25 years, but access will be developed and opened to public use only in accordance with Plan-LUP policies. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

For residential, commercial, or visitor serving developments (developments of more than one residential unit per parcel, major commercial structures, and inn development of more than 8 units) the County shall require the property owner to provide, improve and maintain shoreline access facilities consistent with the policies of this component as a condition of permit approval.

3. Where access is inappropriate as defined by the Plan-LUP policies, the County will use all available means to discourage use of these areas and direct public access to other areas.
4. Siting and design of development proposals which protect shoreline access will be required in the permit process. Modification to a project may be required if access cannot be otherwise protected. Accessways themselves may have to be rerouted or improved when formally dedicated in order to avoid hazards or to protect resource areas.
5. Where the County is advised that an accessway is being closed by property owners, a determination will be made whether the accessway is identified in the access plan. If the access is found appropriate, the County will work with the parties concerned in an effort to maintain the access in public use.

Under State law, development cannot interfere with the public's right of access to the sea where acquired through historical use or legislative authorization, including but not limited to the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation. Where such public rights will be preserved through dedication of an alternative access route, the substituted location must be at least equivalent in usefulness and area served as the original routing.

6. The County will work with local, state, and federal management agencies landowners to ensure that accessways obtained through acquisition, dedications, and permit conditions are adequately managed and maintained. An ongoing management program will be required before accessways are opened to the public. The County will encourage such programs to be sponsored through private as well as public means.

### ***C. Providing and Managing Trails***

1. Trail corridors shown in the Trails Plan Map are recommended as public access routes to public lands or other destinations. Where trails already exist, alignments should remain the same, except where rerouting would be feasible to reduce adverse environmental or visual impacts. The siting of new trails shall require an approved access management plan consistent with this LUP, field inspection and environmental review.

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2. The Trails Plan Map recommends a ~~comprehensive continuous~~ trail system along the Big Sur coast. In developing this trail system, lands already in public ownership or proposed for public acquisition should be used wherever possible in preference to private property. The shoulders of public roads ~~may~~should be used where essential to bridge gaps where a trail elsewhere is not feasible because of hazardous conditions, terrain, or existing concentrations of development. ~~This occurs along sections of Highway 1, the Old Coast Road, and Sycamore Canyon Road.~~ In general, sections of the trail system along the Highway should be kept to a minimum to ensure the safety of pedestrians and motorists. ~~Southward from Pfeiffer Big Sur State Park, the through coastal trail corridor along the existing Coast Ridge Road, as shown on Figure 3, shall be considered as an interim location. A more favorable route, seaward of Coast Ridge Road on U.S. Forest Service and State Park lands, and entirely within the Coastal Zone boundary should be identified. Such revised location should parallel the shoreline as nearly as feasible on existing public lands, considering the natural contour of the land and the objective of connecting existing public trail segments; and shall be subject to the individual approval of each landowner/management agency on the revised route.~~
- 3.2. The County ~~may~~shall require trail easements to be granted through private land in accordance with the Trails Map as a condition to issuance of development permits, approval of land divisions, or other approvals required from the County. The County encourages voluntary dedication of trail easements on private lands. In general, the County will seek to arrange that such dedications are made from the property owner to the California Department of State Department of Parks and Recreation or to the U.S. Forest Service because these agencies are envisioned to have primary responsibility for improving and managing the trail systems. Trail easements secured through Coastal Commission ~~permits and other locations~~ may~~should~~ be used where appropriate as part of the system.
- 4.3. Where specific trail alignments have not been identified but where the property of concern is within a trail corridor, a general offer of dedication may~~will~~ be required consistent with the standards for trail corridors in the area. Precise trail alignments may~~will~~ be agreed upon at a future ~~time~~ ~~through~~ cooperation between the landowner and the public agencies with responsibility for ~~constructing and maintaining the trail.~~
- 5.4. The County encourages the CaliforniaState Department of Parks and Recreation and the U. S. Forest Service to acquire full legal rights-of-way across private lands in accordance with the Trail Map where such rights do not presently exist.
- 6.5. The CaliforniaState Department of Parks and Recreation and the U.S. Forest Service are the primary agencies responsible for trail planning, construction, restoration, maintenance, management and liability. These agencies have a special responsibility to coordinate and assure continuity to and through State and Federal lands. The County's role will generally be confined to assisting in the provision of access easements, and in the review and guidance of plans related to trails construction and use management.
- 7.6. Except as necessary for shoreline access or for the trail corridor system (see Figures 2 and 3),

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trails through future park lands should be constructed after the land is acquired and opened for public use and not while still in private ownership. For public trails presently crossing private lands, the County requests the California Department of Parks and Recreation or the U.S. Forest Service to obtain full legal rights-of-way including management and maintenance arrangements.

- ~~8.7.~~ Caltrans should directly participate in any detailed trails planning that will require construction of trailhead parking and sanitation facilities ~~areas~~ within the State highway rights-of-way.
- ~~9.8.~~ Plans for new trail locations and plans to intensify use of existing trails shall be submitted for review by the California State Department of Fish and Game-Wildlife in order to assess the potential impact of such use on sensitive habitats. The California Department ~~-of Fish and Wildlife~~ Game is requested to participate with other agencies in determining the most appropriate alignments for new trails and all provide management guide lines where needed to minimize impacts to habitats.
- ~~10.9.~~ Other agencies should review the plans for new trails or increased use of existing trails to provide guidance concerning fire hazard, water supply protection and other considerations.
- ~~11.10.~~ The practice of opening private trails to organized groups on a reservation basis is encouraged in order to reduce conflicts between private and public use. Private trails can be opened to the public on a fee basis in conjunction with low intensity recreation facilities allowed on private lands. In some instances, private trails may be opened to the public through easements, provided maintenance by a public agency were assured. Management and easement arrangements should be pursued where the trail would be of public benefit.
- ~~12.11.~~ The California Coastal Conservancy is encouraged to participate in trails planning and to provide financing and general assistance to the agencies involved.

### **D. Public Safety Criteria**

1. Public safety should be ensured wherever shoreline access is provided. In some locations the presence of unavoidable hazards will preclude access from being provided. In other locations, hand rails, stairways, bridges, warning signs, and other improvements should be used to reduce risks. Such public safety improvements should be consistent with the Critical Viewshed. Where this is not possible, access may be inappropriate. Closure of access areas during periods of extreme fire hazard or high seas may also be appropriate.
2. In extremely hazardous areas where safe access to the shoreline is not feasible, existing trails should be closed. In these areas, establishment and maintenance of visual access should be emphasized as an appropriate response to the needs of the public.

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### *E. Habitat and Resource Protection- Criteria*

1. In areas where habitat and resource protection is a major concern, studies ~~shall~~ be conducted to determine maximum acceptable levels of public use and methods by which resource values can best be protected. The conclusions ~~of these studies shall~~ be a basis for management ~~plans~~ for each access location.
2. In locations of sensitive plant or wildlife habitats, access may be entirely inappropriate.
3. Private water supplies shall be protected by locating public access at an appropriate distance from surface, spring, and well water sources based on consultation with County health officials.

### *F. Visual Resources Criteria*

1. Future land use planning shall be compatible with the goal of providing visual access. To this end, all new structures and ancillary facilities should be located outside of the ~~Critical~~ public ~~V~~viewshed as defined in Chapter 3.
2. Trails and access improvements including stairs, ramps, railings, restrooms and parking facilities should be sited and designed in a manner compatible with the goal of strict Critical Vviewshed protection. In some circumstances, this may limit the establishment of access improvements.

### *G. Land Use Compatibility Criteria*

1. New development shall not encroach on well-established accessways nor preclude future provision of access.
2. Shoreline access shall be provided through or adjacent to existing or new residential areas upon completion of a management plan that adequately resolves problems of noise, visual buffering, trespass, ~~general~~ maintenance, ~~minimization of~~ fire hazards, protection of private water supplies, parking and liability.

Development applications which contain required access shall have management plans developed and approved as part of the permit process. Management plans may allow measures such as the following to reduce access/residential conflicts:

- a. minimum distance of 10 feet between an accessway and an existing or proposed residential structure;
- b. allow the use of fences or berms between accessways and residences or agricultural uses;
- c. limiting access to daylight hours; and

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- d. limiting activity to pedestrian or passive recreational uses.
3. Where accessways are proposed through or adjacent to land in agricultural uses, these uses should be fully protected from disturbance. A full range of mitigation measures should be used including buffer strips, berms, fences, controlled burning, and periodic closures.
- ~~4. Access to the shoreline shall be provided, improved, and managed at military and government facilities where there are suitable destination areas except in those cases where maximum military security is required. When high security requirements cease, access shall then be provided. Before any area adjacent to the Point Sur Naval facility is opened to unescorted public access, the Commanding Officer shall be consulted to insure that provisions to protect military security are satisfactory.~~

### 6.1.6 Standards and Guidelines for Improvements to Accessways

The following standards for the location and design of accessways are meant to carry out access policies through more detailed specifications. These apply to both public and private developments and are based on the goals of providing access, consistent with protection of Big Sur's unique visual and natural resources. Criteria for the location, distribution and size of accessways shall require that they be consistent with the need to preserve fragile coastal resources, military security and public safety, and be appropriate for the site and intended use.

1. Management - Public or private agencies responsible for managing coastal accessways ~~shall~~ develop management programs before accessways are opened. Such programs should be coordinated with the management of recreational destination points. Management of access trails ~~shall~~ address, but not be limited to, the following:
  - a) the need for seasonal restrictions, if any;
  - b) the improvements needed for trails, including stairs or ramps;
  - c) the proposed location, capacity, and construction of parking facilities if needed;
  - d) sanitation (bathrooms, water, trash, etc.);
  - e) ongoing maintenance and management; and
  - f) compatibility with adjacent land uses.

Existing and future access dedications shall be mapped and related management recommendations listed as part of the implementation of the PlanLUP.

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2. Visual Appearance - Structural improvements to accessways should be kept to a minimum to reduce impacts to viewshed, shall be consistent with Critical Viewshed policies, and should be allowed only for safety purposes, or where essential for protection of agriculture, fragile natural habitats, archaeological sites, military security or private development.

Stairways, ramps, and signs should be constructed of natural materials, or metal where vandalism is a threat. Paint should be avoided to reduce maintenance problems.

Wherever possible, trails (except for trailhead signs) should be screened from the road to minimize visual intrusion. Where natural topography requires that trail heads be located within view of the road, methods such as berms planted with native vegetation should be used.

Grading or cuts required for safety or resource protection should conform to the natural topography. Parking and other facilities such as restrooms should be sited or screened to reduce visual impacts.

3. Trails - The width of trail corridors should be variable based on localized conditions of topography, vegetation, wildlife habitats, scenic concerns, proximity to water supplies or developed land uses. Corridors should generally be in the range of 50 to 100 feet in width but should not be narrower than is reasonable to protect both public and private resource and uses adjacent to the trail as well as protect local residents' privacy and the public's interest in a quiet and scenic hiking experience.

All plans to improve existing trails or create new ones should ensure that environmentally sensitive habitats are protected from overuse. Measures to prevent or reduce impacts should be used, including:

- a) non-improvement or elimination of access to remote fragile coastal resources areas;
- b) routing or re-routing of trails to avoid environmentally sensitive habitats;
- c) design features to screen or separate trails and destination points from environmentally sensitive habitats;
- d) invasive plant removal and revegetation projects, sediment basins, and other site features; and
- e) restriction or redistribution of the number of access points into an environmentally sensitive habitat area.

~~T~~New trails should not be sited through or directly adjacent to wetlands. If any access is provided, wood boardwalks or similar structures that minimize impacts to wetland vegetation should be used.



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Trails along stream corridors should be sited and designed to avoid impacts to riparian vegetation, wildlife, and water quality. Measures include, but are not limited to, controlling runoff and erosion, contouring and siting trails to conform to the natural topography, and separating and screening from important riparian habitat areas.

Access trails to intertidal areas should be sited to spread the zone of public use rather than concentrate it in a small area.

4. Parking and Facilities - Emphasis ~~shall~~ be given to improving access on the east side of Highway 1 suitable for parking near accessways or trailheads and, where feasible, pedestrian access to the west side of the ~~H~~highway 1 shall be provided. Such areas ~~shall~~ be effectively screened from the road through the location of site features, construction of berms, or planting of vegetation screens.

The number of parking spaces provided ~~shall~~ not exceed the capacity of the shoreline destination as determined by its size, sensitivity of the resources, and the type and intensity of use appropriate for the area.

Parking areas and turnouts ~~shall~~ be designed and constructed in a manner which would not contribute to slope failure or excessive erosion, and would prevent runoff and degradation of water quality. Where feasible, porous surfacing materials which allow drainage should be used.

In areas where the public must cross traffic on a curve to reach a parking area, appropriate warning signs should be posted. Grade separations should be considered, where needed for safety and construction is feasible. If road width permits, consideration should be given to installation of left turn lanes into parking areas.

**Exhibit B****7. ADMINISTRATION AND IMPLEMENTATION****7.1 ~~PLAN~~LUP ADMINISTRATION**

This ~~LUP~~plan is designed to implement the California Coastal Act. It is a local plan which shall direct ~~the County of Monterey County~~ in making land use decisions in the Big Sur Coastal Planning Area. The advice of local residents shall be routinely sought in the administration of this ~~plan~~LUP. The County shall work with other levels of government to secure their compliance with this ~~plan~~LUP; conformance by all public agencies, including Federal ~~and State~~ agencies, is needed for this ~~LUP~~Plan to work as intended. Other levels of government shall be consulted by the County regarding help, guidance, and resources to implement this ~~plan~~LUP. However, the County shall have the primary responsibility for implementing the ~~Big Sur Coast Land Use Plan~~LUP and the efforts of other State and local agencies shall be consistent with this ~~plan~~LUP and coordinated with the efforts of the County. This ~~LUP~~plan will also provide guidance to the California Coastal Commission in its review of Federal projects pursuant to the Federal Coastal Zone Management Act.

In the event of a conflict or inconsistency between the LUP and other County Adopted Plans the Coastal Act will be prevail over all else. Then the LUP will prevail over any inconsistencies that may arise from Parts 2 through 6 of the Coastal Implementation Plan, Title 20, and any other regulations in the County.

As required by 1986 Big Sur Coast Land Use PlanLUP, The the County shall developed the structure necessary to establish a permanent and authoritative voice for the residents of the community of the Big Sur coast. The Big Sur Multi-Agency Advisory Council (BSMAAC), which shall ensures community participation in the coordination and implementation activities necessary to carry out the mandates of the LCP.

**7.1.1 Development Permit Process**

Coastal Development Permits or Coastal Administrative Permits (referred to as coastal permits in this LUP) will be required from the County for development proposed on private or public lands (except excluded Federal lands or exempt lands pursuant to this LUP or its implementation documents). To be approved, permit applicants will be required to demonstrate conformance to the ~~plan~~LUP.

1. The proposal must be in conformance with the kinds of uses and use intensities permitted for the specific geophysical area concerned. If a proposal does not meet this basic requirement, it will not be processed further.
2. The second area of review, concerns conformance to the policies of the ~~LUP~~plan contained in the Resource Management and Land Use and Development sections, and, if applicable, the Public Access and Highway ~~One~~1/County Roads sections. In particular, the proposed project must fully meet the objectives, policies, and standards for each applicable section of the

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LUPPlan. If the proposal is not consistent with these policies, it shall not be approved even though it may be consistent with land use designations for the area. For example, applications for residential development in an area designated for this use will not be approved if the parcel is entirely within a 100 year floodplain or if inadequate water supply is shown to exist.

3. All proposals must fully meet any specific zoning provisions adopted to implement the LUPplan.

3.4. All proposals must ~~follow fully comply with~~ the California Environmental Quality Act process and meet the environmental standards of this LUPplan.

Applicants are responsible for providing all necessary information to support proposals as described in the policies concerning development and resources. Where information is questioned or contested by the County, the burden of proof rests with the applicant. Where additional information is requested by the County, applicants are required to provide such information before further consideration by the County will be given to the proposal.

The County will make a good faith effort to work cooperatively with landowners in the evaluation and processing of development applications as expeditiously as possible. County staff will provide advice and guidance to the public concerning interpretation of provisions of the ~~plan~~LUP. County staff will prepare written reports supporting all permit recommendations. These reports will summarize the development proposal, pertinent issues and information, and will describe how the proposal meets or does not meet relevant provisions of the ~~plan~~LUP. The report will contain recommendations on whether the proposal should be approved, approved with conditions, or denied. Permit reports shall be made a permanent part of the record and copies shall be available for public review prior to formal consideration of the application.

### **7.1.2 ~~Plan~~-LUP Revisions**

The Local Coastal Program will be updated over time as need dictates. Formal amendment procedures will be used to accomplish changes to the ~~plan~~LUP or its implementation ordinances. Because the LUPplan is a Local Coastal Program prepared under the California Coastal Act, any changes made must be consistent with the Act. The California Coastal Commission must approve future changes or amendments to the LUPplan. This LUPplan shall be automatically reviewed after three years of utilization to determine the effectiveness of the implementation procedures.

### **7.1.3 Appeals**

Appeals to the Coastal Commission may be made, consistent with provisions of the Coastal Act, when individual or group believes the County is not acting in conformance with the ~~plan~~LUP. The appeals procedure is described in the California Coastal Act.

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### 7.1.4 *Public and Agency Participation and -Coordination*

The County will cooperate with all other government agencies on matters of mutual interest concerning the Big Sur coast. The format for coordination is the Big Sur Multi-Agency Advisory Council and shall be the primary public forum for this collaboration. described in the implementation section. The County will provide technical or policy advice to other agencies as requested and will seek advice on technical or policy matters from appropriate agencies as the need arises.

The County ~~will~~ provides a mechanism for advice and comment from appointed community representatives on permit matters and on all long-range decisions affecting planning and management of the coast at the Big Sur and South Coast Land Use Advisory Committees. The general public is encouraged to attend and participate in County public meetings and hearings concerning administration of the LUPplan or processing of development applications.

## 7.2 **IMPLEMENTATION**

Implementation of the LUPPlan will require the County, and in some cases, other jurisdictions, to develop and adopt ordinances, procedures, or agreements in addition to the Land Use Plan in order to carry out the Land Use Plan map, tables and policies. The major implementation measures that the County should adopt are described here.

### 7.2.1 *Zoning Ordinance Changes*

#### A. *Rezoning*

~~As of 1986, R~~rezoning of the Big Sur coast ~~will be necessary~~was necessary to reflect the ~~land use plan~~LUP. In accordance with State laws, the uses, densities and locations of zoning revisions must be consistent with the Land Use Plan Map and policies. ~~As of 1986, z~~Zoning should be adequately flexible to permit the range of uses and densities provided for in the LUPplan.

~~The Monterey County Zoning Ordinance (Ordinance No. 911) should be amended to delete use of the combining Coastal Zone (CZ) district, and to add general coastal zone regulations and separate coastal zone districts as set out above. The general regulations will incorporate and refer to Coastal Act (Public Resources Code Section 30000 et seq.) policies. They will also incorporate provisions of the Monterey County Zoning Ordinance for Design Control districts (Section 25) and Scenic Conservation Districts (Section 23.3c), for appeal (Section 32), and enforcement (Section 35), and provisions of the Subdivision Ordinance (Ordinance No. 1713) for appeal and for enforcement (Section 10). The Coastal Implementation Plan and Monterey County Code will be updated to be consistent with this LUP.~~

~~Some~~ As of 1986, some suggested zoning districts included:

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CZ-WSC Coastal Zone Watershed and Scenic Conservation District: Includes residential development, low intensity recreation, agriculture, and forest and watershed management.

CZ-OR Coastal Zone-Outdoor Recreation District: Includes moderate use intensity recreation.

CZ-RCC Coastal Zone-Rural Community Center District: Includes residential development, visitor-serving and recreation support areas, and quasi-public uses.

Since that time, the zoning for the area has been implemented and these are the current districts:

CZ-WSC Coastal Zone Watershed and Scenic Conservation District: Includes residential development, low intensity recreation, agriculture, and forest and watershed management.

CZ-CGC Coastal Zone Coastal General Commercial: Includes a broad range of commercial uses suitable for the convenience visitors and nearby residential uses.

CZ-LDR Coastal Zone Low Density Residential: Includes low density residential uses.

CZ-PQP Coastal Zone Public/Quasi Public: Includes public and quasi-public uses.

CZ-OR Coastal Zone Open Space Recreation: Includes moderate intensity recreation and outdoor recreation.

CZ-RC Coastal Zone Resource Conservation: Includes sensitive resource areas in the County of Monterey. Development should only be carried out by allowing only such development that can be achieved without adverse effect and which will subordinate the resources of the particular area.

CZ-VSC Coastal Zone Visitor Serving Commercial: Includes uses that service the needs of visitors and the traveling public in the County of Monterey.

CZ-RDR Coastal Zone Rural Density Residential: Includes rural density residential uses.

### ***B. Development Permits***

All development in the coastal zone will be required to obtain a development permit from the County that will be approved based on demonstrated compliance with the LUP plan and all its provisions. Some forms of development, similar to that exempted in the Coastal Act, may also be exempted from obtaining a coastal permit from the County. Final action on coastal permits will be taken by the Board

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of Supervisors for standard subdivisions; all other development will be considered by the Planning Commission subject to Board of Supervisors Board-appeals.

### *C. Site Plan Review*

Projects applying for a coastal permit will undergo a comprehensive site plan review to determine the consistency of the proposed project with the LUPplan. The applicant will be permitted flexibility to develop -in any manner which is consistent with any of the variety of uses and densities included in the particular zoning district, and which meets the performance standards set forth in the land-use planLUP.

### *D. Performance Standards*

Environmental performance standards are incorporated in the Big Sur Land Use PlanLUP in the form of specific policies designed to protect riparian and forest areas, wildlife habitats, and other sensitive environmental concerns. As the carrying capacity of the coastal areas are determined through improvements in the data base and available information, the policies and implementation ordinances will be refined to include quantified performance standards.

### *E. Minimum Size of Parcels*

The minimum size of parcels permitted in land subdivision will be based upon the necessity to prevent harm to the existing natural uses of the land.

The Watershed and Scenic Conservation District land use designation will permit subdivision at a density rate of 40 acres or more per parcel as a means of deterring further development from harming the rural character of the land. Larger minimum parcel sizes will apply on steeper lands. In addition to one residential unit permitted on such parcels, certain other coastal priority-uses maywill be permitted in accordance with the land-use planLUP.

Existing legal lots of record which are smaller than the stated optimum size in the new-zoning district will be permitted to develop in a use consistent with those included in the new-zoning district as long as the proposed project meets the performance standards of the Land Use PlanLUP.

Parcels will be permitted to be subdivided on the basis of density standards of the planLUP. A review of the land according to local coastal program performance standards may demonstrate that a lesser intensity of development is appropriate. If such review demonstrates that the particular parcel will support a higher intensity of use, the applicant may develop at the higher density upon purchase of development credits from other parcels in the Critical Vviewshed.

## **7.2.2 Government Coordination and Local Participation Framework**

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A framework or structure for improved coordination between the numerous government agencies involved on the Big Sur coast, ~~as mandated in the 1986 Land Use Plan LUP, has been~~ should be developed to resolve issues of mutual concern. The County created the Big Sur Multi-Agency Advisory Council (BSMAAC) on July 8, 1986. BSMAAC is composed of elected officials; appointed representatives from federal, state, and local agencies; and community representatives. BSMAAC has been instrumental in identifying local issues and developing frameworks for addressing them. BSMAAC is vital to the success of this LUP.

~~C~~For example, careful planning and use~~age~~ of the Big Sur coast due to the limitation of highway capacity is a responsibility shared by Monterey County and San Luis Obispo County. Assurances are needed that development contemplated for the San Simeon coastal area does not adversely affect access to the Big Sur region as a whole. A means of providing continuing and enhanced participation in decisions about the ~~region~~east's future is also needed and should be made available to the residents of the area. The County should take a lead role in developing these structures.

~~One alternative is a joint powers agreement entered into by the U. S. Forest Service, the Coastal Commission, the State Departments of Fish and Game and Parks and Recreation, Caltrans, Monterey and San Luis Obispo Counties, and other entities as deemed necessary, in order to form a Big Sur Council with the power to plan and coordinate implementation activities, and to acquire land and funds. This may be a workable approach to government coordination, although it has two drawbacks: there are no assurances that the various entities would agree to the purposes to such an agreement; and there may be lack of funds available to support acquisition and management. In view of acquisition needs along the coast, this is a serious deficiency.~~

~~The Memorandum of Understanding is another possible agreement which can bring the various entities together to coordinate planning and implementation efforts. If no joint acquisition effort is planned, the memorandum of understanding may be more desirable than the joint powers agreement because it does not mandate the financial responsibility legislatively required in the joint powers agreement.~~

Because the U.S. Forest Service owns 7579,000703 acres in the Big Sur Coastal Planning ~~Unit~~Area--roughly ~~one half~~54% the total area--and because the Federal Coastal Zone Management Act of 1972 excludes all lands subject to exclusive federal jurisdiction from the California coastal zone, special means should be developed to assure that the development, use, planning and management of these federal lands is coordinated effectively with the implementation of the Big Sur Coast Local Coastal Program. ~~. referred to above, are addressed through the BSMAAC which is~~ not likely to be a sufficient means to accomplish this coordination because the U.-S. Forest Service's discretion is tightly circumscribed by federal statute. The County, therefore, requests its representatives in the United States Congress to explore the need for federal legislative authorizations and mandates to the U.S. Forest Service to assure that its development, use, management and administration of Los Padres National Forest lands is effectively consistent with this LUP ~~coordinat~~with the implementation of the Local Coastal Program on private lands and lands owned by the State and County.

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### 7.2.3 *Big Sur Coast Data Base*

Following adoption of the ~~plan~~-LUP, the County will use all available information about the natural and cultural resources of the Big Sur coast developed in the planning process in its review of development applications and in other actions relating to the management of the coast. This body of information will be supplemented or updated from time to time as new information is available to the County.

The background reports and written responses to them used in the creation of the 1986 LUP are the foundation of the data base. This can be supplemented by information provided by property owners during the course of development applications or by other agencies in their individual activities. The information will be maintained in the County Planning Department and as far as possible in the County Branch library in Big Sur. Maintained as a collection of information in a central location, the data will be readily available to the public, other agencies, and County officials. During review of any projects or activities on the Big Sur coast, the County Staff is required to review available and pertinent information and include it in recommendations about projects or activities in the area.

All existing information will be integrated with the Planning Department's present data base and included in the department's information. At least once a year the County staff shall prepare a summary and bibliography of new information received during the preceding year.

### 7.2.4 *Merger*

[deleted]

~~Merger of contiguous substandard size lots held by the same owner is an appropriate mechanism in areas designated as restoration areas in which development of individual legal lots of record would harm the existing natural uses. The County should create a combining zone which, when applied to the selected areas, will cause such undersized lots, when contiguous and held by the same owner, to merge to the minimum size permitted by the existent zoning.~~

### 7.2.5 *Transfer of Development Credits (TDC)*

TDC's comprise a system that will assist the owners of lots restricted in their residential development potential by Critical Viewshed policies contained within the ~~plan~~LUP. They provide an economic/planning incentive under which density credits can be reallocated within the Big Sur Coastal Planning Area and outside the Critical Viewshed. ~~certain boundaries.~~ Additionally, the use of this technique is intended to encourage the transfer of residential development potential from large ranch parcels in order to maintain the viability and stability of agricultural operations. The County has instituted a Transfer of Development Credits (TDC) system (pursuant to Section 20.64.190 of the Monterey County Code).

#### 7.2.5.A *Key Policies*



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1. To provide owners of "Critical Viewshed lots" fair and real opportunities to build in Big Sur.
2. To provide incentives for preservation of large ranches in agricultural operations, and permanently protect their Critical Viewshed.
3. To provide economic compensation in the form of density credits for lots rendered unbuildable due exclusively to LUP Critical Viewshed policies.

### 7.2.5.B General Policies

1. Any non-Critical Viewshed parcel in the Big Sur Coastal Planning Area is a potential "receiver" site provided development proposed for it meets the LUP's development and siting standards and the TDC program rules for obtaining additional density.
2. "Critical Viewshed lot" owners would have the right to transfer residential development potential from such restricted parcels and to build two units elsewhere in the Big Sur Coastal Planning Area or transfer two development credits for each lot retired subject to the criteria of LUP policy 3.2.6.3.
3. Large ranches would have the option to cluster their credits to non-Critical Viewshed sites east of Highway One, to apply for development within the rules specified in the LUP, transfer density credits to their property, or any combination of these alternatives.

### 7.2.6 Conservation Easements

Conservation and Scenic Easements and Williamson Act Contracts provide tax benefits when such enforceable restrictions on the use of land limit the amount of development on a parcel.

While Conservation and Scenic Easements are in use now in the County to mitigate adverse environmental impacts, since the adoption of the 1986 LUP the County should adopt a clear policy implementing regulations directing the requirement of these easements for the varied resource protection uses encouraged in the plan LUP. County land use regulations such as zoning and subdivision ordinances should contain these requirements as well as others authorized by State legislation, such as restrictions on future use, and length of the term (at least 10 years) with automatic renewal. Each deed dedicating open space should include the particular findings upon which the open space easement is based.

The County may should also consider having the Coastal Conservancy, because of its legislated resource protection role on the coast, named as grantee of the any such open space easements. Alternatives could include continuing the County as grantee but contracting out enforcement to a nonprofit agency such as the Coastal Conservancy, or giving the grantor a choice of grantees from a list of appropriate nonprofit

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organizations.

State legislation permits Williamson Act ~~Contracts~~contracts to be executed for reasons very similar to the ones for which Conservation and Scenic Easements are permitted. While it is generally thought that property tax advantages of Williamson Act contracts have been lost in the passage of Proposition 13, the contracts remain a viable enforceable restriction along with ~~open-space~~Conservation and Scenic Easements. Consideration should be given to decreasing both the present minimum acreage requirement from 40 acres to 20 acres and the length of such contracts from the present 20-year term to 10 years.

Conservation and Scenic Easements are the appropriate vehicle which could be made available for coastal resource protection. They are different from Williamson Act ~~Contracts~~contracts in that they must be in perpetuity. Conservation easements ~~shall~~should be included as a requirement in coastal permit applications -in areas containing wildlife habitats, wetlands, and other resource areas and particularly in scenic areas.

### 7.2.7 *Restoration/Acquisition*

Restoration projects refer to those activities that the County, in cooperation with coastal residents and other agencies, can undertake in an effort to mitigate undesirable impacts of existing development or commitment to development on the quality of the coastal environment and its resources. Examples of areas that require restoration in order to meet the environmental standards of this ~~plan~~LUP have been described in various sections of the ~~plan~~LUP. For instance, some areas of the coast committed to development - by virtue of the existence of many small undeveloped parcels created for residential purposes - appear to lack adequate water to serve continued development without entailing extremely adverse impacts on the natural environment. There are also isolated examples where natural ecosystems have been impacted, frequently from recreational overuse. Portions of the lower Big Sur River riparian area have been seriously degraded and need restoration work. In other areas, past development has resulted in structures or buildings that are highly visible and obtrusive to the quality of the natural environment. In some cases, road construction has left highly visible scars. Installation of utility poles has also resulted in the erosion of the visual quality of Big Sur. Perhaps most serious, are the undesirable impacts on the beauty of the coast resulting from continued residential buildout in certain areas having numerous small, vacant parcels. Finally, even natural events, such as landslides, mudslides, or lightning caused fires, result in changes or damage to the landscape and its resources. Such events may necessitate remedial action if environmental quality or scenic beauty is to be restored.

A variety of restoration techniques are available, and the County should support and encourage these.

#### *A. Private Voluntary Action*

Individual landowners are encouraged to voluntarily undertake those activities on their property which can help mitigate the types of environmental or visual problems discussed in this ~~plan~~LUP. In many

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cases, simple landscape screening or repainting of a structure would do much to restore scenic beauty in highly visible areas. Screening of private roads as needed would also be beneficial. Private work, in some cases, is needed in riparian areas to alleviate impacts to streams. In other areas, improved control of erosion or soil loss from sites during rain storms would help protect water quality in coastal streams.

### *B. Action by Other Government Agencies*

All other government agencies are requested to undertake needed coastal restoration work in their areas of jurisdiction in order to realize the objectives of this ~~plan~~LUP. ~~California Department of State~~ Parks and Recreation, Caltrans, and the U.S. ~~Forest Service~~Navy, in particular, are requested to work toward the restoration of environmental and scenic qualities of lands they manage.

### *C. Site Planning*

The County can achieve necessary restoration on private and State lands by requiring such work as a condition of permit approval. This technique should be used within reason whenever possible.

### *D. Transfer of Development Credits (TDC)*

TDC's should be encouraged to avoid new development on ~~Critical V~~iewshed lots and on large ranches. The County has instituted a Transfer of Development Credits (TDC) system (pursuant to Section 20.64.190 of the Monterey County Code).

### *E. Acquisition*

Acquisition by a public agency of privately held land in the Critical Viewshed may be beneficial as a restoration project where it reduces the commitment to development ~~created by the presence of many small undeveloped parcels~~. In certain instances, acquisition may be the only reasonably effective tool for avoiding problems relating to ~~Critical V~~iewshed development. This ~~LUP~~plan proposes that acquisition be used as a means of avoiding development on highly scenic ~~Critical V~~iewshed parcels for which no other planning remedy can be found. Acquisition can be carried out by the County of Monterey~~County~~, by various State agencies, such as the California Department of Parks and Recreation or the California Coastal Conservancy. The County should take a favorable posture toward acquisition of undeveloped ~~viewshed~~ parcels that are totally within the ~~Critical V~~iewshed. The County should invite purchase of these parcels by State agencies and, in particular, should support the assistance of the Federal ~~g~~Government through the U.-S. Forest Service in acquiring such parcels within their boundaries either in fee or simply through the purchase of development rights or easements.

In 1987, through Proposition 70, the County obtained \$25 million to compensate owners of parcels rendered unusable by the Critical Viewshed policy. These funds have been spent. Because the County lacks sufficient funds to compensate landowners for not developing remaining undeveloped parcels in

## Exhibit B

the ~~C~~ritical ~~V~~iewshed and because the County lacks funds to acquire scenic easements over large parcels, it hereby requests its representatives in the California State Legislature and the United States Congress to seek state and federal funds to assist the County and be administered by the County in the implementation of the Local Coastal Program and, where necessary, to compensate landowners for protecting the agricultural and scenic resources of the Big Sur ~~c~~Coast.

~~The County shall seek necessary acquisition funds through the Land and Water Conservation fund or its successor agency, by making every effort to ensure that the implementation of the Big Sur L.U.P. is placed high on the list of priorities of the State Comprehensive Outdoor Recreation Plan (SCORP).~~

### *F. Coastal Conservancy Projects*

The Coastal Conservancy has been established with a broad range of powers and capabilities, all aimed at the conservation of important coastal resources. The Conservancy can perform planning studies, purchase land for various purposes, consolidate small parcels into larger more desirable parcels, and can resell them on the private market to "rollover" and regain its capital outlay. The result of this process is to overcome the environmental concerns resulting from poor lot configuration or excessive numbers of parcels in important restoration areas. The Conservancy should work cooperatively with the County on restoration programs by nomination of potential Conservancy projects and participating in the development of the project. The Conservancy is encouraged to develop affordable housing on any land it acquires, where appropriate.

### *G. Nonprofit Private and Public Conservancy Foundations*

Private organizations should assist in the conservation of important natural and cultural values. These organizations can purchase land in fee or simply acquire easements to avoid development in sensitive areas or provide community housing in appropriate areas. The County of Monterey County should support and encourage the activities of these organizations in Big Sur.

### *7.2.8 Enforcement Program*

Monterey County's Local Coastal Program will be only as effective as its enforcement. Several recommendations for a more effective enforcement program will follow.

All County departments engaged in activities in the coastal area should be informed about the Local Coastal Program and should refer any possible violations to the Planning-Housing and Community Development Department or its successor for investigation.

Planning staff should be increased in order to provide more onsite review of proposed development and more explanation to applicants about permit restrictions. Extra ~~planning~~ staff is also needed to perform regular inspection of continuing coastal permit conditions.

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Because of the County Counsel's role as advisor in planning matters, violations of the ~~subdivision or planning ordinances~~ Monterey County Code will be referred to the County Counsel's Office rather than to that of the District Attorney when such follow-up is deemed necessary by the Planning-Housing and Community Development Department. In addition, land use violations in the coastal areas should be punished by imposition of civil penalties wherever possible. provided for in the Coastal Act, rather than by current misdemeanor prosecution.

The County also has a duty to pursue legal remedies against persons who illegally use open space or similar easements granted to the County. The County must not only enjoin such misuse, but must also seek recovery of damages for such misuse.

Jurisdiction problems which may arise when the County attempts to enforce the Local Coastal Program on State lands can be precluded by requiring State consent to County inspection as a condition of approval for coastal permits granted to State agencies. Federal agencies will be requested to submit an enforcement program as part of a Memorandum of Understanding among agencies involved in the Big Sur ~~Local~~ Coastal Planning Area.

**Exhibit B*****GLOSSARY***

***DEVELOPMENT:*** Except where specifically specified otherwise in this **PlanLUP**, shall be as defined by Section 30106 of the California Coastal Act.

***EXISTING DEVELOPMENT:*** Means all projects legally developed as of December 31, 1976, or later if approved under a coastal development permit where such permit is required under the law.

***EXISTING PARCEL:*** Means a separate legal parcel recorded as of December 31, 1976, or later if approved under a coastal development permit. Does not include parcels recorded without benefit of coastal development permit where such permit was required by law prior to 1977. Parcels crossed by public road or highway rights-of-way will not be considered to have been “subdivided” by such a road or highway. Except where a legal determination by the County (or by the Commission on appeal of a permit application) concludes otherwise for a particular ownership, contiguous U.S. Lots which have been patented or aggregated under a single ownership will be considered as a single parcel for Subdivision Map Act purposes.

***FRAGILE COASTAL RESOURCES:*** Means in the Big Sur **Coast** area, exposed cliff faces, all environmentally sensitive habitats, and significant archaeological and paleontological resources which would likely be exposed to vandalism.

***NATURAL ENVIRONMENT:*** As used in the Public Access Key Policy (Section 6.1.3) is synonymous with “fragile coastal resources.”

**UNMANNED AIRCRAFT SYSTEMS (UAS):** Pursuant to Public Law 112-95, Section 331(8), an unmanned aircraft system is an unmanned aircraft and the equipment necessary for the safe and efficient operation of that aircraft. An unmanned aircraft is a component of a UAS. It is defined by statute as an aircraft that is operated without the possibility of direct human intervention from within or on the aircraft.

**Exhibit B**

***SEVERABILITY***

*If any provision of the ~~Plan~~LUP is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall remain in full force and effect.*

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# Exhibit C

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Section in Preliminary Draft Chapter 20.23 (Rural Community Center Zoning District)	New or From Existing Chapter in Title 20	Section in Chapter 20.18 Coastal General Commercial Zoning District "CGC (CZ)"	Section in Chapter 20.20 Moss Landing Commercial Zoning District "MLC (CZ)"	Section in Chapter 20.22 Visitor Serving Commercial Zoning District "VSC (CZ)"	Definition in Title 20
Section 20.23.030 (All)	Existing from Title 20	<a href="#">Yes; Section 20.18.030</a>	<a href="#">Yes; Section 20.20.030</a>	<a href="#">Yes; Section 20.22.030</a>	N/A
Section 20.23.040.A	Existing from Title 20	<a href="#">Yes; Section 20.18.040</a>	<a href="#">Yes; Section 20.20.040</a>	<a href="#">Yes; Section 20.22.040</a>	N/A
Section 20.23.040.B	Existing from Title 20	<a href="#">Yes; Section 20.18.040</a>	<a href="#">Yes; Section 20.20.040</a>	<a href="#">Yes; Section 20.22.040</a>	N/A
Section 20.23.040.C	Existing from Title 20	<a href="#">Yes, remove reference to North County; Section 20.18.040</a>	<a href="#">Yes; Section 20.20.040</a>	<a href="#">Yes, remove reference to North County; Section 20.22.040</a>	N/A
Section 20.23.040.D	Existing from Title 20	<a href="#">Yes; Section 20.18.040</a>	<a href="#">Yes; Section 20.20.040</a>	<a href="#">Yes; Section 20.22.040</a>	N/A
Section 20.23.040.E	Existing from Title 20	<a href="#">Yes; Section 20.18.040</a>	<a href="#">Yes; Section 20.20.040</a>	<a href="#">Yes; Section 20.22.040</a>	N/A
Section 20.23.040.F	Existing from Title 20	<a href="#">Yes; Section 20.18.040</a>	<a href="#">Yes; Section 20.20.040</a>	<a href="#">Yes; Section 20.22.040</a>	N/A
Section 20.23.040.G	Existing from Title 20	<a href="#">Yes; Section 20.18.040</a>	<a href="#">Yes; Section 20.20.040</a>	<a href="#">Yes; Section 20.22.040</a>	N/A
Section 20.23.040.H	Existing from Title 20	<a href="#">Yes; Section 20.18.040</a>	<a href="#">Yes; Section 20.20.040</a>	<a href="#">Yes; Section 20.22.040</a>	N/A
Section 20.23.050.A	Existing from Title 20	<a href="#">Yes, remove reference to commercial cannabis activities; Section 20.18.050</a>	<a href="#">Yes; Section 20.20.050</a>	<a href="#">Yes; Section 20.22.050</a>	N/A
Section 20.23.050.B	Existing from Title 20	<a href="#">Yes; Section 20.18.050</a>	<a href="#">Yes; Section 20.20.050</a>	<a href="#">Yes; Section 20.22.050</a>	N/A
Section 20.23.050.C	Existing from Title 20	No	<a href="#">Yes, but add limitation of "one caretaker unit"; Section 20.20.050</a>	<a href="#">Yes; Section 20.22.050</a>	N/A
Section 20.23.050.D	Existing from Title 20	<a href="#">Yes; Section 20.18.050</a>	<a href="#">Yes; Section 20.20.050</a>	<a href="#">Yes; Section 20.22.050</a>	N/A
Section 20.23.050.E	Existing from Title 20	<a href="#">Yes; Section 20.18.050</a>	<a href="#">Yes; Section 20.20.050</a>	<a href="#">Yes; Section 20.22.050</a>	N/A
Section 20.23.050.F	Existing from Title 20	No	<a href="#">Yes; Section 20.20.050</a>	<a href="#">Yes; Section 20.22.050</a>	N/A
Section 20.23.050.G	Existing from Title 20	No	No	No	No
Section 20.23.050.H	Existing from Title 20	<a href="#">Yes; Section 20.18.050</a>	No	No	<a href="#">Yes, Section 20.06.210</a>
Section 20.23.050.I	Existing from Title 20	<a href="#">Yes; Section 20.18.050</a>	No	No	No
Section 20.23.050.J	Existing from Title 20, with modification	<a href="#">Yes, remove exclusion of lumber sales; Section 20.18.050</a>	No	No	No
Section 20.23.050.K	Existing from Title 20	<a href="#">Yes; Section 20.18.050</a>	<a href="#">Yes; Section 20.20.050</a>	No	N/A
Section 20.23.050.L	Existing from Title 20	No	<a href="#">Yes; Section 20.20.050</a>	No	N/A
Section 20.23.050.M	New	No	No	No	<a href="#">New definition to mirror Title 21</a>
Section 20.23.050.N	New	No	No	No	<a href="#">Yes, Section 20.06.1115</a>
Section 20.23.050.O	New	No	No	No	<a href="#">Yes, Section 20.06.990</a>
Section 20.23.050.P	New	No	No	No	N/A
Section 20.23.060.A	Existing from Title 20, with modification	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.18.060</a>	No	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.22.060</a>	<a href="#">Yes, Section 20.06.660, Section 20.06.810, No. No.</a>
Section 20.23.060.B	Existing from Title 20, with modification	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.18.060</a>	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.20.060</a>	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.22.060</a>	N/A
Section 20.23.060.C	Existing from Title 20, with modification	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.18.060</a>	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.20.060</a>	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.22.060</a>	No

Section in Preliminary Draft Chapter 20.23 (Rural Community Center Zoning District)	New or From Existing Chapter in Title 20	Section in Chapter 20.18 Coastal General Commercial Zoning District "CGC (CZ)"	Section in Chapter 20.20 Moss Landing Commercial Zoning District "MLC (CZ)"	Section in Chapter 20.22 Visitor Serving Commercial Zoning District "VSC (CZ)"	Definition in Title 20
Section 20.23.060.D	Existing from Title 20, with modification	No	No	<a href="#">Yes, remove Zoning Administrator as applicable hearing body and reference to Del Monte Forest; Section 20.22.060</a>	No
Section 20.23.060.E	Existing from Title 20, with modification	No	No	<a href="#">Yes, remove Zoning Administrator as applicable hearing body and remove accessory to an allowed use requirement; Section 20.22.060</a>	<a href="#">Yes, Section 20.06.429</a>
Section 20.23.060.F	Existing from Title 20, with modification	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.18.060</a>	No	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.22.060</a>	<a href="#">Yes, Section 20.06.260</a>
Section 20.23.060.G	Existing from Title 20, with modification	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.18.060</a>	No	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.22.060</a>	N/A
Section 20.23.060.H	Existing from Title 20, with modification	No	No	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.22.060</a>	N/A
Section 20.23.060.I	Existing from Title 20, with modification	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.18.060</a>	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.20.060</a>	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.22.060</a>	N/A
Section 20.23.060.J	Existing from Title 20, with modification	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.18.060</a>	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.20.060</a>	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.22.060</a>	N/A
Section 20.23.060.K	Existing from Title 20	<a href="#">Yes; Section 20.18.060</a>	No	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.22.060</a>	N/A
Section 20.23.060.L	Existing from Title 20, with modification	No	No	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.22.060</a>	N/A
Section 20.23.060.M	Existing from Title 20	<a href="#">Yes; Section 20.18.060</a>	<a href="#">Yes; Section 20.20.060</a>	<a href="#">Yes; Section 20.22.060</a>	<a href="#">Yes, Section 20.06.950</a>
Section 20.23.060.N	Existing from Title 20	<a href="#">Yes; Section 20.18.060</a>	<a href="#">Yes; Section 20.20.060</a>	<a href="#">Yes; Section 20.22.060</a>	N/A
Section 20.23.060.O	Existing from Title 20, with modification	<a href="#">Yes, clarify specific public/quasi-public uses allowed; Section 20.18.060</a>	<a href="#">Yes, clarify specific public/quasi-public uses allowed; Section 20.20.060</a>	<a href="#">Yes, clarify specific public/quasi-public uses allowed; Section 20.22.060</a>	N/A
Section 20.23.060.P	Existing from Title 20, with modification	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.18.060</a>	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.20.060</a>	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.22.060</a>	N/A
Section 20.23.060.Q	Existing from Title 20	<a href="#">Yes; Section 20.18.060</a>	<a href="#">Yes; Section 20.20.060</a>	<a href="#">Yes; Section 20.22.060</a>	N/A
Section 20.23.060.R	Existing from Title 20	<a href="#">Yes; Section 20.18.060</a>	No	No	No
Section 20.23.060.S	Existing from Title 20	No	No	<a href="#">Yes; Section 20.22.060</a>	<a href="#">Yes, Section 20.06.150</a>
Section 20.23.060.T	Existing from Title 20	<a href="#">Yes; Section 20.18.060</a>	No	No	No
Section 20.23.060.U	Existing from Title 20	<a href="#">Yes; Section 20.18.060</a>	<a href="#">Yes; Section 20.20.060</a>	<a href="#">Yes; Section 20.22.060</a>	N/A
Section 20.23.060.V	Existing from Title 20	<a href="#">Yes; Section 20.18.060</a>	No	No	No
Section 20.23.060.W	Existing from Title 20	<a href="#">Yes; Section 20.18.060</a>	No	<a href="#">Yes; Section 20.22.060</a>	N/A
Section 20.23.060.X	Existing from Title 20	<a href="#">Yes; Section 20.18.060</a>	<a href="#">Yes; Section 20.20.060</a>	<a href="#">Yes; Section 20.22.060</a>	N/A

Section in Preliminary Draft Chapter 20.23 (Rural Community Center Zoning District)	New or From Existing Chapter in Title 20	Section in Chapter 20.18 Coastal General Commercial Zoning District "CGC (CZ)"	Section in Chapter 20.20 Moss Landing Commercial Zoning District "MLC (CZ)"	Section in Chapter 20.22 Visitor Serving Commercial Zoning District "VSC (CZ)"	Definition in Title 20
Section 20.23.060.Y	Existing from Title 20	<a href="#">Yes; Section 20.18.060</a>	<a href="#">Yes; Section 20.20.060</a>	<a href="#">Yes, remove Zoning Administrator as applicable hearing body; Section 20.22.060</a>	N/A
Section 20.23.060.Z	Existing from Title 20	<a href="#">Yes; Section 20.18.060</a>	<a href="#">Yes; Section 20.20.060</a>	No	N/A
Section 20.23.060.AA	New	No	No	No	<a href="#">New definition to mirror Title 21</a>
Section 20.23.060.BB	New	No	No	No	<a href="#">Yes, Section 20.06.1115</a>
Section 20.23.060.CC	New	No	No	No	<a href="#">Yes, Section 20.06.990</a>
Section 20.23.070.A	Existing from Title 20	<a href="#">Yes; Section 20.18.070</a>	<a href="#">Yes; Section 20.20.070</a>	<a href="#">Yes; Section 20.22.070</a>	N/A
Section 20.23.070.B	Existing from Title 20	<a href="#">Yes; Section 20.18.070</a>	<a href="#">Yes; Section 20.20.070</a>	<a href="#">Yes; Section 20.22.070</a>	N/A
Section 20.23.070.C	Existing from Title 20	<a href="#">Yes; Section 20.18.070</a>	<a href="#">Yes; Section 20.20.070</a>	<a href="#">Yes; Section 20.22.070</a>	N/A
Section 20.23.070.D	Existing from Title 20	<a href="#">Yes; Section 20.18.070</a>	<a href="#">Yes; Section 20.20.070</a>	<a href="#">Yes; Section 20.22.070</a>	N/A
Section 20.23.070.E	Existing from Title 20	<a href="#">Yes; Section 20.18.070</a>	<a href="#">Yes; Section 20.20.070</a>	<a href="#">Yes; Section 20.22.070</a>	N/A
Section 20.23.070.F	Existing from Title 20	<a href="#">Yes; Section 20.18.070</a>	<a href="#">Yes; Section 20.20.070</a>	<a href="#">Yes; Section 20.22.070</a>	N/A
Section 20.23.070.G	Existing from Title 20	<a href="#">Yes; Section 20.18.070</a>	<a href="#">Yes; Section 20.20.070</a>	<a href="#">Yes; Section 20.22.070</a>	N/A
Section 20.23.080.A	Existing from Title 20	<a href="#">Yes; Section 20.18.080</a>	<a href="#">Yes; Section 20.20.080</a>	<a href="#">Yes; Section 20.22.080</a>	N/A
Section 20.23.080.B.1	Existing from Title 20	<a href="#">Yes, decrease the employee threshold to 25 or more persons; Section 20.18.080</a>	<a href="#">Yes, decrease the employee threshold to 25 or more persons; Section 20.20.080</a>	<a href="#">Yes, decrease the employee threshold to 25 or more persons; Section 20.22.080</a>	N/A
Section 20.23.080.B.2	Existing from Title 20	<a href="#">Yes, decrease the gross square feet threshold to 5,000; Section 20.18.080</a>	<a href="#">Yes, decrease the gross square feet threshold to 5,000; Section 20.20.080</a>	<a href="#">Yes, decrease the gross square feet threshold to 5,000; Section 20.22.080</a>	N/A
Section 20.23.080.B.3	Existing from Title 20	<a href="#">Yes, decrease the unit count to 5, unless the majority of units are for employees who work on site; Section 20.18.080</a>	No	No	N/A

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# Exhibit D

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SHUTE MIHALY  
& WEINBERGER LLP

396 HAYES STREET, SAN FRANCISCO, CA 94102  
T: (415) 552-7272 F: (415) 552-5816  
www.smwlaw.com

SARA A. CLARK  
Attorney  
Clark@smwlaw.com

June 17, 2024

**Via Electronic Mail Only**

Monterey County Planning Commission  
County of Monterey Government Center  
168 W. Alisal Street  
Salinas, CA 93901  
Email: [pricet1@co.monterey.ca.us](mailto:pricet1@co.monterey.ca.us)  
[pchearingcomments@co.monterey.ca.us](mailto:pchearingcomments@co.monterey.ca.us)

Re: Big Sur Coast Land Use Plan Update: Rural Community Center

Dear Chair Diehl and Members of the Planning Commission:

This firm represents Keep Big Sur Wild (“KBSW”) on matters related to the proposed update to the Big Sur Coast Land Use Plan (“LUP Update”), and we submit these comments on their behalf. Keep Big Sur Wild is a group of residents concerned with protecting the scenic landscape, sensitive natural resources, and wild, rural character of the Big Sur coastal region. As you know, KBSW has been engaged on the LUP Update throughout its development, and submitted initial comments in December 2023 and subsequent comments in February and March 2024. We write today to oppose the expansion of the Rural Community Center land use designation beyond the original 1986 parameters and oppose other changes in the zoning that encourage or facilitate the ongoing commercialization of Big Sur, including allowing the conversion of rustic campgrounds to campgrounds with more amenities (“glamping”), which require additional employee upkeep. Curtailing uses that increase the need for more employees is an important solution to our current housing shortage.

First, KBSW opposes any expansion of the Rural Community Center (“RCC”) land use designation boundaries. While the Ad Hoc Committee has not formally proposed expanding the boundaries, the March 27, 2024 Big Sur Coast Land Use Plan Update includes maps of possible RCC land use category expansion areas. The Planning Committee requested input on the possible RCC expansion without providing any clear policy reason for altering the parameters established under the 1986 Big Sur Coast Land

Monterey County Planning Commission  
June 17, 2024  
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Use Plan. Expanding the application of this land use category, which the Planning Committee notes is “intended to provide increased opportunities for people . . . to live in Big Sur as well as a full spectrum of community and visitor support functions,” would likely lead to increased commercial development. This expansion would be contrary to the underlying rationale of the Big Sur Land Use Plan—which was to severely restrict both commercial and residential development to protect both highway capacity and sensitive coastal resources. It would also contribute to the continued overtourism, by facilitating the expansion of new destinations that drive increased travel.

Second, the development of additional commercial uses even within the existing RCC areas undermines the core purpose of the Big Sur Land Use Plan. The primary principal of the Land Use Plan is to protect the spectacular wild and scenic natural landscape millions experience every year as they drive scenic Highway 1. Visual exploration of the coast by daytime visitors, the lowest cost avenue for the public to access Big Sur’s iconic scenery, will suffer even greater impacts by additional traffic related to commercial uses. The March 27 Big Sur Coast Land Use Plan Update proposes increased development opportunities with the only limitation that such development “may be allowed if it can demonstrate that it will reduce impacts to Highway 1.” It is nearly impossible to assess traffic impacts on a project-by-project basis. Traffic is cumulative in nature. Any development other than very limited employee housing to accommodate existing workers. will increase congestion on already overused roads. Highway 1 is approaching “maximum carrying capacity,” and any additional increase in traffic will cause a “significant impact” because this protected resource is already at its limit.

Third, the Planning Commission should address factors contributing to the need for additional employee housing. While KBSW acknowledges the necessity of affordable housing to accommodate existing employees, curbing the trend toward “glamping” or other expanded-amenity visitor accommodations and experiences which require greater employee upkeep will lessen the need for expanded employee accommodations. As we mentioned in our March 26 letter, there is an emerging trend toward less rustic campgrounds with expanded amenities. These amenities - tent platforms, yurts, improved restrooms, RV campgrounds – require more employee maintenance than the traditional “rustic” campgrounds prevalent in Big Sur when the Land Use Plan was initially drafted. Beyond the pressures glamping places on local affordable housing due to the increase in staff, it requires expanded utility development and erodes the availability of low-cost accommodations in Big Sur. Thus, it is necessary that the County enforce the VSU Cap against glamping sites functioning as lodge or inn units.

**Exhibit D**

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In conclusion, we urge the Planning Commission not to expand the boundaries of the Rustic Community Center land use category from the parameters established under the original 1986 Big Sur Coast Land Use Plan, preserve access to the iconic scenery of Big Sur by preventing the development of any additional commercial facilities, and address recent trends in visitor accommodations that worsen the need for employee housing.

Thank you for your time and attention to these important issues.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP



Sara A. Clark

1793865.2

## Exhibit D

**From:** [Vasquez, Elizabeth](#)  
**To:** [Price, Taylor](#)  
**Subject:** FW: Ban Short Term Rentals  
**Date:** Friday, April 5, 2024 4:36:46 PM

---

Good afternoon Taylor,

Please see the below correspondence below for BSCLUP Update.

Kindly,

Elizabeth Vasquez  
Senior Secretary (WOC)  
Housing and Community Development  
1441 Schilling Place, South Bldg. 2nd Floor,  
Salinas, CA 93901  
Office: (831)755-5025 Desk: (831) 784-5737  
Fax: (831) 757-9516  
[VasquezE4@co.monterey.ca.us](mailto:VasquezE4@co.monterey.ca.us)

-----Original Message-----

From: Marcus Foster <[marcusfoster69@gmail.com](mailto:marcusfoster69@gmail.com)>  
Sent: Friday, April 5, 2024 10:49 AM  
To: 293-pchearingcomments <[pchearingcomments@co.monterey.ca.us](mailto:pchearingcomments@co.monterey.ca.us)>  
Subject: Ban Short Term Rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Dear Members of Planning Commission:

I support the language that does not allow "short term transient use for thirty or fewer days whereby residents host visitors in their homes or on their properties for compensation."

Short term rentals deplete guest and caretaker houses for the potential use of long term rentals for employees and residents that contribute to this small and unique community. These people are the workers of the "legal" hotels, volunteers on our fire department, artists, etc., I have watched these properties that used to house friends that lived and worked here get evicted so new owners can turn them into commercial Visitor Serving Units, which have a cap in the Land Use Plan that we have already exceeded, so they can make a profit. This is a dangerous precedent as outside interests and even corporations are buying up houses outside the Visitor Serving Commercially zoned areas to convert them not only into hotels but also into special event wedding sites.

Some of the letters I have read in favor of STR's have admitted to doing so for years and have other houses around the state in which they use for the same purpose. It is a business for them at the expense of our community. They are upset that there will be a policy in the new LUP that prohibits STR's. They need to be reminded that this activity is already illegal in the unincorporated coastal zone of Monterey County and the current LUP states "residential areas are not well suited for commercial or visitor use." This is where the lack of enforcement by the County has led to this false sense of anger towards the draft update.

Enforcement of the LUP and County ordinances is mandatory in preserving Big Sur and its community! Monterey County is so fortunate to have this state, national and worldwide treasure that brings in millions of dollars to the County and California businesses. I believe it needs a designated Monterey County code enforcement officer just

## **Exhibit D**

for the Big Sur planning area that focuses solely on making sure the policies in the Big Sur Land Use Plan are upheld and followed.

The County and State can't keep talking about the emergency need for housing for its residents and workforce and then allow the conversion of existing houses into hotel rooms for visitors. It's time to take care of people that want to live here over the visiting public and the absentee second home owners that just look at their Big Sur properties as a way to make money.

--

Marcus Foster  
Full Time Resident  
Big Sur, CA

## Exhibit D

**From:** [Vasquez, Elizabeth](#)  
**To:** [Price, Taylor](#)  
**Subject:** FW: No More Planting of Invasive Non-Natives  
**Date:** Monday, April 1, 2024 9:19:20 AM  
**Attachments:** [image002.png](#)

---

Good morning Taylor,

Please see the below comment for BSCLUP Update.

Kindly,



**Elizabeth Vasquez**  
Senior Secretary (WOC)  
Housing and Community Development  
1441 Schilling Place, South Bldg. 2<sup>nd</sup> Floor,  
Salinas, CA 93901  
Office: (831)755-5025 Desk: (831) 784-5737  
Fax: (831) 757-9516  
[VasquezE4@co.monterey.ca.us](mailto:VasquezE4@co.monterey.ca.us)

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**Please be advised that as of April 15th, 2024, my email address will be changing to [VasquezE4@countyofmonterey.gov](mailto:VasquezE4@countyofmonterey.gov), and our County web address will be [www.countyofmonterey.gov](http://www.countyofmonterey.gov). Kindly update your records accordingly to ensure seamless communication. NOTE: emails sent to my [co.monterey.ca.us](mailto:co.monterey.ca.us) address will forward to my new email address for a limited time. Thank you for your attention to this matter.**

---

**From:** Marcus Foster <marcusfoster69@gmail.com>  
**Sent:** Saturday, March 30, 2024 8:34 PM  
**To:** 293-pchearingcomments <pchearingcomments@co.monterey.ca.us>  
**Subject:** No More Planting of Invasive Non-Natives

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Dear Members of Planning Commission:

Big Sur has a Monterey Cypress Tree problem. As many of you know, invasive plant species are taking over the natural landscape of Big Sur. We often talk about Jubata Grass (Pampas), Scotch and French Broom, Cape Ivy, etc., but the non native invasive Cypress Trees often get overlooked. Brought to the area from their two native stands, Cypress Point in Pebble Beach and Point Lobos, by homesteaders for fast growing wind blocks and shade. They were then used later in time after the

## Exhibit D

highway was built and before the LUP was adopted to screen homes along the famous scenic highway and are currently still being used for this purpose. However, over time these "invasive" trees grow to 70 to 90 feet tall and the houses and structures become visible due to lower branches getting trimmed up due to wind damage or owners preference for a "canopy" style look. This has caused the scenic ocean views to become blocked and homes to become more visible in the Critical Viewshed along with the fact that they outcompete the native vegetation. This trend is most evident from the "Crab Lab" (MM 64.5) south to Bixby Bridge. Houses that were never visible before now are and previous views of the ocean have all but disappeared.

I support the language in the draft update that states "removal of non-native or planted trees, except where this would result in the exposure of structures in the Critical Viewshed." It also states that it "discourages the planting of, and encourage removal of, non-native Monterey Pine, Eucalyptus, and Monterey Cypress trees within the Big Sur Land Use Plan Area."

I do however believe it should be taken to another level with a strict policy that any plant or tree that is in the category of "INVASIVE" non-native should be prohibited from ever being planted in the Big Sur LUP area. Invasives need more attention here as they are completely destroying the natural landscape, ecosystems and scenic viewsheds of the area. This would be a great start to reverse the environmental damage invasives have done to Big Sur over the past century.

Thank you,

--

Marcus Foster  
Resident  
Big Sur, CA

## Exhibit D

**From:** [Vasquez, Elizabeth](#)  
**To:** [Price, Taylor](#)  
**Subject:** FW: Prioritize Fuel Reduction  
**Date:** Monday, April 1, 2024 9:18:05 AM  
**Attachments:** [image002.png](#)

---

Good morning Taylor,

Please see the below comment for BSCLUP Update.

Kindly,



**Elizabeth Vasquez**  
Senior Secretary (WOC)  
Housing and Community Development  
1441 Schilling Place, South Bldg. 2<sup>nd</sup> Floor,  
Salinas, CA 93901  
Office: (831)755-5025 Desk: (831) 784-5737  
Fax: (831) 757-9516  
[VasquezE4@co.monterey.ca.us](mailto:VasquezE4@co.monterey.ca.us)

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**Please be advised that as of April 15th, 2024, my email address will be changing to [VasquezE4@countyofmonterey.gov](mailto:VasquezE4@countyofmonterey.gov), and our County web address will be [www.countyofmonterey.gov](http://www.countyofmonterey.gov). Kindly update your records accordingly to ensure seamless communication. NOTE: emails sent to my co.monterey.ca.us address will forward to my new email address for a limited time. Thank you for your attention to this matter.**

---

**From:** David Hurwitz <davidhurwitz@me.com>  
**Sent:** Thursday, March 28, 2024 3:00 PM  
**To:** 293-pcheatingcomments <pcheatingcomments@co.monterey.ca.us>;  
BSLUP@firesafemonterey.org  
**Cc:** Richard Bates <firewise.fscmc@gmail.com>; Pam Peck <pam@firesafemonterey.org>  
**Subject:** Prioritize Fuel Reduction

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Planning Commission of Monterey County:

I represent the Boronda-Garzas Firewise Community in Carmel Valley, and urge you to edit the update to the Big Sur Coast Land Use Plan to avoid regulatory hindrances to wildfire fuel reduction work.



## Exhibit D

Our forests are dangerously overgrown, including on public lands like Garland Ranch, adjacent to my own Boronda-Garzas Firesafe Community. Meanwhile, residents face daunting regulatory hurdles for fuel reduction on their private property. This must change, else lives will be lost, both human and animal, when the next wildfire hits and is fueled by excessive fuel loads.

Hence, the Boronda-Garzas Firewise Community strongly endorses the [January 25 letter to you from the Fire Safe Council for Monterey County](#) on this matter, and the detailed recommendations included in that letter, dated December 12, 2023.

Respectfully,

David Hurwitz  
1 Boronda Road  
Carmel Valley 93924

650-743-9788

**Exhibit D**

**From:** [Price, Taylor](#)  
**To:** [Vasquez, Elizabeth](#)  
**Cc:** [Navarro, Janet](#)  
**Subject:** RE: Item 14 in the Draft Big Sur Land Use Plan  
**Date:** Tuesday, June 4, 2024 2:19:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

---

Hi Elizabeth,

Sorry, I forgot to respond to this email. Yes, I plan on including this in the public comment for my report for 6/26.

Thanks,



**Taylor Price** *(he/him or they/them)*  
Associate Planner  
County of Monterey – Housing & Community  
Development  
1441 Schilling Place, 2<sup>nd</sup> Floor South, Salinas, CA 93901  
O: (831) 784-5730  
[pricet1@countyofmonterey.gov](mailto:pricet1@countyofmonterey.gov)

---

**From:** Vasquez, Elizabeth <VasquezE4@countyofmonterey.gov>  
**Sent:** Friday, May 31, 2024 6:48 AM  
**To:** Price, Taylor <PriceT1@countyofmonterey.gov>  
**Cc:** Navarro, Janet <NavarroJ1@countyofmonterey.gov>  
**Subject:** RE: Item 14 in the Draft Big Sur Land Use Plan

Okay, thank you! Will you be adding it as a public comment exhibit to your report for 6/26 or do you want me to save it in our folder and distribute it after that agenda gets distributed?

Kindly,



**Elizabeth Vasquez**  
Senior Secretary  
Housing and Community Development  
1441 Schilling Place, South Bldg. 2<sup>nd</sup> Floor,  
Salinas, CA 93901  
Office: (831)755-5025 Desk: (831) 784-5737  
Fax: (831) 757-9516  
[vasqueze4@countyofmonterey.gov](mailto:vasqueze4@countyofmonterey.gov)

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**Exhibit D**

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---

**From:** Price, Taylor <[PriceT1@countyofmonterey.gov](mailto:PriceT1@countyofmonterey.gov)>  
**Sent:** Thursday, May 30, 2024 5:04 PM  
**To:** Vasquez, Elizabeth <[VasquezE4@countyofmonterey.gov](mailto:VasquezE4@countyofmonterey.gov)>  
**Cc:** Navarro, Janet <[NavarroJ1@countyofmonterey.gov](mailto:NavarroJ1@countyofmonterey.gov)>  
**Subject:** RE: Item 14 in the Draft Big Sur Land Use Plan

Hi Elizabeth,

Yes, this should be for the BSCLUP.

Thanks,



**Taylor Price** (*he/him or they/them*)  
Associate Planner  
County of Monterey – Housing & Community  
Development  
1441 Schilling Place, 2<sup>nd</sup> Floor South, Salinas, CA 93901  
O: (831) 784-5730  
[pricet1@countyofmonterey.gov](mailto:pricet1@countyofmonterey.gov)



---

**From:** Vasquez, Elizabeth <[VasquezE4@countyofmonterey.gov](mailto:VasquezE4@countyofmonterey.gov)>  
**Sent:** Thursday, May 30, 2024 4:39 PM  
**To:** Price, Taylor <[PriceT1@countyofmonterey.gov](mailto:PriceT1@countyofmonterey.gov)>  
**Cc:** Navarro, Janet <[NavarroJ1@countyofmonterey.gov](mailto:NavarroJ1@countyofmonterey.gov)>  
**Subject:** FW: Item 14 in the Draft Big Sur Land Use Plan

Hi Taylor,

We received the below comment and attachment to the PC inbox. I'm thinking it's for the BSCLUP, could you confirm? I can add it as a comment for 'non-agenda' items for the PC 6/5/24 meeting.

Kindly,



**Elizabeth Vasquez**  
Senior Secretary  
Housing and Community Development  
1441 Schilling Place, South Bldg. 2<sup>nd</sup> Floor,  
Salinas, CA 93901  
Office: (831)755-5025 Desk: (831) 784-5737  
Fax: (831) 757-9516  
[vasqueze4@countyofmonterey.gov](mailto:vasqueze4@countyofmonterey.gov)

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---

**From:** Jan Freiwald <[jfreiwald@reefcheck.org](mailto:jfreiwald@reefcheck.org)>

**Sent:** Thursday, May 30, 2024 1:01 PM

**To:** 293-pchearingcomments <[pchearingcomments@countyofmonterey.gov](mailto:pchearingcomments@countyofmonterey.gov)>;  
[daniels.kate@gmail.com](mailto:daniels.kate@gmail.com)

**Subject:** Item 14 in the Draft Big Sur Land Use Plan

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Dear Planning Commission,

I am Jan Freiwald, the Executive Director of Reef Check. Founded in 1996, the Reef Check Foundation is an international non-profit organization dedicated to the conservation of tropical coral reefs and temperate kelp forests. With headquarters in California and volunteer teams in more than 40 countries and territories, Reef Check's mission is to lead citizen scientists who promote stewardship of sustainable reef communities around the globe.

Most recently, Reef Check began working on restoring kelp forests, with the hope of reversing some of the devastating collapse of these ecosystems along the North American West Coast. The focus of this program is on community-based restoration by engaging volunteers and providing economic benefit to the local communities that depend on the ocean environment and are the most hard hit by the effective loss of kelp in many regions. Helicopters have been a vital resource for our restoration efforts in Big Sur, as you will see in the attached document the use of a local pilot, Peter Fenton, has allowed us to continue an ongoing aerial survey of the major effected areas. We have used this valuable imagery to validate progress, identify new targets for restoration, and to maintain a high situational awareness of the kelp forest health. Early discovery of newly lost areas of kelp is a critical component of our most recent approach to early intervention. Real time, high resolution aerial imagery facilitates early discovery of kelp decline before more widespread loss is occurring. This allows for early intervention and hopefully recovery and stop of further loss of this iconic habitat along the Big Sur coast.

Item 14 in the Draft Big Sur Land Use Plan (ref below) would severely impact our ongoing efforts to maintain and expand the natural wildlife habitat recovery in Big Sur. We believe the existing NOAA and FAA guidelines adequately protect this natural habitat and additional language in the proposed land use plan would have a negative effect on our efforts.

Sincerely,  
Jan Freiwald, PhD  
Executive Director, Reef Check Foundation

--

Jan Freiwald, PhD  
Executive Director  
Reef Check Foundation  
phone: (831) 345-8167  
[jfreiwald@reefcheck.org](mailto:jfreiwald@reefcheck.org)  
[www.reefcheck.org](http://www.reefcheck.org)

## **Exhibit D**

REF, Item 14. A permanent helicopter pad or heliport is prohibited in the Big Sur Coastal Planning Area due to helicopter use's direct conflict with Big Sur's rural and wild character; its effect on the peace and tranquility of Big Sur's small-scale, traditional and rural setting; and its potential to harass wildlife. A permanent helicopter pad or heliport may be allowed for emergency medical, fire, or search and rescue purposes, may be considered on a case by case basis if they adhere and comply with all other elements of this LUP. Temporary helicopter landing areas may be allowed for emergency medical, fire, or search and rescue purposes or as temporarily needed during construction. Upon the end of any such emergency or construction, the temporary landing area must be removed. Development of properties where the primary means of access is via helicopter shall be discouraged from developing, as development of these properties is a direct conflict with Big Sur's rural and wild character.



# Ventana Wildlife Society

Conserving Native Wildlife and their Habitats

June 6, 2024

Taylor Price,  
Associate Planner  
Sent via email

Re: Comments for Big Sur Coast Land Use Plan Update

Dear Planning Commission,

Founded in 1977, Ventana Wildlife Society led the way to the successful reintroduction of the iconic Bald Eagle and the California Condor to their native central coast habitats. Through adherence to rigorous science, collaboration to amplify our efforts, and educational outreach to underserved and historically marginalized communities, our organization strives to address pressing ecosystem challenges while inspiring the next generation of environmental and wildlife stewards. We conducted our first release of captive-raised condors to Big Sur in 1997 and the wild flock now numbers 100 individuals in central California.

### *Condors and the Big Sur Coast LUP*

We appreciate that protections for wildlife such as peregrine falcons, golden eagles and others remain in the marked up LUP. We appreciate that the California condor is specifically mentioned in the LUP (Section 3.8.3, paragraph 5d(5)) and that mining and other disturbance is restricted nearby “roosting” sites but we suggest you could also include “nesting” in this sentence. We also recommend you take this opportunity to provide further protections for the condor and offer additional comments below.

In the early phase of condor releases in Big Sur, which began in 1997, collisions with power lines was a significant threat, but due to Pacific Gas and Electric’s work to install bird flight diverters and installing “tree wire” as well as undergrounding one key segment of line, this mortality factor has been greatly reduced. Bird flight diverters and insulated power lines provide birds, such as condors, flying in low visibility a better chance of avoidance and are recommended in Big Sur.

We collaborated with PG&E and conducted a GIS analysis of condor movements relative to existing power structures within PG&E’s service territory and found only a small percentage of poles and lines represent the greatest risk. This risk assessment tool was used to identify top priority areas to retrofit and many were completed, though at least one high-risk area in Big Sur remains a threat today.

### BOARD MEMBERS

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Amedee Brickey

J. Alan Fagan

Mason Mallory

Mark Osterkamp

Cesar Velazquez

### **Ventana Wildlife Society**

9699 Blue Larkspur Ln  
Ste 105  
Monterey CA 93940  
831-455-9514

501(c)(3) Tax ID Number  
94-2795935.

www.ventanaws.org  
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# Ventana Wildlife Society

Conserving Native Wildlife and their Habitats

**BOARD MEMBERS**

Bill Eckert  
*Chair*

Abel Valdez  
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DVM  
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Rebeca Andrade  
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Amedee Brickey

J. Alan Fagan

Mason Mallory

Mark Osterkamp

Cesar Velazquez

We request that in the LUP, you encourage bird protection measures such as installing bird flight diverters, insulated “tree wire” and other similar efforts for the protection of the California condor and other large flying birds such as golden eagles. Tree wire is highly recommended because it prevents electrocution and its visible profile is only slightly greater than an exposed wire, thereby in keeping with aesthetic values. Moreover, the installation of tree wire is an excellent tool for fire protection, which is an added benefit for the community.

*Helicopters and Condors*

Human or helicopter disturbance at condor nest sites has yet to be determined the cause of failure of any condor nest in Big Sur since 2006, when they began breeding in the area again and therefore is not a major concern for condor recovery efforts.

We believe the FAA is best suited to regulate airspace as opposed to local land use plans and recommend this section to be deleted. Alternatively, we request modification to include an exemption for condor protection measures.

Although no collision between a condor and helicopter has been documented to date, the risk to pilot and condor is just too great. We have long recommended that when low-flying helicopters are in condor areas, there should be at least one condor monitor located nearby with the ability to communicate with the pilot before and during flight operations. Most condors in the wild carry radio transmitters and our team of biologists and volunteers track the movements of the birds on a daily basis as well the whereabouts and outcomes of nests. Collision is a concern but easily managed, especially with professional condor monitors included in project work.

Similar to the comment above, helicopters are commonly used to retrofit power lines with bird protection and therefore we recommend that in the LUP in section 5.4.2 “General Policies”, paragraph 14 that it explicitly includes “retrofitting power lines with bird protection” in the context of construction.

*Unmanned Aircraft Systems*

One unintended consequence of the suggested language is the preclusion of legitimate biological survey tools and other environmental monitoring using such systems. We feel this would be a disservice to the protection of Big Sur resources to outright ban the use of unmanned aircraft systems. We trust the aim is to discourage tourists from using drones to capture their experience, which we agree is a nuisance to wildlife and people alike due to the numbers of flights and intensity in certain areas, but we suggest we should not limit our

**Ventana Wildlife Society**

9699 Blue Larkspur Ln  
Ste 105  
Monterey CA 93940  
831-455-9514

501(c)(3) Tax ID Number  
94-2795935.

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ability to conduct legitimate science. Nor should we prevent future film makers from capturing video from the air, but it must be well managed and enforced.

We recommend modifying the last sentence of section 5.4.2 "General Policies", paragraph 15 to read "Unmanned Aircraft Systems may be used for emergency medical, fire, search and rescue, or permitted environmental surveys and video recordings."

*Events*

In section 5.4.2 "General Policies", paragraph 16 we recommend you remove the ambiguity in the opening sentence "Special events of appropriate scale..." and define it better or better yet delete this entire section. Obtaining a Coastal Development Permit is not something easy to secure and the timeline of acceptance is often unclear as well. Is the County ready to handle these type of permit authorizations? We are concerned that this provision in effect would ban all special events. Is a Coastal Development Permit even an appropriate mechanism for an event if no construction is involved? Monterey County Zoning, Title 20.70.025 "COASTAL DEVELOPMENT PERMITS" states, "...those uses not considered development shall not require a Coastal Development Permit." In fact, under "Exemptions" 20.70.120 you could build a deck or storage building under 1,000 square feet without needing a CDP, for example, so it seems incongruous to require a permit for just an event.

*Bixby Bridge*

We wish to recognize the addition of text "Bixby Bridge vicinity" in section 4.1.2 "Specific Policies", paragraph A.3 is of the utmost importance. This ongoing safety problem and traffic nightmare should be addressed immediately and well before the adoption of this LUP amendment but appreciate greatly that the language was added nonetheless.

Thank you for your consideration.

Respectfully,

Kelly Sorenson  
Executive Director

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# County of Monterey

## Item No.6

### Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: PC 24-072

June 26, 2024

**Introduced:** 6/18/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### **PLN230261 - 3196 LLC**

Public hearing to consider a restoration plan for the removal of 14 Monterey Cypress trees and 8 Monterey Pine trees from a sensitive habitat area/archaeological easement.

**Project Location:** 3196 17 Mile Drive, Pebble Beach

**Proposed CEQA action:** Find that the project qualifies as a Class 8 Categorical Exemption pursuant to Section 15308 of the CEQA Guidelines

#### RECOMMENDATIONS

It is recommended that the Planning Commission adopt a resolution to:

- 1) Find that the protection of the environment qualifies for a Class 8 Categorical Exemption pursuant to CEQA Guidelines section 15308 and that none of the exceptions from Section 15300.2 apply; and
- 2) Approve a Restoration Plan per Section 20.90.130 of the Monterey County Coastal Implementation Plan Part 1 (Title 20 Zoning Ordinance) consisting of 1:1 replanting of Monterey Cypress (14 trees) within a Conservation and Scenic Easement onsite, 1:1 of Monterey Pine (8 trees) offsite, and 2:1 Monterey Cypress habitat understory restoration of approximately 6,150 square feet offsite.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

#### PROJECT INFORMATION

**Agent:** Gail Hatter

**Property Owner:** 3196 LLC

**APN:** 008-491-010-000

**Parcel Size:** 2.72-acres

**Zoning:** Low Density Residential with a maximum gross density of two acres per unit with a Design Control overlay within the coastal zone or "LDR/2-D(CZ)"

**Plan Area:** Del Monte Forest Land Use Plan

**Project Planner:** Kayla Nelson, (831) 796-6408, nelsonk@countyofmonterey.gov

#### SUMMARY

The subject property is located at 3196 17 Mile Drive in Pebble Beach, within the Del Monte Forest Land Use Plan. The project site is west of 17 Mile Drive on the coastal bluff overlooking the Pacific Ocean and surrounded by indigenous Monterey Cypress forest. On February 22, 2017, a Combined Development Permit (HCD-Planning File No. PLN150548; Planning Commission Resolution No.

17-006) was granted for the subject property to demolish and rebuild a single family dwelling, remove one 30-inch dead Monterey Pine tree, perform restoration, and expand an existing Conservation and Scenic Easement to include an additional 3,201 square feet of native Monterey Cypress habitat. After demolition was completed (Permit No. 18CP02649, finalized May 16, 2019) and construction was allowed to begin (Permit No. 18CP02694 issued May 17, 2019), County received a code violation complaint about unpermitted removal of 22 protected trees consisting of 14 indigenous Monterey Cypress and 8 Monterey Pine trees. The permit holder stated the trees were damaged and removed during construction of the single family dwelling, and 1:1 replacement of trees damaged by construction was anticipated in the conditions of approval for the project. According to Google Earth imagery, from 2021 to 2022, disappearance of the 22 protected trees from the property without the benefit of a Coastal Development Permit is evident. Additionally, there appeared to be construction equipment stored within the area planned for expansion of the Conservation and Scenic Easement. The code investigation (23CE00332) triggered by the undocumented tree removal resulted in a proposed Restoration Plan. **(Exhibit A)** Staff recommends the Planning Commission approve a Restoration Plan as conditioned by staff with 1:1 replanting of the Monterey Cypress onsite (14 trees) and 1:1 replanting of the Monterey Pine offsite (8 trees). In addition, to align with Del Monte Forest LUP Policy 20 and CIP section 20.90.130, as part of the Restoration Plan, 2:1 offsite Monterey Cypress forest understory restoration is required for the habitat area impacted by the tree removal. This restoration must be performed offsite because the onsite grounds outside of the development footprint are already required to be fully restored by the previous entitlement.

## DISCUSSION

### *Violations*

On April 25, 2023, the project agent self-reported unpermitted tree removal to HCD-Planning which happened during the condition compliance phase of HCD-Planning File No. PLN150548. During restoration efforts (Condition No. 10 of the project Mitigation Monitoring and Reporting Plan), one Monterey Cypress tree was planted within a known archaeological easement. A Restoration Plan was discussed to remedy the impacts made on protected resources. On June 28, 2023, a violation was reported to the County by a member of the public for the unpermitted removal of 22 protected trees consisting of 14 indigenous Monterey Cypress and 8 Monterey Pine trees. On June 29, 2023, HCD-Building Services issued a Compliance Order Letter requiring that the property owner apply for and gain approval of a Restoration Plan pursuant to Section 20.90.130 of the Monterey County Coastal Implementation Plan (Part 1). On August 15, 2023, the project agent submitted a Restoration Plan with associated assessments prepared by qualified biologist Patrick Regan to the County for consideration. **(Exhibit B)** The owner's proposed Restoration Plan only proposes to replace 14 Monterey Cypress trees onsite and continue the Monterey Cypress understory restoration already underway as required for the property pursuant to the previous permit. It does not fully mitigate for the damage done.

The proposed Restoration Plan, as conditioned, would remedy impacts to the unpermitted tree removal in Cypress habitat by requiring 1:1 replanting of the Monterey Cypress onsite (14 trees) and 1:1 replanting of the Monterey Pine (8 trees) at an offsite location. In addition, to align with Del Monte Forest LUP Policy 20 and CIP section 20.90.130, offsite Monterey Cypress forest understory restoration is required at a 2:1 ratio for the habitat area impacted by the tree removal. The Plan will

also bring the permit approval (HCD-Planning File No. PLN150548; Planning Commission Resolution No. 17-006) and conditions of approval No.10 (Restoration of Natural Materials) and No.13 (Biologist and Arborist Certification) into compliance with the approved planning entitlement. A Restoration Plan has been reviewed by the Director of HCD-Planning, and project Conditions of Approval Nos. 8 and 10 were applied. When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and the nature of the violation. On September 29, 2023, the code violation case was closed by Code Enforcement as a result of the submitted Restoration Plan. **(Exhibit A)**

#### *Cultural Resources*

County records identify the project site as within an area of high sensitivity for prehistoric cultural (archaeological) resources, and within an area of positive archaeological reports. An archaeological report (HCD-Planning Document No. LIB160109) prepared for the previous project (HCD-Planning File No. PLN150548; Planning Commission Resolution No. 17-006) confirmed that the proposed development would not impact archaeological resources in the area. These archaeological resources are protected from disturbance through the establishment of a Conservation and Scenic Easement. However, over the course of construction for the single family dwelling, the unpermitted removal of 22 protected trees occurred and the replacement of one of those trees was planted within a known archaeological easement. Therefore, the potential for inadvertent impacts to cultural resources was not limited. Removal of the one tree planted in this sensitive area would cause further disturbance to the existing easement. The planted tree would need to be dug out of the ground with a shovel which requires going deep below the stem to keep the root ball intact for transplanting. The Restoration Plan, as proposed and conditioned, will be controlled by the use of a County standard project condition of approval to provide a contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities **(Exhibit A)**.

#### *Environmentally Sensitive Habitat Area (ESHA)*

Per DMF CIP Section 20.147.050.6.C.3.a, within a forest consisting of an Environmentally Sensitive Habitat Area (ESHA), or for any individual tree considered ESHA, tree removal shall be prohibited unless it is part of restoration and enhancement efforts. The unpermitted tree removal involved a potential risk of adverse environmental impacts to the indigenous Monterey Cypress habitat which is identified as ESHA. In accordance with the applicable policies of the DMF LUP and the Monterey County Zoning Ordinance (Title 20), a Restoration Permit is required. DMF LUP Policies 8, 20, and 72 require development adjacent to ESHA be compatible with the long-term maintenance of the habitat area and not disrupt habitat values, protect Monterey Cypress trees within their indigenous range, and avoid potential damage or degradation of Monterey Cypress habitat. As previously conditioned under HCD-Planning File No. PLN150548, the restoration plan would enhance 10,868 square feet of Coastal Bluff scrub habitat, provide germination of 5,955 square feet of Monterey Cypress habitat, include the conservation of 47,887 square feet of Monterey Cypress habitat. The current Restoration Plan would comply with the work described above and replant Monterey Cypress trees at a 2:1 ratio within the Conservation and Scenic Easement and at an offsite location agreed upon by the permit holder and the Del Monte Forest Conservancy. The project was sited and designed to avoid adverse impacts to both individual Monterey Cypress trees and the Cypress habitat. The arborist and biological reports (HCD-Planning Document Nos. LIB160112 and LIB160113, respectively) previously prepared for the property (HCD-Planning File No. PLN150548; Planning

Commission Reso. No. 17-006) concluded that development of the single family dwelling would not result in impacts to sensitive species or habitat, and that Monterey Cypress habitat would be enhanced and improved for seed germination and development. Consistent with DMF LUP policies regarding protection of ESHA, the County had applied Condition No. 7 to ensure protection of Monterey Cypress trees adjacent to the construction area, Condition No. 10 to require restoration of areas disturbed during construction activities, and Condition No. 13 to require arborist and biologist certification that all development had been constructed in accordance with the recommendations in the reports prepared for HCD-Planning File No. PLN150548. In addition, Condition No. 8 had been applied based on the Applicant's proposal to increase the existing conservation and scenic easement area by 3,201 square feet.

Recommendations made within the proposed Restoration Plan did not fully comply with the intent of the DMF CIP Section 20.147.050.C.3.d.6 regarding forest resources. Pursuant to this section, where removal of native trees is allowed for development, such removal shall be mitigated through replanting or forest preservation either on or offsite, whichever is better overall for forest resources. Mitigation allows for tree planting of an equal number of trees of the same variety and/or preservation of an equal area of forest offsite in the Del Monte Forest; payment of an in-lieu fee to an appropriate conservancy; or other similar tree replacement or forest preservation strategy within the Del Monte Forest including a combination of any of the above strategies. The DMF CIP does not take into account the repercussions of unpermitted tree removal and replacement. The unpermitted tree removals had negative impact on the area of the root zones as understood to be 10 feet out from the extent of the canopy driplines. In sum, this area is estimated at 6,150 square feet. This restoration must be performed offsite because the onsite grounds outside of the development footprint are already required to be fully restored by the previous entitlement. Therefore, staff finds it necessary to require both on and offsite restoration by applying Condition of Approval No. 10 which requires offsite mitigation to restore and enhance Cypress habitat. (**Exhibit A**)

#### *Environmental Review*

California Environmental Quality Act (CEQA) Guidelines Section 15308 categorically exempts actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of natural resources where the regulatory process involves procedures for protection of the environment. This Restoration Plan includes on and offsite restoration of Monterey Cypress from the unpermitted removal of 14 indigenous Monterey Cypress trees and 8 Monterey Pines. Therefore, the restoration qualifies for a categorical exemption as a restoration activity pursuant to Section 15308 of the CEQA guidelines.

None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a state-designated scenic highway, unusual circumstances that would result in a significant effect, or development that would result in a cumulatively significant impact. The parcel is located within the area of indigenous Monterey Cypress habitat (as depicted on the Del Monte Forest Land Use Plan Figure 2a) which is designated as a sensitive biological environment. The unpermitted removal of protected trees negatively impacted Cypress habitat resulting in the application for a Restoration Permit. As proposed and conditioned, the Restoration Plan would provide a 1:1 replanting of the Monterey Cypress onsite (14 trees) and 1:1 replanting of the Monterey Pine offsite (8 trees),

and 2:1 offsite Cypress forest understory restoration for the habitat area impacted by the tree removal. The overall restoration would result in an increase in protected indigenous Cypress habitat. (**Exhibit A**)

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- HCD-Environmental Services

Prepared by: Kayla Nelson, Associate Planner, x6408  
Reviewed by: Mary Israel, Supervising Planner  
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachments are on file with HCD:  
Exhibit A - Draft Resolution, including:  
Recommended Conditions of Approval  
Replanting Plan  
Exhibit B - Restoration Plan (HCD-Planning Document No. LIB230281)  
Exhibit C - Vicinity Map

cc: Front Counter Copy; HCD-Environmental Services; HCD-Engineering Services; California Coastal Commission; Kayla Nelson, Planner; Mary Israel, Supervising Planner; 3196 LLC, Property Owner; Gail Hatter, Agent; Monterey Land Group; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230261.



# County of Monterey Planning Commission

## Item No.6

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

### Agenda Item No. 6

Legistar File Number: PC 24-072

June 26, 2024

**Introduced:** 6/18/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### **PLN230261 - 3196 LLC**

Public hearing to consider a restoration plan for the removal of 14 Monterey Cypress trees and 8 Monterey Pine trees from a sensitive habitat area/archaeological easement.

**Project Location:** 3196 17 Mile Drive, Pebble Beach

**Proposed CEQA action:** Find that the project qualifies as a Class 8 Categorical Exemption pursuant to Section 15308 of the CEQA Guidelines

#### RECOMMENDATIONS

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- 2) Approve a Restoration Plan per Section 20.90.130 of the Monterey County Coastal Implementation Plan Part 1 (Title 20 Zoning Ordinance) consisting of 1:1 replanting of Monterey Cypress (14 trees) within a Conservation and Scenic Easement onsite, 1:1 of Monterey Pine (8 trees) offsite, and 2:1 Monterey Cypress habitat understory restoration of approximately 6,150 square feet offsite.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

#### PROJECT INFORMATION

**Agent:** Gail Hatter

**Property Owner:** 3196 LLC

**APN:** 008-491-010-000

**Parcel Size:** 2.72-acres

**Zoning:** Low Density Residential with a maximum gross density of two acres per unit with a Design Control overlay within the coastal zone or "LDR/2-D(CZ)"

**Plan Area:** Del Monte Forest Land Use Plan

**Project Planner:** Kayla Nelson, (831) 796-6408, nelsonk@countyofmonterey.gov

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## DISCUSSION

### *Violations*

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OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- HCD-Environmental Services

Prepared by: Kayla Nelson, Associate Planner, x6408  
Reviewed by: Mary Israel, Supervising Planner  
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

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# Exhibit A

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## Draft Resolution

### Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

**3196 LLC (PLN230261)**

**RESOLUTION NO. 24--**

Resolution by the Monterey County Planning Commission:

- 1) Finding that the protection of the environment qualifies for a Class 8 Categorical Exemption pursuant to CEQA Guidelines section 15308, and there are no exceptions pursuant to section 15300.2; and
  - 2) Approving a Restoration Plan per Section 20.90.130 of the Monterey County Coastal Implementation Plan Part 1 (Title 20 Zoning Ordinance) consisting of 1:1 replanting of Monterey Cypress (14 trees) within a Conservation and Scenic Easement onsite, 1:1 replanting of Monterey Pine (8 trees) offsite, and 2:1 Monterey Cypress habitat understory restoration offsite or payment of an in-lieu fee.
- [PLN230261, 3196 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-491-010-000)]

**The 3169 LLC application (PLN230261) came on for a public hearing before the Monterey County Planning Commission on June 26, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Planning Commission finds and decides as follows:**

#### I. RECITALS

**BACKGROUND of the proposed Restoration Plan (PLN230261) for unpermitted removal of protected trees within an Environmentally Sensitive Habitat Area (ESHA) and encroachment into a conservation and scenic easement:**

1. The property is located at 3196 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-010-000), Del Monte Forest Land Use Plan. On April 25, 2023, the permit holder self-reported an issue to HCD-Planning. The issue was that one Monterey Cypress tree was planted within a known archaeological easement during the restoration that was required by Condition No. 10 of Planning Commission Resolution No. 17-006. A violation involving unpermitted tree removal was reported to the County on June 28, 2023 (23CE00332). The

unpermitted tree removal was of 14 indigenous Monterey Cypress and 8 Monterey Pine trees (22 trees).

2. On February 22, 2017, a Combined Development Permit (HCD-Planning File No. PLN150548; Planning Commission Resolution No. 17-006) was granted for the subject property which consisted of: 1) a Coastal Administrative Permit to allow demolition of a 10,891 square foot single family dwelling with a 718 square foot attached garage, and construction of a 10,773 square foot two-story single family dwelling with basement and a 500 square foot detached garage; 2) a Coastal Administrative Permit to allow construction of a 390 square foot accessory dwelling unit above the detached garage; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow development within an area of positive archaeological reports; 5) Amendment to an existing Conservation and Scenic Easement to adjust and add additional easement area; and 6) Design Approval.

An arborist report (HCD-Planning Document No. LIB160112) and a biological report (HCD-Planning Document No. LIB160113) were prepared for the proposed Combined Development Permit. Only one dead 30-inch Monterey Pine tree was approved for removal under HCD-Planning File No. PLN150548. No additional tree removal was anticipated; therefore, a tree replacement plan was not recommended in the arborist report. However, the biological report recommended a 1:1 replacement ratio for any trees damaged during construction activities. The biological report required indigenous Monterey Cypress habitat restoration (Condition No. 10 of Planning Commission Resolution No. 17-006), and the inclusion of the restored habitat area within an expanded Conservation and Scenic Easement in coordination with the Del Monte Forest Conservancy (Condition No. 8 *ibid*).

3. On June 29, 2023, HCD-Building Services issued a Compliance Order Letter requiring that the property owner apply for and gain approval of a Restoration Plan for the removal of protected Monterey Cypress and Pine trees and encroachment into a Conservation and Scenic Easement.
4. The permit-holder stated that the impacts made on protected resources were damaged and removed during construction of the single family dwelling. According to Google Earth imagery from 2021 to 2022, the disappearance of the 22 protected trees from the property is evident, not all trees were in the immediate vicinity of the construction. Additionally, there appeared to be construction equipment stored within the area planned for expansion of the Conservation and Scenic Easement. On July 10, 2023, HCD-Planning and Code Enforcement staff met onsite to discuss the code violation prior to the submittal of a Restoration Plan.
5. On September 19, 2023, the permit holder submitted a draft Restoration Plan with associated assessments prepared by project biologist Patrick Regan (**Exhibit B**) to HCD-Planning for consideration (PLN230261). The Restoration Plan recommended onsite restoration in keeping with previously approved onsite Restoration Plans (HCD-Planning File No. PLN150548; Planning Commission Resolution No. 17-006), supplemented by the planting of 5-gallon Cypress trees grown from seed collected in the native population along 17 Mile Drive. The proposed Plan would result in 2:1 replacement ratio for the loss of 14 Monterey Cypress trees, planted in or as close to the locations of the removed trees as possible. Monitoring of the replanted Monterey Cypress trees would be conducted by the project biologist annually for 5 years. After each calendar year, an annual report would be

prepared and submitted to HCD-Planning for review and approval. The report would include an evaluation of the success criteria and any remedial measures. At the end of the 5 year monitoring period, the success criteria would be 100 percent survival rate.

6. The site is subject to Policy 20 of the Del Monte Forest Land Use Plan, and therefore all dead Cypress are supposed to be left in place as part of the protected habitat. Restoration of impacted Monterey Cypress habitat is required to be at a ratio of 2:1. However, there was already a restoration area identified on the expanse of the undeveloped areas of the subject parcel. On March 28, 2024, Planning staff met with the project agents to discuss the need for offsite restoration in the Del Monte Forest due to these factors. On May 15, 2024, Planning staff made an additional site visit to verify the stumps of the removed trees remained in place and undisturbed on the subject property. Staff found that the tree stumps were still intact. Following the site visit, Planning staff reiterated the need for offsite restoration in addition to onsite. On June 10, 2024, the project agent submitted an updated Restoration Plan which included 6 additional trees to be replanted onsite for a total of 28 Monterey Cypress trees. No replanting was proposed for the loss of 6 Monterey Pines. No offsite planting was proposed and the agent reasoned that there was “no new site coverage” and that offsite locations were not identifiable at the time. The County disagrees with the proposed Restoration Plan and has applied Condition Nos. 8 and 10 to the project to bring it into conformance with Policy 20 and the gravity of the unpermissible tree removals. Condition No. 8 requires a 1:1 replanting of the Monterey Cypress onsite (14 trees) and 1:1 replanting of the Monterey Pine offsite (8 trees). Condition No. 10 requires 2:1 offsite Cypress forest understory restoration for the habitat area impacted by the tree removal. This restoration must be performed offsite because the onsite grounds outside of the development footprint are already required to be fully restored by the previous entitlement.

Therefore, the Planning Commission, having considered the Restoration Plan with associated impact assessments and the evidence presented relating thereto, hereby finds that restoration of the site is feasible and, in this case, does not have the potential to endanger the public health, safety, and welfare. The Planning Commission finds as follows:

## II. FINDINGS

1. **FINDING:** **CONSISTENCY** – The Restoration Plan, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for restoration.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 1982 Monterey County General Plan;
  - Del Monte Forest Land Use Plan (DMF LUP);
  - Monterey County Coastal Implementation Plan Part 5 (CIP);
  - and
  - Monterey County Zoning Ordinance (Title 20);Conflicts with were found to exist onsite for this proposed restoration project. Communications were received during review of the project which indicated inconsistencies with the text, policies, and regulations in these documents. The proposed Restoration Plan, with additional offsite restoration, will bring the project into compliance with the DMF LUP and Title 20.



- b) The property is located at 3196 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-010-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with a maximum gross density of two acres per unit with a Design Control overlay within the coastal zone or "LDR/2-D(CZ)." The proposal to restore the property back to its natural state is consistent with the residential use for this site. Therefore, the project is an allowed land use.
- c) Lot Legality. The project is shown in its current configuration as a portion of Lot 1B, Block 146, as shown on Records of Surveys Map of Rancho El Pescadero filed January 15, 1993, in Volume 17 of Surveys Page 177 in Monterey County records. Therefore, the County recognizes the parcel as a legal lot of record.
- d) Cultural Resources. County records identify the project site as within an area of high sensitivity for prehistoric cultural (archaeological) resources, and within an area of positive archaeological reports. An archaeological report (HCD-Planning Document No. LIB160109) prepared for the previous project (HCD-Planning File No. PLN150548; Planning Commission Resolution No. 17-006) confirmed that the proposed development would not impact archaeological resources in the area. However, over the course of construction for the single family dwelling, the unpermitted removal of 22 protected trees occurred and the replacement of one of those trees was planted within a known archaeological easement. Therefore, the potential for inadvertent impacts to cultural resources was not limited. Removal of the one tree planted in this sensitive area would cause further disturbance to the existing easement. The planted tree would need to be dug out of the ground with a shovel which requires going deep below the stem to keep the root ball intact for transplanting. The Restoration Plan, as proposed and conditioned, will be controlled by the use of a County standard project condition of approval to provide a contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities (Condition No. 3).
- e) Tree Removal. In accordance with the policies of the DMF LUP and Title 20, a Coastal Development Permit (CDP) and Forest Management Plan is required to allow the removal of 22 protected trees. However, in the Cypress Forest habitat, all the trees are protected and are not allowed to be removed. Findings would not be made for the granting of a CDP.
- f) Environmentally Sensitive Habitat Area (ESHA). Development within 100 feet of ESHA must minimize impacts in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan. See Finding No. 5.
- g) Public Access. See Finding No. 7.
- h) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application does not meet any of the criteria in the guidelines

requiring LUAC review because the project is for restoration and does not propose to build any new structures at this time.

- i) The project planner conducted a site inspection on July 10, 2023 and May 15, 2024, to verify that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230261.

2. **FINDING:**

**SITE SUITABILITY** – The site is physically suitable for the onsite portion of the proposed Restoration Plan. The project is required to include additional offsite restoration as required by the DMF LUP. As conditioned and approved, the subject property shall be considered in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the Monterey County Zoning Ordinance Title 20.

**EVIDENCE:**

- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Building Services, HCD-Environmental Services, and HCD-Engineering Services. There has been no indication from these departments/agencies that the site is not suitable for the proposed restoration. Conditions recommended have been incorporated.
- b) The following report has been prepared for this restoration project: “Biological Assessment & Restoration Plan” (LIB230281) prepared by Patrick Regan, August 15, 2023, and updated on June 10, 2024.

The following reports were consulted by staff in the review of this project:

- “Cultural Resources Report” (LIB160109) prepared by Archaeological Consulting, Salinas, California, February 26, 2016.
- “Tree Resource Evaluation, Project Impact Analysis, and Tree Protection Plan” (LIB160112) prepared by Maureen Hamb, Certified Arborist, Santa Cruz, California, March 15, 2016.
- “Biological Assessment” (LIB160113) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, March 22, 2016.

County staff independently reviewed the Biological Assessment & Restoration Plan report and concurred with most of its conclusions. The 2016 arborist report concluded that no trees shall be removed as they are all protected as part of the Cypress Forest habitat. HCD-Planning recommends revisions to the proposed Restoration Plan to better align with the preservation guidance of DMF LUP Policy 20. The Planning Commission takes the draft Restoration Plan into consideration and conditions it with offsite restoration.

- c) The project site was found not suitable for all restoration to take place, therefore an offsite location shall be identified that is suitable for Monterey Cypress habitat restoration such that all impacts to Monterey Cypress habitat without benefit of permit are abated while the area that was planned for restoration of Cypress habitat at

Assessor's Parcel Number 008-491-010-000 continues to be restored as planned under HCD-Planning File No. PLN150548; Planning Commission Resolution No. 17-006.

- d) Staff conducted a site inspection on July 10, 2023 and May 15, 2024, to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230261.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance or operation of the Restoration Plan will not under the circumstances of this 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 activity, 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, HCD-Building Services, HCD-Environmental Services, and HCD-Engineering Services. 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 to serve the project site are available. The reconstructed single family dwelling (HCD-Planning File No. PLN150548; Planning Commission Resolution No. 17-006) has public water and sewer connections provided by the California American Water Company and the Pebble Beach Community Services District/Carmel Area Wastewater District, respectively, and will continue to use these same connections.
  - c) Staff conducted a site inspection on July 10, 2023 and May 15, 2024, to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230261.

4. **FINDING:** **NO VIOLATION** - The subject property had an open investigation for unpermitted tree removal within a conservation and scenic easement which resulted in the application of a Restoration Permit. As a result of this action to restore the property to its pre-violation state, the subject property shall be considered in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the Monterey County Zoning Ordinance Title 20.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and was aware of an open investigation (23CE00332) on the subject property. The investigation was for the unpermitted removal of 22 protected trees consisting of 14 indigenous Monterey

Cypress and 8 Monterey Pine trees and disturbance within a Conservation Scenic Easement.

- b) On June 28, 2023, a code enforcement complaint was received regarding the violations described in evidence “a.”
- c) Staff conducted a site inspection with Code Enforcement on July 10, 2023, and researched County records to assess the violation on the subject property.
- d) A Restoration Plan (PLN230261) has been reviewed by the Director of HCD-Planning, and the project is conditioned to include offsite restoration and tree planting. When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property. On September 29, 2023, the code violation case was closed by Code Enforcement as a result of the submitted Restoration Plan. See Recitals 1 and Finding No. 6.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230261.

5. **FINDING:**

**ESHA** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable land use plan and zoning codes.

**EVIDENCE:**

- a) The project includes an application for restoration within 100 feet of ESHA. In accordance with the applicable policies of the DMF LUP, the CIP and Title 20, a Restoration Permit is required.
- b) Per DMF LUP Figure 2a, the subject property is within the range of indigenous Monterey Cypress habitat, which is considered ESHA. DMF LUP Policies 8, 20, and 72 require development adjacent to ESHA be compatible with the long-term maintenance of the habitat area and not disrupt habitat values, protect Monterey Cypress trees within their indigenous range, and avoid potential damage or degradation of Monterey Cypress habitat. As previously conditioned as part of Planning Commission Resolution No. 17-006, the Restoration Plan is enhancing 10,868 square feet of Coastal Bluff scrub habitat, providing germination of 5,955 square feet of Monterey Cypress habitat, and including the conservation of 47,887 square feet of Monterey Cypress habitat. The construction has been sited and designed to avoid adverse impacts to both individual Monterey Cypress trees and the Cypress habitat located on the parcel. The arborist and biological reports (HCD-Planning Document No. LIB160113 and LIB160112, respectively) previously prepared for the property (HCD-Planning File No. PLN150548; Planning Commission Resolution No. 17-006) concluded that development of the single family dwelling would not result in impacts to sensitive species or habitat, and that Monterey Cypress habitat would be enhanced and improved for seed germination and development. However, over the course of construction, Monterey Cypress habitat was impacted and therefore, the additional restoration requires a Restoration Permit.
- c) Consistent with DMF LUP policies regarding protection of ESHA, the County had applied Condition No. 7 to ensure protection of Monterey Cypress trees adjacent to the construction area, Condition No. 10 to

require restoration of areas disturbed during construction activities, and Condition No. 13 to require arborist and biologist certification that all development had been constructed in accordance with the recommendations in the reports prepared for HCD-Planning File No. PLN150548. In addition, Condition No. 8 had been applied based on the Applicant's proposal to increase the existing conservation and scenic easement area by 3,201 square feet.

- d) Recommendations made within the applicant's draft 2024 Restoration Plan do not fully comply with the intent of the DMF CIP Section 20.147.050.C.3.d.6 regarding forest resources. Pursuant to this section, where removal of native trees is allowed for development, such removal shall be mitigated through replanting or forest preservation either on or offsite, whichever is better overall for forest resources. Mitigation allows for tree planting of an equal number of trees of the same variety and/or preservation of an equal area of forest offsite in the Del Monte Forest; payment of an in-lieu fee to an appropriate conservancy; or other similar tree replacement or forest preservation strategy within the Del Monte Forest including a combination of any of the above strategies. The DMF CIP does not take into account the repercussions of unpermitted tree removal and replacement within an area already mandated for preservation. Such removals must be treated as violations. Disturbance of the understory related to tree removals can be measured to 10 feet out from the canopy dripline of each lost tree. Because that area is already required to be restored pursuant to the previous entitlement, more understory restoration is needed to meet the 2:1 ratio discussed in DMF LUP Policy 20. Therefore, the Planning Commission finds it necessary to require both on and offsite restoration to restore and enhance Cypress habitat to the greatest extent feasible.
- e) To align with DMF LUP Policy 20 and CIP section 20.90.130, as part of the Restoration Plan, offsite Cypress forest understory restoration is required at a 2:1 ratio for the habitat area impacted by the tree removal. This restoration must be performed offsite within the Del Monte Forest or an inlieue fee for the restoration may be paid for the work to be done by the Del Monte Forest Conservancy. The approximate area of tree canopy plus 10 feet for the 22 trees is 6,150 square feet.
- f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230261.

6. **FINDING:** **CEQA (Exempt)** - The restoration project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

**EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15308 categorically exempts actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of natural resources where the regulatory process involves procedures for protection of the environment.

- b) This Restoration Plan includes restoration activities on and offsite to remedy the unpermitted removal of 14 indigenous Monterey Cypress trees and 8 Monterey Pines. Therefore, the restoration qualifies for a categorical exemption as a restoration activity pursuant to Section 15308 of the CEQA guidelines.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a state-designated scenic highway, unusual circumstances that would result in a significant effect, or development that would result in a cumulatively significant impact. The parcel is located within the area of indigenous Monterey Cypress habitat (as depicted on the Del Monte Forest Land Use Plan Figure 2a) which is designated as a sensitive biological environment. The unpermitted removal of protected trees negatively impacted Cypress habitat resulting in the application for a Restoration Permit. As proposed and conditioned, the Restoration Plan would provide a 1:1 replanting of the Monterey Cypress onsite (14 trees) and 1:1 replanting of the Monterey Pine offsite (8 trees), and 2:1 offsite Cypress forest understory restoration for the habitat area impacted by the tree removal. The overall restoration would result in an increase in protected indigenous Cypress habitat.
- d) No potential adverse environmental effects were identified during staff review of the restoration application during a site visit on July 10, 2023 and May 15, 2024. Implementation of the proposed Restoration Plan will restore, protect, and enhance Monterey Cypress habitat within the Del Monte Forest to the greatest extent feasible. See supporting Finding Nos. 1 and 2.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN230261.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance 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 Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
  - b) The subject project site is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
  - c) The subject project site is identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the Del Monte Forest Land Use Plan). See Evidence “e” below.

- d) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- e) Based on review of the project location on the west (i.e., ocean) side of 17 Mile Drive, and its relationship to existing visual public access areas on the subject property (i.e., an existing conservation and scenic easement), the development proposal will not interfere with visual access along 17 Mile Drive. The proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN230261.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) California Coastal Commission. Pursuant to section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea, development within 300 feet of the mean high tide line of the sea where there is no beach, and development within 300 feet of the top of the seaward face of any coastal bluff (i.e.; development within 100 feet of environmentally sensitive habitat and development within an area of positive archaeological reports).

### III. DECISION

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission finds that full restoration of the site shall be required to address the violation in accordance with the attached conditions and in accordance with the approved Restoration Plan for the site. An additional requirement was added to the proposed Restoration Plan to include offsite restoration to appropriately mitigate for damage to protected Monterey Cypress habitat.

**BE IT FURTHER RESOLVED** that, in addition to these required findings, the Planning Commission has determined that the proposed restoration of the site would not result in greater impacts on forest resources within an archaeological easement and environmentally sensitive habitat area. The Planning Commission, having considered the Restoration Plan and the evidence presented relating thereto, concludes that the proposed restoration onsite is feasible and required in this case and does not have the potential to endanger public health, safety, and welfare. The additional requirement of offsite restoration has been made feasible through a memorandum of agreement with a qualified conservancy to either restore or pay an in-lieu fee to an acceptable public agency or private group effectively able to both manage such a fee and to implement such measures.

**BE IT FURTHER RESOLVED** that it is the decision of said Planning Commission to approve the Restoration Plan (**Exhibit B**) with the following terms and conditions (**Exhibit A**) and approved plan (**Exhibit B**), all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 26th day of June 2024, upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Melanie Beretti, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN



APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

# County of Monterey HCD Planning

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

PLN230261

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Restoration Permit (PLN230261) allows restoration consisting of 1:1 replanting of Monterey Cypress (14 trees) within a Conservation and Scenic Easement onsite, 1:1 of Monterey Pine (8 trees) offsite, and 2:1 Monterey Cypress habitat understory restoration of approximately 6,150 square feet offsite. The property is located at 3196 17 Mile Drive, Pebble Beach, (Assessor's Parcel Number 008-491-010-000), Del Monte Forest 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 ongoing 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 Restoration Plan (Resolution Number \_\_\_\_\_) was approved by the Planning Commission for Assessor's Parcel Number 008-491-010-000 on June 26, 2024. The permit was granted subject to 10 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(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the HCD – Planning for approval.

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, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist, shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

#### 4. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

**Compliance or Monitoring Action to be Performed:** Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

#### 5. PDSP02 – NOTICE OF REPORT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to the commencement of approved restoration work, a finalized Biological Assessment & Restoration Plan must be submitted to HCD-Planning for review and approval. Once approved, a notice shall be recorded with the Monterey County Recorder which states:

"A Biological Assessment & Restoration Plan (Library No. LIB230281), was prepared by Patrick Regan on August 15, 2023; updated on June 10, 2024, and finalized on [the date of which HCD-Planning approves the final Restoration Plan] is on file in Monterey County HCD - Planning. All development shall be in accordance with this report." (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the commencement of approved restoration work, the Owner/Applicant shall submit a final revised Biological Assessment and Restoration Plan to HCD-Planning for review and approval prior to recordation.

Prior to the commencement of approved restoration work, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all restoration has been implemented in accordance with the report to the HCD - Planning.

## 6. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

## 7. PD033 -RESTORATION NATURAL MATERIALS

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of HCD - Planning. Plans for such restoration shall be submitted to and approved by the Director of the HCD - Planning Department prior to commencement of use. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use, the Owner/Applicant shall submit restoration plans to HCD - Planning for review and approval.

## 8. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Within 60 days of permit approval, the applicant shall replace and or relocate each tree removed as follows:

- Replacement ratio: 1:1 for Monterey Pine trees offsite
- Replacement ratio recommended by arborist: Plant 5-gallon native Monterey Cypress trees. Trees are to be planted near the area where trees were removed onsite. The remaining balance of Pine trees to be replanted shall be at an appropriate offsite location.
- Other: Refer to the recommendations in the Biological Assessment & Restoration Plan (Library No. LIB230281) by Patrick Regan dated August 15, 2023, and the final Restoration Plan to be prepared pursuant to Condition No. 10. Replacement ratio of 1:1 for Monterey Cypress trees onsite shall be located within the same general location as the tree being removed. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** 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.

**9. 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

**10. PDSP01 - RESTORATION AND ENHANCEMENT OF OFF-SITE MONTEREY CYPRESS HABITAT**

**Responsible Department:** Planning

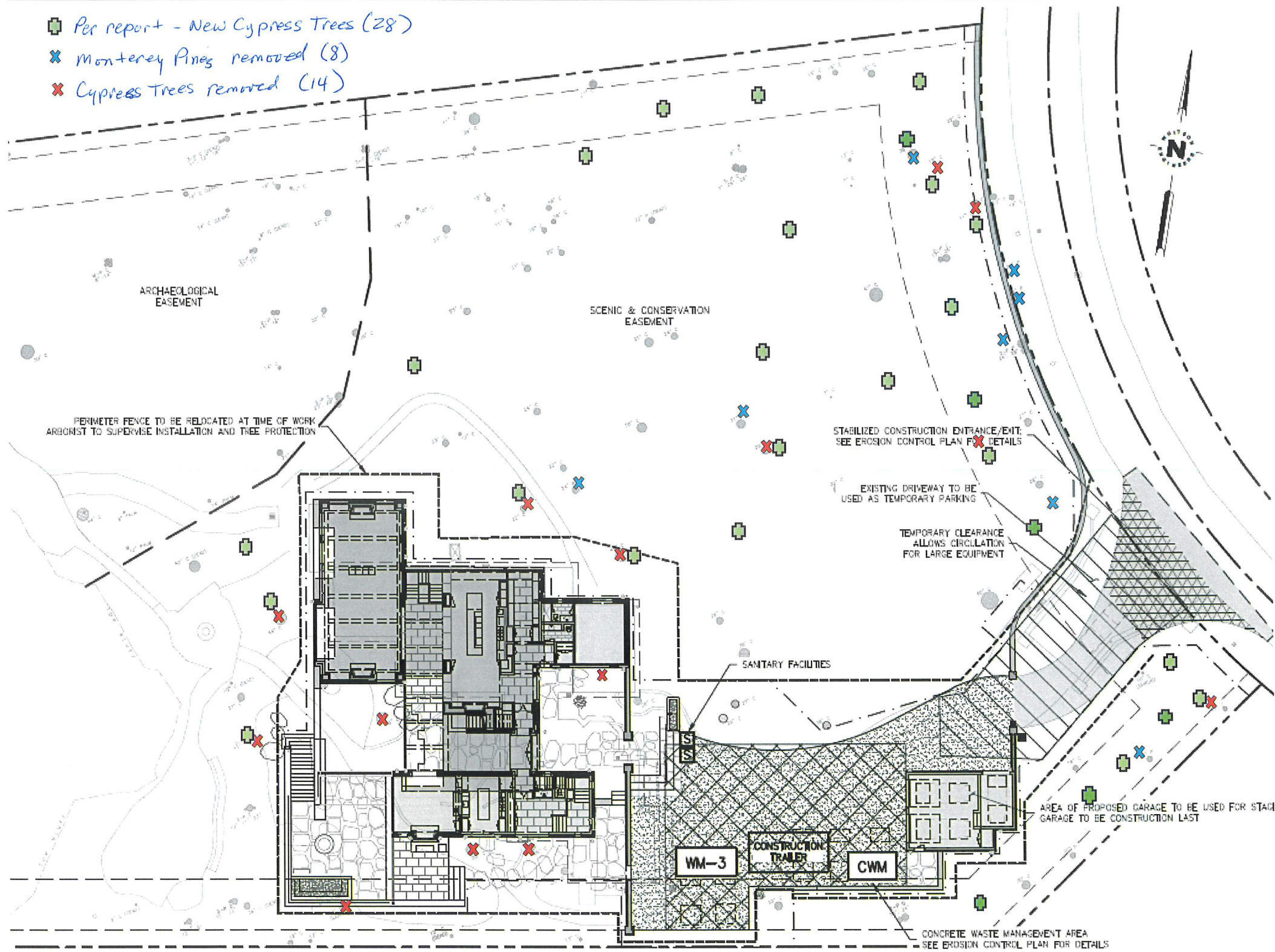
**Condition/Mitigation Monitoring Measure:** The unpermitted removal of 22 trees within a healthy Monterey Cypress forest shall be offset through restoration and/or enhancement (as high value and self-functioning Monterey cypress habitat) of an off-site area located within the Monterey cypress habitat area, as mapped in Del Monte Forest Land Use Plan Figure 2a. The restoration shall be at a ratio of 2:1 for approximately 6,150 square feet of impacted Monterey Cypress forest habitat and/or payment of a mitigation fee, commensurate with the cost to restore/enhance such an area, to an acceptable public agency or private group effectively able to both manage such a fee and to implement such measures pursuant to Coastal Implementation Plan section 20.147.050.C.3.d.6. Such off-site restoration/enhancement areas shall be selected for their potential to result in the greatest amount of overall benefit to the native Monterey Cypress habitat in the Del Monte Forest. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** Action 1a: Prior to recordation of the conditioned Conservation and Scenic easement (HCD-Planning File No. PLN150548; Condition No. 8), the owner/applicant shall work with the Del Monte Forest Conservancy to determine if there is an appropriate off-site area for restoration of approximately 12,300 square feet of Monterey Cypress forest understory or if an off-set fee shall be paid.

Action 1b: Prior to final of construction permits for grading or building, the owner/applicant shall submit sufficient evidence to HCD-Planning demonstrating compliance with off-site Monterey Cypress habitat restoration.



- Per report - New Cypress Trees (28)
- ✕ Monterey Pines removed (8)
- ✕ Cypress Trees removed (14)



# Exhibit B

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# RESTORATION PLAN

3196 17 Mile Drive, Pebble Beach CA

Plans and methods to replant Monterey cypress forest and associate understory and coastal Bluff scrub habitat at 3196 17-mile drive in Pebble Beach CA.

**Patrick Regan**

Regan Biological & Horticultural

Restoration plan to complete conversion of formal landscape back to native Monterey Cypress Forest and understory and replace 14 Monterey Cypress that died, fell or were removed from the site between 2016 and 2023. Using elements from Hamm, Tree Resource Evaluation/Project Impact Analysis 3196 17 Mile Drive March 2016 and Ballerini BIOLOGICAL ASSESSMENT OF 3196 LLC PROPERTY APN: 008-491-010. March 2016

In his 2016 Biological Assessment for this project Fred Ballerini proposed that the areas outside of the building envelope would be revegetated with local native species at the conclusion of construction. *Native plant revegetation will be necessary, specifically on the ocean bluff, in the areas where exotic plants have been removed and the area of the existing driveway that is slated for decommission. After the completion of the soil disturbance activities, seed and plant materials should be installed in any non-landscaped areas in the fall months after the initial seasonal rains, when soil moisture levels have reached a minimum depth of 3 inches. Any transplanted stock can be replanted immediately and supplemented with a temporary irrigation system for the first year or two. Restoration implementation protocols should be specified in the Conceptual Landscape Plan and may contain additional Monterey Cypress restoration protocols from the Project Arborist*

### **Current conditions**

As of August 15, 2023, the construction of the new house and all its exterior hardscape is essentially completed. The baseline conditions of what the site looked like prior to the demolition of the previous structure, when fully landscaped with exotic shrubs trees and lawn is not entirely clear, but descriptions from Ballerini and Hamm in 2015 and 2015 indicate that, minus the group of Monterey Cypress trees that have fallen or been removed since then, the site has substantially improved as Monterey Cypress habitat. Most<sup>1</sup> of the nonnative landscape plants have been successfully removed and basic weed management has been ongoing by the Mission Landscape crew that has provided planting and maintenance for the property owners. Throughout the areas designated for conservation easement there are occasional seedlings of native species. Monterey cypress seedlings are present in small groups and isolated individuals. These will be flagged to highlight their locations and get a better picture of which ones to leave as is and which ones to consider for potential transplant to other locations. The seedlings are growing throughout the entire property and with overall forest health and balance in mind, some may be removed altogether. In any case, the ideal would be to allow as many of the Cypress seedlings as possible to remain exactly where they sprouted. Additionally observed seedlings of native perennials such as Douglas's Iris, Nuttals milk vetch and seaside daisy will be protected and allowed to remain where they have sprouted. Like the Cypress trees, the native species that germinate in situ are going to be more successful than those that are planted out from containers or transplanted from other locations on the property.

The restoration work can now be completed over the course of the next 12-15 months in two phases. This restoration work consists of the following:

#### **Phase 1**

##### **Exotic Species Eradication and ongoing weed maintenance**

There are several areas where nonnative species have not been completely eradicated from the property and while there are not many remaining, if not removed now, they will be harder to control later and will interfere with the establishment of new native species. On the inland side of the house there are several locations where invasive landscape plants are sprouting new growth from seed or rhizomes. Mexican Fan palm (*Washingtonia robusta* Cal IPC moderate)), calla lily (*Zantedeschia aethiopica*) and Arum (*Arum italicum*) and Alstroemeria – “leftovers” from the previous exotic landscape, are randomly distributed

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<sup>1</sup> Several persistent landscape plants that have proven to be invasive and difficult to eradicate have resprouted in parts of the front yard and several shrubs remain along the top of the bluff overlooking the shoreline.

within the open area of the Cypress restoration area as well as the far southern edge of the property (where they are mixed with bull thistle and rabbits foot grass) and the small space in front of the house entry that is not in the Conservation easement. On the Coast side of the house there are still small patches of Ice plant, Aloe sp., coast rosemary along the bluff that should be removed as soon as possible. Other common weeds in the easement area that need to be pulled whenever found but certainly before they can produce and drop viable seed, include Rabbit foot grass (*Polypogon sp.*) Prickly lettuce (*Lactuca serricola*), hairy cats ear (*Hypochaeris radicata*), and *Carpobrotus*, Sweet clover, cut leaf plantain

#### **Erosion control**

Erosion control measures taken prior to the onset of construction have been impacted by weather and the long construction process. Straw wattles or fiber rolls placed on the open ground west and north of the house should be refreshed and some replaced parallel to contour lines. Silt fencing along the top of the bluff should be replaced with new stakes and new mesh fencing material at least 2 feet back from the bluff drop off. (This is an area where several of the Coast Rosemary (*Westringia fruticosa*) plants that were part of the landscape of the original house are persisting and should be removed before the new silt fence is placed.). The Erosion control updates should be completed no later than October 15.

#### **Replacement tree planting**

A total of 22 trees including 14 Monterey Cypress trees fell or were removed during demolition and construction of the new house. This had a negative impact on the Monterey Cypress canopy cover and stability of the whole stand onsite but did not negatively impact the understory or “Monterey Cypress habitat”. These trees were surrounded by exotic landscape plants, groundcovers, including a well-watered lawn, previously and were not in the original established easement or undeveloped portion of the lot. The extra irrigation for the exotic landscape very likely impacted the health of those trees contributing to their demise. The impacts of the lost trees are really only on a tree for tree basis, not on a square footage area basis, as the effort to restore the forest already includes the eradication of the nonnative plants (much of which has been completed) and replacing them with appropriate native plants including young Cypress trees.

To offset the removal, we propose to plant 28 new container grown cypress trees grown from seed collected in the native population along 17-Mile Drive including fourteen 5-gallon Cypress trees, on a one for one replacement ratio for the removed Cypress trees, 1 D-pot or 1-gallon size Monterey cypress for each of the removed Pine trees and six additional D-pot or 1-gallon size Monterey cypress to bring the total to 28. . The net effect will be to replace the lost Monterey Cypress trees at a minimum of 2 to 1 ratio as well as add diversity in age class and size to the on-site forest which will sustain the forest regeneration for decades to come.

The 5-gallon replacement trees will be planted in or as close to the locations of the removed trees as possible (and/or feasible). Based on the original numbered tree map for the site, tree numbers 1,14,17,22,31,32,54,72,74,80, 81,82, 83 & 86 were cut down, or fell and removed. The locations of these trees will be flagged by the project biologist or arborists and used for general placement of the new trees.

The replacement tree planting should take place between October 15 and December 15. It is preferable that the planting be after several rain events have created water penetration several inches into the soil, but not entirely necessary. At the time of planting, holes should be dug that are just a little wider than the 5-gallon cans and then filled to the top with water and allowed to drain out and then filled again. After the water has drained away the second time the trees should be carefully removed from the can and the root system gently loosened and spread to allow it to grow away from the cylinder shape of the root ball. A small amount of the native soil should be placed back in the center of the hole to allow the root crown to sit just a little higher than the surrounding soil and the tree should be set carefully into the hole and then backfilled around the sides and watered a third time. Lightly tamp the soil by foot around the outside of the root ball.

If any seedlings are chosen for transplanting to other parts of the property, they should be moved on the same day as the 5-gallon tree planting. Holes should be prepared the same way as for the 5-gallon size trees and watered well. Seedlings should be excavated with a trenching shovel to go deep below the stem and then gently scooped out with the root system intact and carried to the receiver hole and placed, backfilled, and then watered in again. Around each new tree, create a watering basin. A water-holding basin is simply made of a berm of soil 3 to 6 inches high all around the root ball. It should be 2 feet away from the trunk of the 5-gallon trees and 6-8" away from the transplanted seedlings. To water, simply fill the basin with water. The water will then percolate into the soil exactly where the plant needs it!

When the plant is well established, usually after a year, remove the basins and then the plant will benefit from the same watering as neighboring plants. After the first year, the roots will likely have outgrown the size of the basin and water should be more widely applied to encourage continued expansion of the roots. Watering of these new trees can be done by hand once a week through the first 4 months (regardless of rain fall) and then once every two weeks for the remainder of the first growing season ending in October. Additional watering may be necessary through the first rainy season (October to April) if the year proves to be a below average rainfall year.

**Table 1 Trees to be replaced on site**

<i>Hesperocyparis macrocarpa</i>	#81	34.8"	<i>Hesperocyparis macrocarpa</i> 5-gallon
<i>Hesperocyparis macrocarpa</i>	#17	31.5"	<i>Hesperocyparis macrocarpa</i> 5-gallon
<i>Hesperocyparis macrocarpa</i>	#14	41.4"	<i>Hesperocyparis macrocarpa</i> 5-gallon
<i>Hesperocyparis macrocarpa</i>	#86	26"	<i>Hesperocyparis macrocarpa</i> 5-gallon
<i>Hesperocyparis macrocarpa</i>	#54	15.8"	<i>Hesperocyparis macrocarpa</i> 5-gallon
<i>Hesperocyparis macrocarpa</i>	#82	35.5"	<i>Hesperocyparis macrocarpa</i> 5-gallon
<i>Hesperocyparis macrocarpa</i>	#83	25"	<i>Hesperocyparis macrocarpa</i> 5-gallon
<i>Hesperocyparis macrocarpa</i>	#72	25"	<i>Hesperocyparis macrocarpa</i> 5-gallon
<i>Hesperocyparis macrocarpa</i>	#74	20.5"	<i>Hesperocyparis macrocarpa</i> 5-gallon
<i>Hesperocyparis macrocarpa</i>	#80	13"	<i>Hesperocyparis macrocarpa</i> 5-gallon
<i>Hesperocyparis macrocarpa</i>	#1	23.9"	<i>Hesperocyparis macrocarpa</i> 5-gallon
<i>Hesperocyparis macrocarpa</i>	#22	19"	<i>Hesperocyparis macrocarpa</i> 5-gallon
<i>Hesperocyparis macrocarpa</i>	#31	17"	<i>Hesperocyparis macrocarpa</i> 5-gallon
<i>Hesperocyparis macrocarpa</i>	#32	12"	<i>Hesperocyparis macrocarpa</i> 5-gallon
<i>Pinus radiata</i>	#25	23.8"	<i>Hesperocyparis macrocarpa</i> D-pot or 1-gal
<i>Pinus radiata</i>	#26	22.6"	<i>Hesperocyparis macrocarpa</i> D-pot or 1-gal
<i>Pinus radiata</i>	#24	30"	<i>Hesperocyparis macrocarpa</i> D-pot or 1-gal
<i>Pinus radiata</i>	#30	27"	<i>Hesperocyparis macrocarpa</i> D-pot or 1-gal
<i>Pinus radiata</i>	#2	23.9"	<i>Hesperocyparis macrocarpa</i> D-pot or 1-gal
<i>Pinus radiata</i>	#52	22.5"	<i>Hesperocyparis macrocarpa</i> D-pot or 1-gal
<i>Pinus radiata</i>	#15	35"	<i>Hesperocyparis macrocarpa</i> D-pot or 1-gal
<i>Pinus radiata</i>	#20	19"	<i>Hesperocyparis macrocarpa</i> D-pot or 1-gal
Additional trees to meet 2 fo1 Ratio of replacement			<i>Hesperocyparis macrocarpa</i> D-pot or 1-gal
			<i>Hesperocyparis macrocarpa</i> D-pot or 1-gal
			<i>Hesperocyparis macrocarpa</i> D-pot or 1-gal
			<i>Hesperocyparis macrocarpa</i> D-pot or 1-gal
			<i>Hesperocyparis macrocarpa</i> D-pot or 1-gal
			<i>Hesperocyparis macrocarpa</i> D-pot or 1-gal
Total of 28 Container grown Monterey Cypress replacement trees			

The Container grown trees will be monitored for survival for 5 years. Any of the container grown trees that die during this period will be replaced in the next appropriate planting period (October to December).

## Phase 2

### Coastal bluff planting

On the Conceptual Landscape Plan completed in December 2016, Robert Joyce Architecture and Landscape Design called out four (4) distinct zones of the property for planting. They were Zone 1 Coastal Bluff Restoration, Zone 2 Cypress Conservation area, Zone 3 Special Cypress germination area and Zone 4 Courtyard and rear garden landscape. Zones 1,2 and 3 cover the portion of the property placed into permanent Scenic and Conservation Easement, while Zone 4, along with the house and appurtenant hardscape comprise the remainder of the lot.

Zone 1 runs from the Southern property line, due north along the back of the house, then angles west from the corner of the house and NW toward the northern property line and then back south along the ocean bluff top. This area has remnants of the native bluff and dune scrub habitat represented by Nuttals milk vetch, *Erigeron glaucus*, *Eriogonum parvifolium* and several others, but is otherwise a blank slate waiting for revegetation. Once the remainder of the nonnative species have been removed, a group of native perennials shall be planted in naturalistic groups and swaths from the bluff top to within 5 feet of the back of the house. The general area to be included in this zone is shown in this photo below.

The species to be planted and the quantities are listed below in table 1. No container size is specified but the ideal range would be from 2" liners, 5.5" deep "stubbie" leach tubes, 3.5" or 4" squares up to 1-gallon cans based on availability. The intent will be to create a sparse, well-spaced planting that will allow the species to fill into their mature sizes without extreme competition. Seedlings already apparent in this area include Monterey Cypress, Nuttals milk vetch, seaside daisy, Salt grass, Douglas's Iris, and Dune sedge. These plants will be flagged with orange flags during the final weed eradication just prior to planting to make sure they are protected.





Placement of the plants on site will be done by the project biologist in coordination with the landscape/restoration contractor to create irregular groupings and swaths rather than formal landscape layout. Planting will be with the least amount of disturbance possible to prevent additional soil disturbance. Holes should be dug only large enough to put the containerized root system into the ground just below grade. If recent rains have not been sufficient to moisten the soil to 3" deep, planting holes should be thoroughly saturated by hand before placing the new plants in them. Soil should be gently, but thoroughly tamped down all the way around the plant to ensure complete contact with the native soil around the root ball.

**Table 2 Zone 1: Coastal Bluff scrub/dune scrub plant list**

<b>Botanical name</b>	<b>Common name</b>	<b>Quantity</b>
<i>Acmispon heermannii var. orbicularis</i>	wooly lotus	30
<i>Armeria maritima</i>	sea thrift	50
<i>Astragalus nuttallii variety nuttallii</i>	Nuttall's milk-vetch	50
<i>Carex pansa</i>	Dune sedge	50
<i>Corethrogyne filaginifolia</i>	beach aster	50
<i>Distichlis spicata</i>	salt grass	50
<i>Dudleya caespitosa</i>	sea lettuce	50
<i>Erigeron glaucus</i>	seaside daisy	100
<i>Eriogonum parvifolium</i>	seacliff buckwheat	25
<i>Eriophyllum staechadifolium</i>	lizard tail	30

### **Cypress forest understory planting**

This includes both zones 2-Cypress Conservation area and 3- Special Cypress germination area. From the Front wall along 17-mile Drive along the north side of the driveway and north to the northern property line and on a smaller section between the south side of the driveway to the southern property line the property will be enhanced and restored as Cypress Forest habitat. These two zones as originally conceived by the project arborist and landscape architect included an area to encourage Monterey Cypress seed germination and recommendations for soil preparation including raking off 1-2" of leaf/scale litter and spreading seed on the bare surface.<sup>2</sup> There is no need for any additional soil preparation anywhere within these 2 zones after all the nonnative plants have been eradicated. Small seedlings of Monterey Cypress have already germinated throughout zones 1,2 and 3 and they should be protected. Prior to any additional weed eradication or enhancement planting of understory species, the existing Monterey Cypress seedlings will be flagged in place with orange flags to indicate that they are to be left in place. Once weed eradication is completed, the Cypress seedling population will be assessed for location and density and the project biologist and/or Arborist will determine if any should be transplanted to different locations in the easement or removed outright. It is assumed that as long as there are mature cypress trees onsite producing cones, there will continue to be new seedlings sprouting sporadically on the property.

As with the planting layout of the Bluff scrub and Dune scrub to the west, the layout of the Cypress Forest understory species will be done onsite based on existing native plants and trees and to a lesser extent, the topography. There are several natural swale forms in the easement area northeast of the house that have collected rain runoff and have a higher level of native grasses and sedges in them. Pacific reed grass is one of the typical species that would occur in these seasonal drainages. (Undetermined *Juncus* species

<sup>2</sup> Arborist Hamm referred to USFS cited studies of post-fire seed germination of southern California Cypress species that inferred that germination for all Cypress species would *only* occur on bare mineral soil. "Cypress seeds require bare mineral soil for germination and establishment". This is *not* the case for Monterey Cypress as proven on this site already.

occasionally occur in similar conditions along the Monterey County Coast. Several plants have been planted here in the Easement zone 2, though their presence onsite was not noted by Ballerini or Hamm and they are not on any of the planting lists) based on the more mature, undisturbed habitat in the NW corner of this lot and the SE corner of the neighboring lot, the 3 primary species of the Cypress Forest understory are Seaside daisy, California hedge nettle and Douglas’s Iris. These will be the primary species grown and planted in the two planting zones for Cypress Forest

Seedlings of all 3 species as well as mature larger plant clusters of these and several other species already exist in the northern portion of the planting zone and to a lesser extent in the central portion of Zone 2.

**Cypress forest replanting and understory enhancement**

**Table 3 zone 2 and 3 Cypress Forest understory plant list**

<i>Calamagrostis nutkaensis</i>	Pacific reed grass	50
<i>Clinopodium douglasii</i>	Yerba buena	40
<i>Corethrogyne filaginifolia</i>	beach aster	50
<i>Erigeron glaucus</i>	seaside daisy	250
<i>Hierochloe occidentalis</i>	California vanilla grass	25
<i>Iris douglasiana</i>	Douglas iris	100
<i>Phacelia malvifolia</i>	Stinging phacelia	25
<i>Phalaris californica</i>	California canary grass	25
<i>Stachys bullata</i>	California hedge nettle	100
<i>Hesperocyparis macrocarpa</i>	Monterey cypress	Container grown trees from local seed stock

**Temporary irrigation only.**

Monterey cypress seedlings are susceptible to damping-off fungi [2,33]. Monterey cypress is highly susceptible to coryneum canker (*Coryneum cardinale*), which can kill trees in inland locations. Monterey cypress trees on the coast seem resistant to coryneum canker possibly because of the constant spray of salt, which decreases fungal spore viability [33].

No permanent irrigation will be used in the Conservation/Scenic easement planting zones 1,2 or 3. Any irrigation will be installed above ground and will be removed at the end of the third full year or when the planting areas are established as evaluated by the project Biologist.

**Success criteria**

The project site will be, by necessity, a dynamic growing collage with existing mature plants, new naturally occurring seedlings and additional planted container grown plants. Success will not necessarily be counted in quantity of surviving plants (Except for the container grown Cypress trees) as much as in area of native plant cover. The plantings and natural occurring seedlings should eventually blend into and mimic the density and cover of the NW corner and smaller sections in the NE corner of the property. This will be visually estimated from established photo points on the easement boundaries. Ten separate photo points will be established around the outside perimeter of the easement just prior to commencing the first step of weed eradication and another set will be taken at the completion of planting. These same points will be used for monitoring visits each spring through the 3-year monitoring period. These photos will be used to compare overall vegetative cover change through the annual reporting period. While over the 3-year establishment period, some individual perennial plants may die, others may thrive and reach a higher level of vegetative cover than in year 1. Target average vegetative cover for the entire easement should be 75% of the Monterey Cypress Forest understory area. Any Monterey Cypress trees that are planted



from containers or by transplanting will be evaluated on an individual basis and have % survival criteria. Any Container grown Cypress tree that dies at any time during the establishment period will be replaced by a similar sized Cypress tree.

**Table 3 Success criteria**

*Figure 3: Typical cypress seedlings in open space where irrigated lawn was removed.*

Success criteria	Year 1	Year 2	Year 3	Year 4	Year 5
Total Vegetative cover	50%	60%	75%	NA	NA
Native vegetative cover	90%	95%	99%		
Nonnative cover	Less than 10%	Less than 5%	1% or less		
Planted container tree survival	100%	100%	100%	100%	100%

### Monitoring and reporting

Monitoring of the understory and bluff scrub planting areas will be conducted by the project biologist one time per month for the first 6 months after planting and then on a quarterly basis for the next two and a half years. Monitoring of the container grown Cypress trees will continue on an annual basis for a total of 5 years. Observations from the monitoring visits will be shared with the property owner and the Landscape foreman to address any needs for remediation with watering, weeding or plant replacement.

At the end of each calendar year after the completion of the planting, an annual report shall be prepared and submitted to the California Coastal Commission, the director of the Monterey County Housing and Community Development Planning Department and the Property owner. The report shall summarize the activities for the year just past and include evaluation of success criteria and whether standards proposed for that year were met and what remedial measures were taken or proposed.



*Figure 4: View looking south from undisturbed cypress understory on north portion of lot. This is the standard for the easement success criteria.*

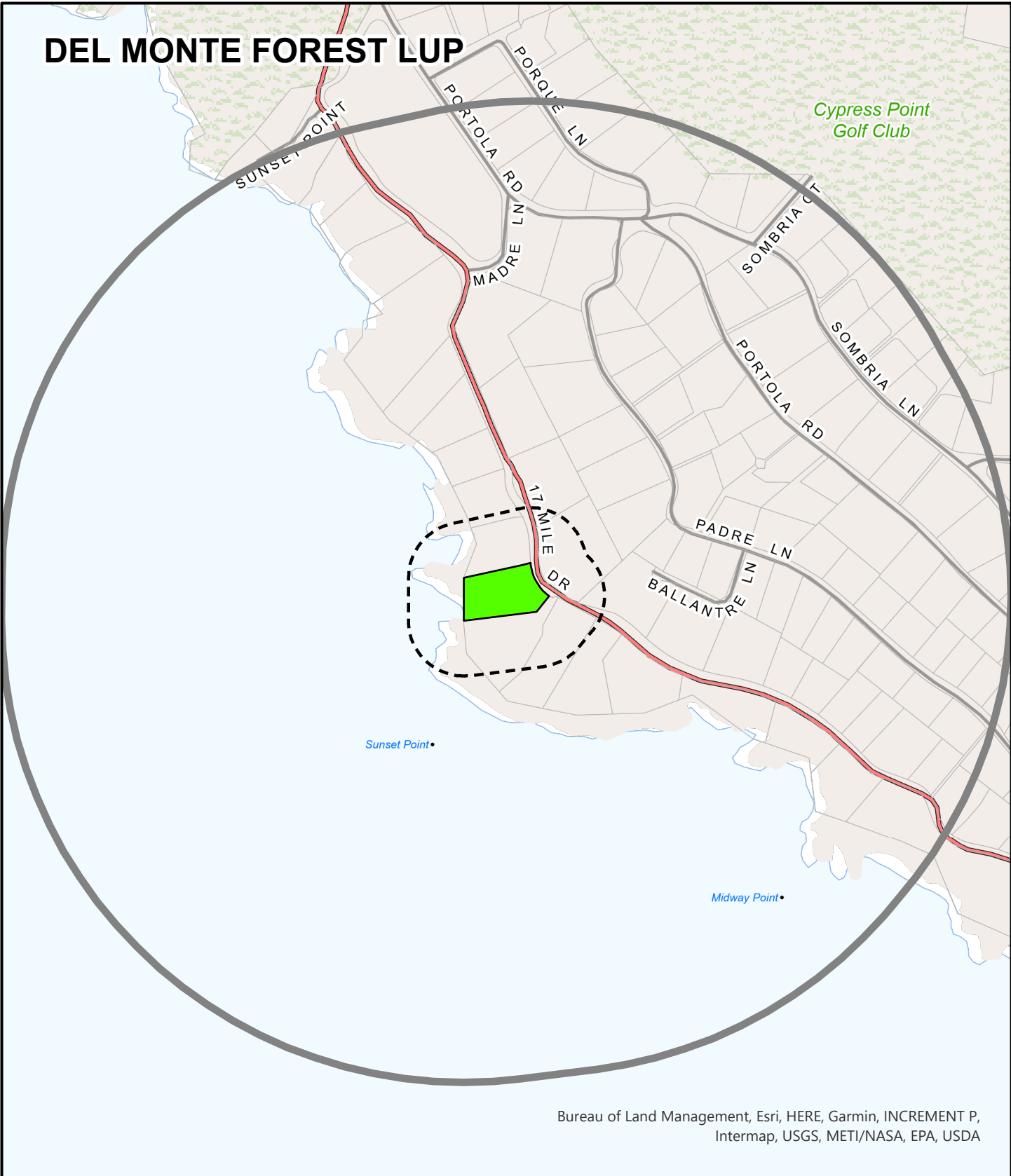
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- <sup>i</sup> 2. Armstrong, Wayne P. 1966. Ecological and taxonomic relationships of Cupressus in southern California. Los Angeles, CA: California State College. 129 p. Thesis. [21332]
33. Vogl, Richard J.; Armstrong, Wayne P.; White, Keith L.; Cole, Kenneth L. 1977. The closed-cone pines and cypress. In: Barbour, Michael G.; Major, Jack, eds. Terrestrial vegetation of California. New York: John Wiley and Sons: 295-358. [7219]

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# Exhibit C

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

# DEL MONTE FOREST LUP

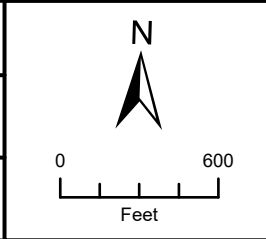


Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

**APPLICANT:** 3196 LLC

**APN:** 008491010000      **FILE #** PLN230261

 Project Site       300 FT Buffer       2500 FT Buffer





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# County of Monterey

Item No.7

## Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: PC 24-073

June 26, 2024

**Introduced:** 6/20/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### PLN220251 - ARDUA 31 LLC

Public hearing to consider allowing construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage, associated site improvements (540 cubic yards of cut and 400 cubic yards of fill) and the removal of approximately 41 protected Monterey pine trees.

**Project Location:** 1272 Viscaino Road, Pebble Beach

**Proposed CEQA action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15303, and there are no exceptions pursuant to Section 15300.2.

### RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution:

1. Finding the project exempt from CEQA pursuant to section 15303, new structures and there are no exceptions pursuant to Section 15300.2 that can be made; and
2. Approving a Combined Development Permit consisting of:
  - a. Coastal Administrative Permit and Design Approval to allow construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage and associated site improvements including approximately 540 cubic yards of cut and 400 cubic yards of fill; and
  - b. a Coastal Development Permit to allow the removal of approximately 41 protected Monterey pine trees.

Staff recommends approval of the project subject to 13 conditions which are fully set forth in **Exhibit B**.

### PROJECT INFORMATION:

**Agent:** Angie Phares

**Property Owner:** Ardua 31 LLC

**APN:** 008-231-003-000

**Parcel Size:** 63,149.37 Square Feet (1.45 Acres)

**Zoning:** Low Density Residential with a density of one unit per 1.5 acres and a Design district overlay in the Coastal Zone (LDR/1.5-D(CZ))

**Plan Area:** Del Monte Forest Land Use Plan

**Flagged and Staked:** Yes

**Project Planner:** Zoe Zepp, Assistant Planner, (831) 755-5198 or  
zeppz@countyofmonterey.gov

SUMMARY:

The project is located at 1272 Viscaino Rd, Pebble Beach; as corner lot 45 on a record of survey of a portion of Rancho El Pescadero in Vol 4 page 95 of Surveys. This lot is subject to the policies of the Del Monte Forest Land Use Plan. The proposed project includes construction of a 6,396 square foot single family dwelling, associated site improvements including a new paved driveway and the removal of approximately 41 protected Monterey pine trees. The project, as conditioned, is consistent with applicable regulations and development standards in Title 20 and Low Density Residential Zoning, the Del Monte Forest Coastal Implementation Plan (DMF CIP) and with the policies in the Del Monte Forest Land Use Plan (DMF LUP). The property will receive water and sewage services from the Pebble Beach Community Services District.

A Tree Assessment (LIB220356) was prepared to address the proposed tree removal and overall forest health. The applicant's desire is to remove 58 protected Monterey pines on the property, approximately 33 are within the footprint of the development or would be impacted by development. Staff is recommending approval of the 41 trees that must be removed to allow the development. Please see the attached discussion (**Exhibit A**) for more details regarding the tree removal.

An Archaeological Resources Report (LIB23102) was prepared for this project to assess any potential impacts to archaeological or cultural resources. The archaeological report concluded there was no evidence of any significant resources on the parcel and did not recommend further investigation.

A Biotic Assessment (LIB220352) was prepared for this project to address any potential impacts to biological and forest resources. The initial report determined there are known occurrences of springtime special status species within the proximity of the project site. A springtime survey was completed, no special status plants were observed. Due to these findings the biologist was able to rule out the potential for impacts to special status species from the proposed development.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, "New Construction". This exemption applies to construction of limited new structures that will not result in any adverse impacts to the surrounding environment resources as defined in the CEQA Guidelines. This project qualifies for a Class 3 exemption because it includes the construction of a single family dwelling and attached garage. All of the necessary reports have been obtained and have determined that it is unlikely there will any impacts to archaeological resources, forest resources or visual impacts. There are no there are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:

The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Pebble Beach CSD. 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.

LUAC:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on March 16, 2023 and voted unanimously to support the project as proposed. See **Exhibit D**.

Prepared by: Zoe Zepp, Assistant Planner x5198

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Discussion

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan, Floor Plans, Elevations & Colors and Materials

Exhibit C - Tree Assessment

Exhibit D - LUAC Minutes

Exhibit E - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Planner, Anna Ginette Quenga, AICP, Principal Planner; Ardua 31 LLC Property Owner; Angie Hastings, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Project File PLN220251



# County of Monterey Planning Commission

**Item No.7**

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Agenda Item No. 7

Legistar File Number: PC 24-073

June 26, 2024

**Introduced:** 6/20/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### **PLN220251 - ARDUA 31 LLC**

Public hearing to consider allowing construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage, associated site improvements (540 cubic yards of cut and 400 cubic yards of fill) and the removal of approximately 41 protected Monterey pine trees.

**Project Location:** 1272 Viscaino Road, Pebble Beach

**Proposed CEQA action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15303, and there are no exceptions pursuant to Section 15300.2.

### RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution:

1. Finding the project exempt from CEQA pursuant to section 15303, new structures and there are no exceptions pursuant to Section 15300.2 that can be made; and
2. Approving a Combined Development Permit consisting of:
  - a. Coastal Administrative Permit and Design Approval to allow construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage and associated site improvements including approximately 540 cubic yards of cut and 400 cubic yards of fill; and
  - b. a Coastal Development Permit to allow the removal of approximately 41 protected Monterey pine trees.

Staff recommends approval of the project subject to 13 conditions which are fully set forth in **Exhibit B**.

### PROJECT INFORMATION:

**Agent:** Angie Phares

**Property Owner:** Ardua 31 LLC

**APN:** 008-231-003-000

**Parcel Size:** 63,149.37 Square Feet (1.45 Acres)

**Zoning:** Low Density Residential with a density of one unit per 1.5 acres and a Design district overlay in the Coastal Zone (LDR/1.5-D(CZ))

**Plan Area:** Del Monte Forest Land Use Plan

**Flagged and Staked:** Yes

**Project Planner:** Zoe Zepp, Assistant Planner, (831) 755-5198 or  
zeppz@countyofmonterey.gov

SUMMARY:

The project is located at 1272 Viscaino Rd, Pebble Beach; as corner lot 45 on a record of survey of a portion of Rancho El Pescadero in Vol 4 page 95 of Surveys. This lot is subject to the policies of the Del Monte Forest Land Use Plan. The proposed project includes construction of a 6,396 square foot single family dwelling, associated site improvements including a new paved driveway and the removal of approximately 41 protected Monterey pine trees. The project, as conditioned, is consistent with applicable regulations and development standards in Title 20 and Low Density Residential Zoning, the Del Monte Forest Coastal Implementation Plan (DMF CIP) and with the policies in the Del Monte Forest Land Use Plan (DMF LUP). The property will receive water and sewage services from the Pebble Beach Community Services District.

A Tree Assessment (LIB220356) was prepared to address the proposed tree removal and overall forest health. The applicant's desire is to remove 58 protected Monterey pines on the property, approximately 33 are within the footprint of the development or would be impacted by development. Staff is recommending approval of the 41 trees that must be removed to allow the development. Please see the attached discussion (**Exhibit A**) for more details regarding the tree removal.

An Archaeological Resources Report (LIB23102) was prepared for this project to assess any potential impacts to archaeological or cultural resources. The archaeological report concluded there was no evidence of any significant resources on the parcel and did not recommend further investigation.

A Biotic Assessment (LIB220352) was prepared for this project to address any potential impacts to biological and forest resources. The initial report determined there are known occurrences of springtime special status species within the proximity of the project site. A springtime survey was completed, no special status plants were observed. Due to these findings the biologist was able to rule out the potential for impacts to special status species from the proposed development.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, "New Construction". This exemption applies to construction of limited new structures that will not result in any adverse impacts to the surrounding environment resources as defined in the CEQA Guidelines. This project qualifies for a Class 3 exemption because it includes the construction of a single family dwelling and attached garage. All of the necessary reports have been obtained and have determined that it is unlikely there will any impacts to archaeological resources, forest resources or visual impacts. There are no there are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:

The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Pebble Beach CSD. 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.

LUAC:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on March 16, 2023 and voted unanimously to support the project as proposed. See **Exhibit D**.

Prepared by: Zoe Zepp, Assistant Planner x5198

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Discussion

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan, Floor Plans, Elevations & Colors and Materials

Exhibit C - Tree Assessment

Exhibit D - LUAC Minutes

Exhibit E - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Planner, Anna Ginette Quenga, AICP, Principal Planner; Ardua 31 LLC Property Owner; Angie Hastings, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Project File PLN220251

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# Exhibit A

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## **ATTACHMENT A PROJECT DISCUSSION**

### Land Use & Development Standards

The property is zoned Low Density Residential, one unit per 1.5 acres with a Design Control overlay district in the Coastal Zone or “LDR/1.5-D(CZ)”. This zoning allows the first single family dwelling on a plot of land. The proposed project is consistent with the applicable development standards for LDR Zoning. The applicant proposes a height of 26 and a half feet for the main structure, consistent with the allowable 30 feet maximum. The proposed structure meets all of the required setbacks exceeding the required 20-foot setback, 20-foot side setbacks and 20-foot rear setback. The home will be positioned over 50 feet from the front property line, over 21 feet from each side property line and over 150 feet from the rear property line. The property is allowed a 15% (22,101 square feet) site coverage and a 17.5% (11,051 square feet) floor area ratio (FAR). Del Monte Forest Land Use Plan (DMF LUP) Figure 2b illustrates that this property is located within the Pescadero Watershed. In accordance with DMF LUP Policy 77 and Del Monte Forest Coastal Implementation Plan (DMF CIP) section 20.147.030.A.1, development in this area is limited to a maximum 9,000 square feet of impervious coverage. The proposed 2 story single family dwelling will have a total FAR of 10.12% (6,396 square feet) and a site coverage of 8.8% (5,570 square feet). Consistent with the Pescadero Watershed limitation, total impervious coverage (both structural and flatwork) will be 8,367 square feet. Tree removal is allowed subject to approval of a discretionary permit.

### Health and Safety

The property would receive water via public utilities:

- The applicant provided correspondence the California American Water and the Pebble Beach Community Services District detailing their ability and willingness to provide the proposed project with potable water and sewage services.
- The Pebble Beach Community Services District reviewed the site plans and application materials for compliance with the fire safety regulations and found the project consistent.

### Visual Resources and Design Review

The site is subject to the policies of the Design Control “D” zoning district, which establishes design review requirements to assure protection of the public viewshed and neighborhood character. The development’s design, size and placement are consistent with the goals and policies of the DMF LUP and the surrounding neighborhood character:

- The proposed colors and materials are consistent and compatible with the surrounding neighborhood character. Colors and materials include light beige lap siding and stucco for the exterior walls of the home, brown asphalt shingles and copper-like standing seam metal roofing, black window and door frames and vertical stained wood accent beams.
- The applicant proposes a 6-foot heigh deer fence that surrounds the property. This fence will be comprised of wire and wood and will be consistent with the deer fences on neighboring properties.
- The proposed development is approximately 0.4 miles from 17 Mile Drive and will not be visible due to the intervening development and dense pine forest. Consistent with the DMF LUP, the proposed development will not have adverse impacts on the view from 17 Mile Drive.

- Condition of Approval No. 6 requires an exterior lighting plan be provided and approved before the issuance of building permits; this condition shall ensure compliance with the DMF LUP, DMF CIP and Title 20.

### Tree Removal

The 1.45 acre property is a heavily forested lot containing over 150 trees and no natural clearing to site the development. The applicant proposes to remove 58 Monterey pines, 10 of which are dead, and have provided an arborist report (see **Exhibit C**) evaluating potential impacts from the proposed tree removal. As sited and designed, approximately 33 of the protected trees are located within the proposed development footprint and six are located within five feet of the footprint and must be removed for over-excavation and soil recompaction purposes, per the geotechnical engineer's recommendation (see file LIB220353). The arborist identified thirteen dead trees on the property. Four of the dead pines are within the construction footprint, nine of the dead pines are outside of the construction footprint and only four of those could potentially pose a hazard to nearby structures. There are five dead trees located on the rear half of the property that are far from any structures or roads. It may cause more damage to the forest to cut down and haul off the trees than to leave them where they are. Since these trees do not pose an immediate threat to danger to life, health, property or essential public services and were not identified as an infection hazard to the rest of the forest, removal is unnecessary.

The applicant wishes to remove approximately 17 protected Monterey pines that are located outside of the construction footprint and that could be retained during construction. The applicant has expressed concerns of the mature pines falling over and potentially impacting the proposed single family dwelling or neighbor's home. Although these trees were listed as candidates for removal within the arborist report, they were determined to be in fair health and were not considered hazardous. Staff reached out to the arborist for clarity on why the trees had been listed for removal and the arborist stated *"For the record, the property owner requested that the trees be removed, though I tried to talk him out of it and recommended retention and pruning, but he was adamant about removal. You can try and have the property owner try to retain them as I am not an advocate of tree removal, but caution that removal was for liability purposes"*. The follow up conversations with the arborist made it clear that the additional trees were not recommended for removal by the arborist due to their condition or ability to survive through construction, but for liability reasons. The goal of the DMF LUP is to retain forest resources and discourage tree removal. The County Code does not list "liability" as a reason to support tree removal; therefore, staff has identified that there is inadequate evidence to support the required finding for the removal of the additional trees (approx. 17) at this time. If the trees were to die or become hazardous in the future, the applicant has the ability to apply for a hazardous tree waiver.

Although staff had communicated the above to the applicant, they request the Planning Commission consider the removal of the additional 17 trees. As discussed above, the arborist recommend their retention due to the health of the trees and removal is not needed to maintain the health of the forest. Even so, the applicant is fearful of the large trees falling on their proposed house or their neighbor's house. The arborist did mention that earth movement and construction have the potential to weaken the root system of the forest as a whole. Again, even with this knowledge, the arborist did not deem the trees hazardous or found they will fail due to the proposed construction. The subject property does not contain steep slopes and the applicant

has designed their project to minimize ground disturbance and mitigate cut and fill. The trees with critical root zones that extend into the construction footprint have been recommended for removal. Therefore, staff recommend removal of the trees within the development footprint, within 5 feet of the development or are dead near the development (approx. 41) is this would be the minimum amount of tree removal in this case.



Figure 1. Photo of staking and flagging from staff's site visit

### Biological Resources

County GIS data identified the lot as being within potential Monterey Pine Forest habitat. Other sensitive species such as yadon's piperia, march microseris and Hickman's onion are often found in Monterey Pine forests, therefore, a biological report was prepared to address potential impacts to sensitive status species (see file LIB220352). The biologist completed a site survey in November 2022, and did not identify any special status species onsite. However, it found that due to the time of year, certain species that only bloom in the springtime could not be confirmed absent. The biologist completed an additional survey in May 2023, and was able to rule out the presence of all special status plant species. No endangered or sensitive animal species were observed onsite during either site visits.

### Cultural Resources

The project site is not within 750 feet of a known archaeological resource, however, the DMF CIP requires an archaeological survey to be completed for all development within all known or potential archaeological resource areas. The archaeological report (see file LIBB230102) prepared for the project resulted in a negative survey and no further investigation was recommended by the archaeologist.

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# Exhibit A

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# DRAFT RESOLUTION

## Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

**Ardua 31 LLC (PLN220251)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Planning  
Commission:

- 1) Considering the project exempt from CEQA pursuant to section 15303, new structures and none of the exceptions in section 15300.2 can be made; and
- 2) Approving a Combined Development Permit consisting of:
  - a. Coastal Administrative Permit and Design Approval to allow construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage and associated site improvements including approximately 540 cubic yards of cut and 400 cubic yards of fill; and
  - b. Coastal Development Permit for the removal of approximately 41 protected Monterey pines.

[PLN220251, Ardua 31 LLC, 1272 Viscaino Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-231-003-000)]

**The Ardua 31 LLC application (PLN220251) came on for hearing before the Monterey County Planning Commission on June 26, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

### FINDINGS

1. **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 the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 1982 Monterey County General Plan;
  - Del Monte Forest Land Use Plan (DMF LUP);
  - Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and

- Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area (DMF CIP).

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, and regulations in these documents.

- b) Project Scope. The project consists of the construction of a 6,396 square foot single family dwelling and associated site improvements on a vacant lot in Pebble Beach. The project also includes the removal of approximately 41 protected Monterey pines.
- c) Allowed Use. The property is located at 1272 Viscaino Road, Pebble Beach (APN: 008-231-003-000), in the Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with a density of 1 unit per 1.5 acres with a Design Control overlay district in the Coastal Zone or “LDR/1.5-D(CZ)”, which allows the first single family dwelling on a lot pursuant to a Coastal Administrative Permit and Design Approval (Title 20 sections 20.14.030 and 20.44.030) and removal of protected trees pursuant to a Coastal Development Permit (DMF CIP section 20.147.050). Therefore, the project is an allowed use for this site.
- d) Site Inspection. The project planner conducted site inspections on December 21, 2022 and April 24, 2024, to verify that the project on the subject parcel conforms to the plans listed above.
- e) Lot Legality. The property is shown in its current configuration as lot 3 in the tax code area 231 in Assrs Map – El Pescadero Ro Book 8, Page 23 of the Monterey County Assessor’s Maps. The lot is shown in the same configuration in the County’s assessor maps from 1962 and 1973. It is also shown in the same configuration on a record of survey which was prepared for E. McMenamim and filed with the Monterey County’s Recorder’s Office on February 5, 1952. Due to these findings, the County recognizes the parcel as a legal lot of record.
- f) Design/Neighborhood and Community Character. The property is subject to the Design Control “D” overlay zoning district regulations which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. Consistent with Title 20, Chapter 20.44, a Design Approval Application was submitted. The proposed colors and materials include light beige lap siding and stucco for the exterior walls of the home, brown asphalt shingles and copper-like standing seam metal roofing, black window and door frames and vertical stained wood accent beams. The applicant also proposes a 6 foot tall deer fence that surrounds the property. This fence will be comprised of wire and wood and will be consistent with the deer fences on neighboring properties. Consistent with the DMF LUPScenic and Visual Resources Key Policy, the proposed development will not block significant public views or have significant adverse impacts on public views and scenic character of the surrounding area.
- g) Development Standards. Development standards for the Low Density Residential zoning district can be found in Title 20 section 20.14.060. The proposed development conforms with all regulated site development standards. The allowed site coverage for this lot is 15% (9,472 square

feet), the proposed site coverage is 8.8% (5,570 square feet). The proposed 2 story single family dwelling will have a total floor area ratio (FAR) of 10.12% (6,396 square feet), below the maximum allowed 17.5% (11,051 square feet). The structure will exceed the required minimum 30 foot front setback and 20 foot side and rear setbacks with a proposed front setback of 59 feet, side setbacks of 21 and 32 feet and a rear setback of 165 feet. The proposed height of the structure is 26 and one half feet, below the allowed 30 foot maximum height. The proposed project includes approximately 540 cubic yards of cut and 400 cubic yards of fill, the soil will be balanced onsite to avoid additional truck trips to transport soil.

- h) Pescadero Watershed. The undeveloped lot is within the Pescadero Watershed and is limited to a total impervious coverage of 9,000 square feet, pursuant to section 20.147.030 of the DMF CIP and Policy 77 within the DMF LUP. In compliance with the regulation, the applicant has proposed a total impervious coverage of 8,367 square feet.
- i) Archaeological Sensitivity. The project site is not within 750 feet of known archaeological resources, however, section 20.147.080 DMF CIP requires an archaeological survey for each new development project within any potential archaeological resource areas. Therefore, an Archaeological Assessment (LIB230102) was prepared for this project. The survey was negative for potentially significant resources and did not recommend further investigation. (See Finding 5 and supporting evidence.)
- j) Biological Resources. The project site is an undeveloped lot dominated by Monterey Pine Forest which is a known habitat for multiple special status species. To evaluate potential impacts to biological resources, a Biological Assessment and Spring Plant Survey (LIB230102) was prepared. Both surveys were negative for special status species and the biologist did not recommend further investigation or mitigation. (See Finding 6 and supporting evidence.)
- k) Tree Removal. Due to the dense forest on the subject parcel, and the dispersal pattern of the trees, approximately 41 protected Monterey Pine trees, 8 of which are dead, is necessary for removal to allow the proposed development. A Coastal Development Permit is required for the removal of any protected tree pursuant to section 20.147.050 of the DMF CIP. As demonstrated in Finding 7 and supporting evidence, the necessary findings to grant a Coastal Development Permit have been made.
- l) Land Use Advisory Committee. The project was brought before the Del monte Forest Land Use Advisory Committee on March 16, 2023. The committee unanimously recommended support of the application as proposed. No comments were made by the public or the committee at this meeting.
- m) The application, project plans, staking & flagging photos and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN220251.

2. **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, HCD-Engineering Services, Pebble Beach Community Services District, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
  - b) Staff identified potential impacts to archaeological resources, soil/slope stability, sensitive biological resources and protected trees. The following reports have been prepared:
    - “Phase 1 Inventory of Archaeological Resources” (LIB230102) prepared by Rubén G. Mendoza, Salinas, California, March 13, 2023.
    - “Tree Assessment” (LIB220356) prepared by Frank Ono, Pacific Grove, California, September 20, 2022 and amended on November 18, 2022.
    - “Geotechnical Investigation” (LIB220353) prepared by Belinda Taluban, Salinas, California, January 14, 2022.
    - “Biotic Assessment” (LIB220352) prepared by Robert Burton, Prunedale, CA November 14, 2022 and amended May 1, 2023.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
  - c) The Tree Assessment (LIB220356) was amended on November 18, 2022 to update the proposed tree removal to reflect design changes of the structure. (See Finding 7 and supporting evidence.)
  - d) The Biological Assessment was prepared in November, outside of some special-status plants blooming periods. Therefore, a spring survey was conducted in April of 2023 to rule out the presence of special status species within the project site including march microseris, Hickman’s onion and others. (See Finding 6 and supporting evidence.)
  - e) Staff conducted site inspections on December 21, 2022 and April 24, 2024 to verify that the site is suitable for this use.
  - f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN220251.
3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure 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, HCD- Engineering Services, Pebble Beach Community Services District, HCD-

Environmental Services and 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 utilities will be provided. The applicant submitted a water permit showing they have enough sufficient water credits to support the project. The also submitted a can and will serve letter from CalAm explaining their ability to provide potable water for the proposed development. Pebble Beach Community Services District will provide sewage services for the proposed project.
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN220251.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance 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 Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted site inspections on December 21, 2022 and April 24, 2024 and researched County records to assess if any violation exists on the subject property.
  - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220251.

5. **FINDING:** **CULTURAL RESOURCES** – The proposed project will not have any adverse impacts to archaeological or cultural resources.

- EVIDENCE:**
- a) Pursuant to DMF CIP section 20.147.080, an archaeological survey was prepared for this project due to the uncertainty of potential archaeological resources.
  - b) The project site is not within 750 feet of a known archaeological resource, however, the southernmost corner of the lot is within a 750 buffer. An ephemeral stream was identified at the southern end of the property near the buffer zone. Due to these factors, the lot qualifies as a potential resource area.
  - c) A Phase 1 Archaeological Assessment (LIB230102) was prepared for this project. The results of the pedestrian survey were negative, and the overall conclusion was that the proposed project would not likely have a significant impact to any archaeological resources. The archaeologist stated further investigation is not warranted and no mitigation was recommended.
  - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220251.

6. **FINDING:** **BIOLOGICAL RESOURCES** – The proposed project is unlikely to have adverse impacts on any environmentally sensitive habitat areas (ESHA) or sensitive species.
- EVIDENCE:**
- a) Due to the proposed tree removal on an undeveloped lot, there were concerns of potential impacts to biological resources within the Monterey Pine Forest. A Biological Assessment (LIB220352) was prepared to address these concerns.
  - b) There were no special status species or indicators of special status species found during the site survey completed on October 30, 2022. However, the biologist determined due to the time of the survey, it was not possible to rule out the potential for springtime plants including march microseris and Hickman’s onion.
  - c) A spring survey was conducted on April 21, 2023, during the blooming period for the special status species of concern. No protected species or plants were observed during this survey and the biologist was able to rule out the potential for adverse impacts to sensitive biological resources.
  - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220251.
7. **FINDING:** **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.
- EVIDENCE:**
- a) Consistent with section 20.147.050 of the DMF CIP, a Tree Assessment (LIB220356) were submitted to evaluate the proposed tree removal and address potential impacts to forest resources.
  - b) The 1.45 acre property is a heavily forested lot containing over 150 trees and no natural clearing to site the development. The project includes removal of approximately 41 Monterey Pine trees. Pursuant to section 20.147.050.A, a Coastal Development Permit has been applied to this project to address the removal of the protected trees.
  - c) The Tree Assessment prepared on September 20, 2022 listed 45 protected pines as candidates for removal. This report was amended on November 18, 2022 to reflect changes to the architectural plans and the applicant’s request for additional tree removal. The applicants’ desire is to remove 58 protected Monterey pines, 10 of which are dead, which is the number reflected in the amended report.
  - d) Pursuant to section 20.147.050 of the DMF CIP, a tree removal permit shall only be issued if the proposed removal is the minimum under the circumstances. The applicant has concerns of the tall pines potentially falling over on their proposed home, or their neighbor’s home. There are thirteen total dead pine trees on the property. Four of the dead trees are within the footprint of the proposed home, four trees are outside of the footprint but are close enough to the proposed home that they may impact the structure once the root system fails in the near future. Five of the trees identified as dead are located on the rear half of the lot and are not a hazard to any nearby structures. Pursuant to section 20.147.050.A.3, as these dead trees do not pose an immediate threat to danger to life, health, property or essential public services and were not identified as an infection hazard to the rest of the forest, the trees do not require removal. Approximately 17

additional trees listed for removal are not within the footprint or within 5 feet of the proposed structure. These trees were not deemed dead, dying or hazardous by the arborist and did not appear to be impacted by the proposed development. The project planner had a few follow-up discussions with the qualified arborist to discuss the health and state of the trees listed for removal and reasoning behind the request for removal. The arborist informed staff that the applicant had requested that the additional trees be removed and they were listed on the tree removal list for liability reasons. The arborist said the trees could be retained and pruned and that is what the arborist had recommended the applicant do. With this information, staff has identified that there is inadequate evidence and is not able to support the required finding for the removal of the additional 17 Monterey pines. In this case, 41 is in the minimum number of trees to be removed to allow the proposed construction. If the additional 17 trees die or become hazardous in the future then the applicant can submit for a hazardous tree removal waiver form the County.

- e) Due to inconsistencies within the arborist report, a non-standard condition has been applied, Condition No. 9, to ensure the applicant provides a tree removal plan consistent with the approved Planning Commission resolution. The condition will also require the applicant to schedule site inspections with County staff following the tree removal as well as at final to ensure no additional trees required removal during construction. If additional trees were removed that were not approved for removal under this permit, an after-the-fact tree removal permit shall be secured unless there is substantial evidence, including a statement from a professional arborist, showing that the additional trees removed were dead, dying or hazardous.
- f) Approximately 33 protected trees are within the footprint of the proposed development. Monterey Pine trees are equally dispersed throughout the entire lot making it necessary to remove trees to build a single family dwelling. Consistent with section 20.147.050.C.5, the applicant has opted to build their house near the front of the property, close to the main road, to minimize the amount of ground disturbance from construction of the driveway. They have redesigned the proposed development and removed the originally proposed accessory dwelling unit which allowed the preservation of three mature Monterey Pines.
- g) Existing trees not being removed shall be protected through construction. The arborist recommended protective fencing around the trees within the project vicinity that are not being removed. The report also requires construction vehicles, heavy equipment and stockpiles to be located outside of the fenced off areas and away from the protected trees.
- h) Due to the dense forest on the property, the arborist did not recommend replanting to avoid overcrowding. The DMF LUP Forest Resource Policy #35 allows an exception to replacement of trees would result in an overcrowded, unhealthy environment. This exception is appropriate in this case as it has been determined by a professional arborist that replacing the trees onsite would result in overcrowding. Staff conducted multiple site visits to this property and agrees that there are no clearings onsite that would be ideal locations for tree replacement.

- i) Conditions of approval have been applied to this permit ensure the tree protection recommendations are followed (See Condition Nos. 4, 7, 8 and 9.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220251.

8. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Article 19 Section 15303 categorically exempts the construction of new structures.
  - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
    - The project site does not contain and environmentally significant habitat areas. Technical reports were prepared to determine potential impacts to important environmental resources and none were anticipated due to the site’s location and ecology;
    - Successive projects of the same type and in the same place (additions to a single-family dwelling on this lot) would not contribute to a significant cumulative impact. Future additions or renovations that are located within the same project area would not have significant impacts as the lot will be pre-disturbed and human activity on site will deter local fauna from residing on the property reducing the potential for it to contain ESHA in the future;
    - There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see Findings 1 and 2);
    - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources; and
    - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
  - c) Staff conducted a site inspection on December 21<sup>st</sup>, 2022 and April 24<sup>th</sup>, 2024 to verify that the site and proposed project meet the criteria for an exemption.
  - d) See supporting Finding Nos. 1, 2, 5, 6 and 7. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN220251.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an aggrieved party may appeal a decision of the Planning Commission to the Board of Supervisors.
  - b) Coastal Commission. Pursuant to Section 20.86.080.A.1. of the Monterey County Zoning Ordinance (Title 20), the project is appealable to the California Coastal Commission, as it is located between the sea



and the first through public road paralleling the sea; the first public road being Highway 1 and it involves tree removal which is a conditional use allowed.

**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project categorically exempt from further CEQA review pursuant to Section 15303, New Construction, with no exceptions to section 15300.2; and
2. Approve a Combined Development Permit consisting of:
  - a. Coastal Administrative Permit and Design Approval to allow construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage and associated site improvements including approximately 540 cubic yards of cut and 400 cubic yards of fill; and
  - b. Coastal Development Permit for the removal of approximately 41 protected Monterey pine trees.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions where are incorporated herein by reference.

**PASSED AND ADOPTED** this 26th day of June 2024, upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Melanie Beretti, AICP  
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

#### NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD- Planning and HCD- Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

# County of Monterey HCD Planning

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

PLN220251

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN220251) allows construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage and associated site improvements including approximately 540 cubic yards of cut and 400 cubic yards of fill and removal of approximately 41 protected Monterey pines. The property is located at 1272 Viscaino Road (Assessor's Parcel Number 008-231-003-000), Del Monte Forest Land Use Plan. 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 ongoing 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 Combined Development Permit (Resolution Number \_\_\_\_\_) was approved by the Planning Commission for Assessor's Parcel Number 008-231-003-000 on June 26, 2024. The permit was granted subject to 13 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. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

## 6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the 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, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating 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. PD049 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade and should be placed to the farthest extent possible from the tree base to protect the area within the tree's drip line (typically 10-12 feet away from the base of a tree). Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and construction activities, all trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. No stripping of topsoil or grubbing of understory shall occur in tree preservation zones. The project architect and qualified arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed. Trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 3-inches diameter shall be bridged or pruned appropriately. Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock-saw, narrow trencher with sharp blades, or other approved root pruning equipment. Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.

Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval. Owner shall also submit signed contract with the project arborist that will monitor excavation activities.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

## 8. 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.

## 9. PDSP001 - TREE REMOVAL/REPLACEMENT PLAN (NON-STANDARD)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Applicant must submit an accurate tree removal plan based on the trees approved for removal under PC Resolution No. XXXX. The Plan shall clearly identify which trees will be removed and which trees will be protected throughout construction. Following tree removal, the site will be inspected to ensure the trees identified for removal were removed and all other trees were retained. Inspections will be completed prior to final as well. If any additional trees were removed, the applicant shall obtain an after-the-fact tree removal permit unless there is substantial evidence to support the finding that the tree was dead, dying or hazardous to human health and safety.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading or building permits, the applicant shall submit an accurate tree removal/replacement plan in accordance with the trees permitted for removal under the attached resolution (Resolution No. XXXX). The tree removal/replacement plan shall identify individual trees within the project vicinity by assigning them numbers which shall correspond to the tree tags onsite. The tree removal plan shall include a site plan identifying, by tree number, which trees will be removed. The plan should also show the trees that are not proposed for removal that will be retained onsite and protected throughout construction. The Plan shall also include a list of the trees (identified by their tree tag number) approved for removal and the reason why it must be removed to allow the construction project.

Immediately following the tree removal, the applicant shall reach out to HCD-Planning Staff to schedule a site inspection to ensure no additional trees required removal.

Prior to final, the applicant shall reach out to HCD-Planning staff to schedule a final site inspection to ensure no additional trees required removal throughout construction. If additional trees were removed that were not approved under PC Resolution No. XXXX, the applicants must apply for an after-the-fact permit approval unless there is substantial evidence, including a statement from a professional arborist, showing that the additional trees removed were dead, dying or hazardous.

HCD-Planning



**10. 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.

**11. PW0044 - CONSTRUCTION MANAGEMENT PLAN**

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

**Compliance or Monitoring Action to be Performed:** 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

**12. 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.

### 13. STORMWATER\_CONTROL\_PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation** STORMWATER CONTROL PLAN (2010 General Plan)

**Monitoring Measure:** The applicant shall provide a stormwater control plan to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by HCD-Environmental Services. (HCD-Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or construction permits, the applicant shall submit a stormwater control plan to HCD-Environmental Services for review and approval.

## GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA ENERGY CODE (CENC) & CALIFORNIA GREEN BUILDING CODE (CALGREEN).

ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODE AND ORDINANCE REQUIREMENTS SET FORTH BY THE PREVAILING GOVERNING BODY.

THESE DRAWINGS ARE PREPARED FOR USE BY A PROPERLY LICENSED AND CERTIFIED CONTRACTOR.

ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER AND/OR ENGINEERS OR RECORD PRIOR TO ORDERING MATERIALS.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

### ADDRESS IDENTIFICATION:

PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AD THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

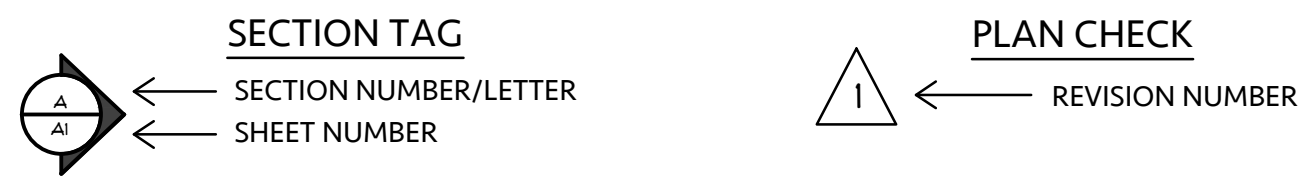
## PROJECT DIRECTORY

**OWNER:**  
Danie & Patricia Mansur  
572 Hillside Road  
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650-269-6861  
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**DESIGNER:**  
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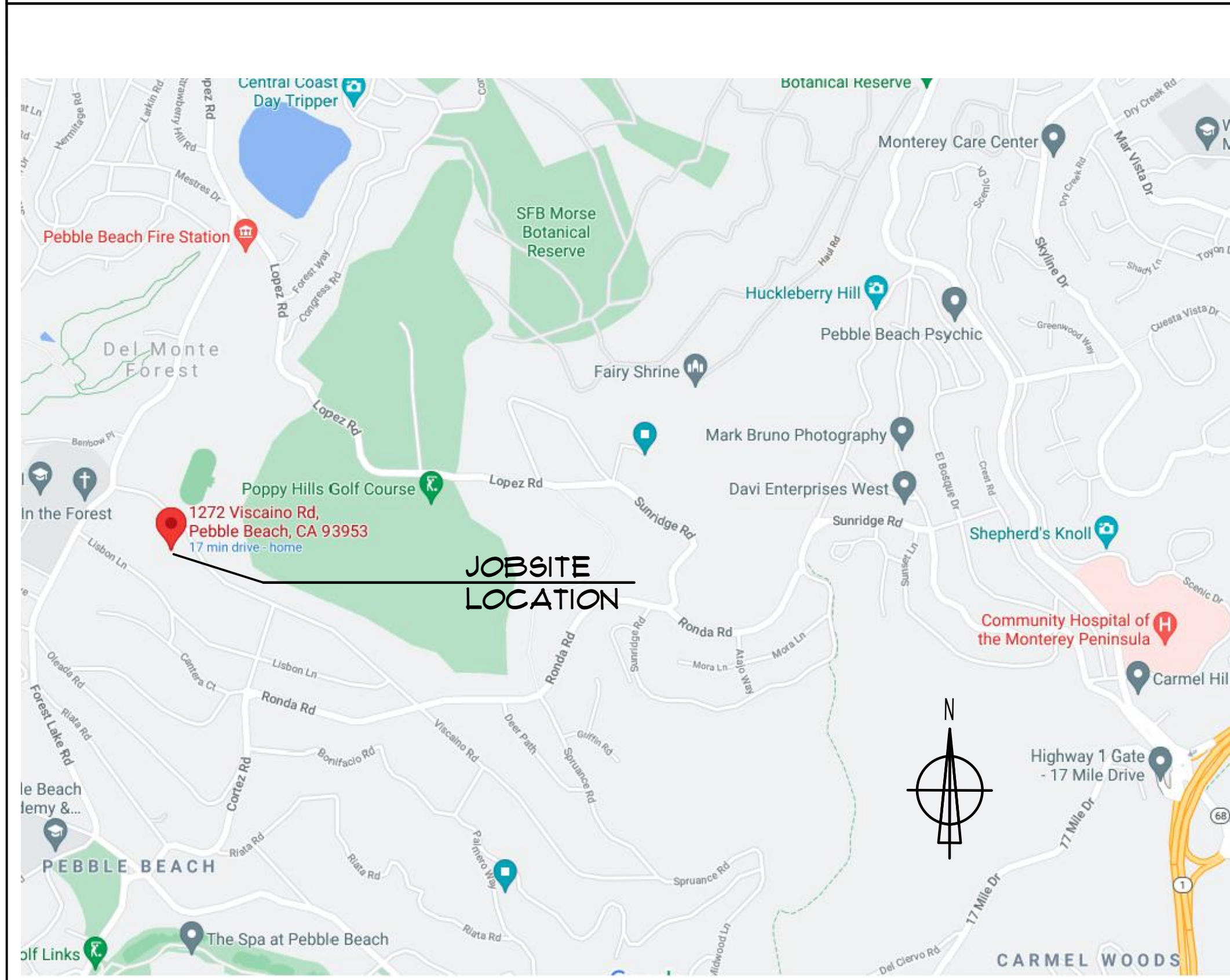
## SYMBOL KEY



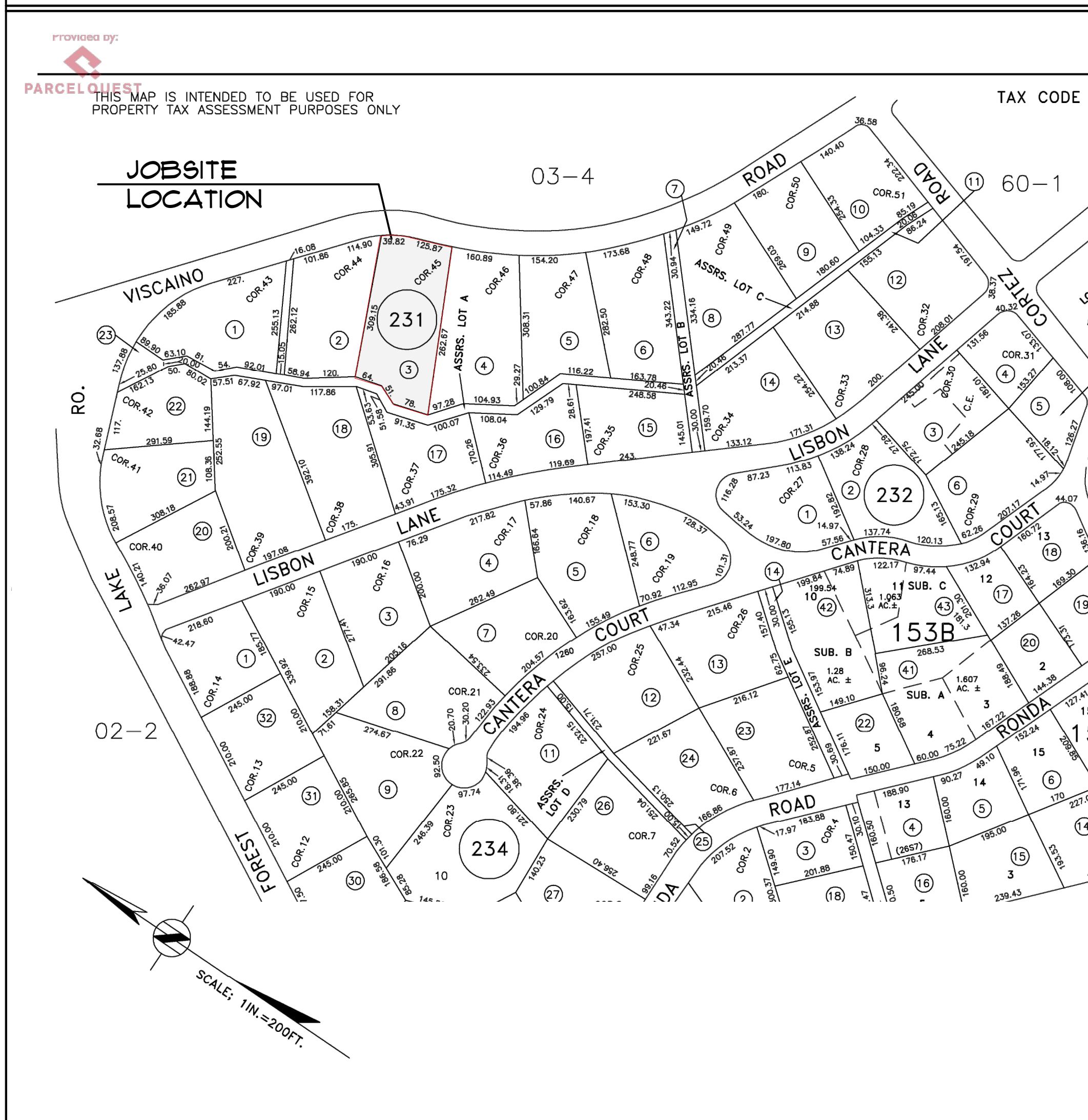
## ABBREVIATIONS

A.B. ANCHOR BOLT	GA. GAUGE	PT. POINT
A.C. AIR CONDITIONING	GALV. GALVANIZED	PR. PAIR
ALUM. ALUMINUM	G.I. GALVANIZED IRON	R.A. RETURN AIR
APPROX. APPROXIMATE	GFI GROUND FAULT INTERRUPTER	RAD. RADIUS
ARCH. ARCHITECTURAL	CL. CLASS	REC. RECESSED
ANOD. ANODIZED	GND. GROUND	REF. REFRIGERATOR
ASPH. ASPHALT	GYP. BO. GYPSUM BOARD	RENF. REINFORCED/ING
		RES. RESILIENT
BD. BOARD	H.C. HOLLOW CORE	RM. ROOM
BLDG. BUILDING	H.D. HOLD DOWN	R.O. ROUGH OPENING
BLKG. BLOCKING	HDR. HEADER	REQ. REQUIRED
BM. BEAM	HWD. HARDWOOD	R/W. RIGHT OF WAY
BOTT. BOTTOM	HORIZ. HORIZONTAL	RWD. REDWOOD
	HR. HOUR	R.W.L. RAINWATER LEADER
CAB. CABINET	H.B. HOSE BIBB	
CEM. CEMENT	HT. HEIGHT	
C.I. CERAMIC TILE	HC. HANDICAP	SCHED. SCHEDULE
CL. CAST IRON	HVAC HEATING/VENTILATION & AIR CONDITIONING	S.C. SOLID CORE
CLR. CLEAR	HW. HOT WATER	SECT. SECTION
CLST. CLOSE	I.D. INSIDE DIAMETER	S.F. SQUARE FOOT/FEET
COMP. COMPOSITION	INS. INSULATION	SH. SINGLE HUNG
CONC. CONCRETE	INT. INTERIOR	SHT. SHEET
CLG. CEILING	J.B. JUNCTION BOX	SHWR. SHOWER
C.M.U. CONCRETE MASONRY UNIT	JST. JOIST	SIM. SIMILAR
C.O. CLEAN OUT	KP. KICKER POST	SLD. SLIDER
COL. COLUMN	KS. KING STUD	SLD. CL. DR. SLIDING GLASS DOOR
CONN. CONNECTION		SQ. FT. SQUARE FEET
CONST. CONSTRUCTION		STD. STANDARD
CSMT. CSMENT		STL. STEEL
C.W. COLD WATER		STOR. STORAGE
		STRUCT. STRUCTURAL
DBL. DOUBLE	LAV. LAVATORIES	SS. STAINLESS STEEL
DET. DETAIL	LIN. LINEN	SYM. SYMMETRICAL
DF. DIMENSION	LT. LIGHT	
DIA. OR Ø DIAMETER		TE. TOWEL BAR
DIM. DIMENSION		TEL. TELEPHONE
D.S. DOWNSPOUT		TEMP. TEMPERED
DY. DRY		THRS. THRESHOLD
DW. DISHWASHER		T&G. TONGUE & GROOVE
DWG. DRAWING		T.O.F. TOP OF FOOTING
		T.O. TOP OF
EA. EACH		T.O.P. TOP OF PLATE
ELEC. ELECTRICAL		T.O.S. TOP OF SLAB
ELEV. ELEVATION		T.O.W. TOP OF WALL
ENCL. ENCLOSURE		TP. TOILET PAPER
EQ. EQUAL	(N) NEW	TRYP. TYPICAL
EXH. EXHAUST	N.I.C. NOT IN CONTRACT	
EXP. EXPANSION	NO. OR # NUMBER	U.N.O. UNLESS NOTED OTHERWISE
EXIST. OR (E) EXISTING	N.T.S. NOT TO SCALE	
EXT. EXTERIOR		
FBRCL. FIBERGLASS	O. OVER	VERT. VERTICAL
FD. FLOOR DRAIN	O.C. ON CENTER	
FND. FOUNDATION	O.F.S. OUTSIDE FACE OF STUD	W. WITH
F.F. FINISH FLOOR	O.P.P. OPPOSITE	WAINS. WAINSCOT
F.G. FINISH GRADE	O.A. OUTSIDE DIAMETER	WC. WATER CLOSET
FLOOR FLOOR		WD. WOOD
FLR. FLUORESCENT		WDW. WINDOW
F.O.C. FACE OF CONCRETE	PLATE PROPERTY	W/O. WITH OUT
F.O.S. FACE OF STUD	PLAS. PLASTER	WP. WATERPROOF
FR. DR. FRENCH DOOR	P.V. PLYWOOD	WWP. WELDED WIRE FABRIC
FT. FOOT OR FEET	PNL. PANEL	
FTG. FOOTING	P & S POLE & SHELF	

## VICINITY MAP



## APN MAP



## DRAWING INDEX

T1 TITLE SHEET  
G1 GENERAL NOTES

CIVIL  
CT TOPOGRAPHIC SURVEY

### ARCHITECTURAL

A1 SITE STUDY, TREE INVENTORY & EXTERIOR LIGHTING SPECIFICATIONS  
A2 ROOF PLAN & LANDSCAPING PLAN  
A3 ENTRY LEVEL FLOOR PLAN (PARTIAL)  
A3.1 ENTRY LEVEL FLOOR PLAN (CONT.)  
A4 UPPER LEVEL FLOOR PLAN  
A5 EXTERIOR ELEVATIONS  
A6 EXTERIOR ELEVATIONS  
A7 COLOR RENDERING OF FRONT ELEVATION & MATERIALS  
A8 TYPICAL WALL SECTION & ARCHITECTURAL DETAILS  
A9 SKYLIGHT DETAILS

## SCOPE OF WORK

Construction of a new Single Family Residence with 3 car garage, and driveway.  
Construction to include landscaping, utilities, fencing and entry gate.

## PROJECT DATA

### BUILDING CODE DATA:

Occupancy: R-3  
Construction Type: VB  
Fire Sprinklers: Required (Deferred Submittal)  
Solar: Yes (Deferred Submittal)

### LOT DATA:

Project Address: 1272 Viscaino Road, Pebble Beach, CA  
APN: 008-231-003-000  
Parcel Size: 1.44971 ACRES (63,149.3676 sq. ft.)  
Zoning: LDR/1.5-D-(CZ)  
Planning Area: Del Monte Forest LUP  
Sub-Planning Area: Pebble Beach/Middlefork

### HOUSE DATA:

#### 10A Surface Data (Impervious vs. Permeable):

	Impervious	Permeable
Entry Courtyard	84 SF	705 SF
Driveway	2,445 SF	370 SF (Parking Pad)
Patios	873 SF	0 SF
Gravel	0	193 SF
<b>Total Surface Areas:</b>	<b>3,402 SF</b>	<b>1,268 SF</b>

#### 10B Structural Coverage (Building footprint)

**Total Structure Coverage 5,570 SF**

#### 10C Pescadero Watershed:

**Total Impervious Coverage 8,972 SF (9,000 SF Allowed)**

#### 11. F.A.R. Calculations:

Entry Level Living Area 2,657 SF  
Hobby Level Living Area 765 SF  
Game Level Living Area 1,566 SF  
Upper Level Living Area 424 SF  
Garage Area 984 SF

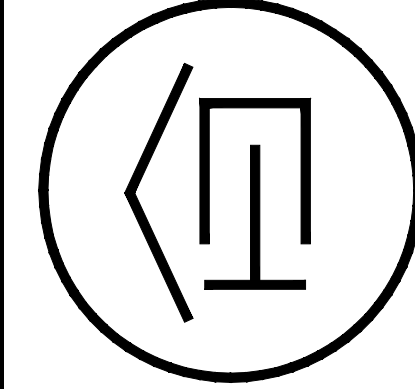
**Total Enclosed Floor Area: 6,396 SF**

Floor Area Ratio (FAR) 10.13%  
FAR Allowed 17.5% (11,051.1393 SF)

Revision/Issue	Date
△ PB ARB REV8	6/6/22
△ PB ARB REV6	7/1/22
△ CLIENT REV6	9/8/22
△ CLIENT REV8	1/1/24

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM  
LIC#: 791539 CLASS: A/B



Drawing Title:  
**TITLE SHEET**

Job Title:  
**MANSUR RESIDENCE**

Project Address & APN:  
**1272 VISCAINO ROAD, PEBBLE BEACH, CA  
APN: 008-231-003-000**

Project:	Sheet
HC21@18	T1
Date:	3/29/2024
Drawn By:	AAF
Scale:	N.T.S.

GENERAL NOTES

GENERAL NOTES:

THIS PROJECT SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS TITLE 24, BUILDING STANDARD CODE, 2022 EDITION.
CBC - CALIFORNIA RESIDENTIAL CODE, PART 25
CBC - CALIFORNIA BUILDING CODE, PART 2, VOL. 1 & 2
CEC - CALIFORNIA ELECTRICAL CODE, PART 3
CMC - CALIFORNIA MECHANICAL CODE, PART 4
CFC - CALIFORNIA FLOORING CODE, PART 3
CENC - CALIFORNIA ENERGY CODE, PART 6
CFC - CALIFORNIA FIRE CODE, PART 9
CEBC - CALIFORNIA EXISTING BUILDING CODE, PART 10
CALGREEN - CALIFORNIA GREEN BUILDING REQUIREMENTS, PART II

DURING THE COURSE OF CONSTRUCTION, THE PREVAILING BEST MANAGEMENT PRACTICE (BMP'S) SHALL BE OBSERVED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER OR OWNER PRIOR TO ORDERING MATERIALS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

WOODS & PLASTICS: ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER.

JOIST HANGERS SHALL BE IN ACCORDANCE WITH ASTM D1141 (PER CBC 2309.3).

ALL HANGERS AND NAILS IN CONTACT WITH PRESURE TREATED LUMBER SHALL BE SIFPSON Z-MAX HANGERS OR STAINLESS STEEL.

NAILS AND STAPLES SHALL CONFORM TO REQUIREMENTS OF ASTM F1667, INCLUDING SPECIFICATION 1, PER CBC 2309.3.

CONNECTORS AND FASTENERS USED IN CONVENTIONAL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF CBC SECTION 2304.10.

FRAMING OF EXTERIOR AND INTERIOR WALLS SHALL CONFORM WITH THE PROVISIONS SPECIFIED IN CBC SECTION 2309.

FOUNDATION PLATES OR SILLS RESTING ON CONCRETE OR MASONRY FOUNDATIONS SHALL COMPLY WITH CBC SECTION 2304.31.

STUDS SHALL HAVE FULL BEARING ON A 2-INCH-THICK (ACTUAL 1 1/2-INCH, 3/8 MM) OR LARGER PLATE OR SILL HAVING A WIDTH NOT LESS THAN EQUAL TO THE WIDTH OF THE STUDS (PER CBC 2304.31).

STRUCTURAL (SAUN LUMBER) END-JOINTED LUMBER; PREFABRICATED WOOD JOISTS; STRUCTURAL GLUED-LAMINATED TIMBER; WOOD STRUCTURAL PANELS; FIBERBOARD SHEATHING (WHERE USED STRUCTURALLY); HARDBOARD SIDING (WHERE USED STRUCTURALLY); PARTICLEBOARD; PRESERVATIVE-TREATED WOOD; STRUCTURAL LOG MEMBERS; STRUCTURAL COMPOSITE LUMBER; ROUND TIMBER POLES AND PILES.
FIRE-RETARDANT TREATMENT TO HARDWOOD FLYWOOD WOOD TRUSSES; JOIST HANGERS; NAILS AND STAPLES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF CBC SECTION 2309.31.

WOOD SHALL BE AT A MOISTURE CONTENT OF 19 PERCENT OR LESS BEFORE BEING COVERED WITH INSULATION, INTERIOR WALL FINISH, FLOOR COVERING OR OTHER MATERIALS (PER CBC 2309.1.3.2).

FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH CBC 2309.31.

JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY SOLE PLATES OR JOIST BRACKETS. THE ENDS OF THE JOISTS ARE NAILED TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD OR BY OTHER MEANS.

SOILD BLOCKING SHALL BE NOT LESS THAN 2 INCHES (51 MM) IN THICKNESS AND THE FULL DEPTH OF THE JOIST. JOIST FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION SHALL BE LAPPED NOT LESS THAN 3 INCHES (76 MM) OR THE OPPOSING JOISTS SHALL BE TIED TOGETHER IN AN APPROVED MANNER. JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN 2 INCHES BY 2 INCHES (51 MM BY 51 MM).

COMBUSTIBLE FRAMING SHALL BE NOT LESS THAN 2 INCHES (51 MM) BUT SHALL BE NOT LESS THAN THE DISTANCE SPECIFIED IN SECTIONS 2311 AND 2313 AND THE CALIFORNIA MECHANICAL CODE FROM FUELS, CHIMNEYS AND FIREPLACES, AND 6 INCHES (152 MM) AWAY FROM FUE OPENINGS (PER CBC 2304.5).

LUMBER, TIMBER, PLYWOOD, PILES AND POLES SUPPORTING PERMANENT STRUCTURES REQUIRED BY CBC SECTION 2304.12 TO BE PRESERVATIVE TREATED SHALL CONFORM TO AWPA U1 AND T4. LUMBER AND PLYWOOD USED IN PERMANENT WOOD FOUNDATION SYSTEMS SHALL CONFORM TO CBC CHAPTER 18 (PER CBC 2309.1.3).

WALL SHEATHING ON THE OUTSIDE OF EXTERIOR WALLS, INCLUDING GABLES, AND THE CONNECTION OF THE SHEATHING TO FRAMING SHALL BE DESIGNED IN ACCORDANCE WITH THE GENERAL PROVISIONS OF CBC CHAPTER 23 AND SHALL BE CAPABLE OF RESISTING WIND PRESSURES IN ACCORDANCE WITH CBC SECTION 1609.

STRUCTURAL FLOOR SHEATHING AND STRUCTURAL ROOF SHEATHING SHALL COMPLY WITH CBC SECTIONS 2304.8.1 AND 2304.8.2, RESPECTIVELY.

GIRDERS FOR SINGLE-STORY CONSTRUCTION SHALL COMPLY WITH CBC 2309.41.

FLOOR JOISTS SHALL COMPLY TO CBC SECTION 2309.4.2.

SPANS FOR FLOOR JOISTS SHALL BE IN ACCORDANCE WITH CBC TABLE 2309.4.2.1(i) OR 2309.4.2.1(j) OR THE AISC STEEL.

WALL CONSTRUCTION (CONVENTIONAL LIGHT-FRAME) SHALL BE IN ACCORDANCE WITH CBC 2309.5.

HARDWOOD AND DECORATIVE PLYWOOD SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN HPVA HF-1 (PER CBC 2309.3).

PROVIDE BLOCKING IN WALLS @ TOWEL BAR LOCATIONS

RODENT PROOFING: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN BOTTOMSOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), CHAPTER 4, DIVISION 4.4.

DOOR & WINDOW NOTES: WINDOW AND DOOR SIZES SHOWN FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW AND DOOR SIZES SHALL BE FRAMED & SET PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY SIZES AND SELECT NEAREST MANUFACTURER'S SIZES PRIOR TO ORDERING.

ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CRC SECTIONS R309.3 & R309.4. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

TYPICAL HEADER DOOR & WINDOW HEADER HEIGHT IS 6'-0" UN.O.

ALL HARDWARE & FINISHES SHALL BE SELECTED BY OWNER.

ALL EXTERIOR DOORS SHALL BE SOLID CORE AND AT LEAST 1 1/2" THICK.

NON-EGRESS DOORS SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT

MORE THAN 1 3/4" BELOW TOP OF THRESHOLD (PER CRC R311.3.2)

FINISHES & FURNISHINGS: ALL FINISHES, INCLUDING CABINETS, COUNTERTOPS, TILE, GROUT, PAINT, ETC. SHALL BE SELECTED BY OWNER.

TRIM, CASING & BASEBOARDS ARE TO BE PRIMER GRADE WOOD OR MDF UN.O. - SELECTION BY OWNER OR DESIGNER.

ALL EXPOSED SURFACES THAT ARE NOT FINISHED FROM THE FACTORY, SHALL BE PAINTED OR STAINED; COLORS TO BE SELECTED BY OWNER.

GYPSTUM BOARD, GYPSTUM PANEL PRODUCTS, LATH, GYPSTUM PLASTER, CEMENT PLASTER AND REINFORCED GYPSTUM CONCRETE SHALL COMPLY WITH CBC CHAPTER 25.

GYPSTUM BOARD AND GYPSTUM PANEL PRODUCTS SHALL CONFORM TO THE APPROPRIATE STANDARDS LISTED IN CBC TABLE 2506.2. LATHING AND PLASTERING MATERIALS SHALL CONFORM TO THE STANDARDS LISTED IN TABLE 2501.2.

GYPSTUM WALL BOARD PANELS SHALL BE TAPED AND FINISHED. ALL JOINT & TAPE PRODUCTS SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS. METAL OR VINYL BEAD SHALL BE USED AT ALL CORNERS (UN.O.). CEMENT BOARD SHALL BE USED UNDER ALL TILE APPLICATIONS.

PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE FABRIC LATH OR GYPSTUM BOARD BACKING AS SPECIFIED IN CBC SECTION 2910.9 AND SHALL BE NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY OR CONCRETE.

WATER-RESISTANT GYPSTUM BACKING BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS PER CBC 2909.3: 1) OVER VAPOR BARRIER OR BATHTUB COMPARTMENTS. 2) WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.

MATERIALS USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE 2509.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

WATER-RESISTANT GYPSTUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-716 OR ASTM C840 AND THE MANUFACTURER'S RECOMMENDATIONS. REGULAR GYPSTUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-716 OR ASTM C840.

PROVIDE MOISTURE RESISTANT UNDERLAYMENT TO A MIN. HEIGHT OF 1/2" ABOVE DRAIN IN ALL SHOWERS WITH TEMPERED GLASS ENCLOSURE PER CBC 8011.3.

TUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET ABOVE THE FLOOR (R3012.2)

MATERIALS USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS SHALL BE GLASS-FIBER GYPSTUM PANEL, FIBER-REINFORCED GYPSTUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT + REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. (R102.4.2)

MECHANICAL & HVAC (AS APPLICABLE): MECHANICAL DEVICES DUCTING SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. MECHANICAL SUBCONTRACTOR TO MEET WITH OWNER'S FINAL APPROVAL AND/OR REVISIONS.

CONTRACTOR TO PROVIDE OWNER MANUALS FOR ALL NEWLY INSTALLED APPLIANCES AND DEVICES SUCH AS HEATING & COOLING SYSTEMS, LIGHTING, SECURITY SYSTEMS, ETC.

INSTALLATION OF ALL LISTED EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS; SPECS SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION PER CMC 303.1

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER CMC CHAPTER 1 & CFC CHAPTER 5.

A "BATHROOM" WHICH CONTAINS A BATHTUB, SHOWER, TUB/SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED WITH AN EXHAUST FAN THAT COMPLIES WITH CGS 4.506 AND SHALL INCLUDE THE FOLLOWING: - HAVE A MINIMUM VENTILATION RATE OF 50 CFM AND BE ENERGY STAR COMPLIANT AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. - HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50% TO 90%. THE CONTROL MAY BE A SEPARATE COMPONENT OR INTEGRAL TO THE EXHAUST FAN. - ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FAN(S) OR IF FAN IS INTEGRAL, WITH LIGHTING IT SHALL BE POSSIBLE FOR LIGHTING TO MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.

ALL EXHAUST OUTLETS SHALL MAINTAIN A 3'-0" CLEARANCE FROM ANY OPERABLE OPENING.

WATER HEATERS(S), HEAT PUMP SYSTEMS, AND FURNACES TO BE CEC CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES AND DISCHARGE TO OUTSIDE PER CBC 609.5.

PLUMBING FIXTURES - WATER EFFICIENCY STANDARDS: COMPLIANT WATER-CONSERVING PLUMBING FIXTURES SHALL BE INSTALLED PER MONTEREY PENINSULA WATER MANAGEMENT DISTRICTS (MPWMD) AND/OR PER CALIFORNIA ENERGY COMMISSION REQUIREMENTS: - KITCHEN FAUCETS: 1.8 GPM @ 60 PSI, KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE MAX FLOW RATE, BUT NOT TO EXCEED 2.2 GPM @ 60 PSI. - LAVATORY FAUCETS: 1.2 GPM @ 60 PSI MAX, @ 0.8 GPM @ 20 PSI MIN. - SHOWERHEAD: 1.8 GPM @ 80 PSI - TOILETS: HIGH EFFICIENCY (HET) 1.28 GPF OR ULTRA-HIGH EFFICIENCY (UHE1) @ 8 GPF. - HIGH EFFICIENCY CLOTHES WASHERS: 5.0 WATER FACTOR OR LESS. - HIGH EFFICIENCY DISHWASHERS: 5.8 GPC

ALL PLUMBING FINISHES & TRIM TO BE SELECTED BY OWNER.

WATER CLOSETS AND ASSOCIATED FLUSHMETER VALVES, IF ANY, SHALL MEET PERFORMANCE STANDARDS BY A.N.S.I. A112.19.2 HFS CODE, SECT 1191.3 (B).

IN SHOWERS & TUB/SHOWER COMBOS, CONTROL VALVES & SHOWER HEADS SHALL BE LOCATED IN SUCH A WAY SO THAT THE SHOWER HEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE OF THE COMPARTMENT, AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY.

PROVIDE MOISTURE RESISTANT UNDERLAYMENT TO A MIN. HEIGHT OF 1/2" ABOVE DRAIN IN ALL SHOWERS WITH TEMPERED GLASS ENCLOSURE PER CBC 8011.3.

SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION, PER CFC SECT 410.1.

CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, ARRANGED SO THAT THE SHOWER HEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY (CFC 409.3)

NO UNDER FLOOR CLEAN-OUT SHALL BE LOCATED MORE THAN 30 FEET FROM ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE PER CFC SECT 1011.0.

TANKLESS WATER HEATER NOTES: INSTALL MANUAL CONTROL VALVES ON THE INLET & OUTLET AND USE REMOVABLE UNIONS OR CONNECTIONS TO FACILITATE MAINTENANCE OR SERVICE IF NECESSARY.

IF WATER HEATER IS INSTALLED IN A CLOSED WATER SYSTEM, MEANS SHALL BE PROVIDED TO CONTROL THERMAL EXPANSION.

AN APPROVED PRESSURE RELIEF VALVE MUST BE INSTALLED ON THE HOT LINE OUT W/NO CHECK VALVES OR CONTROL VALVES BETWEEN THE UNIT AND THE RELIEF VALVE.

THE PRESSURE RELIEF VALVE MUST COMPLY WITH THE STANDARD FOR RELIEF VALVES AND AUTOMATIC GAS SHUT-OFF DEVICES FOR HOT WATER SUPPLY SYSTEMS ANSI Z11.22. (150 PSI PRESSURE RATED).

ALL SOLDERING MATERIALS AND PIPING MUST BE COMPATIBLE WITH POTABLE WATER.

DO NOT PLUG OR INSTALL ANY REDUCING FITTINGS OR OTHER RESTRICTIONS TO THE RELIEF LINE. THE RELIEF LINE SHOULD ALLOW COMPLETE DRAINAGE OF THE VALVE AND LINE.

UNIT REQUIRES 120VAC160HZ GFI.

A DISCONNECT SWITCH MUST BE PROVIDED AND INSTALLED FOR THE INCOMING 120VAC POWER. THIS SWITCH SHOULD BE SUITABLE FOR OUTDOOR USE.

A 4" DIA VENT PIPE IS REQUIRED. DO NOT COMMON VENT THIS APPLIANCE WITH ANY OTHER VENTED APPLIANCE. THE VENTING SYSTEM MUST NOT EXCEED A LENGTH OF 30 FT. MINUS 5FT FOR EVERY ELBOW. DO NOT USE MORE THAN 3 ELBOWS.

UNIT CAN BE VENTED EITHER UP AND OUT THE ROOF OR DIRECTLY THROUGH A WALL IF VENTING THRU WALL, USE A CATEGORY 1 VENT. LOCAL VENT TERMINATOR TO ANSI Z213.1/NFPA 54 AND APPLICABLE LOCAL CODES.

EQUIPMENT & ELECTRICAL NOTES: ELECTRICAL AND LIGHTING DEVICES SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. ELECTRICAL CONTRACTOR TO MEET WITH OWNER'S FINAL APPROVAL AND/OR REVISIONS.

VERIFY PHONE & TV JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPICAL.

CONTRACTOR TO PROVIDE OWNER MANUALS FOR ALL NEWLY INSTALLED APPLIANCES AND DEVICES SUCH AS HEATING & COOLING SYSTEMS, LIGHTING, SECURITY SYSTEMS, ETC.

INSTALLATION OF ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION PER CMC 303.1

ALL ELECTRICAL FIXTURES & APPLIANCES MAKE & MODELS PER OWNER'S SPECIFICATIONS SHALL BE INSTALLED PER MANUFACTURER'S SPECS AND SHALL COMPLY WITH 2019 CA ENERGY CODE.

INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS HIGH-EFFICACY OR LOW-EFFICACY FOR COMPLIANCE WITH CENC SECTION 150.0(K) IN ACCORDANCE WITH TABLE 150.0-A OR TABLE 150.0-B, AS APPLICABLE.

HYBRID LUMINAIRES: WHEN A HIGH EFFICACY AND LOW EFFICACY LIGHTING SYSTEM ARE COMBINED TOGETHER IN A SINGLE LUMINAIRE, THE HIGH EFFICACY AND LOW EFFICACY LIGHTING SYSTEMS SHALL SEPARATELY COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 150.0(K).

THE WATTAGE AND CLASSIFICATION OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHEN SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 130.0(C)

BALLASTS FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.

PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST HOODS SHALL BE RATED TO CONSUME NO MORE THAN FIVE WATTS OF POWER PER LUMINAIRE OR EXHAUST FAN AS DETERMINED IN ACCORDANCE WITH SECTION 130.0(C). NIGHT LIGHTS SHALL NOT BE REQUIRED TO BE CONTROLLED BY VACANCY SENSORS.

LIGHTING INTEGRAL TO EXHAUST FANS SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 150.0(K) EXCEPT LIGHTING INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS.

EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS PER TO SECTION 150.0(K)2. EXCEPTION: LIGHTING INTEGRAL TO AN EXHAUST FAN MAY BE ON THE SAME SWITCH AS THE FAN PROVIDED THE LIGHTING CAN BE SWITCHED OFF IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN SECTION 150.0(K)2 WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.

NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).

LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.

THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY.

BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

AT LEAST ONE LIGHT INSTALLED IN BATHROOMS, ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY VACANCY SENSORS.

ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY AND MEET THE REQUIREMENTS IN 2022 CENC TABLE 150.0-A.

LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT MANUALLY TURN THE LIGHTS ON/OFF AND IN HABITABLE SPACES LIGHTING SHALL ALSO HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS. [150.0(K)F]

LUMINAIRES INSTALLED IN DAMP OR WET LOCATIONS MUST BE MARKED "SUITABLE FOR WET/DAMP LOCATIONS."

RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AND SHALL BE LISTED WEATHER RESISTANT TYPE SURGE PROTECTION DEVICE (SPD), TYPE I OR TYPE 2, REQUIRED FOR ALL SERVICES SUPPLYING DWELLING UNITS (MAIN SERVICE ENTRANCE AND EACH MAIN PANEL) AS AN INTEGRAL PART OF SERVICE EQUIPMENT OR LOCATED IMMEDIATELY ADJACENT TO IT.

PROVIDE RESERVED SPACES IN PANELBOARD AND INSTALL OUTLET RECEPTACLES WITH DEDICATED 140V VOLT BRANCH CIRCUIT WIRING FOR A FUTURE ELECTRIC COOKTOP (50 AMPS) AND ELECTRIC CLOTHES DRYER (50 AMPS) OUTLETS SHALL BE INSTALLED WITHIN 3 FT. OF THE GAS UNITS; INSTALL BLANK COVERS IDENTIFIED AS 240V READY."

FOR FUTURE ENERGY STORAGE SYSTEM (ESS), SINGLE-FAMILY RESIDENCES MUST EITHER HAVE ESS-READY INTERCONNECTION EQUIPMENT WITH BACKED UP CAPACITY OF 60 AMPS MIN. AND FOUR OR MORE ESS SUPPLIED BRANCH CIRCUITS OR A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A SUBPANEL THAT SUPPLIES A MIN. OF FOUR DESIGNATED BRANCH CIRCUITS AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING NEAR PRIMARY EGRESS AND ONE FOR SLEEPING ROOM OUTLET.

MAIN PANELBOARD MUST HAVE A MIN 225 AMPS AND SUFFICIENT SPACE SHALL BE RESERVED FOR A FUTURE TRANSFER SWITCH WITHIN 3 FEET OF THE PANELBOARD, COMPLY WITH CA ENERGY CODE SECT. 150.0(G)5."

LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:

- A. BE LISTED, AS DEFINED IN SECTION 1109.1, FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AND
B. HAVE A LABEL THAT CERTIFIES THAT THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
C. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK; AND
D. FOR RECESSED COMPACT FLUORESCENT LUMINAIRES WITH BALLASTS TO QUALIFY AS HIGH EFFICACY FOR COMPLIANCE WITH SECTION 150.0(K), THE BALLASTS SHALL BE CERTIFIED TO THE COMMISSION TO COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTION 110.9; AND
E. ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING.

RESIDENTIAL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE DWELLING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND CONTROLLED BY A PHOTOCELL AND MOTION SENSOR OR BY PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL OR BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR BY AN ENERGY MANAGEMENT CONTROL SYSTEM.

LUMINAIRES INSTALLED IN CLOSETS SHALL COMPLY WITH CEC SECTION 610.2 & 410.16. ONLY LUMINAIRES OF THE FOLLOWING TYPES SHALL BE PERMITTED IN A CLOSET:

- 1. SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
2. 6 IN. FOR SURFACE-MOUNTED FLUORESCENT LUMINAIRES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
3. 6 IN. FOR RECESSED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR THE CEILING.
4. 6 IN. FOR RECESSED FLUORESCENT LUMINAIRES INSTALLED IN THE WALL OR THE CEILING.
5. SURFACE-MOUNTED FLUORESCENT OR LED LUMINAIRES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR THIS USE.

THE MINIMUM CLEARANCE BETWEEN LUMINAIRES INSTALLED IN CLOTHES CLOSETS AND THE NEAREST POINT OF A CLOSET STORAGE SPACE SHALL BE AS FOLLOWS:

- 1. 12 IN. FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
2. 6 IN. FOR SURFACE-MOUNTED FLUORESCENT LUMINAIRES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
3. 6 IN. FOR RECESSED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR THE CEILING.
4. 6 IN. FOR RECESSED FLUORESCENT LUMINAIRES INSTALLED IN THE WALL OR THE CEILING.
5. SURFACE-MOUNTED FLUORESCENT OR LED LUMINAIRES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR THIS USE.

A RECEPTACLE OUTLET SHALL BE INSTALLED IN KITCHEN AND DINING AREA COUNTER WALL SPACE 12" OR WIDER SO THAT NO POINT IS MORE THAN 24", MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET. EXCEPTION: RECEPTACLE OUTLETS ARE NOT REQUIRED ON A WALL DIRECTLY BEHIND A RANGE, COUNTER-MOUNTED COOKING UNIT OR SINK.

A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR KITCHEN OUTLETS PER CBC 210.1(C).

AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S) REQUIRED BY 210.5(F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.

BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST 1-20 AMP CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES ARE TO BE LABELED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS."

ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION: ALL 120V-VOLT 15 AND 20 AMPERE OR BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS OR HALLWAYS, OR SHOWER ENCLOSURE SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION-TYPE GUESTROOMS (G10-18) AND GUEST SUITES THAT ARE PROVIDED WITH PERMANENT PROVISIONS FOR COOKING SHALL HAVE AFCI (G10-12)(1).

EXCEPTIONS: ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION REQUIRED AT: BATHROOMS; GARAGES AND ACCESSORY BUILDINGS; OUTDOORS; CRAWL SPACES; UNFINISHED BASEMENTS; KITCHENS; LAUNDRY; UTILITY AND WET BARS WHERE THE RECEPTACLE IS WITHIN 6'-0" OF THE OUTSIDE EDGE OF THE SINK (G10-18)(1).

SMOKE DETECTORS: VERIFY EXISTING SMOKE DETECTORS OR INSTALL NEW PER BELOW:

- 1. A SMOKE DETECTOR, APPROVED AND LISTED BY THE STATE FIRE MARSHAL PURSUANT TO SECTION 14.1, SHALL BE INSTALLED, IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS (CRC R314.3).
3. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED (CRC R314.3).
4. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL ENIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION (CRC R314.4).

- 1. SMOKE ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED IN BUILDINGS THAT ARE NOT SERVED FROM A COMMERCIAL POWER SOURCE.
2. SMOKE ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED IN EXISTING AREAS OF BUILDINGS UNDERGOING ALTERATIONS OR REPAIRS THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR BUILDING WIRING WITHOUT THE REMOVAL OF INTERIOR FINISHES.

CO DETECTORS/ALARMS: CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2094 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS R315.1.

CARBON MONOXIDE ALARMS REQUIRED BY SECTION R315.1 SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) (CRC R315.1.4).

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION (CRC R315.1.2)

IN DWELLING UNITS WHERE THERE IS NO COMMERCIAL POWER SUPPLY CARBON MONOXIDE ALARMS MAY BE SOLELY BATTERY OPERATED. 2. OTHER POWER SOURCES RECOGNIZED FOR USE BY NFPA 720 WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE

ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL (CRC R315.1.3)

ROOF PLAN NOTES: ARROUS INDICATE DIRECTION OF ROOF SLOPE. NEW ROOF SLOPE TO MATCH EXISTING.

ROOFING SHALL BE RATED CLASS 'A' OR HIGHER AND INSTALLED PER MANUFACTURER'S SPECS.

FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS WHEREVER THIS IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVERT WATER AWAY FROM THE WHERE THE EAIVE OF A SLOPED ROOF INTERSECTS WITH A VERTICAL WALL (PER R309.2.1)

ROOF SLOPES FROM 2:12 TO 4:12 UNDERLAYMENT SHALL BE TWO LAYERS; FLAT AREAS SHALL HAVE THREE LAYERS (PER TABLE R309.5.1)(2)

UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE I ASTM D4869 TYPE I, II, III OR IV ASTM D6181 AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION (TABLE R309.5.1)(3)

DRAIN

**Map Legend:**

Basis of Bearings: A calculated line between a monument marked "LS 2746" at Corner 45 (R1) and a 3/4" IP with a plastic plug marked "LS 2689" at Corner 49 (R1) with bearing and distance S46° 12' 38"W 655.29', as partially shown hereon.

Vertical Datum: Assumed.

Site Benchmark: Control Point 102 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

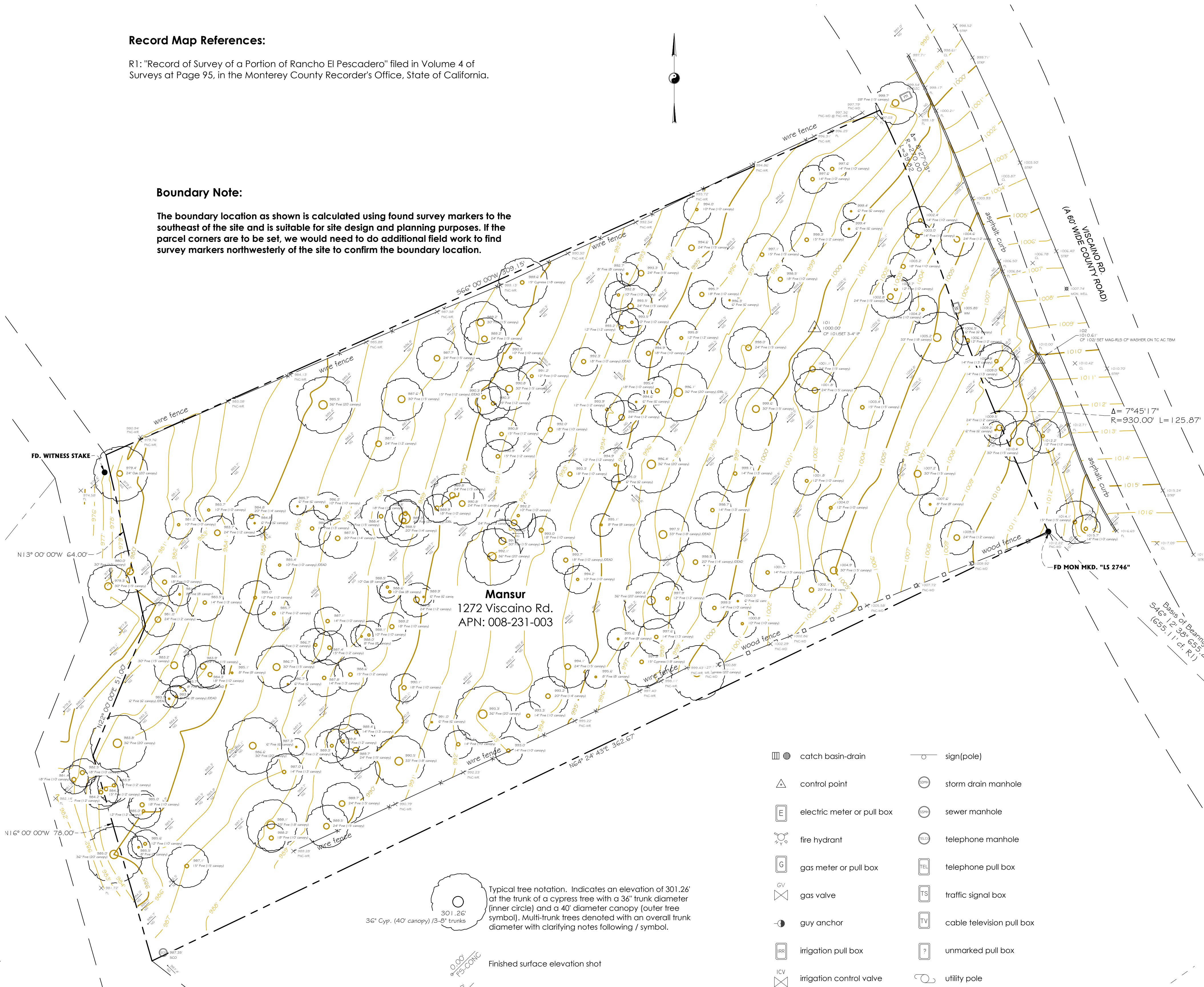
- Boundary Legend**
- A.G.S. - above ground surface
  - A.S.O. - as shown on
  - AP - angle point
  - BC - brass cap or begin curve
  - BFP - backflow preventer
  - B.G.S. - below ground surface
  - BOC - back of curb
  - COR - corner
  - CP - control point
  - CTL - CONTROL
  - DOC - document
  - ENG/ENGR - engineer
  - FD/FND - found
  - F.T.C. - from true corner
  - I.P. - iron pipe
  - L-T/L&T - lead & tag
  - LS - land surveyor
  - M-T - MAG NAIL & tag
  - MAG - MAG NAIL
  - MKD - marked
  - MON - monument
  - N1 - nail & tag
  - N.R.F. - no reference found
  - O.R. - Official Records, Monterey County
  - O.U. - origin unknown
  - PER - map or corner record when monument was set
  - POL - point on line
  - RCE - registered civil engineer
  - ROW - right of way
  - S.F.N.F. - searched for, not found
  - SPK - spike
  - STA - station (control point)
  - TBM - temporary benchmark
- Topography Legend**
- AC - asphalt concrete
  - AD - area drain
  - AL - area light
  - BLD/BLDG - building
  - BLDR(S) - boulder(s)
  - BOC - back of curb
  - BRK - brick
  - BTM/BOT - bottom
  - BW - back of sidewalk
  - CF - curb face
  - CHIM - chimney
  - CL - centerline
  - CLM - column
  - CONC - concrete
  - D - dirt
  - DC - decomposed granite
  - DK - deck
  - DW - driveway
  - EA - exposed aggregate concrete
  - ENCL - enclosure
  - EP - edge of paving
  - FF - finished floor
  - FF-THRESH - finished floor threshold
  - FH - fire hydrant
  - FL - flow line
  - FL-NG - flow line natural grade
  - FNC - fence
  - FNC-BRD - board fence
  - FNC-BW - barbed wire fence
  - FNC-CL - chain-link fence
  - FNC-GS - grapeslake fence
  - FNC-HW - hogwire fence
  - FNC-I - iron fence
  - FNC-LAT - lattice fence
  - FNC-PR - post & rail fence
  - FNC-WD - wood fence
  - FNC-WI - wrought iron fence
  - FNC-WR - wire fence
  - FOB - face of building
  - FOW - face of wall
  - FS - finished surface
  - FTG - footing
  - FW - front of sidewalk
  - GAR - garage
  - GB - grade break
  - GUT - edge of gutter
  - GUYA - guy anchor
  - GUYP - guy pole
  - GVL - gravel
  - HC - handicap
  - HGD - hedge
  - HRAIL - hand rail
- Utility Legend**
- CAIV - cable tv
  - COMM - communications
  - CO or C/O - clean out
  - DDCV - double detector check valve
  - ELEC - electric
  - EM - electric meter
  - EO - electric outlet
  - GM - gas meter
  - GV - gas valve
  - HB - hose bib
  - ICV - irrigation control valve
  - IRR - irrigation
  - JP - joint utility pole
  - LT - light
  - LT-STD - light standard/pole
  - PB - utility pull box
  - PB-? - unmarked pull box
  - PF-PIN FLAG
  - PF-B - blue pin flag
  - PF-G - green pin flag
  - PF-O - orange pin flag
  - PF-P - pink pin flag
  - PF-PL - purple pin flag
  - PF-R - red pin flag
  - PF-W - white pin flag
  - PF-Y - yellow pin flag
  - PM - point mark
  - PM-B - blue PM (water)
  - PM-G - green PM (sewer)
  - PM-O - orange PM (catv/comm)
  - PM-P - pink PM (unknown facilities)
  - PM-PL - purple PM (reclaimed water/ir)
  - PM-R - red PM (elec)
  - PM-W - white paint mark
  - PM-Y - yellow PM (gas)
  - PP - power pole
  - PVR - paver
  - SCO - sewer clean out
  - SDMH - storm drain manhole
  - SSMH - sanitary sewer manhole
  - ST LT - street light
  - SIN - stone
  - TELECO - telephone
  - TG - top of drain grate
  - UP - utility pole
  - UTIL - utility
  - VLT - vault
  - VLT-GTE - GTE vault
  - VLT-PB - PacBell vault
  - VLT-PGE - PG&E vault
  - VLT-TELCOM - telecommunications vault
  - VLT-? - unmarked vault
  - VLT-VRZ - Verizon vault
  - WD-wood
  - WL - water line
  - WM - water meter
  - WV - water valve

**Record Map References:**

R1: "Record of Survey of a Portion of Rancho El Pescadero" filed in Volume 4 of Surveys at Page 95, in the Monterey County Recorder's Office, State of California.

**Boundary Note:**

The boundary location as shown is calculated using found survey markers to the southeast of the site and is suitable for site design and planning purposes. If the parcel corners are to be set, we would need to do additional field work to find survey markers northwesterly of the site to confirm the boundary location.



**Surveyor's Notes:**

This map portrays the site of the time of the survey and does not show soils or geology information, underground conditions, easements, zoning or regulatory information or any other items not specifically requested by the property owner. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

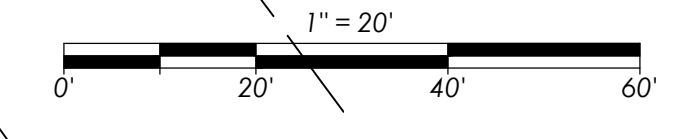
Elevations are based on an arbitrarily assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

- catch basin-drain
- control point
- electric meter or pull box
- fire hydrant
- gas meter or pull box
- gas valve
- guy anchor
- irrigation pull box
- irrigation control valve
- light standard
- manhole
- point on line
- sewer clean out
- sign/pole
- storm drain manhole
- sewer manhole
- telephone manhole
- telephone pull box
- traffic signal box
- cable television pull box
- unmarked pull box
- utility pole
- water meter
- water valve
- well



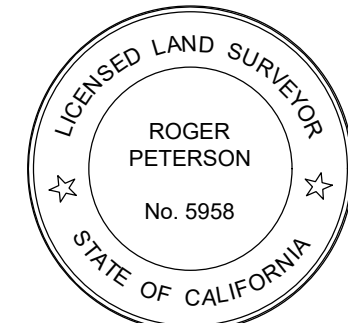
**Topographic Survey**

1272 Viscaino Rd., APN: 008-231-003  
Located in Pebble Beach, Monterey County, State of California

Prepared For and Requested By: Dan Mansur

March 2021

**Rasmussen Land Surveying, Inc.**  
2150 Garden Road, Suite A-3, Monterey, California 93942  
P: 831.375.7240 F: 831.375.2545



**DRAWING REVISIONS:**  
March 2021 - Original Survey

RLS W.O. # 2021-025 Mansur

Sheet 1 of 1

Printed On: 3/30/2021 8:09 PM File Name: G:\Shared\dwg\Cad 3D Projects\2020-2021\2021\Projects\2021-025 Mansur\Topo Survey\1272 Viscaino Rd\2021-025 Mansur.dwg



Revision/Issue	Date
△ FB ARB REV'S	6/6/22
△ FB ARB REV'S	1/1/22
△ CLIENT REV'S	8/16/23
△ CLIENT REVISIONS	1/1/24

# △ ROOF & SITE PLANS

NOTE: SITE PLAN IS DESIGN CONCEPT ONLY.

**ROOF PLAN NOTES:**  
ARROWS INDICATE DIRECTION OF ROOF SLOPE.

ROOFING SHALL BE RATED CLASS 'A' OR HIGHER AND INSTALLED PER MANUFACTURER'S SPEC.

SKYLIGHTS SHALL BE LOW PROFILE, NON-GLARE, DUAL PANE, TEMPERED GLASS - BY VELUX OR EQUAL.

FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS WHEREVER THIS IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVERT WATER AWAY FROM THE WHERE THE EAVE OF A SLOPED ROOF INTERSECTS WITH A VERTICAL WALL (PER R909.2).

ROOF SLOPES FROM 2:12 TO 4:12 UNDERLAYMENT SHALL BE TWO LAYERS; FLAT AREAS SHALL HAVE THREE LAYERS (PER TABLE R909.1(2)).

UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE I; ASTM D4893 TYPE I, II, III OR IV; ASTM D6181 AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION (TABLE R909.1(3)).

**DRAINAGE NOTES:**  
DRAINAGE FROM DOWNSPOUTS AND PAVED AREAS SHALL BE DIRECTED TO LANDSCAPED AREAS, OR COLLECTED IN FRENCH DRAINS OR SUBGRADE PERFORATED PIPE COLLECTORS, AND CONVEYED TO INFILTRATION BEST MANAGEMENT PRACTICES (BMP) SUCH AS RAIN GARDENS OR INFILTRATION TRENCHES.

RAIN GARDENS SHALL BE DESIGNED IN ACCORDANCE WITH THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BAMMA) PUBLICATION RAIN GARDENS, STORMWATER CONTROL FOR SMALL PROJECTS.

THE LANDSCAPED AREAS USED FOR INFILTRATION SHALL BE AT LEAST 50% OF THE SIZE OF THE CONTRIBUTING IMPERVIOUS SURFACE.

RUNOFF SHALL BE DIRECTED AWAY FROM BUILDING FOUNDATIONS.

**SETBACK & HEIGHT CERTIFICATIONS:**  
A STATE LICENSED SURVEYOR SHALL SURVEY AND CERTIFY THE FOLLOWING IN WRITING:

- THE FOOTING LOCATIONS FOR CONFORMANCE WITH THE APPROVED PLANS PRIOR TO FOOTING/FOUNDATION INSPECTION.

- THE ROOF HEIGHT FOR CONFORMANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION.

WRITTEN CERTIFICATIONS PREPARED, SEALED & SIGNED BY THE SURVEYOR SHALL BE PROVIDED TO THE BUILDING INSPECTIONS AT THE TIME OF SPECIFIED INSPECTIONS.

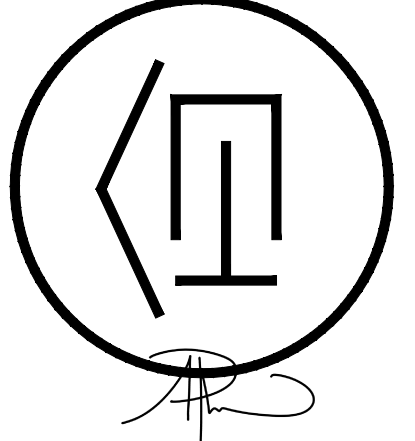
**LANDSCAPING GENERAL NOTES:**  
ALL NEW LANDSCAPING IS SHOWN FOR DESIGN INTENT ONLY AND SHALL BE SELECTED AND APPROVED BY OWNER, PRIOR TO INSTALLATION.

LANDSCAPED AREAS SHALL BE IRRIGATED BY A DRIP/SPRINKLER SYSTEM SET ON A TIMER AND RAIN SENSOR.

TREES ON THE SITE SHALL ONLY BE REMOVED UPON THE APPROVAL OF THE FORESTER OR FOREST AND BEACH COMMISSION, AS APPROPRIATE; ALL REMAINING TREES WITHIN THE VICINITY OF CONSTRUCTION SHALL BE PROTECTED DURING CONSTRUCTION BY APPROVED METHODS.

ALL FOUNDATIONS WITHIN 15 FEET OF SIGNIFICANT TREES SHALL BE EXCAVATED BY HAND; IF ANY TREE ROOTS LARGER THAN TWO INCHES (2") ARE ENCOUNTERED DURING CONSTRUCTION, THE FORESTER SHALL BE CONTACTED BEFORE CUTTING THE ROOTS.

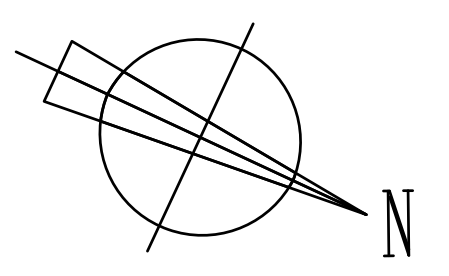
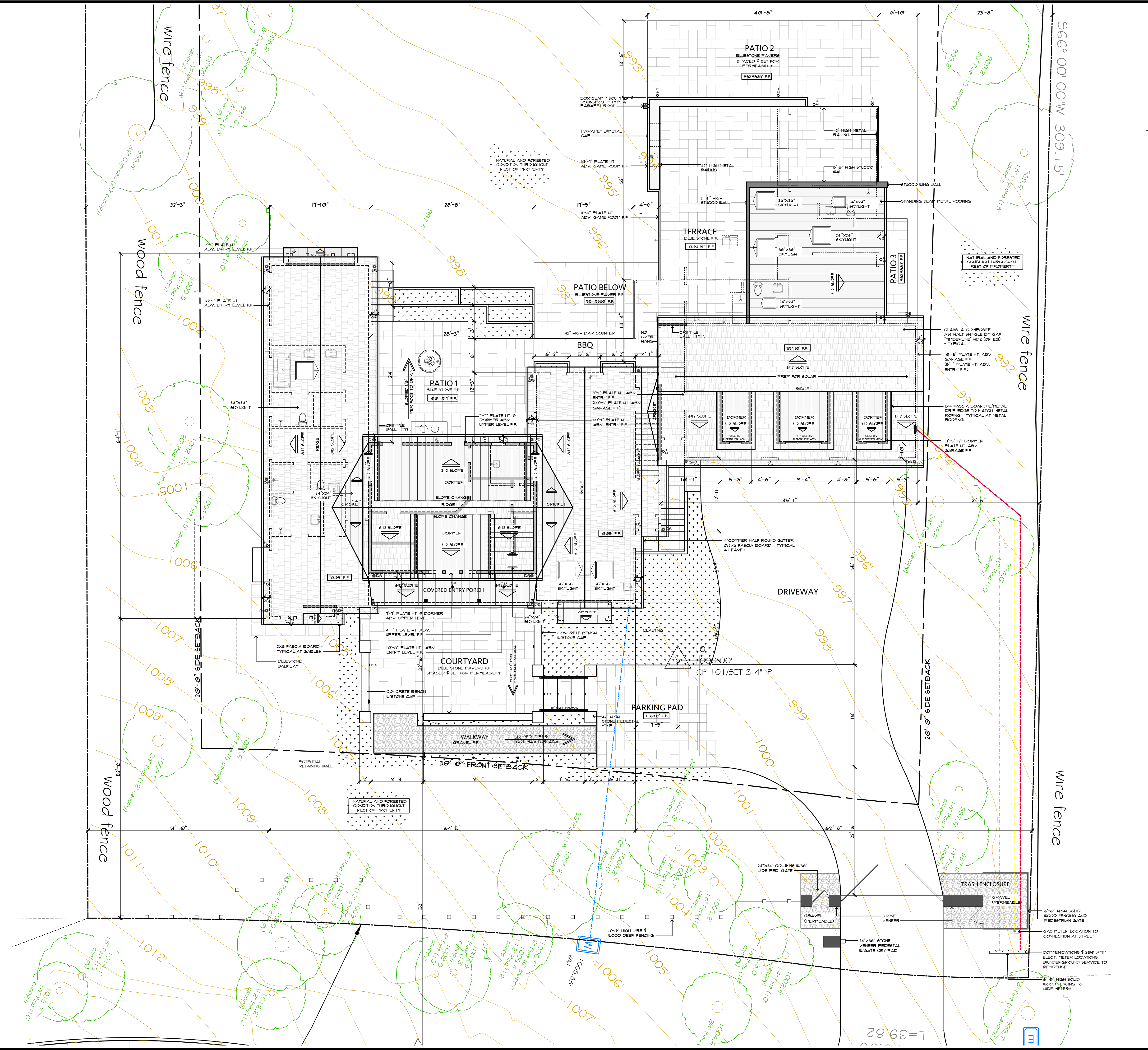
**HASTINGS CONSTRUCTION, INC.**  
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
(831) 620-0920 | INFO@HASTINGS-CONSTRUCTION.COM  
LIC#: 791539 CLASS: A/B



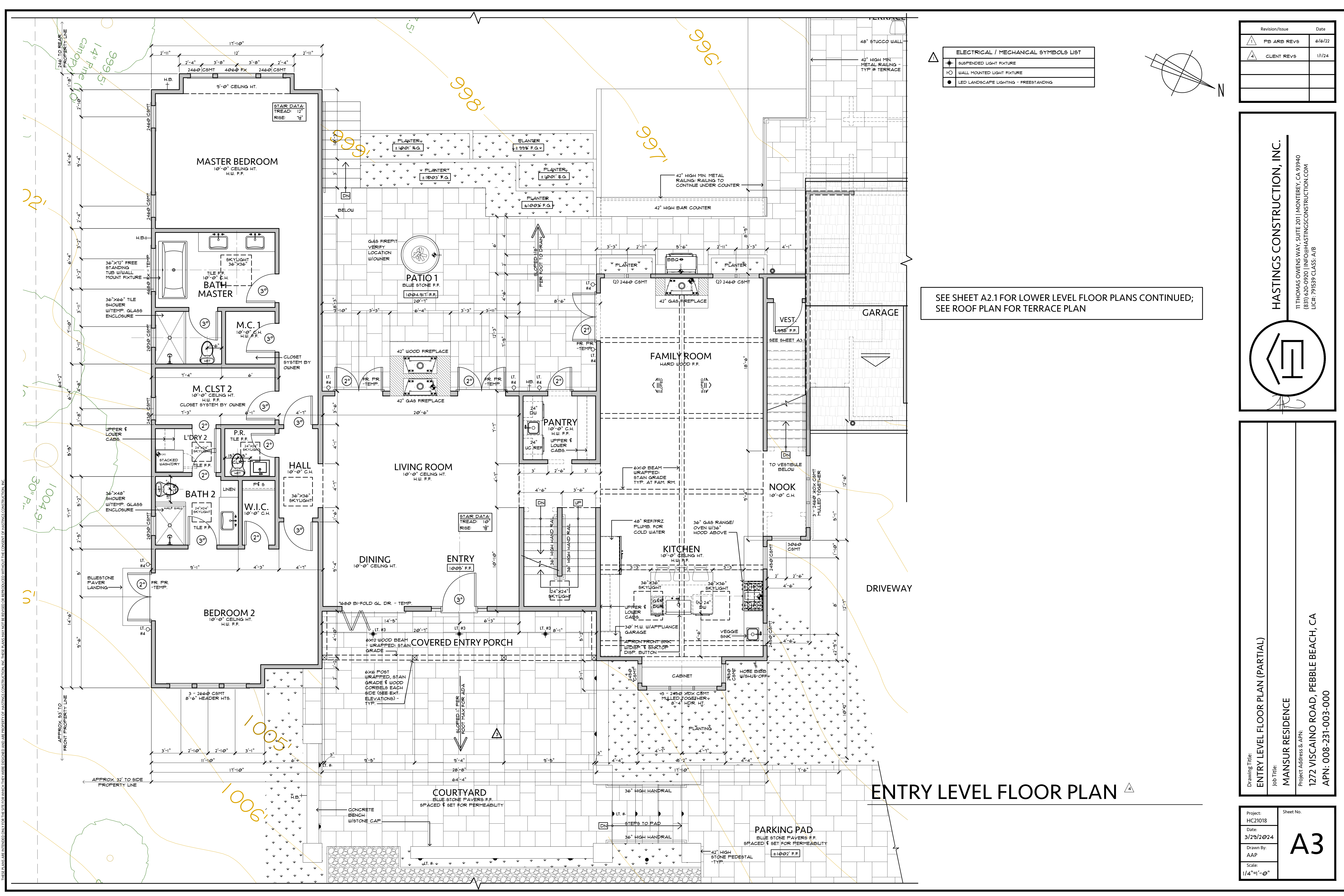
Drawing Title: **ROOF PLAN & SITE PLAN**  
Job Title: **MANSUR RESIDENCE**  
Project Address & APN: **1272 VISCAINO ROAD, PEBBLE BEACH, CA  
APN: 008-231-003-000**

Project: **HC21018**  
Date: **3/29/2024**  
Drawn By: **AAAP**  
Scale: **1/8" = 1'-0"**

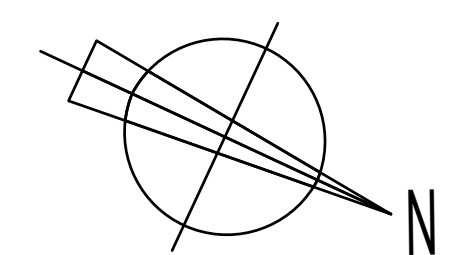
Sheet No. **A2**



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ELECTRICAL / MECHANICAL SYMBOLS LIST	
	SUSPENDED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	LED LANDSCAPE LIGHTING - FREESTANDING



Revision/Issue	Date
FB ARB REV5	6/6/22
CLIENT REV5	1/1/24

SEE SHEET A2.1 FOR LOWER LEVEL FLOOR PLANS CONTINUED;  
SEE ROOF PLAN FOR TERRACE PLAN

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 LIC#: 791539 CLASS: A/B

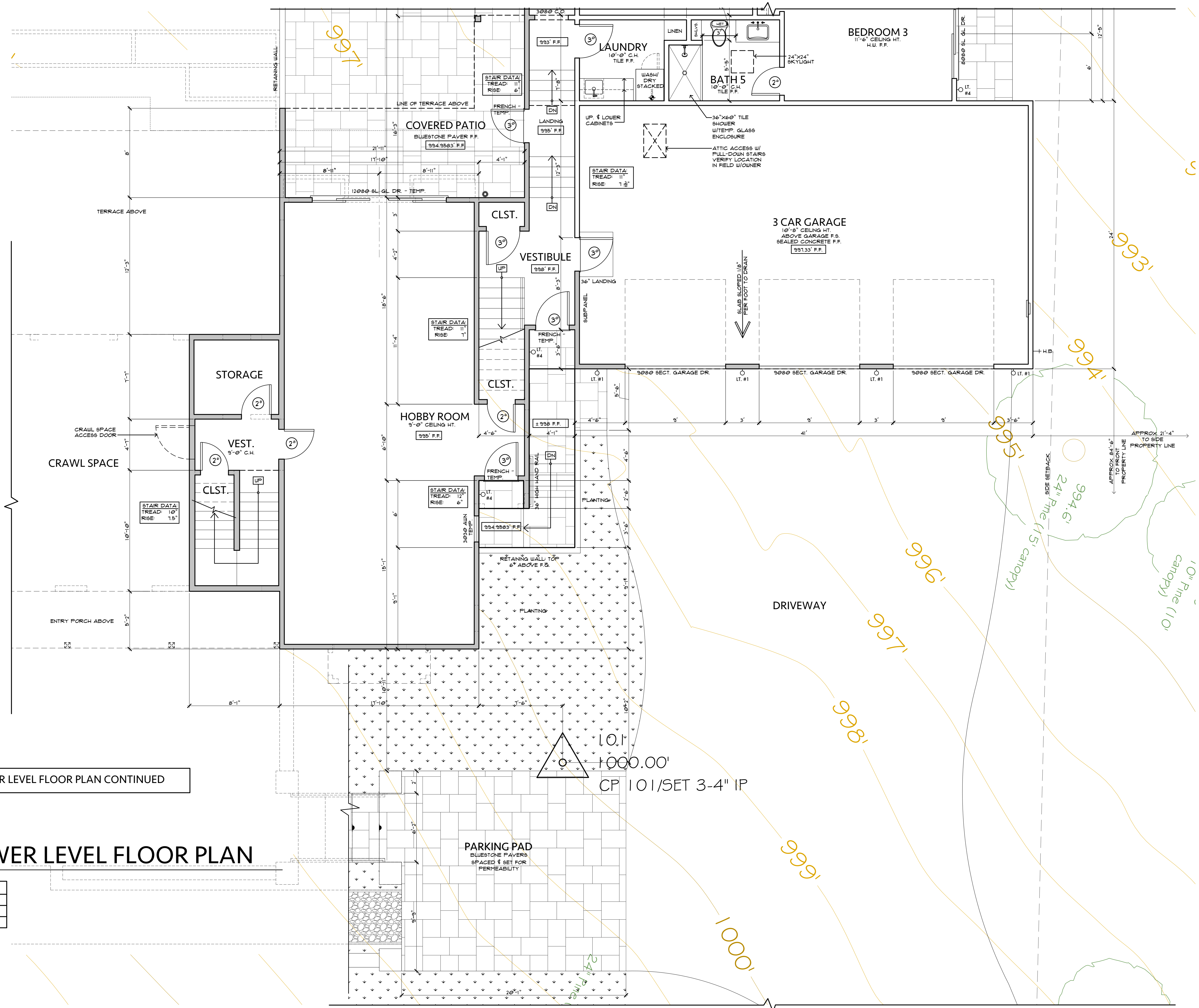
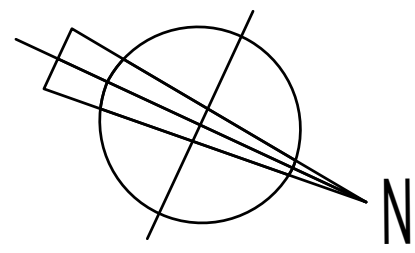
Drawing Title: **ENTRY LEVEL FLOOR PLAN (PARTIAL)**  
 Job Title: **MANSUR RESIDENCE**  
 Project Address & APN: **1272 VISCAINO ROAD, PEBBLE BEACH, CA**  
**APN: 008-231-003-000**

Project: **HC21018**  
 Date: **3/29/2024**  
 Drawn By: **AAP**  
 Scale: **1/4"=1'-0"**

Sheet No. **A3**

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SEE SHEET A2.2 FOR LOWER LEVEL FLOOR PLAN CONTINUED

# GARAGE & LOWER LEVEL FLOOR PLAN

ELECTRICAL / MECHANICAL SYMBOLS LIST	
	SUSPENDED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	LED LANDSCAPE LIGHTING - FREESTANDING

Revision/Issue	Date
4 CLIENT REV'S	1/1/24

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 LIC#: 791539 CLASS: A/B

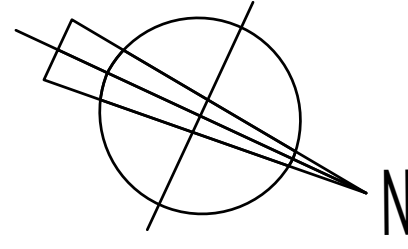
Drawing Title:  
**LOWER LEVEL FLOOR PLAN (CONTINUED)**

Job Title:  
**MANSUR RESIDENCE**

Project Address & APN:  
**1272 VISCAINO ROAD, PEBBLE BEACH, CA  
 APN: 008-231-003-000**

Project:	Sheet No.
HC21018	<b>A3.1</b>
Date:	
3/29/2024	
Drawn By:	
AAP	Scale:
1/4"=1'-0"	

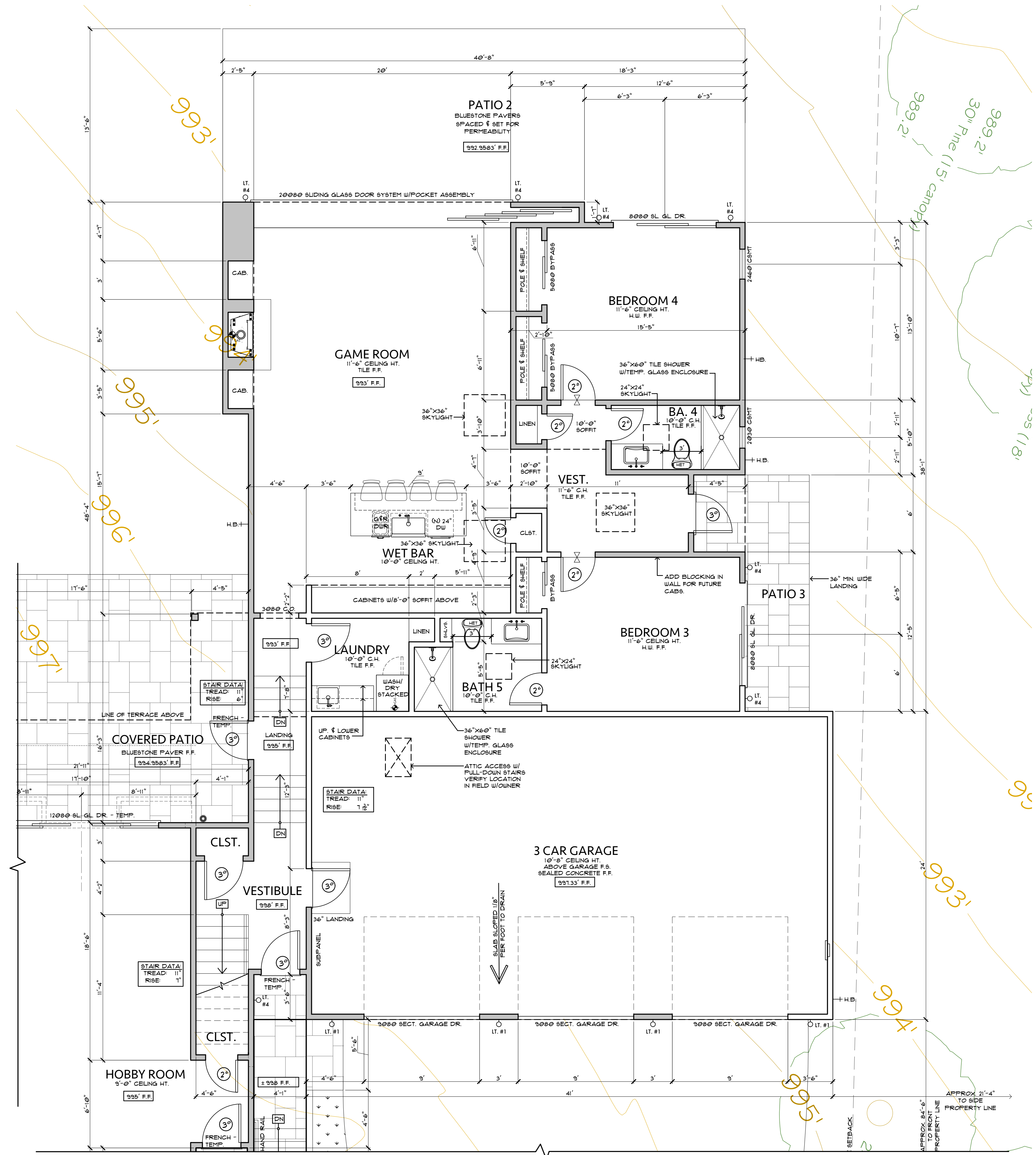
THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REPRODUCED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.



SEE SHEET A2.1 FOR LOWER LEVEL HOBBY ROOM FLOOR PLAN

# LOWER LEVEL FLOOR PLAN CONTINUED

ELECTRICAL / MECHANICAL SYMBOLS LIST	
	SUSPENDED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	LED LANDSCAPE LIGHTING - FREESTANDING



Revision/Issue	Date
CLIENT REV'S	1/1/24

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 LIC#: 791539 CLASS: A/B

Drawing Title:  
**LOWER LEVEL FLOOR PLAN (CONTINUED)**

Job Title:  
**MANSUR RESIDENCE**

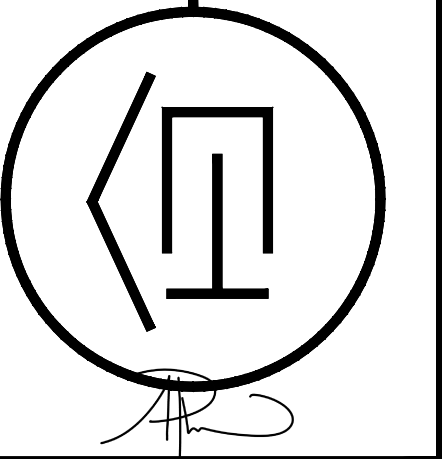
Project Address & APN:  
**1272 VISCAINO ROAD, PEBBLE BEACH, CA  
 APN: 008-231-003-000**

Project: HC21018	Sheet No.:
Date: 3/29/2024	<b>A3.2</b>
Drawn By: AAP	
Scale: 1/4"=1'-0"	

Revision/Issue	Date
3 CLIENT REV'S	8/16/23
4 CLIENT REV'S	1/24/24

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 LIC#: 791539 CLASS: A/B



Drawing Title:  
**UPPER LEVEL FLOOR PLAN**

Job Title:  
**MANSUR RESIDENCE**

Project Address & APN:  
 1272 VISCAINO ROAD, PEBBLE BEACH, CA  
 APN: 008-231-003-000

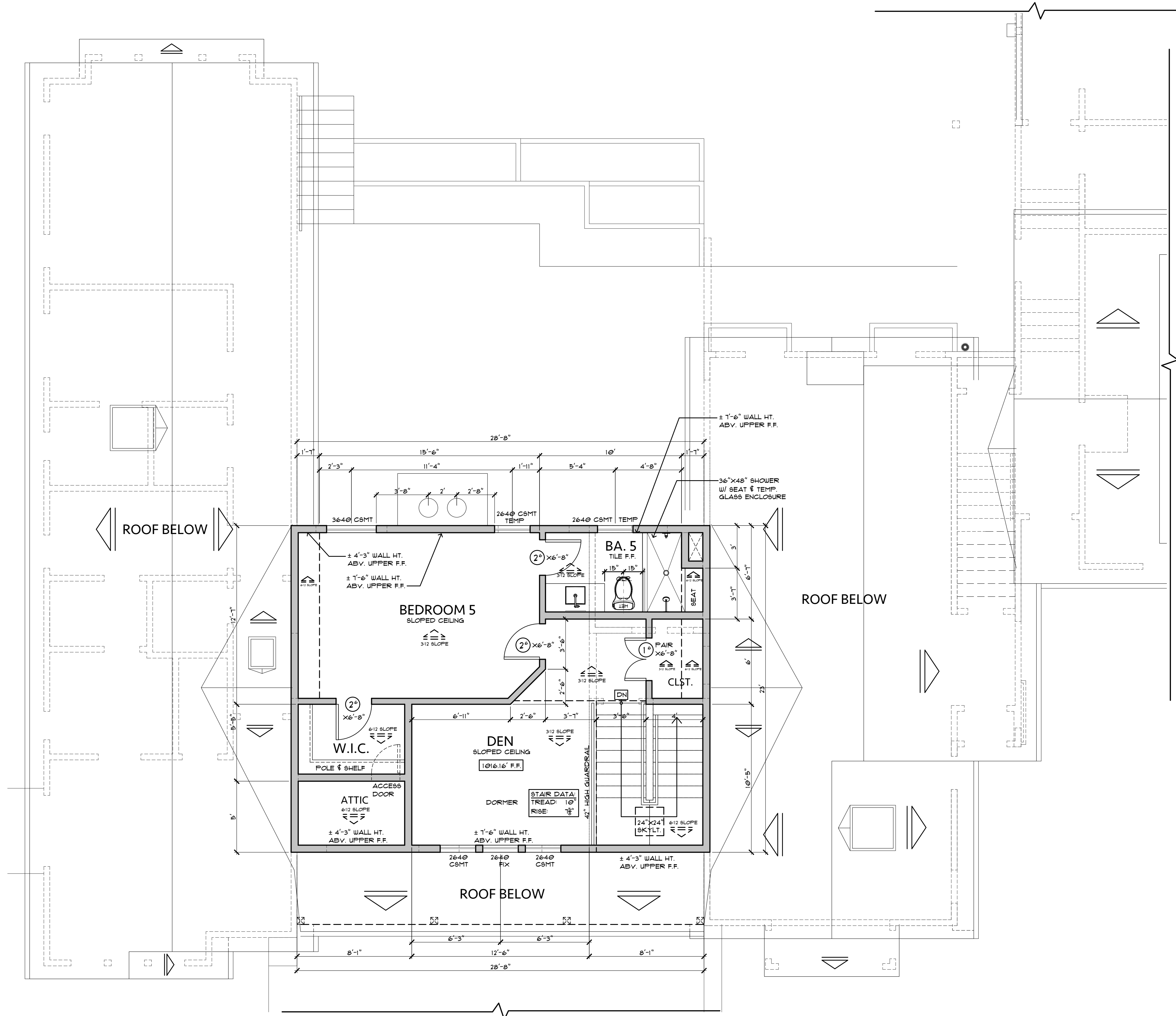
Project:  
 HC21018

Date:  
 3/29/2024

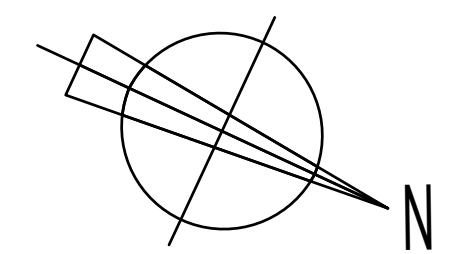
Drawn By:  
 AAP

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

Sheet  
**A4**

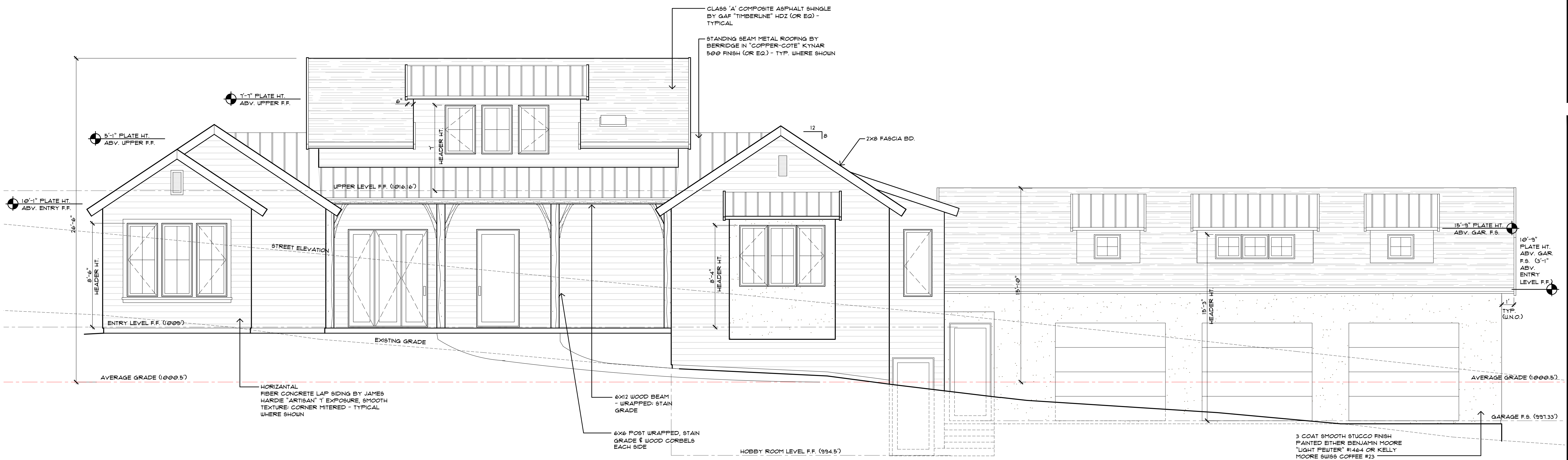


**3 UPPER LEVEL FLOOR PLAN**

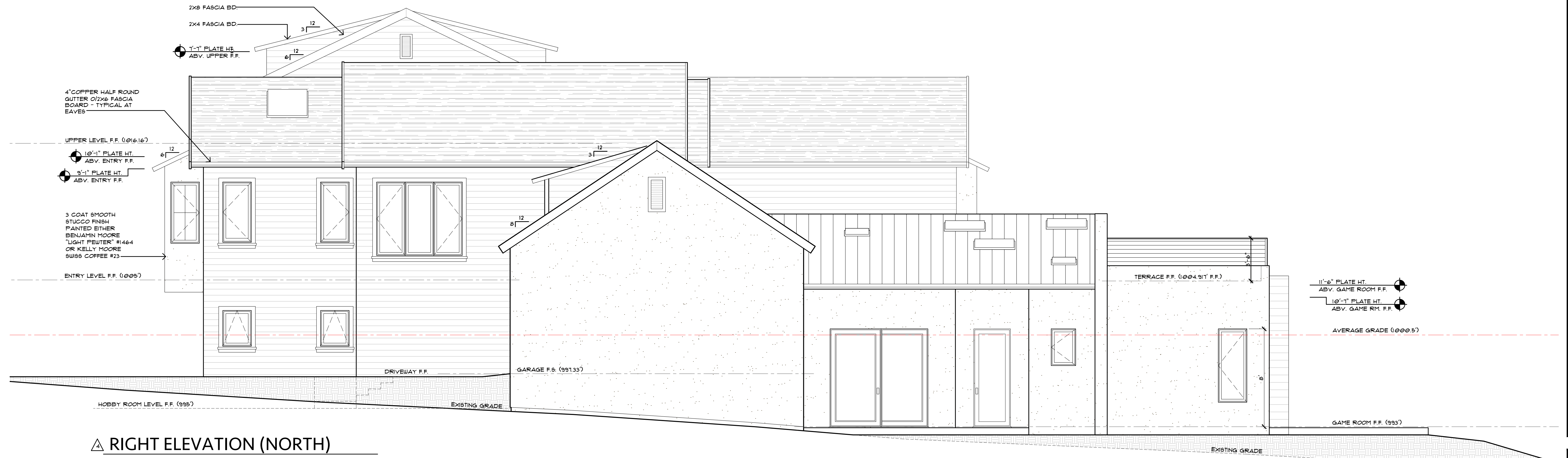


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Revision/Issue	Date
3 CLIENT REVISIONS	8/16/23
4 CLIENT REVISIONS	1/1/24

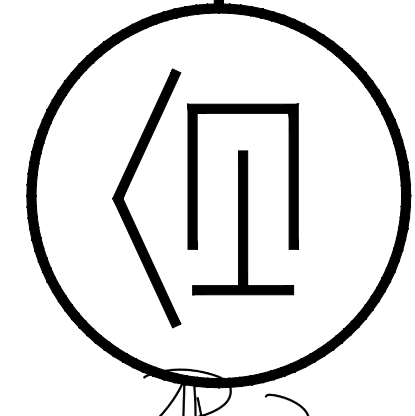


△ FRONT ELEVATION (EAST)



△ RIGHT ELEVATION (NORTH)

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 LIC#: 791539 CLASS: A/B



Drawing Title:  
**EXTERIOR ELEVATIONS**

Job Title:  
**MANSUR RESIDENCE**  
 Project Address & APN:  
**1272 VISCANO ROAD, PEBBLE BEACH, CA**  
**APN: 008-231-003-000**

Project:  
**HC21018**

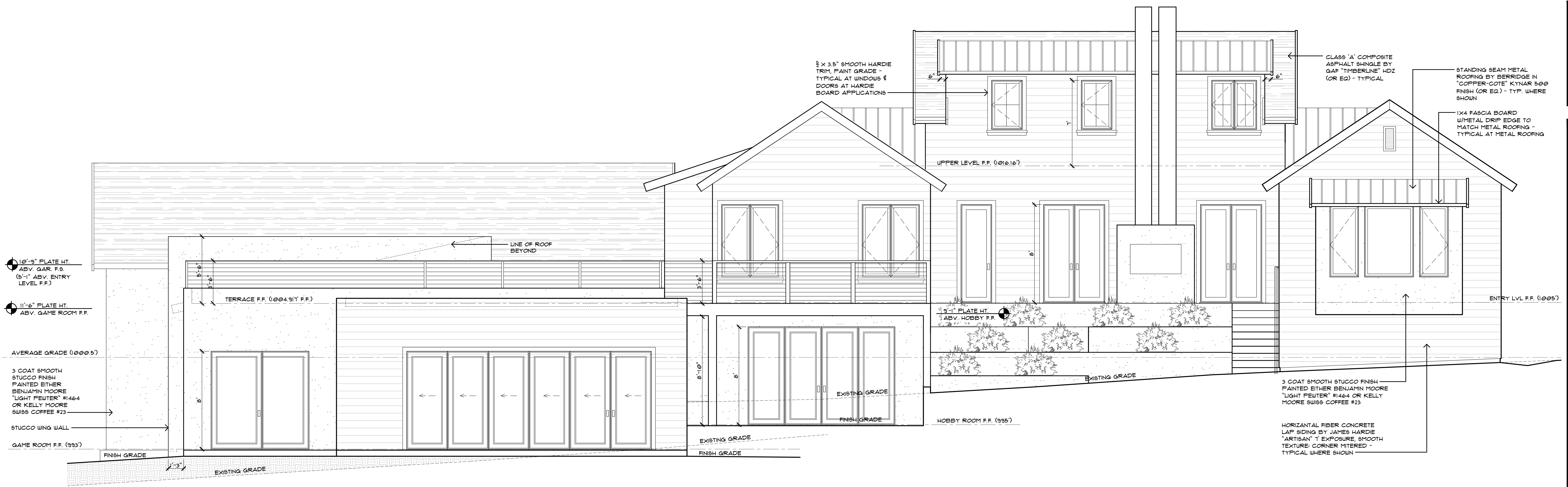
Date:  
**3/29/2024**

Drawn By:  
**AAFP**

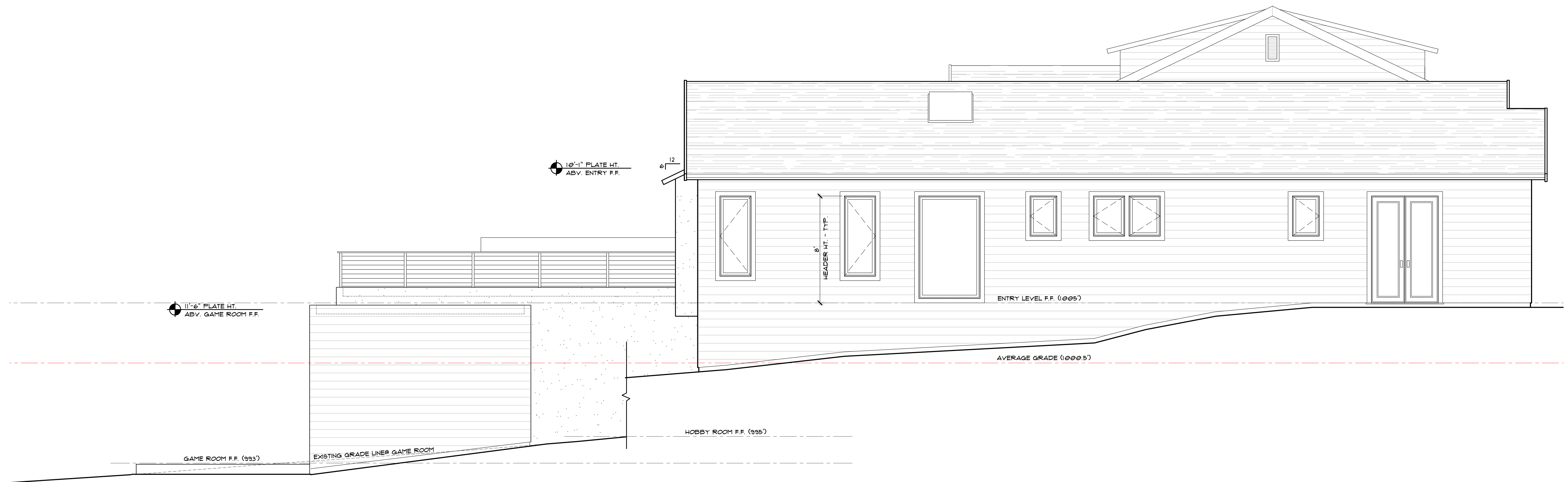
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**1/4" = 1'-0"**

Sheet  
**A5**

Revision/Issue	Date
2 CLIENT REVISIONS	8/16/23
3 CLIENT REVISIONS	1/1/24



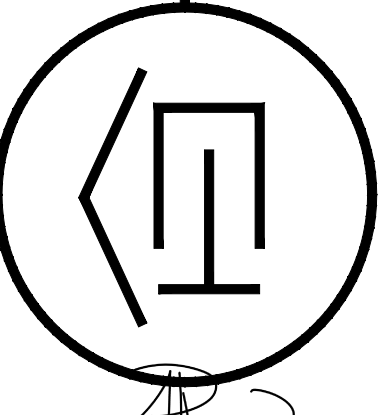
△ REAR ELEVATION (WEST)



△ LEFT ELEVATION (SOUTH)

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LIC#: 791539 CLASS: A/B



Drawing Title:  
**EXTERIOR ELEVATIONS**

Job Title:  
**MANSUR RESIDENCE**  
Project Address & APN:  
**1272 VISCAINO ROAD, PEBBLE BEACH, CA  
APN: 008-231-003-000**

Project:  
**HC21018**

Date:  
**3/29/2024**

Drawn By:  
**AAFP**

Scale:  
**1/4" = 1'-0"**

Sheet  
**A6**

Revision/Issue	Date
△ CLIENT REVISIONS	8/16/23
△ CLIENT REVISIONS	1/1/24



△ FRONT ELEVATION (EAST)

**ARTISAN<sup>®</sup> LAP SIDING**

- Casts deep shadow lines
- Luxury look with long-lasting performance

WIDTH	THICKNESS	TEXTURE	FINISH
5.25 in (4.0 in Exposure)	0.75 in (0.6 in Exposure)	Smooth	Primer
7.25 in (6.0 in Exposure)	0.75 in (0.6 in Exposure)	Woodgrain	Primer

**EXTERIOR STUCCO COLOR TO BE BY OMEGA**  
OPT 1: #9205  
OPT 2: #9225

**EXTERIOR PAINT FOR SIDING AND FASCIA BOARDS TO BE EITHER:**  
OPT 1: BENJAMIN MOORE "LIGHT PEWTER" #1464  
OPT 2: KELLY MOORE "SWISS COFFEE" #23 (KELLY MOORE OPTION SHOWN)

Light Pewter 1464  
Swiss Coffee 23

**MAIN ROOF SHALL BE ASPHALT SHINGLES BY GAF TIMERLINE HDZ. COLOR SELECTION OPTIONS:**  
OPT 1: AGED CHESTNUT PLUS (R6+)  
OPT 2: BARKWOOD

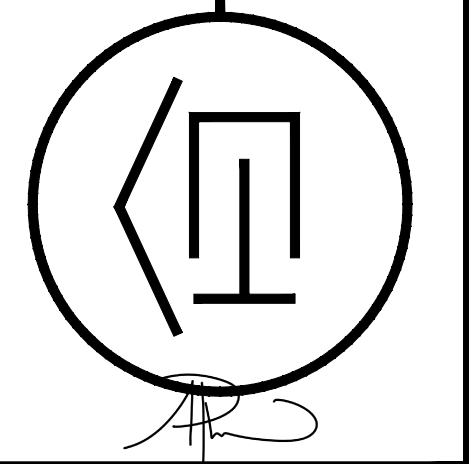
**ROOF ACCENTS TO BE COPPER OR COPPER-LIKE STANDING SEAM METAL ROOFING**  
GUTTERS TO BE COPPER OR COPPER-LIKE

**WINDOWS TO BE BY MARVIN WITH "EBONY" FINISH**

Ebony

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LIC#: 791539 CLASS: A/B



Drawing Title:  
**COLOR RENDERING OF FRONT ELEVATION (STREET VIEW) & MATERIALS**

Job Title:  
**MANSUR RESIDENCE**

Project Address & APN:  
**1272 VISCAINO ROAD, PEBBLE BEACH, CA  
APN: 008-231-003-000**

Project:  
**HC21018**

Date:  
**3/29/2024**

Drawn By:  
**AAF**

Scale:  
**1/4" = 1'-0"**

Sheet  
**A7**

# Exhibit C

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**Ono Consulting**  
**International Society of Arboriculture**  
**Certified Arborist # 536**  
**Board Certified Master Arborist # WE-9388B**  
**Society of American Foresters Professional Members**  
**1213 Miles Avenue**  
**Pacific Grove CA, 93950**

November 18, 2022

Daniel & Patricia Mansur  
572 Hillside Road  
Emerald Hill, CA 94062

RE: 1272 Viscaino Road -FMP Amendment -PLN220251

Mr. and Mrs. Mansur;

This letter is prepared to be an amendment to the forest management report dated September, 2021 for proposed construction at 1272 Viscaino Road due to slight changes to the design and condition of trees as they are in the thin soils. The design changes are as follows:

- The guest house has been removed allowing retention of trees 477, 478, 479.
- The house rear has been extended requiring 4 trees to remove - 463, 464, 468, 469
- 3 trees are too close to house/bedrooms/south side: 425, 426, 427
- Neighbor complaint of 3 trees close to her house: 465, 468, 467

The number of trees requested for removal is now 58 trees (10 are dead)

:

- 12 - trees 6-11" diameter
- 25 - trees 12- 23" diameter
- 21 – trees 24" or greater

The tree chart of your changes desired is attached as well as the design change drawing.

This amendment will need to be provided to the County by you for their consideration. Thank you very much and please feel free to call if there are any questions or if I can be of further assistance.

Sincerely,



Frank Ono  
Certified Arborist # 536  
Society of American Foresters # 048004

1272 Viscaino Road -FMP Amendment -PLN220251

November 18, 2022

Not an Official County Document



**Map Legend:**

Basis of Bearings: A calculated line between a monument marked "LS 2746" at Corner 45 (R1) and a 3/4" IP with a plastic plug marked "LS 2689" at Corner 49 (R1) with bearing and distance S46° 12' 38"W 655.29', as partially shown hereon.

Vertical Datum: Assumed.

Site Benchmark: Control Point 102 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

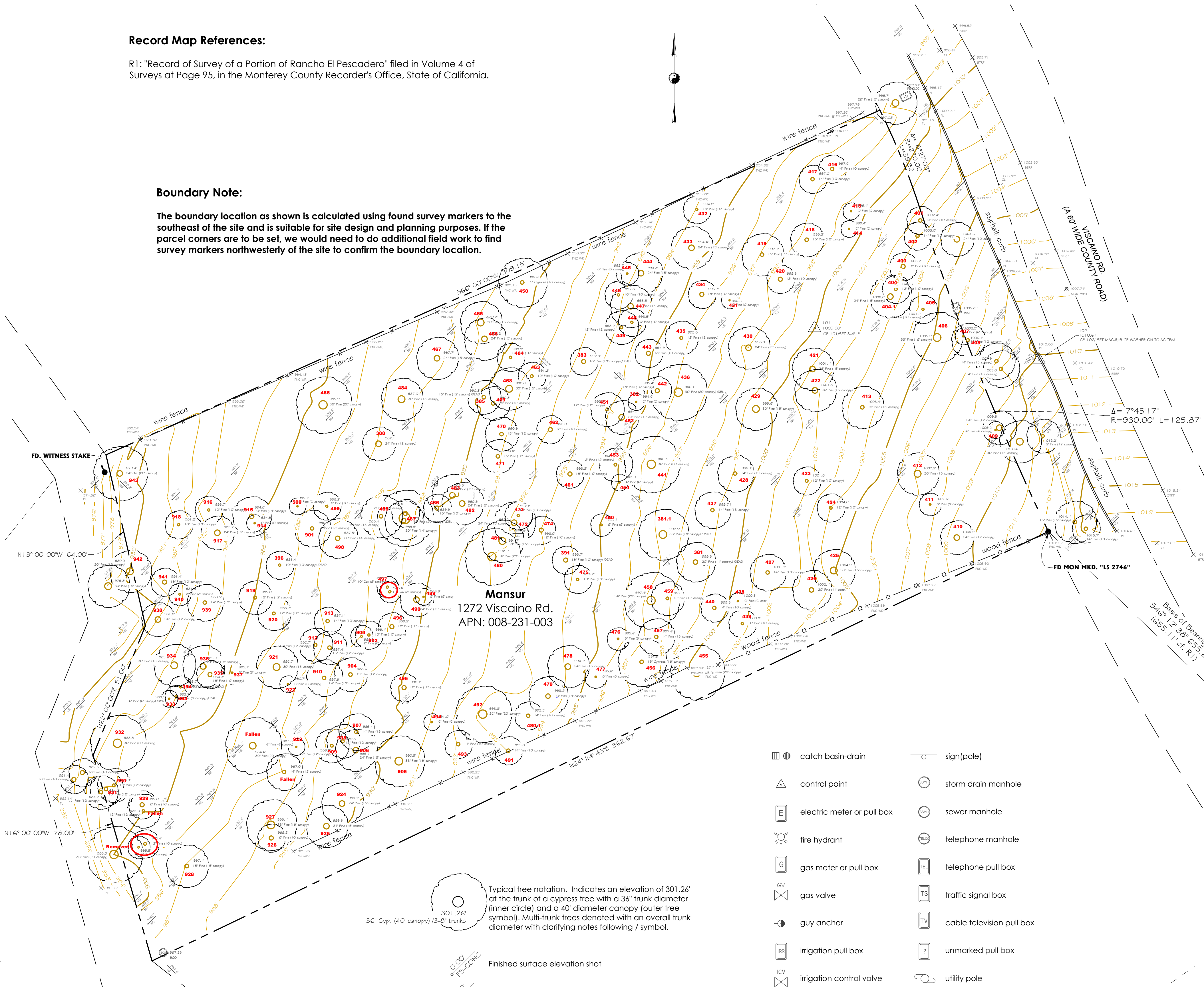
- |  |  |
|--|--|
| <p><b>Boundary Legend</b></p> <ul style="list-style-type: none"> <li>A.G.S. - above ground surface</li> <li>A.S.O. - as shown on</li> <li>AP - angle point</li> <li>BC - brass cap or begin curve</li> <li>BFP - backflow preventer</li> <li>B.G.S. - below ground surface</li> <li>BOC - back of curb</li> <li>COR - corner</li> <li>CP - control point</li> <li>CTL - CONTROL</li> <li>DOC - document</li> <li>ENG/ENGR - engineer</li> <li>FD/FND - found</li> <li>F.T.C. - from true corner</li> <li>I.P. - iron pipe</li> <li>L-T/L&amp;T - lead &amp; tag</li> <li>LS - land surveyor</li> <li>M-T - MAG NAIL &amp; tag</li> <li>MAG - MAG NAIL</li> <li>MKD - marked</li> <li>MCON - monument</li> <li>N1 - nail &amp; tag</li> <li>N.R.F. - no reference found</li> <li>O.R. - Official Records, Monterey County</li> <li>O.U. - origin unknown</li> <li>PER - map or corner record when monument was set</li> <li>POL - point on line</li> <li>RCE - registered civil engineer</li> <li>ROW - right of way</li> <li>S.F.N.F. - searched for, not found</li> <li>SPK - spike</li> <li>STA - station/control point</li> <li>TBM - temporary benchmark</li> </ul> <p><b>Topography Legend</b></p> <ul style="list-style-type: none"> <li>AC - asphalt concrete</li> <li>AD - area drain</li> <li>AL - area light</li> <li>BLD/BLDG - building</li> <li>BLDR(S) - boulder(s)</li> <li>BOC - back of curb</li> <li>BRK - brick</li> <li>BTM/BOT - bottom</li> <li>BW - back of sidewalk</li> <li>CF - curb face</li> <li>CHIM - chimney</li> <li>CL - centerline</li> <li>CLM - column</li> <li>CONC - concrete</li> <li>D - dirt</li> <li>DC - decomposed granite</li> <li>DK - deck</li> <li>DW - driveway</li> <li>EA - exposed aggregate concrete</li> <li>ENCL - enclosure</li> <li>EP - edge of paving</li> <li>FF - finished floor</li> <li>FF-THRESH - finished floor threshold</li> <li>FH - fire hydrant</li> <li>FL - flow line</li> <li>FL-NG - flow line natural grade</li> <li>FNC - fence</li> <li>FNC-BRD - board fence</li> <li>FNC-BW - barbed wire fence</li> <li>FNC-CL - chain-link fence</li> <li>FNC-GS - grapeslake fence</li> <li>FNC-HW - hogwire fence</li> <li>FNC-I - iron fence</li> <li>FNC-LAT - lattice fence</li> <li>FNC-PR - post &amp; rail fence</li> <li>FNC-WD - wood fence</li> <li>FNC-WI - wrought iron fence</li> <li>FNC-WR - wire fence</li> <li>FOB - face of building</li> <li>FOW - face of wall</li> <li>FS - finished surface</li> <li>FTG - footing</li> <li>FW - front of sidewalk</li> <li>GAR - garage</li> <li>GB - grade break</li> <li>GUT - edge of gutter</li> <li>GUYA - guy anchor</li> <li>GUYP - guy pole</li> <li>GV - gravel</li> <li>HC - handicap</li> <li>HGD - hedge</li> <li>HRAIL - hand rail</li> </ul> | <ul style="list-style-type: none"> <li>INT - intersection</li> <li>LNDG - landing</li> <li>LIP - edge of conc gutter</li> <li>MB - mailbox</li> <li>MTL - metal</li> <li>NG - natural grade</li> <li>P - pool</li> <li>PLTR - planter</li> <li>PTO - patio</li> <li>PVR - paver</li> <li>RD - road</li> <li>RDC - ridge</li> <li>ROOF-P - roof peak</li> <li>ROOF-R - roof ridge</li> <li>STC - stucco</li> <li>STN - stone</li> <li>STP - step</li> <li>STRP - stripe</li> <li>SW - sidewalk</li> <li>SWL - swale</li> <li>TC - top of curb</li> <li>TOP - top of slope</li> <li>TOE - toe of slope</li> <li>TW/TOW - top of wall</li> <li>WALL-AB - Allen Block wall</li> <li>WALL-CMU - concrete masonry unit wall</li> <li>WALL-CRML - Carmel stone wall</li> <li>WALL-DSTN - dry stack stone wall</li> <li>WALL-RR - rrie wall</li> <li>WALL-STC - stucco wall</li> <li>WLK - sidewalk</li> </ul> <p><b>Utility Legend</b></p> <ul style="list-style-type: none"> <li>CAIV - cable tv</li> <li>COMM - communications</li> <li>CO or C/O - clean out</li> <li>DDCV - double detector check valve</li> <li>ELEC - electric</li> <li>EM - electric meter</li> <li>EO - electric outlet</li> <li>GM - gas meter</li> <li>GV - gas valve</li> <li>HB - hose bib</li> <li>ICV - irrigation control valve</li> <li>IRR - irrigation</li> <li>JP - joint utility pole</li> <li>LT - light</li> <li>LT-STD - light standard/pole</li> <li>PB - utility pull box</li> <li>PB-? - unmarked pull box</li> <li>PF-PIN FLAG</li> <li>PF-B - blue pin flag</li> <li>PF-G - green pin flag</li> <li>PF-O - orange pin flag</li> <li>PF-P - pink pin flag</li> <li>PF-PL - purple pin flag</li> <li>PF-R - red pin flag</li> <li>PF-W - white pin flag</li> <li>PF-Y - yellow pin flag</li> <li>PM - point mark</li> <li>PM-B - blue PM (water)</li> <li>PM-G - green PM (sewer)</li> <li>PM-O - orange PM (catv/comm)</li> <li>PM-P - pink PM (unknown facilities)</li> <li>PM-PL - purple PM (reclaimed water/rr)</li> <li>PM-R - red PM (elec)</li> <li>PM-W - white paint mark</li> <li>PM-Y - yellow PM (gas)</li> <li>PP - power pole</li> <li>PVR - paver</li> <li>SCO - sewer clean out</li> <li>SDMH - storm drain manhole</li> <li>SSMH - sanitary sewer manhole</li> <li>ST LT - street light</li> <li>SIN - stone</li> <li>TELECO - telephone</li> <li>TG - top of drain grate</li> <li>UP - utility pole</li> <li>UTIL - utility</li> <li>VLT - vault</li> <li>VLT-GTE - GTE vault</li> <li>VLT-PB - PacBell vault</li> <li>VLT-PGE - PG&amp;E vault</li> <li>VLT-TELCOM - telecommunications vault</li> <li>VLT-? - unmarked vault</li> <li>VLT-VRZ - Verizon vault</li> <li>WD-wood</li> <li>WL - water line</li> <li>WM - water meter</li> <li>WV - water valve</li> </ul> |
|--|--|

**Record Map References:**

R1: "Record of Survey of a Portion of Rancho El Pescadero" filed in Volume 4 of Surveys at Page 95, in the Monterey County Recorder's Office, State of California.

**Boundary Note:**

The boundary location as shown is calculated using found survey markers to the southeast of the site and is suitable for site design and planning purposes. If the parcel corners are to be set, we would need to do additional field work to find survey markers northwesterly of the site to confirm the boundary location.



**Surveyor's Notes:**

This map portrays the site of the time of the survey and does not show soils or geology information, underground conditions, easements, zoning or regulatory information or any other items not specifically requested by the property owner. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

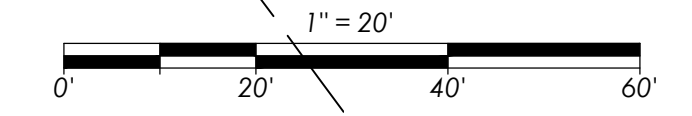
Elevations are based on an arbitrarily assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>catch basin-drain</li> <li>control point</li> <li>electric meter or pull box</li> <li>fire hydrant</li> <li>gas meter or pull box</li> <li>gas valve</li> <li>guy anchor</li> <li>irrigation pull box</li> <li>irrigation control valve</li> <li>light standard</li> <li>manhole</li> <li>point on line</li> <li>sewer clean out</li> </ul> | <ul style="list-style-type: none"> <li>sign(pole)</li> <li>storm drain manhole</li> <li>sewer manhole</li> <li>telephone manhole</li> <li>telephone pull box</li> <li>traffic signal box</li> <li>cable television pull box</li> <li>unmarked pull box</li> <li>utility pole</li> <li>water meter</li> <li>water valve</li> <li>well</li> </ul> |
|--|---|



**Topographic Survey**

1272 Viscaio Rd., APN: 008-231-003  
Located in Pebble Beach, Monterey County, State of California

Prepared For and Requested By: Dan Mansur

March 2021

**Rasmussen Land Surveying, Inc.**  
2150 Garden Road, Suite A-3, Monterey, California 93942  
P: 831.375.7240 F: 831.375.2545



**DRAWING REVISIONS:**  
March 2021 - Original Survey

Printed On: 3/23/2021 8:09 PM File Name: G:\Shared\dmw\Cal SD Projects\2020-2021\2021 Projects\2021-025 Mansur\Topo Survey 1272 Viscaio Rd 2021-025 Mansur.dwg

Tree Assessment  
Forest Management Plan  
Mansur Residence

Prepared for:

Daniel & Patricia Mansur

Prepared by:

Ono Consulting  
Members Society of American Foresters  
ISA Certified Arborist #WE-0536A  
ISA Board Certified Master Arborist WE-9388B  
1213 Miles Avenue  
Pacific Grove, CA 93950

September 20, 2021

Owner:

Daniel & Patricia Mansur  
572 Hillside Road  
Emerald Hill, CA 94062

Designer:

Angie Phares  
Hastings Construction, Inc.  
11 Thomas Owens Way, Suite 201  
Monterey, CA 93940

Forester and Arborist

Ono Consulting  
ISA Certified Arborist #WE-0536A  
ISA Board Certified Master Arborist WE-9388B  
1213 Miles Ave  
Pacific Grove, CA 93950

## SUMMARY

Development is proposed for this site located at 1272 Viscaino Road, Pebble Beach CA, and because native trees forest this site, a tree assessment/forest management plan has been prepared that identifies and addresses the effects that the project will have on the existing tree resources on-site as well as a list of recommendations for the project.

The project proposes to construct a single-family residence with a 3-car garage, and driveway, and a new detached guest house on this lot. There are 154 trees on-site with 45 pine trees estimated as candidates for removal with this project:

6-12" diameter – 16 (one 6" is dead, one 12" poor, and one 12" dead)

12-23" diameter – 15 (two 18" and one 20" are dead)

24-36" diameter- 14 (one 33" is dead and one 24" is poor)

Remaining trees that are adjacent to the proposed construction which is in fair or better condition both structurally and in health are to be protected and retained.

## **ASSIGNMENT/SCOPE OF PROJECT**

To ensure the protection of the tree resources on-site, the property owners, Daniel & Patricia Mansur have requested an assessment of the trees in proximity to proposed development areas and report for trees that are within or adjacent to these areas on this property. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to the proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Hastings Construction, the designer.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to numbered trees keyed to an annotated Tree Location Map.
- Determine the number of trees affected by construction that meet “Landmark” criteria as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

## **LIMITATIONS**

This assignment is limited to the review of plans submitted to me by Mr. Mansur dated August 3, 2021, to assess effects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health.

## **PURPOSE**

This tree assessment/forest management report is prepared for this parcel due to proposed construction activities that are intended on improving the land located at 1272 Viscaino Road, Pebble Beach CA. Its purpose is to give an independent assessment of the existing on-site trees, determine what trees will be affected by the proposed project, and implement a permanent forest management program for the site. Monterey pine trees are considered protected trees as defined by the County of Monterey, Title 20 of the Monterey County Coastal Zoning Ordinance within the Del Monte Forest Lan Use Plan.

## **GOAL**

The goal of this plan is to protect and maintain the Del Monte Forest Land Use Plan forested resources through adherence to development standards, which allow the protection, and maintenance of its forest resources. Furthermore, it is the intended goal of this report and plans to aid in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

## INTRODUCTION

This forest management plan is prepared for Mr. and Mrs. Mansur owners of the lot located at 1272 Viscaino Road, Pebble Beach CA by Ono Consulting, Urban Foresters, and Certified Arborists due to construction. Monterey County's (Coastal Implementation Plan Sec. 20.146.060) or (Zoning Ordinance Sec. 21.64.260D) requires a forest management plan when tree removal is necessary of native trees six inches diameter or greater to preserve and maintain the forest and its beneficial uses. The County identifies Monterey pine trees as native tree species that require special consideration for management.

## SITE DESCRIPTION

- 1) Assessor's Parcel Number: 008-231-003-000.
- 2) Location: 72 Viscaino Road, Pebble Beach CA.
- 3) Parcel size: Approximately 1.4 Acres.
- 4) Existing Land Use: The parcel is vacant and undeveloped.
- 5) Slope: The parcel is mildly sloped and less than 25%.
- 6) Soils: This is gently sloping and moderately sloping Narlon soil on dissected marine terraces. It has the profile described as representative of the series. The clay subsoil is at a depth of 15 to 20 inches. Slopes are mostly 3 to 6 percent. Runoff is slow to medium, and temporary shallow ponds form in swales in wet winters. The erosion hazard is moderate. The seedling mortality is low, and the windthrow hazard is severe. The soil has moderate productivity for Monterey pine (site index averages about 75 in fifty years). The equipment limitation is moderate or severe.
- 7) Vegetation: The vegetation on site is composed primarily of native Monterey pines with a sparse Oak understory. The site is currently vacant and undeveloped.
- 8) Forest Condition and Health: The forest condition and health are evaluated with the use of the residual trees and those of the surrounding Monterey Pine Forest as a stand. This is a mature but degrading Monterey Pine Forest with a high number of dead trees in the overstory that is either standing dead or have fallen. The Pine overstory is starting to age out. The forest floor is shaded therefore, young Monterey pine seedlings and Coast live oaks may fill in the gaps to regenerate the stand once the canopy is fragmented. Once light can penetrate the forest floor with a fruitful pinecone crop, ample seed dispersion and high pine sapling recruitment is expected.

## BACKGROUND/PROJECT DESCRIPTION

On Aug 4, 2021, we (Ono Consulting) were contacted by Mr. Dan Mansur who requested an assessment of trees adjacent to or within the proposed construction areas. Mr. Mansur requested the findings from the review and assessment of trees to be prepared and documented in a report that would work in conjunction with other conditions for approval of a building permit application.

Subsequent site visits were taken to the property where trees were assessed for health and condition at that time. The assessment focused on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired by the landowner. During this site visit, the proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the viewshed, and general aesthetic quality of the area while complying with county codes. A study of the individual trees was made to determine the treatments necessary to complete the project and meet the goals of the landowner. As a result trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity on the short and long-term health of the tree. All meetings and field reviews were focused on the area immediately surrounding the proposed development.

## OBSERVATIONS/DISCUSSION

The following list includes observations made while on-site and summarizes details discussed during this stage of the planning process.

- The site is forested mainly with Monterey pine trees (*Pinus radiata*).
- There are 154 trees on the 1.45-acre lot, most of the trees on the property are of moderate size (less than 24" in diameter") and compose most of the stand of trees. The site is overstocked with over 100 trees/acre creating a forested lot with tall slender and weakly rooted trees.
- Existing trees are broken into the following size classes:
  - 6-12" diameter – 52 trees
  - 13-23" diameter – 55 trees
  - 24"-36" diameter – 47 trees
- Significant grading will occur on the property and require tree removal within 10 feet of the proposed structures; therefore, it is estimated that this will require at least 45 trees to be removed. Estimated tree removal is as follows:
  - 6-12" diameter – 16 (one 6" is dead, one 12" poor, and one 12" dead)
  - 12-23 diameter – 15 (two 18" and one 20" are dead)
  - 24-36" diameter- 14 (one 33" is dead and one 24" is poor)



## PROJECT ASSESSMENT/CONCLUSION

Significant grading must occur to develop this site in combination with soils and grades. For the most part, the canopy is over mature and degrading, therefore tree removal is necessary for development. The proposed building is located toward the frontage of the property to reduce grading and removal of additional trees, this will allow the forest to continue to exist and regenerate over time. The Narlon soils and grading are a factor for the proposed tree removal which is the minimum allowable for the success of the design presented. The remainder of the property contains tree cover, with ample trees located at the rear of the lot, are to be retained and will remain undisturbed.

### Short Term Effects

Site disturbance will occur during driveway and home construction. The shallow slope upon which the construction is planned is a factor to assist in minimizing the disturbance that must take place for the construction, however Narlon soils and shallow rooting make tree removal necessary. Short-term site effects are confined to the construction envelope and immediate surroundings where trees will be removed and trimmed, and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short-term effect on those trees treated, including a reduction of growth, dieback, and potentially death. Every attempt has been made to recommend removing those trees likely to experience severe decline and death as a result of planned activities.

### Long Term Effects

No significant long-term effects on the forest ecosystem are anticipated. The site is heavily forested and over-stocked with a need for some tree removal. It is an overcrowded senescent stand with many of the trees in poor structural condition or declining health. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term as the site has surrounding forested areas which are to remain untouched. The site was evaluated for the following:

- Soil erosion; Slopes are gentle to moderate and may be addressed by appropriate measures;
- Water Quality: No watercourses are located near the construction. The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt, and other noxious substances from ground and surface waters;
- Ecological Impacts: The removals will not have a substantial adverse impact upon existing biological and ecological systems or create climatic conditions which affect these systems. The proposed removals will not create conditions that may adversely affect the dynamic equilibrium of associated systems;
- Noise Pollution: The removals will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
- Air Movement: The removals will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
- Solar shade or sunlight: The site is overcrowded, many of the removals are of poor or lesser quality trees;
- Wildlife Habitat: Tree removal does not appear it will significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems.

## RECOMMENDATIONS

### Tree Removal

It is estimated approximately 45 tree removals are needed for this project. After proper authorization, the tree or trees shall be removed by a licensed insured professional tree service. The tree removal contractor shall verify the absence of active animal or bird nesting sites before any tree removal. If any active animal or bird nesting sites are found before tree removal, work shall be stopped until a qualified biologist is consulted for further recommendations. All other trees are to remain current with this design. No surrounding tree protection is necessary when the tree drop zone is clear of County protected vegetation. Tree wood and clippings are to be disposed of consistent with current California Department of Forestry guidelines which include stockpiling of material on-site or disposal at an approved refuse site.

### Tree Replacement

The County of Monterey through the Del Monte Forest Land Use plan has tree replacement conditions as part of a tree removal permit when sufficient space exists to replant that does not create an overcrowded vegetated situation. The current state of the forest has had many mature overstory pine trees decline and die leaving a very strong seed crop for a prolific pine seedling growth. Due to the anticipated dense new growth, no replanting is advised for this site as it would create an overcrowded situation that would become a fire hazard in the future. Consequently, no re-planting is recommended.

### Tree Pruning

It is to be understood that the pruning of retained trees may be expected for this site, especially along the roadway and near potential future building construction areas. Pruning should include the larger canopied trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated. Those trees that require pruning and possible monitoring are the closest to the roadways and proposed development areas. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following are offered as guidelines when pruning

Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown

- All trees will be assessed on how a tree will be pruned from the top down.
- Trimmers will favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V-shaped angles of attachment and/or included bark.
- Lateral branches will be evenly spaced on the main stem of young trees and areas of fine pruning.
- Branches that rub or cross another branch will be removed where possible.

- Lateral branches will be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases, trimmers will not remove more than one-quarter of the living crown of a tree at one time. If it is necessary to remove more, it will be done over successive years.

Crown-raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

- Live branches on at least two-thirds of a tree's total height will be maintained wherever possible. The removal of many lower branches will hinder the development of a strong stem.

### **Tree Protection Standards**

Before the commencement of any construction activity the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through the wrapping of trunks with protective materials. No stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- Fenced areas and trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended course of action.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade and should be placed to the farthest extent possible from the tree base to protect the area within the tree's drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10–12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- The project architect and qualified arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree shall be done

by hand where practical and any roots greater than 3-inches diameter shall be bridged or pruned appropriately.

- Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock-saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches.

### **Best Management Practices**

The health of trees remaining should not be affected if the following practices are adhered to:

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the dripline may encourage the development of oak root fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.
- B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought-resistant species are the most compatible with this goal.
- D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.
- E) Tree material greater than 3 inches in diameter remaining on-site for more than one month that is not cut and split into firewood should be covered with clear plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.
- G) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

### Fire Defensible Space (PRC 4291)

In addition to any tree work for safety or aesthetics, California's Department of Forestry and Fire Protection (CalFire) has instituted a set of rules and guidelines for vegetation management and fire safety for homes in the wildland-urban interface (WUI). These rules have been adopted to reduce the fuels around homes and allow firefighters a better chance to combat the increasing wildfires that have been occurring in California. The law (Public Resource Code 4291) is as follows:

(a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times do all of the following:

- A) Maintain around and adjacent to the building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side of the building or structure or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This subdivision does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to any building or structure.
- B) Maintain around and adjacent to the building or structure additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure or to the property line or at a greater distance if required by state law, or local ordinance, rule, or regulation. Grass and other vegetation located more than 30 feet from the building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.
- C) Remove that portion of any tree that extends within 10-feet of the outlet of a chimney or stovepipe.
- D) Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
- E) Maintain the roof of a structure free of leaves, needles, or other dead vegetative growth.
- F) Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other devices that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than one-half inch in size.

Tree spacing on a wooded sloped area should be 20 feet or greater resulting in 100 trees per acre or less. CalFire advises a 20-foot horizontal separation between trees on slopes greater than 20%.

## Agreement by Landowner

The following standard conditions are made a part of all Monterey County Forest Management Plans:

### A. Management Objectives

1. Minimize erosion to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation, and associated wildlife.
3. Prevent forest fire.
4. Preserve scenic forest canopy as located within the Critical Viewshed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

### B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.
2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. The proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or subsequent amendments to this plan.
3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees, or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1,000 years old.
4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smaller dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.
5. Thinning: Trees less than six inches diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.
6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees that are located close to the construction site shall be protected from inadvertent

damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots, where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

- A) Maintain a spark arrester screen atop each chimney.
- B) Maintain spark arresters on gasoline-powered equipment.
- C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
- D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, pursuant to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods, which will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice

10. Irrigation: To avoid further depletion of the groundwater resource, prevent root diseases and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid overwatering around trees.

11. Exotic Plants: Care will be taken to eradicate and to avoid the introduction of the following pest species:

- A) Pampas grass
- B) Genista (Scotch broom, French broom)
- C) Eucalyptus (large types)

## **Amendments**

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan when the proposed removal falls within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

### Amended Forest Management Plan

A) An amended forest Management Plan shall be required when:

- 1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
- 2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan

B) At a minimum, the Amended Forest Management Plan shall consist of:

1. A plot showing the location, type, and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information, and justification for the removal of trees outside of the developed area is proposed.

**Compliance**

It is further understood that failure to comply with this Plan will be considered as a failure to comply with the conditions of the Use Permit.

**Transfer of Responsibility**

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon sale of the property.

Report Prepared By:



September 20, 2021

Frank Ono, SAF Forester #48004 & ISA Certified Arborist #WE-0536A Date

Recommendations Agreed to by landowner:

\_\_\_\_\_  
Landowner

\_\_\_\_\_  
Date

Forest Management Plan approved by:

\_\_\_\_\_  
Director of Planning

\_\_\_\_\_  
Date



### Tree Chart

The following chart depicts trees found on site. Trees are rated as excellent, good, fair, poor, or dead

ID	Diameter	D2	Species	Condition	Remove	Comments
381	20		MP	Dead	x	
381.1	33		MP	Dead	x	
382	6		MP	Dead	x	
383	18		MP	Dead	x	
385	15		MP	Dead		
388	24		MP	Dead		
391	18		MP	Dead		
393	8		MP	Dead		
394	8		MP	Dead		
396	10		MP	Poor		Dying Crown
401	14		MP	Fair		Thinning Crown
402	14		MP	Fair		
403	18		MP	Fair		
404	24		MP	Fair		
404.1	24		MP	Fair		
405	10		MP	Fair		Thinning Crown
406	33		MP	Fair		
407	6		MP	Fair		
408	12		MP	Fair		
409	24	6	MP	Fair		2 Stems
410	24		MP	Fair		
411	8		MP	Fair		
412	30		MP	Fair		
413	15		MP	Fair	x	Thinning Crown
414	6		MP	Fair	x	
415	6		MP	Fair	x	
416	14		MP	Fair		
417	14		MP	Fair		
418	15		MP	Fair	x	Gall, Thinning Crown
419	15		MP	Fair	x	
420	18		MP	Fair	x	
421	24		MP	Fair	x	
422	24		MP	Fair	x	
423	12		MP	Fair	x	
424	12		MP	Fair	x	
425	30		MP	Fair		Bleeding
426	20		MP	Fair		
427	14		MP	Fair		
428	14		MP	Fair	x	Codominant Stems
429	30		MP	Fair	x	
430	24		MP	Fair	x	

MP- Monterey pine, CLO – Coast live oak, MC – Monterey cypress

ID	Diameter	D2	Species	Condition	Remove	Comments
431	6		MP	Fair	x	Thinning Crown
432	10		MP	Fair		
433	24		MP	Fair	x	
434	18		MP	Fair	x	
435	12		MP	Poor	x	Dying Crown
436	36		MP	Fair	x	Codominant Stems
437	14		MP	Fair	x	
438	6		MP	Fair	x	
439	10		MP	Fair		
440	14		MP	Poor		Severe Sweep
441	36		MP	Fair	x	
442	18		MP	Fair	x	
443	24		MP	Fair	x	
444	24		MP	Fair	x	
445	18		MP	Fair	x	
446	10		MP	Fair	x	
447	24		MP	Fair	x	
448	10		MP	Fair	x	
449	12		MP	Fair	x	
450	15		MC	Fair		
451	12		MP	Fair	x	Thinning Crown
452	24		MP	Poor	x	Dying Crown
453	12		MP	Dead	x	
454	6		MP	Fair	x	
455	27		MC	Fair		
456	15		MC	Fair		
457	14		MP	Fair		
458	36		MP	Fair	x	
459	12		MP	Fair	x	
460	8		MP	Fair	x	Thinning Crown
461	18		MP	Fair	x	
462	18		MP	Dead	x	
463	10		MP	Fair		
464	30		MP	Fair		
465	24		MP	Fair		
466	24		MP	Fair		
467	24		MP	Fair		
468	30		MP	Fair		
469	15		MP	Poor		Dying Crown
470	15		MP	Fair		
471	15		MP	Fair		

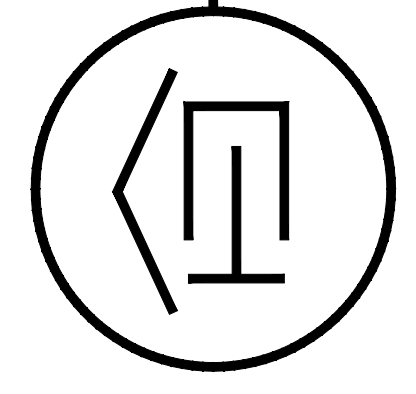
ID	Diameter	D2	Species	Condition	Remove	Comments
472	15		MP	Fair		
473	10		MP	Fair		
474	18		MP	Fair		Thinning Crown
475	10		MP	Fair		Thinning Crown
476	8		MP	Fair		
477	8		MP	Fair	x	
478	24		MP	Fair	x	
479	20		MP	Fair	x	
480	14		MP	Fair		
481	30		MP	Fair		
482	24		MP	Fair		
483	24		MP	Fair		
484	30		MP	Fair		
485	26		MP	Fair		Thinning Crown
486	18		MP	Poor		Dying Crown
487	20	18	MP	Fair		Codominant Stems
488	18		MP	Fair		
489	6		MP	Fair		
490	12		MP	Fair		Thinning Crown
491	14		MP	Fair		
492	36		MP	Fair		
493	14		MP	Fair		
494	6		MP	Fair		
495	18		MP	Fair		
496	18		MP	Fair		
497	10	10	CLO	Fair		Codominant Stems
498	20		MP	Fair		
499	10		MP	Fair		
500	6		MP	Fair		
901	14		MP	Poor		Gall, Thinning Crown
902	10		MP	Fair		
903	8		MP	Fair		
904	15		MP	Fair		
905	33		MP	Fair		
906	24		MP	Fair		
907	14		MP	Fair		
908	12		MP	Poor		Dying Crown
909	12		MP	Poor		Dying Crown
910	14		MP	Fair		
911	15		MP	Fair		
912	12		MP	Poor		Dying Crown

ID	Diameter	D2	Species	Condition	Remove	Comments
913	14		MP	Fair		
914	6		MP	Fair		
915	20		MP	Fair		
916	10		MP	Fair		
917	24		MP	Fair		
918	10		MP	Fair		
919	12		MP	Fair		
920	12		MP	Fair		
921	30		MP	Fair		
922	6		MP	Poor		Dying Crown
923	6		MP	Poor		Dying Crown
924	24		MP	Fair		Gall
925	24		MP	Fair		
926	18		MP	Fair		
927	33		MP	Fair		
928	15		MP	Fair		
929	18		MP	Fair		
930	12		MP	Fair		
931	15		MP	Fair		
932	36		MP	Fair		
933	6		MP	Dead		
934	30		MP	Fair		
935	18		MP	Fair		
936	24		MP	Fair		
937	8		MP	Fair		
938	24		MP	Fair		
939	14		MP	Fair		
940	8		MP	Fair		
941	18		MP	Poor		Dying Crown, Exposed Roots
942	30		MP	Fair		
943	24		CLO	Fair		

**DRAWING REVISIONS:**  
March 2021 - Original Survey

Revision/Issue	Date
△ PB ARB REVIS/ONS	8/29/21

**HASTINGS CONSTRUCTION, INC.**  
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
(831) 620-0920 | DESIG@HASTINGSCONSTRUCTION.COM  
LIC#: 791539 CLASS: A/B



Drawing Title:  
**SITE PLOT PLAN**

Job Title:  
**MANSUR RESIDENCE**

Project Address & APN:  
**1272 VISCAINO ROAD, PEBBLE BEACH, CA  
APN: 008-231-003-000**

Project:	HC21018	Sheet:	<b>A1</b>
Date:	9/14/2021		
Drawn By:	AAP		
Scale:	1/4"=1'-0"		

**Garage Lights**



**FORGE**  
MEDIUM WALL MOUNT LANTERN  
CORVINE  
Inspired by a lighting industry made lantern light, Forge features a traditional exterior lighting aesthetic in a modern silhouette. Whether in an existing barn structure, entrance wall or outdoor wall art, Forge is built to last with an available 5-year warranty.

FINISH: Black  
WIDTH: 16"  
HEIGHT: 16.5"  
LIGHT SOURCE: Socket  
WATTAGE: 150W Max

**HINKLEY**  
HINKLEY 30000 Pkwy, Oak Parkway, Avon Lake, OH 44022  
PHONE: (440) 855-0588  
Toll Free: 1 (800) 448-0588  
hinkley.com

**landscape Lights**



**ESSENCE PATH**  
ESSENCE LED PATH LIGHT  
MANSUETI  
Hickory Path Lights add irreplaceable style and safety to walkways and outdoor living environments to create sophisticated curb appeal.

FINISH: Oak Copper  
GLASS: Frosted Glass  
WIDTH: 1.5"  
HEIGHT: 17"  
DEPTH: 6"  
LIGHT SOURCE: LED Lamp  
WATTAGE: 1.5W 12V LED (included)  
TRANSFORMER REQUIRED: Yes

**HINKLEY**  
HINKLEY 30000 Pkwy, Oak Parkway, Avon Lake, OH 44022  
PHONE: (440) 855-0588  
Toll Free: 1 (800) 448-0588  
hinkley.com

**Entry Porch Lights**



**ATWATER**  
MEDIUM HANGING LANTERN  
TIBBERKILL  
Classic and elegant, Atwater offers beauty and endurance. Crafted from a responsibly sourced and treated with our luxury finish, the custom crafted design incorporates elegant ironwork, fabric, and a fine glass shade to create a true timeless effect. This high performance finish is designed to last and comes with a 5-year warranty.

FINISH: Black  
GLASS: Clear Seedy  
WIDTH: 9.5"  
HEIGHT: 21.5"  
LIGHT SOURCE: LED Lamp  
WATTAGE: 15W Max LED (included)

**HINKLEY**  
HINKLEY 30000 Pkwy, Oak Parkway, Avon Lake, OH 44022  
PHONE: (440) 855-0588  
Toll Free: 1 (800) 448-0588  
hinkley.com

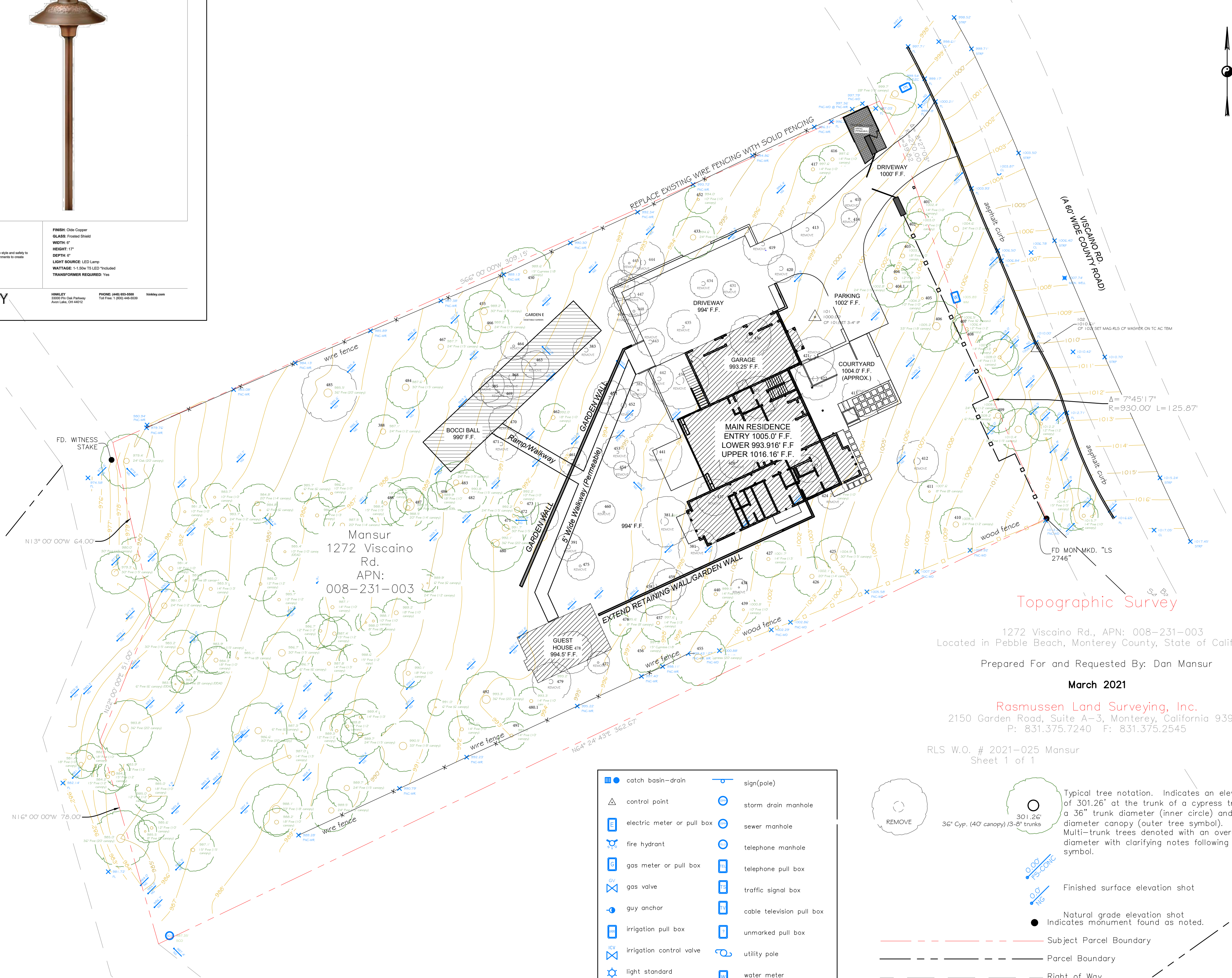
**Exterior Door Lights**



**SILO**  
SMALL UPDOWN LIGHT WALL MOUNT LANTERN  
TIBBERKILL  
The perfect addition to modern coastal. This compact design blends with modern and top-selling proximity. Part of the Coastal Elements collection, it is built to serve in both a straightaway entry where it adds depth to the exterior with its modern design. It is available in three modern finishes: Black, Antiqued Bronze and Satin White, which are new.

FINISH: Black  
GLASS: Etched  
WIDTH: 4.5"  
HEIGHT: 12"  
LIGHT SOURCE: LED Lamp  
WATTAGE: 5.5W 12V LED (included)

**HINKLEY**  
HINKLEY 30000 Pkwy, Oak Parkway, Avon Lake, OH 44022  
PHONE: (440) 855-0588  
Toll Free: 1 (800) 448-0588  
hinkley.com



**Topographic Survey**

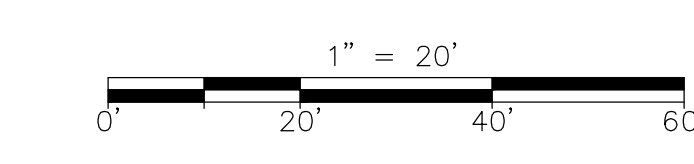
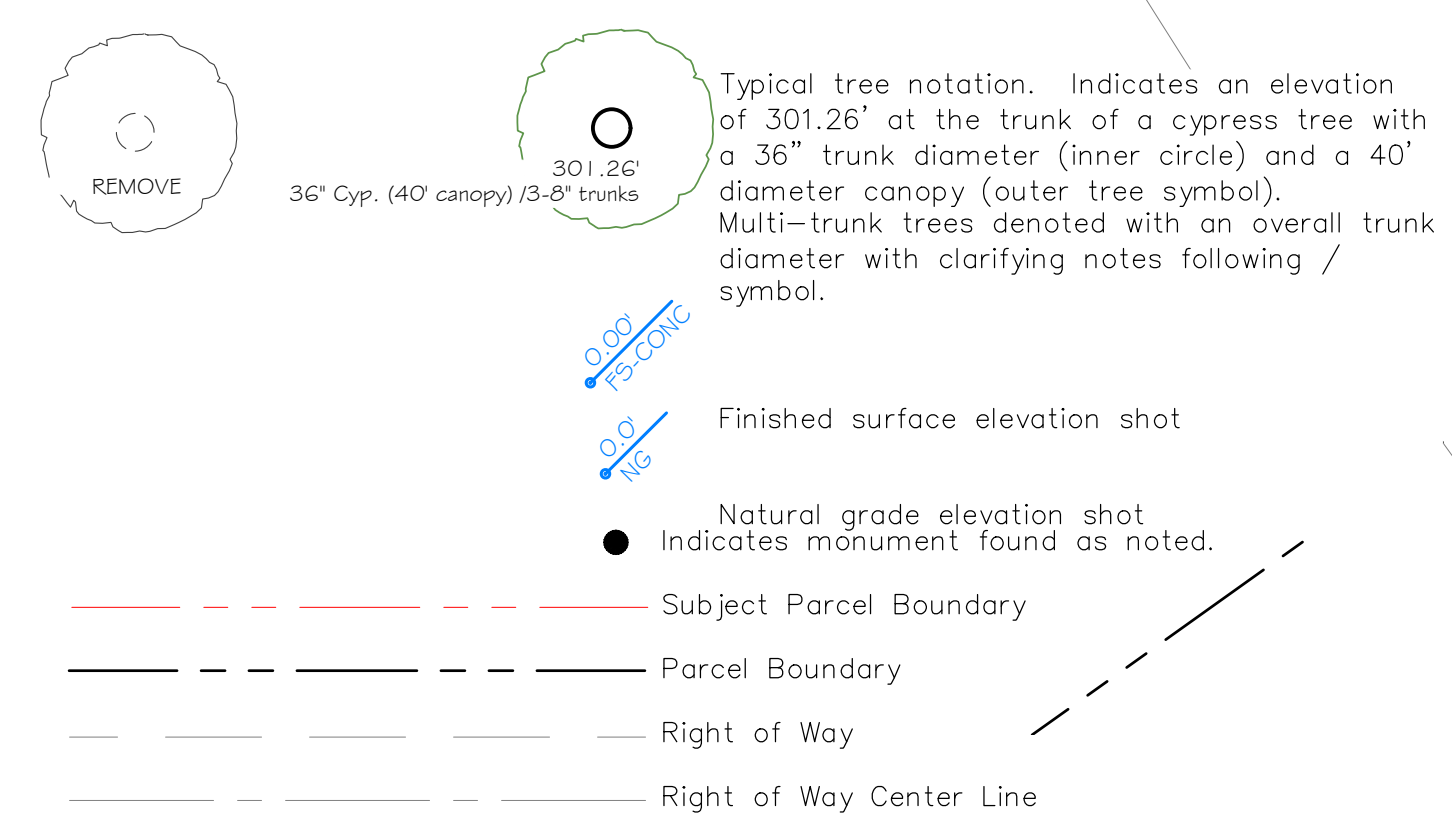
1272 Viscaino Rd., APN: 008-231-003  
Located in Pebble Beach, Monterey County, State of California

Prepared For and Requested By: Dan Mansur  
March 2021

**Rasmussen Land Surveying, Inc.**  
2150 Garden Road, Suite A-3, Monterey, California 93942  
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2021-025 Mansur  
Sheet 1 of 1

- catch basin-drain
- △ control point
- ⊞ electric meter or pull box
- ⊞ fire hydrant
- ⊞ gas meter or pull box
- ⊞ gas valve
- ⊞ guy anchor
- ⊞ irrigation pull box
- ⊞ irrigation control valve
- ⊞ light standard
- manhole
- point on line
- sewer clean out
- sign(pole)
- storm drain manhole
- sewer manhole
- telephone manhole
- ⊞ telephone pull box
- ⊞ traffic signal box
- ⊞ cable television pull box
- ⊞ unmarked pull box
- utility pole
- water meter
- water valve
- well



THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THE LITER DESCRIBED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY BE REPRODUCED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.

**Map Legend:**

Basis of Bearings: A calculated line between a monument marked "LS 2746" at Corner 45 (R1) and a 3/4" IP with a plastic plug marked "LS 2689" at Corner 49 (R1) with bearing and distance S46° 12' 38"W 655.29', as partially shown hereon.

Vertical Datum: Assumed.

Site Benchmark: Control Point 102 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

- |  |   |
|--|---|
| <p><b>Boundary Legend</b></p> <ul style="list-style-type: none"> <li>A.G.S. - above ground surface</li> <li>A.S.O. - as shown on</li> <li>AP - angle point</li> <li>BC - brass cap or begin curve</li> <li>BFP - backflow preventer</li> <li>B.G.S. - below ground surface</li> <li>BOC - back of curb</li> <li>COR - corner</li> <li>CP - control point</li> <li>CTL - CONTROL</li> <li>DOC - document</li> <li>ENG/ENGR - engineer</li> <li>FD/FND - found</li> <li>F.T.C. - from true corner</li> <li>I.P. - iron pipe</li> <li>L-T/L&amp;T - lead &amp; tag</li> <li>LS - land surveyor</li> <li>M-T - MAG NAIL &amp; tag</li> <li>MAG - MAG NAIL</li> <li>MKD - marked</li> <li>MCON - monument</li> <li>N1 - nail &amp; tag</li> <li>N.R.F. - no reference found</li> <li>O.R. - Official Records, Monterey County</li> <li>O.U. - origin unknown</li> <li>PER - map or corner record when monument was set</li> <li>POL - point on line</li> <li>RCE - registered civil engineer</li> <li>ROW - right of way</li> <li>S.F.N.F. - searched for, not found</li> <li>SPK - spike</li> <li>STA - station/control point</li> <li>TBM - temporary benchmark</li> </ul> <p><b>Topography Legend</b></p> <ul style="list-style-type: none"> <li>AC - asphalt concrete</li> <li>AD - area drain</li> <li>AL - area light</li> <li>BLD/BLDG - building</li> <li>BLDR(S) - boulder(s)</li> <li>BOC - back of curb</li> <li>BRK - brick</li> <li>BTM/BOT - bottom</li> <li>BW - back of sidewalk</li> <li>CF - curb face</li> <li>CHIM - chimney</li> <li>CL - centerline</li> <li>CLM - column</li> <li>CONC - concrete</li> <li>D - dirt</li> <li>DG - decomposed granite</li> <li>DK - deck</li> <li>DW - driveway</li> <li>EA - exposed aggregate concrete</li> <li>ENCL - enclosure</li> <li>EP - edge of paving</li> <li>FF - finished floor</li> <li>FF-THRESH - finished floor threshold</li> <li>FH - fire hydrant</li> <li>FL - flow line</li> <li>FL-NG - flow line natural grade</li> <li>FNC - fence</li> <li>FNC-BRD - board fence</li> <li>FNC-BW - barbed wire fence</li> <li>FNC-CL - chain-link fence</li> <li>FNC-GS - grapeslake fence</li> <li>FNC-HW - hogwire fence</li> <li>FNC-I - iron fence</li> <li>FNC-LAT - lattice fence</li> <li>FNC-PR - post &amp; rail fence</li> <li>FNC-WD - wood fence</li> <li>FNC-WI - wrought iron fence</li> <li>FNC-WR - wire fence</li> <li>FOB - face of building</li> <li>FOW - face of wall</li> <li>FS - finished surface</li> <li>FTG - footing</li> <li>FW - front of sidewalk</li> <li>GAR - garage</li> <li>GB - grade break</li> <li>GUT - edge of gutter</li> <li>GUYA - guy anchor</li> <li>GUYP - guy pole</li> <li>GV - gravel</li> <li>HC - handicap</li> <li>HGD - hedge</li> <li>HRAIL - hand rail</li> </ul> | <ul style="list-style-type: none"> <li>INT - intersection</li> <li>LNDG - landing</li> <li>LIP - edge of conc gutter</li> <li>MB - mailbox</li> <li>MTL - metal</li> <li>NG - natural grade</li> <li>P - pool</li> <li>PLTR - planter</li> <li>PTO - patio</li> <li>PVR - paver</li> <li>RD - road</li> <li>RDC - ridge</li> <li>ROOF-P - roof peak</li> <li>ROOF-R - roof ridge</li> <li>STC - stucco</li> <li>STN - stone</li> <li>STP - step</li> <li>STRP - stripe</li> <li>SW - sidewalk</li> <li>SWL - swale</li> <li>TC - top of curb</li> <li>TOP - top of slope</li> <li>TOE - toe of slope</li> <li>TW/TOW - top of wall</li> <li>WALL-AB - Allen Block wall</li> <li>WALL-CMU - concrete masonry unit wall</li> <li>WALL-CRML - Carmel stone wall</li> <li>WALL-DSTN - dry stack stone wall</li> <li>WALL-RR - rrie wall</li> <li>WALL-STC - stucco wall</li> <li>WLK - sidewalk</li> </ul> <p><b>Utility Legend</b></p> <ul style="list-style-type: none"> <li>CAIV - cable tv</li> <li>COMM - communications</li> <li>CO or C/O - clean out</li> <li>DDCV - double detector check valve</li> <li>ELEC - electric</li> <li>EM - electric meter</li> <li>EO - electric outlet</li> <li>GM - gas meter</li> <li>GV - gas valve</li> <li>HB - hose bib</li> <li>ICV - irrigation control valve</li> <li>IRR - irrigation</li> <li>JP - joint utility pole</li> <li>LT - light</li> <li>LT-STD - light standard/pole</li> <li>PB - utility pull box</li> <li>PB-? - unmarked pull box</li> <li>PF-PIN FLAG</li> <li>PF-B - blue pin flag</li> <li>PF-G - green pin flag</li> <li>PF-O - orange pin flag</li> <li>PF-P - pink pin flag</li> <li>PF-PL - purple pin flag</li> <li>PF-R - red pin flag</li> <li>PF-W - white pin flag</li> <li>PF-Y - yellow pin flag</li> <li>PM - point mark</li> <li>PM-B - blue PM (water)</li> <li>PM-G - green PM (sewer)</li> <li>PM-O - orange PM (catv/comm)</li> <li>PM-P - pink PM (unknown facilities)</li> <li>PM-PL - purple PM (reclaimed water/tr)</li> <li>PM-R - red PM (elec)</li> <li>PM-W - white paint mark</li> <li>PM-Y - yellow PM (gas)</li> <li>PP - power pole</li> <li>PVR - paver</li> <li>SCO - sewer clean out</li> <li>SDMH - storm drain manhole</li> <li>SSMH - sanitary sewer manhole</li> <li>ST LT - street light</li> <li>SIN - stone</li> <li>TELCO - telephone</li> <li>TG - top of drain grate</li> <li>UP - utility pole</li> <li>UTIL - utility</li> <li>VLT - vault</li> <li>VLT-GTE - GTE vault</li> <li>VLT-PB - PacBell vault</li> <li>VLT-PGE - PG&amp;E vault</li> <li>VLT-TELCOM - telecommunications vault</li> <li>VLT-? - unmarked vault</li> <li>VLT-VRZ - Verizon vault</li> <li>WD-wood</li> <li>WL - water line</li> <li>WM - water meter</li> <li>WV - water valve</li> </ul> |
|--|---|

**Record Map References:**

R1: "Record of Survey of a Portion of Rancho El Pescadero" filed in Volume 4 of Surveys at Page 95, in the Monterey County Recorder's Office, State of California.

**Boundary Note:**

The boundary location as shown is calculated using found survey markers to the southeast of the site and is suitable for site design and planning purposes. If the parcel corners are to be set, we would need to do additional field work to find survey markers northwesterly of the site to confirm the boundary location.



**Surveyor's Notes:**

This map portrays the site of the time of the survey and does not show soils or geology information, underground conditions, easements, zoning or regulatory information or any other items not specifically requested by the property owner. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

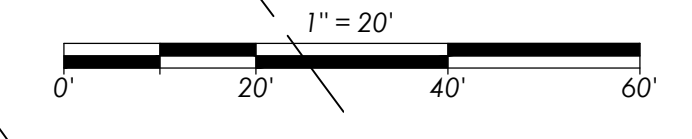
Elevations are based on an arbitrarily assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>catch basin-drain</li> <li>control point</li> <li>electric meter or pull box</li> <li>fire hydrant</li> <li>gas meter or pull box</li> <li>gas valve</li> <li>guy anchor</li> <li>irrigation pull box</li> <li>irrigation control valve</li> <li>light standard</li> <li>manhole</li> <li>point on line</li> <li>sewer clean out</li> </ul> | <ul style="list-style-type: none"> <li>sign(pole)</li> <li>storm drain manhole</li> <li>sewer manhole</li> <li>telephone manhole</li> <li>telephone pull box</li> <li>traffic signal box</li> <li>cable television pull box</li> <li>unmarked pull box</li> <li>utility pole</li> <li>water meter</li> <li>water valve</li> <li>well</li> </ul> |
|--|---|



**Topographic Survey**

1272 Viscaio Rd., APN: 008-231-003  
Located in Pebble Beach, Monterey County, State of California

Prepared For and Requested By: Dan Mansur

March 2021

**Rasmussen Land Surveying, Inc.**  
2150 Garden Road, Suite A-3, Monterey, California 93942  
P: 831.375.7240 F: 831.375.2545



**DRAWING REVISIONS:**  
March 2021 - Original Survey

RLS W.O. # 2021-025 Mansur

Sheet 1 of 1

Printed On: 3/29/2021 8:09 PM File Name: G:\Shared\dwg\Cad 3D Projects\2020-2021\025 Mansur\025 Mansur.dwg Project: 2021-025 Mansur\025 Mansur.dwg 1272 Viscaio Rd 2021-025 Mansur.dwg

**Subject:** RE: Mansur Property, Tree Assessment

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Zoe,

For the record, the property owner requested that the trees be removed, though I tried to talk him out of it and recommended retention and pruning, but he was adamant about removal. You can try and have the property owner try to retain them as I am not an advocate of tree removal, but caution that removal was for liability purposes. Retention of tall pine trees is not always safe; with some oaks or other understory trees, you can get excavation closer to trees without many complications and encroach the tree's canopy edge or critical root zone (oaks are shorter than pines). Tall pines have a "lever" effect, where wind forces pry on the stems and newly exposed trees will uproot as seen in this year's storms. I have found with tall pines, when soils are disturbed and especially when the canopy becomes fragmented, they will either fall easily or succumb to bark beetles later and die to become hazardous or additional fuel load.

The subject pine trees are in a stand with roots enmeshed giving strength and support to each other. They are protected by existing wind hardened surrounding trees (once the canopy is fragmented it exposes trees that are not wind hardened and accustomed to the new wind pressure). Grading for the main structure and grading requires cutting roots, what will remain are adjacent new edge trees that are weaker rooted; these may fail from wind funneling because they have lost surrounding protection of pines that were previously accustomed to the winds.

I didn't have a grading sheet to study, but essentially grade changes are either accomplished by the placement of retaining walls or cutting the slope to re-establish the grade and improve water flow away from the structure. I am to understand that in this case, he is planning to install retaining walls; this will require soil overcut and removal of roots on trees that will not be accustomed to the newly exposed wind. As to stem bleeding, this is excessive resinosity, a product of pine pitch canker, a non-curable disease that has affected and slowly killed many of the pines in this forest.

I hope these answers some of your questions. I will be away from my desk next week and part of May. Although I am no longer retained by the property owner feel free to ask me further questions on the report.

Frank Ono  
ISA Certified Arborist #WE-0536  
Society of American Foresters # 48004  
Office 831-373-7086  
Cell 831-594-2291

---

**From:** Zepp, Zoe <[ZeppZ@co.monterey.ca.us](mailto:ZeppZ@co.monterey.ca.us)>

**Sent:** Monday, April 17, 2023 11:27 AM

**To:** [fonoconsulting@gmail.com](mailto:fonoconsulting@gmail.com)

**Subject:** Mansur Property, Tree Assessment

Hello Frank,

I am reaching out for some clarification regarding a Tree Assessment that you completed for Dan and Tricia Mansur at 1272 Viscaino Rd in Pebble Beach. Attached are the Tree Assessment, the amendment to the Tree Assessment and a site plan with the trees in question circled in red.

As the County Planner for this project, I must make the finding that the number of trees proposed for removal is the minimum under the circumstances. Approximately 30 to 35 trees are within the footprint of the house, patios and driveway or are directly adjacent to the proposed structure; these are justifiable under the circumstances.

There are about 15 trees that I'll need an explanation of why they are recommended for removal.

Tree 467, 466 and 465 are included on the removal list in the attached amendment dated 11/18/22. These trees are said to be in fair condition but are proposed for removal due to neighbor complaints. Can you please provide clarification if these trees will be impacted by the proposed development or are hazardous?

The other trees I have questions about include 425, 426, 433, 438, 441, 445, 454, 458, 459, 460, 461 and 470. From looking at the site plan, these 15 trees appear to be far enough away from the structure that they wouldn't be directly impacted. Please let me know if this is incorrect, my understanding is if the dripline of the tree is outside of the footprint of the development it can survive.

None of these trees were deemed dead or hazardous, although some had comments regarding the tree's status in the tree removal list.

Tree 425 says "bleeding, very tall, close to bedroom", are these reasons justifiable for removing the tree? Is this tree hazardous because it is bleeding, or is it close enough to the structure to where it would be impacted by the construction?

The dripline of tree 433 extends into the proposed driveway, would this tree be impacted beyond saving? I understand each project and each tree are different but in the past I have seen some scenarios where trees were able to remain even with the dripline extending into a grading space.

To help make the finding that these 15 trees must be removed for this development project to take place, I would appreciate it if you could please provide a little more detail regarding the individual trees and the recommendation for their removal.



Thank you,

**Zoe Zepp**

Assistant Planner

County of Monterey

Housing and Community Development

1441 Schilling Pl, Salinas, CA, 93901

(831) 755-5198 [zeppz@co.monterey.ca.us](mailto:zeppz@co.monterey.ca.us)

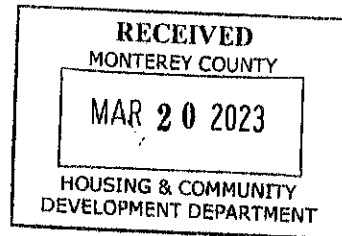
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# Exhibit D

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**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, March 16, 2023**



1. Meeting called to order by: Lori Liezke, Chairperson at 3:05 pm

2. **Roll Call**

**Members Present:**

Lori Liezke, Carol Church, Bart Bruno, Maureen Lyon, Ned Van Roekel, Rick Verbanec, Kamlesh Parikh (7)

**Members Absent:**

Kim Caneer (1)

3. **Approval of Minutes:**

A. February 16, 2023

Motion: Kamlesh Parikh (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lietzke, Church, Verbanec, Lyon, Bruno, Van Roekel, Parikh (7)

Noes: \_\_\_\_\_

Absent: Caneer (1)

Abstain: \_\_\_\_\_

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. **Scheduled Item(s)**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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B) Announcements

None

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7. Meeting Adjourned: 3:30 pm

Minutes taken by: Carol Church, Secretary

**Action by Land Use Advisory Committee  
Project Referral Sheet**

Monterey County Housing & Community Development  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: Del Monte Land Use Advisory Committee

1. **Project Name:** ARROWHEAD POINT PARTNERS LLC

**File Number:** PLN220203

**Project Location:** 3368 17 MILE DR, PEBBLE BEACH, CA 93953

**Assessor's Parcel Number(s):** 008-393-015-000

**Project Planner:** Zoe Zepp

**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone

**Project Description:** A Combined Development Permit consisting of : 1) a Coastal Administrative Permit and Design Approval to allow the renovation of a 1,089 square foot Accessory Dwelling Unit resulting in a 1,044 square foot Accessory Dwelling Unit with a 1,068 square foot garage and associated site improvements; 2) a Coastal Development Permit to allow the removal of one Coast Live oak tree; 3) a Coastal Development Permit to allow the property to exceed the maximum allowed 9,000 square foot impervious coverage within the Pescadero Watershed; and 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

Was the Owner/Applicant/Representative present at meeting? YES X NO       

(Please include the names of the those present)

Carla Hashimoto, Architect

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Was a County Staff/Representative present at meeting? Zoe Zepp (Name)

**PUBLIC COMMENT:** None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

**LUAC AREAS OF CONCERN**

<b>Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)</b>	<b>Policy/Ordinance Reference (If Known)</b>	<b>Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)</b>
excess of impervious footage		

**ADDITIONAL LUAC COMMENTS**

None

LUAC acknowledges efforts to reduce the amount of impervious coverage and the significant changes to the driveway to permeable pavers.

**RECOMMENDATION:**

Motion by: Bart Bruno (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Lietzke, Church, Lyon, Verbanec, Van Roekel, Parikh, Bruno (7)

Noes: 0



Absent: Caneer (1)

Abstain: 0

## Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: Del Monte Land Use Advisory

2. **Project Name:** ARDUA 31 LLC

**File Number:** PLN220251

**Project Location:** 1272 VISCAINO RD, PEBBLE BEACH, CA 93953

**Assessor's Parcel Number(s):** 008-231-003-000

**Project Planner:** Zoe Zepp

**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone

**Project Description:** A Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 4,400 square foot single family dwelling and associated site improvements; and 2) Coastal Development Permit for the removal of approximately 54 trees.

Was the Owner/Applicant/Representative present at meeting? YES X NO       

(Please include the names of the those present)

Dan Mansur, Tricia Mansur

Angie Phares, Architect

Was a County Staff/Representative present at meeting? Zoe Zepp (Name)

### PUBLIC COMMENT:

None	Site Neighbor?	Issues / Concerns (suggested changes)
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	YES	NO

**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
None		

**ADDITIONAL LUAC COMMENTS**

None

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**RECOMMENDATION:**

Motion by: Maureen Lyon (LUAC Member's Name)

Second by: Rick Verbanec (LUAC Member's Name)

X Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: Lietzke, Church, Lyon, Bruno, Verbanec, Parikh, Van Roekel (7)

Noes: 0

Absent: Caneer (1)

Abstain: 0

## Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: Del Monte Land Use Advisory

3. **Project Name:** SUCHY MICHELLE C

**File Number:** PLN220312

**Project Location:** 1044 RODEO RD, PEBBLE BEACH, CA 93953-0000

**Assessor's Parcel Number(s):** 007-323-022-000

**Project Planner:** Zoe Zepp

**Area Plan:** Greater Monterey Peninsula Area Plan

**Project Description:** A Design Approval to allow the construction of a new two-story 2,903 square foot single family residence with attached 522 square foot garage. Colors and materials consist of copper gutter & downspout cap, pan clay roof tile, exterior stucco limestone accents & siding, wood metal clad doors and dark bronze anodized windows.

Was the Owner/Applicant/Representative present at meeting? YES X NO       

(Please include the names of the those present)

Was a County Staff/Representative present at meeting? Zoe Zepp (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
None		

**ADDITIONAL LUAC COMMENTS**

None

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**RECOMMENDATION:**

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Bart Bruno (LUAC Member's Name)

X Support Project as proposed

       Support Project with changes

       Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: Bruno Lietzke, Lyon, Verbanec, Van Roekel (5)

Noes: 0

Absent: Caneer (1)

Abstain: Parikh, Church (2)

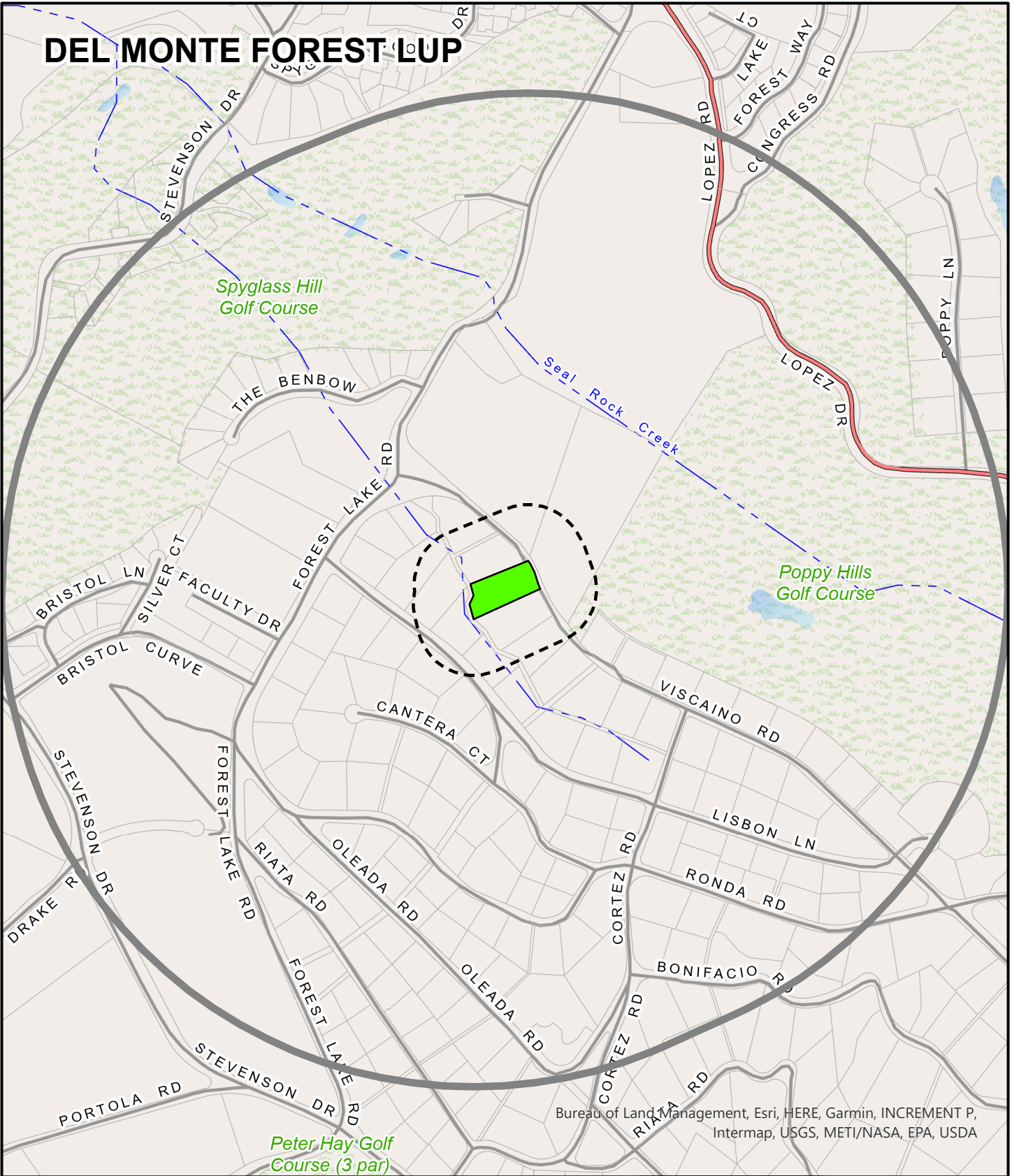
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# Exhibit E

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# DEL MONTE FOREST LUP





**APPLICANT:** ARDUA 31 LLC

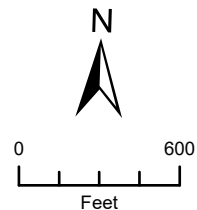
**APN:** 008-231-003-000

**FILE #** PLN220251

 Project Site

 300 FT Buffer

 2500 FT Buffer



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