

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: April 9, 2015	Agenda Item No.: 2
Project Description: Consider an Amendment to Combined Development Permit (PLN060356 and PLN090057) to Approve a General Development Plan for Fernwood Resort, LLC allowing outdoor live music events located in the yoga stage area of the campground for registered campers.	
Project Location: 47200 & 47205 Highway One, Big Sur	APNs: 419-211-021-000 & 419-211-022-000
Planning File Number: PLN130145	Owner: Fernwood Resort, LLC Applicant: Diana Ballantyne, General Manager
Planning Area: Big Sur Coast Land Use Plan	Flagged and staked: No
Zoning Designation: "VSC-D (CZ)" [Visitor Serving Commercial, Design Control District (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15323 of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

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

- 1) Find the project Categorically Exempt per Section 15323 of the CEQA Guidelines; and
- 2) Approve PLN130145, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

Fernwood Resort LLC has applied for an Amendment to Combined Development Permit (PLN060356 and PLN090057) to Approve a General Development Plan for Fernwood Resort, LLC allowing outdoor live music events located in the yoga stage area of the campground for registered campers. This is in response to a code enforcement violation (12CE00187) that was issued to Fernwood Resort LLC for holding weekend music events without the benefit of a Coastal Development Permit. Also, Fernwood Resort was in violation of not completing Condition of Approval #4 of PLN090057, requiring approval of a General Development Plan (GDP) by the Zoning Administrator.

In ongoing discussions with staff, Fernwood agreed to limit the events to only the guests staying at the campground and would incorporate this into the required General Development Plan. Submittal of the General Development Plan for approval includes allowing outdoor live music events located in the yoga stage area of the campground for registered campground guests only, along with specific guidelines for outdoor music events outlined in "Phase II" within the General Development Plan. This is not being treated as a separate special event permit because the number of people at the campground will not exceed the facility design.

Pursuant to 20.70.105, amendments could be processed as minor a trivial if there were no additional impacts not already assessed in the original permit. However since the GDP must be approved by the Zoning Administrator, the permit is being processed as an Amendment to the Zoning Administrator. See discussion as (**Exhibit B**)

The proposed project is consistent with site development standards of Section 20.22.070 regarding parking, setbacks and building height requirements.

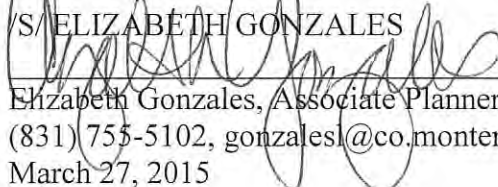
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- RMA-Public Works Department
- RMA-Environmental Services
- √ Environmental Health Bureau
- Water Resources Agency
- CDF Coastal

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

The project was not 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 not warrant referral to the LUAC because the project consists of an Amendment to the existing Coastal Development Permit that was required as a condition of approval.

Note: The decision on this project is appealable to the Board of Supervisors.


S/ ELIZABETH GONZALES
Elizabeth Gonzales, Associate Planner
(831) 755-5102, gonzalesl@co.monterey.ca.us
March 27, 2015

cc: Front Counter Copy; Zoning Administrator; CDF Coastal; RMA-Public Works Department;; Environmental Health Bureau; Water Resources Agency; John Ford, RMA Services Manager; Elizabeth Gonzales, Project Planner; Fernwood Resort, LLC, Owner; Diana Ballantyne, General Manager, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN130145

Attachments: Exhibit A Project Data Sheet
Exhibit B Discussion
Exhibit C Draft Resolution, including:
• Conditions of Approval
• Site Plan, Floor Plan and Elevations
• General Development Plan
Exhibit C Vicinity Map


This report was reviewed by John Ford, RMA-Services Manager 

EXHIBIT A

Project Information for PLN130145

Application Name: Fernwood Resort Llc
Location: 47200 Hwy 1, Big Sur
Applicable Plan: Coast-Big Sur
Advisory Committee: Big Sur Coast Advisory Committee
Permit Type: Permit Amendment
Environmental Status: Categorical Exemption
Zoning: VSC-D(CZ)

Primary APN: 419-211-022-000
Coastal Zone: Yes
Final Action Deadline (884): 5/11/2015
Land Use Designation: Rural Community Center

Project Site Data:

Lot Size:
Existing Structures (sf): 0
Proposed Structures (sf): 0
Total Sq. Ft.: 0

Coverage Allowed: GDP
Coverage Proposed: GDP
Height Allowed: n/a
Height Proposed:

Special Setbacks on Parcel:
FAR Allowed: 0
FAR Proposed: 0

Resource Zones and Reports:

Seismic Hazard Zone: No Data
Erosion Hazard Zone: High|Moderate
Fire Hazard Zone: Very High
Flood Hazard Zone: A|X (unshaded)
Archaeological Sensitivity: moderate
Visual Sensitivity: None

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

Other Information:

Water Source: private
Water Purveyor: wells
Fire District: Big Sur VFB
Tree Removal: 0

Grading (cubic yds.): 0
Sewage Disposal (method): private
Sewer District Name: septic systems

EXHIBIT B DISCUSSION

Project Background

On March 8, 2007, the Zoning Administrator approved PLN060356 for a Coastal Development Permit to clear Code Enforcement case (CE050221) for upgrades to the campground to allow trenching and minor grading to upgrade existing septic, water and electrical facilities located within 100 feet of riparian environmentally sensitive habitat (Big Sur River). Additionally, the remodeling of existing toilet/shower facilities, replacement of six recreational vehicle (RV)/cabin sites with septic systems, electrical and water hookups and installation of 14 RV sites with water and electrical hookups (no septic).

A Final Local Action Notice was mailed to the California Coastal Commission and on April 19, 2007, the Coastal Commission appealed the project. Based on Policy 5.4.3.C.8 of the Big Sur Coast Land Use Plan (LUP), the Coastal Commission determined that the approval of the Coastal Development Permit was inconsistent with the public access and recreation policies of the Coastal Act and with the provisions of the Monterey County certified Local Coastal Program (LCP) because it will result in a reduction of lower cost visitor serving facilities and concluded that an amendment for a Tent Reservation Policy would be required to provide for consistency with the LUP.

The Amendment (PLN090057) included recording a Tent Reservation Policy to be in affect each year from Memorial Day weekend (May) to Labor Day weekend (September). The policy requires that for the summer period from and including Memorial Day weekend to Labor Day weekend each year, all of the campsites west of the Big Sur River (a total of 26), other than the six RV cabin units, will be set aside for advance reservations for tent camping. Advance reservations will be taken for the 26 sites for tent use only up to the day of arrival, at which time the 14 sites with water and electrical hook-ups may be released for either tent or RV use on a first-come, first-serve basis. The 12 tent sites west of the river will be available for tent use only, and if not reserved in advance may be released for tent camping on a first-come, first-serve basis.

Previous Conditions of Approval for PLN060356 were incorporated into PLN090057 to include the requirement of a General Development Plan as follows:

PDSP001 – GENERAL DEVELOPMENT PLAN (NON STANDARD)

A General Development Plan for shall be submitted for Phase two of required clearance of code violation CE050221. The 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 include a complete written outline of a 15 to 20 year long range plan for Fernwood Resort; to include:

1. Historic, current and planned uses, including physical expansion and new development;
2. maximum occupancy of the various resort components, such as hours of operation and special events;
3. circulation or transportation improvements with environmental considerations;
4. any potential mitigation of adverse environmental impacts; and
5. prove conformance to the policies of the Big Sur Land Use Plan.

Ten copies of a General Development Plan shall be submitted to the RMA - Planning Department for review and processing for approval to the Zoning Administrator.

Project Issues

Since 2012, complaints were being received about Fernwood Resort having large outdoor music events down in the campgrounds for campers and including selling unlimited day use tickets. With the day use tickets, safety issues ensued with parking along Highway 1 and along the

entrance and exit roads into the campgrounds. Therefore, a code enforcement violation (12CE00187) was issued to Fernwood Resort LLC for holding weekend music events without the benefit of a Coastal Development Permit. Also, research determined Fernwood Resort was in violation of not completing Condition of Approval #4 of PLN090057, submittal for approval of a General Development Plan.

RMA Planning and Code Enforcement staff met with Fernwood several times to discuss and try to resolve the issues. Fernwood Resort stated they had always had events down in the campground area for over 40+ years and provided evidence of annual bike rallies, family weddings and reunions for people renting out the whole campground. However, the issue wasn't campground events, but more about extending the invitation to those not staying at the campground. This presented parking and safety issues along Highway 1 and proper safety ingress/egress within the campground area. The concern was that Fernwood began having unregulated special events that were not a part of the campground use of Fernwood. Fernwood agreed to limit the events to only the guests staying at the campgrounds and would incorporate this into the required General Development Plan as "Phase II". This is not being treated as a separate special event permit because the number of people at the campground will not exceed the facility design. Submittal of the General Development Plan for approval includes allowing outdoor live music events located in the yoga stage area of the campground for registered guests only provided that:

- Music events will be limited to 10 events per year;
- Music events be limited to the maximum overnight guest capacity of 378 people, this includes the musicians using the campgrounds;
- Music events will take place in the open campground stage area near cabin 28 located outside of a 200 foot residential buffer zone;
- All music events will be restricted to the hours between 11:00 a.m. and 10:00 p.m.;
- Music events will generally take place in the spring, winter and fall; no music events will take place between Memorial Day and Labor day weekends;
- Music events be contained within the boundaries of the campground and no parking will be allowed along the entrance and exit roads into the campgrounds or on Highway 1;
- No day use tickets for any music event will be sold to anyone not staying at the campground. Parking is not allowed on Highway 1 and violators will be towed at their own expense.

A Condition of Approval requires that Fernwood Resort adhere to the regulated parameters of outdoor music events (Condition #7).

Pursuant to 20.70.105, amendments could be processed as minor a trivial if there were no additional impacts not already assessed in the original permit. "Phase II" of the project meets the definition of a Minor and Trivial Amendment as: 1) the events are not within 200 feet of any residential development; 2) there are no impacts to Environmental Sensitive Habitat (Big Sur River); and 3) the number of events do not exceed 10 in a one year period. However since the GDP must be approved by the Zoning Administrator, the permit is being processed as an Amendment to the Zoning Administrator.

Environmental Review

The project is Categorically Exempt per Section 15323 of the CEQA Guidelines, Normal Operations of Facilities for Public Gatherings. Class 23 consists of the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. For the purpose of this section, "past history" shall mean that the same or similar kind of activity has been occurring for at

least three years and that there is a reasonable expectation that the future occurrence of the activity would not represent a change in the operation of the facility.

Fernwood Resort LLC has been allowing similar outdoor events for guests who have been staying in the campgrounds for several years. The music events now being requested under the Amendment have been going on for approximately three years.

Recommendation

Staff recommends the Zoning Administrator approve the General Development Plan for Fernwood Resort LLC to include allowing outdoor live music events located in the yoga stage area of the campground for registered campers.

**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:

FERNWOOD RESORT LLC (PLN130145)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically Exempt per Section 15323 of the CEQA; and
- 2) Approving an Amendment to Combined Development Permit (PLN060356 and PLN090057) to Approve a General Development Plan for Fernwood Resort, LLC allowing outdoor live music events located in the yoga stage area of the campground for registered campers.
[PLN130145, Fernwood Resort LLC, 47200 & 47205 Highway One, Big Sur, Big Sur Coast Land Use Plan (APN: 419-211-022-000 & 419-211-021-000)]

The Fernwood Resort LLC application (PLN130145) came on for public hearing before the Monterey County Zoning Administrator on April 9, 2015. 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:** **PROJECT DESCRIPTION** – The proposed project is an Amendment to Combined Development Permit (PLN060356 and PLN090057) to Approve a General Development Plan for Fernwood Resort, LLC allowing outdoor live music events located in the yoga stage area of the campground for registered campers.
EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130145.

2. **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;

- 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 47200 & 47205 Highway One, Big Sur (Assessor's Parcel Numbers: 419-211-022-000 & 419-211-021-000)] Big Sur Coast Land Use Plan. The parcel is zoned "VSC-D (CZ)" [Visitor Serving Commercial; Design Control District (Coastal Zone), which allows for campgrounds and moderate intensity recreational use, including tent platforms, cabins, parks, stables, bicycle paths, restrooms, and interpretive facilities. Therefore, the project is an allowed land use for this site.
- c) HISTORY On March 8, 2007, the Zoning Administrator approved PLN060356 for a Coastal Development Permit to clear Code Enforcement case (CE050221) for upgrades to the campground to allow trenching and minor grading to upgrade existing septic, water and electrical facilities located within 100 feet of riparian environmentally sensitive habitat (Big Sur River). Additionally, the remodeling of existing toilet/shower facilities, replacement of six recreational vehicle (RV)/cabin sites with septic systems, electrical and water hookups and installation of 14 RV sites with water and electrical hookups (no septic). Based on Policy 5.4.3.C.8 of the Big Sur Coast Land Use Plan (LUP), the Coastal Commission appealed the project and determined that the approval of the Coastal Development Permit was inconsistent with the public access and recreation policies of the Coastal Act and with the provisions of the Monterey County certified Local Coastal Program (LCP) because it will result in a reduction of lower cost visitor serving facilities and concluded that an amendment would be required to provide for consistency with the LUP.
- d) The Amendment (PLN090057) included recording a Tent Reservation Policy to be in affect each year from Memorial Day weekend (May) to Labor Day weekend (September). The policy requires that for the summer period from and including Memorial Day weekend to Labor Day weekend each year, all of the campsites west of the Big Sur River (a total of 26), other than the six RV cabin units, will be set aside for advance reservations for tent camping. Advance reservations will be taken for the 26 sites for tent use only up to the day of arrival, at which time the 14 sites with water and electrical hook-ups may be released for either tent or RV use on a first-come, first-serve basis. The 12 tent sites west of the river will be available for tent use only, and if not reserved in advance may be released for tent camping on a first-come, first-serve basis. Previous Conditions of Approval for PLN060356 were incorporated into PLN090057 to include the requirement of a General Development Plan as follows:
PDSP001 – GENERAL DEVELOPMENT PLAN (NON STANDARD)
A General Development Plan for shall be submitted for Phase two of required clearance of code violation CE050221. The 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 include a complete written outline of a 15

to 20 year long range plan for Fernwood Resort; to include:

1. Historic, current and planned uses, including physical expansion and new development;
2. maximum occupancy of the various resort components, such as hours of operation and special events;
3. circulation or transportation improvements with environmental considerations;
4. any potential mitigation of adverse environmental impacts; and
5. prove conformance to the policies of the Big Sur Land Use Plan.

Ten copies of a General Development Plan shall be submitted to the RMA - Planning Department for review and processing for approval to the Zoning Administrator.

- e) VIOLATION: Since 2012, Fernwood Resort had been having large outdoor music events down in the campgrounds for campers and including selling unlimited day use tickets. With the day use tickets, safety issues ensued with parking along Highway 1 and along the entrance and exit roads into the campgrounds. Therefore, a code enforcement violation (12CE00187) was issued to Fernwood Resort LLC for holding weekend music events without the benefit of a Coastal Development Permit. Also, research determined Fernwood Resort was in violation of not completing Condition of Approval #4 of PLN090057, submittal for approval of a General Development Plan.
- f) Evidence showed Fernwood Resort had always had events down in the campground area for over 40+ years, i.e., annual bike rallies, family weddings and reunions for people renting out the whole campground. The code enforcement issue was more about selling day use tickets to those not staying at the campgrounds. This presented parking and safety issues along Highway 1 and proper safety ingress/egress within the campground area. Fernwood was having unregulated special events that were not a part of the campground use of Fernwood. After several attempts to resolve the issues, RMA Planning and Code Enforcement agreed that Fernwood would limit the events to only the guests staying at the campgrounds and would incorporate this into the required General Development Plan as "Phase II". This is not a separate special event permit because the number of people at the campground will not exceed the facility design. Submittal of the General Development Plan for approval includes allowing outdoor live music events located in the yoga stage area of the campground for registered guests only provided that:
- Music events will be limited to 10 events per year;
 - Music events be limited to the maximum overnight guest capacity of 378 people, this includes the musicians using the campgrounds;
 - Music events will take place in the open campground stage area near cabin 28 located outside of a 200 foot residential buffer zone;
 - All music events will be restricted to the hours between 11:00 a.m. and 10:00 p.m.;
 - Music events will generally take place in the spring, winter and fall; no music events will take place between Memorial Day and

Labor day weekends;

- Music events be contained within the boundaries of the campground and no parking will be allowed along the entrance and exit roads into the campgrounds or on Highway 1;
- No day use tickets for any music event will be sold to anyone not staying at the campground. Parking is not allowed on Highway 1 and violators will be towed at their own expense.

A Condition of Approval requires that Fernwood Resort adhere to the regulated parameters of outdoor music events (Condition #7)

- g) The project planner conducted a site inspection on September 27, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- h) The project does not propose any tree removal, no development on slopes exceeding 30%, there is no ESHA proposed for removal, and the development does not affect the viewshed; nor is there any development that would affect any archaeological resources. The proposed project is consistent with site development standards of Section 20.22.070 regarding parking, setbacks and building height requirements.
- i) The project was not 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 not warrant referral to the LUAC because this an amendment to the original permits and does not require LUA review.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130145.

3. **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, CDF Coastal, RMA-Public Works, 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) The parcel is located in a Visitor Serving Commercial zoning district. In 2006 upgrades were made to the existing septic, water and electrical facilities to provide for guests at the campground. A Tent Reservation Policy is in affect each year from Memorial Day weekend (May) to Labor Day weekend (September) to allow for reservation of 26 sites for tent use only. This policy is consistent with the Public Access and Recreation policies of the Big Sur Land Use Plan. Therefore, the site is suitable for its use.
 - c) Staff conducted a site inspection on September 27, 2013 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 for the proposed development found in Project File PLN130145.

4. **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, CDF Coastal, Public Works, 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) Necessary public facilities are available through an existing well system and existing septic systems. With the upgrades of existing septic, water and electrical facilities to the campground, Environmental Health Bureau has no issues with the facility meeting current standards.
 - c) See preceding Findings #1, #2, and #3 and evidence to support conclusions.
 - d) Staff conducted a site inspection on September 27, 2013 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 the Monterey County RMA - Planning for the proposed development found in Project File PLN130145.
5. **FINDING:** **VIOLATIONS** - The subject property is in not compliance with all rules and regulations pertaining to zoning uses applicable provisions of the County's zoning ordinance. A Violation exists on the property. The approval of this permit will correct the violations and bring the property into compliance.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on September 27, 2013 and researched County records to assess if any violation exists on the subject property.
 - c) The proposed project corrects an existing violation (12CE00187) regarding holding weekend music events without the benefit of a Coastal Development Permit. When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations.
 - d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
 - e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130145.
6. **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 Section 15323, categorically exempts the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. For the purpose of this section, “past history” shall mean that the same or similar kind of activity has been occurring for at least three years and that there is a reasonable expectation that the future occurrence of the activity would not represent a change in the operation of the facility.
 - b) Fernwood Resort LLC has been allowing similar outdoor events for guests who have been staying in the campgrounds for several years. The music events now being requested under the Amendment have been going on for approximately three years.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on September 27, 2013.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The exceptions to the exemptions are inapplicable (i.e., Location, Cumulative Impact, Significant Effect, Scenic Highways, Hazardous Waste Sites, Historical Resources) because Fernwood Resort is an established resort that has been entertaining these types of events down in the campground area for several years. The newest music event will be located in an existing area that will not 1) be located within 200 feet of any residential development; 2) there will be no impacts to Environmental Sensitive Habitat (Big Sur River); and 3) the number of events do not exceed 10 in a one year period.
 - e) See Preceding findings #1, #2, #3, #4 and #5 and evidence to support conclusion as applicable.
 - f) Staff conducted a site inspection on September 27, 2013 to verify that the site is suitable for this use.
 - g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130145.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission/Board of Supervisors and the California Coastal Commission

- EVIDENCE:**
- a) Section 20.86.030 Monterey County Zoning Ordinance (Board of Supervisors).
 - b) Section 20.86.080 Monterey County Zoning Ordinance (Coastal Commission) states that the proposed project is subject to appeal by/to the Coastal Commission because the project is located between the sea and the first through public road paralleling the sea, which is Highway 1.

DECISION

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

1. Find the project Categorically Exempt per Section 15323 of the CEQA; and

2. Approve an Amendment to Combined Development Permit (PLN060356 and PLN090057) to Approve a General Development Plan for Fernwood Resort, LLC allowing outdoor live music events located in the yoga stage area of the campground for registered campers, in general conformance with the attached sketch and subject to the attached conditions and subject to the attached General Development Plan, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of April, 2015 by

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 _____.

(Coastal Projects)

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 RMA-Planning and RMA-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. 5-14-2014

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN130145

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Amendment to Combined Development Permit (PLN060356 and PLN090057) to Approve a General Development Plan for Fernwood Resort, LLC allowing outdoor live music events located in the yoga stage area of the campground for registered campers. The property is located at 47200 Highway 1, Big Sur (Assessor's Parcel Number 419-211-022-0000), Big Sur Coast Land Use Plan, Coastal Zone 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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Amendment (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Numbers 419-211-021-000 and 419-211-022-000 on April 6, 2015. The permit was granted subject to 7 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-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. The Monterey County RMA - Planning Department 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.
(RMA - Planning Department)

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 the Monterey County RMA - Planning Department 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. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

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.
(RMA - Planning Department)

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, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

5. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate 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 RMA - Planning, prior to the issuance of building permits.
(RMA - 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 RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure 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.

6. PDSP001 - VIOLATION FEE (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of permits, the owner shall pay any outstanding violation fees required from Code Enforcement Division. (RMA-Planning)

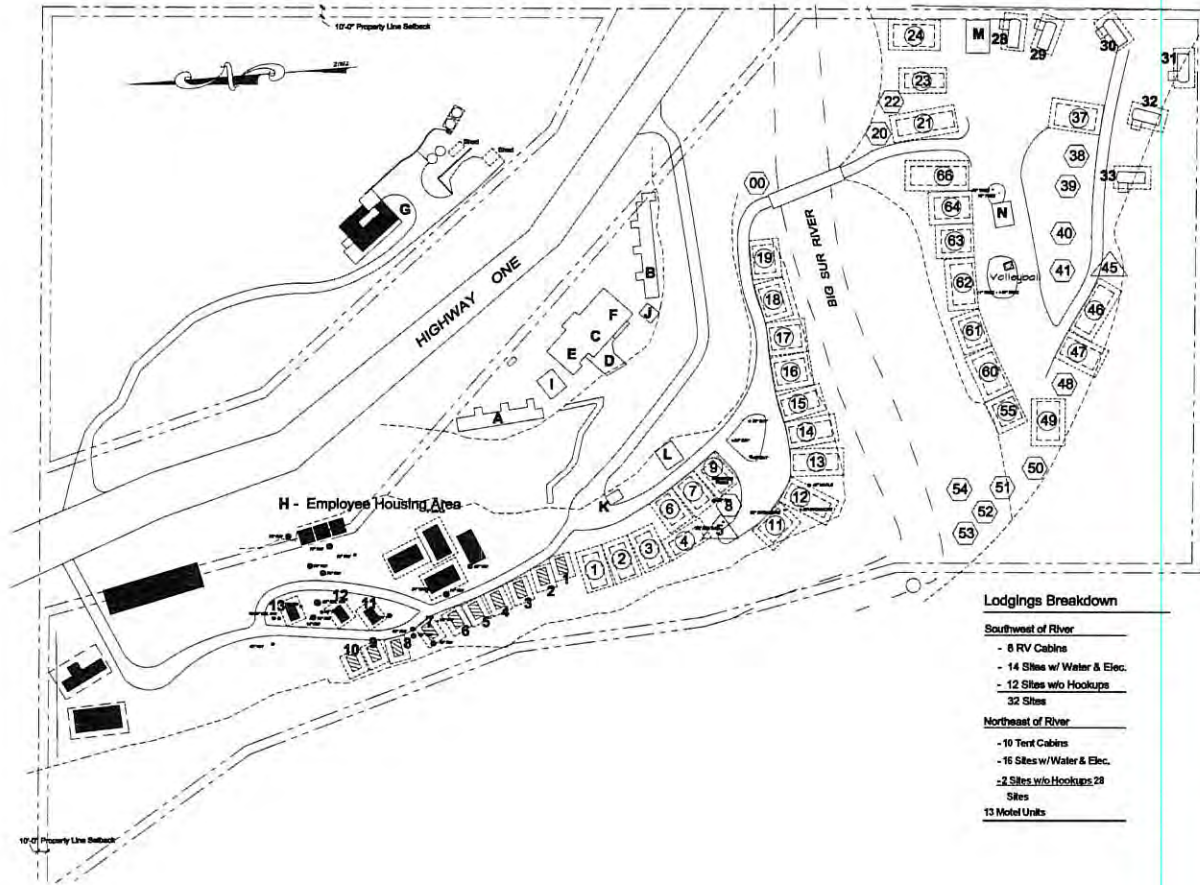
Compliance or Monitoring Action to be Performed: Pay all fees to the Code Enforcement Division prior to conducting the events scheduled in May 2015.

7. PDSP002 - ADHERE TO GENERAL DEVELOPMENT PLAN (PHASE II)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Fernwood Resort LLC shall adhere to the regulated parameters of the outdoor music events taking place in the open campground stage area near cabin 28 located outside of a 200 foot residential buffer zone. (RMA Planning Department)

Compliance or Monitoring Action to be Performed: The applicant shall continuously adhere to the General Development Plan, Phase II or their permit shall be revoked.



Key / Resort Uses

- A Motel Rooms (A-F) 6 units
- B Motel Rooms (G-M) 7 units
- C Lounge & restaurant
- D Lounge Deck/ Fireplace
- E Grocery/ Camp Store/ Office
- F Gift Shop
- G Manager's Unit
- H Employee Housing Area
- I Dry Storage
- J Food & Beverage Storage
- K Campground Office
- L East Shower/ Restrooms
- M Yoga Deck
- N West Shower/ Restrooms

Lodgings Breakdown

- Southwest of River**
- 8 RV Cabins
 - 14 Sites w/ Water & Elec.
 - 12 Sites w/o Hookups
- 32 Sites
- Northeast of River**
- 10 Tent Cabins
 - 16 Sites w/ Water & Elec.
 - 2 Sites w/o Hookups
- 28 Sites
- 13 Motel Units

Key / Campground Uses

- RV Cabins Including Electrical Water & Septic
- RV Sites with Electrical and Water
- Tent Cabins
- Resort Buildings
- Employee Housing
- Tent Site, No Pedestal
- Day Use Picnic Area / Overflow Parking

Fernwood Resort
 HIGHWAY. 1
 BIG.SUR.CALIFORNIA

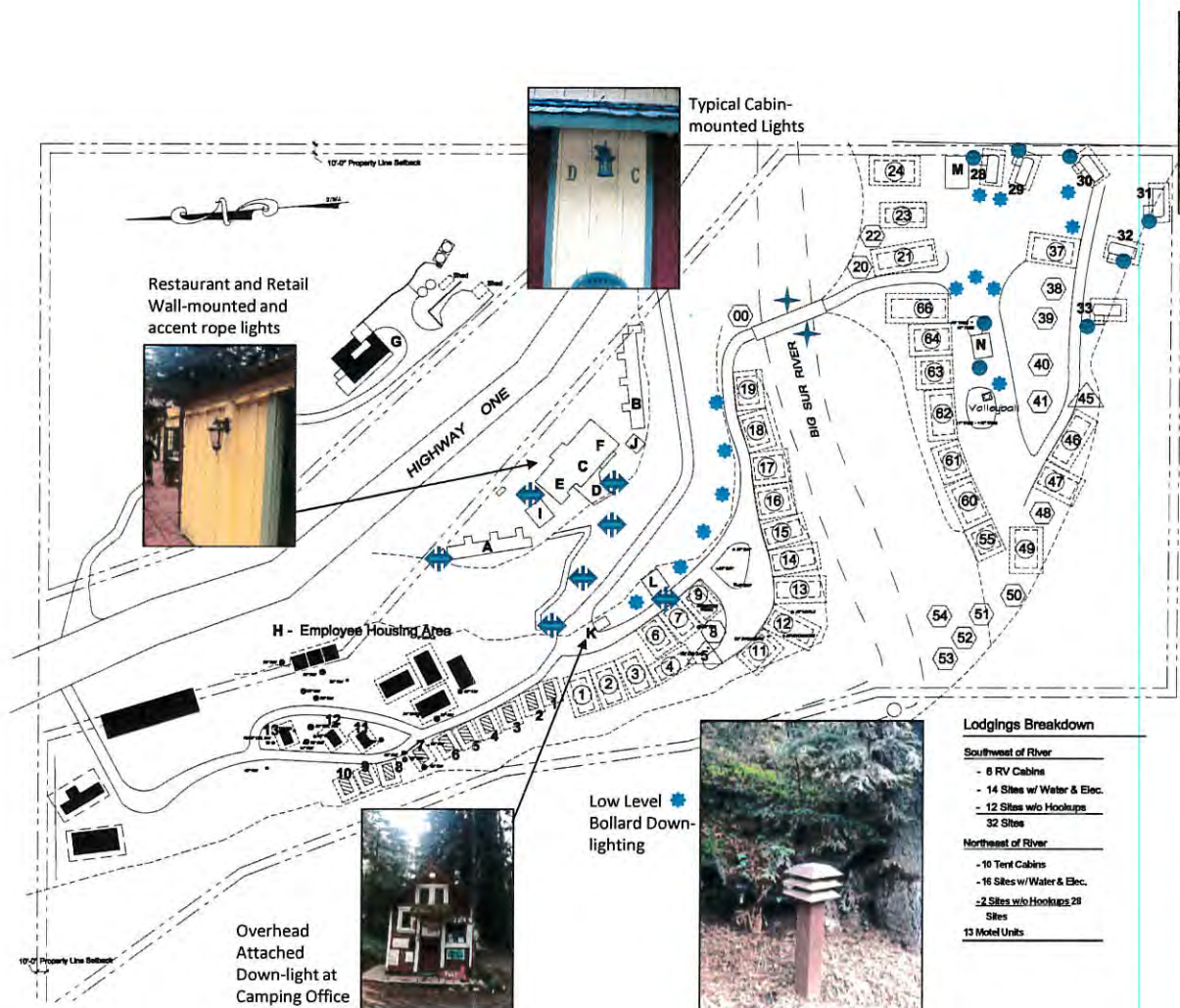


SITEPLAN
 Plot Date: FEB/11/2014
 Purpose: ...
 Job Number:
 File Name: GENERAL SITE PLAN Layout
 Name: CW Generation

Project North

Ex 1
Sheet No.

Site Plan



Typical Cabin-mounted Lights



Restaurant and Retail Wall-mounted and accent rope lights



Low Level Bollard Down-lighting



Overhead Attached Down-light at Camping Office



River Bridge Lights



Key / Resort Uses

- A Motel Rooms (A-F) 6 units
- B Motel Rooms (G-H) 7 units
- C Lounge & restaurant
- D Lounge Deck/ Fireplace
- E Grocery / Camp Store / Office
- F Gift Shop
- G Manager's Unit
- H Employee Housing Area
- I Dry Storage
- J Food & Beverage Storage
- K Campground Office
- L East Shower / Restrooms
- M Yoga Deck
- N West Shower / Restrooms

Overhead Pole Lights



Lodgings Breakdown

- Southwest of River**
- 8 RV Cabins
- 14 Sites w/ Water & Elec.
- 12 Sites w/o Hookups
- 32 Sites
- Northeast of River**
- 10 Tent Cabins
- 16 Sites w/ Water & Elec.
- 2 Sites w/o Hookups
- 28 Sites
- 13 Motel Units

Key / Campground Uses

- RV Cabins including Electrical Water & Septic
- RV Sites with Electrical and Water
- Tent Cabins
- Resort Buildings
- Employee Housing
- Tent Site, No Pedestal
- Day Use Picnic Area / Overflow Parking

Cabin-mounted Porch Lights

Fernwood Resort
HIGHWAY. 1
BIG.SUR.CALIFORNIA



SITEPLAN
Plot Date: FEB. 19, 2014
Purpose: ...
Job Number:
File Name: GENERAL SITE PLAN Layout
Name: DNV Generation

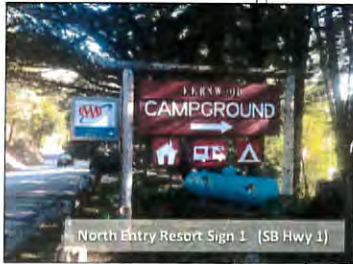
Project North

Ex 3
Sheet No.

Lighting Plan



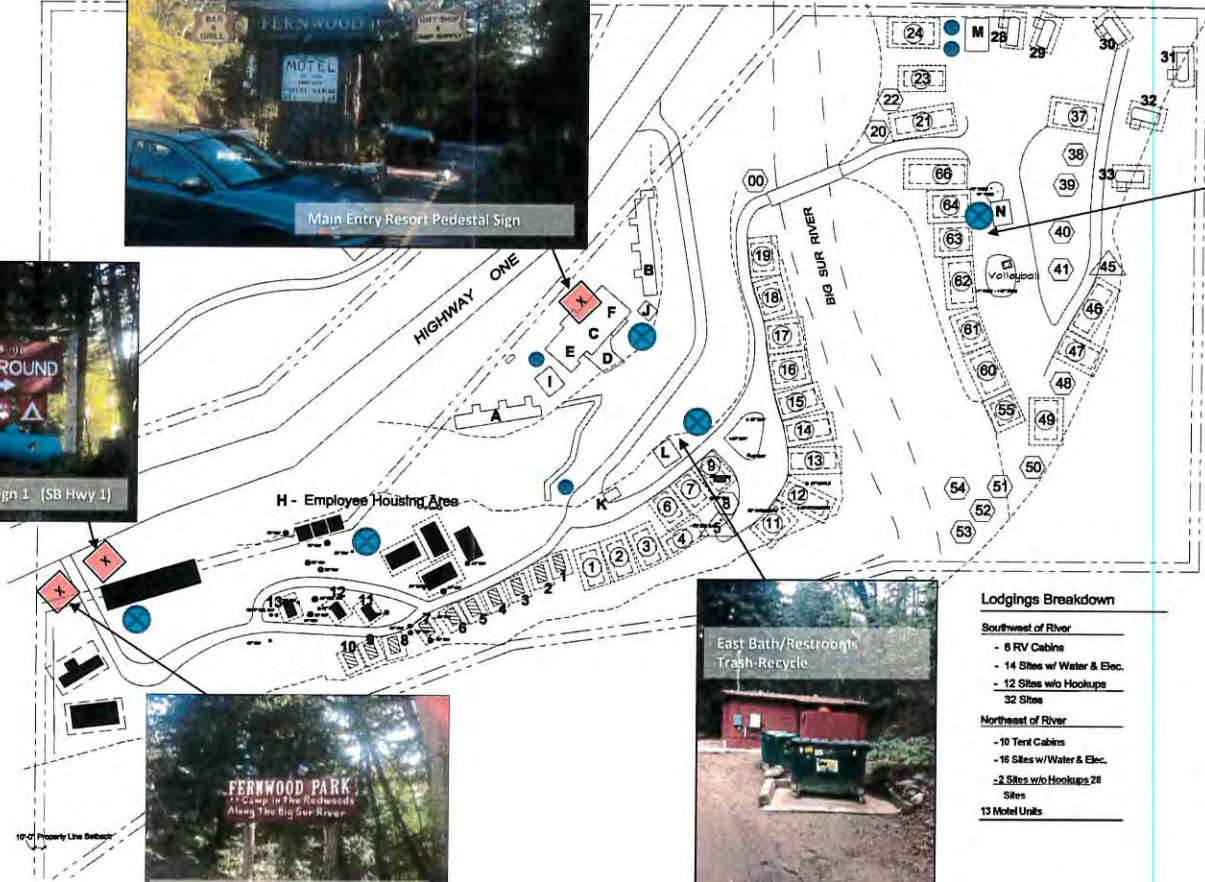
Main Entry Resort Pedestal Sign



North Entry Resort Sign 1 (SB Hwy 1)



North Entry Resort Sign 2 (SB Hwy 1)



West Bath/Restrooms
Trash-Recycle



East Bath/Restrooms
Trash-Recycle

Key / Resort Uses

- A Motel Rooms (A-F) 6 units
- B Motel Rooms (G-M) 7 units
- C Lounge & restaurant
- D Lounge Deck/Fireplace
- E Grocery/ Camp Store / Office
- F Gift Shop
- G Manager's Unit
- H Employee Housing Area
- I Dry Storage
- J Food & Beverage Storage
- K Campground Office
- L East Shower/ Restrooms
- M Yoga Deck
- N West Shower/ Restrooms

Additional Trash-Recycle

Key / Campground Uses

- RV Cabins including Electrical Water & Septic
- RV Sites with Electrical and Water
- Tent Cabins
- Resort Buildings
- Employee Housing
- Tent Site, No Pedestal
- Day Use Picnic Area / Overflow Parking

Lodgings Breakdown

Southwest of River

- 6 RV Cabins
- 14 Sites w/ Water & Elec.
- 12 Sites w/o Hookups
- 32 Sites

Northeast of River

- 10 Tent Cabins
- 16 Sites w/ Water & Elec.
- 2 Sites w/o Hookups
- 28 Sites
- 13 Motel Units



SITE PLAN
 Plot Date: FEB 19, 2014
 Purpose: _____
 Job Number: _____
 File Name: GENERAL SITE PLAN Layout
 Name: DW Generation

Fernwood Resort

HIGHWAY 1
 BIG.SUR.CALIFORNIA



Project North

Ex 4
Sheet No.

Signs-Trash

January 27, 2015

Re: Fernwood Resort, 47200 & 47205 CA Highway 1, Big Sur, California

Phased “General Development Plan”



1.0 Purpose and Intent

This document has been prepared to fulfill the requirements of Combined Development Permit PLN 060356 and PLN 090057, requiring the preparation and submittal of a General Development Plan (GDP) addressing the Phase 1 (permitted) uses and improvements, and the Phase 2 uses and improvements contemplated (15-20 year Long Range Plan) at Fernwood Resort in Big Sur. This GDP is intended to identify allowable uses at the Resort, operational standards and design requirements for the existing and future development at the subject property.

In 2006 King Ventures, dba Fernwood Resort LLC, applied for a Coastal Development Permit (CDP) to resolve several violations related to grading, utility installations and extensions, replacement of six (6) RV cabins and remodeling of existing shower/restroom facilities. These applications were also submitted as a precursor to securing updated California Department of Housing and Community Development (HCD) permit(s) for operating an RV Park under state regulations.

The subject property is 17.3 acres in size. The Resort includes campground and visitor-serving improvements that have been researched to have substantially been in place since at least the 1950's. About 1/3rd of the property is located north and east of California Highway 1 (primarily the Manager's quarters and water system), with the southwesterly 2/3^{rds} of the property housing the campgrounds (on either side of the Big Sur River that winds through the subject property) and the motel/restaurant/retail complex fronting the Highway.

2.0 Permits Background

In 2007 Monterey County approved CDP PLN 060356, which was appealed by the Coastal Commission to resolve concerns over lower cost visitor serving needs at the Resort. In 2007 the Coastal Commission appeal was resolved through agreement with King Ventures and Fernwood to establish and record a Tent Reservation Policy that effectively prioritized tent camping advance reservations for campsites on the southwest side of the property.

Following the 2007 resolution of the County and Coastal issues, King Ventures and Fernwood embarked on resolution and updating of State permitting issues with HCD. This took until 2009, at which time an application to incorporate the Tent Reservation Policy into the County's CDP was submitted. On March 31, 2009, Monterey County approved a Minor and Trivial Amendment to CDP PLN 060356 by approving CDP PLN 090057.

Special Condition #4 of CDP PLN 060356, and Special Condition #7 of CDP PLN 090057, each required this General Development Plan to describe in detail Phase 1 and Phase 2 development plans for the property.

March 8, 2007 Coastal Development Permit - CDP PLN 060356 - Issued by Monterey County

Project approvals included (1) trenching and minor grading within 100 feet of the Big Sur River, (2) upgrade water and electrical hookups at 14 RV sites, (3) remodeling shower/toilet facility, and (4) replacement of 6 RV cabins with septic, electrical and water hookups.

Project Structures recognized as permitted include:

	<u>Building Sq Ft</u>
• 13 unit motel	5,580 sq ft
• Lounge and Restaurant	2,900 sq ft
• Deck off back of Lounge	1,020 sq ft
• Grocery, Camping Supply, Retail Store, Resort Office	1,450 sq ft
• Retail and Gift Shop	1,450 sq ft
• Campground consisting of	
o 6 RV cabins	1,800 sq ft
o 10 tent cabins	1,000 sq ft
o 30 campsites with water and electric hookups	<i>no structures</i>
▪ 14 sites on the southwest side of River	
▪ 16 sites on the northeast side of River	
o 14 campsites without hookups	<i>no structures</i>
▪ 12 sites on the southwest side of River	
▪ 2 sites on the northeast side of River	
o East bath house	504 sq ft
o West bath house	520 sq ft
o Campground office	210 sq ft
• Employee housing consisting of	
o Apartment buildings	2,781 sq ft
o Cabins (x's 3)	713 sq ft
• Manager's housing on east side of Highway 1	2,992 sq ft
• Resort support buildings consisting of	
o Storage sheds at Manager's residence (x's 2)	357 sq ft
o F&B storage by Room G	630 sq ft
o Dry storage at Gift Shop	572 sq ft
o Green storage container (at employee housing)	160 sq ft
o Well shed (at campsite #2)	53 sq ft
Total Buildings Square Feet	24,692 sq ft

Exhibit 1 to this Plan includes a graphic layout of the Phase 1 Fernwood Resort property.

2007 Coastal Development Permit - Issued by Coastal Commission on Appeal

Project approvals were amended on appeal to add a Tent Reservation Policy for the 26 tent-capable spaces on the property on the (south) west side of the Big Sur River. These spaces include 14 spaces with water and electrical hookups, and 12 spaces without hookups. The policy is in place between Memorial Day and Labor Day of each calendar year, and requires the 12 spaces to be held for tent camping reservations only, and allows the 14 RV-capable spaces to be released on a first-come, first-served basis to RV use if no advance tent camping reservations are accepted.

2009 Coastal Development Permit - CDP PLN 090057 - Issued by Monterey County

Minor and Trivial Amendment approved to acknowledge the Coastal Commission's required Tent Reservation Policy.

3.0 Allowed Use (Phase 1)

Property Uses recognized as permitted include:

Fernwood Resort has operated as a visitor-serving use for more than 60 years, dating back to at least the 1950's. The property has included day use facilities (retail, store, lounge, day camping, river and water recreation, hiking, recreation, music and live performances, art festivals, etc.), and overnight guest accommodations (motel, RV park model spaces, RV and tent cabins, tent camping spaces).

The following principally permitted uses, as defined by Coastal Implementation Plan Title 20, Section 20.22 VSC (CZ) District, are allowed uses at Fernwood Resort (expansion of, or changes to, these allowed uses shall require discretionary review by the Monterey County RMA-Planning Department):

- Hotels, motels, inns;
- Restaurants;
- Camping services and retail goods;
- Retail stores;
- Offices accessory to visitor-serving and coastal general commercial uses;
- Employee housing;
- Caretaker's and/or Manager's housing;
- Recreational vehicle parks (as permitted by CA HCD regulations);
- Recreational facilities ancillary to the visitor-serving facilities;
- Reduction in setback requirements provided in the certified LCP;
- Assemblages of people not involving construction of permanent facilities, limited in capacity as provided in Section 4.0, below;
- Establishments serving alcoholic beverages and commercial places of amusement or recreation, including live entertainment;
- Moderate intensity recreational use, including river-water uses and swimming, parks, bicycle paths, restrooms, and interpretive facilities;
- Restrooms/shower/laundry facilities;
- Parking and pedestrian facilities; and
- Utilities and infrastructure ancillary to the principally permitted visitor-serving facilities.

Establishing new uses and/or structures on the property beyond those identified herein (under Phase 1 or Phase 2) shall be subject to Conditional Use Permit and Coastal Development Permit requirements and discretionary review by the Monterey County RMA-Planning Department.

4.0 Operational Standards

An inventory of historical events (“Activity Log”) at the property dating back to the 1970’s is attached as Exhibit 2. These activities reflect the mixed nature of use at the Resort, including events that range in attendance between guests visiting the site for the day to overnight guests renting out the entire property.

Due to constant variation in mixes of overnight and day-use guests at the property, and the activities and events they come to the property for, allowable uses of the property shall be governed by the maximum limits of the site to reasonably and safely accommodate guests. Stated another way, visitor-serving uses of Fernwood shall be governed by the “capacity” of the site to host guests and/or specific activities and events. This “capacity” is expected to vary based on the nature of the event or activity involved, as described more fully below.

Property Capacity for Visitors and Guests as permitted include:

An analysis of previous uses of the property has been included in the following tables. Using the Exhibit 2 details of past uses of the property, estimated maximum capacities of visitors is presented. Beginning with the modified uses permitted in 2007, modified maximum capacities have been estimated.

These summaries reflect the nature of numbers of guests that can be accommodated at the property for a given day, activity or event.

Estimated Maximum Capacity between 1972-2007 was:

Motel Rooms	Campsites (w & w/o utility)	Retail-F&B-Post-Gas	Employees
25 rooms including units used for employee units	Up to 70 spaces	Approx. 7,000 sq ft	Up to 20 residing on-site
75 persons	350 persons	350 persons	20 persons
Total Maximum Capacity 1972 - to 2007 =		795 persons	

Estimated Maximum Capacity from 2007 is:

Motel Rooms (13) and Cabins (6)	Campsites and Tent Cabins (w & w/o utility)	Retail-Food & Beverage	Employees
13 Motel = 2 to 4 per room (38 persons) and 6 Cabins = 6 per room (36 persons)	10 Tent cabins = 4 per tent (40 persons) and 44 Campsites = 6 per site (264 persons)	Approx. 5,800 sq ft broken down as: 100 persons Restaurant 50 persons Lounge 30 Retail & Grocery	12 employee units for employees residing on-site
74 persons	304 persons	180 persons	20 persons
Total Maximum Capacity 2007 to Present =		578 persons	

A sampling of activities and events since 2006 have included:

- Family Reunions on a periodic basis (approx. 150 persons) / Weddings on a periodic basis (up to 250 persons)
- “Festival in the Forest”, “Big Sur Blue Grass Festival” (annual in 2008-2010; 350 persons)
- HipNic Music (annual 2009-2013; approx. 378 persons)
- Narcotics Anonymous, Clean & Sober Women’s Groups (2008-2013; approx. 75 persons)
- Communion in the Redwoods Folk Music (2011-2012; approx. 200 persons)
- Godspeed and JGB Music (2011-2012) and smaller clubs and groups (generally 50-100 persons)

Maximum “capacity” is used to develop the Operations Management Plan included below.

5.0 Existing Resort Improvements (Phase 1)

CDP PLN 060356 - SPECIAL CONDITION #4 PERMIT COMPLIANCE
CDP PLN 090057 - SPECIAL CONDITION #7 PERMIT COMPLIANCE

Phase 1 General Development Plan – “Existing Approved Structures and Uses”

5.1 Formal Site Plan

Exhibit 1 to this Plan includes a description of the physical structures permitted by the County, as described above.

5.2 Day Use Activities

Rear lounge patio, fire place sitting area, BBQ, yoga deck, river recreation, swimming and local hiking trails.

5.3 Parking Areas

At least two (2) parking spaces are provided with each campsite. This equates to 120 campground parking spaces. Additionally, there are some 5 spaces available adjoining the southwestern restroom, another 5 spaces adjoining the Yoga patio, 11 spaces adjoining the volleyball court, and as many as 12 more spaces at the RV tank disposal/recreation area in the center of the southwest campground.

On the northeast side of the River there are 5 parking spaces just north of the Campground office, 19 paved spaces in front of the motel and restaurant buildings, and 5 additional spaces just north of motel unit A.

In total, there are 182 parking spaces on the property, 97 spaces on the southwest side of the River, and 85 spaces northeast of the River.

Campsite spaces #5 and #45 are day use picnic sites and used for overflow parking when needed.

5.4 Exterior Lighting Plan

Exhibit 3 illustrates an exterior lighting plan of the Resort. Lighting varies between low-level to overhead lighting fixtures. Photos of the various types of lighting installations are included with Exhibit 3.

5.5 Signage

Signage for the Resort is largely contained in three (3) signs visible from Highway 1. These signs are shown on Exhibit 4. Informational signage is dispersed throughout the Resort within the campgrounds and motel/restaurant/retail areas.

5.6 Trash and Recycling Bin Enclosures

Dumpsters and recycling bins include 4 primary locations: 4 at the southwest restrooms/shower building, 1 at the northeast restrooms/shower building, 1 to the south of the restaurant and 1 for the employee housing area. Garbage cans and recycling bins are located throughout the property, notably near the Yoga

stage, campground office, retail buildings and store frontage areas. Exhibit 4 describes these in more detail.

5.7 Hours of Operations

Day Use = 8am to Dusk
Overnight Guests = 24 hours
Restaurant = 8am to 11pm
Lounge = 11am to 2am
Inside Music = 1pm to midnight
Outside Music = 1pm to 10pm
Lounge Patio (1,000 sq ft) = 11am to 2am
Yoga Deck/Stage (800 sq ft) = 8am to 10pm
Campground Clearing
(adjoining Yoga Deck; 3,000 sq ft) = 8am to 10pm

5.8 Advance Tent Reservations Policy

5.8.1 Summer Season

Late May – Early September (3+ months)

26 Tent and RV campsites southwest of the River will be reserved for advanced reservations up to the day of use.

378 overnight guests – 200 day use guests/employees

5.8.2 Winter Season

Between Labor Day – Memorial Day (9 months)
No restrictions on advance reservations.



Yoga Deck and Outdoor Area (near RV Cabin Site #28, seen in background)

5.9 Maximum Capacity of Activities

378 overnight guests + 200 day use guests/employees

Mixed Activities and Events

The ratios of day-use and overnight guests may vary based on the number of overnight visitors at the Resort at any given time.

Maximum capacity for overnight accommodations =
 $378 \text{ guests} \div 73 \text{ units} = 5 \text{ average persons per room/site.}$

For every motel, RV, tent or campsite unoccupied on a given day, day use guests may increase by 5 persons.

For example, in order to accommodate 280 day use guests, 100 fewer overnight guests would be allowed. This would equate to 20 fewer motel, RV, tent or campsite spaces being rented, assuming a 5 guest average per space or unit.

The following examples illustrate this variable-occupancy concept:

Full Overnight Scenario 73 accommodations =	20 180 <u>378</u> 578	Employees Day Use Guests <u>Overnight Guests</u> Maximum Guests
Partial Overnight Scenario 1 50 accommodations =	20 308 <u>250</u> 578	Employees Day Use Guests <u>Overnight Guests</u> Maximum Guests
Partial Overnight Scenario 2 26 accommodations =	20 428 <u>130</u> 578	Employees Day Use Guests <u>Overnight Guests</u> Maximum Guests

5.10 Access and Parking Management Strategy

Typical parking available = 182 spaces.

On days when day use guests are expected to exceed 180, campsites 1-19 (located on northeast side of River) are set aside for day use parking. This adds another 19 spaces, and can actually provide about 40 additional spaces when parking alignment is coordinated.



Campground Check-in Office

5.11 Emergency Events/Contact Protocol

The Resort’s “Emergency Preparedness Plan” (required by HCD) is attached as Exhibit 5 for reference.

6.0 Future Resort Improvements (Phase 2)

CDP PLN 060356 - SPECIAL CONDITION #4 PERMIT COMPLIANCE
CDP PLN 090057 - SPECIAL CONDITION #7 PERMIT COMPLIANCE

Phase 2 General Development Plan – “Future Master Plan” (Planned Uses – Expansion - New Development):

Proposed Outdoor Music and Gatherings Use Description:

Fernwood Resort is requesting an Amendment to its Combined Coastal/Development Permits to have outdoor live music events located in the yoga stage area of the campground. The following Outdoor Music use parameters are proposed to accommodate potential concerns.

- Events will take place in the open area near cabin 28 in the campground stage area (see attached site map).
- Events will take place generally in the spring, winter and fall and would not exceed 10 total days per year. Events would not take place between Memorial Day and Labor Day Weekends of each year.
- Events and all support activities and parking would be located a minimum of 200 feet from any residential community.
- Events would include: weddings, corporate meetings, community gatherings and benefits, music performances, services, cultural events, honorary meetings and children’s programs.
- Events will be limited to registered guests of the Resort. Currently Fernwood has an overnight guest maximum capacity of 378 people (this includes the guests in the tent and RV campsites, the tent cabins, the forest and meadow cabins and the motel rooms). Furthermore, the number of event/overnight guest passes will be reduced accordingly if staff and musicians require the use of the accommodations. For example, if the event requires campsites/cabins or rooms to be held for house staff and artists, the total number of overnight guest passes will be reduced by the amount of staff and artists that the held accommodations represents.
- The Resort will require that any artists or staff staying off site, will be brought into the Resort by a van shuttle service. The artists and staff should be kept to an absolute minimum. Artists and staff are not permitted to park onsite or on Highway 1 adjacent to the Resort. They must leave their vehicles at their accommodation location.
- Fernwood will monitor to the best of their ability that parking for the event takes places in the established provided parking areas of the Resort. Each guest of the event will receive notice that parking on Highway 1 is not permitted and that violators will be towed at their own expense.
- Fernwood will inform CHP and the Sheriff’s department of the event in advance and encourage them, as we do consistently, to make their presence known and enforce parking violations as they see fit.
- Fernwood Resort requires 24 hour private security as well as parking management during the hours of the event.
- Outdoor Events will be restricted to hours between 11am and 10pm, depending on the nature of the event.

- All vending, food and beverage sales and consumption would be coordinated under Fernwood's existing seller's permits, food and beverage catering, and ABC permits. No outside vending will be permitted.

Expansion and/or New Development: Nothing planned at this time.

Resort Buildings: TBD

Resort Occupancy: TBD

Historic Uses: TBD

Hours of Operations: TBD

Activities and Special Events: TBD



Highway One Parking and Access to Motel, Restaurant and Retail Shops

7.0 Design Guidelines and Development Standards

Any use proposed under the GDP shall comply with the following development standards.

7.1 General Development Site Plan

See attached plan, Exhibit 1.

7.2 Exterior Materials and Colors

Proposed design and materials for the exterior of buildings shall be consistent with the character of the surrounding area of the Resort. Outdoor work and storage areas, rooftop equipment and service, trash and loading areas shall be screened from public view from Highway 1 to the extent practical, and shall incorporate height limitations within the Monterey County Zoning Ordinance (Title 20) in a manner conforming to the style and materials of the accompanying building.

7.3 Exterior Lighting

Exterior lighting will be consistent with the lighting plan included as Exhibit 3. 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.

7.4 Parking Areas

Use of parking lot areas to be used in conjunction with allowed uses. Development of additional parking areas shall require discretionary review by the Monterey County RMA-Planning Department.

7.5 Sign Program

Signs shall be consistent with Exhibit 4.

7.6 Setbacks

Structural setbacks within the area of the GDP shall be consistent with Monterey County Title 20 standards.

Attachments:

Exhibit 1 – Site Plan

Exhibit 2 – Activity Log 1972 - 2013

Exhibit 3 – Lighting Plan

Exhibit 4 – Signage Plan

Exhibit 5 – Emergency Preparedness Plan, Contacts and Checklist

#	Activity	Date(s)	Overview Description	Approx. Attendance	Hours	Food and Beverage	Approx. On-site Guests	Approx. Off-site Attendees
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1972-1998 Davies Family Ownership / Davies Family Operation

1	Morgan's Car Club of America	1972 through 1998 - Annually	Rented out entire resort, built temporary stage, music, entertainment and food and beverage	434	48hours	yes	434	100
2	Thor's Hammer	1972 through 2005 - 2 x's Per Year	Viking group that rented out the campground west of the Big Sur river. Minor decorations setting up flags and tents to resemble a mini viking village. Live music on temporary stage, games, food and beverages.	200	48hours	yes	200	0
3	Weddings, family reunions, various clubs etc.	1972 through 2005 Various in Spring and Fall	All or part of campground or entire resort rented out for event. Music, food and bev staged in various locations throughout resort including the campground.	250-500	24hours	catered	100-400	100
4	Impromptu music gatherings and events	1972 through 2005 Various in Spring and Fall - probably 4 x's per year	Travelling bands of people and musicians would come in and rent out entire campground space. Inviting anyone around including local musicians to join them for a weekend of drum circles and improvisational music.	50-200	All day and night	no	50-100	50-200
5	Age & Treachery Biker Rally	1993 through 2003 Annually	Entire campground rented out to large motorcycle groups.	300-400	11am-2am	yes	300-400	0
6	Mountain Riders (Motorcycle Rally)	1993 through 2003 Annually	Entire campground rented out to large motorcycle groups.	300-400	11am-2am	yes	300-400	0
7	Porch MonkeysBiker Rally	1993 through 2003 Annually	Entire campground rented out to large motorcycle groups.	300-400	11am-2am	yes	300-400	0
8	The Clean and Sober Bike Club	1993 through 2003 Annually	Entire campground rented out to large motorcycle groups.	300-400	11am-2am	yes	300-400	0
9	Aussie H-D RidersBiker Rally	1993 through 2003 Annually	Entire campground rented out to large motorcycle groups.	300-400	11am-2am	yes	300-400	0

1998-2003 Fernwood Resort LLC - King Ventures Ownership / Bob Robinson Operations Gen Mgr

10	Age & Treachery Biker Rally	1993 through 2003 Annually	Entire campground rented out to large motorcycle groups.	300-400	?	yes	300-400	0
11	Mountain Riders (Motorcycle rRily)	1993 through 2003 Annually	Entire campground rented out to large motorcycle groups.	300-400	?	yes	300-400	0
12	Porch MonkeysBiker Rally	1993 through 2003 Annually	Entire campground rented out to large motorcycle groups.	300-400	?	yes	300-400	0
13	The Clean and Sober Bike Club	1993 through 2003 Annually	Entire campground rented out to large motorcycle groups.	300-400	?	yes	300-400	0
14	Aussie H-D RidersBiker Rally	1993 through 2003 Annually	Entire campground rented out to large motorcycle groups.	300-400	?	yes	300-400	0

15	Biker's Blues Festival	1999 Apr 30 through May 2	Entire resort reserved for music event in the campground. People camping and coming in for Day use. Food and Drinks provided by Fernwood.	500-750	72 hours	yes	500	250
16	Living Drums Concert	2003 Jun 14	1 day camping concert in the campground with food and beverages	500-800	24 hours	yes	400	100-400
17	Weddings and family reunions	1993 through 2003 Various in Spring and Fall	All or part of campground or entire resort rented out for event. Music, food and bev staged in various locations throughout resort including the campground.	250-500	24hours	yes	100-400	100

2003-2005 Fernwood Resort LLC - King Ventures Ownership / Ballantyne-Carlson Operations Gen Mgr

18	Thor's Hammer	2004 Apr 9-11 and 2004 Oct 1-2	Viking group that rented out the campground west of the Big Sur river. Minor decorations setting up flags and tents to resemble a mini viking village. Live music on temporary stage, games, food and beverages.	200	48hours	yes	200	0
19	Thor's Hammer	2005 Apr 15-16	Viking group that rented out the campground west of the Big Sur river. Minor decorations setting up flags and tents to resemble a mini viking village. Live music on temporary stage, games, food and beverages.	200	48hours	yes	200	0
20	Weddings, family reunions, various clubs etc.	2003 through 2005 Various in Spring and Fall	All or part of campground or entire resort rented out for event. Music, food and bev staged in various locations throughout resort including the campground.	250-500	24hours	yes	100-400	100

2006-Present Fernwood Resort LLC - King Ventures Ownership / Ballantyne-Carlson Operations Gen Mgr

21	Smith Wedding	1/14/2006	Rented out sites 1-5 for ceremony, and reception with music food and beverages	75	11am-8pm	yes	35	40
22	Quiet Quiet Ocean Spell	1/20/06-1/21/06	Music event in campground with multiple bands, rented out entire resort.	150	Friday 5pm-10pm and Saturday	no	150	0
23	3 Days of Summer	6/9/06-6/10/06	Music event in campground with multiple bands, rented out entire resort.	300	Friday 5pm-10pm and Saturday	no	300	0
24	3 Days of Fall	11/17/06-11/18/06	Music event in campground with multiple bands, rented out entire resort.	250	Friday 5pm-10pm and Saturday	no	250	0
25	McKnew Family Reunion	2007 Jun 15-16	Rented out west side of campground for family reunion.	150 max	48 hours with quiet time enforced from 10pm to 8 am daily	no	150	0

26	Narcotics Anonymous Group	2008 Sep 6-7	Rents out entire west side of campground , stages NA meetings, presents skits and some music	75	48 hours with quiet time enforced from 10pm to 8 am daily	no	75	0
27	Festival in the Forest a Big Sur Fire Brigade Benefit	9/26/08-9/27/08	Entire resort booked for the music event in the campground on a rented stage. Food and Bev provided by Fernwood. 20% of proceeds from camping ticket/admittance is donated to Big Sur Volunteer Fire Brigade	350	Friday 6pm-10pm, Saturday 1pm-10pm	yes	350	0
28	Big Sur Blue Grass Festival	10/17/08-10/18/08	Entire resort booked for the 3 day music event in the campground on a rented stage. Food and Bev provided by Fernwood.	350	Friday 6pm-10pm, Saturday 1pm-10pm, Sunday 9am-1pm	yes	350	0
29	Narcotics Anonymous Group	9/10/09-9/12/09	Rents out entire west side of campground , stages NA meetings, presents skits and some music	75	48 hours with quiet time enforced from 10pm to 8 am daily	NO	75	0
30	Clean and Sober Women's Group	9/18/09-9/19/09	Rents out entire west side of campground , stages AA and CA meetings.	75	48 hours with quiet time enforced from 10pm to 8 am daily	no	75	0
31	Arthritis Foundation	10/5/2009	Rented out the entire campground west of the Big Sur River for a bicycle tour fundrasing group	156	24 hours with 10pm to 8 am quiet time enforced	no	150	0
32	HIPNIC II	4/30/10-5/1/10	Entire resort booked for music event in campground on rental stage. Food and bev provided by Fernwood.	378	Friday 6pm-10pm, Saturday 1pm-10pm	yes	378	0
33	Narcotics Anonymous Group	9/9/10-9/11/10	Rents out entire west side of campground , stages NA meetings, presents skits and some music	75	48 hours with quiet time enforced from 10pm to 8 am daily	NO	75	0

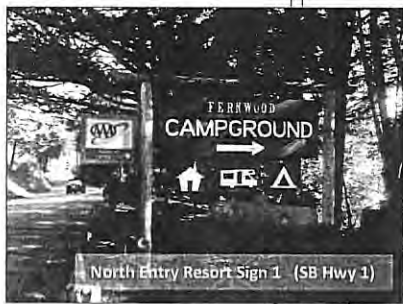
34	Clean and Sober Women's Group	9/17/10-9/18/10	Rents out entire west side of campground , stages AA and CA meetings.	75	48 hours with quiet time enforced from 10pm to 8 am daily	no	75	0
35	Festival in the Forest	10/1/2010	Entire resort booked for music event in campground on rental stage. Food and bev provided by Fernwood.	378	Friday 6pm-10pm	yes	378	0
36	HIPNIC III	5/13/11-5/14/11	Entire resort booked for music event in campground on rental stage. Food and bev provided by Fernwood.	378	Friday 6pm-10pm, Saturday 1pm-10pm	yes	378	0
37	Narcotics Anonymous Group	9/8/11-9/10/11	Rents out entire west side of campground , stages NA meetings, presents skits and some music	75	48 hours with quiet time enforced from 10pm to 8 am daily	no	75	0
38	Clean and Sober Women's Group	9/16/11-9/17/11	Rents out entire west side of campground , stages AA and CA meetings.	75	48 hours with quiet time enforced from 10pm to 8 am daily	no	75	0
39	Communion in the Redwoods	10/23/2011	Approximately 200 guests to see folk music in the campground on the yoga deck/stage. Parking on the east side of the campground. Day use only. Food and Bev provided by Fernwood Resort	200	12pm-8pm	yes	50	150
40	Godspeed You Black Emperor Son	4/15/2012	Entire resort booked for music event in campground on yoga deck/stage. Food and bev provided by Fernwood.	350	6pm-10pm	yes	350	0
41	JGB	4/22/2012	Approximately 200 guests to see folk music in the campground on the yoga deck/stage. Parking on the east side of the campground. Day use only. Food and Bev provided by Fernwood Resort.	200	12pm-8pm	yes	50	150
42	HIPNIC IV	5/4/12-5/6/12	Entire resort booked for music event in campground on yoga deck/ stage. Food and bev provided by Fernwood.	378	Friday 6pm-10pm, Saturday 1pm-10pm, Sunday 1pm-6pm	yes	378	0

ACTIVITY LOG

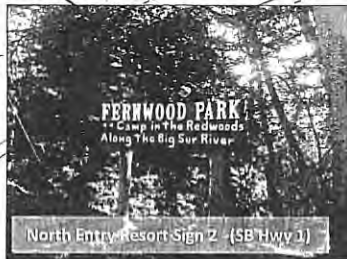
43	Narcotics Anonymous Group	9/6/12-9/8/12	Rents out entire west side of campground , stages NA meetings, presents skits and some music	75	48 hours with quiet time enforced from 10pm to 8 am daily	no	75	0
44	Clean and Sober Women's Group	9/14/12-9/15/12	Rents out entire west side of campground , stages AA and CA meetings.	75	48 hours with quiet time enforced from 10pm to 8 am daily	no	75	0
45	Communion in the Redwoods	10/26/12-10/28/12	Approximately 200 guests to see folk music in the campground on the yoga deck/stage. 91 people camped on west side of campground and the rest came in for day use and parked on the east side of the campground or stayed in other Fernwood accommodations. . Food and Bev provided by Fernwood Resort	200	Friday 6pm-10pm, Saturday 1pm-10pm, Sunday 1pm-6pm	yes	150	50
46	HIPNIC V	5/10/13-5/12/13	Entire resort booked for music event in campground on yoga deck/ stage. Food and bev provided by Fernwood.	378	Friday 6pm-10pm, Saturday 1pm-10pm, Sunday 1pm-6pm	yes	378	0
47	Narcotics Anonymous Group	9/5/13-9/7/13	Rents out entire west side of campground , stages NA meetings, presents skits and some music	75	48 hours with quiet time enforced from 10pm to 8 am daily	NO	75	0
48	Clean and Sober Women's Group	9/13/13-9/14/13	Rents out entire west side of campground , stages AA and CA meetings.	75	48 hours with quiet time enforced from 10pm to 8 am daily	no	75	0
49	Mollusk Big Sur Jamboree	9/27/13-9/28/13	Entire resort booked for music event in campground on yoga deck/ stage. Food and bev provided by Fernwood.	378	Friday 6pm-10pm, Saturday 1pm-10pm	yes	378	0
50	Steve Earle	10/8/2013	Up to 150 people to camp on west side of river, tickets also included with tent cabin, cabin or motel rental and day use guests to park on the east side of the campground. Music in campground on yoga deck/stage. Food and bev provided by Fernwood Resort.	378	4pm-9pm	yes	250	128



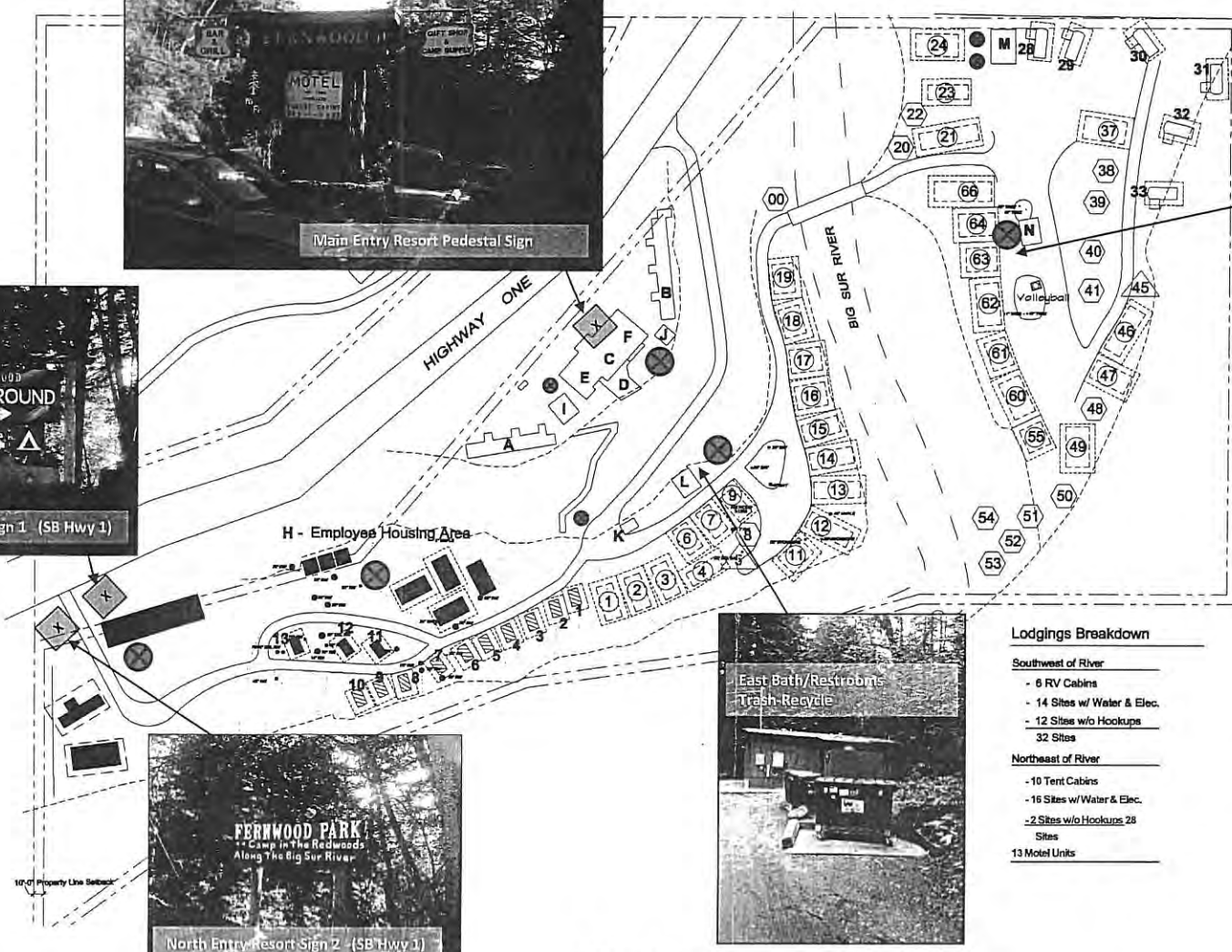
Main Entry Resort Pedestal Sign



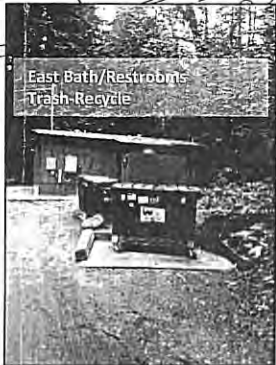
North Entry Resort Sign 1 (SB Hwy 1)



North Entry Resort Sign 2 (SB Hwy 1)



West Bath/Restrooms
Trash-Recycle



East Bath/Restrooms
Trash-Recycle

Key / Resort Uses

- A Motel Rooms (A-F) 6 units
- B Motel Rooms (G-M) 7 units
- C Lounge & restaurant
- D Lounge Deck/ Fireplace
- E Grocery/ Camp Store/ Office
- F Gift Shop
- G Manager's Unit
- H Employee Housing Area
- I Dry Storage
- J Food & Beverage Storage
- K Campground Office
- L East Shower/ Restrooms
- M Yoga Deck
- N West Shower/ Restrooms

Additional Trash-Recycle

Key / Campground Uses

- RV Cabins Including Electrical Water & Septic
- RV Sites with Electrical and Water
- Tent Cabins
- Resort Buildings
- Employee Housing
- Tent Site, No Pedestal
- Day Use Picnic Area / Overflow Parking

Lodgings Breakdown

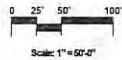
- Southwest of River**
 - 6 RV Cabins
 - 14 Sites w/ Water & Elec.
 - 12 Sites w/o Hookups
 - 32 Sites
- Northeast of River**
 - 10 Tent Cabins
 - 16 Sites w/ Water & Elec.
 - 2 Sites w/o Hookups
 - 28 Sites
- 13 Motel Units



288 Design Blvd
San Luis Obispo, CA 93401
Phone: 805.664.4444
Fax: 805.664.4444
www.kingdesign.com

SITEPLAN
Plot Date: FEB.18.2014
Purpose: ...
Job Number: ...
File Name: GENERAL SITE PLAN Layout
Name: DW Generation

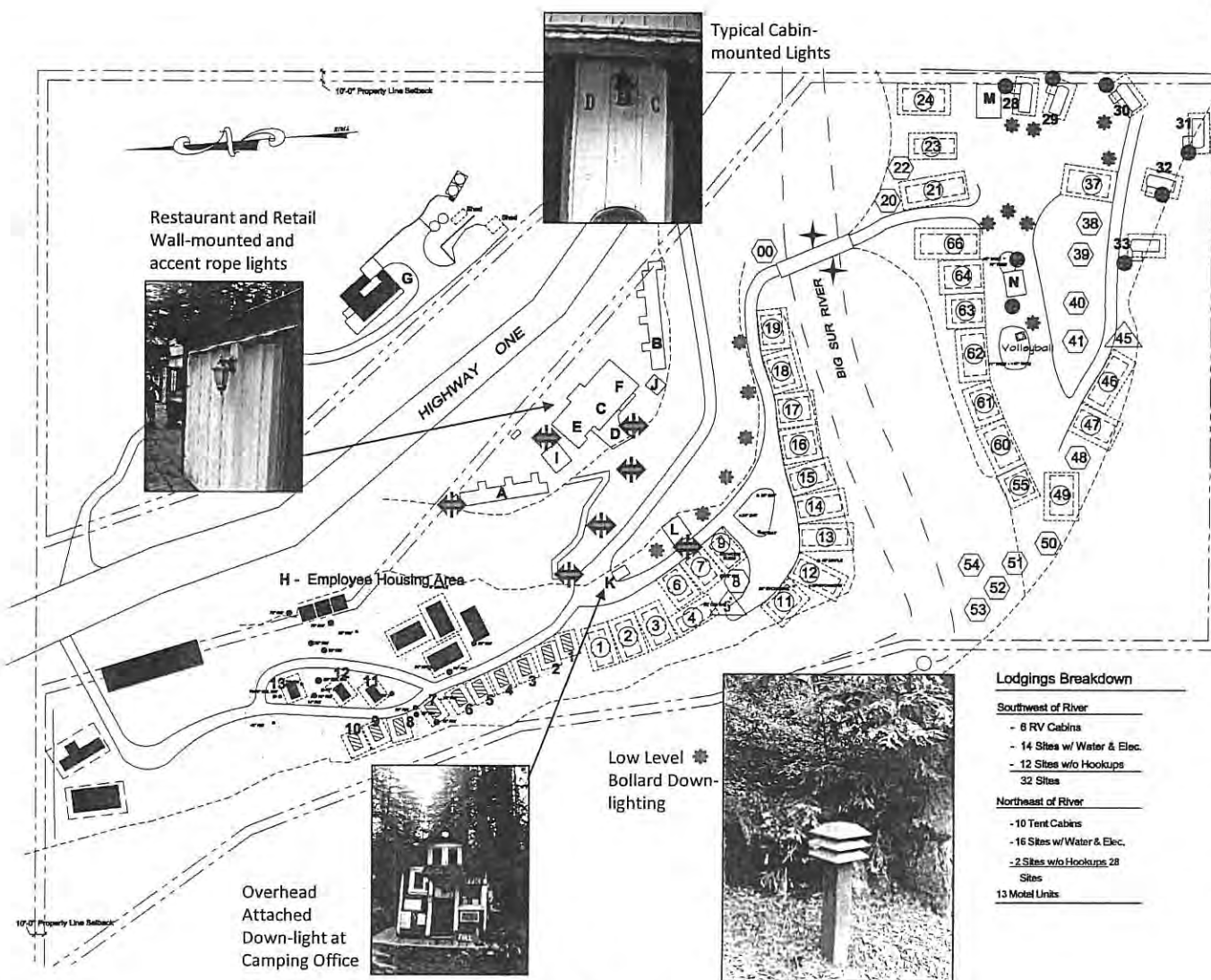
Fernwood Resort
HIGHWAY. 1
BIG.SUR.CALIFORNIA



Project North

Ex 4
Sheet No.

Signs-Trash



Typical Cabin-mounted Lights



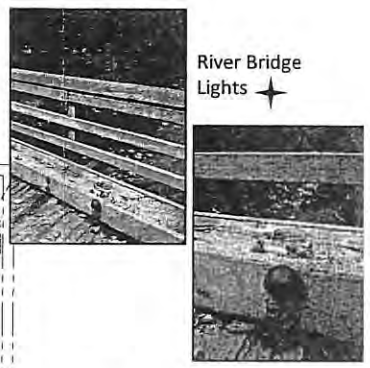
Restaurant and Retail Wall-mounted and accent rope lights



Overhead Attached Down-light at Camping Office



Low Level Bollard Down-lighting



River Bridge Lights

Key / Resort Uses

- A Motel Rooms (A-F) 6 units
- B Motel Rooms (G-M) 7 units
- C Lounge & restaurant
- D Lounge Deck/ Fireplace
- E Grocery/ Camp Store / Office
- F Gift Shop
- G Manager's Unit
- H Employee Housing Area
- I Dry Storage
- J Food & Beverage Storage
- K Campground Office
- L East Shower/ Restrooms
- M Yoga Deck
- N West Shower/ Restrooms

Key / Campground Uses

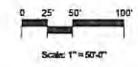
- RV Cabins including Electrical Water & Septic
- RV Sites with Electrical and Water
- Tent Cabins
- Resort Buildings
- Employee Housing
- Tent Site, No Pedestal
- Day Use Plazic Area / Overflow Parking

Lodgings Breakdown

- Southwest of River**
- 6 RV Cabins
 - 14 Sites w/ Water & Elec.
 - 12 Sites w/o Hookups
 - 32 Sites
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 - 16 Sites w/ Water & Elec.
 - 2 Sites w/o Hookups
 - 28 Sites
- 13 Motel Units

Fernwood Resort

HIGHWAY 1
BIG.SUR.CALIFORNIA



SITE PLAN
 Plot Date: FEB.13.2014
 Purpose: ...
 Job Number: ...
 File Name: GENERAL SITE PLAN Layout
 Name: DW Generation

Project North

Ex 3 Sheet No.

Lighting Plan

Notice of the Emergency Preparedness Plan

Fernwood Resort, park ID #27-0066MP, is required by the State of California Department of Housing and Community Development to make our emergency preparedness plan available to each resident at our resort. We have given each resident of our park a copy of this notice and have posted this notice on the campground bulletin board located on the campground registration office. A copy of the emergency preparedness plan is available to anyone interested at the general store front desk.

Exhibit 5

Common Disasters for the Big Sur Area include:

Fire

Earthquake

Flood

In case of emergency:

- Pay phones are located at the northern end of the parking lot in front of the motel on Highway 1

Police dial 911

Fire dial 911

Fernwood Resort is located at:

47200 Highway 1

Big Sur, CA 93920

½ mile north of Pfeiffer Big Sur State Park on the west side of Highway 1

For non life threatening medical emergencies the Big Sur Health Center located 1 mile north of us on Highway 1 is open to the public Monday through Friday 10am to 5pm (831) 667-2580

KUSP 95.3 FM, the local radio station will broadcast any emergency information and is the community public warning system.

Agency:

Phone Number:

State-Federal Flood Operations Center

(800) 952-5530

Cal Fire

(831) 648-3110

Department of Water Resources Flood Management

(831) 755-4860

National Weather Service (NWS)

(916) 979-3051

Department of Housing and Community Development (HCD)
Division of Codes and Standards, Manufactured Housing Section
HCD Northern Area Office
8911 Folsom Blvd., Sacramento 95826

(916) 255-2501

California Emergency Management Agency (CalEMA)

916-845-8510

CalEMA Mutual Aid Region II – 510-286-0895

Encompasses the counties of: Del Norte, Humboldt, Mendocino, Lake, Sonoma, Napa, Marin, Solano, San Francisco, Contra Costa, San Mateo, Alameda, Santa Cruz, Santa Clara, Monterey, San Benito



A Disaster Preparedness Planning Guide for Owners and/or Residents in Mobile Home Parks

Introduction

The most important feature of any home is something you probably do not see when you walk through the door. But it could save your life. It is **safety**. Safety comes in all shapes and sizes: smoke detectors; fire extinguishers; escape routes; carefully maintained heating and electrical systems; and knowing what to do and where to go in case of fire, flood, tornado, or other disasters. The key to being prepared in the event of a disaster or sudden emergency is preplanning and practice drills.

Disaster Preparedness Emergency Plan

The next time disaster strikes, you may not have much time to act. Prepare now for a sudden emergency. Knowing what to do in an emergency is your best protection and your responsibility. Learn how to protect yourself and your family by planning ahead. To obtain more information, you may want to contact your local emergency management agency or civil defense office and the local American Red Cross chapter - be prepared to take notes.

You will need to gather the following information:

- Find out which disasters are most likely to occur in your area.
- Ask how to prepare for each disaster.
- Ask how you would be warned of an emergency.
- Learn about your community's warning signals: what they sound like and what you should do when you hear them.

- Learn your community's main evacuation routes.
- If needed, ask about special assistance for the elderly or disabled persons.
- Ask about animal care during and after an emergency. Animals may not be allowed inside emergency shelters due to health regulations.

Checklist of Emergency Procedures

Meet with your family and discuss why you need to prepare for disasters. Explain the dangers of fire, severe weather and earthquakes to children, the elderly, and individuals that may need special assistance. Plan to share responsibilities and work together as a team. The following may be used in creating your own Emergency Response Plan:

- Draw a floor plan of your residence and mark two escape routes from each room.
- Install safety features in your home, such as smoke detectors and fire extinguishers.
- Discuss what to do in an evacuation.
- Find the safe spots in your home for each type of disaster.
- Post emergency telephone numbers near the telephone.
- Instruct household members to turn on a battery powered radio for emergency information.
- Pick one out-of-state and one local friend or relative for family members to call if separated by disaster (it is often easier to call out-of-state than within the affected area).
- Teach children how and when to call 9-1-1 and a long distance contact person.
- Pick two meeting places: 1) a place near your home in case of fire; 2) a place outside your neighborhood in case you cannot return home after a disaster.
- Keep family records in a water and fire-proof container.
- Locate the main electric fuse box, water service main, and natural gas main shut off valve to your mobile home. Learn how and when to turn these utilities off. Teach all responsible family members. Keep necessary tools near gas and water shut-off valves. Turn off the utilities only if you suspect the lines are damaged or if you are instructed to do so. **If you turn the gas off, you will need a professional to turn it back on.**
- Take a basic first aid and CPR class.

- Prepare a disaster supply kit.

If Disaster Strikes

- Remain calm and patient. Put your plan into action.
- Check for injuries; give first aid and get help for seriously injured.
- Listen to your battery powered radio for news and instructions.
- Evacuate if advised to do so. Wear appropriate clothing and sturdy shoes.
- Check for damage to your home - use a flashlight only. **Do not light matches or turn on electrical switches**, if you suspect damage.
- Check for fires, fire hazards and other household hazards.
- If you are remaining in your home, sniff for gas leaks, starting at the hot water heater. If you smell gas or suspect a leak, turn off the main gas valve, open windows, and get everyone outside quickly.
- Shut off any other damaged utilities.
- Clean up spilled medicines, bleaches, gasoline and any other flammable liquid immediately.

Remember to:

- Remember to confine or secure your pets.
- Call your family contact - **do not use the telephone again unless it is a life threatening emergency.**
- Check on your neighbors, especially elderly or disabled persons.
- Make sure you have an adequate water supply in case service is shut off.
- Stay away from downed power lines.

Earthquake

Prior to any earthquake, each resident should preplan and practice steps they will take in the event of an earthquake. Manufactured home owners/residents need to know the physical location of piers/supports under their homes. During a severe earthquake, manufactured homes have been known to drop off their supports and these supports may come through the floor causing physical damage above. In order to avoid injury, residents must know the location of the supports and where safe areas are located within their manufactured homes.

Be sure your manufactured home is installed in accordance with the manufacturer's instructions and all applicable state regulations and requirements.

- Indoors: take cover under any sturdy piece of furniture or doorway or get up on a bed or couch that is against a wall.
- Stay away from windows or ceiling objects such as lighting fixtures.
- **Do not light matches** or candles.
- **Do not turn on electrical** equipment of any kind.
- Use only **battery operated** flash lights and radios.
- Outdoors: find an open area and remain there until the earthquake stops.
- Stay away from power poles and electrical lines, tall buildings, bridges, brick or block walls, underpasses and trees.
- Listen to a self contained (battery operated) radio for emergency instructions.
- Confine and secure all pets so they will not hamper emergency service employees in the performance of their duties.
- After shocks may occur, so be prepared.

Fire Safety

Fire spreads quickly and the entire structure may rapidly become engulfed in flames. There are steps you can take to minimize the dangers associated with fires and improve your families chances of survival should a fire erupt in your manufactured home.

- Be sure you have properly operating smoke detectors and fire extinguishers. If one or more of your smoke detectors are battery operated, replace the batteries annually or more often if necessary. An easy to remember schedule is to change your batteries to coincide with daylight savings time.
- Plan, with the whole family, at least two escape routes from your manufactured home.
- Practice fire drills regularly, using a smoke detector as a signal to start the drill. Follow your escape plan.
- Be sure your heating and electrical systems are properly maintained and in good working order. Change the heating filters as recommended by the heater manufacturer.

- Carefully follow the instructions on all appliances and heating units, taking special care not to overload your electrical system.
- Be especially careful when displaying your holiday decorations.
- Keep matches, lighters, and candles away from small children. Children tend to be curious about fire and tend to hide when frightened. Fire drills are most important for children between the ages of 2 and 12 years old.
- Insure your personal property. Shop around for a company that best meets your needs for renter's or home owner's insurance.
- Store important documents, such as birth certificates, marriage licenses, social security cards, and insurance papers, in a fire-proof box or in the refrigerator, or rent a safety deposit box at your local bank.
- Make an itemized list of your personal property, including furniture, clothing, appliances, and other valuables. If available, make a video tape of your home and your possessions. Keep the list and/or tape up-to-date and store them along with the other important documents.

In Case of Fire

- Immediately assess the problem (where, extent involved, to assist you in exiting away from the fire source)
- Know how to use a fire extinguisher
- Get everyone out of the house **immediately**
- **Without risk to any person**, get pets out of the house
- Call 9-1-1 or the Fire Department then call the park office (from a neighbors phone) and:
 1. Give your name, telephone number you are calling from, park address, space number where the fire is, any helpful locational directions.
 2. Describe the type/nature of the fire (gas, wood, chemical, electrical).
 3. State that the fire is in a manufactured home and report any known injuries.
 4. Turn off the gas and electricity at the home(s) affected.
 5. Tell all residents near the fire source to stand ready with water hoses to wet down their homes or adjacent building(s) in case of traveling sparks.
 6. Make sure all occupants have left the affected home and **immediately** let the fire department personnel know if any disabled person(s) or anyone not accounted for and may still be in the residence.

7. **Never go back into a burning home.**
8. If smoky conditions are present, remember that smoke rises and stay as close to the floor as possible. Before exiting through a door, feel the bottom of the door with the palm of your hand. If it is **hot**, find another way out. **Never open a door that is hot to the touch.**
9. Should your clothing catch fire: **first *cover your face and mouth*, drop...then roll. Never run.** If a rug or blanket is handy, roll yourself up in it until the fire is out.
10. If trapped on an upper floor, hang something out of a window to signal rescuers.

Floods

Flood Watch means that there is the possibility of flooding.

Flood Warning means that flooding has begun or is imminent.

Before a flood:

- Know the elevation of your property in relation to nearby streams, rivers, and lakes.
- Have several escape routes planned.
- The National Weather Service continuously broadcasts updated weather conditions, warnings and forecasts on National Oceanic Atmospheric Administration (NOAA) weather radios. A NOAA radio may be purchased at radio or electronic stores. Local broadcast stations transmit Emergency Alert System messages which may be heard on standard radios.
- When rising water threatens, move everything possible to higher ground.
- If flooding is imminent and time permits, turn off main electrical switch.
- Disconnect all electrical appliances. Cover outlets with tape.
- Prepare and maintain your Family Disaster Supplies Kit.
- Most standard residential insurance policies do not cover flood loss.
- In flood-prone areas, the National Flood Insurance Program makes flood insurance available for manufactured homes on foundations. See your insurance broker for details.
- Secure your Liquefied Petroleum Gas Containers. One option is to secure the tanks with stainless steel straps that connect to auger anchors in the ground.
- Strap and secure your hot water heater.

During a flood:

- Take all flood warnings seriously. **Do not wait.** Get to higher ground **immediately** as flood waters often rise faster than expected.
- If time permits, take all important papers, photographs, medicines, and eye-glasses.
- If one escape route is not passable do not waste any time - try another route or back track to higher ground.
- Use travel routes specified by local officials. **Never** drive through flooded roadways. **Do not** bypass or go around barricades.
- Wear life preservers if possible. Wear appropriate clothing and **sturdy shoes.**
- Avoid any contact with flood water. Flood water may be contaminated and pose health problems. If cuts or wounds come in contact with flood waters, clean the wound as thoroughly as possible.
- Take your Family Disaster Supplies Kit with you.
- Lock your home before leaving.
- When you reach a safe place, call your pre-determined family contact person.

After a flood:

- Return home **only** after authorities say the danger of more flooding is over.
- Do not drink tap water unless it is declared safe. Boil water if unsure.
- If fresh food has come in contact with flood waters, **throw it out.**
- Do not turn on main electrical switch. First have the electrical system checked by a professional.
- A flood can cause emotional and physical stress. You need to look after yourself and your family as you focus on cleanup and repair.
- Rest often and eat well. Keep a realistic and manageable schedule.
- Make a list and do jobs one at a time.
- Contact the American Red Cross and get a copy of the book *Repairing Your Flooded Home*. The book will tell you how to safely return to your home and begin the recovery process.

Tornado

Although tornadoes are not a common occurrence in California, they have been reported.

- Pay close attention to weather reports. Know the difference between a watch (when conditions are ripe for a severe weather event) and a warning (when a severe weather event is occurring or is imminent).
- Plan where to go during severe weather - for instance, the community club house, or a relative's basement.
- When a tornado warning has been issued, **leave your manufactured home immediately**. Go to your pre-determined safe place or lie down in a low area with your hands covering the back of your head and neck.
- Be sure to keep a transistor radio - with working and extra batteries handy.
- Keep your Family Disaster Supplies Kit near an exit door.

First Aid

- Information on first aid can be found in your local phone book or by contacting the American Red Cross.
- Utilize known persons who are medically trained (such as doctors, nurses, or people medically trained in CPR and first aid) to assist in administering first aid to those injured.
- If the injured individual(s) are in imminent danger they should carefully be moved to a safe location to administer first aid.
- In the case where injuries are severe and movement could cause further injuries, **do not move** the injured. Make the injured person(s) as comfortable as possible and wait for emergency personnel.
- Before emergencies, prepare a first aid kit. Have the kit in an easy to locate place. Make sure all family members know the location of the kit.

Sample First Aid Kit:

- Sterile adhesive bandages in assorted sizes
- 2 and 4-inch sterile gauze pads (4-6 each)
- Hypoallergenic adhesive tape
- Triangle bandages (3)
- 2 and 3-inch sterile roller bandages (3 rolls each)
- Scissors
- Tweezers
- Needle
- Moistened towelettes
- Antiseptic
- Thermometer
- Tongue blades (2)
- Tube of petroleum jelly or other lubricant
- Assorted sizes of safety pins
- Cleansing agent/soap
- Latex gloves (2 pairs)
- Sunscreen
- Aspirin
- Syrup of Ipecac
- Activated charcoal (use only if advised by the Poison Control Center)

Government and Relief Agencies estimate that after a major disaster, it could take up to three days for relief workers to reach some areas. In such cases, a 72 hour disaster supply kit could mean the difference between life and death. In other emergencies, a 72 hour disaster supply kit means the difference between having a miserable experience or one that's like a pleasant family camp out. In the event of an evacuation, you will need to have items in an easy-to-carry container like a backpack or duffle bag.

Family Disaster Supplies Kit

- 3-5 gallons of water (one gallon of water per person per day)
- Method of water purification
- Food: ready-to-eat canned meats, fruits, and vegetables; canned juices, milk, soup; high energy foods - peanut butter, jelly, crackers, granola bars, trail mix; specialty foods for infants, elderly persons or persons on special diets; comfort/stress foods -cookies, hard candy, sweetened cereals, lollipops, instant coffee, tea bags; vitamins
- Matches in a waterproof container
- Second method of starting a fire
- Tent/shelter
- Wool-blend blankets or sleeping bags (1 per person)
- Emergency reflective blanket
- Lightweight stove and fuel
- Hand and body warm packs
- Rain poncho
- Flashlights with extra batteries, light sticks, lantern with fuel and wicks

- Tools (pliers, hammer, screw drivers, bolt cutters, pocket/utility knife)
- Shovel and hatchet or axe
- Sewing kit
- 50-foot nylon rope
- First aid kit and supplies, including burn gel and dressings
- Bottle of potassium iodide tablets
- Radio, batteries, and extra batteries
- Whistle with neck cord
- Personal sanitation equipment
- Personal comfort kit (include soap, toothbrush, toothpaste, comb, tissue, razor, deodorant), and any other needed items
- Extra Clothing (include at least one complete change of clothing and footwear per person per day) extra socks, underwear, hat, gloves, and sturdy shoes
- Mess kits, paper cups, plates and plastic utensils
- Cash (at least \$20) or traveler's checks, change for phone calls
- Non-electric can opener
- Fire extinguisher: small canister, ABC type
- Important family papers (copies of birth certificates, marriage licenses, wills, insurance forms, phone numbers, credit card information)
- Sun block/sun glasses, hat
- Portable toilet
- Insect repellent
- Tape
- Compass
- Aluminum foil
- Signal flare
- Household chlorine bleach
- Special or prescription medication
- Baby items - formula, diapers, bottles, powdered milk, medications, and favorite security items
- Games, books, toys
- Contact lenses and supplies; a spare set of contacts or glasses if available

You should inspect your kit at least twice a year. Rotate food and water every six months. Check children's clothing for proper fit. Adjust clothing for winter or summer needs. Check expiration dates on batteries, light sticks, warm packs, food and water. Keep a light source stored in the top of your kit for easy access in the dark.

Your kit should be in a portable container located near an exit of your house. A large plastic garbage can with a lid makes an excellent storage container. Make sure you have not overloaded your kit as you may have to carry it long distances to reach safety or shelter. You may want to have a backpack or duffle bag for each family member and divide up the rations in the event that family members are separated during evacuation or the disaster.

Agencies and Resources

The following is a partial listing of contact agencies that supplied information for this guidance and may be able to provide additional emergency information.

State-Federal Flood Operations Center
(800) 952-5530

Office of the State Fire Marshall
(916) 445-8200

Department of Water Resources
(Flood Forecasting)
(800) 952-5530

Department of Housing & Community Development (HCD)
Division of Codes and Standards, Manufactured Housing Section
(916) 445-3338

HCD Northern Area Office
9342 Tech Center Dr. Suite 550
Sacramento, CA 95826
(916) 255-2501

HCD Southern Area Office
3737 Main St, Ste 400
Riverside, CA 92501
(951) 782-4420

California Emergency Management Agency (Cal EMA)

Counties of San Luis Obispo, Santa Barbara, Ventura, Los Angeles, and Orange
(562) 795-2900

Counties of Del Norte, Humboldt, Mendocino, Lake, Sonoma, Napa, Marin, Solano, San Francisco, Contra Costa, San Mateo, Alameda, Santa Cruz, Santa Clara, Monterey, and San Benito
(510) 286-0895

Counties of Siskiyou, Modoc, Trinity, Shasta, Lassen, Tehama, Plumas, Glenn, Butte, Sierra, Colusa, Sutter, and Yuba
(916) 845-8470

Counties of Nevada, Placer, Yolo, El Dorado, Sacramento, Amador, Calaveras, Alpine, San Joaquin, Stanislaus, and Tuolumne
(916) 845-8470

Counties of Merced, Mariposa, Madera, Fresno, Kings, Tulare, and Kern
(209) 445-5672 or (916) 845-8470

Counties of Mono, Inyo, San Bernardino, Riverside, San Diego, and Imperial
(562) 795-2900

Western Propane Gas Association
2131 Capitol Ave, Ste 206
Sacramento, CA 95816
(916) 447-9742

American Red Cross
Disaster Assistance Division
(916) 993-7087

Earthquake Preparedness Center of Expertise

Attn: CESP-CD-EQ
211 Main Street
San Francisco, CA 94105-1905
(415) 744-2809

Western Manufactured Housing Communities Association (WMA)

455 Capitol Mall, Ste 800
Sacramento, CA 95814
(916) 448-7002

California Mobile Home Resource & Action Association (CMRAA)

P.O. Box 7468
San Jose, CA 95150
(408) 244-8134

National Weather Service (NWS)

3310 El Camino Ave, Room 226
Sacramento, CA 95821
(916) 979-3041

BIG SUR

Andrew Molera State Park

Andrew Molera State Park

Los Padres Nat'l Forest

Pfeiffer Big Sur State Park

PROJECT SITE

Los Padres Nat'l Forest

PFEIFFER RIDGE RD

Pfeiffer Big Sur State Park

SYCAMORE CYN RD

APPLICANT: FERNWOOD RESORT LLC

APN: 419-211-021,022-000

FILE # PLN060356

 300' Limit  2500' Limit  City Limits

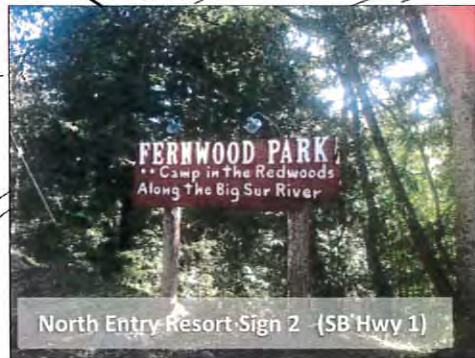




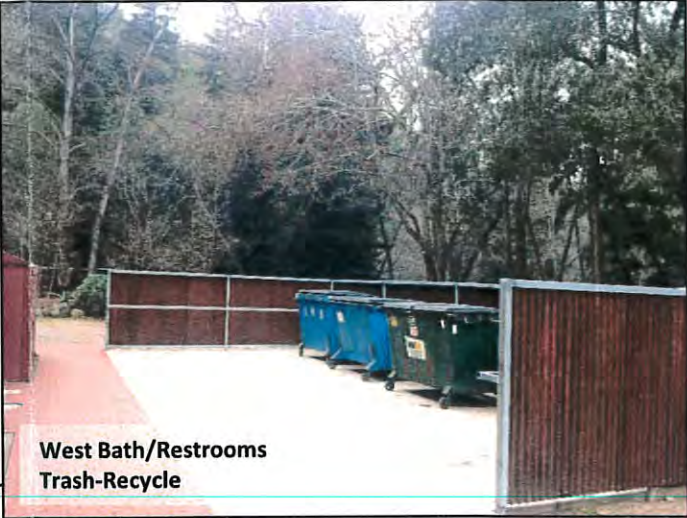
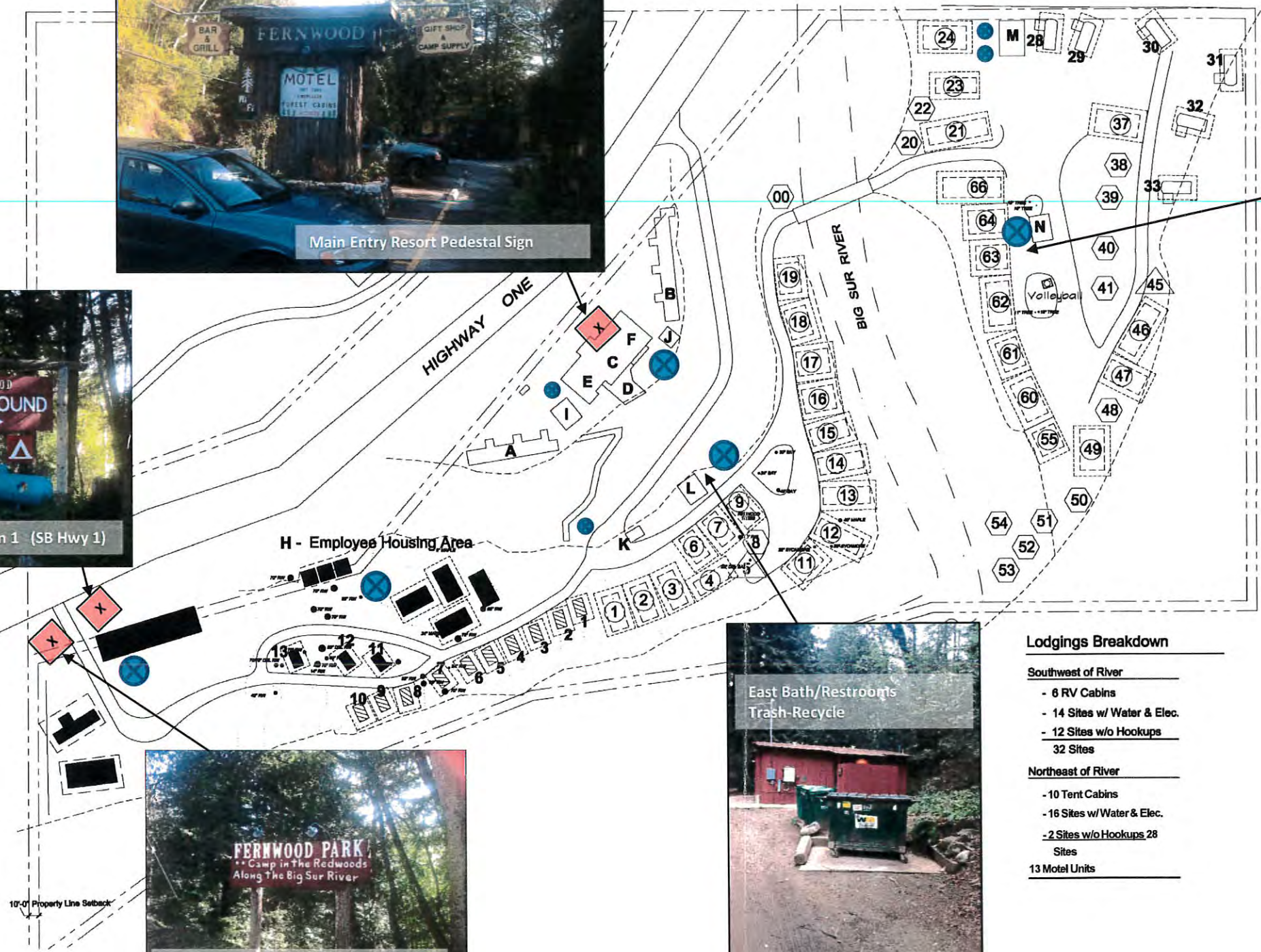
Main Entry Resort Pedestal Sign



North Entry Resort Sign 1 (SB Hwy 1)



North Entry Resort Sign 2 (SB Hwy 1)



West Bath/Restrooms
Trash-Recycle



East Bath/Restrooms
Trash-Recycle

Key / Resort Uses

- A Motel Rooms (A-F) 6 units
- B Motel Rooms (G-M) 7 units
- C Lounge & restaurant
- D Lounge Deck / Fireplace
- E Grocery / Camp Store / Office
- F Gift Shop
- G Manager's Unit
- H Employee Housing Area
- I Dry Storage
- J Food & Beverage Storage
- K Campground Office
- L East Shower / Restrooms
- M Yoga Deck
- N West Shower / Restrooms

Additional Trash-Recycle

Key / Campground Uses

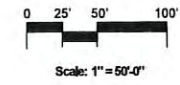
- RV Cabins including Electrical Water & Septic
- RV Sites with Electrical and Water
- Tent Cabins
- Resort Buildings
- Employee Housing
- Tent Site, No Pedestal
- Day Use Picnic Area / Overflow Parking

Lodgings Breakdown

- Southwest of River**
- 6 RV Cabins
- 14 Sites w/ Water & Elec.
- 12 Sites w/o Hookups
- 32 Sites
- Northeast of River**
- 10 Tent Cabins
- 16 Sites w/ Water & Elec.
- 2 Sites w/o Hookups
- 28 Sites
- 13 Motel Units

Fernwood Resort

HIGHWAY 1
BIG.SUR.CALIFORNIA



King
VENTURE

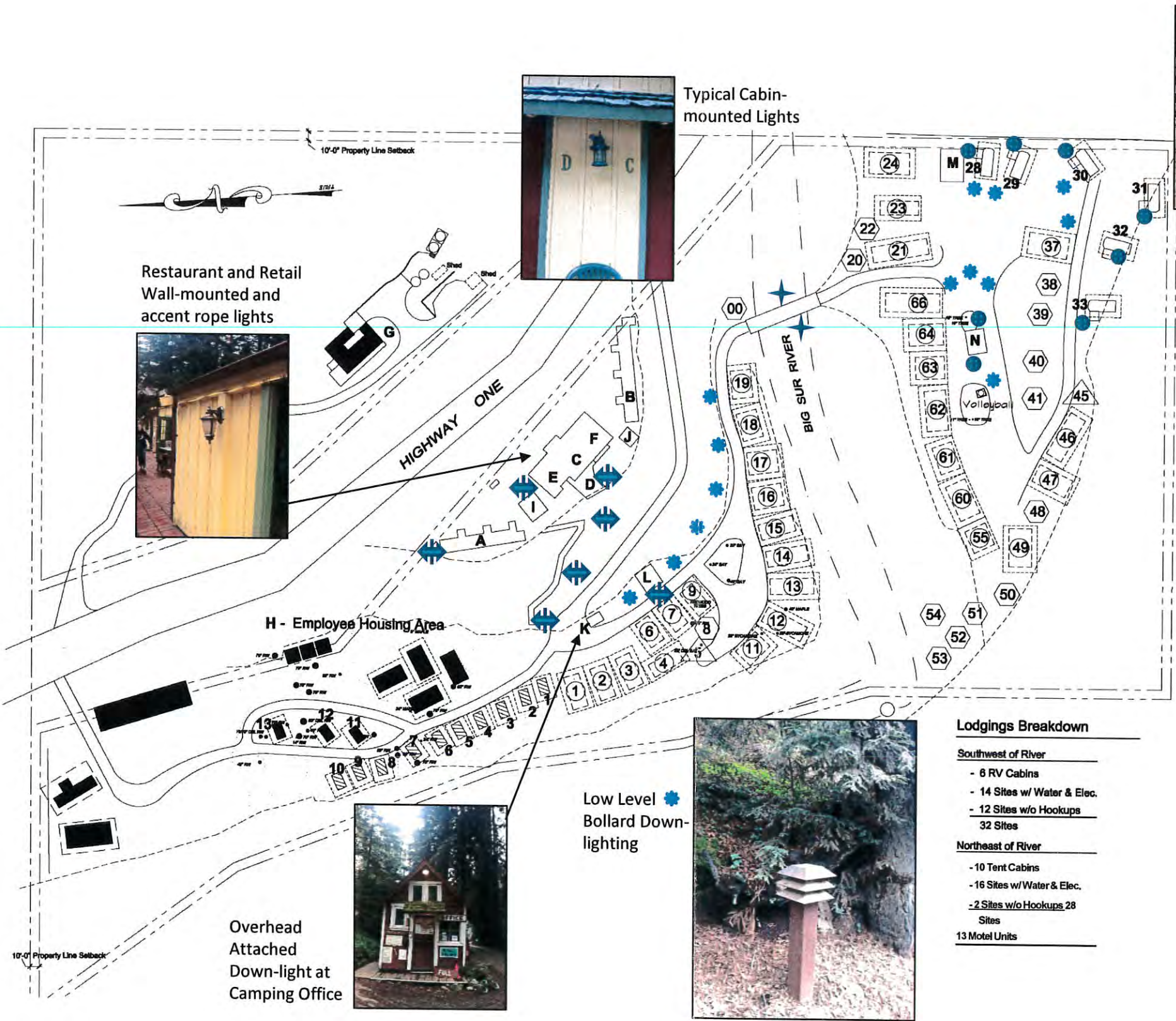
285 Bridge Street
San Luis Obispo, CA 93401
Phone: 805.644.4444
Fax: 805.644.6627
email: king@kingventure.com

SITE PLAN
Plot Date: FEB.18.2014
Purpose: -
Job Number: -
File Name: GENERAL SITE PLAN Layout
Name: DW Generation

Project North

Ex 4
Sheet No.

Signs-Trash



Typical Cabin-mounted Lights

Restaurant and Retail Wall-mounted and accent rope lights



River Bridge Lights



Key / Resort Uses

- A Motel Rooms (A-F) 6 units
- B Motel Rooms (G-M) 7 units
- C Lounge & restaurant
- D Lounge Deck / Fireplace
- E Grocery / Camp Store / Office
- F Gift Shop
- G Manager's Unit
- H Employee Housing Area
- I Dry Storage
- J Food & Beverage Storage
- K Campground Office
- L East Shower / Restrooms
- M Yoga Deck
- N West Shower / Restrooms

Overhead Pole Lights



Lodgings Breakdown

- Southwest of River**
- 8 RV Cabins
- 14 Sites w/ Water & Elec.
- 12 Sites w/o Hookups
- 32 Sites
- Northeast of River**
- 10 Tent Cabins
- 16 Sites w/ Water & Elec.
- 2 Sites w/o Hookups
- 28 Sites
- 13 Motel Units

Key / Campground Uses

- RV Cabins including Electrical Water & Septic
- RV Sites with Electrical and Water
- Tent Cabins
- Resort Buildings
- Employee Housing
- Tent Site, No Pedestal
- Day Use Picnic Area / Overflow Parking

Cabin-mounted Porch Lights

Overhead Attached Down-light at Camping Office

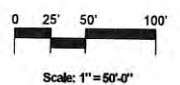


Low Level Bollard Down-lighting



Fernwood Resort

HIGHWAY. 1
BIG.SUR.CALIFORNIA

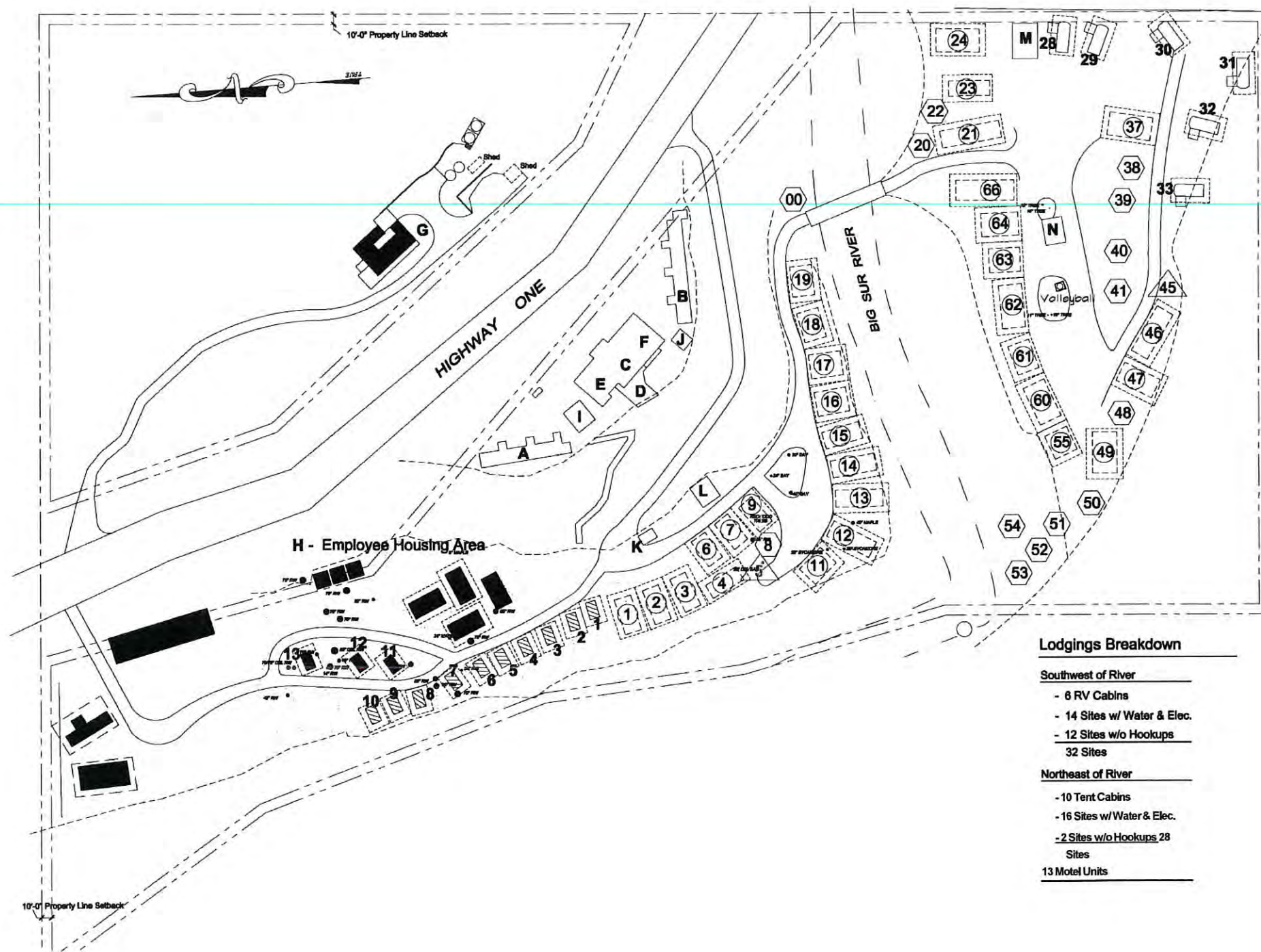


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 Purpose: ...
 Job Number: ...
 File Name: GENERAL SITE PLAN Layout
 Name: DW Generation

Project North

Ex 3
Sheet No.

Lighting Plan



Key / Resort Uses

- A Motel Rooms (A-F) 6 units
- B Motel Rooms (G-M) 7 units
- C Lounge & restaurant
- D Lounge Deck / Fireplace
- E Grocery / Camp Store / Office
- F Gift Shop
- G Manager's Unit
- H Employee Housing Area
- I Dry Storage
- J Food & Beverage Storage
- K Campground Office
- L East Shower / Restrooms
- M Yoga Deck
- N West Shower / Restrooms

Lodgings Breakdown

- Southwest of River**
- 6 RV Cabins
 - 14 Sites w/ Water & Elec.
 - 12 Sites w/o Hookups
 - 32 Sites
- Northeast of River**
- 10 Tent Cabins
 - 16 Sites w/ Water & Elec.
 - 2 Sites w/o Hookups
 - 28 Sites
- 13 Motel Units

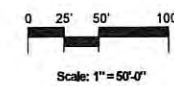
Key / Campground Uses

- RV Cabins including Electrical Water & Septic
- RV Sites with Electrical and Water
- Tent Cabins
- Resort Buildings
- Employee Housing
- Tent Site, No Pedestal
- Day Use Picnic Area / Overflow Parking



SITE PLAN
 Plot Date: FEB. 18, 2014
 Purpose: ...
 Job Number: ...
 File Name: GENERAL SITE PLAN Layout
 Name: DW Generation

Fernwood Resort
 HIGHWAY 1
 BIG SUR, CALIFORNIA



Project North | Ex 1 Sheet No. | Site Plan