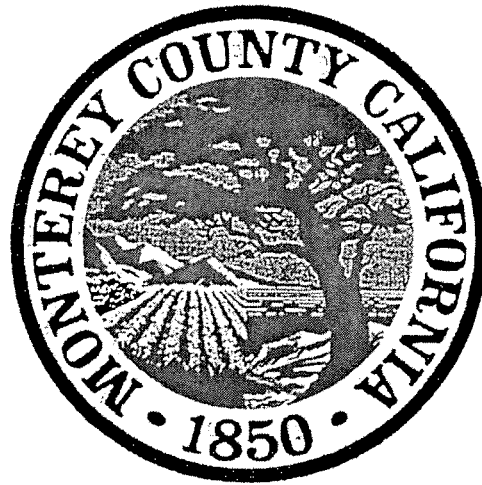


MONTEREY COUNTY COASTAL IMPLEMENTATION PLAN



PART 3

Regulations for Development
in the Big Sur Coast Land Use Plan

(Chapter 20.145)

as adopted by the Monterey County
Board of Supervisors
January 5, 1988

MONTEREY COUNTY
COASTAL IMPLEMENTATION PLAN

ADOPTED BY THE MONTEREY COUNTY
BOARD OF SUPERVISORS
ON JANUARY 5, 1988

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Marc Del Piero
Sam Karas

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ADOPTED BY THE
MONTEREY COUNTY PLANNING COMMISSION
ON AUGUST 26, 1987

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CERTIFIED BY THE CALIFORNIA COASTAL COMMISSION ON DECEMBER 10, 1987

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**REGULATIONS FOR DEVELOPMENT
IN THE
BIG SUR COAST LAND USE PLAN AREA**

Chapter 20.145

REGULATIONS FOR DEVELOPMENT IN THE
BIG SUR COAST LAND USE PLAN AREA

Sections:

20.145.010	Purpose
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20.145.060	Forest Resources Development Standards
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20.145.140	Land Use and Development Standards
20.145.150	Public Access Development Standards

20.145.010 PURPOSE.

The purpose of this Chapter is to establish regulations, standards and procedures to fully implement the policies of the Big Sur Coast Land Use Plan. These regulations apply only to parcels within the Big Sur Coastal zone, as subject to the Big Sur Coast Land Use Plan.

20.145.020 DEFINITIONS.

- A. Access Area is area encompassing the accessway(s) and shoreline destination. (Carmel Area Shoreline Access Background Report)
- B. Access Destination/Shoreline Destination is an area which provides either contact with the water's edge, such as a beach, or visual access to the ocean, such as a blufftop trail or vista point. (Santa Cruz County LCP)
- C. Access Management Plan is a plan which details all aspects of improvements to and development of a shoreline access or trail. The plan must be prepared when an application for the accessway development is submitted to the Planning Department. (Ref. Section 20.145.150.C)
- D. Accessory or Appurtenant Use or Structure is any use or

Department's satisfaction. An application is considered "incomplete" until all such information has been supplied, and accepted by the Planning Department.

U. Cottage Shop Industry is small-scale manufacturing of artistic or craft items as conducted out of the home or from a workshop accessory to an existing principal residence. (Ref. Section 20.145.140.B.2.c)

V. Critical Viewshed is everything within sight of Highway 1 and major public viewing areas including turnouts, beaches and the following specific locations: Soberanes Point, Garrapata Beach, Abalone Cove Vista Point, Bixby Creek Turnout, Hurricane Point Overlook, Upper Sycamore Canyon Road (Highway 1 to Pias Road), and Pfeiffer Beach/Cooper Beach. (Ref. Policy 3.2.2.1)

Also included in the "Critical Viewshed" are those views of Pico Blanco from the Old Coast Road. All other views from the Old Coast Road shall be excluded from "Critical Viewshed" with the exception of those views also visible from Highway 1. Pico Blanco is defined as that land form bounded on the south by the south Fork of the Little Sur River on the north by the north Fork of the Little Sur River and on the east by the Ventana Wilderness Area. (Ref. Policy 3.8.4.4)

All locations are identified on the Zoning Maps of the Coastal Zone.

W. Cross Slope/Average Cross Slope is the average slope of a parcel determined by the formula $S = 0.002291L/A$

Where: 1 = Interval of measured contours in feet

S = Average percent cross slope of parcel

L = Summation of length of contours in feet (i.e. map measurement of contours in inches X the scale).

A = Area of parcel in acres. (Monterey County Subdivision Ordinance 1713)

The derivation is based on the fact that 1 acre - 43,560 square feet and that one square foot (the unit produced by multiplying 1 times L) = 1/43,560 acre, or 2.29 X 0.00001 acre, and that it is necessary to multiply by 100 in order to arrive at a percent rather than a decimal. (North County Land Use Plan)

X. Development means, on land, in or under water:

1. placement or erection of any solid material or structure, including but not limited to, any

BS-4

EEEE. Threatened Species: See Rare and Endangered Species.

FFFF. Tidepool is an accumulation of sea water remaining in a

BS-17

ESR--19

evidence of having contained flowing water as indicated by scour or deposit of rock, sand, gravel, soil or debris. (Statewide Interpretive Guidelines for Wetlands)

AAAAA. Stream Discharge is the volume of water flowing past a point per unit time, commonly expressed as cubic feet per second, million gallons per day, gallons per minute. (Soil Conservation Society of America)

BBBBB. Structure is a building or other facility, including but not limited to, any road, retaining wall, pipe, conduit, telephone line, electrical power transmission or distribution line. (After Coastal Act)

CCCCC. Surface Mining Operations means all, or any part of, the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations shall include, but are not limited to:

- a. in-place distillation or retorting or leaching;
- b. the production and disposal of mining waste; and,
- c. prospecting and exploratory activities.

The following operations are excluded from the definition of "surface mining":

- a. the operations conducted by the California Department of Transportation to extract road building materials for local use; and,
- b. prospecting for, or the extraction of, minerals for commercial purposes and the removal of overburden, when the total amount is less than 500 cubic yards, in any one permit area or from any single mineral deposit or contiguous mineral deposits that have been classified as a significant mineral resource by the California Division of Mines pursuant to Public Resources Code 2761(b). (Ref. Policy 3.8.2.4 and Public Resources Code 2735)

DDDDD. Sustained Yield or Long-Term Sustained Yield is the yield that a renewable resource can produce continuously over the long-term at a given intensity of management without impairment of the resource and other associated resources. (After Wildland Planning Glossary, U.S. Forest Service)

EEEEE. Threatened Species: See Rare and Endangered Species.

FFFFF. Tidepool is an accumulation of sea water remaining in a

techniques so as to avoid or minimize the visual impacts of ridgeline development as viewed from a public viewing area.

- j. New subdivisions and lot line adjustments shall not create or configure a lot so as to create a building site that will result in ridgeline development. Where initial application review indicates that ridgeline development may result on a proposed lot, the applicant shall demonstrate that there is a building site and building height(s) available which will not create ridgeline development. As such, possible building site dimensions and roof heights shall be delineated by poles with flags, subject to an on-site investigation by the planner prior to the application being considered complete. A condition of project approval shall be the establishment of a building site and a building height envelope that provides specifications for non-ridgeline development on the lot(s) in question.

B. Exceptions for Development in the Critical Viewshed

1. "VSC" (Visitor-Serving Commercial) Zoning Districts.

Development within "VSC" (Visitor-Serving Commercial) zoning districts shall be permitted within the critical viewshed under careful design and siting controls as contained in Section 20.145.030. C.2. The Westmere parcel is an exception to this standard, as development of the parcel must comply with Section 20.145.140.B.1.f. (Ref. Policy 3.2.5.A.)

2. Essential Ranching and Agricultural Structures.

Essential agricultural structures required by commercial ranching and agriculture operations that cannot be feasibly located outside the viewshed shall be permitted under careful design and siting controls, as contained in Section 20.145.030.C.2. Examples of "essential agricultural structures" include barns, fences, windmills, water pumps, water tanks, stock-ponds and corrals. However, all aquaculture facilities will be subject to the same resource protection criteria and environmental standards as other development. All uses permitted as essential structures shall conform to the non-critical viewshed standards contained in Section 20.145.030.C.2. (Ref. Policy 3.2.5.B)

3. Highway 1 Facilities.

a. Public Highway Facilities.

20.145.070 AGRICULTURAL DEVELOPMENT STANDARDS

Intent of Section: The intent of this Section is to provide development standards which will allow for the preservation of agricultural use in the Big Sur Coast area. Agriculture, especially grazing, is a preferred use of coastal lands. In locations where grazing has been a traditional use, it should be retained and encouraged on lands both under private and public ownership. Williamson Act contracts, scenic easements, tax incentives, large lot zoning, and other techniques will be encouraged by the County to promote and assist agriculture. (Ref. Policy 3.6.1)

A. Overall Development and Management Plan Requirement

1. An Overall Development and Management Plan shall be required for parcels which are 320 acres or more in size, when the following development is proposed:
 - a. minor or standard subdivision. The plan is to be required as a condition of project approval and must be submitted and receive County approval prior to recordation of the parcel or final map.
 - b. any type of development for uses other than agricultural structures or the first single family residence on a vacant parcel. The plan is to be required, submitted, and receive County approval prior to the application being considered complete. (Ref. Policy 3.6.2.5 & 5.4.3.M.1)
2. The plan shall be submitted to the Director of Planning, who will further transmit the plan to the County Agricultural Commissioner. The plan must be determined adequate by both the Director of Planning and the Agricultural Commissioner in order to meet County approval. An inadequate plan shall be revised as necessary in order to meet County acceptance. Once deemed adequate, the plan shall become a binding agreement between the County and the property owner. (Ref. Policy 3.6.2.5)
3. The plan shall be prepared, at the applicant's expense, by a qualified professional such as a consultant on the County's Agricultural Viability Consultant list. The applicant may select the consultant; however, if an agricultural viability consultant has not been selected to prepare the plan, the applicant shall engage the assistance of such a consultant, as selected from the County's list, in order to evaluate the plan's consistency with continued or future agricultural or grazing use on the property. The agricultural viability consultant's written assessment shall then be submitted to the Planning Department

along with the plan.

4. The plan shall include, as a minimum, the following information:
 - a. description of long-range uses contemplated on the property;
 - b. map delineating areas proposed for each type of development, areas to be retained for grazing/open space/agriculture/habitat protection/public access, and existing and proposed roads/rights of way/easements/fences;
 - c. recommendations for maintaining and increasing the agricultural viability and recreational uses on the property; and,
 - d. a description of how development will be phased over time. (Ref. Policy 5.4.3.M.1)
5. The plan must conform to all applicable development standards of this ordinance and to the policies of the Big Sur Coast Land Use Plan.

B. Agricultural Viability Report Requirement

1. An Agricultural Viability Report shall be required for subdivision of parcels which are 320 acres or more in size, and for subdivision of any size parcel under Williamson Act contract. It may also be required, at the discretion of the Director of Planning, for subdivisions of a lesser size and for other development proposals where agricultural viability is in question and could be a factor in the decision-making process.
2. The report shall be required, submitted, and be determined adequate by both the Director of Planning and the County Agricultural Commissioner prior to the application being considered complete.
3. The report shall be prepared by an agricultural viability consultant, according to the approved procedures for agricultural viability reports pursuant to Section 20.142.140. The County will oversee the consultant's work, and be responsible for paying the consultant out of funds deposited by the applicant.

C. Development Standards

1. Residential, recreational and other land use development shall not be sited on land suitable for grazing unless an equivalent acreage of new grazing land is provided. Where there is a disagreement or question

as to the suitability of land for grazing, an assessment by a consultant selected from the County's list of agricultural viability consultants shall be prepared at the applicant's expense and submitted to the County by the applicant. (Ref. Policy 3.6.2.3)

2. Residences, utility buildings, and barns associated with agricultural uses shall be located to conserve grazing land. Modifications in location, design, and/or siting shall be required so as to minimize or avoid development on grazing lands. (Ref. Policy 3.6.2.4)
3. Parcels created through subdivision or lot line adjustments shall be configured so as to assure the continued viability of existing or potential agricultural and/or grazing activities on the parcel(s). Where continued agricultural viability may be adversely impacted by the proposed development, an agricultural viability report may be required to assess the impacts and to make recommendations for mitigation measures. (Ref. Policy 3.6.2.5)
4. Where subdivision of a parcel is proposed, residential uses shall be clustered at locations on the parcel which minimize disruption of and conflicts with existing or potential agricultural and/or grazing uses. The balance of the property shall be retained in an undivided interest between the new owners. (Ref. Policy 5.4.3.M.3)
5. Public accessways shall be designed so as to not interfere with or otherwise impede agricultural or grazing use of a property. Where no alternatives exist and a public trail must cross actively grazed areas, a range of measures shall be required as conditions of project approval in order to reduce conflicts between grazing and public uses. Such measures shall include signs, fences, berms, vegetation screens, and prescribed burning to eliminate hazardous accumulation of brush, as appropriate for the particular project. (Ref. Policy 3.6.2.6)
6. Where an Overall Development and Management Plan has been prepared for a parcel and accepted as adequate by the Planning Department, that plan shall become a binding agreement between the County and the property owner. As such, all future development shall be consistent with the plan. Where the Overall Development and Management Plan has been required as a condition of subdivision approval, a further condition of approval shall be that a note be recorded and placed on the final map stating that such a plan is on file with the Planning Department and that all future development must be in accordance with the plan.

flats, and fens. (Coastal Act)

20.145.030 VISUAL RESOURCES DEVELOPMENT STANDARDS.

Intent of Section: The intent of this Section is to provide development standards which will allow preservation of Big Sur's scenic resources and promote the restoration of the natural beauty of visually degraded areas wherever possible. To this end, all future public or private development which would be visible within the "Critical Viewshed", as defined in Section 20.145.020.V., shall be prohibited. All development not visible within the "Critical Viewshed" shall be conditioned as to siting and design, as provided in the development standards of this chapter. "Development", as used in this section only, shall be considered to include all structures, the construction of public and private roads, utilities, lighting, grading and removal or extraction of natural materials. (Ref. Policy 3.2.1)

A. Development Within the Critical Viewshed

1. Critical Viewshed Determination.

- a. The project planner shall make an on-site investigation in order to determine whether the project would intrude on the critical viewshed. Proposed buildings shall be accurately indicated as to dimensions, height, and rooflines by poles with flags. The staking may be waived by the Director of Planning where it can be determined through evaluation of topographic maps, prior investigations in the specific areas, or by similar means, that there is no possibility that the proposed development will intrude on the critical viewshed. The grading for the development and the location of proposed access roads, including the centerline top of cut and toes of fill, shall be accurately indicated by stakes with flags. Both poles and stakes shall remain in place for the duration of the project review and approval process. The planner, in the course of the on-site investigation, shall record the proposed development photographically. The applicant may also be required to provide photographs upon which have been superimposed a representation of the proposed project. Where a project may intrude on the critical viewshed, the photographic representation may be required to be 2' x 3' in size for public hearing purposes. During the on-site investigation, the planner shall also review the project for conformance with the ordinance elements, and shall determine development alternatives which would bring the project into full conformance with the ordinance. (Ref. Policy 3.2.3.B.1)

- b. Development shall be considered to be within the critical viewshed if any portion of the proposed development is visible from Highway 1, including pull-outs, right-of-ways, and walkways at the highways edge, or the major public viewing areas identified in the "critical viewshed" definition, as contained in Section 20.145.020.V. Visibility will be considered in terms of normal, unaided vision in any direction for any amount of time at any season. As well, visibility shall be considered in terms of what portions of the development would be visible under existing conditions, regardless of landscaping or other techniques which could be later employed to screen the development. As such, development shall be considered to be within the critical viewshed if it would be visible from Highway 1 or major public viewing areas given existing conditions. The critical viewshed does not include areas visible from the hiking trails shown on the Trails Plan contained in the Big Sur Coast Land Use Plan.

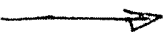

Ocean views from Highway 1 shall not be obscured by artificial berming, mounding, or landscaping. Distant development, although technically within the line of sight from Highway 1 or other major public viewing area, shall not be considered to be within the critical viewshed if it has been designed and sited so as not to be seen from Highway 1 or other major public viewing areas as defined in Section 20.145.020.V. Exterior light sources shall be prohibited if such light source would be directly visible from Highway 1 or other major public viewing area as defined in Section 20.145.020.V.

All new development not in conformance with the approved representations shall be removed. (Ref. Policy 3.2.3.B.1)

2. Development Standards.

- a. All new parcels created through the subdivision process must contain building sites outside the critical viewshed. An exception may be made for parcels which have been set aside for open space or which otherwise specifically preclude structural development, through zoning, deed restrictions and/or easements. Where initial application review indicates that development within the critical viewshed may result on a proposed lot, the applicant shall demonstrate that there is a building site and building height(s) available which will not create

development within the critical viewshed. As such, possible building site dimensions and roof heights shall be delineated by poles with flags, subject to an on-site investigation by the planner prior to the application being considered complete. A condition of project approval shall be the establishment of a building site and a building height envelope that provides specifications for non-critical viewshed development on the lot(s) in question.

- b. Planning techniques, including clustering of structures, sensitive site design, design control, and/or transfer of development credits shall be utilized to permit development of parcels located partially within the critical viewshed where such development will not intrude on the critical viewshed. (Ref. Policy 3.2.3.A.2)
- c. Development proposals shall be modified for design, height, and/or bulk, or shall be resited, where such modifications will result in a project which does not intrude on the critical viewshed. (Ref. Policy 3.2.3.A.3)
-  d. Not with standing Section 20.98.080, where it is determined that a proposed development cannot be resited, redesigned, or otherwise made to not intrude upon the critical viewshed, then the site shall be considered environmentally inappropriate for development. Landscaping, berming, or mounding shall not be utilized to screen development which would otherwise be within the critical viewshed. (Ref. Policy 3.2.3.A.5)
-  e. Development of new roads, improvement to an existing road requiring more than 100 cubic yards of grading, or development of grading or excavations which require a coastal development permit, including all alterations of natural landforms by earth-moving equipment, will not be allowed to damage or intrude upon the critical viewshed. Such road construction or other work shall not commence until the entire project has completed the permit and appeal processes. These restrictions shall not be interpreted as prohibiting restoration of severely eroded water course channels or gulying, provided a plan is submitted and approved prior to commencing work. (Ref. Policy 3.2.3.A.4)
- f. When a structure is to be replaced, resiting or redesign should be required as necessary in order to better conform with the Intent of this section. Replacement or enlargement of existing

structures, or structures lost in fire or natural disaster within the critical viewshed shall be permitted on the original location on the site, provided no other less visible portion of the site is acceptable to the property owner, and provided the replacement or enlargement does not increase the visibility of the structure. Replacement or enlargement of structures outside the critical viewshed shall be permitted as long as such replacement or enlargement does not cause the structure to intrude into critical viewshed. (Ref. Policy 3.2.3.A.7)

- g. Landowners shall be required to grant scenic easements to the County over portions of their land in the critical viewshed, as a condition of permit approval. To this effect the owner or applicant shall submit a "Critical Viewshed Map" for the Planning Department's approval prior to the application being determined complete. The map shall delineate those portions of the parcel which are in the critical viewshed as defined Section 20.145.020.V. The scenic easement over those areas shall be required as per Section 20.142.130. (Ref. Policy 3.2.3.A.8)
- h. Landowners shall be required as a condition of project approval, to grant scenic easements to the County over existing vegetated areas without which the proposed development would be located within the critical viewshed. The scenic easements shall be required in accordance with the provisions of Section 20.142.130.
- i. Development constituting "ridgeline development" shall not be allowed unless a use permit is first obtained. "Ridgeline development" is development on the crest or side of a hill which creates a silhouette against the sky when viewed from a public viewing area. A coastal development permit for such development may only be granted if the decision-making body is able to make findings that: 1) there are no alternatives to development so as to avoid ridgeline development; 2) the proposed development will not have significant adverse visual impacts due to required landscaping, required modifications to the proposal, or other conditions; or 3) development on the ridge will minimize grading, tree removal, or otherwise better meet resource protection policies of the Land Use Plan or development standards of this ordinance. The proposed development shall be modified for height, bulk, design, size, location, and siting, and/or shall incorporate landscaping or other

techniques so as to avoid or minimize the visual impacts of ridgeline development as viewed from a public viewing area.

- j. New subdivisions and lot line adjustments shall not create or configure a lot so as to create a building site that will result in ridgeline development. Where initial application review indicates that ridgeline development may result on a proposed lot, the applicant shall demonstrate that there is a building site and building height(s) available which will not create ridgeline development. As such, possible building site dimensions and roof heights shall be delineated by poles with flags, subject to an on-site investigation by the planner prior to the application being considered complete. A condition of project approval shall be the establishment of a building site and a building height envelope that provides specifications for non-ridgeline development on the lot(s) in question.

B. Exceptions for Development in the Critical Viewshed

1. "VSC" (Visitor-Serving Commercial) Zoning Districts.

Development within "VSC" (Visitor-Serving Commercial) zoning districts shall be permitted within the critical viewshed under careful design and siting controls as contained in Section 20.145.030. C.2. The Westmere parcel is an exception to this standard, as development of the parcel must comply with Section 20.145.140.B.1.f. (Ref. Policy 3.2.5.A.)

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2. Essential Ranching and Agricultural Structures.

Essential agricultural structures required by commercial ranching and agriculture operations that cannot be feasibly located outside the viewshed shall be permitted under careful design and siting controls, as contained in Section 20.145.030.C.2. Examples of "essential agricultural structures" include barns, fences, windmills, water pumps, water tanks, stockponds and corrals. However, all aquaculture facilities will be subject to the same resource protection criteria and environmental standards as other development. All uses permitted as essential structures shall conform to the non-critical viewshed standards contained in Section 20.145.030.C.2. (Ref. Policy 3.2.5.B)

3. Highway 1 Facilities.

- a. Public Highway Facilities.

order to reduce the visual impact of the development. As well, regulations of the zoning district in which the parcel is located may be modified as necessary in order to reduce visual impacts of development; and

- g. guesthouses shall be attached to the main dwelling. (Ref. Policy 3.2.5.G.)

8. Coastal-dependent Uses Exception.

Coastal-dependent uses, natural resource management needs, and certain necessary public facilities as specified below are permitted provided that in each case there be a finding that no reasonable alternative exists, that no significant adverse visual impacts will result, and that all such uses are in conformance with Section 20.145.030.C.2 and all other relevant standards. The exceptions are limited to:

- a. Removal of non-native trees with the exception of landmark trees, as per Section 20.145.060.D.1 or trees whose removal would result in the expose of structures in the critical viewshed, as per Section 20.145.060.D.1.;
- b. County road improvements in keeping with Land Use Plan Policy 3.2.5.C.1;
- c. Minimal public access improvements on the beach along shoreline lateral accessways, such as litter collection facilities and rustic stairways;
- d. On-shore navigational aids (lights, radio beacons, weather stations) needed by the commercial fishing industry; and
- e. Improvements to Pacific Valley School.
- f. The joint U.S. Forest Service-State Parks-Caltrans administrative site in Pfeiffer-Big Sur State Park. (Ref. Policy 3.2.5.H)

→ C. Development Not Within the Critical Viewshed

1. Non-Critical Viewshed Determination.

The project planner shall make an on-site investigation, where necessary, to determine whether the project would intrude on the critical viewshed. Proposed buildings shall be accurately indicated as to dimensions, height, and rooflines by poles with flags. The location of proposed access roads shall be accurately indicated by stakes with flags. Both poles

and stakes shall remain in place for the duration of the project review and approval process. The planner, in the course of the on-site investigation, may record the proposed development photographically. The applicant may also be required to provide photographs upon which have been superimposed a representation of the proposed project. Where needed, the photographic representation may be required to be 2' x 3' in size. During the on-site investigation, the planner shall review the project for conformance with the ordinance elements, and shall determine development alternatives which would bring the project into full conformance with the development standards (Ref. Policy 3.2.4.B)

→ 2. Development Standards.

a. All structures, whether residential, commercial, agricultural, or public, and access thereto, shall be designed and sited so as not to detract from the natural beauty of the undeveloped skylines, ridgelines, and the shoreline. (Ref. Policy 3.2.4.A.1)

b. Buildings shall be located so as to minimize their visual impact upon public views as well as the views and privacy of neighbors. New structures shall be located on that portion of a parcel least visible from public viewpoints.

New structures shall be located where existing topography or trees provide natural screening and shall not be sited on open hillsides or silhouetted ridges. Sites shall not leave excavation scars or slope disturbance. Structures and access roads shall be designed to minimize alterations of the natural landform and to avoid, insofar as feasible, removal of healthy tree cover. (Ref. Policy 3.2.4.A.2, 3.7.3.A.1 and 5.4.3.L.4)

c. New development shall incorporate appropriate material, colors, or other techniques in order to blend with and be subordinate to its surrounding environment. Modifications shall be required for siting, structural design, size, shape, color, textures, building materials, access, and screening, where such modifications will provide for greater blending with the surrounding environment. (Ref. Policy 3.2.4.A.3)

d. Landscape screening shall be required as a condition of project approval where needed to mitigate a development's visual impact upon public or private views. The screening materials shall consist of plant species similar to and

compatible with those of the surrounding environment. In addition, the screening shall, wherever possible, act as an extension of surrounding native forested or chaparral areas. (Ref. Policy 3.2.4.A.4)

- e. New structures shall be sited so as to avoid the construction of visible access roads and minimize the extent of environmental and engineering problems resulting from road construction. (Ref. Policy 3.2.4.A.5)
- f. Development of new private roads outside of the critical viewshed shall conform to the standards of Section 20.145.130.D. (Ref. Policy 3.2.4.A.6)
- g. Television antennas shall be unobtrusive. Antenna design, location, color, and size shall be subject to the approval of the Director of Planning as a condition of project approval. (Ref. Policy 3.2.4.A.8)
- h. Development outside of the critical viewshed shall be subject to ridgeline development standards, as contained in Section 20.145.030.A.2.i and 20.145.030.A.2.j.

~~20.145.040 ENVIRONMENTALLY SENSITIVE HABITAT DEVELOPMENT STANDARDS.~~

~~Intent of Section: The intent of this Section is to provide development standards which will allow for the preservation of Big Sur's environmentally sensitive habitats. To this end, all practical efforts shall be made to maintain, restore, and if possible, enhance Big Sur's environmentally sensitive habitats. The development of all categories of land use, both public and private, should be subordinate to the protection of these critical areas. (Ref. Policy 3.3.1)~~

~~A. Biological Survey Requirement~~

- 1. A biological survey shall be required for all proposed development meeting one or more of the following criteria:
 - a. the development is located within an environmentally sensitive habitat, as shown on the current Big Sur Coast Environmentally Sensitive Habitat resource map or other documented resource information, or through the planner's on-site investigation;
 - b. the development is expected to be located within an environmentally sensitive habitat, according