

**MONTEREY COUNTY PLANNING COMMISSION**

<b>Meeting:</b>	<b>June 30, 2004 at 9:35 a.m.</b>	<b>Agenda Item:</b>	<b>3</b>
<b>Project:</b>	Combined Development Permit ( <b>PLN030277 – Big Sur Health Center</b> ) consisting of: a Coastal Administrative Permit and Design Approval to allow a new 2,100 square foot manufactured module with a deck to replace an existing unit; a Coastal Development Permit to allow development within the critical viewshed; a Coastal Development Permit to allow the removal of 14 trees (including 3 trees between 12” and 23” in diameter and one 27” landmark oak tree); and establish a General Development Plan that includes a community health clinic, outdoor religious services, a caretaker, private camping, group activities and a waiver of the caretaker parking requirement.		
<b>Location:</b>	46896 Highway One, Big Sur Coast Area, Coastal Zone		
<b>APN:</b>	419-201-022-000		
<b>Zoning:</b>	“VSC-D (CZ)”	<b>Flagged and Staked:</b>	Yes
<b>CEQA Action:</b>	Categorically Exempt (§15301, Class 1 & §15302, Class 2)		
<b>Date Application Deemed Complete:</b>	May 11, 2004		
<b>Department:</b>	Planning and Building Inspection		

**RECOMMENDATION:** Staff recommends that the Planning Commission approve PLN030277 (Big Sur Health Center) based on the Findings and Evidence (**Exhibit B**) and subject to proposed Conditions (**Exhibit C**);

**OVERVIEW:** The Big Sur Health Center requests permits to replace an existing, permitted modular unit used as a community health center and to approve a General Development plan for all uses on the site. The property is located adjacent to Highway One in the Big Sur Valley Community. Once completed the structures will occupy 2,764 sq. ft. and include a 12 gravel parking spaces on 6.1 acre lot.

Although the project is within the critical viewshed, the parcel is located in a Rural Community Center that is exempt from the critical viewshed policy. The proposed health center would increase the visibility from Highway One because it has a higher roofline, although the replacement roofing is darker and less visible than the existing roofing thereby reducing the overall visual impact. Conditions include the requirement to record a scenic easement over portions of the property with existing vegetation that screens the development. As conditioned, staff finds the project minimizes visibility and is consistent with visual resource policies contained in the Big Sur Land Use Plan.

Removal of 14 trees impacted by the development is proposed in the project area surrounding the structure and parking. Although the new development area is limited, tree removal is required to install the new modular and to adjust the existing parking area. Two (2) of the 14 trees, including one (1) landmark 27-inch oak, show symptoms of Sudden Oak Death and will be removed to prevent the spread of the disease. Pursuant to the Forest Management Plan, conditions include protection of retained trees, planting replacement trees, and careful disposal of the infected trees. Conditions also include a new treatment for the infected landmark tree in an attempt to save it prior to removal. Staff finds tree removal has been minimized and that removal of the landmark oak is necessary for the health of the forest.

In addition to the community health center, the site contains a mix of private uses to include outdoor religious services, a caretaker unit, private camping, and group activities requiring the establishment of a General Development Plan. Staff finds that there is no intensification of uses or activities and that the Plan is compatible with the area because the property and resources are not adversely impacted.

The project includes a request to waive the required parking for the caretaker unit (1 covered space). Staff finds that a parking capacity of 59 spaces is sufficient to accommodate the proposed project including this unit. Staff supports granting the waiver for the caretaker parking because the approval will not cause a reduction in required parking or be incompatible with the surrounding uses given the additional parking area available at the adjacent health center.

CEQA Guidelines §15301 and §15302 categorically exempt existing facilities and the replacement of structures in substantially the same location. The project has no potential for a significant impact and there are no unusual circumstances related to the project or property. No unresolved issues remain. See **Exhibit A** for an expanded discussion.

**OTHER AGENCY INVOLVEMENT:**

The following agencies have reviewed the project and those that are checked (✓) recommended conditions that have been incorporated in **Exhibit C**:

- |   |                               |   |                                   |
|---|-------------------------------|---|-----------------------------------|
| ✓ | Water Resources Agency        | ✓ | California Department of Forestry |
| ✓ | Environmental Health Division |   | Parks Department                  |
|   | Public Works Department       |   |                                   |

**LAND USE ADVISORY COMMITTEE (APPROVAL)**

The Big Sur Coast Land Use Advisory Committee (LUAC) reviewed the project on March 9, 2004 and recommended approval by a 4-0 vote. The committee suggested an arborist evaluate the trees for sudden oak death syndrome and consider removal of infected trees (**Exhibit D**). A Forest Management Plan has been prepared and 14 trees are proposed for removal, including two infected oak trees.

Prepared by: \_\_\_\_\_

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This report reviewed by Carl Holm, AICP, Senior Planner, Coastal Team.

This report approved by Jeff Main, Planning and Building Services Manager.

cc: Planning Commission (10); County Counsel; Health Department; Public Works; Fire District; Monterey County Water Resources Agency; California Coastal Commission; Caltrans; Jeff Main; Eric Lee; Rector Wardens (owner); Lisa Kleissner (agent); Sharen Carey (representative); Project File

Attachments:

	Project Data Sheet
Exhibit "A"	Discussion of Proposed Project
Exhibit "B"	Findings and Evidence
Exhibit "C"	Recommended Conditions of Approval
Exhibit "D"	Land Use Advisory Committee Recommendations
Exhibit "E"	General Development Plan Description
Exhibit "F"	Parking Information and Parking Waiver Request
Exhibit "G"	Photosimulation & Flagging

PLN030277 (Big Sur Health Center)  
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Exhibit "H"	Project Site Plans
Exhibit "I"	Project Location Map

- Notes:**
1. This project is appealable to the Board of Supervisors and the California Coastal Commission.
  2. The studies referenced as attachments to the Initial Study are available for review upon request.

## **EXHIBIT "A"**

### **DISCUSSION OF PROPOSED PROJECT**

#### **PROJECT DESCRIPTION**

Rector, Wardens, and Vestrymen of All Saints Parish owns the subject property. The applicant, Big Sur Health Center, requests permits to replace an existing, permitted 2,000 square foot modular unit used as a community health center with a new 2,100 square foot modular unit, deck wheelchair ramp, and parking modifications and includes tree removal. No General Development Plan for the property currently exists. Monterey County Code (Title 20) requires a:

1. Coastal Administrative Permit and Design Approval for proposed new structures.
2. Coastal Development Permit for development within the critical viewshed since the proposed structure is visible from Highway One;
3. Coastal Development Permit for removal of protected native trees; and
4. General Development Plan because the property, which is located in a Visitor Serving Commercial District, exceeds one acre and contains more than one use.

#### **Background**

The property has a history of private use for both religious and social activities. Use permits were approved in 1981 (PC4438) and 1984 (PC5021) for a community health center and caretaker's unit. In 1994, a permit (ZA94003) was approved allowing replacement of the original caretaker's unit. A carport was proposed as part of the project but was not constructed.

#### **Site & Setting**

The subject parcel is a 6.09-acre lot situated between Highway One along the northeast boundary and the Big Sur River along the western and southern boundary. It is located in the Big Sur Valley Community adjacent to a private campground (Big Sur Campgrounds) and several large residential parcels.

The property slopes down gently at about a 10% grade from the highway down to the riverbank. It contains mixed evergreen forest, redwood forest and riparian woodland with a variety of coast live oaks, coast redwoods, California bay and understory vegetation.

There are several existing structures including a health center, caretaker unit, restrooms, outdoor chapel, and camping spots with grills and benches. A paved driveway leads from Highway One to 12 designated parking spaces at the health center. Beyond this area toward the caretaker's unit and overflow parking area the driveway is gravel and dirt. There are a number of trails that crisscross the property.

#### **PROJECT COMPONENTS & ISSUES**

##### **Health Center**

The new 2,100 square foot module replaces the existing Health Center (approximately 2,000 square feet and deck) in the same location. It includes a wheelchair accessible ramp, entry deck, and a slight expansion and adjustment of the parking area. The new clinic has three exam rooms, which is the same number as existing building. The project does not propose to increase usage or capacity. Grading is less than 100 cubic yards.

### Critical Viewshed

The subject property is located adjacent to Highway One in the Big Sur Valley Community. The proposed development is within the critical viewshed and would potentially increase the visibility of the health center from Highway One because the new structure has a higher roofline and slightly larger mass than the existing unit (Exhibit "G"). The key visual policy (3.2.1) of the Big Sur Land Use Plan (LUP) prohibits development within the "critical viewshed," defined as areas that are visible from Highway One. However, the parcel is located in a Rural Community Center and is exempt from the critical viewshed policy. Development in this area which provides essential community services is allowed subject to design and siting controls (LUP 3.2.5.A) and specific provisions for the Big Sur Valley (LUP 5.4.3.L).

The current structure has a flat roof and is approximately 12 feet high. The proposed structure has a gabled roof and is approximately 16 feet tall at the ridge. However, existing trees and vegetation largely screen the structure and the proposed brown exterior blends with the vegetation and minimizes visibility. In addition, the proposed structure has dark brown/black composite roofing, which will be less visible from the highway because the existing roof is a lighter color and the plastic breezeway roofing creates glare. Also, the site is constrained because it fronts along the Big Sur River. Relocating the structure farther from the highway would potentially place it within the floodplain, as well as require additional access and tree removal. Proposed tree removal potentially increases visibility of the structure in the short-term and is addressed below in the discussion on tree removal. Staff finds that the design and siting of the proposed development minimizes visibility from the highway and is consistent with visual resource policies.

### Biological Resources

A biological report prepared by Jeff Norman, dated January 13, 1994, for the caretaker's unit (PC94003) identified no rare, endangered, threatened or sensitive plant or animal species on the project site. The proposed new 2,100 square foot module is located in the same developed area with a slightly larger footprint as compared to the existing structure (approximately 2,000 square feet). It requires minimal new disturbance and grading (less than 100 cubic yards).

Fourteen native trees surrounding the existing structure will be removed in order to accommodate the delivery and installation of the new module, deck, wheelchair ramp and parking modifications. Two of the trees to be removed also show symptoms of Sudden Oak Death and will be appropriately disposed of on-site to avoid spreading the disease (Condition #7). Replacement trees will be planted as required (Condition #9). Tree removal is addressed below in the section on tree removal and in the Forest Management Plan prepared by Glenn Flamik, dated April 22, 2004.

The project site is approximately 240 feet from the edge of the riverbank and no riparian habitat is impacted. Existing uses included in the General Development Plan are low-intensity uses. Staff finds that biological impacts are minimal to existing vegetation and forest cover.

### Floodplain

The parcel is partially located within the 100-year floodplain of the Big Sur River according to the FEMA Flood Maps. The Monterey County Water Resources Agency has verified that the proposed structure meets the 200

foot setback requirement. A floodplain notice is already recorded for the property. No floodplain-related issues remain.

### **Tree Removal**

This project proposes to remove 14 protected native trees consisting of one (1) Santa Lucia fir tree, eight (8) California bay trees, and five (5) coast live oak trees. All native tree removal is included in the Forest Management Plan prepared for the project by Glenn Flamik, dated April 22, 2004. Four (4) of the native trees to be removed are greater than 12 inches in diameter and one (1) of these trees is a 27-inch landmark oak tree. Section 20.145.060.D (Coastal Implementation Plan) limits native tree removal to the amount necessary for the development and for the overall health of the forest and prohibits the removal of landmark trees except under special circumstances.

According to the Forest Management Plan, the two largest trees (23-inch and 27-inch diameter oaks) display symptoms of Sudden Oak Death (SOD), though they were not conclusively tested. In particular, the forester reports indications of internal decay on the 27-inch landmark oak. Although this landmark tree could potentially be retained, the forester recommends removal, stating that “there is almost no possibility of this tree recovering from the factors leading to the internal decay” and that “the degradation of this tree to a point of main stem failure can be extremely rapid.” As such, the report concludes that the tree poses a hazard to other trees and the health center because of potential SOD and the likely damage caused by failure of the tree. SOD is a considerable problem in the Big Sur area and efforts to control and contain the disease are ongoing. The removal of diseased trees which threaten to spread the disease to nearby forested areas is allowed (§20.145.060.A CIP). Conditions of approval include recommendations from the Forest Management Plan for proper disposal of infected trees (Condition #7). Staff therefore supports removal of the two infected trees, including the landmark tree.

However, a potential new measure against Sudden Oak Death to help prevent the disease and to retain infected trees involves treating trees with calcium carbonate. Because removal of the landmark tree is not necessary for the development and generally prohibited, a condition has been incorporated requiring the applicant to pursue and implement this treatment measure if it is determined feasible (Condition #6). In the event it is infeasible or proves to be ineffective, removal of the infected landmark tree is allowed.

The remaining 12 trees are located around the existing building and parking area and are impacted by the proposed grading and improvements. Although the new health center is proposed in the same location as the existing one, improvements are required. They include minor grading (approximately 75 cubic yards), drainage improvements and adjustment of the parking area. These improvements along with activities to remove and install both the old and new modular units require the tree removal. Two (2) of these trees are greater than 12 inches in diameter and are located in the area of the entrance and wheelchair ramp for the new center. Relocating the structure to avoid them would result in impacts to other nearby trees. A condition has been incorporated for tree protection measures during construction to avoid additional impacts (Condition #8). Staff finds that tree removal has been minimized.

LUP policies require the replacement of the four (4) native trees 12 inches or greater in diameter that will be removed (§20.145.060.D.6 CIP). Although the property is already forested, the Forest Management Plan identifies an area between the highway and parking area where six (6) redwoods from locally grown stock or

on-site cuttings could be planted as replacement for the four (4) trees. Redwoods are recommended because they are resistant to SOD and are consistent with other redwoods located in the replanting area between the highway and the access driveway. This replacement has been incorporated as a condition (Condition #9).

The proposed tree removal potentially increases visibility of the health center because several of the trees are located in front of the building. However, existing trees and vegetation located closer to the highway would continue to largely screen the property from Highway One and the replacement trees will also be planted in this area so no long-term impact will occur. In addition, CIP §20.145.060.D.2 requires placing vegetated areas of the property without which development would be visible from Highway One into easement. A condition has been incorporated requiring this portion of the property to be placed in easement (Condition #4). A condition has also been incorporated requiring the landscaping to effectively screen the development subject to monitoring in five years (Condition #11). Staff finds that tree removal is limited to the minimum amount necessary for the development and to maintain the overall health of the forest consistent with Forest Resource polices. Staff therefore supports the proposed tree removal.

**General Development Plan**

The General Development Plan (GDP) for this property includes the existing development and activities (Exhibit ‘E’). No changes in use or intensity are proposed. Additional usage or intensification or development requiring an amendment to this GDP is subject to additional permits. Staff finds that the proposed GDP is compatible with the area and does not adversely impact the property or resources and supports the GDP. The GDP consists of the following elements:

Structures

Existing Restroom Facility	272 square feet
Existing Caretakers Unit	392 square feet
Proposed Health Clinic and Deck	2,100 square feet (replacing a 2000 sq. ft. structure)
Existing Outdoor Chapel (podium and 12 ten-foot long benches)	120 feet of bench space

Activities & Operations

Caretaker	Year-round	1 caretaker
Religious Services	First Sunday of winter months, Every Sunday from springtime	2 to 50 people
Private Camping	Weekends	8 to 50 people
Weddings	6 to 8 per year, typically on Saturdays	150 guests maximum; 59 vehicles maximum
Annual Health Fair	Once a year during the Fall	250 visitors over a 4-hour period
Health Clinic	M-F, 10am to 5pm	2,500 patients per year Employees: 2 physicians 1 physician assistant 1 registered nurse

		1 receptionist
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Parking

The property contains a mix of residential, public and private uses described in the General Development Plan. §20.58.040 (Title 20) details the following parking standards:

<u>Use</u>	<u>Standard</u>	<u>Facility</u>	<u>Requirement</u>	<u>Proposed</u>
Medical Clinic	1 space/200 sq. ft.	2,100 sq. ft.	11 spaces	12 spaces
Caretaker Unit	1 space/unit	1 unit	1 space	
Religious Services	1 space/4 seats (24" equals 1 seat)	120 feet of bench space	15 spaces	47 "overflow" spaces
Weekend Events (includes parking for services)	59 cars maximum	N/A	59 spaces total	
				<b>59 Total</b>

The different uses are able to share the available parking spaces and reduce the overall amount of parking required. Existing parking consists of 12 spaces in front of the health center, including 2 designated handicapped spaces. The proposed project adjusts the location of this parking, but retains the same number of spaces. An additional 47 spaces are available in "overflow" areas along the driveway and in a clearing, as designated on the parking plan submitted by the applicant. The designated parking in front of the health center accommodates daily parking needs including the caretaker and attendance for weekend services. The "overflow" parking is generally only necessary for special events. Total parking capacity is 59 spaces.

Weekday use includes the health clinic and caretaker. Weekend uses include the caretaker, the outdoor chapel, and occasional events such as weddings or camping activities. Health clinic parking is not required on the weekends and does not conflict with other uses. The hours of operation of these activities are substantially different which allows the mixed uses to share parking (§20.58.050.L CIP). Parking for camping activities and special events varies, but according to the applicant parking for these events is limited to 50 vehicles and is coordinated by the caretaker or another responsible person. The applicant has stated that they have never held an event that involved more than 50 vehicles at any one time. A condition has been incorporated that limits on-site parking for events to the available 59 spaces (Condition #13). If event parking exceeds the parking capacity, the owner is required to provide other means of accommodating parking such as off-site parking, vanpools and shuttles, subject to approval by the Director of Planning and Building Inspection. Expanded activities or intensified uses are subject to additional permits and measures (Condition #12). Staff finds that sufficient parking capacity exists for the property and for the existing and proposed uses.

Caretaker's Unit Parking Waiver

The applicant requests a waiver from the caretaker's unit parking requirement (one covered space) because it is the only residential use on the property and sufficient parking already exists to accommodate the uses, including the caretaker (Exhibit "F"). Section 20.58.050.C (CIP) allows modifications to the parking standard when "due to the unusual characteristics of a use or its immediate vicinity, do not necessitate the number of parking spaces, type of design, or improvements required." The parking is screened from Highway One and is not visible because of existing trees and vegetation. In addition, vehicles are often parked in the open on this

property because of the health clinic during the weekday and camping groups and other events during the weekends. The adjacent property is a private campground (Big Sur Campgrounds) where car camping also occurs so that outdoor parking on the subject property is not unusual or inconsistent with other properties in the vicinity. Staff finds that adequate parking exists for the caretaker unit and that uncovered parking is consistent and compatible with the site and the rural setting of the Big Sur Valley. Therefore, staff supports this waiver of the caretaker parking requirement.

### Septic & Water System

The property contains existing and permitted septic and water systems adequate for current needs. No increase in usage or intensification is proposed. Replacement or expansion of the systems is subject to additional permits.

## **PROJECT REVIEW**

### **Land Use Advisory Committee (LUAC)**

The project was reviewed by the Big Sur Coast LUAC on March 9, 2004. The LUAC recommended approval of the project by a vote of 4-0. The recommendation included a suggestion for an arborist to evaluate the trees on the property for Sudden Oak Death (SOD) and consider removing infected trees. A Forest Management Plan was prepared by Glenn Flamik, dated April 22, 2004, and evaluated project tree impacts. It identified 2 oak trees in the project area with symptoms of SOD and recommended their removal. Evaluation of the entire property for SOD was not conducted. Controlling the spread of sudden oak death is an ongoing county and state-wide effort, but is not a specific issue that is required to be addressed as part of this application.

### **Big Sur River Waterway**

The subject property is located within the Big Sur River Waterway Management Plan area, whose objective is to maintain and enhance the river and watershed. Uses on this property include public facilities and low-intensity recreational use. Development does not occur within the riparian corridor or floodplain. It does not increase water use or impact water quality. Staff finds the project consistent with the Big Sur River Waterway Plan.

### **Caltrans**

In addition to review by local agencies, the project was sent to the California Department of Transportation (Caltrans) for review. Caltrans recommended an operational analysis of the intersection. After clarifying the existing uses and project scope, staff determined in consultation with the Public Works Department and Caltrans that an operational analysis was not required because the project does not increase usage or visitation.

### **CEQA**

The proposed project is categorically exempt pursuant to CEQA Guidelines §15301 for existing facilities and §15302 for the replacement of existing facilities. This project includes the existing uses and facilities and the replacement of an existing structure. No intensification or new uses are proposed. A biology report prepared by Jeff Norman dated January 13, 1994 for the caretakers unit identified no sensitive species on the property. Staff finds that conditions on the property have not changed since the report was completed and that the

conclusions are still valid as confirmed in discussions with the biologist. The Big Sur Coast Land Use Plan establishes that a threshold of a minimum 150-foot setback from a streambank in order to ensure that the development has a less than significant impact. The proposed structure maintains a setback of approximately 240 feet from the bank of the Big Sur River. Tree removal is the minimal amount necessary for the project and does not adversely impact the forest. Estimated grading is less than 100 cubic yards. There are no unusual circumstances related to the project or property.

**EXHIBIT “B”**  
**RECOMMENDED FINDINGS AND EVIDENCE**

1. **FINDING – CONSISTENCY:** The Project, as conditioned is consistent with applicable plans and policies, the Big Sur Coast Land Use Plan, Coastal Implementation Plan (Part 3), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for public/quasi-public uses.

**EVIDENCE:**

- (a) Plan Conformance. PBI staff has reviewed the project as contained in the application and accompanying materials for consistency with the Big Sur Coast Land Use Plan, Coastal Implementation Plan (Part 3), Part 6 of the Coastal Implementation Plan. PBI staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 20) and have determined that the project is consistent with the Big Sur Coast Land Use Plan, which designate this area as appropriate for rural community center development and public/quasi-public uses. Staff notes are provided in Project File PLN030277.
- (b) Site Visit. Project planner conducted an on-site inspection on July 1, 2003 and March 3, 2004 to verify that the project in the subject location conforms to the plans listed above.
- (c) Land Use. The project for a community health center, religious activities, camping and group activities is a conditional use as a public/quasi-public use, in accordance with Section 20.22.060.O and 20.22.060.S (CIP).
- (d) Zoning Consistency. The project is located within a Visitor Serving Commercial District, Coastal Zone (“VSC (CZ)”). The project is in compliance with Site Development Standards for a Visitor Serving Commercial District in accordance with Section 20.22.070 (CIP).
- (e) Big Sur River Waterway. The subject property is located within the Big Sur River Waterway Management Plan area, whose objective is to maintain and enhance the river and watershed. Uses on this property include community facilities and low-intensity recreational and private uses. Development does not occur within the riparian corridor or floodplain. It does not increase water use or impact water quality. The project is consistent with the Big Sur River Waterway Plan.
- (f) General Development Plan. A General Development Plan is required because the property is larger than one acre and contains more than one use and is located in a Visitor Serving Commercial District (§20.22.030 CIP). See Finding #6.
- (g) Forest Resources. The project includes removal of 14 native trees protected under the Big Sur Coast Land Use Plan, consisting of one (1) Santa Lucia fir tree, eight (8) California bay trees, and five (5) coast live oak trees. It includes four (4) trees greater than 12 inches in diameter, including one (1) 27-inch landmark coast live oak, that are. See Finding #7.
- (h) Scenic Resources & Critical Viewshed. The project is located in an area exempted from the critical viewshed and includes replacement of an existing structure. See Finding #8.
- (i) Parking. The property contains a mix of residential, public and private uses with varying parking requirements. The project includes modification to the parking standards for a waiver of the covered caretaker parking requirement. See Finding #9.
- (j) Land Use Advisory Committee (LUAC): The project was reviewed by the Big Sur Coast LUAC on March 9, 2004. The LUAC recommended approval of the project by a vote of 4-0. The recommendation included a suggestion for an arborist to assess the trees on the property for sudden oak death and consider removing infected trees. A Forest Management Plan was prepared by Glenn

Flamik, dated April 22, 2004, which evaluated tree removal for the development. It identified two oak trees with symptoms of sudden oak death (SOD) and recommended their removal. Evaluation of the entire property for SOD was not conducted. Controlling the spread of sudden oak death is an ongoing county and state-wide effort, but is not a specific issue that is required to be addressed as part of this application.

(k) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN030277.

2. **FINDING - SITE SUITABILITY:** The site is suitable for the use proposed.

**EVIDENCE:**

(a) The project has been reviewed for suitability by Planning and Building Inspection Department, Public Works Department, Water Resources Agency, Environmental Health Division, California Department of Forestry. Conditions recommended have been incorporated.

(b) Technical reports by outside geology and biology consultants indicate that there are no physical or environmental constraints such as environmentally sensitive habitats or similar areas that would indicate the site are not suitable for the use proposed:

- (1) Letter regarding Geology in vicinity of the Big Sur Health Center by Karl Vonder Linden, (August 26, 2003);
- (2) Geologic Report prepared by Karl Vonder Linder (June 22, 1993) for a neighboring parcel (APN 419-201-007-000);
- (3) Biological Report prepared by Jeff Norman, (January 13, 1994) for the subject property for project file number ZA94003.

Agency staff concurs and finds that the reports are applicable and that conditions have not changed substantially from the time the reports were prepared. Reports are in Project File PLN030277.

(c) A potentially active fault is located in the vicinity of the subject property. According geologic information provided by Karl Vonder Linden dated August 26, 2003 states that the conclusions of a Geologic Report by the same author dated June 22, 1993 for a neighboring parcel (APN 419-201-007-000) are applicable to the subject property. The author also places the San Gregorio-Hosgri Fault well to the north of the subject property and finds that no special geologic measures are necessary.

(d) Biological information identifies no special status or sensitive species on the property.

(e) The parcel is partially located within the 100-year floodplain of the Big Sur River according to the FEMA Flood Maps. The Monterey County Water Resources Agency has verified that the proposed structure meets the 200 foot setback requirement. A floodplain notice is already recorded for the property.

(f) Staff conducted an on-site visit on July 1, 2003 and March 3, 2004 to verify that the site is suitable for this use.

(g) Necessary public facilities are available and will be provided.

3. **FINDING - CEQA (Exempt):** The project is exempt from environmental review

**EVIDENCE:**

(a) CEQA Guidelines categorically exempt existing facilities (§15301, Class 1) and the replacement of existing structures where the new structure will be located in the same site and have substantially the same purpose and capacity (§15302, Class 2).

- (b) The project includes the existing uses and facilities and the replacement of an existing and permitted 2,000 square foot structure used as a community health clinic. Existing activities on the property include religious services, private camping and social activities.
- (c) No intensification or new uses are proposed.
- (d) Estimated grading is less than 100 cubic yards.
- (e) A potentially active fault is located in the vicinity of the subject property. According geologic information provided by Karl Vonder Linden dated August 26, 2003 states that the conclusions of a Geologic Report by the same author dated June 22, 1993 for a neighboring parcel (APN 419-201-007-000) are applicable to the subject property. The author also places the San Gregorio-Hosgri Fault well to the north of the subject property and finds that no special geologic measures are necessary.
- (f) Archaeological Resource Maps for the Big Sur Coast Land Use Plan place the property in a moderate archaeological sensitive zone for which no archaeological report is required unless known resources exist in the area. No known cultural resources have been discovered in the vicinity of the property.
- (g) A biology report prepared by Jeff Norman dated January 13, 1994 for the caretaker unit identified no sensitive species on the property and conditions on the property have not changed since the report was prepared. The assessment of the property and conclusions of the report are still valid as confirmed in discussions with the biologist on June 21, 2004.
- (h) The Big Sur Coast Land Use Plan establishes that a threshold of a minimum 150-foot setback from a streambank in order to ensure that the development has a less than significant impact. The proposed structure maintains a setback of approximately 240 feet from the bank of the Big Sur River.
- (i) A Forest Management Plan prepared by Glenn Flamik dated April 22, 2004 evaluated proposed tree removal included two oak trees with symptoms of Sudden Oak Death and determined that the tree removal would not have a substantial impact.
- (j) Evidence that has been received and considered includes:
  - The application and materials.
  - Letter regarding Geology in vicinity of the Big Sur Health Center by Karl Vonder Linden, (August 26, 2003) and Geologic Report prepared by Karl Vonder Linder (June 22, 1993) for a neighboring parcel (APN 419-201-007-000).
  - Biological Report prepared by Jeff Norman, (January 13, 1994) for project file number ZA94003.
  - Forest Management Plan prepared by Glenn Flamik (April 22, 2004).
  - Staff site visit on July 1, 2003 and March 3, 2004.
  - Staff reports that reflect the County's independent judgment
- (k) These reports are on file in the offices of PBI (File Reference No. PLN030277) and are incorporated by reference herein.

**4. FINDING - NO VIOLATIONS:** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County's zoning ordinance. No violations exist on the property, and all zoning violation abatement cost, if any, have been paid.

**EVIDENCE:**

- (a) Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations that exist on subject property.

**5. FINDING - PUBLIC ACCESS:** The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

**EVIDENCE:**

- (a) The project is located within the state Highway 1 right-of-way, which is the primary means of public access to the Big Sur Coast area.
- (b) The project as designed and conditioned does not impede public access or interfere with visual access of the ocean. It improves access by increasing highway reliability and safety.
- (c) Staff site visit on July 1, 2003 and March 3, 2004.

**6. FINDING – GENERAL DEVELOPMENT PLAN:** This project is in conformance with the General Development Plan consisting of the existing and proposed uses and activities proposed for the subject property. New, additional or expanded development or intensified uses not in conformance with the General Development Plan is subject to additional permits. The General Development Plan is compatible with the setting and does not adversely impact the property.

**EVIDENCE:**

- (a) This General Development Plan consists of the existing uses and facilities on the property, including replacement of the existing health center building and associated improvements. The replacement structure contains three exam rooms, which is the same capacity as the existing building. No additional employees or events are proposed or anticipated. Additional usage or intensification or development requiring an amendment to this GDP is subject to additional permits and is specified as a condition of approval (Condition #12).
- (b) Uses and facilities permitted under this GDP are limited to:
  - Structures
    - Existing Restroom Facility (272 square feet)
    - Existing Caretakers Unit (392 square feet)
    - Proposed Health Clinic and Deck (2,100 square feet w/ three exam rooms)
    - Existing Outdoor Chapel (podium & 12 ten-foot long benches)
  - Activities & Operations
    - Caretaker: 1 caretaker year-round
    - Religious Services: 2 to 50 people first Sunday during winter months and every Sunday from springtime
    - Private Camping: 8 to 50 people on weekends
    - Weddings: 6-8 per year 150 guests and 59 vehicles maximum, typically on Saturdays
    - Annual Health Fair: 250 visitors over a 4-hour period during the Fall, 59 vehicles maximum
    - Health Clinic: 2,500 patients per year M-F, 10am to 5pm
    - Employees: 2 physicians, 1 physician assistant, 1 registered nurse, and 1 receptionist
    - Parking: 59 total spaces (12 spaces including two (2) handicapped spaces by the health center and an additional 47 overflow spaces)
- (c) Staff site visits on July 1, 2003 and March 3, 2004.

(d) Project application, plans and materials contained in file number PLN030277.

7. **FINDING - TREE REMOVAL:** The subject project minimizes tree removal in accordance with the applicable goals and policies of the Big Sur Coast Land Use Plan and Coastal Implementation Plan (Part 3).

**EVIDENCE:**

(a) The 14 native trees proposed for removal include one (1) Santa Lucia fir tree, eight (8) California bay trees, and five (5) coast live oak trees and are evaluated in the Forest Management Plan prepared by Glenn Flamik, dated April 22, 2004. Four (4) of the trees to be removed are greater than 12 inches in diameter and one (1) of these trees is a 27-inch landmark oak. Native trees are protected under the Big Sur Coast Land Use Plan and removal is limited to the minimum amount necessary for development or to maintain the overall health of the forest (§20.145.060.D CIP). Two of the coast live oak trees, including the landmark tree, will be removed because they are impacted by the project and also show symptoms of Sudden Oak Death (SOD), according to the Forest Management Plan prepared by Glenn Flamik. The remaining trees are located in the project area and will be removed because they are impacted by the proposed grading and improvements.

(b) The project proposes to remove the landmark 27-inch oak and another 23-inch, which according to the Forest Management Plan display symptoms of Sudden Oak Death (SOD). In particular, the forester reports indications of internal decay on the 27-inch landmark oak. Although this landmark tree could potentially be retained, the forester recommends removal, stating that “there is almost no possibility of this tree recovering from the factors leading to the internal decay” and that “the degradation of this tree to a point of main stem failure can be extremely rapid.” As such, the report concludes that the tree poses a hazard to other trees and the health center because of potential SOD and the likely damage caused by failure of the tree. SOD is a considerable problem in the Big Sur area and efforts to control and contain the disease are ongoing. §20.145.060.D.1 (CIP) prohibits the removal of landmark trees except under special circumstances. Removal of diseased trees which threaten to spread the disease is allowed, pursuant to §20.145.060.A.2. Conditions of approval include recommendations from the Forest Management Plan for proper disposal of infected trees (Condition #7). Removal of these two infected trees, including the landmark oak, is consistent with Forest Resource policies.

(c) However, recent research indicates a potential new measure against Sudden Oak Death to help prevent the disease and to retain infected trees involves treating trees with calcium carbonate. Because removal of the landmark tree is not necessary for the development and generally prohibited, a condition has been incorporated requiring the applicant to pursue and implement this treatment measure if it is determined feasible (Condition #6). In the event it is infeasible or proves to be ineffective, removal of the infected landmark tree is allowed.

(d) The remaining 12 trees are located around the existing building and parking area and are impacted by the proposed grading and improvements. Although the new health center is proposed in the same location as the existing one, improvements are required. They include minor grading (approximately 75 cubic yards), drainage improvements and adjustment of the parking area. These improvements along with activities to remove and install both the old and new modular units require the tree removal. Two (2) of these trees are greater than 12 inches in diameter and are located in the area of the entrance and wheelchair ramp for the new center. Relocating the structure to avoid them would result in impacts to other nearby trees. A condition has been incorporated for measures to be

implemented during construction to avoid additional impacts and includes fencing off the construction area and tree and root protection measures (Condition #8). Tree removal has been minimized.

(e) The tree removal potentially increases visibility of the proposed structure because several of the trees are located in front of health center. However, existing trees and vegetation located closer to the highway largely screen the property from Highway One. Replacement trees will be planted in this area and no long-term impacts will occur. LUP policies require placing vegetated areas of the property into easement without which development would be visible from Highway One (§20.145.060.D.2 CIP). A condition has been added to place the strip of vegetation between Highway One and the access road into a scenic easement to prevent visibility of the development (Condition #4).

(f) LUP policies require the replacement of the four (4) native trees 12 inches or greater in diameter (§20.145.060.D.6 CIP). Although the property is already well-forested, the Forest Management Plan identifies an area between the highway and parking area where six (6) redwoods from locally grown stock or on-site cuttings could be planted as replacement for the four (4) trees. Redwoods are recommended because they are resistant to SOD and are consistent with other redwoods located in the replanting area between the highway and the access driveway. This replacement has been incorporated as a condition (Condition #9).

(g) A condition has been added for the applicant to record a notice of the Forest Management Plan and that any tree removal is in accordance with the approved plan consistent with §20.145.060.D.7 (CIP) (Condition #3).

(h) Forest Management Plan prepared by Glenn Flamik dated April 22, 2004. Report is in Project File PLN030277.

(i) Staff site visits on July 1, 2003 and March 3, 2004.

**8. FINDING - VISUAL RESOURCES:** The subject project is consistent with Visual Resource Policies of the Big Sur Coast Land Use Plan.

**EVIDENCE:**

(a) Policy 3.2.1 of the Big Sur Coast Land Use Plan (LUP) prohibits development within the “critical viewshed,” which is defined as areas visible from Highway 1 with some exceptions. The intent of the policy is to preserve the scenic quality and character of the Big Sur Coast. However, development is allowed within designated Rural Service Centers subject to careful design and siting controls (3.2.5.A LUP). Specific provisions for Rural Community Centers in the Big Sur Valley (5.4.3.L.4 LUP) require development to minimize visibility and be compatible with rustic design. The design and siting of the proposed development minimizes visibility from the highway and is consistent with visual resource policies based on the following:

- The replacement structure is located within the same footprint as the existing structure and is comparable in size and coverage. The new structure increases the footprint of the health center by approximately 100 square feet. The property is also constrained because its fronts along the Big Sur River. Relocating the structure farther from the highway would potentially place it within the floodplain, as well as require additional access, tree removal and site preparation.
- The current structure has a flat roof and is approximately 12 feet high. The proposed structure has a gabled roof and is approximately 16 feet tall at the ridge. Although the new structure has a higher roofline than the existing unit, the proposed roof will be a dark brown/black color and blend in better with the forested property compared to the existing

roof which is a lighter color. In addition, the plastic sheeting over the breezeway of the existing structure creates glare and reflection that is visible and will be eliminated.

- (b) The proposed tree removal does not increase visibility of the proposed structure. Existing trees and vegetation located closer to the highway screen the property from Highway One. A condition has been added to place the strip of vegetation between Highway One and the access road into a scenic easement to prevent visibility of the development consistent with §20.145.060.D.2 (CIP) (Condition #4).
- (c) A condition has been incorporated requiring exterior lighting to be the minimal amount necessary and to minimize off-site glare (Condition #5).
- (d) Application and materials in Project File PLN030277.
- (e) Staff site visits on July 1, 2003 and March 3, 2004.

**9. FINDING – PARKING:** The subject project is in conformance with parking standards as described in Section 20.58 of the Monterey County Coastal Implementation Plan, Part 1, Title 20 (Zoning Ordinance).

**EVIDENCE:**

(a) The project includes a mix of residential, public and private uses described in the General Development Plan in Finding #6. Existing parking consists of 12 spaces in front of the health center, including 2 designated handicapped spaces. The proposed project adjusts the location of this parking, but retains the same number of spaces. An additional 47 spaces are available in “overflow” areas along the driveway and in a clearing, as designated on the parking plan submitted by the applicant. The designated parking in front of the health center accommodates daily parking needs including the caretaker and attendance for weekend services. The “overflow” parking areas are not signed or marked and are generally only necessary for special events. Total parking capacity is 59 spaces. Sufficient parking capacity exists for the property and uses as detailed on the parking plan submitted by the applicant based on the following:

- Weekday use includes the health clinic and caretaker. Weekend uses include the outdoor chapel, occasional events such as weddings or camping activities and the caretaker. Health clinic parking is not required on the weekends and does not conflict with other uses. The hours of operation are substantially different which allows the mixed uses to share parking consistent with §20.58.050.L (CIP).
- Parking for camping activities and special events varies, but according to the applicant parking for these events is limited to 50 vehicles and is coordinated by the caretaker or another responsible person. The applicant has stated that users are advised about the parking limitation and that there has never been an event with more than 50 vehicles. A condition has been incorporated limiting parking for events to the available 59 spaces (Condition #13).
- If event parking exceeds the parking capacity, the owner is required to provide other means of accommodating parking such as off-site parking, vanpools and shuttles, subject to approval by the Director of Planning and Building Inspection. Expanded activities or intensified uses are subject to additional permits and measures (Condition #12).

(b) Caretaker Parking Waiver. The project also requests a waiver from the caretaker’s unit parking requirement for one covered space. Section 20.58.050.C (CIP) allows modifications to the parking standard when “due to the unusual characteristics of a use or its immediate vicinity, do not necessitate the number of parking spaces, type of design, or improvements required.” The caretaker unit

is the only residential use on the property and sufficient parking already exists to accommodate the uses, including the caretaker. The parking is screened from Highway One and is not visible because of existing trees and vegetation. In addition, vehicles are often parked in the open on this property because of the health clinic during the weekday and camping groups and other events during the weekends. The adjacent property is a private campground (Big Sur Campgrounds) where car camping also occurs so that outdoor parking on the subject property is not unusual or inconsistent with other properties in the vicinity. Adequate parking exists and use of uncovered parking for the caretaker would be consistent and compatible with the site and setting.

- (c) Application, plans and materials in Project File PLN030277.
- (d) Staff site visits on July 1, 2003 and March 3, 2004.

**10. 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 Planning and Building Inspection Department, Public Works Department, Water Resources Agency, Environmental Health Division, California Department of Forestry. The respective departments and agencies recommend 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. Recommended conditions have been incorporated.

**11. FINDING – APPEALABILITY:** The project is appealable to the Board of Supervisors and California Coastal Commission.

**EVIDENCE:**

- (a) Sections 20.86.030.A of the Monterey County Coastal Implementation Plan, Part 1 (Board of Supervisors).
- (b) Section 20.86.080.A.2 of the Monterey County Coastal Implementation Plan, Part 1 (Coastal Commission). Development located within 100 feet of any wetland, estuary, or stream is appealable to the Coastal Commission. The property is located within 100 feet of the Big Sur River.

**EXHIBIT "C"**

<p><b>Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan</b></p>	<p><b>Project Name:</b> <u>Big Sur Health Center</u></p> <p><i>File No:</i> <u>PLN030277</u>                      <i>APNs:</i> <u>419-201-022-000</u></p> <p><i>Approval by:</i> <u>Planning Commission</u>      <i>Date:</i> <u>June 30, 2004</u></p>
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
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Permit Cond. Number	Mitig. Number	Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1		<p><b>SPECIFIC USES ONLY</b></p> <p>This <i>Combined Development Permit (PLN030277/Big Sur Health Center)</i> consists of: a Coastal Administrative Permit and Design Approval to allow a new 2,100 square foot manufactured module to replace an existing unit; a Coastal Development Permit to allow development within the Highway One Critical Viewshed; a Coastal Development Permit to allow the removal of 14 trees (including 3 trees between 12” and 23” in diameter and one 27” landmark oak tree); and a General Development Plan that includes a community health clinic, outdoor religious services, a caretaker, plus private camping, group activities and a waiver of the caretaker parking requirement. The property is located at 46896 Highway One, Big Sur (Assessor's Parcel Number 419-201-022-000), fronting on and west of Highway One, southerly of the intersection of Highway One and Juan Higuera Creek, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. <b>(Planning and Building Inspection)</b></p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2		<p><b>NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Number 419-201-022-000 on June 30, 2004. The permit was granted subject to 20 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (<b>Planning and Building Inspection</b>)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		<p><b>NOTICE OF REPORT</b></p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan has been prepared for this parcel by Glenn Flamik dated April 22, 2004 and is on record in the Monterey County Planning and Building Inspection Department Library No. 040114. All development shall be in accordance with this report." (<b>Planning and Building Inspection</b>)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	

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4		<p><b>CRITICAL VIEWSHED (BIG SUR)</b>            A scenic easement shall be conveyed to the County over the portion of the property approximately 20 feet wide between Highway One and the driveway where vegetation screens development that would otherwise be visible from Highway One. An easement deed shall be submitted to, and approved by, the Director of Planning and Building Inspection prior to issuance of grading and building permits. <b>(Planning and Building Inspection)</b> (Non-Standard)</p>	<p>Submit the Scenic Easement to the Director of Planning and Building Inspection for review and approval</p>	<p>Owner/ Applicant</p>	<p>Prior to Issuance of Grading and Building Permits</p>	
5		<p><b>LIGHTING PLANS (BIG SUR)</b>            All exterior lighting shall be unobtrusive, compatible with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. <u>Exterior light sources that would be directly visible from critical viewshed viewing areas, as defined in Section 20.145.020, are prohibited.</u> The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. <b>(Planning and Building Inspection Department)</b></p>	<p>The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection.</p>	<p>Owner/ Applicant</p>	<p>Prior to Issuance of Grading and/or Building Permits</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
6		<p><b>TREATMENT FOR SUDDEN OAK DEATH</b></p> <p>The applicant shall pursue and implement, if determined feasible, the potential preventative measure for Sudden Oak Death involving treatment with calcium carbonate. The applicant shall provide documentation to the Director of Planning and Building Inspection for approval in the event that the treatment is infeasible or ineffective as determined by a qualified biologist, forester or arborist prior to removal of the landmark tree. <b>(Planning and Building Inspection Department)</b> (Non-Standard)</p>	Submit documentation of implementation and/or provide verification from a qualified biologist, forester or arborist the treatment's infeasibility or ineffectiveness to PBI for review and approval.	Owner/ Applicant	Prior to removal of the landmark tree	
7		<p><b>TREE DISPOSAL (SOD)</b></p> <p>Disposal of the two coast live oak trees with symptoms of Sudden Oak Death shall be in accordance with the recommendations of the Forest Management Plan prepared by Glenn Flamik dated April 22, 2004. The trees shall be chipped and left on site. If any is cut for firewood, the firewood shall be used on site. <b>(Planning and Building Inspection Department)</b> (Non-Standard)</p>	Submit documentation from a registered forester of compliance with the measures to PBI for review and approval	Owner/ Applicant	Prior to final or occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
8		<p><b>TREE AND ROOT PROTECTION</b></p> <p>Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b></p>	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
9		<p><b>TREE REPLACEMENT</b></p> <p>The applicant shall plant six (6) redwood seedlings to replace the four (4) trees greater than 12 inches in diameter proposed for removal. The replacement trees shall be planted between the parking area and Highway One and shall be from locally grown stock or from cuttings of redwoods on site. The replacement trees shall be shown and included in the landscape plan. <b>(Planning and Building Inspection)</b> (Non-Standard)</p>	Replacement trees shall be reflected in the landscape plans.	Owner/ Applicant	Prior to final or occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
10		<p><b>LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)</b> The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(Planning and Building Inspection)</b></p>	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
11		<p><b>LANDSCAPE MONITORING</b> The subject project shall be screened to the maximum extent feasible from view from Highway 1. Five years from final, the applicant shall submit photodocumentation to the Director of Planning and Building Inspection for review and approval <b>(Planning and Building Inspection)</b> (Non-Standard)</p>	Submit required information to the Director of PBI.	Owner/ Applicant	5 years from Final	
12		<p><b>GENERAL DEVELOPMENT PLAN RESTRICTION</b> Activities, facilities and intensity of uses for the subject property are limited to those described in this General Development Plan (PLN030277). Additional or expanded facilities and activities and intensified uses on this property are subject to additional permits. <b>(Planning and Building Inspection)</b> (Non-Standard)</p>	Notify and submit required information to the Director of PBI.	Owner/ Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
13		<p><b>SPECIAL EVENT PARKING</b></p> <p>For special events, the applicant shall designate a parking coordinator and parking shall be accommodated in the overflow parking area. Parking for events and activities shall not exceed the total number of spaces (59) available. In the event that an activity exceeds parking capacity, the applicant/owner shall take measures to provide off-site parking, carpool or shuttle opportunities and institute other measures as required and notify the Director of Planning and Building Inspection for approval. (<b>Planning and Building Inspection Dept.</b>) (Non-Standard)</p>	Notify and submit required information to the Director of PBI for review and approval.		Ongoing	
14		<p><b>GRADING-WINTER RESTRICTION</b></p> <p>No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (<b>Planning and Building Inspection</b>)</p>	None	Owner/ Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
15		<p><b>STOP WORK - RESOURCES FOUND</b></p> <p>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 Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. <b>(Planning and Building Inspection)</b></p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection 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.</p>	<p>Owner/ Applicant/ Archaeologist</p>	<p>Ongoing</p>	
16		<p><b>WELL INFORMATION</b></p> <p>The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts, that includes routing stormwater runoff from the paved parking areas to an oil-grease/water separator. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b> (Non-Standard)</p>	<p>Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.</p>	<p>Owner/ Applicant/</p>	<p>Prior to issuance of any grading or building permits</p>	<p>WRA</p>

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
17		<p><b>WELL INFORMATION</b></p> <p>The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. <b>(Water Resources Agency)</b></p>	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
18		<p><b>WATER CONSERVATION MEASURES</b></p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
19		<b>MANHOLE RISERS</b> The installation of manhole risers to grade, of a size sufficient to allow for removal of the tank covers for inspection and maintenance, shall be required for each compartment of the septic tank. <b>(Environmental Health)</b> (Non-Standard)	Proof of installation subject to approval by the Division of Environmental Health.	Owner/ Applicant	Prior to final/ occupancy	
20		<b>ROOF CONSTRUCTION</b> All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>(Fire District)</b> .	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	