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MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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PLN240359-DEP - BIG SUR CG OWNER LLC AND BIG SUR CG EAST OWNER LLC AND BIG SUR CG SOUTH OWNER LLC

Project Description: Combined Development Permit and General Development Plan consisting of a:

- 1) Coastal Development Permit and Design Approval to allow Big Sur Campground and Cabins (Assessor's Parcel Number 419-201-023-000) improvements including a replacement septic system, replacement of 17 Park Model RVs and four Mobile Homes, redevelopment of 71 RV campsites with Park Model RVs, converting 11 RV sites to rustic tent-only sites, interior remodel of three existing cabins, demolition of approximately 14,692 square feet of existing campground common spaces and construction of a 70 square foot gatehouse, 1,020 square foot campground retail store, 4,987 square foot cafe/food prep/bathroom building, 1,678 square foot game room and history center, 2,131 square foot lodge;
- 2) Coastal Development Permit and Design Approval to allow construction of three apartments on Assessor's Parcel Number 419-201-005-000 containing 30 employee housing units (total of 19,849 square feet) as a similar use to agriculture employee housing;
- 3) Coastal Administrative Permit and Design Approval to allow demolition of 26,637 square feet of existing industrial development and construction of a 87,000 and 88,000 gallon water tanks on Assessor's Parcel Number 419-201-005-000;
- 4) Coastal Development Permit and Design Approval to allow Riverside Campgrounds and Cabins (Assessor's Parcel Numbers 419-211-003-000 and 419-211-004-000) improvements including construction of a replacement drain field, replacement of 10 of the 12 cabins with Park Model RVs, demolition of 4,734 square feet of existing campground common space and construction of 2,776 square feet of replacement facilities (720 square foot camp store, 1,056 square foot bathhouse, 1,000 square foot playground), converting 50 campsites to rustic tent-only sites;
- 5) Coastal Development Permit to allow development on slopes in excess of 30%;
- 6) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area; and
- 7) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

The properties are located at 46883, 47000 & 47020 Highway 1, Big Sur (Assessor's Parcel Numbers 419-201-023-000, 419-201-005-000, 419-211-003-000, and 419-211-004-000), Big Sur Coast Land Use Plan, Coastal Zone.

Summary

- Redevelopment of Big Sur Campgrounds and Cabins (Parcel A) to accommodate a new Advanced Onsite Wastewater Treatment System (current dump station is failing) and new structures. Historically permitted as a Mobile Home Park. Existing number of visitor serving units: 106. Proposed number of VSU: 95. The remaining 11 sites will be designated for tent-only. Water served by an existing well.
- Improvements to Riverside Campgrounds and Cabins (Parcel B), including replacement drain field (will connect to Big Sur Campground and Cabin's new OWTS) and construction of replacement amenity structures. Existing number of visitor serving units: 24. Existing number

of tent sites: 38. Proposed number of visitor serving units:12. Proposed number of tent-only sites: 50. Water served by an existing well.

- Redevelopment of the “East Side” or “Pheneger Creek Parcel” (Parcel C) by removing all existing structures (except for minor accessory structures), construction of 30 workforce housing units (four apartment buildings), construction of campground-related support structures, and replacement of utility infrastructure. Water served by diversion from the Pheneger Creek (riparian rights). Two test wells are being proposed under a separate permit, and may be used, rather than the riparian rights, if they have adequate capacity. Applicant/Owner working to determine which water source will be used.
- Proposed water treatment and water system located on Parcel C to serve Parcels A and B. The State Water Resources Control Board has taken control of the jurisdiction of public community water systems in Monterey County as of September 1st. They are discouraging the creation of new public water systems (like the one proposed for the eastside Parcel C housing project). If a property owner wants to create a new system, they have a very demanding process where they have to prove the technical, managerial, and financial feasibility of consolidating their new water system with all other existing neighboring properties. Rather than enter that time-consuming and expensive process, the property owner has voluntarily agreed to consolidate the eastside water system to the existing two systems for BSCG and Riverside, so that one system serves all three properties. There are 4 or 5 different ways that the State may require the system to be constructed (with regard to what sources to use, how to connect them, how to treat them, where to treat them, where the water is stored, how it is measured, etc). The project, under CEQA, includes the various ways to construct the required system. More details to come.