



Monterey County Zoning Administrator

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

Agenda Item No. 1 Legistar File Number: ZA 20-005

March 12, 2020

Introduced: 3/2/2020

Version: 1

Current Status: Agenda Ready

Matter Type: Zoning Administrator

PLN190049 - VITA ROBERT

Public hearing to consider approving an annual event on private property to include assemblages of approximately 1,600 people and placement of temporary tents and port-a-potties on the last Sunday in April each year, associated with the starting location of the Big Sur Marathon.

Project Location: 37101 Highway 1, on the east side of Highway 1, just south of Palo Colorado Road, Big Sur Coast Land Use Plan, Coastal Zone ("Grimes Ranch")

Proposed CEQA Action: Categorical Exemption pursuant to Section 15304 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- a. Find that the project involves an annual one day use of land having negligible or no permanent effects on the environment which qualifies for a Categorical Exemption pursuant to Section 15304 of the CEQA Guidelines; and
- b. Approve a Coastal Development Permit authorizing an annual event on private property to include assemblages of approximately 1,600 people and placement of temporary tents and port-a-potties on the last Sunday in April each year, associated with the starting location of the Big Sur Marathon.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit A**).

Staff recommends approval subject to three (3) conditions.

PROJECT INFORMATION:

Project Owners: Vita, Robert A and Jennie G

APN: 243-262-006-000

Zoning: Watershed and Scenic Conservation/40 acres per unit-Design Control District, Coastal Zone [WSC/40-D (CZ)].

Parcel Size: 42.67 acres

Flagged and Staked: Not Required - there is no permanent construction

SUMMARY:

Since 1986, Big Sur has hosted the International Big Sur Marathon. The marathon has evolved into three events including the relay which starts at the Big Sur Station and Pfeiffer Big Sur State Park, the 21 mile marathon starting at Andrew Molera State Park, and the 11 mile half marathon which now starts at Grimes Ranch near the intersection of Palo Colorado Road and Highway 1. This permit includes a follow-Up permit to an Emergency Coastal Development Permit (ECDP/RMA-Planning File No. PLN170270) granted by the Interim Chief of Planning (Resolution No. 17-023) on April 7, 2017 as well as an ongoing permit to allow the use of private property, known as Grimes Ranch, near

the intersection of Highway 1 and Palo Colorado Road, as the starting location for the 11 mile race associated with the Big Sur Marathon.

In 2017, due to the limited time frame, it was necessary to grant an emergency permit for the 2017 marathon event. A condition of approval required a follow up Coastal Development Permit to permanently allow the use of this private property. However, the applicants did not follow up until 2019, as they were working on a contract with the owners of the property for permanent use. Therefore, an extension to the Emergency Permit (PLN170270) was granted by the Director of the RMA in 2018. An application was submitted for a permanent Coastal Development Permit on February 11, 2019.

DISCUSSION:

Grimes Ranch is zoned Watershed and Scenic Conservation/40 acres per unit-Design Control District, Coastal Zone [WSC/40-D (CZ)]. Pursuant to Section 20.17.050.P, Assemblages of people, such as carnivals, festivals, races and circuses not exceeding 10 days and not involving construction of permanent facilities is allowed subject to a Coastal Development Permit.

The proposed project involves permanently authorizing the use of private property, known as Grimes Ranch, to allow approximately 1,600 runners as the starting location of an 11-mile race held the last Sunday of every April as part of the Big Sur Marathon, commencing at the property and ending at the Rio Road shopping Center. In the past, the race would generally commence at the Rocky Point Restaurant; however, due to the storms that have impacted State Highway 1, it was necessary to find another venue.

The applicant (The Big Sur Marathon Foundation) has been given permission by the property owner to assemble in the livestock pen area near the historic barn on Grimes Ranch for preparation and early morning staging. The size of the gathering area is approximately 200 feet by 150 feet (30,000 square feet) and within a fenced-in livestock pen on the east side of Highway 1, approximately 250 feet south of Palo Colorado Road. The usage of the proposed property is from 5-8 a.m. Race volunteers will begin arriving at 5 a.m. There are approximately 30 volunteers. Volunteers are encouraged to carpool; and will park on the property or suitable shoulder area off Highway 1. All runners will be bussed onto the property and will begin arriving about 6 a.m. With the help of the Big Sur Fire Brigade, buses make a U-turn at Palo Colorado Road, drop off the runners, and leave the area. Therefore, there is no environmental impact. All runner provisions will be contained within the private property. Just before 7 a.m., the runners will be brought onto the highway for the start of their race. Highway 1 is closed to unpermitted southbound traffic from Otter Cove to Big Sur at 4 a.m. and is closed to all public traffic northbound from Big Sur at 6 a.m. The road remains closed to regular through traffic until after 1 p.m. that day.

The project site is located on Highway 1 and is considered within the Critical Viewshed as determined by Section 20.145.030 of Coastal Implementation Plan, Part 3. However, the staging area designed to hold porta-potties and one pop-up tent is located near the historic barn and is temporary (one day event). Therefore, the project would not result in any visual impacts, and the project is consistent with Key Policy 3.2.1, critical viewshed of the Big Sur Coast Land Use Plan.

The proposed use under the Emergency Coastal Development Permit addressed the temporary use of the property for the 11 mile race and confirmed there were no permanent effects to the property. Therefore, staff is recommending approval of the Follow-Up CDP authorizing the use of private property, known as Grimes Ranch.

ENVIRONMENTAL REVIEW:

Section 15304(e) of the California Environmental Quality Act (CEQA) Guidelines categorically exempts minor temporary use of land having negligible or no permanent effects on the environment. All necessary equipment for the race start, such as toilets, generators, light towers, etc. would be delivered the day prior, removed the day after, and all contained within the private property. Only one tent no larger than 10 x 20 would be used. Therefore, this project is consistent with the requirements of CEQA Guidelines Section 15304, and no additional CEQA action is required by the County.

OTHER AGENCY INVOLVEMENT:

The following County agencies or departments reviewed this project:

RMA-Public Works
CDF Coastal
Environmental Health Bureau

The project was referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly-noticed public meeting on March 12, 2019 and voted 4 - 0 to support the project with no additional comments.

Prepared by: Elizabeth Gonzales, Senior Planner, x5102

Reviewed by: Craig Spencer, RMA Services Manager

Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land Use and Development
Services

The following attachments are on file with the RMA:

Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan and Elevations

Exhibit B - Vicinity Map

Exhibit C - Emergency Coastal Development Permit

(Resolution 17-023, April 7, 2017; RMA-Planning File
No. PLN170270)

cc: Front Counter Copy; California Coastal Commission; CDF Coastal; RMA-Public Works;
Environmental Health Bureau; Elizabeth Gonzales, Senior Planner; Brandon Swanson, RMA
Interim Chief of Planning; Craig Spencer, RMA Services Manager; Robert A and Jennie G
Vita, Property Owners; Chris Balog, Assistant Race Director, Big Sur International Marathon;
The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN190049

