



**REPORT REQUIREMENTS FOR DISCRETIONARY PERMIT APPLICATION SUBMITTAL**  
**Big Sur Coast Land Use Plan and Implementation Plan**

<i>What is Required?</i>	<i>When is this Required?</i>	<i>How many copies?*</i>	<i>What does the applicant need to initiate the preparation of this document?</i>	<i>Typical Exemptions</i>
	<p>100-feet of an ESH or has the potential to negatively impact the long-term maintenance of the habitat.</p> <ul style="list-style-type: none"> <li>Disagreement between staff &amp; the applicant in terms of whether any of the above criteria apply.</li> </ul> <p>See Section 20.145.040.A.1</p>		<p>Coast Land Use Plan Area &amp; refer to “Development Standards.”</p> <p>See also Sections 20.145.040.C.1.d 20.145.040.C.2.f</p>	
<b>Forest Management Plan</b>	<p>Removal of any tree that requires Coastal Development Permit (CST) approval and/or for any development which proposes removal of a protected tree.</p> <p>Protected trees are:</p> <ol style="list-style-type: none"> <li>Santa Lucia Fir</li> <li>Big Leaf Maple</li> <li>Buckeye</li> <li>White Alder</li> <li>Red Alder</li> <li>Madrone</li> <li>Chinquapin</li> <li>Sargent Cypress</li> <li>Monterey Cypress</li> <li>Incense Cedar</li> <li>Tanbark Oak</li> <li>Coulter Pine</li> <li>Sugar Pine</li> <li>Bishop Pine</li> <li>Ponderosa Pine</li> <li>Monterey Pine</li> </ol>	4	<ol style="list-style-type: none"> <li>Qualified professional forester from the County’s pre-approved list.</li> <li>See Sections 20.145.060.B, C &amp; D of the Coastal Implementation Plan, Regulations for Development in the Big Sur Coast Land Use Plan Area</li> </ol>	<p>Emergencies</p> <p>Diseased or hazardous trees</p> <p>Prescribed burning</p> <p>Thinning of small (less than 12” dbh) trees</p> <p>Tree removal pursuant to a State approved Timber Harvest Plan</p> <p>Non-native or planted trees whose removal would not result in exposure of structures in the critical viewshed.</p>

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	17) Western Sycamore 18) Black Cottonwood 19) Douglas Fir 20) Coast Live Oak 21) Canyon Live Oak 22) California Black Oak 23) White or Valley Oak 24) Interior Live Oak 25) Coulter Willow 26) Arroyo Willow 27) Redwood 28) California Laurel Size: 12 inches or more in diameter. County practice is to measure the diameter of the tree @ breast height.  See Section 20.145.060.B			
<b>Geologic Report</b>	Refer to seismic zone list in Section 20.145.080.A.1.a-d  See also Sections: 20.145.080.A.1.f-i	4	Report shall be prepared by a registered geologist or registered engineering geologist or a soils engineer. See County's list of qualified consultants. See Section 20.145.080.A.1.f  Report shall be consistent with the "Guidelines for Geologic/Seismic Reports" of the California Division of Mines & Geology. See also section 20.145.080.A.1.i for report rqmts.	See Section 20.145.080.A.1.e

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<p><b>Geotechnical Report</b></p>	<ul style="list-style-type: none"> <li>All habitable structures</li> <li>Habitable additions over 500 sq. feet in footprint area</li> <li>Additions less than 500 sq. feet may require a report as determined by pre-site inspection</li> <li>Non-habitable buildings may require a report as determined by pre-site inspection.</li> </ul> <p>In certain cases, submittal of a geotechnical report in lieu of a geological report is appropriate.</p> <p>Submittal is mandatory at the building permit stage. Typically requested earlier as part of the discretionary permit application submittal for project analysis, site suitability &amp; policy consistency determination &amp; environmental review.</p>	4	<p>See handout.</p> <p>Report preparer is not specified. (See Title 16: Section 16.08.110 (p. 18))</p> <p>List of report requirements (See Title 16: Section 16.08.110 (p. 18))</p>	<p>As determined by a grading inspector during a pre-site inspection (see handout)</p> <p>May be exempt if the project meets the requirements of conventional construction (see handout)</p> <p>May be waived by the Building Official if Building Official determines information of record is available showing such data is not necessary. (See Title 16: Section 16.08.110 (p. 18))</p>
<p><b>Flagging &amp; Staking*</b></p> <p>*NOTE: Submittal of a “Critical Viewshed Map” is also required for development which may potentially be proposed in the “critical viewshed” as determined by the project planner.</p>	<p>All discretionary permits</p> <p>Board Adopted Policy</p>	N/A	<p>Staking and Flagging Criteria &amp; staff determination regarding which criteria apply to the project.</p>	<p>Change in “use” only. No new construction proposed.</p> <p>Staff’s evaluation that flagging &amp; staking is not required.</p>

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<p><b>Archaeological Survey</b></p>	<ul style="list-style-type: none"> <li>• Development in a High Archeological Sensitivity Zone</li> <li>• Development in a Low or Moderate Archeological Sensitivity Zone if the project requires an environmental assessment per CEQA.</li> <li>• Development within 750 ft of known archaeological resources are present</li> <li>• In an area with a probability of containing archaeological resources based on the planner's site visit.</li> </ul> <p>Section 20.145.120.B.1</p>	4	<ol style="list-style-type: none"> <li>1. List of qualified consultants to prepare the report</li> <li>2. List of report requirements and policies</li> </ol> <p>Section 20.145.120.B.4 for report requirements.</p>	<ul style="list-style-type: none"> <li>• Previous report was prepared for site by a qualified archaeologist which includes the proposed development site within its scope of its survey</li> <li>• Proposed development does not involve land clearing or land disturbance</li> </ul> <p>See Section 20.145.120.B.5</p>

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	See Section 20.145.050.A-B.			
<b>Historical Report</b>	Even though a property is not listed on a “register,” a preliminary historical analysis may be required. An initial analysis is typically required for additions, modifications and/or alterations to existing structures which are 50 years old or older. Assessment is not limited to 50 years – may also apply if the structure is of cultural, social, architectural or engineering significance or if it is associated with a particular person or event of significance.	4	<ol style="list-style-type: none"> <li>1. See County’s list of State-approved historical consultants. See also Section 20.145.110.B.2</li> <li>2. Initial analysis needs to specify whether the structure is of any historical significance. If the assessment is positive additional requirements apply (see planner). See Section 20.145.110.B.4 for survey requirements.</li> </ol>	<p>No exterior changes, additions or demolition proposed.</p> <p>Based on preliminary info submitted by applicant such as photos, building permits and/or construction records it can be determined by staff that the structure is of no historical significance.</p>

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	CEQA Guidelines Section 21084.1 and 15300.2.f. See also Section 20.145.110.B.1			
<b>Inclusionary Housing Information &amp; Compliance Form</b>	Second (or more) units (with the exception of Caretaker & Senior Citizen Units) and all Subdivisions.  Title 18: Section 18.40.050 (pages 45-52)	Copy of form & handout.	Instructions on form. For more info, contact Housing and Redevelopment at 755-5065.	See Title 18: Section 18.40.050 (pages 45-52)

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<b>Agricultural Viability Report</b>	<ul style="list-style-type: none"> <li>Subdivision of parcels in Williamson Act Contract</li> <li>Subdivision of parcels 320 acres or more in size.</li> <li>TBD based on whether a development proposal may bring the ongoing agricultural viability of the parcel into question.</li> </ul> <p>See Section. 20.145.070.B.1</p>	4	<ol style="list-style-type: none"> <li>Agricultural viability consultant from the County's approved consultant list. Report must be reviewed &amp; approved by the Ag. Commissioner (AC) prior to deeming an application complete. Contact AC. See Section 20.145.070.B.2-3</li> <li>See Section 20.142.140 for report requirements &amp; Section 20.145.070.C for standards.</li> </ol>	
<b>Slope Density Analysis</b>	Any residential development beyond the first residential unit on parcels east of Highway 1 in a "WSC" or "RDR" zoning district.	2	See Section: 20.145.140.A.7.a-c.	

**OTHER:**

- Monterey County Local Coastal Program & Amendments**  
**Big Sur Coast Land Use Plan**  
**Part 1 (Title 20/Zoning) Coastal Implementation Plan**  
**Part 3 (Chapter 20.145) Coastal Implementation Plan/Regulations for Development in the Big Sur Land Use Plan**  
**Part 6 of the Coastal Implementation Plan (Appendices & Applicable Local Ordinances)**  
**Big Sur River Protected Waterway Management Plan**  
**Little Sur River Protected Waterway Management Plan**

**Monterey County Code**

- Title 16 (Environment)**
- Title 18 (Buildings & Construction)**

- NOTE: Additional copies of each report may be required in the event the project is referred to another Federal, State or local agency during the initial 30 day review period. As an example, these agencies may include Caltrans, State Fish & Game, State Parks & the US Fish & Wildlife Service. Additional copies of reports may also be required for referral to the Monterey County Historic Resources Review Board or Airport Land Use Commission.**
- NOTE: An employee housing plan is required for all commercial development. See Section 20.145.140.B.1.m.**