

Attachment B

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General Development Plan

Big Sur Campground and Cabins (Parcel A)

APN: 419-201-023

Riverside Campground and Cabins (Parcel B)

APN: 419-211-003, 419-211-004

Pheneger Creek Community Housing Project (Parcel C)

APN: 419-201-005

June 30, 2025

47000 (Parcel A), 47020 (Parcel B) and 46881 (Parcel C)

Highway 1 Big Sur, CA 93920

PLN240359-DEP

TABLE OF CONTENTS:

Section 1: Purpose and Intent

- 1.1 Overall Context of combined project
- 1.2 Relationship between the properties
- 1.3 Goals of the proposed development

Section 2: Property Background and Permit History

- 2.1.A Parcel A Background
- 2.2.A Monterey County Assessor's Map Records
- 2.3.A 1956 use Permit
- 2.4.A Historical Report
- 2.1.B Parcel B Background
- 2.2.B Monterey County HCD Permits
- 2.3.B Monterey County VSU memorandum
- 2.4.B Historical report
- 2.1.C Parcel C Background
- 2.2.C Monterey County HCD documentation and permits
- 2.3.C Historical Publication and Letters
- 2.4.C Historic Report

Section 3: Existing Allowed Uses

- 3.1 Parcel A Existing allowed uses
- 3.2 Parcel B Existing allowed uses
- 3.3 Parcel C Existing allowed uses

Section 4: Existing Visitor Serving Improvements

- 4.1 Parcel A Existing Visitor Serving Improvements
- 4.2 Parcel B Existing Visitor Serving Improvements
- 4.3 Parcel C Existing Improvements

Section 5: Proposed Allowed Uses

- 5.1 Parcel A Proposed allowed uses
- 5.2 Parcel B Proposed allowed uses
- 5.3 Parcel C Proposed allowed uses

Section 6: Proposed Visitor Serving Improvements

- 6.1 Parcel A - Proposed Structures
- 6.2 Parcel B - Proposed Structures
- 6.3 Parcel C - Proposed Structures

Section 7: Proposed Operational Standards

- 7.1. Proposed Exterior Lighting
- 7.2. Existing Highway Signage

- 7.3. Trash/Recycling
- 7.4. Landscaping
- 7.5. Parking
- 7.6. Employee housing plan
- 7.7. Reservations Check In
- 7.8. Quiet hours, Noise, Events, and Office Hours
- 7.9. Property Capacity

Section 8: Design Guidelines and Development Standards

- 8.1 Development Standards
- 8.2 Compliance with regulations

Section 9: Alternative Development Opportunities

- 9.1 Alternative development opportunities
- 9.2 Future Uses and Site Design Flexibility
- 9.3 Implementation

Section 1 – Purpose and Intent: This General Development Plan (“GDP”) is intended to identify allowable uses, operational standards, design requirements, and regulatory compliance for the existing and future development of the subject properties in compliance with Section 20.22.030 of the Monterey County Zoning Ordinance.

1.1 Overall context of the combined project

This document is a General Development Plan for the combined operation of three distinct and adjacent parcels. The subject properties were established well before current zoning, building and septic regulations. Hence, this GDP is designed to create a modern stewardship plan for these unique properties that will protect and improve the natural environment. The three parcels are described below and shown on the following images:

- Parcel A – Big Sur Campground and Cabins: existing 106-unit Mobile Home / RV park with cabins
- Parcel B – Riverside Campground and Cabins: existing 62-unit RV campground with cabins
- Parcel C – Pheneger Creek Community Housing Project: existing staff housing, support facilities for Parcel A and industrial / construction facilities

1.2 Relationships between the properties

The three parcels are contiguous (with Parcel A and B on the west side of Highway 1 across from Parcel C). Going forward, the three properties will be managed as a more cohesive unit, including sharing staff and resources in order to reduce the need for redundant structures.

Parcel A will be mostly comprised of Park Model RV¹ units (except for 11 sites, which will be converted to tent-only rustic campsites along with seven larger cabin units – (three existing A-Frame cabins and four mobile homes)).

Parcel B will retain 12 Visitor Serving Units (as 10 new Park Model RV units and 2 larger existing cabins) will remove the RV hook ups from 12 existing RV campsites and restrict all 50 sites to tent only.

Parcel C currently contains the support facilities for Parcel A and will serve the same function for Parcel B (including such functions as the campground water system, staff housing units, maintenance facilities, back of house, equipment and materials storage, and other ancillary uses).

1.3 Goals of the proposed development

This complex proposal is the outcome of several development goals interacting with considerable site constraints and regulations. The resulting development plan codifies memorializes existing uses, removes inappropriate uses, significantly improves ecological conditions on all three properties especially along the sensitive Big Sur River, brings all three grandfathered properties into compliance with health and safety codes by modernizing the infrastructure across the three properties, reduces flood hazards, and addresses public access concerns. In addition to all of this, the project provides on-site staff housing to reduce traffic and provide a substantial amount of housing to the Big Sur community.

This GDP and the associated plans have been carefully designed by a team of experts in conservation development and ecological stewardship to have a net-positive benefit for the surrounding environment. Input from the project biologist, arborist, multiple land use experts, community members, renowned architect Lake Flato, and

¹ California Code, Health and Safety Code - HSC § 18009.3 defines a park model RV as “a trailer designed for human habitation for recreational or seasonal use only...It contains 400 square feet or less of gross floor area, excluding loft area space”

conservation-focused wastewater engineer Biohabitats, has all been incorporated into a plan that reduces environmental impacts and restores a significant portion of the sites to their natural habitat.

The consulting project biologist concluded that, the project *"will be a net benefit to the site and present an opportunity to reduce ongoing habitat impacts to below the current level."* According to the biologist, the proposed project has a substantially better environmental outcome than a "no project" alternative.²

In addition to the environmental benefits, the project addresses four key priorities within the Big Sur community:

1. Substantially increasing the amount of much-needed workforce housing to the Big Sur community, including two units specifically designated for employees of organizations that support the Big Sur community (Such as education, health and safety);
2. Reducing the total number of Visitor Serving Units ("VSU's") across the two parcels by converting 23 units currently designated as VSU's to rustic tent-only campsites;
3. Increasing coastal access by (i) permanently restricting a total of 61 campsites to be rustic tent-only campsites, of which 13 shall always be provided at a low-cost in accordance with Coastal Commission guidance³ and (ii) a commitment to provide 150 free site nights to local non-profits focused on underserved populations, including Monterey County youth;
4. Reducing traffic impacts by (i) replacing large, slow mobile RV's from the unit mix at Parcel A & B in favor of stationary Park Model RV's, (ii) adding a café and on-site liquor license to Parcel A that will reduce vehicular trips (and the potential for intoxicated drivers on Highway 1), and (iii) providing 24 net new employee housing units to reduce the reliance on employees who need to commute from town;

² Ballerini, Biological Report, p.2 and p.53

³ At all times the properties are operating, 13 rustic tent sites across Parcel A &/or Parcel B shall be offered at a rate to be set initially at premium State Park campsite rates for Pfeiffer State Park reservations with annual increases tied to inflation.

Section 2: Property Background and Permit History

2.1.A Parcel A Property Background

Parcel A is 11.195 acres in size and is commonly known as the Big Sur Campground and Cabins. It is located in the heart of the Big Sur Valley, amidst a grove of large, old growth redwood trees, bordered by the banks of the Big Sur River to the east and steep forested slopes to the west. The property's use was originally established in 1955 by Don McQueen, an early resident of Big Sur and renowned owner of an earthwork and construction business. It is a licensed mobile home and recreational vehicle park under the California Department of Housing and Community Development (Park ID No. 270075-MP). It consists of 106 recreational vehicle or mobile home sites, as well as common areas for food & beverage, retail, recreation, and guest services.

The property is zoned Visitor-Serving Commercial with Design Control Overlay (Coastal Zone).

Parcel A has its uses recognized by Monterey County Planning Commission, the Monterey County Assessor's office and the California State Department of Housing and Community Development.

2.2.A Monterey County Assessor's Map Records for Parcel A

The County of Monterey Assessor's Map provides definitive historical evidence of the subject property as an RV campground with mobile homes. Book 419 Page 20 shows a parcel map of the area. The subject property is labeled "LOT 6" and contains the note, "MOBILEHOMES." Book 419 Page 20-9 is titled "BIG SUR CAMPGROUND & CABINS" and shows a detailed site plan of the property with 106 rectangular RV or mobile home sites.

2.3.A 1965 Use Permit for Parcel A

The Monterey County planning commission recognized the uses of the existing campground in the 1965 use permit. It identified it as a 'Trailer camp' with various accessory buildings.

2.4.A. Historic Report on Parcel A

The historic report⁴ for the property details the uses and structures that were established prior to the passage of the Coastal Act as well as provides additional background and context about the property's history.

2.1.B Parcel B Property Background

Parcel B is approximately 23 acres in size and is commonly known as Riverside Campground and Cabins. It is located adjacent to Parcel A (to the south) and is similarly situated within the Big Sur Valley, on the banks of the Big Sur River. It was first established in 1950 as Walker's campground and has evolved substantially over the years, especially during extreme winters, as flooding of the Big Sur River heavily impacted the campground. It is a licensed mobile home and recreational vehicle park under the California Department of Housing and Community Development (Park ID No. 270078-MP). It consists of 12 Inn units and 12 RV campground sites with hookups, and 38 RV/tent campsites as well as bath houses, camp store, and other accessory structures and uses.

The property is zoned Visitor-Serving Commercial with Design Control Overlay (Coastal Zone).

⁴ Clovis, Historic report (3/3/25)

The property has recognized, grandfathered, and legal non-conforming uses and structures based on previous Coastal Permits (PLN120012), Monterey County Building permits (permit #52921) and a letter from County Staff. For a comprehensive history of the property, please see the Historical report

2.2.B Monterey County HCD Permits for Parcel B

Monterey County has recognized the historic uses on the property in both planning and building permits (PLN120012 and Construction permit #52921).

2.3.B Monterey County VSU Memorandum

Monterey County HCD have recognized the existing unit count (62 total, of which 24 are VSU's) for the property in a recently revised 'Visitor Serving Unit Memorandum' dated 03/28/2025.

2.4.B Historic Report on Parcel B

The historic report details the history of the property dating back to the 1950s as a campground with cabins.

2.1.C Parcel C Property Background

Parcel C is located on approximately 69 Acres in the Big Sur Valley directly across Highway 1 from Parcel A. It includes a portion of the Pheneger Creek watershed and extends southeast to numerous terraces above the Valley floor.

The property has recognized, grandfathered, and legal non-conforming uses and structures based on previous Monterey County documents, various historical documents, and letters. It was originally owned by John Pfeiffer, one of the early pioneers of Big Sur and has evolved substantially over the years. It was historically used for timber harvesting, as a lumber mill and as a labor camp before evolving into a large-scale industrial construction yard in the early 1950s. The historical report on file details the rich, over 90 year, history of the property and its use to serve the industrial/construction needs of the highway and the community.

The property is zoned Watershed and Scenic Conservation / 40 with Design Control Overlay (Coastal Zone).

2.2.C Monterey County HCD Documentation and Permits on Parcel C

The uses on this property were established prior to the Coastal Act and the California Building Code. Thus, no use permit was required or is on file establishing these uses.

However, a 1970 Code enforcement complaint alleged unpermitted large-scale construction activities on the site, but after review of the historical evidence it was concluded that these were in fact legal nonconforming uses that had been established on the property. This conclusion was based on historical documentation provided to the County.

A subsequent 1978 Permit (PC 3755) approved a house to be built on a separate part of the property and also acknowledged the construction yard use on the property.

2.3.C Historical Publications

A variety of historical publication have recognized the historic uses on the property and are discussed in the Historical report on file.

2.4.C Historical Letters / Photos

A variety of historical letters have documented the historic uses on the property and are discussed in the Historical report on file, including letters from Hans Ewoldsen, Walter Trotter, and John Kasunich.

Section 3: Existing Allowed Uses

3.1 Parcel A Existing Allowed Uses

The following list summarizes the *historic allowed uses* that are to be formally memorialized in this General Development Plan:

- 106 recreational vehicle or mobile home sites – including 4 existing mobile homes, 17 Park Model RVs, and 3 A-frame cabins
- Campground gatehouse and reception
- Campground restrooms, bathing facilities, and laundry
- Campground retail, including the sale of gifts, apparel, campground supplies, and inner tubes rentals, etc
- Food and beverage outlets including a camp market, a café and various barbeque / catering offerings
- Recreational common spaces including a playground, paved basketball court / meeting space, and river recreational area
- Seasonal staff housing as needed
- Accessory back of house storage and maintenance structures
- Workshop / game room / multipurpose space

3.2 Parcel B Existing Allowed Uses

The following list summarizes the *existing allowed uses* that are to be formally memorialized in this General Development plan for Parcel B:

- 12 Inn units (Cabins & Park Model RV's)
- 50 RV campsites
 - 12 with hookups (recognized as VSUs by county staff)
 - 38 without hookups (used flexibly for RVs or campers)
- Campground retail store/café, including gifts, apparel, food, campground supplies
- Type 20 liquor license
- Campground reception trailer (moved seasonally)
- Staff housing units
- Accessory structures for maintenance/storage/office/laundry/back of house

3.3 Parcel C Existing Allowed Uses

The following list summarizes the *historic allowed uses* for Parcel C:

- Lumber mill
- Large scale industrial contractor's yard which includes large heavily disturbed areas and multiple buildings for diverse uses including carpentry, plumbing, electrical, cement batch plant, heavy equipment for excavating and road building (including fire-fighting bulldozers and equipment), metal fabrication machine shop, welding, lathe and wood shop, septic system construction materials and equipment, auto repair and maintenance, fuel storage, highway maintenance equipment, and office/administrative support for such activities

- Maintenance/storage/back of house facilities for Parcel A, including tools and equipment, firewood, cleaning and housekeeping supplies, laundry, trash and recycling pick up, water storage and filtration system, general storage and office / administrative functions
- Labor Camp/Staff housing (6 units)

Section 4: Existing Visitor Serving Improvements

4.1 Parcel A Existing Visitor Serving Improvements

The following improvements are shown on the existing site plan for Parcel A (Sheet 3) In addition to the Visitor Serving Accommodations, there are 22 structures/developed common spaces in the mobile home park. They are summarized in the chart below detailing their square footage and use:

EXISTING DEVELOPMENT		SF
(E) 1	Retail (Firewood)	69
(E) 2	Retail/Food & Beverage (Ice)	53
(E) 3	Retail/Food & Beverage	131
(E) 4	Exterior Retail / Food & Beverage / River Outfitter	950
(E) 5	Gatehouse/Office/Check In/Cafe/Retail	313
(E) 6	Dump Station/Guest Services	420
(E) 6.1	Dump Station	50
(E) 7	Maintenance	110
(E) 8	BOH/Storage	340
(E) 9	BOH/Storage	160
(E) 10	East Bathrooms, Guest Laundry, and BOH	1,230
(E) 11	Exterior Campground Meeting Space & Basketball Court	2,500
(E) 12	Campground Lodge	2,336
(E) 13	Campground Workshop	551
(E) 14	BOH - Lodge	163
(E) 15	BOH - Lodge	244
(E) 16	Maintenance Shed	49
(E) 17	West Bathrooms, Guest Laundry, and BOH	703
(E) 18	Exterior Playground	4,600
(E) 19	Hillside Maintenance/Storage	150
(E) 20	Hillside Maintenance/Storage	108
(E) 21	Hillside Maintenance/Storage	53
(E) 22	Hillside Maintenance/Storage	113
TOTAL		15,396

4. 2 Parcel B Existing Visitor Serving Improvements

The following improvements are shown on the existing site plan for Parcel B (Sheet 3) In addition to the Visitor Serving Accommodations there are 16 additional structures in the campground. They are summarized in the chart below detailing their square footage and use:

EXISTING DEVELOPMENT		SF
B (E) 1	Cabin (1 Bedroom)	273
B (E) 2	Cabin (1 Bedroom)	324
B (E) 3	Cabin (3 Bedroom)	1,586
B (E) 4	Cabin (3 Bedroom)	2,882
B (E) 5	Bathroom House	283
B (E) 6	Maintenance Building	266
B (E) 8	Cabin (1 Bedroom)	209
B (E) 9	Cabin (1 Bedroom)	105
B (E) 10	Store	580
B (E) 11	Restroom and Laundry	345
B (E) 12	Cabin (1 Bedroom)	124
B (E) 17	Staff Housing ⁽¹⁾	210
B (E) 18	Staff Housing ⁽¹⁾	156
B (E) 19	Staff Housing	262
B (E) 20	Staff Housing	903
B (E) 21	Staff Housing	2,019
B (E) 23	Storage Shed 1	217
B (E) 24	Storage Shed 2	232
B (E) 25	Water Storage Tanks	367
B (E) 26	Water Storage Tanks	226
B (E) 27	Storage	356
B (E) 28	Storage	21
B (E) 29	Trash Area	440
TOTAL		12,386

(1) Sub-standard staff housing that the Applicant plans to remove

4. 3 Parcel C Existing Improvements

The following improvements are shown on the existing site plan for Parcel C (Sheet 3). The deep history of the site as a contractor's/utility yard and support area for Parcel A has left a wide variety of structures (58) across the property. The only one not used in recent commercial operations was a historic redwood log cabin used by the labor camp to build the highway in the 1930s.

EXISTING DEVELOPMENT		SF
1	Water System Pump House	150
1	Historic Homesteader Cabin	197
2	Water System Filtration	150
3	Indoor Pool	537
4	Storage for Campground Equipment	524
5	Fire Suppression Equipment	142
6	Woodshop for Campground	506
7	Staff Housing (1)	452
8	Maintenance Building for Campground	1,150
9	Bathroom for Staff Housing (1)	138

10	Wood Shop	863
11	Staff Housing	268
12	Storage Shed for Tool /ATV Parking	167
13	Staff Housing (2)	194
14	Campground linen storage	320
15	Staff Housing (3) - Manager's House	1,350
16	Campground gift shop storage	320
17	Staff Housing (4)	843
18	Auto and Engine Repair	320
19	Staff Housing (5)	316
20	Campground Tool storage	320
21	Campground Firewood Storage (1)	452
22	Campground Firewood Storage (2)	768
23	Construction Yard Restroom	40
24	Metal Fabrication/Heavy Machinery	1,537
25	Storage for Raw Metal	318
26	Carpentry workshop	328
27	Welding Workshop	328
28	Lathe Shop	328
29	Car Repair	328
30	Gravel Making Facility	344
31	Mechanical Parts Storage	161
32	Lumber mill	328
33	Gravel Making Facility (2)/ Heavy Equipment Parking	642
34	Parts and Materials Storage	123
35	Paint Shed	60
36	Parts and Materials Storage	124
37	Carport for Construction Vehicles (1)	800
38	Carport for Construction Vehicles (2)	486
39	Plumbing Storage	320
40	Tool Shed (1)	122
41	Tool Shed (2)	145
42	Electrical Storage	297
43	Electrician's Storage	632
44	Plumbing Storage	256
45	Electrician's office	159
46	Heavy Machinery Parts	328
47	Gas Tanks	360
48	Diesel and Gas Tank Storage	270
49	Heavy Equipment Storage (Dump Truck)	533
50	Heavy Equipment Storage (Work Truck)	407
51	Sawmill Storage	210
52	Heavy Equipment Storage (Dump truck)	630
53	Heavy Equipment Storage (Crane)	1,030
54	Heavy Equipment Storage (Backhoe)	766
55	Pressure Wash station	25
56	Electrical Truck Parking	425
57	Campground Trash and Recycling	4,389

Section 5: Proposed Allowed Uses

5.1 Parcel A Proposed Allowed Uses

The following list describes the allowed uses that are to be established by this General Development Plan with new additions in italics:

- 106 sites *to be specifically comprised of the following*:
 - 95 Visitor Serving Units to be comprised of:
 - 88 RV sites *to be occupied by new Park Model RVs that shall remain on site*
 - 4 *(new to replace aged units)* Mobile Homes
 - 3 *(renovated)* A-frame Cabins
 - 11 *rustic tent-only campsites*
- Campground gatehouse and reception
- Campground restrooms, bathing facilities, and laundry
- Campground retail, including the sale of gifts, apparel, campground supplies, and inner tubes rentals, etc.
- *Campground café with a Liquor License*
- Accessory back of house storage and maintenance structures
- Workshop / game room / multipurpose space

5.2 Parcel B Proposed Allowed Uses

The following list describes the allowed uses that are to be established by this General Development Plan for Parcel B:

- Accessory structures for maintenance/storage/office/laundry/back of house
- 12 Inn units (Park Model RV's to replace aging structures plus two existing 3-bedroom cabins)
- 50 *rustic tent-only campsites*
- Campground retail store / café, including gifts, apparel, food and campground supplies
- Campground reception trailer (moved seasonally)
- Type 20 Liquor License
- Playground
- Staff housing (3 units to remain)

5.3 Parcel C Proposed Allowed Uses

- Staff housing: 30 multi-family units (16 two bedroom units and 14 one bedroom units) to be situated across pre-disturbed, developed areas
- Maintenance facilities for both Parcel A and B
- Storage and Back of House facilities for both Parcel A and Parcel B
- Water System for both Parcel A and Parcel B

Section 6: Proposed Improvements

6.1 Parcel A Proposed Structures

On Parcel A, the Applicant is proposing the consolidation of 22 existing structures and 14,617 SF of previously disturbed area into 6 structures and 11,599 SF of disturbed area, a square footage reduction of 21%. The chart below illustrates the new building square footage:

PROPOSED DEVELOPMENT		SF
(P) 1	Gatehouse	70
(P) 2	Outfitter	1,020
(P) 3	Campground Check-In, BOH	2,131
(P) 4	Campground Café, Food Preparation, Bathrooms	4,987
(P) 5	Workshop & Game Room	1,678
(P) 6	Existing Bathrooms and Laundry	703
(P) 7	Generator	200
TOTAL		10,789

6.2 Parcel B Proposed Structures

On Parcel B, the Applicant is proposing the consolidation of 29 existing structures and 10,152 SF of previously disturbed area into 11 structures and 8,044 SF of disturbed area, a square footage reduction of 21%. The chart below illustrates the new building square footage:

PROPOSED DEVELOPMENT		SF
B (P) 1	3 Bedroom Visitor Serving Unit (Not Part of Scope of Work)	1,586
B (P) 2	Visitor Serving Unit (Not Part of Scope of Work)	2,182
B (P) 4	Camp Store	720
B (P) 5	Bathhouse (Women's)	528
B (P) 6	Bathhouse (Men's)	528
B (P) 7	Staff Housing	2,019
B (P) 8	Staff Housing	262
B (P) 9	Staff Housing	903
B (P)10	Playground	1,000
B (P)11	Generator	200
PROPOSED TOTAL		9,928

6.3 Parcel C Proposed Structures

On Parcel C, the Applicant is proposing the consolidation of 57 existing structures and 28,024 SF of previously disturbed area into 12 structures and 15,733 SF of disturbed area, a square footage reduction of 44%. The chart below illustrates the new building square footage:

PROPOSED DEVELOPMENT		SF
C (P) 1	Storage for Campground Equipment	524
C (P) 2	Wood Shop	863
C (P) 3	BOH Building	2,400
C (P) 4	Staff Housing (1)	5,562
C (P) 5	Staff Housing (2)	5,815
C (P) 6	Staff Housing (3)	6,869
C (P) 7	BOH Building	1,800
C (P) 8	Campground Water System Pump House	150
C (P) 9	Campground Water System Filtration	150
C (P) 10	Water Treatment Facility (Upper Location)	150
C (P) 11	Historic Homesteader Cabin	197
C (P) 12	Generator	220
PROPOSED TOTAL		24,700

Section 7: Proposed Operational Standards

7.1. Proposed Exterior Lighting

The proposed lighting is unobtrusive, harmonious with the local area and constructed or located so that only the area intended is illuminated and off-site glare is fully controlled. The lighting also conforms with dark sky requirements. [See Parcel A Sheet 19, Parcel B Sheet 11, Parcel C Sheet 15]

7.2. Existing Highway Signage

The existing signage is not proposed to be changed or moved for Parcels A & B and Parcel C has no signage.

7.3. Trash/Recycling

Trash and recycling will be collected from Parcels A & B by daily trash and recycling pickup from bins located throughout the site and will be picked up by Waste Management on Parcel C to reduce traffic within visitor serving areas and to consolidate the number of stops for the larger trash vehicles.

7.4. Landscaping

Proposed landscaping removes all invasive and ornamental species from Parcels A & B and replaces them with site appropriate native species in addition to the redwood understory restoration, riparian habitat restoration, conservation easement, and limiting and directing foot traffic away from sensitive areas through boardwalks, signage, and designated river access locations.

7.5 Parking

Can we insert a chart here with Parcel A, B & C? Parking is centralized and – on Parcels A & B – moved away from the Big Sur River in order to limit disturbance to the sensitive riparian habitat and minimize damage to the redwood roots that are heavily impacted by compaction.

7.6 Employee Housing Plan

Refer to the Employee housing plan on file for details.

7.7 Reservations/Check-in

Reservations for Parcels A & B occur online through the campgrounds' website and other booking engines or by phone. Check-in occurs at the front gatehouse and reception.

Parcel C residents will have gate access codes

7.8 Quiet Hours, Noise, Events, and Office Hours for Visitor Serving Parcels

- High Season: Hours of Operation are 7am - 10pm with Quiet Hours: 10pm - 7am
- Off Season: Hours of Operation are 8am - 7pm, with Quiet Hours: 10pm - 8am
- ***No private events with amplified music are allowed without separate approval of a special events permit from Monterey county***

7.9 Property Capacity

The property capacity is established by maximum occupancy plus full staffing. Based off the number of guest units and staff, the capacity is estimated to be 287 at Parcel A, 254 at Parcel B and 92 at Parcel C.

It is important to note that only registered guests can use the campground retail and food and beverage outlets.

Section 8: Design Guidelines and Development Standards

8.1 Development Standards

Parcel A & B Site Development Standards (Visitor Serving Commercial SC Zoning)

Site development standards for the Visitor Serving Commercial Zoning district are found in County code section 20.22.070, and include the following:

- The maximum structure height is thirty-five feet unless superseded by a structure height limit noted on the zoning map;
- Setbacks for developments in the Visitor Serving Commercial District are established by the approval of the GDP.
- Setbacks for these parcels are as follows:
 - Front: 130 feet for Parcel A / 65 feet for Parcel B
 - Side: 4 feet for Parcel A / 2 feet for Parcel B
 - Rear: 20 feet for Parcel A / 35 feet for Parcel B
- Building site coverage is a maximum of 50 percent, excluding parking and landscaping;
- All parking must be established pursuant to chapter 20.58 of the zoning code;
- All developments must have landscaping covering a minimum of ten percent of the developed site area, and landscaping shall be in place prior to the commencement of use; and
- All external lighting is required to be unobtrusive, harmonious with the local area and constructed or located so that only the area intended is illuminated and off-site glare is fully controlled. The location, type and wattage of the exterior lighting must be approved by the Director of Planning and Building Inspection prior to the issuance of building permits or the establishment of the use (*section 20.22.070.E*).

The proposed plan is consistent with these standards.

Parcel C Site Development Standards (Watershed and Scenic Conservation Residential Zoning District)

Site development standards for the Watershed and Scenic Conservation Residential Zoning district are found in County code section 20.17.060.

- The Structure height and setbacks are established by 20.17.060(C)
- Setbacks for this parcel are as follows:
 - Front: 35 feet
 - Side: 240 feet
 - Rear: 1,160 feet
- The maximum structure height for main structures is 30 feet and for accessory structures is 15 feet
- All parking must be established pursuant to chapter 20.58 of the zoning code
- The building site Coverage is a maximum of 10%
- There are no Lighting or Landscaping requirements in this district unless it is required as a condition of approval.

The proposed plan is consistent with these standards.

8.2 Compliance with regulations

This proposal complies with all applicable land use regulations and local area plans, including the Big Sur Land Use Plan (BSLUP), Title 20 Zoning Ordinance (Title 20), Coastal Implementation Plan Part III – Big Sur (CIP), Big Sur River Protected Waterway Management Plan (BSRPWMP), and the Monterey County General Plan (MCGP). Below is a discussion of how these requirements drove the design of this project.

All practical efforts are made to maintain, restore, and enhance the “environmentally sensitive habitats areas” (ESHA) on the subject property (BSLUP 3.3.1), including the incorporation of appropriate native species (BSLUP 3.3.2.9), removal of invasive species (BSLUP 3.3.3.10), restoration of the riparian vegetation, improving stream channel conditions, and reducing impacts of concentrated use along the lower Big Sur River (BSLUP 5.4.3.L.7, CIP 20.145.040.C.1.d). The proposed project is subordinate to the protection of ESHA (BSLUP 3.3.1) and is designed to be compatible with the long-term maintenance of ESHA (BSLUP 3.3.2.7, CIP 20.145.040.C.1.c, CIP 20.145.040.B.1).

A guiding philosophy for the project design is to limit the area of disturbance, maximize the existing topography of the site, and incorporate structural designs that promote similar goals (BSLUP 3.3.2.4).

The project incorporates the best available planning practices to minimize health and safety issues, and mitigates any the damage to the natural environment (BSLUP 3.7.1, CIP 20.145.040.C.1.h., CIP 20.145.050.B.3, MCGP 11, MCGP 21.3.5).

The project is necessary to protect groundwater and the Big Sur River (BSLUP Section 5.2, pg. 76).

The project supports the basic goal of the Big Sur River Protected Waterway Management Plan, to “maintain and enhance the value of the Lower Big Sur River and its watershed as a domestic water supply, fish and wildlife habitat, and recreational and scenic resource and to mitigate adverse effects of activities and facilities on these resources” (BSRPWMP, pg. 32). The project also adheres to Policies 16 and 50 in the Big Sur River Protected Waterway Management Plan (pg. 36 and pg. 42).

The proposal ensures the protection of water quality for all beneficial uses (MCGP Goal 21, MCGP Objective 21.2, 21.3, 21.31, 35.1.1, and 35.1.2)

Additionally, the project is designed to comply with all regulations related to aesthetics, colors, and materials (BSLUP 3.2.4.A.3, BSLUP 5.4.3.L.4, BSLUP 5.4.3.E.3, CIP 20.145.140 B.1.b).

The project meets the requirements of relevant sections of the Coastal Zoning Ordinance, including max building height, landscape minimum, lighting requirements, and building coverage (Title 20 20.22.070.A.1, Title 20 20.22.070.B, Title 20 20.22.070.D, Title 20 20.22.070.E, CIP 20.145.030.B.4, and MCGP Objective 26.1.20).

The project meets requirements of the California Building code related to Health, Safety, Septic, Water, Fire, and Electrical.

The project is compliant with the California Environmental Quality Act because it does not have a significant impact, rather it makes a net positive impact on the environment.

The project is compliant with the California Coastal Act because it protects coastal resources and improves public access.

Lastly, this application has a positive effect on traffic safety and highway capacity (CIP 20.145.140B.2.e.).

Section 9: Alternative Development Opportunities

9.1 Alternative development opportunities

Title 20.22.030.D of the Monterey County Zoning Ordinance requires a discussion of “alternative development opportunities.” As discussed previously, this proposal centers on the replacement of both campground’s aging septic infrastructure. Substantial research and engineering went into determining the least impactful design approach to do this. The numerous site constraints, most especially setbacks from the redwood trees, made this task particularly challenging.

The initial design utilized an Orenco Systems AdvanTex System that incorporates a recirculating textile filter followed by a moving bed bioreactor (MBBRd). This system required numerous underground tanks and packaged units, including three very large buried packaged units (28 feet long by 10 feet wide by 11 feet high), which would have had substantial redwood tree impacts.

Several other treatment technology alternatives were considered, including attached growth filters, sequencing batch reactors, and membrane bioreactors. Ultimately, the membrane bioreactor (MBR) was selected, as its treatment equipment sits above grade, greatly decreasing soil disturbance and tree root impacts. Additionally, the MBR system also requires six less buried process tanks than the AdvanTex system, reducing the soil disturbance and tree root impacts for the total treatment equipment by approximately 86%.

There were many alternative development opportunities on Parcel C to provide for staff housing. However, this proposal represents the highest number of units feasible that could be consolidated into the existing disturbed area created by the historic industrial construction area while also addressing site constraints including septic drainfield availability and building heights.

The Proposal that was chosen best protects the environment and serves the goals of the Coastal Act and Big Sur Land Use Plan.

9.2 Future Uses and Site Design Flexibility

Future Uses

The applicant has no plans for other future uses at this time.

Development Capacity Flexibility

An increase in building square footage up to 10% on any one parcel is not considered a substantial change to this GDP and, therefore, should be considered substantial conformance and would not require an amendment to this GDP.

Site Design Flexibility

This GDP allows for flexibility in location and arrangement of uses. Commercial use locations and arrangement of uses within the plan area, building square footage per parcel, parking and landscape design, and site design flexibility is built into this GDP provided. Changes are permitted provided they meet development standards herein and other applicable County code standards. Commercial use types may also be modified. For example, uses of one structure could be changed with another structure. These types of changes of location, arrangement, and use types do not constitute a substantial change to this GDP as long as they do not increase density or change use types beyond the provisions of this GDP, and, therefore, should be considered in substantial conformance and would not require an amendment to this GDP.

9.3 Implementation

9.3.1 GDP Entitlement

This GDP is considered a Master Use Permit for the development identified herein. All development identified in this GDP and summarized in Section 6 and the attached plans of this document, is permitted by right upon County approval of this GDP. No further use permits are required, unless there is a request for a substantial change to the GDP, or the addition of building capacity beyond 10% of the allowed square feet in each parcel, or a use proposed that is not permitted by this GDP.

9.3.2 Process

Implementation of mitigations and conditions placed on the approval of this GDP by the County may be completed in phases over time, as appropriate to the buildout of the plan area.

The approval of grading, building, or similar ministerial development permits for individual uses/improvements described in the adopted GDP shall be limited to confirming that the individual uses and improvements substantially conform to this GDP.

Uses not conforming to this GDP may be subject to discretionary approval by amendment of this GDP or by approval of a separate Conditional Use Permit.

9.3.3 GDP Amendments

This GDP may be amended for purposes of a substantial change, or adding building capacity beyond 10% of the square footage allowed in this plan, or by adding uses that are not allowed or identified herein.

A GDP amendment requires a discretionary approval from the Monterey County Planning Commission. Minor changes to site design to provide flexibility to complex site conditions do not constitute a substantial change and, therefore, constitute substantial conformance and do not require discretionary approval. Any proposed changes based on required flexibility to site conditions are to be reviewed at an administrative level and fall under consideration for substantial conformance.

9.3.4 Administration and Enforcement

It is the responsibility of Monterey County Housing and Community Development to administer and enforce the provisions of this GDP. The provisions constitute the primary land use and development standards for the plan area.

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