

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: May 24, 2011	CONSENT	AGENDA NO: 45
SUBJECT:		
<ul style="list-style-type: none"> a. Accept an Irrevocable Offer to Dedicate a Vertical Public Access Easement, Recorded Instrument No. 40659, at Reel 2530 Pages 422-444, recorded on July 10, 1990 and executed by the State of California through its Director of General Services and the California Coastal Conservancy; b. Authorize the Chair of the Board of Supervisors to sign the Certificate of Acceptance; and c. Direct the Clerk of the Board to submit the signed Certificate of Acceptance to the County Recorder for filing/recordation. <p>(Vertical Public Access Easement– REF110014/State of California, west of Highway 1 at Abalone Point north of Kasler Point, Big Sur Coast Land Use Plan area)</p>		
Project Location: West of Highway 1 at Abalone Point north of Kasler Point, Big Sur	APN:	243-251-014-000
Planning Number: REF110014	Name:	California Coastal Conservancy/State of California
Plan Area: Big Sur Coast Land Use Plan	Flagged and Staked:	n/a
Zoning Designation: RDR/B-7 (CZ)		
CEQA Action: Exempt, pursuant to Sections 15317, 15325		
DEPARTMENT: RMA – Planning Department		

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Accept an Irrevocable Offer to Dedicate a Vertical Public Access Easement, Recorded Instrument No. 40659, at Reel 2530 Pages 422-444, recorded on July 10, 1990 and executed by the State of California through its Director of General Services and the California Coastal Conservancy;
- b. Authorize the Chair of the Board of Supervisors to sign the Certificate of Acceptance; and
- c. Direct the Clerk of the Board to submit the signed Certificate of Acceptance to the County Recorder for filing/recordation.

SUMMARY:

In 1988, the Monterey County Planning Commission approved File Number PC-6365, a Coastal Development Permit to designate the Kasler Point Parcel as a donor site, creating two transferable development credits and retiring the parcel as a buildable parcel. Condition No. 3 required the State of California, through the California Coastal Conservancy, to record an irrevocable offer to dedicate (OTD) to the County of Monterey and/or a public agency or non-profit organization an easement in perpetuity for vertical public access. This OTD was recorded on July 10, 1990 and will expire on July 10, 2011 if not accepted by the County of Monterey and/or a public agency or non-profit organization. In this case, the California Coastal Conservancy owns the property. Under property law, if the fee title owner accepts the OTD, then the OTD easement merges with the underlying fee title and the easement becomes moot. No non-profit organizations have been identified to accept the access easement. Therefore, staff is requesting that the Monterey County Board of Supervisors accept the OTD.

DISCUSSION:

The subject parcel is located entirely within the critical viewshed of Highway 1; thus the parcel is considered environmentally inappropriate for development in accordance with the Big Sur

Coast Land Use Plan Policy 3.2.3.5. The California Coastal Conservancy requested to designate the parcel as a "donor site", pursuant to Monterey County Code Section 20.64.190, whereby a buildable viewshed lot is designated as a donor site to qualify for transferable development credits. In 1988, the Monterey County Planning Commission approved File Number PC-6365, a Coastal Development Permit to designate the Kasler Point Parcel as a donor site, creating two transferable development credits and retiring the parcel as a buildable parcel.

Historic public access appears to exist over the parcel as there is evidence of informal footpaths on the site. According to the Coastal Act, public access is required where access has been acquired through use. Because of the historic public access, a condition (Condition No. 3) was applied to the project to require the applicant to record an irrevocable offer to dedicate (OTD) to the County of Monterey and/or a public agency or non-profit organization acceptable to the Monterey County Board of Supervisors an easement in perpetuity for vertical public access. This OTD was recorded on July 10, 1990. The OTD is binding for 21 years—to expire on July 10, 2011 if not accepted by the County of Monterey and/or a public agency or non-profit organization. Standard procedure has been for the California Coastal Conservancy or a non-profit organization to accept the OTD. In this case, the Conservancy owns the property. Under property law, if the fee title owner accepts the OTD, then the OTD easement merges with the underlying fee title and the easement becomes moot. Additionally, the Coastal Commission has not been able to identify a non-profit organization to accept the access easement. By accepting the OTD, the County of Monterey will be responsible for liability and claim for damage by reason of any injury to any person or persons or property of any kind connected with the use of this public access easement. However, that liability is considered to be minor because the property is not improved with formal trails, signage, or "invitation" for use. Government Code § 831.2 states that a public entity is not liable for an injury caused by a natural condition of any unimproved public property, including but not limited to any natural condition of any lake, stream, bay, river or beach. By accepting the OTD, the County is not obligated to "formally" open and improve the accessway for public use. Therefore, staff is requesting that the Monterey County Board of Supervisors accept the OTD.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel has approved the Certificate of Acceptance as to form.

FINANCING:


Funding for staff time associated with this project is included FY10-11 Final Budget for the RMA-Planning Department.

Prepared by:



Laura Lawrence, Planning Services Manager
(831) 755-5148; lawrencel@co.monterey.ca.us

Approved by:



Mike Novo, Director of Planning
(831) 755-5192; novom@co.monterey.ca.us

This report was reviewed by Mike Novo, Director of Planning

cc: Front Counter Copy; Board of Supervisors (14); County Counsel; Environmental Health Division; Public Works; Monterey County Water Resources Agency; California Coastal Commission; Mike Novo; Carl Holm; Laura Lawrence, Planning Services Manager; California Coastal Conservancy; Project File REF110014

The following attachments are on file with the Clerk of the Board:

- Planning Commission Staff Report adopted on May 11, 1988
- Irrevocable Offer to Dedicate Public Access Easement
- Certificate of Acceptance

Planning Commission Staff Report
Adopted on May 11, 1988

Vertical Public Access Easement
Kasler Point
REF110014

Board of Supervisors
May 24, 2011



File

PLANNING AND BUILDING INSPECTION DEPARTMENT
REPORT TO THE MONTEREY COUNTY
PLANNING COMMISSION

Item #: 12

Applicant: California Coastal Conserv. File #: PC-6365
Property Owner: State of California Hearing Date: 5-11-88
Representative: Ralph Brown Hearing Time: 10:20 a.m.
Proposed Use: Designation of the parcel as a donor site under
Monterey County Code Section 20.156 (Transfer
of Development Credits)
Permits Involved: Coastal Development Permit
Location: 2 acre parcel fronting on and west of Highway 1 at
Abalone Cove, north of Kasler Point, Big Sur Area (APN
243-251-14)
Coastal Zone: Yes No
Applicable Plan: Big Sur Coast Land Use Plan
Zoning: WSC/40 (CZ)
Plan Designation: Watershed and Scenic Conservation
Advisory Committee: Highlands-Bixby
Lot Size: 2 acres
Environmental Status: Negative Declaration filed by staff

Discussion: The parcel is buildable, given zoning and building considerations. However, it is located entirely within the critical viewshed and is thus rendered unbuildable. For such parcels, transfer of development credits (TDC's) are available. Establishment of TDC's, through a coastal development permit, allows the viewshed parcel to be designated as a donor site. Two building credits may then be transferred to a non-viewshed receiver site, while the donor site is permanently retired as a building site. The Coastal Conservancy, at this time, has applied to designate the Kasler Point parcel as a donor site. A receiver site will be designated at a later date through the Coastal Development Permit process.

Recommendation (Findings & Conditions Attached): It is recommended that the Planning Commission: 1) adopt Negative Declaration; and 2) approve the Coastal Development Permit to establish the Kasler Point donor site subject to findings in Exhibit A and the conditions in Exhibit B.

Sewage Disposal: Septic System Sewer N/A
(Agency)
Water Supply: Private Well Private System
 Public Utility Name of System: N/A
 Estimated Consumption: N/A

Archaeologic Sensitivity Zone: High

Survey: Yes No Waiver Library No.: 04.01.48

Resources On Site: Yes No

Conclusion: Two archaeological sites were identified on the parcel. Conditions of approval have thus been recommended pursuant to Section 20.145.120.D.2.

Geologic Hazard Zone: Stable

Survey: Yes No Library No.: 14.09.37

Conclusion: The report indicated that the site was suitable for residential development in terms of geological conditions.

Environmentally Sensitive Habitat: Yes No

Survey: Yes No Library No.: N/A

Conclusion: N/A

Fire Hazard: Low Moderate High Very High

Fire District: Palo Colorado VFD

Grading: Yes No Cubic Yards: N/A


Development on 30% Slopes: Yes No

Road Grades: N/A

Tree Removal: Number: 0 Type:

Forest Management Plan: Yes No Library No.: N/A

Miscellaneous Information: Reports were prepared in order to determine that the site is buildable except for the critical viewshed considerations.



Robert Slimmon, Jr.
Director of Planning and Building
Inspection
May 3, 1988

cc: Planning Commissioners; Efren Iglesia - County Counsel;
Health Department; Public Works; Flood Control; Robert
Slimmon, Jr.; Dale Ellis; Nick Chiulos; Bonnie Stibbe;
Nikki Gross; Applicant; File

Attachments: Yes No Exhibit A: Recommended Findings
and Evidence; Exhibit B: Recommended Conditions; Exhibit C:
Public Access; Exhibit D: Negative Declaration, Initial Study;
Exhibit E: Location Map
Report prepared by Bonnie Stibbe, Planner III

EXHIBIT "A"
RECOMMENDED FINDINGS AND EVIDENCE

1. FINDING: The Coastal Conservancy project (PC-6365) consists of a coastal development permit to designate the Kasler Point parcel (APN 243-251-14) as a "donor site" pursuant to Coastal Implementation Plan Section 20.156, thereby creating two transferable development credits and retiring the donor site as a buildable development credits and retiring the donor site as a buildable parcel. The parcel is located west of and fronting on Highway 1 at Abalone Cove, north of Kasler Point in Big Sur. The project is appealable to the California Coastal Commission.

EVIDENCE: The project is described in the application and accompanying map contained in file number PC-6365.
2. FINDING: The Coastal Conservancy parcel is located entirely within the critical viewshed and is thus rendered unbuildable.

EVIDENCE: Staff made an on-site field inspection and determined that the entire parcel is visible from Highway 1 and is thus within the critical viewshed pursuant to Section 20.145.020.V of the Coastal Implementation Plan. Section 20.145.030 (Intent of Section) prohibits development within the critical viewshed; thus, the Kasler Point parcel is rendered unbuildable.
3. FINDING: The Coastal Conservancy parcel is appropriate for designation as a donor site pursuant to Coastal Implementation Plan Section 20.156, as it is: 1) a buildable parcel; and 2) a viewshed lot.

EVIDENCE: The parcel has been determined to be buildable. Adequacy of water and sewer has been verified by the Health Department. As well, a geologic report prepared by Earth Systems Consultants (August 1987) indicated that the "site can be easily developed for a single family residential structure". Finally an archaeological report by Archaeological Consulting (July, 1987) identified two archaeological sites but did not indicate that the sites would render the parcel unbuildable. Rather, further survey work and mitigations would be required in the advent of development on the parcel.

The parcel has been determined to be a viewshed lot, as detailed in the second finding (see above).

4. FINDING: The project will not have adverse impacts on visual resources.
EVIDENCE: The result of the project will be to retire the subject lot as a building site by placing the entire lot into scenic easement, pursuant to Coastal Implementation Plan Section 20.156.040.5. No development will occur on the parcel other than what may be necessary for public access. Development credits will later be transferred to a non-viewshed parcel through the coastal development permit process.
5. FINDING: The project will not pose and/or experience significant adverse impacts from geologic, seismic, or fire hazards.
EVIDENCE: The site will be retired as a building site; thus, no impacts will be posed by seismic, geologic, or fire hazards. Conditions requiring deed restrictions regarding geologic and fire hazards, pursuant to Sections 20.145.080.A.2 and Section 20.145.080.C.1, are not required as the property is in public ownership.
6. FINDING: The project will not adversely impact archaeological resources.
EVIDENCE: The site is located in a "high archaeological sensitivity" zone according to County resource maps. An archaeological survey by Archaeological Consulting (July, 1987) identified two archaeological sites and recommended that the sites be surveyed prior to any proposed development. As a result of the project, the parcel will be retired as a buildable lot. No physical development will thus take place; consequently, the archaeological sites will not be impacted.

At a later date public access may be provided on the parcel subject to obtaining a coastal development permit. Provision of public access has potential to impact the archaeological sites. In order to assure that there are no significant impacts, a condition of approval requires that the sites be surveyed and mitigations implemented pursuant to Archaeological Consulting's recommendation.

Coastal Implementation Plan Section 20.145.120.D.2 provides mitigations which have been incorporated into the conditions of approval. As such, rezoning to include an "HR" (Historical Resources) district is required. Also the archaeological sites are to be placed in an easement as part of the required scenic easement. A condition to record a notice

regarding the archaeological report, pursuant to Section 20.140/080.L.10, is not required as the parcel is in public ownership.

7. FINDING: The project conforms to the public access requirements of the Coastal Implementation Plan.
EVIDENCE: The parcel was analyzed according to the public access requirements of the Coastal Implementation Plan. Staff determined that public access, in the form of an easement or an offer to dedicate, is required pursuant to Section 20.145.150.D.1.a and D.1.b. Prescriptive rights appear to exist over the parcel as there are trails currently reversing the parcel and the public was observed on the property. Public access is required where prescriptive rights are identified, according to the Coastal Act and Implementation Plan. As well, public access is required for bluff top access and for access to Abalone Cove.
8. FINDING: The project is consistent with the Big Sur Coast Land Use Plan, Coastal Implementation Plan, and California Coastal Act.
EVIDENCE: The project is consistent with all applicable policies of the Big Sur Coast Land Use Plan and with development regulations of the Coastal Implementation Plan, as detailed in the above findings.
9. FINDING: The project will not have significant adverse impacts on the environment.
EVIDENCE: As a result of the project, the parcel will be retired as a building site. Consequently, the Initial Study prepared for the project did not identify any significant environmental impacts and a Negative Declaration was filed on March 31, 1988.
10. FINDING: The establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
EVIDENCE: This is evidenced by the above findings and supporting evidence.

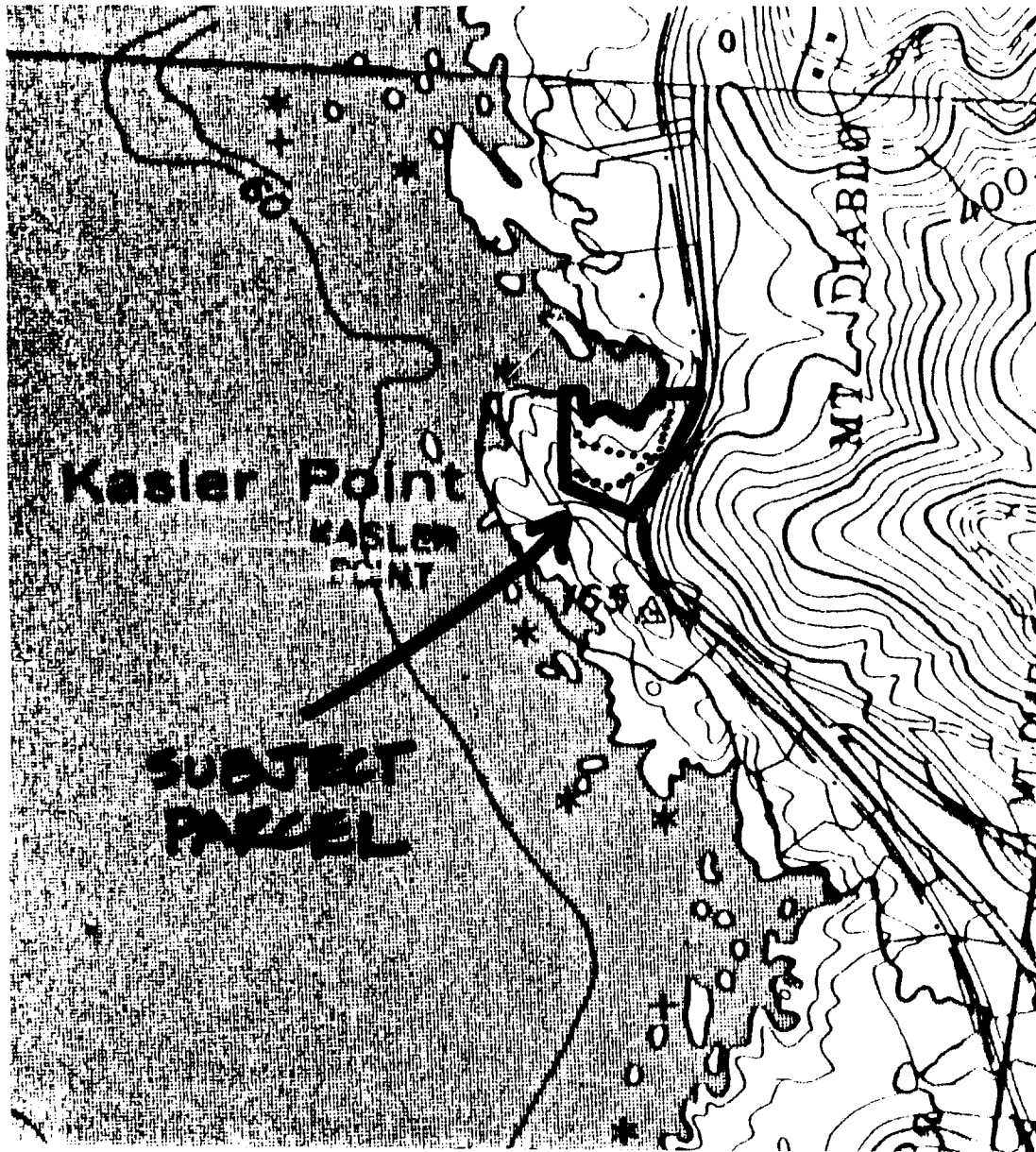
EXHIBIT "B"
RECOMMENDED CONDITIONS

1. That the applicant record a scenic easement, as dedicated to the County of Monterey, over the entire parcel. The form and content of the easement must be approved pursuant to Section 20.142.130 and utilize Appendix 10 of the Monterey County Coastal Implementation Plan. The easement must be recorded prior to the transfer of the first development credit (TDC) to a receiver site designated through the coastal development permit process or prior to the expiration of this coastal development permit, whichever occurs first. The easement shall provide that no structures will be placed or erected nor shall the grantor plant nor permit to be planted any vegetation upon said premises, except as may be permitted through a coastal development permit for the purposes of public access occurring within an overlying public access easement.
2. That the applicant request a rezoning of the parcel to a "WSC/40/HR (CZ)" (Watershed and Scenic Conservation; Historical or Archaeological Resources) zoning district, prior to the transfer of the first development credit (TDC) to a designated receiver site or prior to the expiration this coastal development permit, whichever occurs first. (A Big Sur Coast Land Use Plan or Coastal Implementation Plan amendment will not be required for the reclassification.)
3. That the applicant record an irrevocable offer to dedicate an easement for vertical public access. The form and content of the easement must be approved pursuant to Section 20.142.130 and utilize Appendix 6 of the Monterey County Coastal Implementation Plan. The offer to dedicate must be recorded prior to the transfer of the first development credit (TDC) to a receiver site designated through the coastal development permit process, or prior to the expiration of this coastal development permit whichever occurs first. Such easement encompassed by the offer to dedicate shall be ten feet wide and shall extend: 1) from the edge of the Caltrans right-of-way at the southern end of the existing pull-out, extending west across the property generally along the alignment of the existing foot trail, to the seaward extremity of the parcel; 2) from a point at the eastern edge of the afore-mentioned trail, extending along the eastern edge of the property, to provide access from the trail to the Abalone Cove beach area below the Caltrans overlook; and, 3) from a point at the eastern edge of the afore-mentioned trail, extending along the bluff at the southern edge of the property to provide access to scenic overlook at the seaward extremity of the parcel. (See Exhibit C for general location.) The document shall provide that, prior to opening or improvement of the trail for public access, a qualified archaeologist (i.e. member of the Society of Professional

Archaeologists) shall be retained to determine: 1) the exact area extent of the on-site archaeological deposits; 2) the archaeological significance of the deposits; and; 3) necessary measures to mitigate any identified adverse impacts to the archaeological resources due to public access. The offer shall be recorded free of prior liens which the County of Monterey determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest.

4. That permit shall expire on May 11, 1990, unless the conditions of this permit approval have been met with this time period.

EXHIBIT C



DOTTED AREAS ACROSS SUBJECT PARCEL REPRESENT TRAIL LOCATIONS, FOR ILLUSTRATIVE PURPOSES ONLY.

NEGATIVE DECLARATION

APR 1 11 32 AM '88

EDMUND MAGGINI
MONTEREY COUNTY CLERK

DEPUTY

RESPONSIBLE AGENCY		DECISION MAKING BODY	
COUNTY OF MONTEREY		Planning Commission	
PROJECT TITLE			
COASTAL CONSERVANCY			
ADDRESS	CITY	STATE	ZIP CODE
1330 Broadway, Ste. 110	Oakland,	California	94612
CONTACT PERSON	AREA CODE	PHONE	EXTENSION
Bonnie Stibbe	408	422-9018	

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- (a) That said project will not have the potential to significantly degrade the quality of the environment.
- (b) That said project will have no significant impact on long term environmental goals.
- (c) That said project will have no significant cumulative effect upon the environment.
- (d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES

Coastal Development Permit to designate parcel as a "Donor Site" under the County Transfer of Development Credit (TDC) Program, thereby creating two transferable development credits. The donor site is a 2 acre parcel fronting on and west of Highway 1, at Abalone Cove, north of Kasler Pt.

(APN 243-251-14)

PROJECT LOCATION	TIME PERIOD PROVIDED FOR REVIEW	
Big Sur	Begins: April 1, 1988	Ends: May 4, 1988
ADDRESS WHERE COPY OF APPLICATION AND INITIAL STUDY IS AVAILABLE		
<input type="checkbox"/> Monterey County Public Works Dept.	<input type="checkbox"/> Parks & Recreation Dept.	
<input checked="" type="checkbox"/> Monterey County Planning Department	<input type="checkbox"/> LAFCO	
<input type="checkbox"/> Monterey County Department of Building Inspection		
P. O. Box 1208/Courthouse, Salinas, CA. 93902		
TO BE FILED WITH COUNTY CLERK WHEN NO SIGNIFICANT EFFECT IS FOUND.	April 1, 1988	
	DATE FILED	
	PC-6365	
	FILE REFERENCE #	

ENVIRONMENTAL RECOMMENDATION AND INITIAL STUDY

MEETING: PLANNING COMMISSION OF _____

PROJECT: COASTAL CONSERVANCY FILE NO. PC 6365

APPLICATION TYPE: COASTAL DEVELOPMENT PERMIT

LOCATION: 2 ACRE PARCEL FRONTING ON AND WEST OF HWY. 1, AT ABALONE COVE, NORTH OF KASLER PT. (APN 243-251-14)

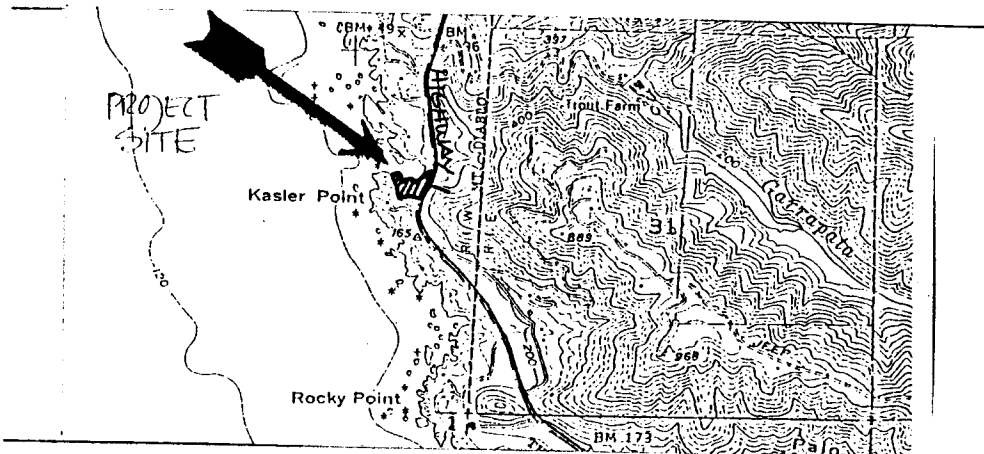
PRESENT: VACANT 2 AC. PARCEL

PROPOSED: CREATION OF TRANSFER OF DEVELOPMENT CREDITS BY DESIGNATION OF THE PARCEL AS A "DONOR SITE". AS A RESULT, THE PARCEL WOULD NOT BE DEVELOPED.

PLAN: BIG SUR COAST LAND USE PLAN

PLAN DESIGNATION: WATERSHED & SCENIC CONSERVATION (ZONING: WSC/40(CCZ))

PROJECT CONSISTENCY STATUS: X CONSISTENT _____ INCONSISTENT



THE STAFF PLANNING COMMISSION OTHER _____ MAKES

THE FOLLOWING ENVIRONMENTAL RECOMMENDATION: FROM AN INITIAL STUDY (SEE REVERSE)

IT HAS BEEN DETERMINED THAT THIS PROJECT MAY, WILL NOT HAVE A

SIGNIFICANT IMPACT(S) UPON THE ENVIRONMENT AND IT IS RECOMMENDED THAT A

X NEGATIVE DECLARATION, OR

_____ NEGATIVE DECLARATION WITH MITIGATION MEASURES (attached),

OR

_____ ENVIRONMENTAL IMPACT REPORT (EIR), BE PREPARED.

PREPARER Smie Stibbe TITLE PLANNER IV DATE 3/31/88

IF YOU HAVE ANY QUESTIONS ABOUT THE MEANING OF THIS INFORMATION PLEASE CONTACT THE ENVIRONMENTAL SECTION OF THE COUNTY PLANNING DEPARTMENT PRIOR TO THE MEETING DATE AT THE TOP OF THIS PAGE BY CALLING 422-9018.

INITIAL STUDY

FILE NO. PC 6365

SIGNIFICANT
IMPACT

CAN BE
MITIGATED

INSIGNIFICANT
IMPACT

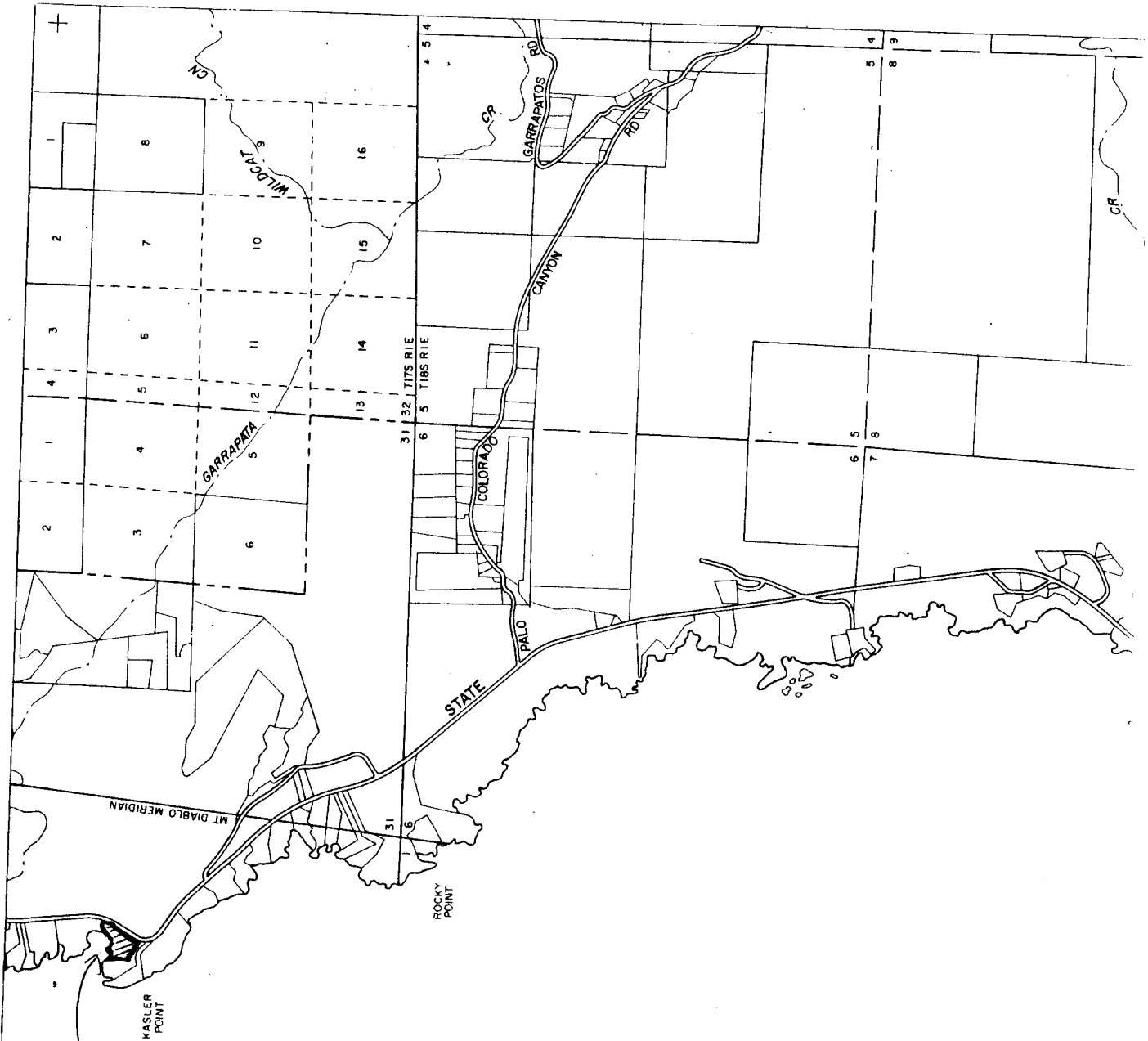
YES

NO

BASIC ENVIRONMENTAL QUESTIONS

SIGNIFICANT IMPACT	CAN BE MITIGATED	INSIGNIFICANT IMPACT	YES	NO	QUESTION
			X		1. Within a high seismic hazard zone? Zone: <u>STABLE</u>
			X		2. Development on slopes over 30%?
			X		3. Potential erosion problem?
			X		4. Evidence of geologic instability? <u>GEOLOGIC REPORT BY EARTH SYSTEMS (AUGUST, 1987) INDICATED SITE WOULD BE SUITABLE FOR DEVELOPMENT.</u>
			X		5. Soil constraints for development? <u>SOIL TYPES: Rc, SoG: VERY HIGH EROSION HAZARD.</u>
			X		6. Potential to degrade surface water? Affected water(s) _____ a. Reduce water quality? b. Reduce downstream availability?
			X		7. Potential to degrade groundwater? _____ a. Quality? b. Increase overdraft?
			X		8. Would increased project runoff be detrimental?
			X		9. Within a 100 year floodplain?
			X		10. Eliminate native vegetation? Type: _____
			X		11. Rare or endangered species? Species: _____
			X		12. Impact any unique or fragile biotic community? _____
			X		13. Impact a wildlife use area? Type: _____
		X			14. Designated scenic area? <u>WITHIN VIEW OF HWY 1; HOWEVER, NO</u>
		X			15. Any significant visual impact? <u>STRUCTURAL DEVELOPMENT OR</u>
			X		16. Obnoxious odors? <u>GRADING IS PROPOSED.</u>
			X		17. Unacceptable noise?
			X		18. Traffic impact?
			X		19. Conflict with any airport land use plan or land use?
			X		20. Project access inadequate?
			X		21. Air quality degradation on a _____ temporary basis _____ permanent basis
			X		22. Sewage disposal problem? <u>HEALTH DEPT. INDICATES ADEQUATE</u>
			X		23. Water supply problem? <u>WATER & SEWER ARE AVAILABLE.</u>
			X		24. Inadequate school facilities? District: _____
			X		25. Increased fire hazard? <u>HIGH FIRE HAZARD AREA.</u>
			X		26. Inadequate access for fire trucks?
			X		27. Extension of utilities 1/2 mile or more? _____
			X		28. Inefficient use of energy? _____
		X			29. Archaeological site? <u>REPORT BY BRESCHINI (JULY 1987) DID IDENTIFY</u>
		X			30. Historical site? <u>ARCH. SITES. HOWEVER, NO DEVELOPMENT IS</u>
			X		31. Loss of prime row crop or irrigated farmland? <u>PROPOSED.</u>
			X		32. Loss of grazing land? _____
			X		33. Inconsistent with Growth Management Policies? _____
			X		34. Conflicts with neighboring land use? _____
			X		35. Generates the need for new housing? _____
			X		36. Adverse cumulative effect? _____
			X		37. Displace existing residents? _____
			X		38. Is growth inducing? _____
					TO BE ANSWERED FOR SPECIFIC OR GENERAL PLAN PROJECTS ONLY:
					39. Short term benefits at expense of long-term benefits? _____
					40. Irreversible commitment of land or irreplaceable resources? _____

NOTES: NO DEVELOPMENT IS PROPOSED AS A PART OF THIS PROJECT.



PROJECT
SITE

P A C I F I C