

## MONTEREY COUNTY ZONING ADMINSTRATOR

<b>Meeting:</b> April 11, 2013	<b>Time:</b> 1:30 P.M.	<b>Agenda Item No.:</b> 1
<b>Project Description:</b> Consider an after-the-fact Combined Development Permit (to clear 12CE00138) consisting of: 1) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed; 2) a Coastal Development Permit to allow the removal of two redwoods (18" DBH); and 3) a Design Approval (colors and materials to match existing) to allow the construction of improvements to the wastewater treatment plant at Pfeiffer Big Sur State Park.		
<b>Project Location:</b> 47255 Highway 1, Big Sur		<b>APN:</b> 419-031-002-000
<b>Planning File Number:</b> PLN120345		<b>Owner:</b> California Department of Parks & Recreation (State Parks)
<b>Planning Area:</b> Big Sur Coast Land Use Plan		<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> OR-D (CZ) [Open Space Recreation, with Design Control Overlay (Coastal Zone)]		
<b>CEQA Action:</b> Categorically Exempt per CEQA Guideline Sections 15301(b), 15302, 15303, and 15306		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Find the project Categorically Exempt per CEQA Guidelines Section 15301(b); and
- 2) Approve PLN120345, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

### PROJECT OVERVIEW:

The applicant requests an after-the-fact Combined Development Permit to allow development within the Big Sur Critical Viewshed, to allow the removal of two redwoods, and to allow the construction of improvements to the wastewater treatment plant at Pfeiffer Big Sur State Park. These discretionary entitlements are required to clear Code Enforcement File No. 12CE00138. See **Exhibit B** for a detailed discussion of the project and related issues.

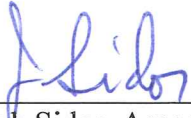
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- RMA - Public Works Department
- √ Environmental Health Bureau
- Water Resources Agency
- CALFIRE Coastal (Fire Protection District)
- California Coastal Commission
- Regional Water Quality Control Board, District 3

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the RMA – Planning Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The Big Sur Coast Land Use Advisory Committee (LUAC), at a public meeting on December 11, 2012, reviewed and unanimously recommended approval of PLN120345. The LUAC recommended planting to lessen the overall visual impact from the property on the Critical Viewshed (**Exhibit E**).

Note: The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.



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Joseph Sidor, Associate Planner  
(831) 755-5262, SidorJ@co.monterey.ca.us  
March 15, 2013

cc: Front Counter Copy; Zoning Administrator; CALFIRE Coastal (Fire Protection District); RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Joseph Sidor, Project Planner; State Parks, Owner; The Open Monterey Project; LandWatch; Planning File PLN120345

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including: <ul style="list-style-type: none"><li>• Conditions of Approval</li><li>• Site Plan, Floor Plan and Elevations</li></ul>
	Exhibit D	Vicinity Map
	Exhibit E	Advisory Committee Minutes

This report was reviewed by Taven Kinison Brown, Senior Planner.



## EXHIBIT A

### Project Information for PLN120345

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#### Project Information:

Project Name:	STATE PARKS	
Location:	47255 HWY 1 BIG SUR	
Permit Type:	Combined Development Permit	
Environmental Status:	Exempt	Final Action Deadline (884): 5/3/2013
Existing Structures (sf):	4600	Coverage Allowed: 3545784
Proposed Structures (sf):	1003	Coverage Proposed: 5603
Total Sq. Ft.:	5603	Height Allowed: 30
Tree Removal:	2/redwood	Height Proposed: 15
Water Source:	WELL	FAR Allowed: N/A
Water Purveyor:	N/A	FAR Proposed: N/A
Sewage Disposal (method):	SEWER	Lot Size: 35547840
Sewer District:	N/A	Grading (cubic yds.): 0

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#### Parcel Information:

Primary APN:	419-031-002-000	Seismic Hazard Zone:	NO DATA
Applicable Plan:	BIG SUR COAST LUP	Erosion Hazard Zone:	MODERATE
Advisory Committee:	BIG SUR COAST LUAC	Fire Hazard Zone:	HIGH
Zoning:	OR-D (CZ)	Flood Hazard Zone:	X
Land Use Designation:	OPEN SPACE RECREATION	Archaeological Sensitivity:	MODERATE
Coastal Zone:	YES	Viewshed:	BIG SUR CRITICAL
Fire District:	CALFIRE COASTAL	Special Setbacks on Parcel:	N

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#### Reports on Project Parcel:

Soils Report #:	N/A
Biological Report #:	N/A
Geologic Report #:	N/A
Forest Management Rpt. #:	N/A
Archaeological Report #:	N/A
Traffic Report #:	N/A

## **EXHIBIT B**

### **DISCUSSION**

#### Project & Site Description

The project applicant requests an after-the-fact Combined Development Permit to allow development within the Big Sur Critical Viewshed, to allow the removal of two redwoods, and to allow the construction of improvements to the wastewater treatment plant at Pfeiffer Big Sur State Park. Although the zoning allows this type of development at this site, these discretionary entitlements are required to clear Code Enforcement File No. 12CE00138.

Specific improvements included the following:

- Geotechnical investigations to classify subsurface materials to determine engineering properties for structure installation.
- Installation of a headworks facility with combination grinder, auger and screen, and solids washing/compaction in a concrete below-grade structure.
- Installation of two circular primary clarifiers in below-grade concrete basins.
- Replacement of sludge processing equipment with a filter press.
- Updating of the facility monitoring system.
- Installation of approximately 600 linear feet of replacement water line and backflow preventers.
- Replacement of the standby generator.
- Other minor equipment upgrades and site work.

The property is located at 47255 Highway 1, Pfeiffer-Big Sur State Park, Big Sur (Assessor's Parcel Number 419-031-002-000), Big Sur Coast Land Use Plan. The parcel is zoned Open Space Recreation, with Design Control Overlay (Coastal Zone) [OR-D (CZ)], which allows public utility uses as a conditional use. The project site is immediately adjacent to the east side of Highway 1, within the Big Sur Critical Viewshed.

#### Site & Project Background

Pre-existing development on the site included the wastewater treatment plant supporting the visitor-serving operations of Pfeiffer-Big Sur State Park. The improvements to the treatment plant were identified and required to correct flow deficiencies to ensure the facility would continue to meet current state effluent standards.

State Parks proceeded with project construction based on information provided by the Environmental Health Bureau that the project constituted maintenance and would not require a discretionary permit from the County. State Parks also sent letters to EHB and the RMA - Building Services Department. After receiving no response to their written queries within five months, State Parks moved forward with construction of the improvements.

After project completion, the RMA – Building Services Department received a code enforcement complaint regarding the construction. The RMA – Planning Department reviewed the complaint and determined that the project would require discretionary review in the form of a Combined Development Permit (CDP). The subject CDP would correct the existing violation regarding the development that occurred prior to issuance of the required permit (i.e., Code Enforcement File No. 12CE00138), would bring the subject property into compliance with all rules and regulations pertaining to the site, and would allow closure of the existing violation.

### Project Issue – Big Sur Critical Viewshed

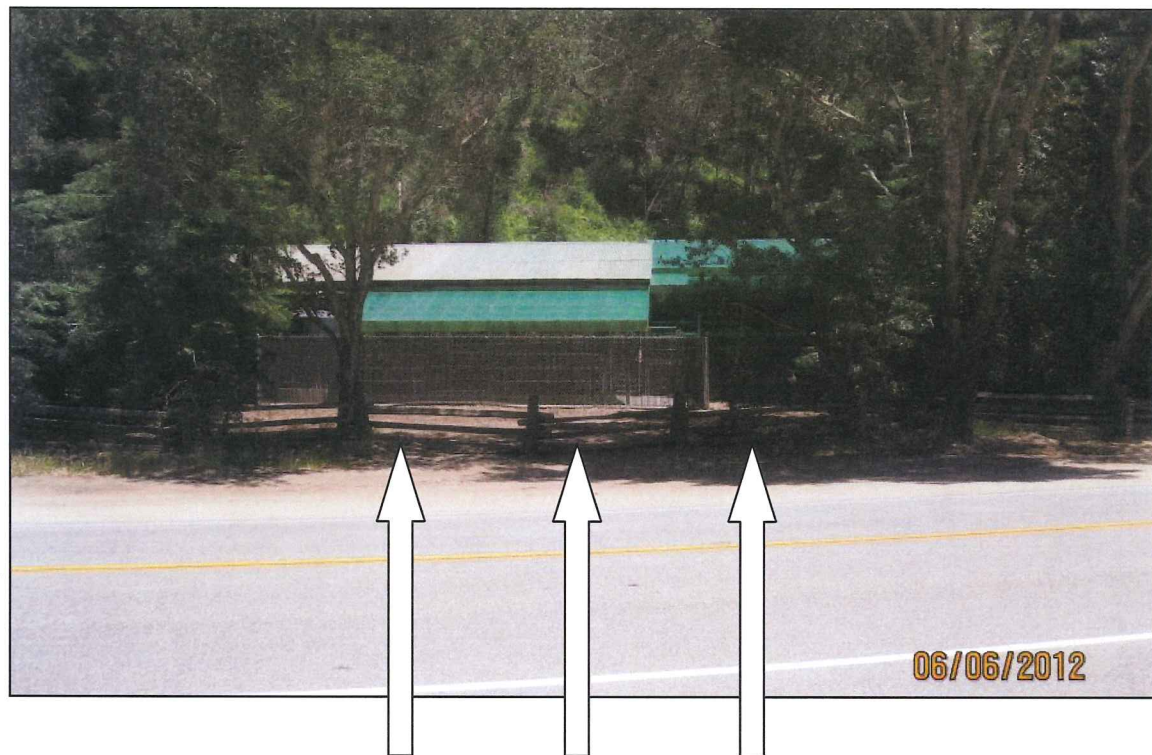
Staff conducted a site visit on June 6, 2012, to assess the potential viewshed impacts of the project, to ensure consistency with applicable LUP policies, to verify that the project minimizes development within the viewshed, and to identify methods to further minimize the visibility of the development. The project site and development are directly visible from Highway 1, and within the Big Sur Critical Viewshed. However, LUP Policy 3.2.5.A, Rural Service Centers, grants an exception to the critical viewshed limitations for development in the Big Sur Valley. Development allowed in the critical viewshed must provide essential services to the community and visiting public, and shall be carefully designed and sited. The development and site meet these policy criteria. The project is sited on the location of the existing wastewater treatment plant that serves the Pfeiffer-Big Sur State Park, and the improvements were designed to connect to and blend with the existing facility (see site photos below).

In addition, LUP Policy 5.4.3.L defines the Big Sur Valley Rural Service Center as including those properties with the Outdoor Recreation land use designation. The project resulted in the limited removal of vegetative screening along Highway 1 to allow access to the site. Therefore, the project is also conditioned to improve screening by the planting of replacement landscaping between the facility and Highway 1 (Condition No. 3). The project, as constructed and conditioned, is consistent with policies of the Big Sur Coast Land Use Plan dealing with visual resources and will have no significant impact on the Critical Viewshed.

### Recommendation

Staff recommends the Zoning Administrator approve the Coastal Development Permit and Design Approval as proposed and conditioned.

View from Highway 1:



Location of required landscape screening.

View of west elevation:



View of south elevation:



View of southwest elevation:



**EXHIBIT C**  
**DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the  
County of Monterey, State of California**

In the matter of the application of:

**STATE PARKS (PLN120345)**

**RESOLUTION NO. 13 - \_\_\_\_\_**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically Exempt per CEQA Guidelines Sections 15301(b), 15302, 15303, and 15306; and
- 2) Approving an after-the-fact Combined Development Permit (to clear 12CE00138) consisting of: 1) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed; 2) a Coastal Development Permit to allow the removal of two redwoods (18" DBH); and 3) a Design Approval (colors and materials to match existing) to allow the construction of improvements to the wastewater treatment plant at Pfeiffer Big Sur State Park.

[PLN120345, State Parks, 47255 Highway 1, Big Sur Coast Land Use Plan, Coastal Zone (APN: 419-031-002-000)]

**The State Parks application (PLN120345) came on for public hearing before the Monterey County Zoning Administrator on April 11, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator 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;
  - Big Sur Coast Land Use Plan;
  - Monterey County Coastal Implementation Plan, Part 3; and
  - Monterey County Zoning Ordinance (Title 20).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.  
b) The property is located at 47255 Highway 1, Pfeiffer-Big Sur State Park, Big Sur (Assessor's Parcel Number 419-031-002-000), Big Sur Coast Land Use Plan. The parcel is zoned Open Space Recreation, with

Design Control Overlay (Coastal Zone) [OR-D (CZ)], which allows public utility projects as a conditional use. Therefore, the project is an allowed land use for this site.

- c) The project planner conducted a site inspection on June 6, 2012, to verify that the project on the subject parcel conforms to the plans listed above.
- d) Big Sur Critical Viewshed: See Finding No. 7.
- e) Tree Removal: See Finding No. 8.
- f) The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because it involves development requiring a Design Approval subject to review by the Zoning Administrator. The LUAC, at a public meeting on December 11, 2012, reviewed and unanimously recommended approval of PLN120345 as proposed.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120345.

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: RMA - Planning Department, CALFIRE Coastal (Fire Protection District), RMA - Public Works Department, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff conducted a site inspection on June 6, 2012, to verify that the site is suitable for this use.
  - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120345.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for 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 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 the RMA - Planning Department, CALFIRE Coastal (Fire Protection District), RMA - Public Works Department, Environmental Health Bureau, and Water Resources Agency. 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) The existing development is and will continue to be used as the wastewater treatment plant for Pfeiffer-Big Sur State Park. The improvements to the treatment plant were identified and required to correct flow deficiencies to ensure the facility would continue to meet current state effluent standards. The facility improvements did not increase the capacity of the treatment plant, and are not growth inducing. The Environmental Health Bureau reviewed the project application, and did not apply any conditions.
- c) Staff conducted a site inspection on June 6, 2012, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120345.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in not compliance with all rules and regulations pertaining to applicable provisions of the County's zoning ordinance. A violation exists on the property. The approval of this permit will correct the violation and bring the property into compliance.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is aware of a violation existing on the subject property – Code Enforcement File No. 12CE00138. Staff is not aware of any other violations on the subject property.
  - b) Staff conducted a site inspection on June 6, 2012, and researched County records to assess if any violation exists on the subject property.
  - c) The Applicant proceeded with project construction based on information provided by County staff that the project constituted maintenance and would not require a discretionary permit. After project completion, the RMA – Building Services Department received a code enforcement complaint regarding the construction. The RMA – Planning Department reviewed the complaint and determined that the project would require discretionary review in the form of a Combined Development Permit (CDP). The subject CDP would correct the existing violation regarding the development that occurred prior to issuance of the required permit (i.e., Code Enforcement File No. 12CE00138), would bring the subject property into compliance with all rules and regulations pertaining to the site, and would allow closure of the existing violation.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120345.

5. **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) The Applicant filed a Notice of Exemption with the State Clearinghouse on May 6, 2008, identifying the project to be categorically exempt under

California Environmental Quality Act (CEQA) Guidelines Sections 15302, 15303, and 15306.

- b) The project involved the construction of minor upgrades to an existing wastewater treatment plant; therefore, the development is consistent with the parameters of CEQA Guidelines Sections 15302, 15303, and 15306.
- c) County staff has independently reviewed the categorical exemption criteria and concurs with the Applicant's determination. Section 15302 exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures, and the installation of small new equipment and facilities in small structures. Section 15306 exempts data collection (e.g., geotechnical investigations) which does not result in a serious or major disturbance to an environmental resource. The project, as completed, is consistent with these exemption categories. In addition, the CEQA Guidelines Section 15301(b) categorically exempts minor alterations to existing facilities, both public and private, used to provide sewerage.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on June 6, 2012.
- e) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment.
- f) See preceding and following findings and supporting evidence.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120345.

6. **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 access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated. Although the site is located within Pfeiffer-Big Sur State Park, the site and project are a utility function in support of park operations, and visitors are restricted from access to this area of the park for health and safety reasons.
  - b) The subject site is not described as an area where the Local Coastal Program requires public access (Figure 3, Trails Plan, in the Big Sur Coast Land Use Plan).
  - c) No evidence or documentation has been submitted or found showing the

existence of historic public use or trust rights over this site.

- d) The project planner conducted a site inspection on June 6, 2012.
- e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120345.

7. **FINDING:** **VIEWSHED** – The subject project minimizes development within the viewshed in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) The project includes application for development within the Big Sur Critical Viewshed. In accordance with the applicable policies of the Big Sur Coast Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the criteria to grant said permit has been met.
  - b) Staff conducted a site visit on June 6, 2012, to assess the potential viewshed impacts of the project and ensure consistency with applicable LUP policies. The project site and development are directly visible from Highway 1, and within the Big Sur Critical Viewshed. However, LUP Policy 3.2.5.A, Rural Service Centers, grants an exception to the critical viewshed limitations for development in the Big Sur Valley. Development allowed in the critical viewshed must provide essential services to the community and visiting public, and shall be carefully designed and sited. The development and site meet these policy criteria. The project is sited on the location of the existing wastewater treatment plant that serves the Pfeiffer-Big Sur State Park, and the improvements were designed to connect to and blend with the existing facility. In addition, LUP Policy 5.4.3.L defines the Big Sur Valley Rural Service Center as including those properties with the Outdoor Recreation land use designation. The project resulted in the limited removal of vegetative screening along Highway 1 to allow access to the site. Therefore, the project is also conditioned to improve screening by the planting of replacement landscaping between the facility and Highway 1 (Condition No. 3). The project, as constructed and conditioned, is consistent with policies of the Big Sur Coast Land Use Plan dealing with visual resources and will have no significant impact on the Critical Viewshed.
  - c) The project planner conducted a site inspection on June 6, 2012, to verify that the project minimizes development within the viewshed and to identify methods to further minimize the visibility of the development.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120345.

8. **FINDING:** **TREE REMOVAL** – The subject project minimizes tree removal in accordance with the applicable goals and policies of the Big Sur Coast Land Use Plan and the associated Coastal Implementation Plan.

- EVIDENCE:**
- a) The project includes application for the removal of two trees. In accordance with the applicable policies of the Big Sur Coast Land Use Plan, the Coastal Implementation Plan (Section 20.145.060), and the

Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the criteria to grant said permit has been met.

- b) Staff conducted a site inspection on June 6, 2012, to verify that the tree removal was the minimum necessary for the project and to identify any potential adverse environmental impacts related to the tree removal.
- c) The project minimized tree removal to that which was necessary for the development (Coastal Implementation Plan Section 20.145.060.D.3). The project improvements were constructed immediately adjacent to the previously-existing wastewater treatment plant, and were designed to connect to and blend with the existing facility.
- d) The removal does not involve a risk of adverse environmental impacts. The site is located in an area of Big Sur that is heavily forested, and the removal of the two trees has not impacted forest or visual resources.
- e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN1203345.

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: 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: Section 20.86.080.A3 of the Monterey County Zoning Ordinance (Title 20). The project is not subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project Categorically Exempt per CEQA Guidelines Section 15301(b); and
2. Approve an after-the-fact Combined Development Permit (to clear 12CE00138) consisting of: 1) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed; 2) a Coastal Development Permit to allow the removal of two redwoods (18" DBH); and 3) a Design Approval (colors and materials to match existing) to allow the construction of improvements to the wastewater treatment plant at Pfeiffer Big Sur State Park, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of April, 2013:

\_\_\_\_\_  
Jacqueline Onciano, Zoning Administrator

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 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.

#### NOTES

1. You may 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 the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

# Monterey County Planning Department

## DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN120345

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This after-the-fact Combined Development Permit (to clear 12CE00138) allows the construction of improvements (colors and materials to match existing) to the wastewater treatment plant at Pfeiffer Big Sur State Park, the removal of two redwoods (18" DBH), and development within the Big Sur Critical Viewshed. The site is located at 47255 Highway 1, Big Sur (Assessor's Parcel Number 419-031-002-000), Big Sur Coast Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. 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. (RMA - Planning Department)

**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 Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number 13 - \_\_\_\_ ) was approved by the Zoning Administrator for Assessor's Parcel Number 419-031-002-000 on April 11, 2013. The permit was granted subject to three (3) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."

Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

### 3. PD012(G) - LANDSCAPE PLANTING AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) (NON-STANDARD)

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped, and landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Within 60 days of permit approval (no later than June 10, 2013) the Applicant shall submit a landscape plan to the RMA - Planning Department for review and approval.

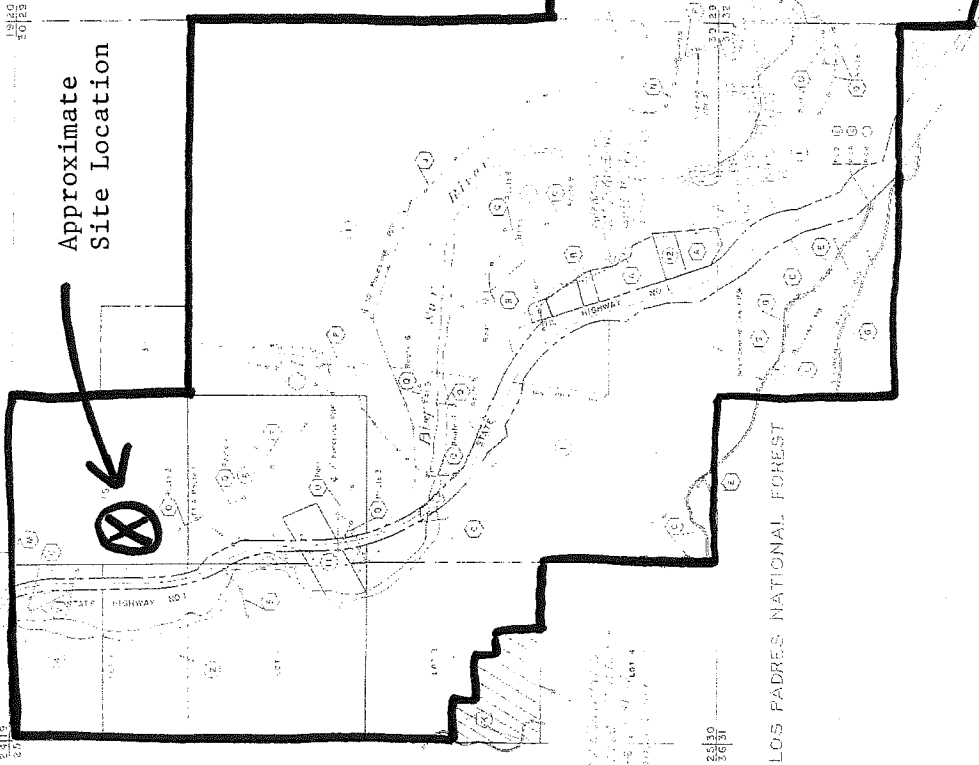
Within 120 days of permit approval (no later than August 9, 2013) the Applicant shall install the landscaping, and submit evidence of installation/planting to the RMA - Planning Department.

One year from permit approval (on or about April 11, 2014) the Applicant shall submit evidence to the RMA - Planning Department that the replacement landscaping is maintained in a healthy, growing condition.

POR. SEC. 29, 30, 31, 32, T10S, R2E, M.D.G. 24W.  
SOUTHERN COUNTY

1920  
10/28

Approximate  
Site Location



LOS PADRES NATIONAL FOREST

LOS PADRES NATIONAL FOREST

LOS PADRES NATIONAL FOREST

SCHEDULE OF ENCUMBRANCES									
PARCEL NO.	OWNER	TERM	DOCUMENT NO.	DATE	BOOK & PAGE	ACREAGE			
1	U.S.F.					5.0			
2	DEPT. PUBLIC WORKS					1.0			
3	U.S.F.					1.0			
4	U.S.F.					1.0			
5	U.S.F.					1.0			
6	U.S.F.					1.0			
7	U.S.F.					1.0			
8	U.S.F.					1.0			
9	U.S.F.					1.0			
10	U.S.F.					1.0			
11	U.S.F.					1.0			
12	U.S.F.					1.0			
13	U.S.F.					1.0			
14	U.S.F.					1.0			
15	U.S.F.					1.0			
16	U.S.F.					1.0			
17	U.S.F.					1.0			
18	U.S.F.					1.0			
19	U.S.F.					1.0			
20	U.S.F.					1.0			

SCHEDULE OF ENCUMBRANCES									
PARCEL NO.	OWNER	TERM	DOCUMENT NO.	DATE	BOOK & PAGE	ACREAGE			
1	U.S.F.					5.0			
2	DEPT. PUBLIC WORKS					1.0			
3	U.S.F.					1.0			
4	U.S.F.					1.0			
5	U.S.F.					1.0			
6	U.S.F.					1.0			
7	U.S.F.					1.0			
8	U.S.F.					1.0			
9	U.S.F.					1.0			
10	U.S.F.					1.0			
11	U.S.F.					1.0			
12	U.S.F.					1.0			
13	U.S.F.					1.0			
14	U.S.F.					1.0			
15	U.S.F.					1.0			
16	U.S.F.					1.0			
17	U.S.F.					1.0			
18	U.S.F.					1.0			
19	U.S.F.					1.0			
20	U.S.F.					1.0			

DIVISION OF BEACHES AND PARKS

RECEIVED BY THE STATE PARK

OWNER'S MAP

PLN120345

1971 10 20





CALIFORNIA STATE FIRE MARSHAL - APPROVED	
Approval of this plan does not authorize or imply any endorsement or deviation from applicable regulations. This approval is granted on the basis of information available on the project site at all times.	
Reviewed by _____	Date _____
DPR ACCESS COMPLIANCE REVIEW CERTIFICATION # _____	
Reviewed by _____	Date _____
ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL'S REVIEW OF THE DEMANDS OF 2008 AND RECREATION	

DESIGNED: M. PIERI
DRAWN: C. BROWN
CHECKED: E. LEPORINI
DATE: MAY 2009

REVISIONS	
	DATE
1	

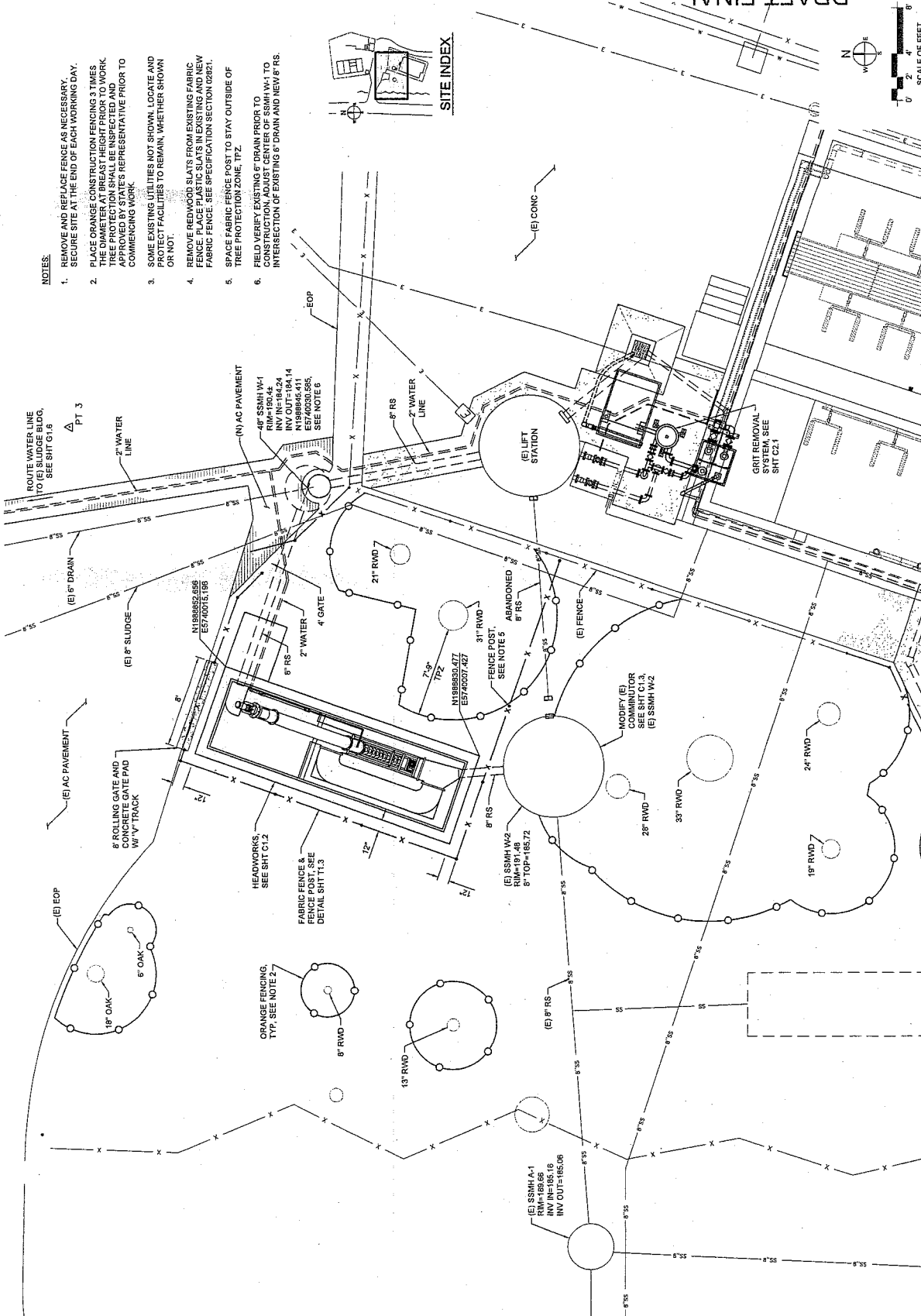
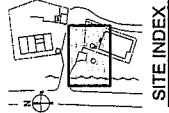
HEADWORKS SITE PLAN

NOV 15 2012

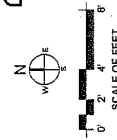
ONTARIO COUNTY,  
NEW YORK.

299990.15  
SHEET NO  
C1.1  
15 OF 73

1. REMOVE AND REPLACE FENCE AS NECESSARY. SECURE SITE AT THE END OF EACH WORKING DAY.
2. PLACE ORANGE CONSTRUCTION FENCING 3 TIMES THE DIAMETER AT BREAST HEIGHT PRIOR TO WORK. TREE PROTECTION SHALL BE INSPECTED AND VERIFIED BY THE CITY'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
3. SOME EXISTING UTILITIES NOT SHOWN. LOCATE AND PROTECT FACILITIES TO REMAIN, WHETHER SHOWN OR NOT.
4. REMOVE REDWOOD SLATS FROM EXISTING FABRIC FENCE. PLACE PLASTIC SLATS IN EXISTING AND NEW FABRIC FENCE. SEE SPECIFICATION SECTION 02621.
5. SPACE FABRIC FENCE POST TO STAY OUTSIDE OF TREE PROTECTION ZONE, IF Z.
6. FIELD VERIFY EXISTING FENCE PRIOR TO CONSTRUCTION. ADJUST CENTER OF SS&W N 61° R 5. INTERSECTION OF EXISTING 6" DRAIN AND NEW R 61° R 5.



~~DRAFT FINAL~~





<p><b>CALIFORNIA STATE FIRE MARSHAL APPROVED</b></p> <p>Approval of this plan does not authorize or guarantee any conclusion of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans should be available on the project site at all times.</p>	<p>Date _____</p> <p>Reviewed by _____</p>
<p><b>DPR ACCESS COMPLIANCE REVIEW</b></p> <p><b>ACCESSIBILITY SECTION</b></p> <p><b>CERTIFICATION # _____</b></p>	<p>Date _____</p> <p>Reviewed by _____</p>

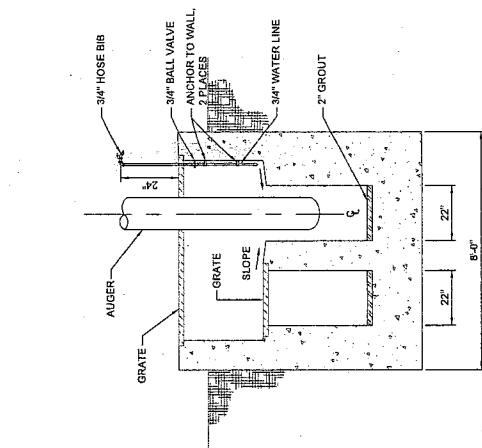
DESIGNED: M. PIERI
DRAWN: C. BROWN
CHECKED: E. LEPORINI
DATE: MAY 2009

REVISIONS	DATE

PEIFFER BIG SUR STATE PARK  
WASTEWATER PLANT REHABILITATION  
HEADWORKS PLAN AND  
ELEVATION

15 2012  
NEW COUNTY  
DRAWING NO. 29990.16

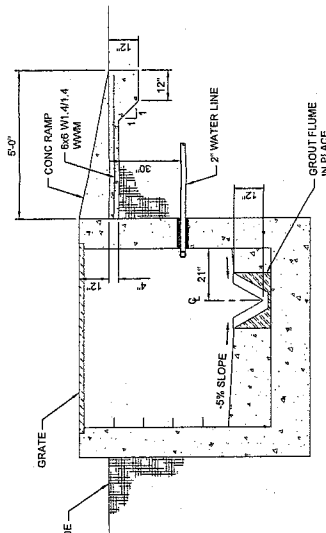
SHEET NO.  
C1.2  
16 OF 73



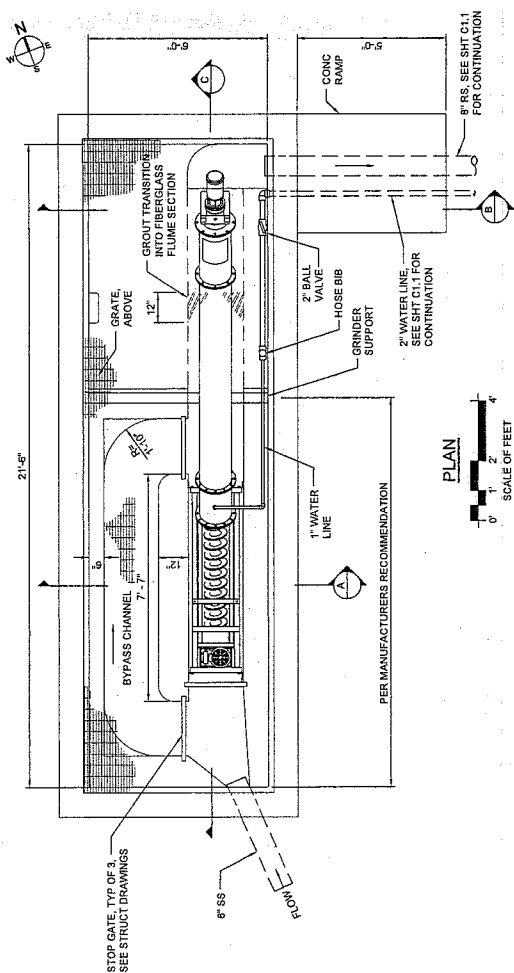
HEADWORKS SECTION

SCALE: 1" = 2'

A C1.2



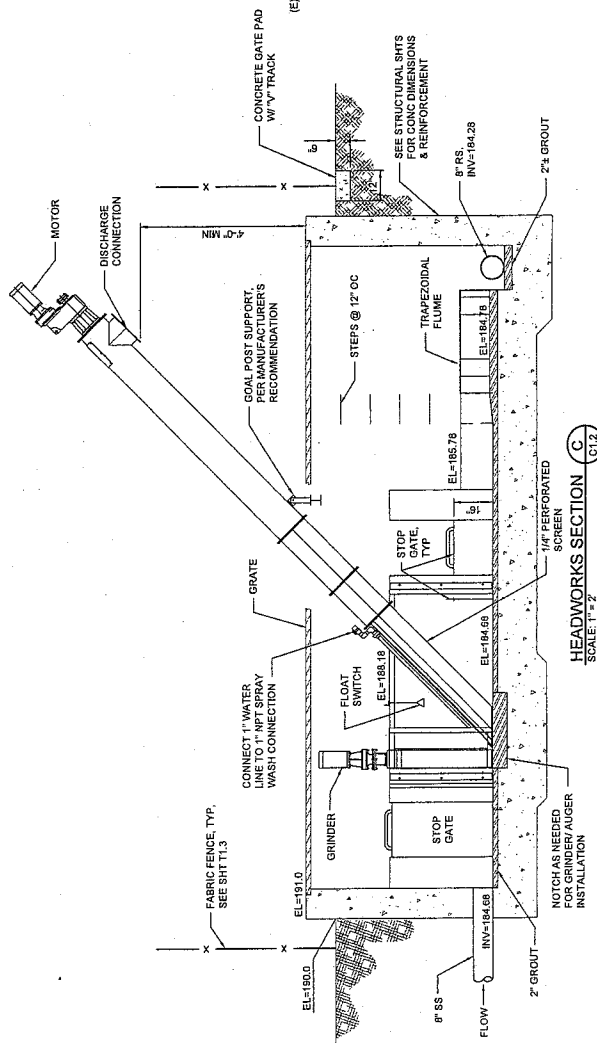
HEADWORKS SECTION



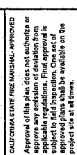
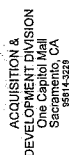
PLAN

0' 1' 2'

SCALE OF FEET



SCREEN  
HEADWORKS SECTION C  
SCALE: 1" = 2'



Reviewed by _____	Date _____
DPR ACCESS COMPLIANCE REVIEW ACCESSIBILITY SECTION	
CERTIFICATION # _____	
Reviewed by _____	Date _____
ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL BOARD ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION	

DESIGNED: M. PIERI
DRAWN: C. BROWN
CHECKED: E. LEPORINI
DATE: MAY 2009

REVISIONS		DATE
1		
2		
3		
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PERFEEFER BIG SUR STATE PARK  
SESTEWATER PLANT REHABILITATION  
RIT REMOVAL SYSTEM  
AN AND ELEVATIONS

NOV 15 2012  
UTERREY COUNTY

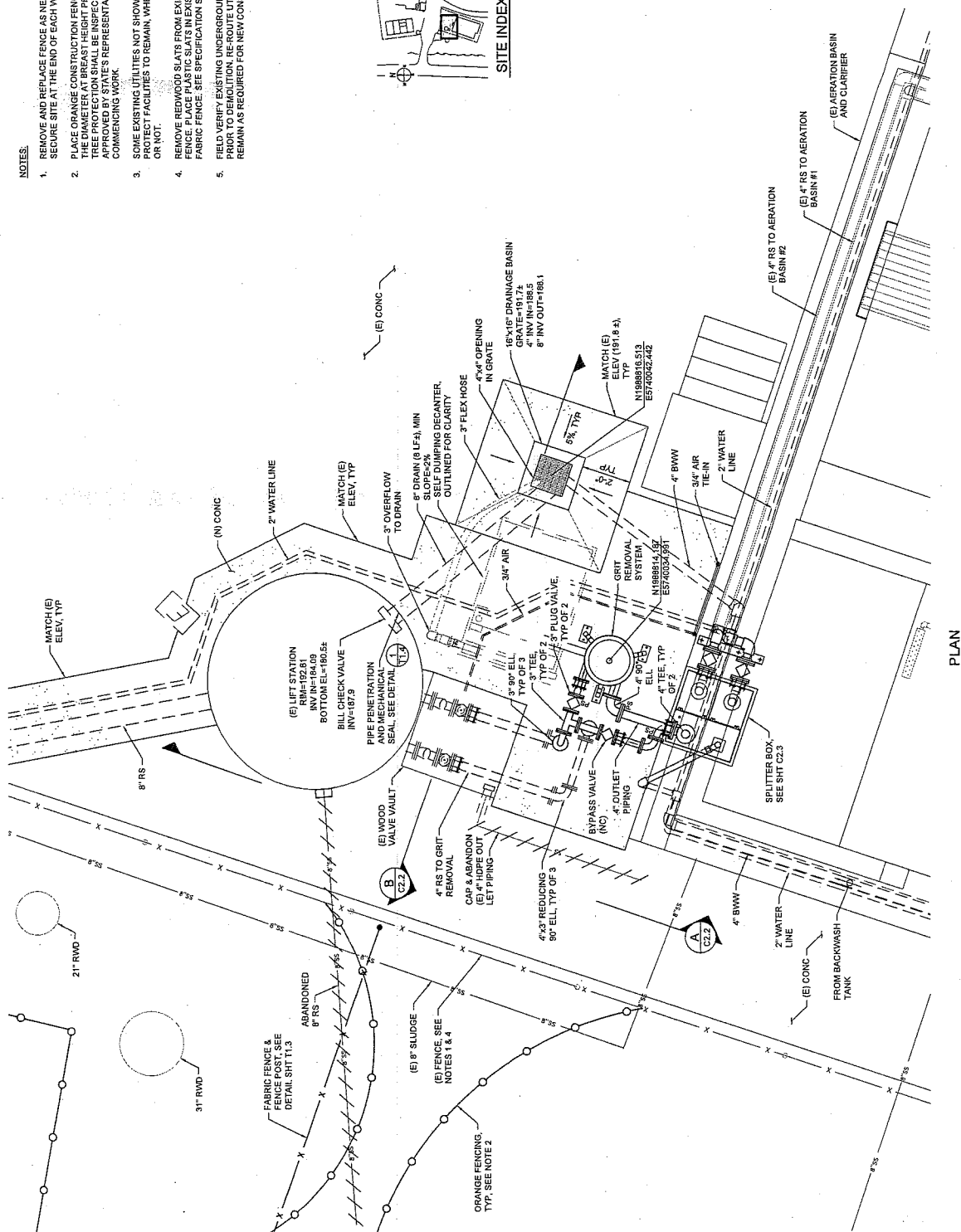
DRAWING NO. 0000040

SHEET NO.  
C2.1  
18 OF 73

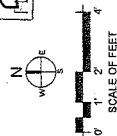
1. REMOVE AND REPLACE FENCE AS NECESSARY. SECURE SITE AT THE END OF EACH WORKING DAY.
2. PLACE ORANGE CONSTRUCTION FENCING 3 TIMES THE HEIGHT OF THE TREE TO BE REMOVED. TREE PROTECTION SHALL BE INSPECTED AND APPROVED BY STATE'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
3. SOME EXISTING UTILITIES NOT SHOWN. LOCATE AND PROTECT FACILITIES TO REMAIN, WHETHER SHOWN OR NOT.
4. REMOVE REDWOOD SLATS FROM EXISTING FABRIC FENCE. PLACE PLASTIC SLATS IN EXISTING AND NEW FABRIC FENCE. SEE SPECIFICATION SECTION 02821.
5. FIELD VERIFY EXISTING UNDERGROUND UTILITIES PRIOR TO DEMOLITION. RE-ROUTE UTILITIES TO REMAIN AS REQUIRED FOR NEW CONSTRUCTION.



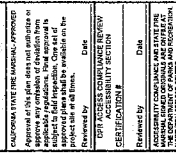
## SITE INDEX



## PLAN



DRAFT FINAL



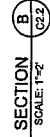
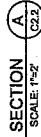
DESIGNED:	M. PIERI
DRAWN:	C. BROWN
CHECKED:	E. LEFORINI
DATE:	MAY 2009

REVISIONS		DATE
1		

DRAWING NO.  
29990.19

SHEET NO.  
C2.2  
19 OF 73

RECEIVED  
NOV 15 2012  
MONTGOMERY COUNTY  
PLANNING DEPARTMENT



SCALE OF FEET





ACQUISITION &  
DEVELOPMENT DIVISION  
One Capitol Mall  
Sacramento, CA  
95814-2020



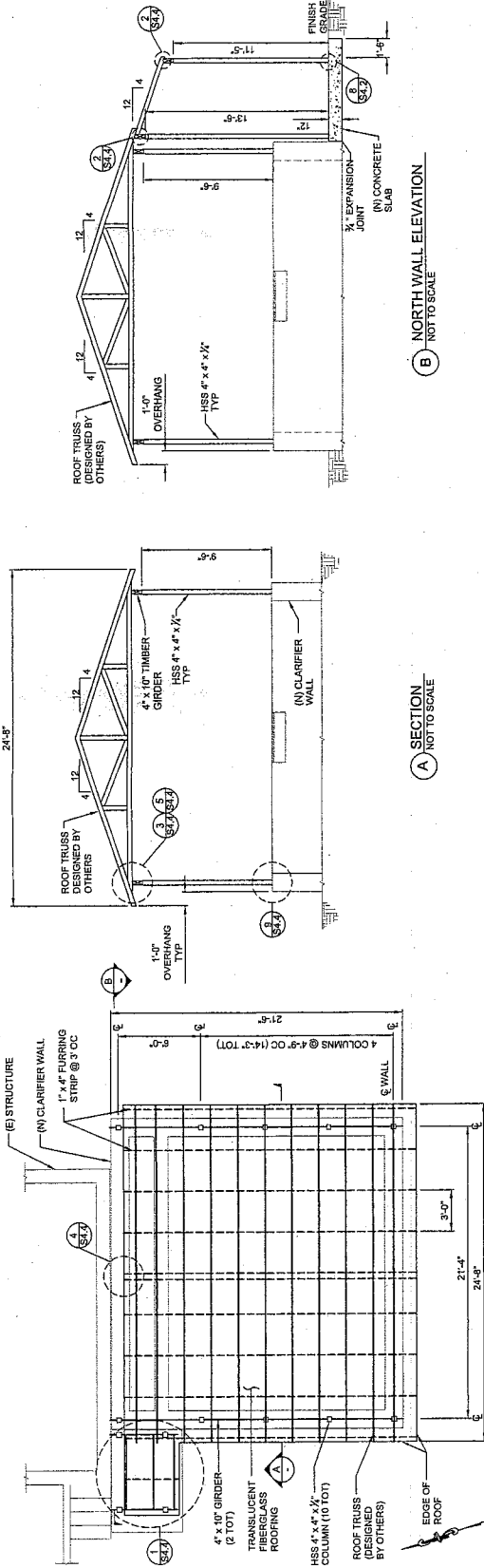
THIS DRAWING IS THE PROPERTY OF THE STATE OF CALIFORNIA. IT IS TO BE USED ONLY FOR THE PROJECT AND PURPOSE SPECIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE STATE OF CALIFORNIA. THE STATE OF CALIFORNIA DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION, AND THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF THE USE OF THIS INFORMATION.

DESIGNED: ACD  
DRAWN: GJB  
CHECKED: JTB  
DATE: APR 2009  
REVISIONS: DATE  
DATE

PREIFFER BIG SUR STATE PARK  
WASTEWATER PLANT REHABILITATION  
CLARIFIER #3  
ROOF PLAN, SECTIONS  
AND ELEVATIONS

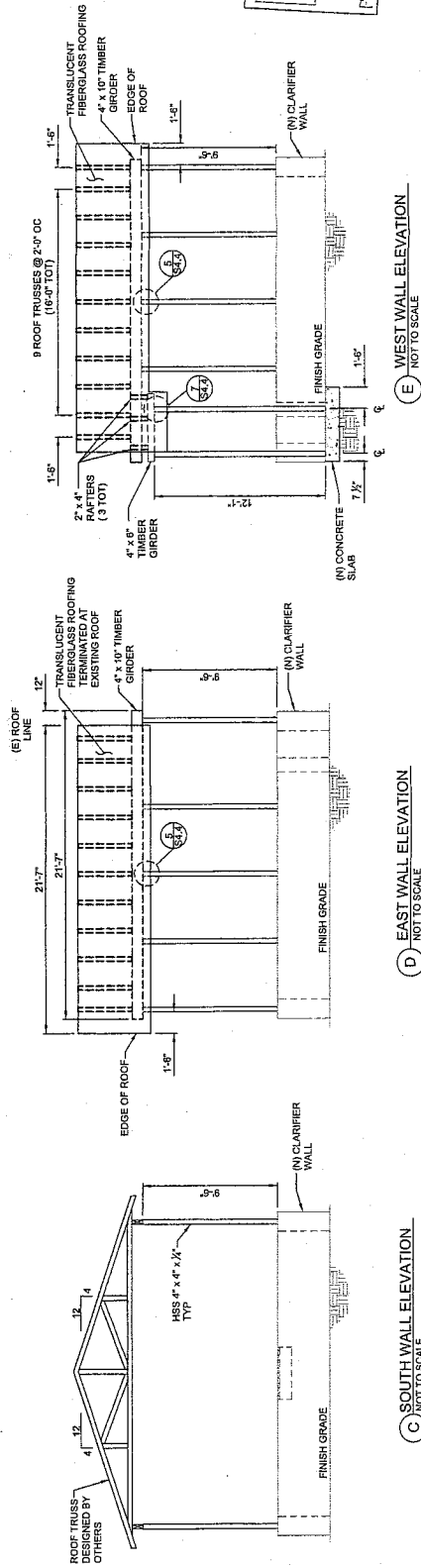
NOV 15 2012  
RECEIVED  
MONTICELLO COUNTY  
20090046

SHEET NO.  
S4.3  
40 OF 73



B NORTH WALL ELEVATION  
NOT TO SCALE

A SECTION  
NOT TO SCALE



D EAST WALL ELEVATION  
NOT TO SCALE

E WEST WALL ELEVATION  
NOT TO SCALE

C SOUTH WALL ELEVATION  
NOT TO SCALE



ACQUISITION &  
DEVELOPMENT DIVISION  
One Capitol Mall  
Sacramento, CA  
95834-3273



As shown on these plans, the Engineer has approved the design and construction of the project. The Engineer does not warrant the accuracy of the information provided by the client or the contractor. The Engineer is not responsible for the design or construction of the project after the date of completion of the project.

DESIGNED BY: JDB  
CHECKED BY: JDB  
DATE: 04/2008

REVISIONS  
DATE

# EFFLUENT FILTER BASIN PLAN, SECTION AND DETAILS

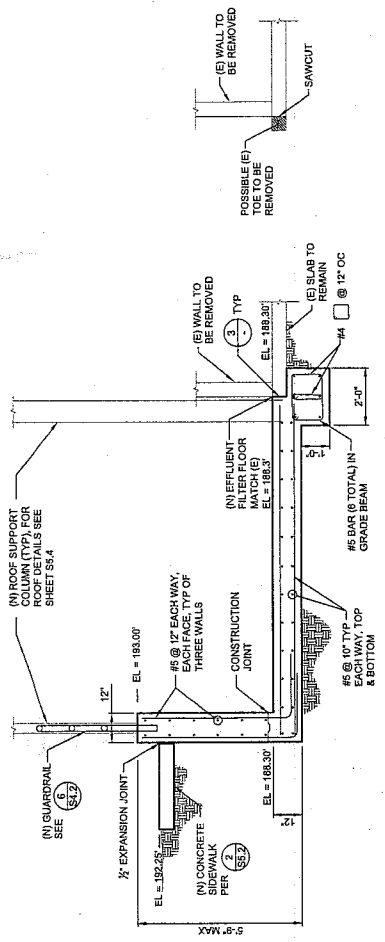
WASTEWATER PLANT REHABILITATION  
PFEIFFER BIG SUR STATE PARK

DRAWING NO.  
29950.42

SHEET NO.  
S5.1

42 OF 73

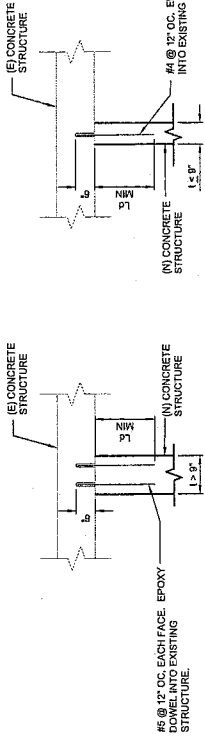
RECEIVED  
NOV 15 2012  
MONTEREY COUNTY  
PLANNING DEPARTMENT



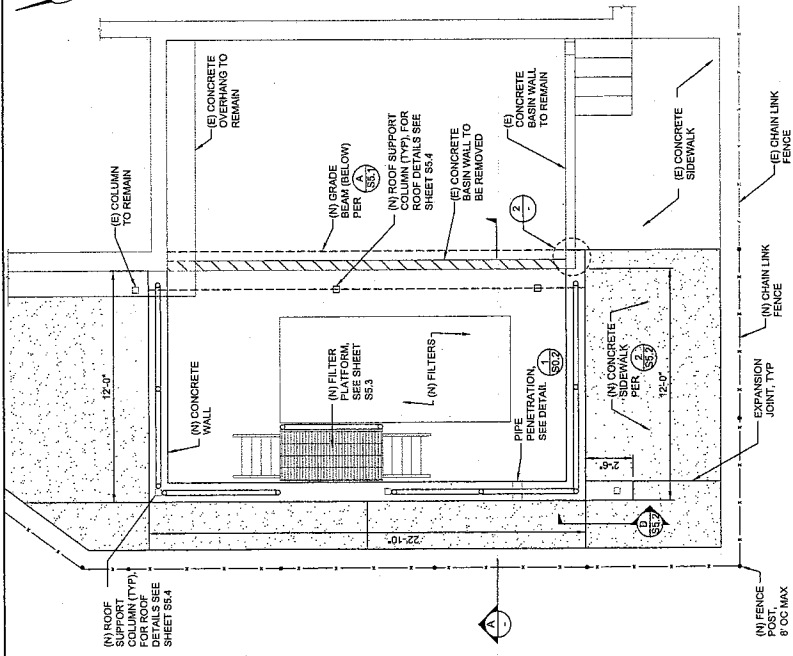
NOTE:  
LOCATIONS OF EXISTING SLAB AND FOOTING ARE UNKNOWN. IF A FOOTING TOE IS ENCOUNTERED,  
SAWCUT FLUSH WITH EXISTING WALL AND REMOVE TOE. SEE DETAIL B, THIS SHEET.

A TYPICAL SECTION  
NOT TO SCALE

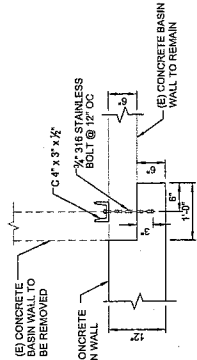
B DEMOLITION DETAIL  
NOT TO SCALE



3 TYPICAL NEW TO EXISTING CONCRETE CONNECTION DETAIL  
NOT TO SCALE



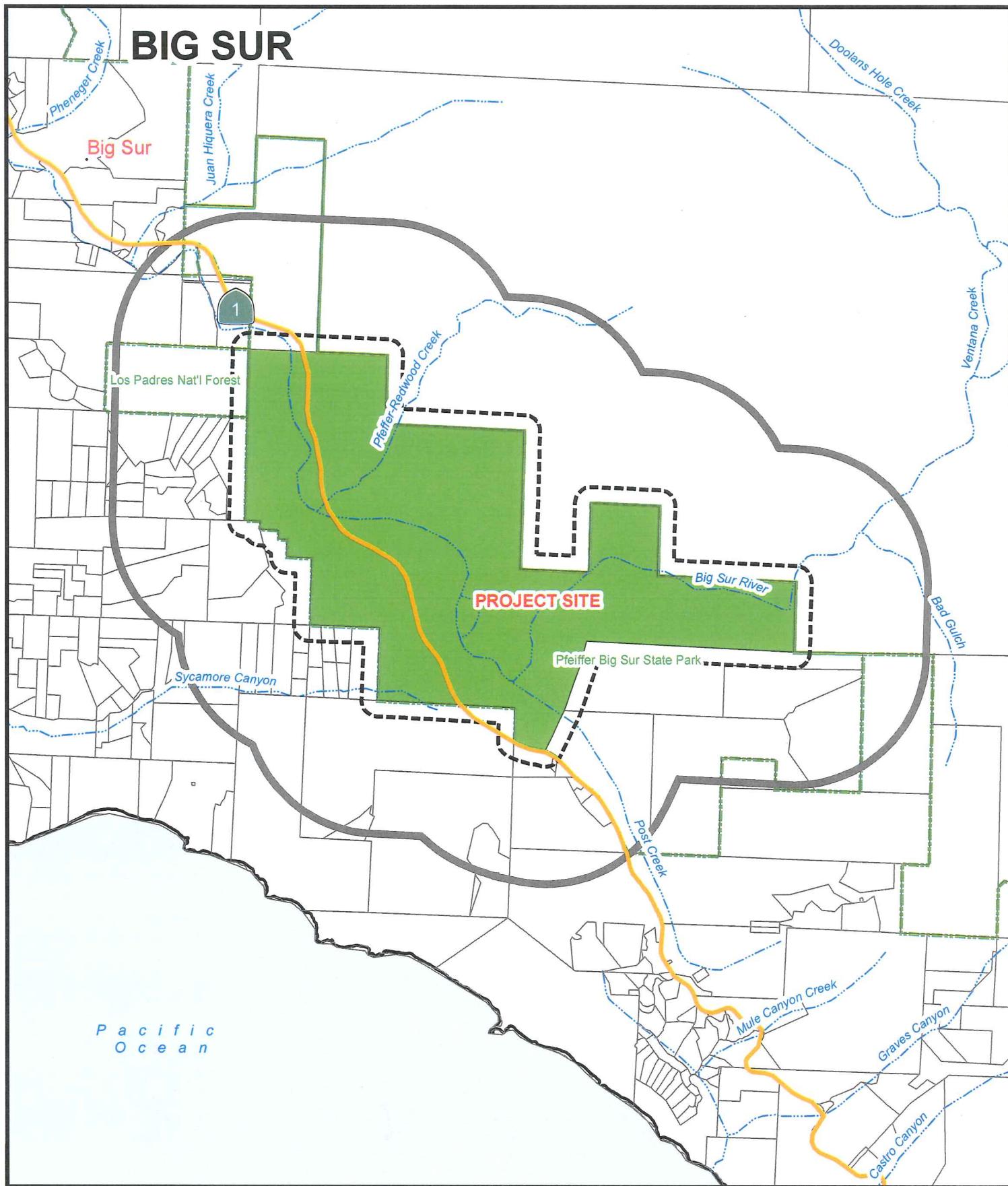
1 EFFLUENT FILTER - PLAN  
SCALE: 1" = 3'



2 WALL CONNECTION DETAIL - PLAN  
NOT TO SCALE





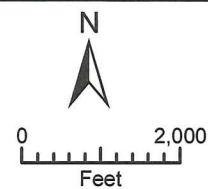


**APPLICANT:** STATE OF CALIFORNIA (PARKS DEPT)

**APN:** 419-031-002-000

**FILE #** PLN120345

2500' Limit 300' Limit Water



**PLANNER:** SIDOR

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: **December 11, 2012**

**Project Title:** STATE OF CALIFORNIA (PARKS DEPT)

**File Number:** PLN120345

**File Type:** ZA

**Planner:** SIDOR

**Location:** 47255 HWY 1 BIG SUR (PFEIFFER BIG SUR STATE PARK)

**Project Description:**

Coastal Development Permit to allow development within the Big Sur Critical Viewshed and a Design Approval to allow the rehabilitation of the wastewater treatment plant at Pfeiffer Big Sur State Park. The property is located at 47255 Highway 1, Big Sur (Assessor's Parcel Number 419-031-002-000), Big Sur Coast Land Use Plan, Coastal Zone. Related to 12CE00138.

Was the Owner/Applicant/Representative Present at Meeting? Yes   X   No           

Was a County Staff/Representative present at meeting?                     Joe Sidor                     (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dave Smiley	X		Review by County & LUAC procedural inappropriate

## 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)
Steve Beck		More information should have been put out to the public about this matter
Mary Trotter		Being in critical viewshed this should not be after the fact review
Dan Priano		County did not follow guidelines of LUAC and County policies

## ADDITIONAL LUAC COMMENTS

Planting around brown cyclone fence to obscure from public view

## RECOMMENDATION :

Motion by: Steve Beck (South Coast LUAC Member's Name)

Second by: Richard Ravich (South Coast LUAC Member's Name)

X Support Project as proposed

       Recommend Changes (as noted above)

       Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: Mary Trotter, Steve Beck, Richard Ravich and Dan Priano (4)

NOES: 0

ABSENT: 0

ABSTAIN: 0

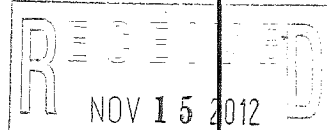
FILE #: PLN 120345
**MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY  
PLANNING DEPARTMENT**

Salinas - 168 West Alisal, 2nd Floor, Salinas, CA 93901

Telephone: (831) 755-5025 Fax: (831) 757-9516

Coastal Office - 2620 First Avenue, Marina, CA 93933

Telephone: (831) 883-7500 Fax: (831) 384-3261

<http://www.co.monterey.ca.us/planning>
**DESIGN APPROVAL REQUEST FORM**
ASSESSOR'S PARCEL NUMBER: 419-031-002-000PROJECT ADDRESS: 47255 Highway 1 Big SurPROPERTY OWNER: California State ParksTelephone: 916-445-9081Address: One Capitol Mall Suite 410

Fax:

City/State/Zip: Sacramento, CA 95814Email: p dumont@parks.ca.govAPPLICANT: Same as above

Telephone:

Address:

Fax:

City/State/Zip:

Email:

AGENT:

Telephone:

Address:

Fax:

City/State/Zip:

Email:

Mail Notices to: ☐ Owner ☐ Applicant ☐ Agent  
(check only one)

PROJECT DESCRIPTION: (Attach Scope of Work)

MATERIALS TO BE USED: Wood posts and beams; Steel posts and beamsCOLORS TO BE USED: Brown, Gray, Green

You will need a building permit and must comply with the Monterey County Building Ordinance. Additionally, the Zoning Ordinance provides that no building permit 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.

PROPERTY OWNER/AGENT SIGNATURE: [Signature]DATE: 11/8/12
**FOR DEPARTMENT USE ONLY**
ZONING: OR-D (C2)GENERAL/AREA PLAN: Big Sur Coast LUPADVISORY COMMITTEE: Big Sur LUACRELATED PERMITS: 12CE06138PLANNER: SidorLUAC REFERRAL: ☒ YES ☐ NODOES THIS CORRECT A VIOLATION? ☒ YES ☐ NOWITHIN ARCH BUFFER ZONE? ☒ YES ☐ NODECISION: ☐ ADMINISTRATIVE ☒ PUBLIC HEARINGLEGAL LOT: 2218 ☒ YES ☐ NOGIVEN OUT BY: [Signature] DATE: 02/09/12ACCEPTED BY: [Signature] DATE: 11/15/12

COMMENTS:

**ADVISORY COMMITTEE RECOMMENDATION**
☒ APPROVAL ☐ DENIALFor: 4 Against: 0 Abstain: 0 Absent: 0Was the Applicant Present? ☒ YES ☐ NO

Recommended Changes:

Signature: [Signature]Date: 12/11/12

APPROPRIATE AUTHORITY:

ACTION:

☐ DIRECTOR OF P & B I☐ ZONING ADMINISTRATOR☐ PLANNING COMMISSION☐ APPROVED☐ DENIED

CONDITIONS:

APPROVED BY:

DATE:

PROCESSED BY:

DATE:

COPY TO APPLICANT:

☐ IN PERSON

OR

☐ MAILED

DATE:

