

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE

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W5a



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Staff: J. Sheele/cm
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STAFF REPORT
CONSENT CALENDAR

APPLICATION NUMBER: 3-97-026

APPLICANT: COMMUNITY HOSPITAL OF THE MONTEREY PENINSULA
(CHOMP)PROJECT LOCATION: 23625 Holman Highway, City of Monterey, Monterey County,
APN 008-131-011 and -006.PROJECT DESCRIPTION: Construction of a new Cancer Center and a new hospital wing, the
South Pavilion, with an underground parking garage, improvements
to Highway 68, grading, tree removal and replanting, and a parcel
merger.LOCAL APPROVALS: CHOMP Amended Planned Community Plan Approval by City
Council 1/21/97, and Architectural Review Committee approval.
CEQA -EIR certified 2/27/97.

Lot area:	22.3 acres
Proposed Building coverage:	29,294 sq. ft. (new) 149,302 (existing)
Total Pavement coverage:	6.2 acres (existing -- no net change)
Landscape coverage and improved area:	12 acres
Proposed parking spaces:	316 spaces
Zoning:	Planned Community
Plan designation:	Public/Semi-Public
Ht abv fin grade:	35 feet

SUBSTANTIVE FILE DOCUMENTS:

- CHOMP Amended Planned Community Plan Environmental Impact Report
- Engineering Geologic Report Cancer Center Addition by Woodward-Clyde -- 6/28/96.
- Geotechnical Engineering Report Cancer Center Addition by Woodward-Clyde -- 7/10/96.
- Geotechnical Investigation, Master Plan Update South Pavilion, Haro, Kasunich & Associates, Inc. -- 8/7/95.
- Skyline Local Coastal Program Land Use Plan, March, 1992.

SUBSTANTIVE FILE DOCUMENTS: (Continued)

- 3-80-423 CHOMP
 - 3-86-194 CHOMP
 - 3-94-22 CHOMP
 - 3-94-23 CHOMP
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SUMMARY OF STAFF RECOMMENDATION.**I. STAFF RECOMMENDATION.**

The staff recommends that the Commission adopt the following resolution:

Approval with Conditions. The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that, as conditioned, the development will be in conformance with the provisions of Chapter 3 of the California Coastal Act of 1976, and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. STANDARD CONDITIONS.

Attached as Exhibit A.

III. SPECIAL CONDITIONS.

1 Phased Approval. THE APPROVAL OF THIS PROJECT IS A PHASED APPROVAL. Each phase may be commenced simultaneously as long as the conditions applicable to each particular phase have been fulfilled to the satisfaction of the Executive Director.

- A. Phase I consists of grading (approximately 1300 cubic yards) and construction of the Cancer Center (approximately 17,070 square foot addition to the existing hospital and remodel of approximately 4,800 square feet of existing space). This phase includes rerouting all the utilities and removing the existing parking from the site for the proposed Cancer Center. No native tree removal is proposed or authorized in Phase I.
- B. Phase II consists of a parcel merger and grading (approximately 56,070 cubic yards) and construction of the South Pavilion (approximately 253,360 square feet of floor area), including an underground parking garage and support services structure. This phase includes grading for the "forested hill/landscape features", tree removal, replanting and landscaping.
- C. Phase III consists of the improvements to Highway 68 including approximately 4,280 cubic yards of grading, removal of approximately 100 trees and replanting.

PHASE III IMPROVEMENTS SHALL BE COMPLETED PRIOR TO OCCUPANCY OF THE SOUTH PAVILION.

2. Incorporation of the City's Conditions. The approved conditions adopted by the City Council for this project on January 21, 1997, are attached to this permit as Exhibit B. These conditions are hereby incorporated as conditions of this permit. Any revision or amendment to the project plans shall require prior review and approval by the Executive Director; and, if determined to be material, shall be submitted to the Commission in accordance with the procedures for amendment of a coastal development permit.

3. PHASE I -- Final Plans. PRIOR TO COMMENCEMENT OF CONSTRUCTION OF PHASE I, the permittee shall submit the following for the Executive Director's review and approval:

- A. Two sets of final project plans including foundation, grading, drainage and erosion control plans. The final plans shall include evidence of review and approval by the Planning Department of the City of Monterey. Plans shall be prepared in accord with the recommendations contained in the geotechnical investigation prepared for the project and evidence of review and approval by the project geotechnical engineer shall accompany the submittal.

Final drainage plans shall include sediment and grease traps along with a maintenance program for non-point source pollution control. Collected or concentrated runoff from all impervious surfaces shall be discharged in a manner to prevent cumulative erosion and sedimentation impacts.

Erosion control plans shall cover the entire construction period. All erosion control measures shall be installed prior to October 15 of each construction year and in accord with a timetable approved by the Executive Director. Landscape planting and grasses shall be native species, except that a non-persistent and non-invasive nurse crop such as red clover may be used as an interim stabilization measure.

4. Phase II -- Final Plans. PRIOR TO COMMENCEMENT OF CONSTRUCTION OF PHASE II, the permittee shall submit the following for the Executive Director's review and approval:

- A. A copy of the final map for the parcel merger or evidence that the parcel merger has been recorded.
- B. A copy of the final Architectural Review Committee's approval for the South Pavilion.
- C. A copy of the recorded scenic easement as required by the City Council's January 21, 1997, approval (see Exhibit B, Condition 21).
- D. Two sets of final project plans including foundation grading, drainage and erosion control plans. The final plans shall include evidence of review and approval by the Planning Department of the City of Monterey. Plans shall be prepared in accord with the recommendations contained in the geotechnical investigation prepared for the project and evidence of review and approval by the project geotechnical engineer shall accompany the submittal.

Final drainage plans shall include sediment and grease traps along with a maintenance program for non-point source pollution control. Collected or concentrated runoff from all impervious surfaces shall be discharged in a manner to prevent cumulative erosion and sedimentation impacts.

Erosion control plans shall cover the entire construction period. All erosion control measures shall be installed prior to October 15 of each construction year and in accord with a timetable approved by the Executive Director. Landscape planting and grasses shall be native species, except that a non-persistent and non-invasive nurse crop such as red clover may be used as an interim stabilization measure.

5. Expiration. The Coastal Development Permit for Phase II (South Pavilion) is valid for six years from the date of Commission approval (August 13, 1997). Construction for Phase II must begin prior to August 13, 2003, or the coastal development permit for this portion of the project will expire. If the coastal development permit expires, a new coastal development permit from the Coastal Commission is required prior to commencement of any work associated with this portion of the project.

6. Phase III -- Final Plans. PRIOR TO COMMENCEMENT OF CONSTRUCTION OF PHASE III, the permittee shall submit the following for the Executive Director's review and approval:

- A. Final plans for Highway 68 improvements per City's conditions (Exhibit B), including grading, drainage, erosion control, and tree removal and replanting plans.

Final drainage plans shall include sediment and grease traps along with a maintenance program for non-point source pollution control. Collected or concentrated runoff from all impervious surfaces shall be discharged in a manner to prevent cumulative erosion and sedimentation impacts.

Erosion control plans shall cover the entire construction period. All erosion control measures shall be installed prior to October 15 of each construction year and in accord with a timetable approved by the Executive Director. Landscaping planting and grasses shall be native species, except that a non-persistent and non-invasive nurse crop such as red clover may be used as an interim stabilization measure.

The submittal shall include evidence of review and approval by California State Department of Transportation (Caltrans) and the City traffic engineer, along with an approved Caltrans encroachment permit.

The tree removal and replanting plan shall be prepared by a professional forester and shall be consistent with the goals and objectives of the CHOMP amended Planned Community Plan Environmental Impact Report and Forest Management Plan.

- OR -

- B. Evidence from the City of Monterey that the permittee has paid a fair share portion for improvements to Highway 68 in conjunction with other agencies and/or property owners as required by the City Council's January 21, 1997, approval (see Exhibit B, Condition 11).

NOTE: IN EITHER CASE, WHETHER THE PERMITTEE MAKES THE IMPROVEMENTS TO HIGHWAY 68 OR MAKES A FAIR SHARE CONTRIBUTION, THE COMPLETION OF IMPROVEMENTS TO HIGHWAY 68 ARE REQUIRED PRIOR TO THE OCCUPANCY OF THE SOUTH PAVILION.

7. Forest Management Monitoring. Permittee shall be responsible for implementing the forest habitat mitigation measures listed in CHOMP'S letter of May 8, 1997 (see Exhibit C). The Forest Assessment and Management Plan, included in the CHOMP 1995 Amended Planned Community Plan, dated June, 1995, shall serve as the approved forest management plan (FMP). The FMP may be amended, subject to review and approval by the Executive Director, as needed to respond to changing conditions (such as the pitch canker epidemic). All forest management goals, practices, implementation and monitoring shall be implemented. Annual monitoring reports prepared by the project forester shall be submitted for the Executive Director's review and approval for a five year period following the completion of construction of Phase II. The reports shall contain recommendations necessary to achieve the goals of the Forest Management Plan (FMP). These recommendations shall be implemented in a timely manner per the approved FMP. Annual monitoring reports shall also be submitted for review by the City Urban Forester, concurrently with Executive Director review.

At the end of the five year monitoring period, a post-monitoring letter/report shall be prepared by the project forester for the Executive Director's review and approval.

8. Spoils Disposal. Any off-site disposition of excavated spoils within the coastal zone, shall require prior review and approval by the Executive Director.
9. Future Additions. A separate coastal development permit shall be required for any further expansion of the hospital facilities, unless waived by the Executive Director.

IV. FINDINGS AND DECLARATIONS.

The Commission finds and declares as follows:

1. Project Description and Background.

The proposed development consists of the construction of a new comprehensive Cancer Center and a new hospital wing, the South Pavilion, with an underground parking garage, improvements to Highway 68, grading, tree removal and replanting, and parcel merger, for the Community Hospital of the Monterey Peninsula (CHOMP). The subject property is located at 23625 Holman Highway (State Highway Route 68) in the City of Monterey.

The City Council approved the merger of the California Department of Forestry's (abandoned) fire station parcel (APN 008-131-006) with the CHOMP parcel (APN 008-131-011). No further approval from the City is necessary for the merger of these two parcels. Conditions of this approval require evidence that the parcels have been merged.

The new Cancer Center will be constructed on the west side of the existing parcel. It will replace the existing undersized Cancer Center. Most of the new proposed Cancer Center will be located in the remodeled space within the existing hospital and in the proposed underground construction area.

A new hospital wing, the South Pavilion, is proposed for construction. The South Pavilion will consolidate the hospital's acute care functions on the south portion of the site. The pavilion will include a 316-space underground parking garage. The proposed clinical departments will be located over the garage.

This is a phased project. Phase I is the Cancer Center addition. Construction is expected to begin later this summer on the proposed Cancer Center. Phase II is the South Pavilion. Construction is expected to begin in about five years on this portion of the project. Phase III is the improvements to Highway 68. Conditions of the City's approval require completion of the proposed improvements to Highway 68 prior to occupancy of the South Pavilion.

The hospital additions will comprise approximately 91,430 sq. ft. (floor area) of new clinical function space. In addition, parking and new support services will provide an additional approximately 179,000 square feet. Because the hospital additions will be multi-leveled, the total proposed new building coverage will be only 29,294 sq. ft. Proposed grading for the Cancer Center is approximately 1300 cubic yards. Proposed grading for the South Pavilion is approximately 56,070 cubic yards.

Construction of the proposed South Pavilion, support services structure and forested hill landscape feature will result in the removal of 198 of the 348 mixed tree species on the project site. Of the 198 trees to be removed, 24 are oaks, 125 are Monterey pines and 49 are ornamentals. The applicant proposes to replant the oaks and pines using the project forester's recommended 1:1 to 2:1 replacement ratio.

Improvements to Highway 68 are also proposed. Conditions of the City's approval require the completion of highway improvements prior to occupancy of the South Pavilion. The City's conditions require the applicant to pay a fair share of the cost of improvements to Highway 68 or make the improvements independently of other agencies and/or property owners, prior to occupancy of the South Pavilion. Improvements include a new eastbound lane commencing from approximately 300 feet in advance of the hospital intersection and a new westbound thru lane commencing from approximately 400 feet in advance of the hospital intersection. Modifications to the traffic signal at the hospital entrance will also be required. Approximately 4280 cubic yards of grading and the removal of about 100 trees will be required to accommodate these highway improvements.

The project site is on a densely forested crest of the Monterey Peninsula. The parcel is situated above Monterey City (elevation 600') on the eastern slopes of a north-south ridge. The surrounding undisturbed slopes (10-50%) are vegetated with pine forest, scrub oak and brush. The hospital complex grounds have been terraced into the slope. This area is landscaped with a wide range of plants.

The 22-acre site is developed with the existing Community Hospital of the Monterey Peninsula, a nonprofit general hospital. Surrounding land uses are limited to Highway 68, a major coastal access route, Del Monte Forest, and Carmel Professional Center, located to the southwest of the project site.

In February, 1981, the Commission granted approval for the construction of an attached (41,000 sq. ft.) outpatient wing and additional parking facilities which included 12,600 sq. ft. of excavation and tree removal (P-80-423).

In October, 1985, the Commission approved a parking lot expansion for the Carmel Professional Center on an adjacent parcel (3-85-195). This parcel is also owned by the Community Hospital of Monterey Peninsula (CHOMP).

In October, 1986, the Commission approved the addition of 27,200 sq. ft. outpatient surgery building, grading for a basement parking garage, tree removal and landscaping (3-86-194).

In June, 1994, the Commission approved two CHOMP projects, a roof-level addition to accommodate the relocation of the surgery department, maternity rooms administrative offices and mechanical plant (3-94-22) and the expansion of an existing parking lot (3-94-23).

2. Land Use Plan/Land Resources.

A. Background: Standard of Review.

The Skyline Local Coastal Program Land Use Plan (LUP) has been certified by the Commission and adopted by the City. The LUP designates the CHOMP site as Public/Semi-Public. This designation allows uses which are either operated by a public agency or which serve a large segment of the public. The City of Monterey has rezoned the former CDF fire station parcel from Single-Family Residential to Planned Community. The applicant is proposing to merge the former CDF parcel with the existing hospital parcel. The South Pavilion will be constructed on the former CDF parcel. The fire station was demolished in early 1996 and the area is currently being used for storage and construction vehicle parking. The proposed uses are consistent with the LUP land use designation. However, because the City's LCP has not yet been completed or certified, the Coastal Act policies remain the applicable standard of review.

Section 30107.5 of the Coastal Act defines an "environmentally sensitive area" as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. Section 30240(a) of the Coastal Act states that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within those areas. Section 30240(b) requires that development adjacent to such areas be designed and sited to prevent impacts which would significantly degrade those areas, and be compatible with the continuance of the habitat.

The area of the project site is identified in the Skyline LUP as containing significant stands of Monterey pine trees and is considered a sensitive habitat area by the LUP. In the LUP, there are no criteria for determining what a "significant disruption of habitat values" would be nor are there standards for avoiding significant disruption of habitat values. Also, LUP policies do not specifically address expansion of existing uses. Some of the threats to the forest character include cumulative effects of tree removal, and increased run-off from impervious surfaces and graded areas.

B. Status of Monterey Pine as indicator of sensitive habitat.

The question of whether or not native Monterey pine forest should be treated as environment-

ally sensitive habitat, for purposes of Coastal Act Sections 30107.5 and 30240, has to date been addressed only on an individual, localized basis. For example, in the adjacent Del Monte Forest segment of Monterey County, special development standards are prescribed to ensure the long-term continuity of forest cover, including the preparation of a permanent forest management plan (FMP) for each parcel where development will result in tree removal. However, while the species Monterey pine occurs within designated environmentally sensitive habitat areas, it is not (by itself) treated as environmentally sensitive. In contrast, the same Monterey County LCP, in the Carmel Area segment identifies this as a type of sensitive habitat.

The California Dept. of Fish and Game (CDFG) botanic experts have indicated that different groves of Monterey pine have differing degrees of sensitivity, according to their differing biological and ecological values. For example, Monterey pines growing on a degraded, non-natural surface such as a road embankment are not a likely indicator of sensitive habitat. The trees might have grown there in the years since grading, but the native understory species, soil micro-organisms, etc. are usually missing or severely altered. In other words, the trees alone are not a complete, functional habitat. The same would be true for small, isolated patches of natural forestland; when development severs such an isolated area from the entirety of the main stand, it no longer fully participates in the biologic dynamics of the natural stand. Essentially, such fragmented habitat becomes "biologically dysfunctional."

Subsequent to the 1992 certification of Monterey's Skyline LUP, two important studies concerning the status of this species have been published: Huffman and Associates (1994), and the Jones & Stokes report (1994, 1996). In addition, the Final Environmental Impact Report (FEIR) for the Pebble Beach Lot Program has now been published (June, 1997). This multi-volume compendium includes a further evaluation of the Monterey pine habitat, as a response to the submitted CDFG letter of Jan. 12, 1996 and other agency comments. Accordingly, a more accurate and refined approach to the City's identification of "significant stands" of Monterey pine as "sensitive", is now possible.

C. Analysis.

The more conservative estimates are that the original extent of Monterey pine forest habitat in the area covered approx. 11,000 to 12,000 acres (Huffman). It should be noted that the Monterey Peninsula landscape character is framed by this main stand, where the species forms continuous groves within both natural and urban settings. Outlying stands are also found on the San Mateo-Santa Cruz County line, at Cambria in San Luis Obispo County, and on Guadalupe Island off the coast of Mexico. While locally common, overall this is one of the rarest and most susceptible forest types in North America. Huffman estimates that within the Monterey Peninsula stand, about 6,900 acres remain. This comprises both "natural forest stands" (defined by Huffman as larger than 20 acres) and "urban forest stands" (developed acres). Huffman estimates that about 600 acres fall within the "urban forest" category. Huffman ascribes the greatest value to contiguous stands of over 100 acres, which account for about 3,500 acres in the Monterey Peninsula area. Jones & Stokes further distinguishes the sensitivity of different parts of the pine forest on the basis of whether protected examples are common or scarce on the ancient marine terrace levels within Del Monte Forest.

It is clearly evident that the forest habitat that will be impacted by the CHOMP project most clearly matches the "urban forest" model. Only an acre of forest habitat or potential forest habitat will be lost from the South Pavilion expansion, and none at all from the Cancer Center

addition. The land surface at both of these sites, as well as along Highway 68 where the traffic improvements are planned are heavily impacted already. These areas mostly represent surfaces which were previously graded for CDF fire station construction, highway construction, or the original hospital construction. Partial landscaping has since been installed or has grown by itself on these graded surfaces, including a substantial number of non-native ornamental trees and shrubs. The remnant Monterey pine forest on the old fire station site has been heavily manipulated over the years (mainly by eliminating the understory species to ensure a good firebreak). Additionally, it is isolated from the main Monterey Peninsula stand by the existing hospital complex, a commercial office development, and State Highways 1 and 68.

While the remaining trees on the project site certainly represent valuable aesthetic resources, this isolated example of an urban forest environment would not be considered in biologic terms a "significant stand." Therefore, this site would not qualify as "environmentally sensitive habitat" in terms of the expert opinions cited above. Accordingly, neither the Coastal Act nor LUP policies concerning environmentally sensitive habitat areas would apply.

D. Evaluation of measures to mitigate impacts on urban forest.

Although the standards for environmentally sensitive habitat areas would not apply to the present project, it is nonetheless important to insure that the project conforms with the criteria for development adjacent to an environmentally sensitive habitat. Specifically, Coastal Act Section 30240(b) requires that such adjacent development "be sited and designed to prevent impacts, which would significantly degrade those areas. ..." The project design, along with the City's mitigation measures, addresses this issue.

The proposed project has received extensive local review. The proposed Cancer Center has received final approval from the City's Architectural Review Committee; however, the proposed South Pavilion only has conceptual architectural approval. As a condition of this approval, evidence of final architectural approval will be required for the South Pavilion. Construction for the South Pavilion portion of the project is expected to begin within the next five years. Conditions of this approval require construction to begin within six years from the date of approval by the Commission or the coastal development permit for this portion of the project will expire. If construction on the South Pavilion does not begin within six years, it is appropriate for the Commission to review the proposal. This approach will help to preserve future planning options that may be unforeseen at this time, such as a change in the status of the Monterey pine species due to pitch canker disease or other circumstances.

The location of the proposed Cancer Center will not affect any Monterey Pine forest and forest habitat or rare plant species because the Cancer Center will be located in an area of the site that is already developed and occupied by buildings, parking area and some ornamental landscaping.

Although the hospital site is committed to medical use, the proposed expansion should be designed to minimize impacts of tree removal, grading and impervious surface coverage in order to comply with the intent of both Coastal Act and LUP policies. Past Commission approvals for development within sensitive habitat areas have included conditions for botanical/open space easements, and/or deed restrictions preserving undeveloped portions of the site (Asilomar Dunes area, 17-mile Drive area of Del Monte Forest, etc.). The City of

Monterey has required the recordation of a scenic easement on portions of the property as a condition of approval. See Exhibit B, condition 21 and Attachment A.

The 100-foot wide Highway 68 Scenic Corridor at the South Pavilion, which includes the former CDF fire station site is proposed to be developed with a landscape feature termed a "forested hill" which will be planted with new Monterey Pines, oaks, and other native vegetation. This forested hill will be located in the area which was graded for a fire station approx. 50 years ago, and will partially replicate the character of the prior natural landform at this site. The forested hill will help to conceal the proposed South Pavilion and underground garage from travelers along Highway 68 and Los Altos Drive. The applicant is proposing to use top soils that are from the property's Monterey pine forest habitat or nearby Monterey pine forest habitats. If adequate amounts of soil from this habitat cannot be found, the applicant is required by the City to "engineer" a comparable soil type that will adequately accommodate the needs of native species. The applicant has indicated that the hill will be engineered to minimize erosion although appropriate erosion control measures have not yet been identified. The forested hill will also provide an aesthetic quality through undulating contours and will be covered with humus to accommodate the needs of native plants and trees.

Construction of the proposed South Pavilion and forested hill will result in the removal of 198 of the 348 trees on the project site. Of the 198 trees to be removed, 24 are oaks, 125 are Monterey pines and 49 are ornamentals. For perspective, the source cited by the FEIR states that the total pine population in the Monterey area stand is around 1,400,000 trees, not counting seedlings and 100,000 landscape specimens. The Monterey pine stand at the South Pavilion site (the former CDF fire station location) has been highly disturbed for approximately 55 years. Fire, which is the most effective aid to reproduction, has been prevented throughout the time of CDF occupancy.

The existing forest area which will remain undisturbed by the proposed project is 0.61 acres. The 1.03 acres of forested area which will be disturbed will be replaced by 2.08 acres of forested hillside in accordance with the Forest Management Plan. The developed portion of the site will be landscaped and reforested in accordance with the Forest Management Assessment Plan.

The project will result in the removal of 12 specimen of Hooker's manzanita. This species is not protected under the provisions of the California Endangered Species Act or the federal Endangered Species Act; however, it is on the California Native Plant Society's List. The applicant proposes to replace the Hooker's manzanita on a 2:1 basis with Monterey Peninsula ecotype stock, the best stock being from the hospital site. The EIR mitigations state that a qualified biologist shall review the planting plan and shall provide an annual report to the City forester for two years in conjunction with the forest management plan annual report. The plant species shall be viable in perpetuity on the engineered forested hill according to the EIR mitigations.

The proposed Highway 68 Improvements require the hospital to pay a fair share for improvements to Highway 68 in conjunction with other agencies and/or property owners. Improvements to Highway 68 must be implemented prior to occupancy of the South Pavilion. As required by the City, the proposed improvements will require the removal of approximately 100 trees (60 Monterey pines, 30 oaks and 10 ornamentals).

The Forest Assessment and Management Plan for the CHOMP site was prepared by Roy Perkins, Forester, in June 1995. The Forest Management Plan describes the forest, includes an inventory and condition description, discusses impacts on the forest and neighborhood, sets forest and management goals and practices and program implementation and monitoring. The Forest Management Plan recommends annual monitoring reports for five years and then a mutually agreed upon reporting period to be established between the City and CHOMP. In addition, the Forest Management Plan reports need to be submitted for review and approval by the Executive Director. The Forest Management Plan implementation and monitoring will help to protect and promote preservation of forest resources as required by Coastal Act policies.

To mitigate the loss of native Monterey Pine forest, the applicant is proposing to replant the oaks and pines using the recommendations by the project forester, a 1:1 to 2:1 replacement ratio. Based on a preliminary land capacity analysis conducted by the applicant's landscape architect, the applicant is proposing to replant 125 pines and 45 oaks. This represents a 1:1 replacement ratio for the pines and a 2:1 replacement ratio for oaks. The Forest Management Plan, including the proposed ratio, are subject to review and approval by the City Forester. At the end of the five year reporting period, healthy replacement pine trees should be established at a 20 foot spacing.

Regarding long-term establishment of replacement trees, the potential susceptibility of Monterey pine to the pitch canker disease may hinder the establishment of healthy replacement pine trees. Mark Ambers, Facilities Planning Director for CHOMP, addressed this issue with the project forester. In Mr. Ambers' May 8, 1997, letter to the Commission, he states that:

The 2:1 replanting ratio for the native Monterey pines on the site will be met using 50% native coast live oak and 50% native Monterey pine (preferably of selected disease resistant stock, which may well be available by the time for planting) for replacement trees. Replanting with Monterey pine will not significantly increase or intensify the spread of pitch canker disease on the site or in the region as disease propagates and insect vectors are already widespread in the area. . . Current conditions suggest that tree numbers over the long term should be maintained at approximately a 1:1 ratio with current stocking levels. In the event that some or even all of the native pines fail to survive due to pitch canker attack, the site's capacity to provide suitable growing space for a second round of replacement planting should be evaluated in light of the fact that a 2:1 replacement ratio is likely to lead to long term overcrowding of trees.

E. Conclusion.

Final reforestation and long term maintenance plans, along with a five-year monitoring program, are required to assure conformance with LUP and Coastal Act policies. Final landscape and reforestation plans must be consistent with the Forest Assessment and Management Plan. Therefore, as conditioned, to provide for the maintenance of a healthy forest canopy, replacement plantings, and submittal of reforestation and landscaping plans, the proposed development is consistent with Section 30240 of the Coastal Act and approved Land Use Plan policies.

3. Parking/Public Access.

Section 30252(4) of the Coastal Act requires that new development shall maintain and enhance public access to the coast by providing adequate parking facilities or providing a substitute means of serving the development with public transportation. Sections 30210-30213 of the Coastal Act require that public access to the coast be protected.

The subject site is located east of Highway 68, also known as W.R. Holman Highway, a major coastal access route. Highway 68 extends from Highway 1 to the City of Pacific Grove.

There are 610 parking spaces available at the hospital site and 176 spaces available at the adjacent Carmel Hill Professional Center (CHPC). Combined the total number of spaces available to hospital staff visitors and patients is 786. The hospital continues to experience shortfalls in available parking and accordingly, has continued its comprehensive parking management and trip reduction programs.

The recommended parking supply for buildout of the proposed project was projected by the project transportation consultant using the rate of 2.87 spaces for each 1000 square feet of building area constructed. The proposed project includes the addition of 91,430 square feet of floor area. This results in the need for an additional 262 parking spaces ($2.87 \times 91,430 = 262$).

The recommended parking supply to serve the hospital under existing conditions is 780 spaces. Adding this to the projected demand of 262 spaces, the total existing hospital and proposed project is 1,042 parking spaces.

With construction of the proposed project, the existing 50 spaces near the emergency room and 10 spaces in the handicapped parking area would be lost.

Additional parking spaces may be lost during construction. Based on the full buildout recommended parking space requirement of 1,042 and the 726 spaces to remain following construction, there would be a deficit of 316 parking spaces. The applicant proposes to provide this 316 spaces in the proposed underground parking garage.

The proposed project will increase traffic volumes and the volume-to-capacity ratio, by one to two percent at the Highway 68/Highway 1 southbound ramp intersection and the Highway 68/CHOMP entrance. The southbound Highway 1 off-ramp at Highway 68 operates during the A.M. peak hour at an E level of service (LOS) and would decline further into an E LOS with the proposed project. During the P.M. peak hour, this intersection operates at an F LOS with and without the proposed project. With the proposed improvements to Highway 68 the Highway 68/Highway 1 southbound ramp is expected to operate at a D LOS (A.M. and P.M.) and the Highway 68/CHOMP entrance is expected to operate at a B LOS (A.M. and P.M.).

A condition of the City Council's approval for the project requires the implementation of improvements to Highway 68 prior to the occupancy of the South Pavilion. The City required CHOMP to pay a fair share of the cost of improvements to Highway 68 in conjunction with other agencies, and/or property owners, or if fair share contributions are not forthcoming prior to the occupancy of the South Pavilion, the hospital shall make improvements to Highway 68 at the hospital entrance independently of other agencies and/or property owners and prior to the occupancy of the South Pavilion. Improvements include a new eastbound thru lane

commencing from approximately 300 feet in advance of the hospital intersection and a new westbound thru lane commencing from approximately 400 feet in advance of the hospital intersection. Modifications to the traffic signal at the hospital entrance will also be required.

The applicant has submitted preliminary plans for improvements to Highway 68. Approximately 4280 cubic yards of grading is proposed. Approximately 100 trees will need to be removed to accommodate the proposed highway improvements.

The existing parking along with the proposed parking garage will accommodate the parking needs for the proposed project. Individually the project will not have a direct significant impact on coastal access. While Highway 68 is a coastal access route, hospital employee, patient and visitor use will not significantly affect or compete with visitor-serving uses (in terms of changing the already-impacted LOS). As conditioned to comply with the City's traffic and parking mitigations, and to require review and approval of final parking plans and final plans for improvements to Highway 68, the proposed project is consistent with Coastal Act and LUP public access policies.

4. Public Works Capacity/Water.

Section 30250(a) of the Coastal Act requires that new development not individually or cumulatively have significant adverse impacts on coastal resources.

Section 30254 of the Coastal Act states, in part:

... Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

Monterey City is served by the Cal Am Water Company, the major water supplier on the Monterey Peninsula. Because of limited water supply the Monterey Peninsula Water Management District (MPWMD) developed a "fair share" water allocation system for Monterey Peninsula jurisdictions in the late 1970's. The LUP incorporated the water allotment for the City of Monterey. The LUP calculated approximate water demand for full development of the area and required monitoring of all water use by new development in Monterey. When the City's water allotment is exhausted, no new water connections will be allowed. The LUP does not restrict or phase development but merely estimates how it will affect the allotment. Therefore, development in terms of water would be allowed on a first-come, first-served basis by the City.

Recently, the Peninsula passed through the most severe drought since 1976-77. In response, the Monterey Peninsula Water Management District concluded that limits on new and expanded uses of water were urgently required. MPWMD approved a "Notice of Exemption" of an ordinance allocating water improvements for CHOMP. The exemption ordinance allocates 18.28 acre-feet of water from MPWMD conservation savings to ensure water availability for the proposed improvements to CHOMP. As required by the MPWMD, all new development is required to implement water conservation measures, which include installation of low water use

fixtures and replacement of existing fixtures with new low water use fixtures. When water service is limited, Coastal Act policies give priority to essential public services such as CHOMP.

Therefore, the proposed development is consistent with Coastal Act Sections 30250 and 30254 which protect against cumulative impacts on coastal resources and require adequate public facilities.

5. Geologic Hazards/Erosion Control.

Coastal Act Sections 30231 and 30253(2) state that new development shall not contribute significantly to erosion and that runoff shall be controlled to protect the quality of coastal waters. The LUP also contains policies to adequately plan for natural hazards in regard to new development and to reduce erosion hazards.

Grading for the Cancer Center is estimated as follows: 1300 cubic yards of cut, 1512 cubic yards of fill and 212 cubic yards of impact. The South Pavilion includes grading for an underground parking garage. The proposed grading for the South Pavilion is 56,070 cubic yards of cut, 30,831 cubic yards of fill and 25,239 cubic yards of export. The EIR estimates that the total truck trips associated with export and import is 3,240.

Preliminary plans for proposed improvements to Highway 68 estimate approximately 4280 cubic yards of fill.

An "Engineering Geologic Report -- Cancer Center Addition CHOMP" was prepared by Woodward-Clyde Consultants on June 28, 1996, and a "Geotechnical Engineering Report -- Cancer Center Addition -- CHOMP" was also prepared by the same consultant on July 10, 1996. The Geotechnical Report for the Cancer Center contains recommendations regarding foundation support, lateral earth pressures, earthwork and site grading, slope stability and other geotechnical aspects of site development. The report concludes as follows:

The Geotechnical engineer should review the foundation and grading plans prior to construction. All earthwork, grading, paving and foundation excavations also should be done under the observation of the Geotechnical Engineer.

A Geotechnical Investigation for the South Pavilion was prepared by Haro, Kasunich & Associates, Inc. on August 7, 1995. The Geotechnical Report contains recommendations regarding site grading, foundations, retaining walls, slabs, flexible pavements and site drainage. The report concludes as follows:

Based on the results of our investigation, the proposed project appears compatible with the site, provided the following recommendations are incorporated into the design and construction of the proposed project. ...

Runoff from the site's impervious surfaces will eventually reach Monterey Bay National Marine Sanctuary. To protect and guard against non-point source pollution in the ocean, it is appropriate to require final drainage plans that include sediment and grease traps along with a permanent drainage system maintenance program as required by Coastal Act Section 30231.

As conditioned, to require submittal of final foundation, grading, drainage, including sediment and grease traps along with a maintenance program, and erosion control plans that incorporate the recommendations of the geotechnical investigations, and City approval of final plans, the proposed development can be found consistent with Sections 30231 and 30253(2) of the Coastal Act and with LUP hazards and erosion control policies.

6. Visual Resources.

Section 30251 of the Coastal Act provides that the scenic and visual qualities of coastal areas will be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The Skyline LUP states the following (Policy 2.2.2):

A key visual feature of the Skyline area is the impression of remoteness one receives while passing along Holman Highway 68 which passes through the Skyline planning area. This remoteness can be attributed to the vastness of the Del Monte Forest, the absence of crossroads, and the setbacks and screening of houses from the road by pine trees. Inherent within this LUP, Holman Highway 68 is a proposed State Scenic Highway.

The most important visual resource objective for the Skyline LUP, as identified by the Commission, was the need to maintain the continuity of the forested skyline of the Monterey Peninsula. The forest canopy on this site is distant, but directly visible from Highway 1 and the Monterey Bay shoreline. As such, it forms the backdrop for views from Sand City, Seaside, and the Monterey Harbor area.

The LUP contains specific policies for development along Holman Highway including requirements for demonstration of non-visibility, screening vegetation, setbacks based on botanic studies and dedication of open space easements, and building heights limit of 35 feet. The City required a scenic easement over portions of the site (see Exhibit B, condition 21 and attachment A).

Two additions, the Cancer Center and the South Pavilion, are proposed at the CHOMP site. The architectural design of the proposed project is consistent with the existing low-key hospital architecture. The proposed building height is 35 feet. New construction will not encroach on setbacks along Highway 68 or Los Altos Drive. The 100-wide Highway 68 scenic corridor will be restored with a landscaped and forested hill which will screen the view of the proposed South Pavilion and underground garage from Highway 68.

The continuity of Monterey's forested backdrop will be slightly modified through the removal of approximately 200 trees. Replacement plantings are proposed on a 1:1 to 2:1 ratio.

Overall, the appearance of the former CDF fire station will be significantly different to Highway 68 travelers. The former CDF site will be replaced with a four-story structure partially underground and behind a forested hill. The hill is proposed to be approximately 35 feet high.

The hill width ranges from 20 to 100 feet at its base. The length of the hill from the CHOMP entry driveway to Los Altos Drive is approximately 420 feet. The effect of the hill and landscaping will be to create a berm, which will screen public views of the hospital structure from the north, west and south when traveling on Highway 68.

When traveling south on Highway 68, the upper part of the hospital's roof level will be visible. The hill will block views of the lower stories of the proposed structure. When traveling north on Highway 68, the proposed forested hill, the existing Los Altos Drive bridge and the relative elevation of Highway 68 to the hospital site, will effectively block views of the hospital site, except for a portion of the new hospital's top floor.

The existing hospital complex is surrounded by Monterey pine forest. The rooftops of the existing buildings are briefly visible along Highway 68. Replacement plantings, understory plantings, and the proposed landscaped hill will help to screen the proposed project from public views. In summary, no net increase in the amount of visible development will result.

As conditioned, the proposed project is therefore consistent with Coastal Act and Land Use Plan (LUP) visual resources policies.

7. LCP/CEQA.

The certified Skyline Local Coastal Program Land Use Plan was first approved by the Commission on November 30, 1983, and upon revision was adopted by the City on March 31, 1992. As conditioned by this approval and the City, the proposed development is consistent with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the City of Monterey to implement a Local Coastal Program consistent with Coastal Act policies.

On February 27, 1997, the City of Monterey certified an Environmental Impact Report for the proposed project. As conditioned, the proposed project will not have a significant adverse impact on the environment within the meaning of the California Environmental Quality Act.

EXHIBITS.

- A. Standard Conditions.
- B. City Council Conditions.
- C. Applicant's Letter Addressing Pine Pitch Canker Disease.
 - 1. Location Map.
 - 2. Site Plan.
 - 3. Site Plan Overview.
 - 4. Partial Site Section.
 - 5. Cancer Center - Site and Grading Plan.
 - 6. Cancer Center - Elevations.
 - 7. Cancer Center - Elevations.
 - 8. South Pavilion and Cancer Center Elevations.
 - 9. South Pavilion - Floor Plan - Garden Level.
 - 10. South Pavilion - Floor Plan - Main Level.
 - 11. South Pavilion - Grading Plan.
 - 12. South Pavilion - Planting Plan.
 - 13. MPWMD Ordinance Allocating Water for Improvements to CHOMP.

EXHIBIT-A

RECOMMENDED CONDITIONS

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXHIBIT NO. A

APPLICATION NO.

3-97-26

Standard Conditions



California Coastal Commission



January 22, 1997

97 JAN 21 AM 2:00
CHOMP.C. SUITE 215

Mark Ambers
CHOMP
POBox HH
Monterey CA 93942

At their meeting January 21, 1997, the Monterey City Council passed an Ordinance to print, to rezone the fire station parcel from R-1-20 (Single Family Residential) to P-C (Planned Community). They merged the fire station parcel with the hospital parcel. They gave project approval for construction of 91,000 square feet of clinical space, 179,000 square feet of support facilities and a 316 space parking garage all with findings and conditions, which are enclosed. They also certified the final EIR.

If you have questions, please phone Bill Wojtkowski, Director of Community Development, at 646-3885.

Sincerely,

C Parham

Cynthia Parham
City Clerk

c: Director of Community Development

FILE	COPY
ARCHIVE	VOID
CHOMP PROJECT NUMBER	
*** NSTR 94-0934	
FILE CATEGORY 4.0	

EXHIBIT NO. B
APPLICATION NO. 3-97-26
city Council
Conditions. 1/6

CITY OF MONTEREY
CITY COUNCIL APPROVED CONDITIONS FOR
CHOMP AMENDED PLANNED COMMUNITY PLAN
JANUARY 21, 1997

1. That the 91,000 square feet of clinical space, 316 space underground parking garage and 179,000 square feet of support facilities are approved located and developed substantially as shown on the 11/12/96 site plan, elevations and floor plans.
2. That all development on the project property shall be constructed and thereafter maintained in accordance with the conditions of this permit.
3. - Prior to any construction, the applicant shall apply for Architectural Review Committee approval. The Architectural Review Committee shall pay particular attention to:
 - a. Ensuring the building additions are compatible with design, material, finishes and detailing of the existing building.
 - b. Ensuring the grading of the clinical space/underground parking berm between the existing building and Highway 68 retains a natural appearance.
 - c. Reviewing and approving a detailed landscaping plan for filtering and screening views of the new construction from Highway 68.
 - d. Reviewing and approving proposed lighting to avoid direct view of light source as viewed from off site and Highway 68
4. This project is subject to the categorical water allocation program approved by the City Council. The applicant will proceed at his own risk that water may not be available at the time of construction. No construction will be permitted if water is not available to this project.
5. Prior to any construction, the applicant shall obtain all necessary permits from the California Coastal Commission.
6. Prior to commencement of grading, all trees shown for preservation on the site shall be fenced at the drip line with a minimum of five foot high fencing material approved by City staff. Prior to commencement of any grading on the site, the applicant shall submit a plan for all utility and foundation trenching on the site for review and approval by the City's Urban Forester.
7. The applicant shall replace pines and oaks to be removed in accordance with the Forest Assessment and Management Plan (see Forest Assessment and Management Plan and CDF Site Restoration Plan in Appendix C of the EIR) and based on a 2:1

replacement ratio. The ratio and the Forest Assessment and Management Plan will be subject to review and approval by the City's Urban Forester. At the end of a prescribed five year reporting period, healthy replacement pine trees shall be established at a 20 foot spacing (EIR Mitigation 1).

8. The applicant shall use top soils that are from the property's Monterey pine forest habitat or nearby Monterey pine forest habitats. If adequate amounts of soil from this habitat cannot be found, the applicant will be required to "engineer" a comparable soil type that will adequately accommodate the needs of native species. Soils shall be determined appropriate for native plant species by a qualified biologist (EIR Mitigation 1a).
9. All Hooker's Manzanita removed as a result of project construction shall be replaced with new Hooker's Manzanita seedlings on a 2:1 basis. The stock shall be from the Monterey Peninsula ecotype, the best stock being from the hospital site. New plants shall be well maintained to guarantee the long term establishment of the plants. This will include weeding and watering as necessary until established. A qualified landscape professional or qualified biologist shall review the planting plan and shall provide an annual report of their condition to the City's Urban Forester for five years from certificate of occupancy in conjunction with the forest management plan annual report. The plant species shall be viable in perpetuity on the engineered forested hill (EIR Mitigation 2).
10. A qualified urban forester approved by staff shall be on the site during the grading of the property to ensure that all conditions related to the protection of trees are adhered to.
11. The hospital shall pay a fair share of improvements to Highway 68 in conjunction with other agencies and/or property owners. Improvements to Highway 68 will be required to be implemented prior to occupancy of the South Pavilion. If fair share contributions are not forthcoming prior to occupancy of the South Pavilion, the hospital shall make improvements to Highway 68 at the hospital entrance independently of other agencies and/or property owners and prior to occupancy of the South Pavilion. Improvements include a new eastbound thru lane commencing from approximately 300 feet in advance of the hospital intersection and a new westbound thru lane commencing from approximately 400 feet in advance of the hospital intersection. Modifications to the traffic signal at the hospital entrance will also be required (EIR Mitigation 3).
12. Truck traffic associated with soil removal and delivery shall occur outside the AM and PM peak hours. These periods shall be defined by the State Engineer or City Traffic Engineer (EIR Mitigation 4).
13. To keep PM10 emissions below 82 lbs./day, grading on the project site shall not exceed 2.35 acres per day. This requirement shall be included in construction specifications subject to review and approval of the City Public Works Director or

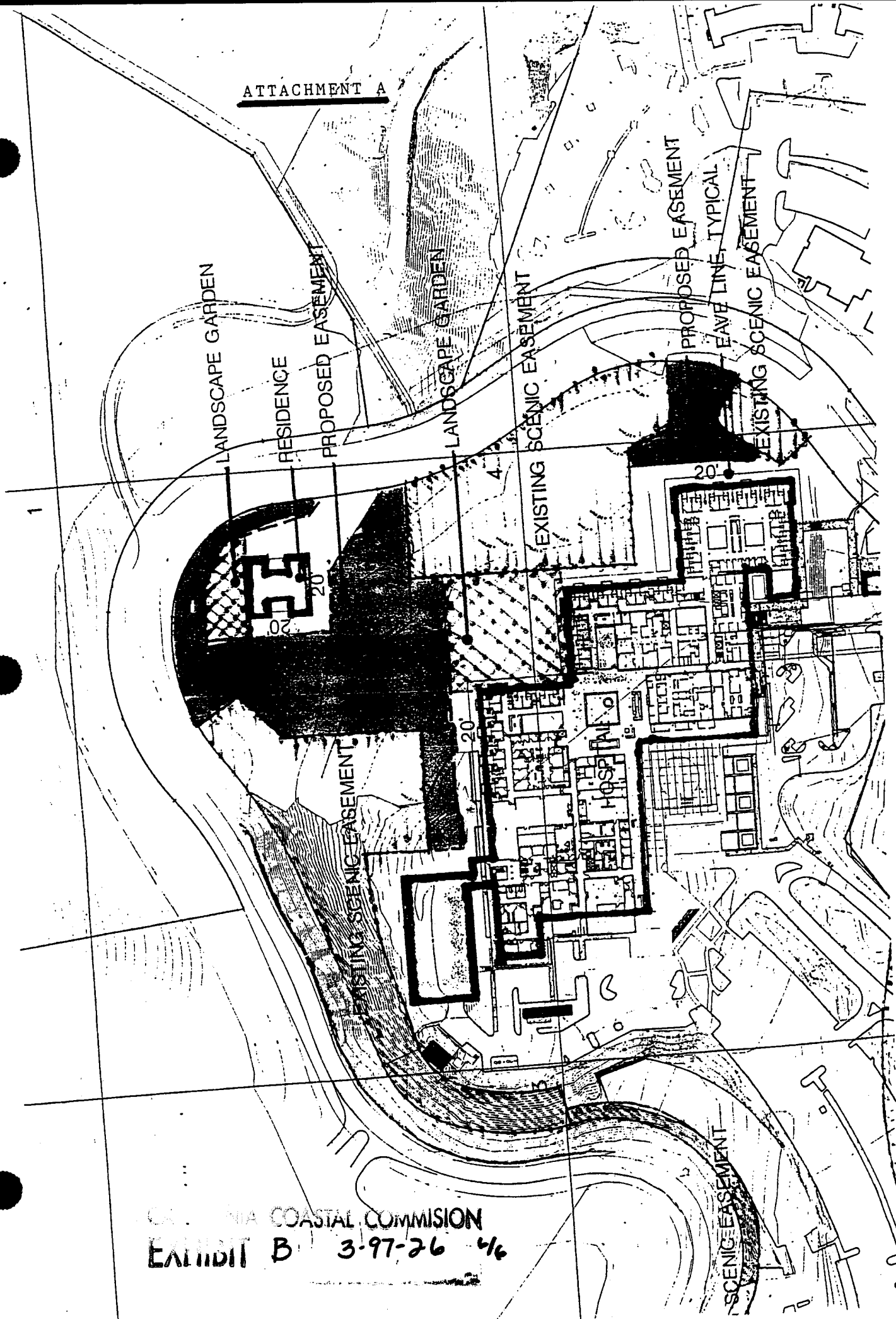
City Engineer (EIR Mitigation 5).

14. All exposed ground surfaces that are associated with construction shall be watered at least twice during the work day and more if necessary to keep dust from departing the immediate area of grading activities. This requirement shall be implemented throughout the grading operations and shall be included in construction specifications. Frequency of watering shall be increased during the summer when winds are strongest (EIR Mitigation 6).
15. The applicant shall install a bulletin board on the site at a location that is easy and safe to access by the public which will carry posted notices regarding construction activities. The notice shall specify the CHOMP representative's name and telephone number regarding dust complaints. The CHOMP representative shall be responsible for taking corrective action relating to dust within eight (8) hours or the next working day, whichever results in the quickest response. The CHOMP representative shall also respond in writing to the person complaining about dust and explain the corrective measures taken, when they were taken and how future dust will be controlled. A copy of the letter shall be sent to the relevant staff member of the Air Pollution Control District. The telephone number and name of the Air Pollution Control District's code enforcement staff member shall also be posted on the bulletin board. The notice shall be readable 24 hours per day throughout construction operations (EIR Mitigation 8).
16. All trucks shall maintain at least two feet of freeboard or trucks contents shall be covered to prevent these contents from becoming windborne (EIR Mitigation 9).
17. Highway 68 between the main hospital entrance and the Los Altos Drive shall be swept clean (EIR Mitigation 10) of visible soil material.
18. Prior to any construction, the applicant and contractor shall meet on the site with appropriate City staff to assure that all conditions of approval are clearly understood and will be complied with.
19. The applicant shall develop an on-site bus stop with bus bay accommodating two buses, including covered passenger waiting area, benches and appropriate lighting with safe pedestrian access to hospital entrance, subject to review and approval by City Traffic Engineer and MST representative.
20. Applicant is to submit to the City an alternative Emergency Access Plan to be reviewed by the Fire Department.
21. The applicant shall prepare and submit a scenic easement for the area labeled "Proposed Easement" on Attachment A for review and approval by the City Attorney and recordation prior to any construction on the site.

22. The applicant shall prepare and submit a master plan for the contiguous 18 acres at the same time a new (PC) Planned Community plan or amendment to the Planned Community plan is submitted to the City for Planning Commission and City Council consideration.
23. Prior to commencing construction of the South Pavilion, the applicant shall comply with the procedure outlined in Section 33-14.5 of the City of Monterey Municipal Code for the voluntary merger of the former CDF parcel with the existing CHOMP parcel. No further approval by the City is necessary for the merger of these two parcels.

CALIFORNIA COASTAL COMMISSION
EXHIBIT B 3-97-26 5/6

ATTACHMENT A



Community Hospital of the Monterey Peninsula

May 8, 1997

Mr. Lee Otter
District Chief Planner
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060

RECEIVED
MAY 12 1997

CALIFORNIA
COASTAL COMMISSION

RE: 3-97-26 CHOMP--Application for the Comprehensive Cancer Center and the South Pavilion
Acute Care Wing Expansion

Dear Mr. Otter:

Thank you for your letter acknowledging the subject application dated April 29, 1997. In response to your requests, please consider the following:

Evidence of architectural approval from the city.

Application to the City of Monterey Architectural Review Committee has been made and a hearing is scheduled for May 28, 1997.

Copies of staff reports and minutes from the City Council meeting of January 21, if any.

This material was submitted with the Application. Please refer to the letter from the City of Monterey dated January 22, 1997 under Tab 4 of the Application.

Preliminary plans for the proposed Highway 68 improvements and copies of the City's approval for the improvements.

As you know, Highway 68 is a state route, and CalTrans has jurisdiction for any improvements; while City of Monterey review and comment may be considered and appropriate, the city's approval is not required. Overall improvements to Highway 68 are proposed as a part of the Pebble Beach Lot Program EIR; these improvements would again be under CalTrans' purview, with review by Monterey County. A schematic of the Highway 68 improvement plan from the Pebble Beach Lot Program EIR is enclosed.

The city's Conditions of Approval, item 11 (tab 4 of the Application) require that Community Hospital either

- 1) Make a fair share contribution to the overall Highway 68 improvements (as shown on the schematic) in conjunction with the contributions of other agencies and/or property owners, or, in the event that those contributions are not forthcoming, to*

EXHIBIT NO. C
APPLICATION NO. 3-97-26
CHOMP Letter
Re: Pitch Canker 4

- 2) *Execute the specific project improvement described in the CHOMP Amended PC Plan EIR (Mitigation 3) and in the city's Conditions of Approval.*

No engineering plans for Community Hospital's specific project improvement have been prepared. A diagram by the city's traffic engineer, Mr. Richard Deal, has been prepared for Community Hospital's specific project improvement. I have asked Mr. Deal to call you or your staff in regard to this matter.

*A copy of the proposed scenic easement including text and map (if available).
A map of the proposed scenic easement is attached the Conditions of Project Approval, and was included in the Application. Please refer to Tab 4 of the Application. A descriptive text will be developed as part of the conditions of compliance.*

*Are any existing scenic or habitat easements affected by this proposal; if so, please explain.
There are no existing scenic or habitat easements affected by this proposal.*

*A second copy of the plans for the South Pavilion expansion (site, floor and elevations).
A copy of these materials is enclosed with this letter.*

*A detailed revegetation program which addresses the adverse impacts of pine pitch canker disease.....and to aid in preserving the scenic qualities of the skyline area.
The City of Monterey's Approval Condition 7 dated 1/21/97 specifies replacement of pines and oaks to be removed:*

- 1) In accordance with the Forest Assessment and Management Plan and CDF site restoration plan;*
- 2) based on a 2:1 replacement ratio.*

Both 1) and 2) above are subject to review and approval by the city's Urban Forester.

- 3) At the end of a prescribed five year reporting period, healthy replacement pine trees shall be established at a 20 foot spacing.*

The Forest Assessment and Management Plan states that tree species site coverage should be split roughly 50/50 between Monterey pine and coast live oak of local genetic stock. Approval conditions preclude substituting local Monterey cypress stock for pine replacement plantings without the review of the city's Urban Forester, currently Robert Reid. Discussions with Robert Reid confirm that the city is opposed to any substitution of Monterey cypress for the Monterey pine replacement requirements at the present time. Substitution of Monterey cypress is considered inappropriate as an initial measure, both because the native pine in the vicinity of Community Hospital has been little affected by pitch canker in spite of its presence in the area for more than four years and because Monterey cypress tends to be a high maintenance tree with a tendency to dominate sites where it is a significant component at the expense of other trees and understory plants.

Because of the potential susceptibility of Monterey pine to pitch canker disease, the condition specifying establishment of healthy replacement pine trees at 20 foot spacing within five years

may not be obtainable. In order to harmonize the biological and visual impacts of the project, and after discussions with the Urban Forester, then, the following tree replacement program is proposed:

The 2:1 replanting ration for the native Monterey pines on the site will be met using 50% native coast live oak (*Quercus agrifolia*) and 50% native Monterey pine (*Pinus radiata* - preferably of selected disease resistant stock, which may well be available by the time for planting) for replacement trees. Replanting with native Monterey pine will not significantly increase or intensify the spread of pitch canker disease on the site or in the region as disease propagules and insect vectors are already widespread in the area.

Current conditions suggest that tree numbers over the long term should be maintained at approximately a 1:1 ratio with current stocking levels. In the event that some or even all of the native pines fail to survive due to pitch canker attack, the site's capacity to provide suitable growing space for a second round of replacement planting should be evaluated in light of the fact that a 2:1 replacement ratio is likely to lead to long term overcrowding of trees. If the site evaluation indicates additional tree planting is warranted, the number and species of replacement trees to be replanted shall be specified in the evaluation and approved by the city's Urban Forester. If all initial pine replacement plantings die within five years and local Monterey pine stock of proven disease resistance is not available, any tree species deemed suitable by the city's Urban Forester may be used in order to maintain and improve habitat and scenic values. Should Monterey pines fail, species appropriate for a second replanting might include native live oaks, redwoods, native Monterey cypress, or compatible non-native pines of proven disease resistance such as Japanese black pine or Canary Island pine. The non-native pines are recommended as a back up in order to keep some pine component in the forest to maintain at least analogous habitat conditions. Non-native pines must be screened for their potential to hybridize with surviving Monterey pines and should not be used if there is any likelihood that they might contaminate the native genetic pool.

Because the 2:1 replacement ratio is likely to require thinning and pruning measures over time, treatment of pines on all Community Hospital properties should be done in accordance with the attached report, "Living With Pines infected with Pitch Canker" prepared by the Pine Pitch Canker Task Force in 1996. All measures above are proposed with the intention of implementing the Task Force's objectives of slowing the spread of pitch canker, maximizing the expression of Monterey pine's capacity for resistance to pitch canker, and protecting overall forest habitat and landscape values in the face of disease impacts.

Specific erosion control measures or best management practices....erosion control and drainage plans.

No new storm water drains are proposed as part of these projects.

Also, please indicate if site disturbance will exceed five acres. If so.....before your application can be filed.

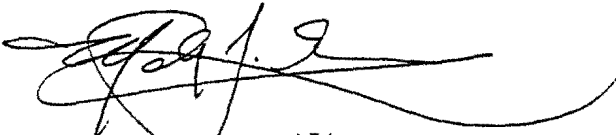
Site disturbance will be less than five acres.

CALIFORNIA COASTAL COMMISSION
EXHIBIT C 3-97-26

3/4

I trust that the above satisfactorily responds to the requests of your letter. We look forward to fully cooperating with Commission staff to clarify any questions you may have; please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark T. Ambers', with a long horizontal flourish extending to the right.

Mark T. Ambers, AIA
Director, Facilities Planning
enclosures

CALIFORNIA COASTAL COMMISSION
EXHIBIT C 3-97-26 414



EXHIBIT NO. /
APPLICATION NO. 3-97-26
Location Map
California Coastal Commission

**SITE AREA
(COMBINED
PARCELS):**
22.310 ACRES
(100%)

LOT COVERAGE
BUILDINGS:
4.1 +/- ACRES
(18%)

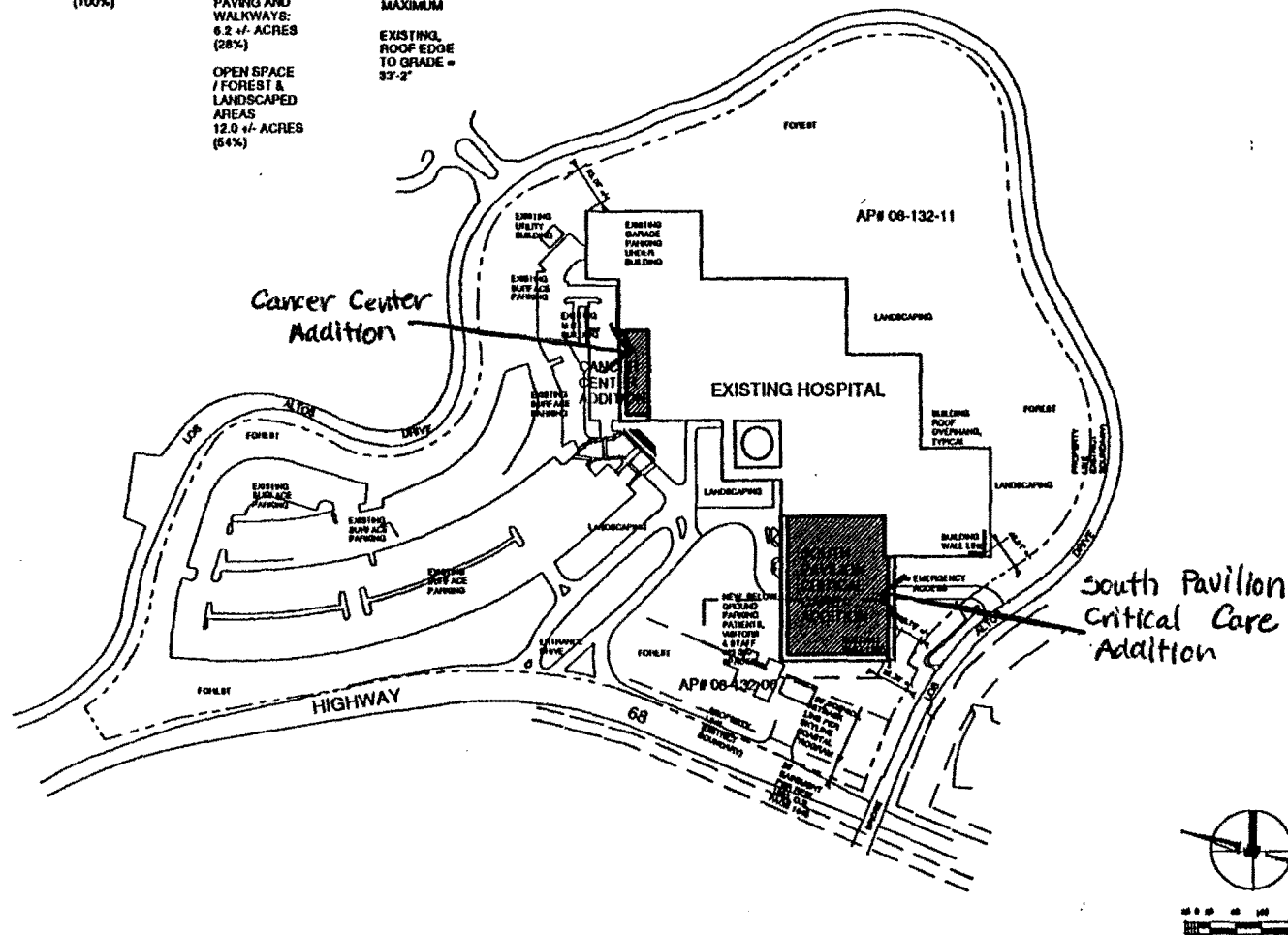
**PAVING AND
WALKWAYS:**
6.2 +/- ACRES
(28%)

**OPEN SPACE
/ FOREST &
LANDSCAPED
AREAS**
12.0 +/- ACRES
(54%)

BUILDING HEIGHT

**PROPOSED,
ROOF EDGE
TO GRADE =**
36'-0"
MAXIMUM

**EXISTING,
ROOF EDGE
TO GRADE =**
33'-2"

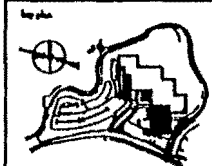


Community Hospital
of the
Monterey Peninsula
PO Box 181
Monterey, CA 95942

Facilities Planning Department
25846 W R Holman Highway
Suite 216
Monterey, CA 95940
408.624.5311 extension 4026

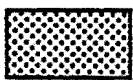
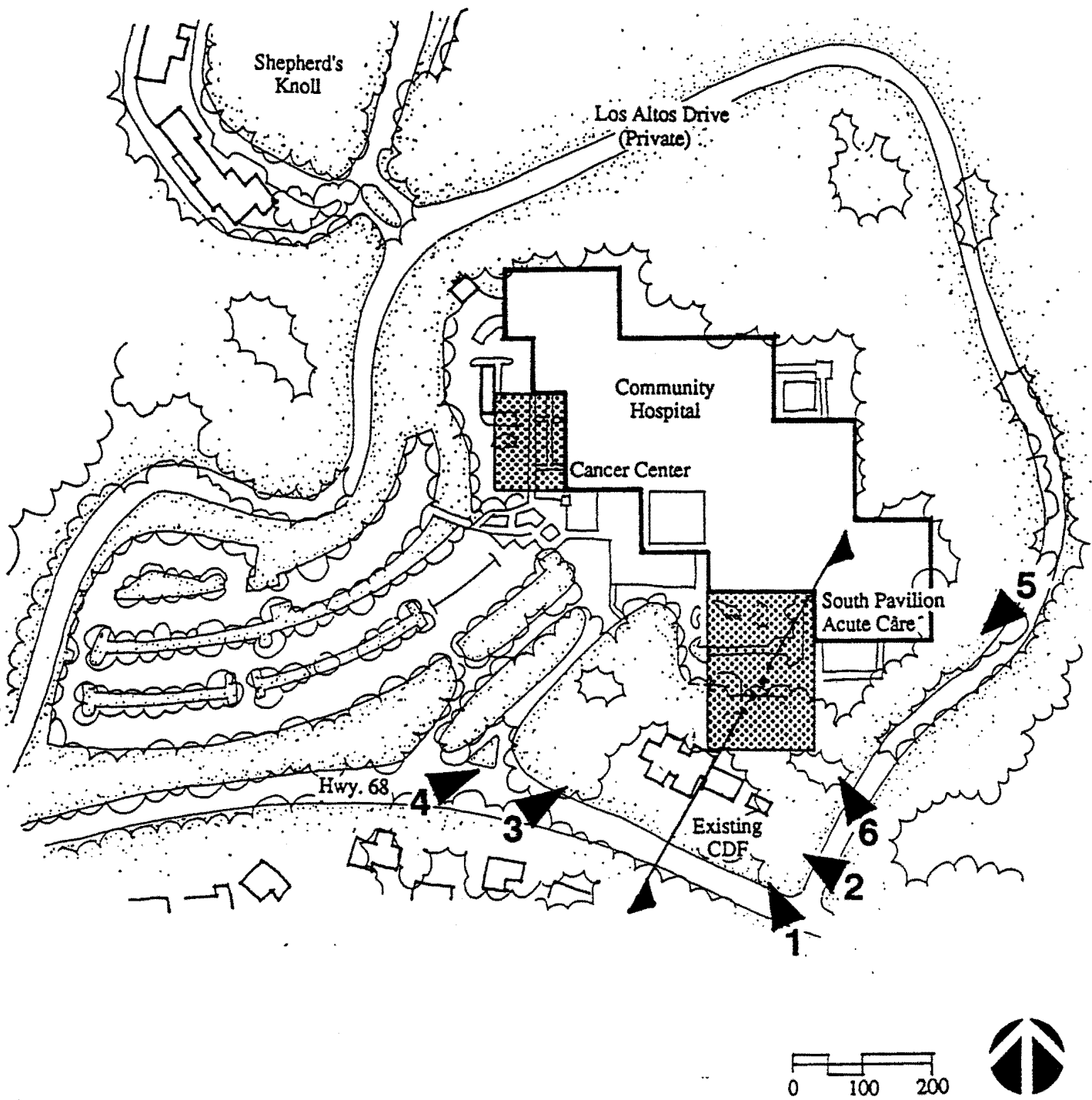
project **AMENDED
PC PLAN**
project number **01.1294.0934**

showing info
SITE PLAN



date: June 1995
scale: 1"=100'
Note: if this plan is not
34 inches by 30 inches,
it is a reduced price

sheet number
1



Proposed Expansion

COMMUNITY HOSPITAL

1995 Community Hospital Amended PC Plan

June

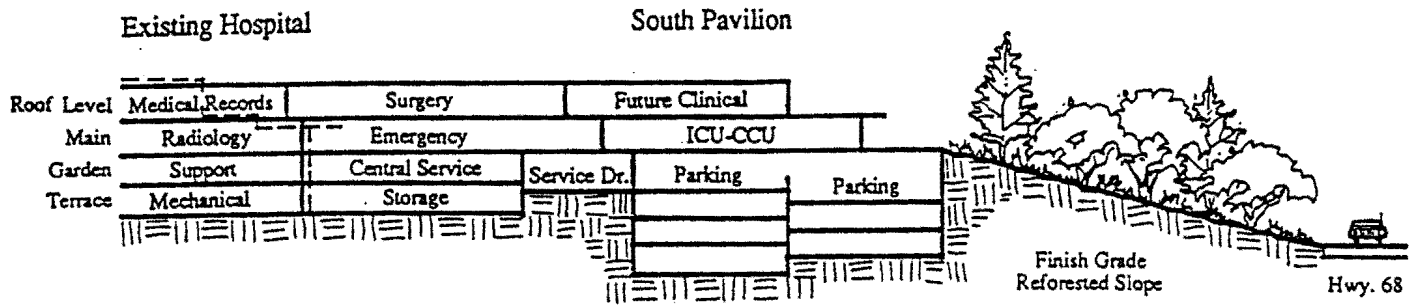
EXHIBIT NO. 3

APPLICATION NO. 3-97-26

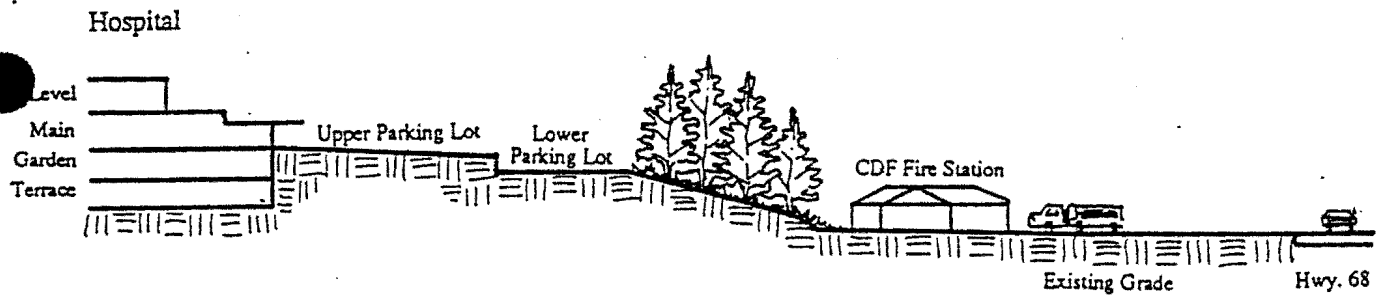
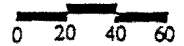
Site Plan Overview

EXPANSION

Plan Overview



PROPOSED DEVELOPMENT



EXISTING SITE CONDITION

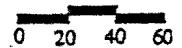


EXHIBIT NO. 4.
APPLICATION NO. 3-97-26
Partial Site
Section

COMMUNITY HOSPITAL

PARTIAL SITE SECTION

1995 Community Hospital Amended PC Plan

June 1995

Plan Overview

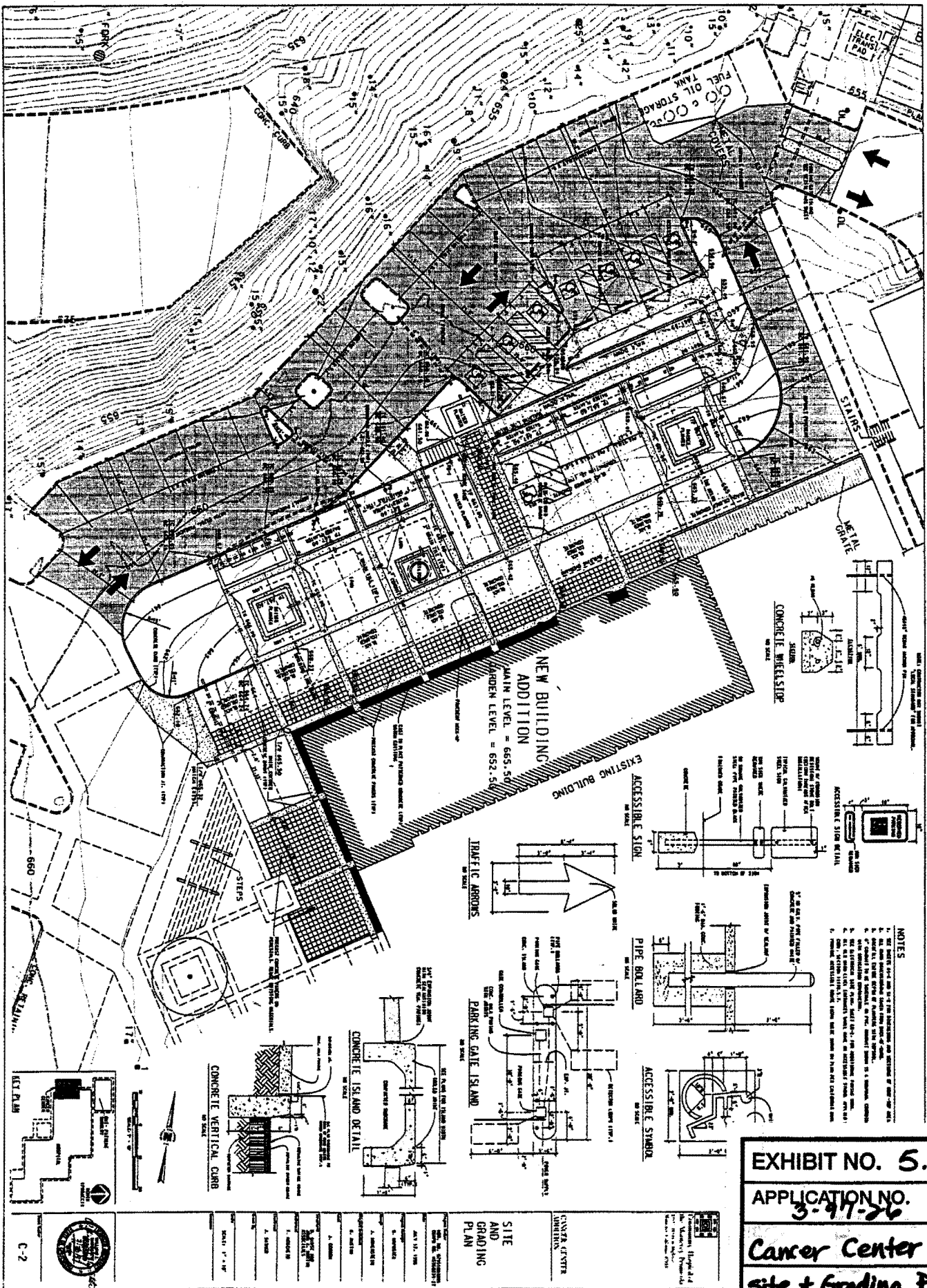


EXHIBIT NO. 5.
APPLICATION NO.
3-97-26
Cancer Center -
Site + Grading Plan

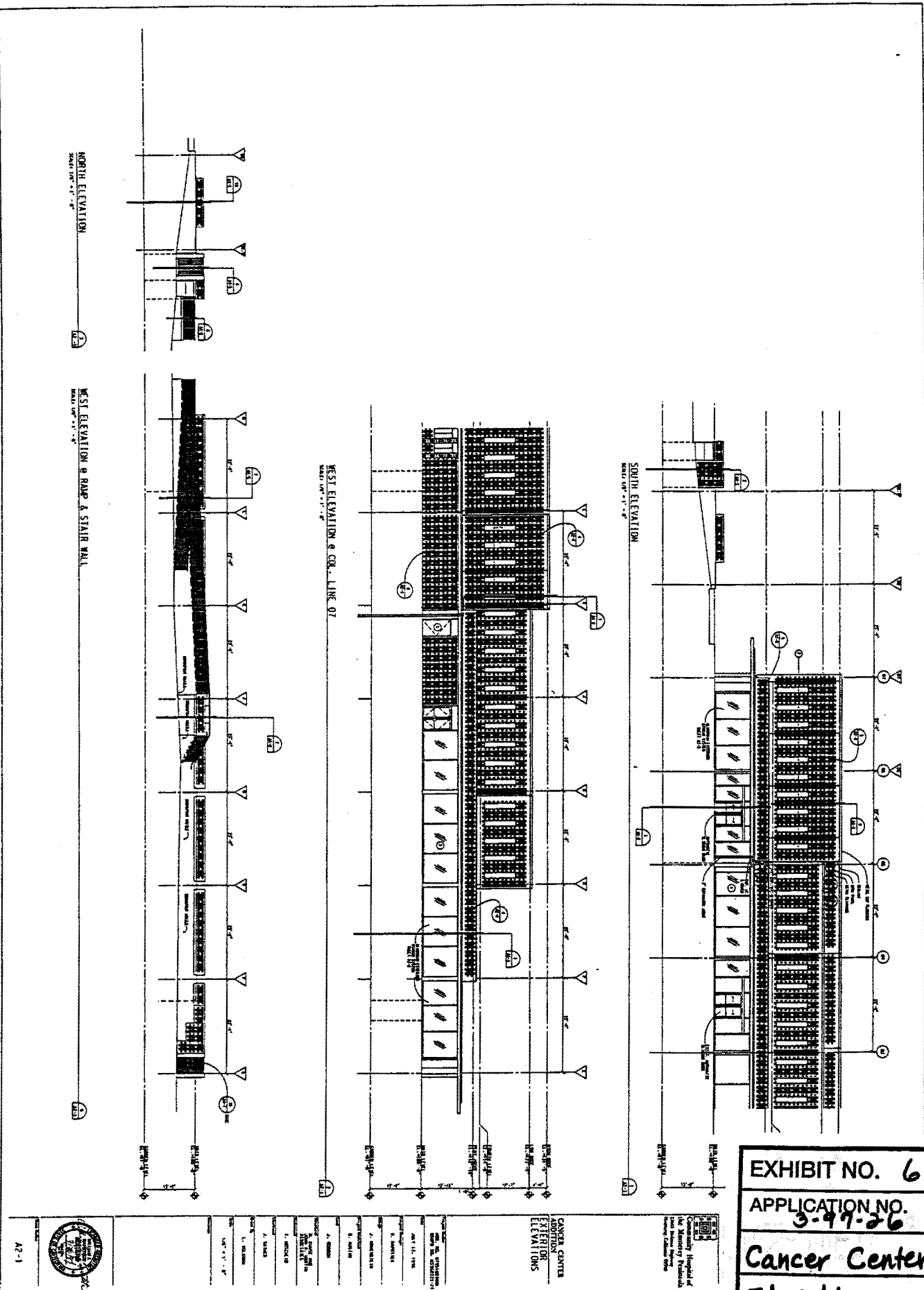


EXHIBIT NO. 6.
APPLICATION NO. 3-49-26
Cancer Center-
Elevations.

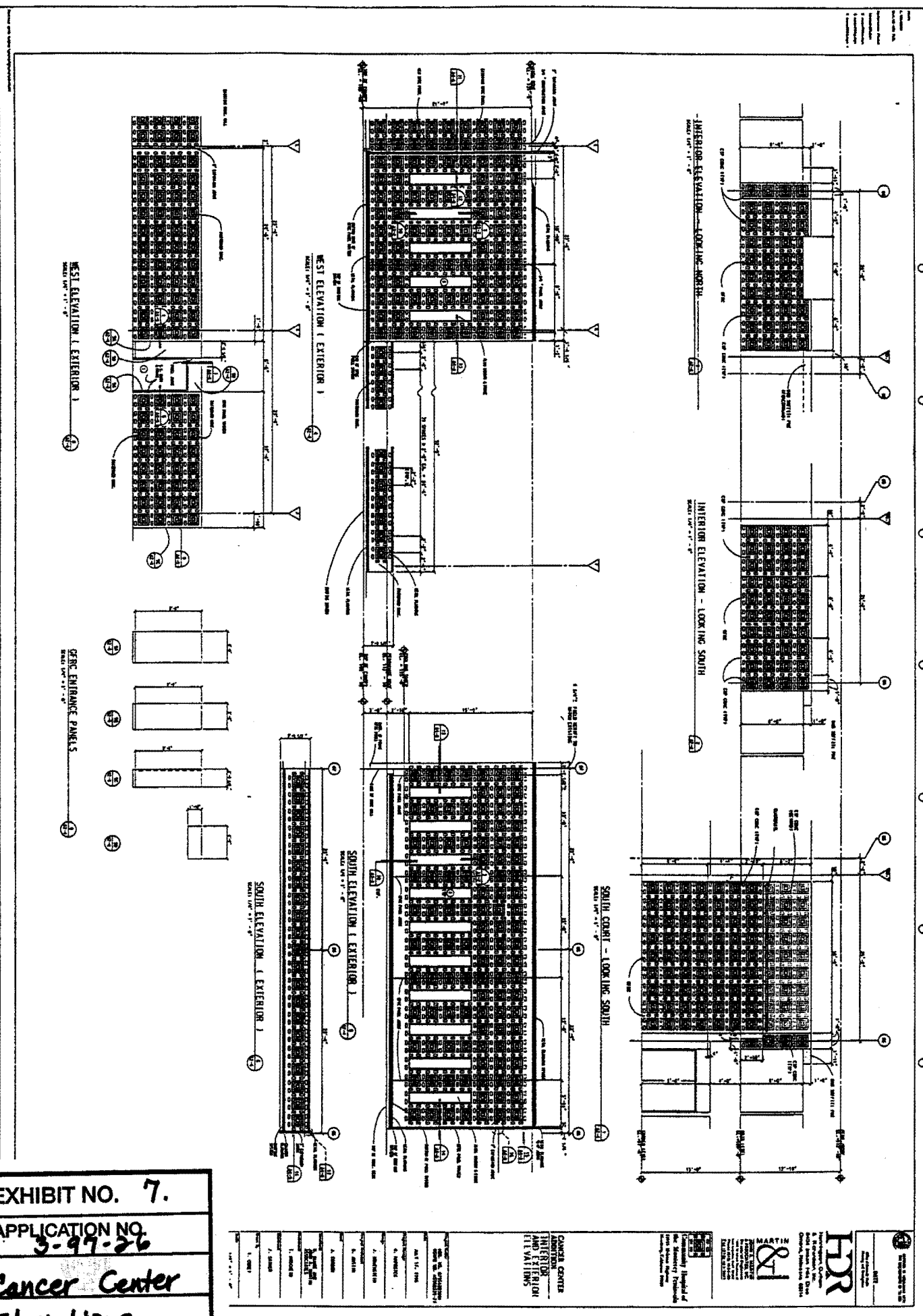


EXHIBIT NO. 8.
APPLICATION NO.
3-97-26
Cancer Center and
South Pavilion
Elevations.

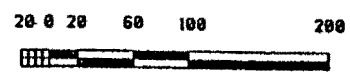
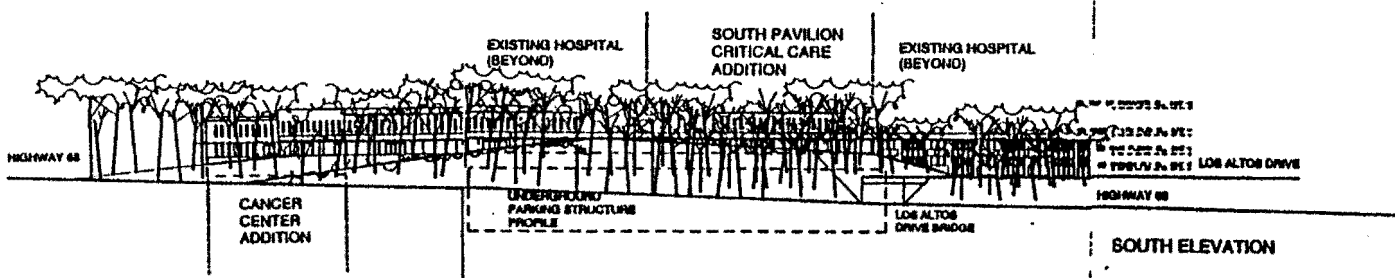
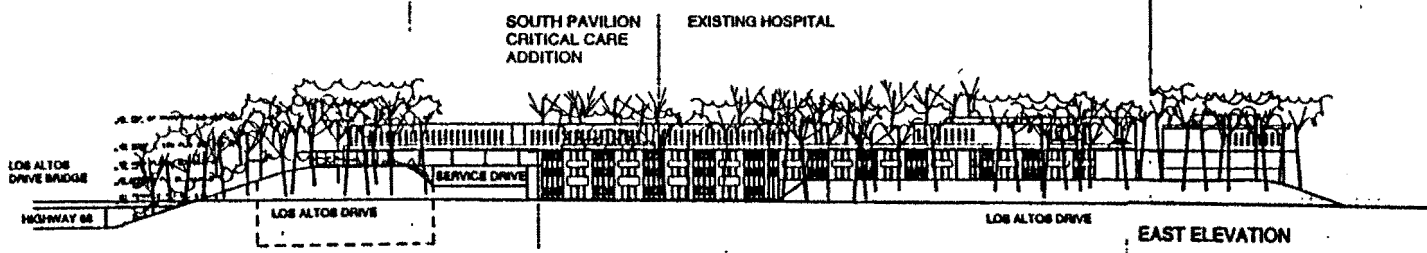
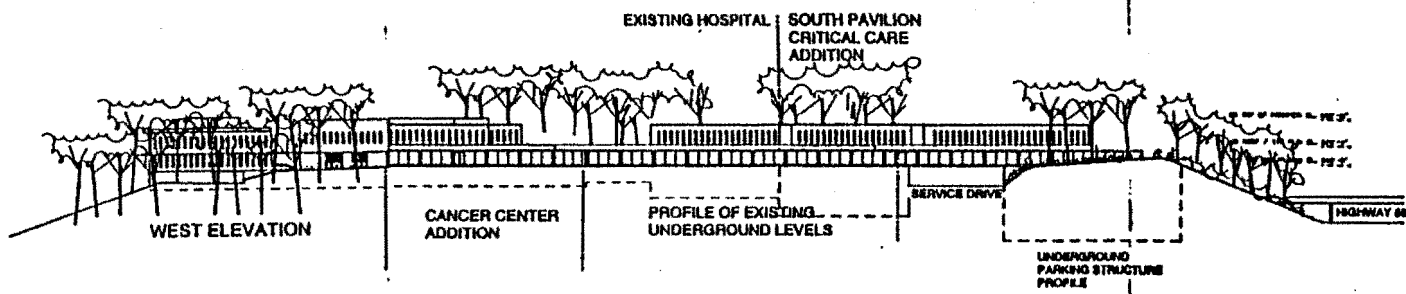
June 218
 Monterey, CA 93940
 408.624.5311 extension 4026

AMENDED
PC PLAN
 project number: 01.1294.0934

EXTERIOR
ELEVATIONS



date: June 1996
 scale: 1"=50'
 Notes: if this sheet is not
 34 inches by 30 inches,
 it is a reduced print.
 sheet number: 2



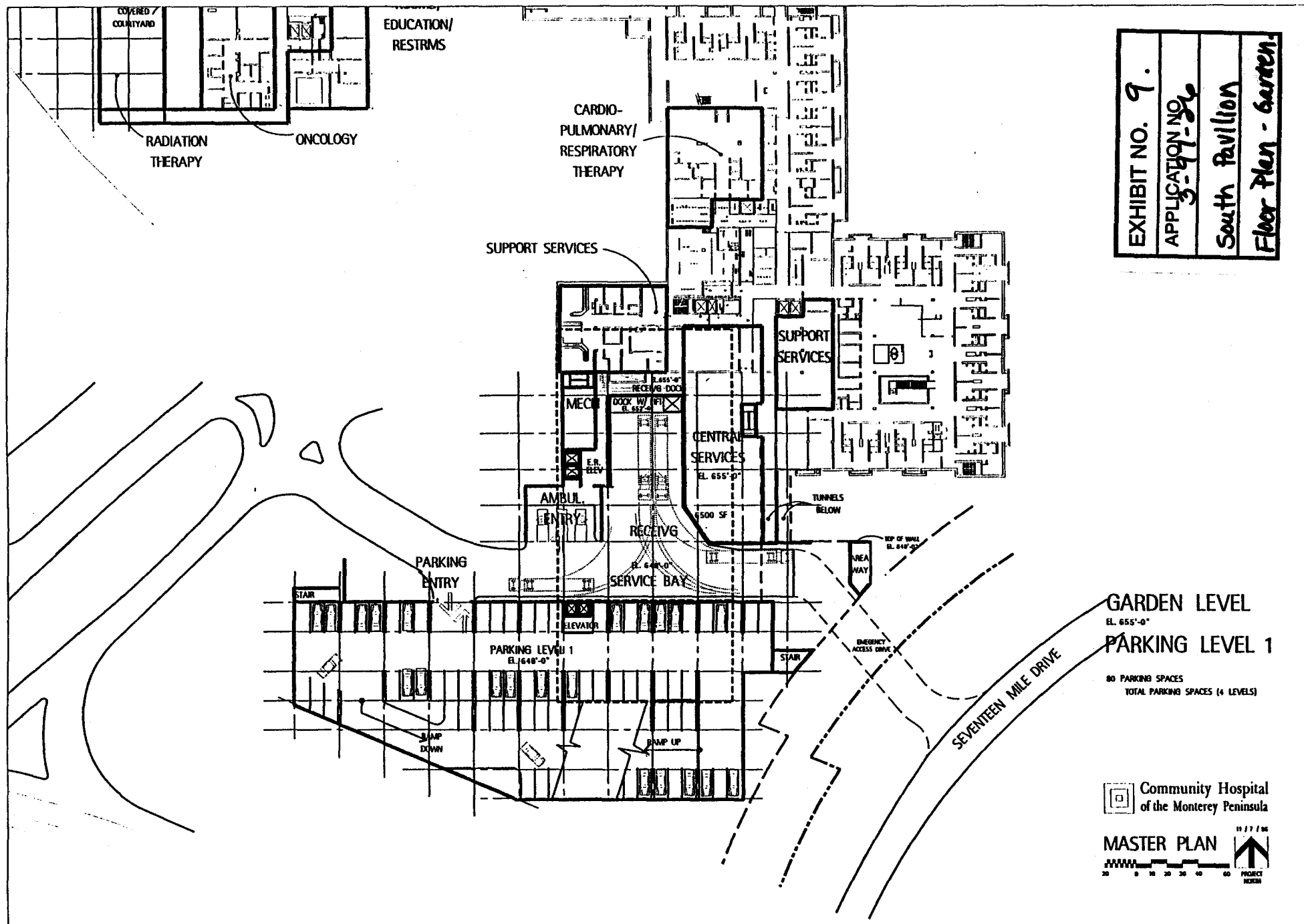
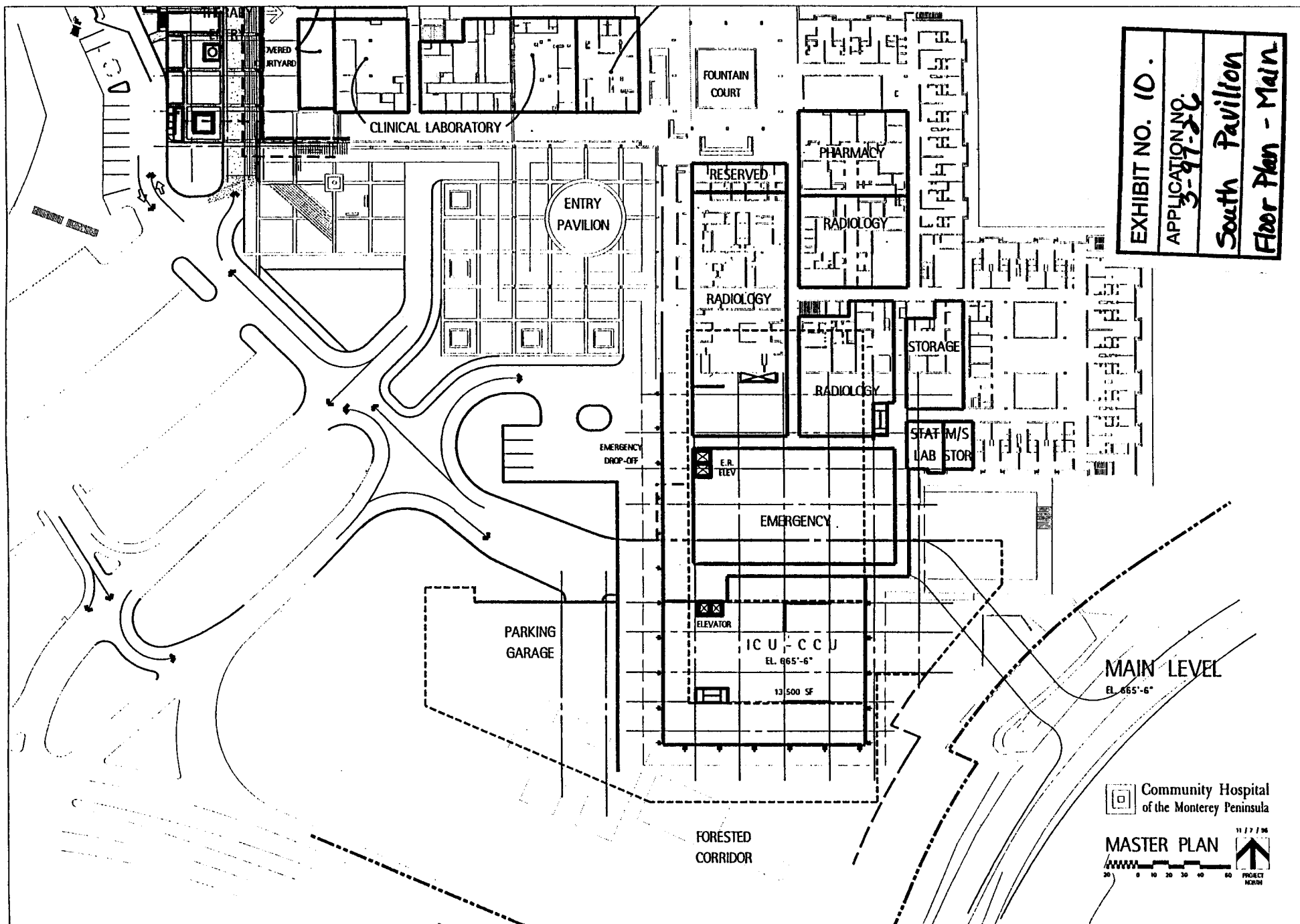
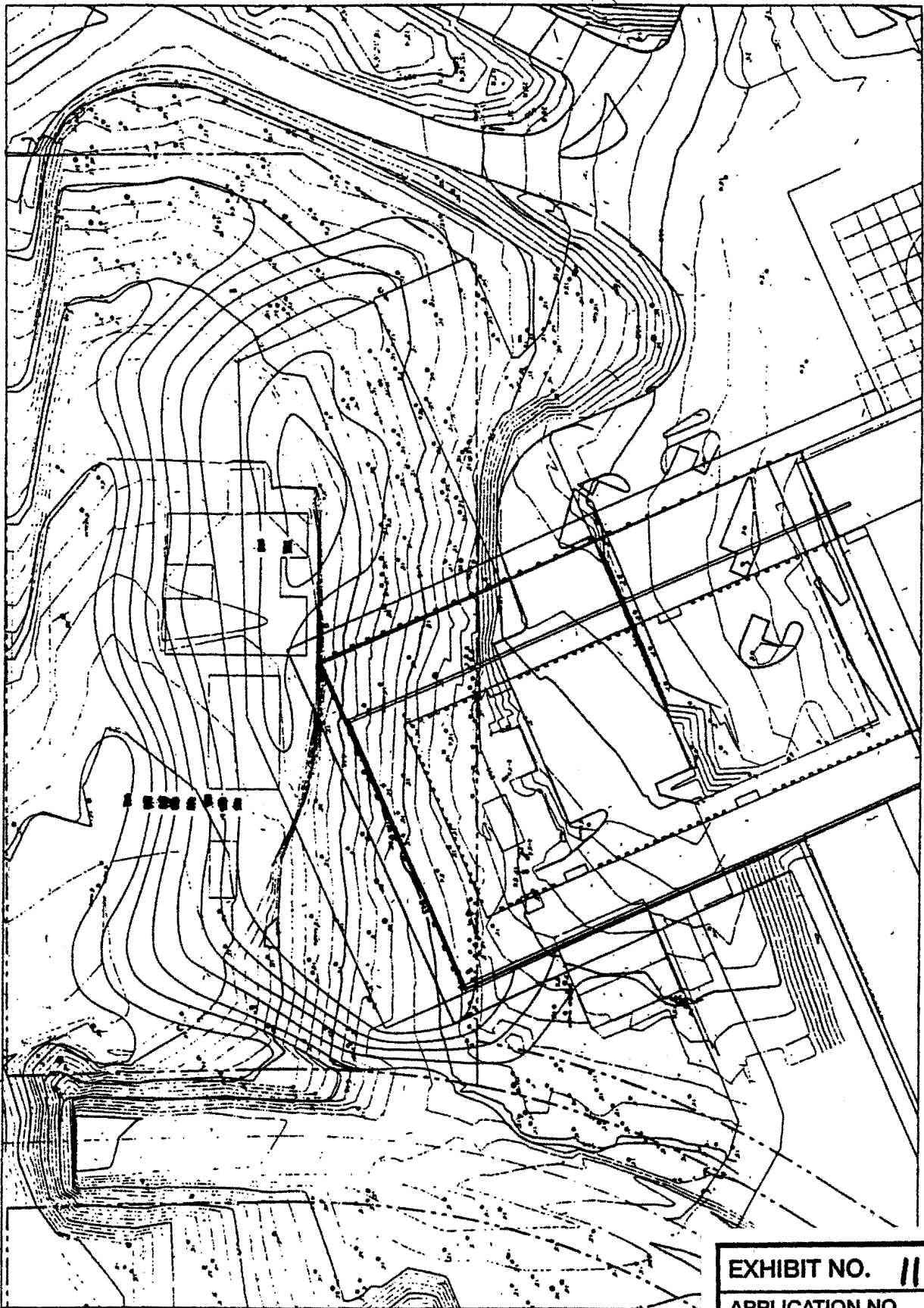


EXHIBIT NO. 9.
 APPLICATION NO. 3-84-86
 South Pavilion
 Floor Plan - Garden.

GARDEN LEVEL
 EL. 655'-0"
 PARKING LEVEL 1
 80 PARKING SPACES
 TOTAL PARKING SPACES (4 LEVELS)

Community Hospital
 of the Monterey Peninsula
 MASTER PLAN
 11/17/86
 0 10 20 30 40 50 60
 PROJECT NORTH





Scale	1" = 20'
North Arrow	
Project No.	3-47-26
Sheet No.	1

CONCEPTUAL GRADING PLAN South Pavilion Community Hospital of the Monterey Peninsula

EXHIBIT NO. 11.
APPLICATION NO. 3-47-26
South Pavilion
Grading Plan

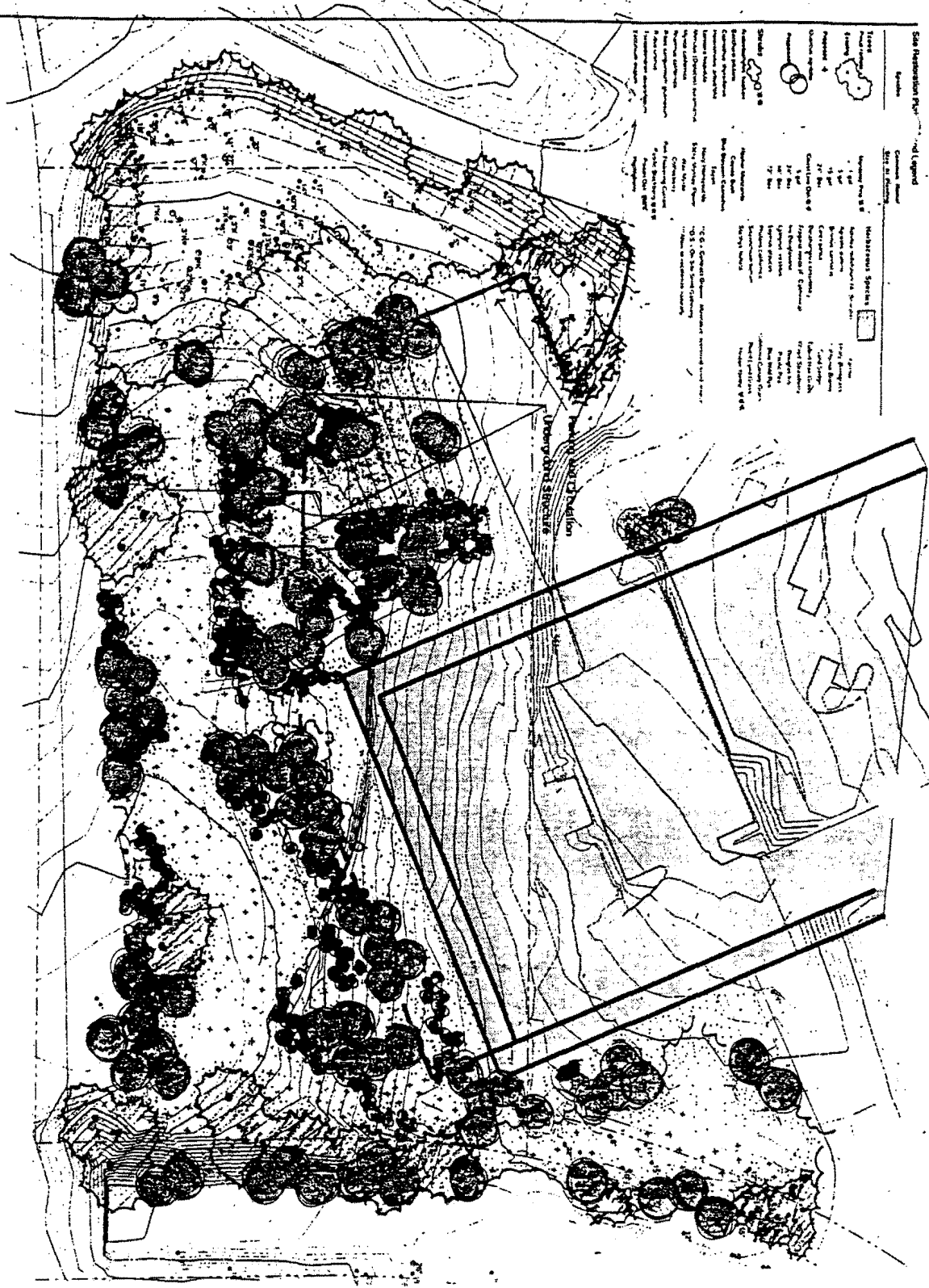


EXHIBIT NO. 12.

APPLICATION NO. 3-97-28

South Pavilion

Planting Plan

CONCEPTUAL PLANTING PLAN

CHOMP South Pavilion

1. Landscaping and site work shall be completed prior to the start of construction.

2. All plants shall be installed by the end of the construction period.



**MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT**

187 ELDORADO STREET • POST OFFICE BOX 85
MONTEREY, CA 93942-0085 • (408) 649-4866
FAX (408) 649-3678 • <http://www.mpwmd.dst.ca.us>

February 28, 1997

Office of the County Clerk
County of Monterey
P.O. Box 29
Salinas, CA 93902

RECEIVED
FEB 28 1997
BRUCE A. REEVES
MONTEREY COUNTY CLERK
DEPUTY

Dear County Clerk:

Attached please find two copies of the Notice of Exemption pertaining to the approval by the Monterey Peninsula Water Management District of an Ordinance allocating water for improvements to Community Hospital of the Monterey Peninsula.

As this Notice of Exemption is required by State law to be posted, please complete the following and return a copy of this letter to me in the enclosed self-addressed, stamped envelope. After posting the Notice of Exemption for 30 days, please forward one of the two copies, showing proof of posting, to us for our file.

Date received by County Clerk: FEB 28 1997

Date Posted by County Clerk: FEB 28 1997

Posted by: *Bruce Reeves*

Acknowledged by County Clerk: BRUCE A. REEVES

Thank you for your assistance. Please call the District office at (408) 649-4866 if you have any questions regarding this matter.

Sincerely,

Henrietta Stern

Henrietta Stern
Project Manager

enclosures

EXHIBIT NO. 13
APPLICATION NO. 3-97-26
MPWMD Ordinance
V3

NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Monterey Peninsula Water Mgt. Dist.
PO Box 85
Monterey, CA 93942-0085

FILED

FEB 28 1997

BRUCE A. REEVES

MONTEREY COUNTY CLERK

☒ County Clerk—County of Monterey
240 Church Street, PO Box 29
Salinas, CA 93902

Project Title: *Approval of MPWMD Ordinance No. 87 establishing a community benefit water allocation for the Community Hospital of the Monterey Peninsula*

Project Location — Specific:

Community Hospital of the Monterey Peninsula Near intersection of Highway 68 and Highway One

Project Location — City

City of Monterey

Project Location— County

Monterey County

Description of Nature, Purpose and Beneficiaries of Project:

Ordinance No. 87 allocates 18.28 acre-feet of water from MPWMD conservation savings to ensure water availability for improvements to Community Hospital of the Monterey Peninsula under a Master Plan approved by the City of Monterey. The improvements include consolidation of existing cancer treatment functions into a new cancer treatment center and the relocation of other hospital departments and support functions into new and existing facilities. The hospital will be improved to modernize facilities and services, meet contemporary hospital standards (including earthquake requirements), and meet the health care needs of Peninsula residents in the next century. The City of Monterey approved the hospital improvements and certified an EIR for the improvements on January 21, 1997.

Name of Public Agency Approving Project:

Monterey Peninsula Water Management District

Name of Person or Agency Carrying Out Project:

Community Hospital of the Monterey Peninsula (City of Monterey, lead agency)

Exempt Status: (check one)

- ☐ Ministerial (Sec. 15073)
☐ Declared Emergency (Sec. 15071 (a))
☐ Emergency Project (Sec. 15071 (b) and (c))
☒ Categorical Exemption. *Replacement or Reconstruction, Section 15302*

MONTEREY COASTAL COMMISSION continued...
EX-1011 13 3-97-26 2/3

Reasons Why Project Is Exempt:

Improvements to be served by water allocated under Ordinance No.87 involve renovation, replacement and reconstruction of existing hospital facilities and reconfiguration of hospital departments and functions on the same site as the existing hospital to meet current hospital standards, including earthquake requirements, with no substantial change in the purpose or capacity of the hospital.

Contact Person	Area Code	Telephone	Extension
Henrietta Stern	408	649-4866	n/a

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ____ yes ____ no

Date Received for Filing: _____



Signature

Darby W. Fuerst, MPWMD General Manager

U:\HENRAWP\CEQA\1997\ORD87\NOX.228

CALIFORNIA COASTAL COMMISSION
EXHIBIT 13 3-97-26 3/3