
Big Sur Multi-Agency Advisory Council Meeting

Friday, December 9, 2022

10:00 a.m. – 1:00 p.m.

Big Sur Lodge, 47225 Highway One, Big Sur, CA 93920

Congressman Jimmy Panetta and Supervisor Mary Adams, Co-Chairs

AGENDA

- I. Call to Order**
- II. Roll Call and Introductions**
- III. Approval of the August 26, 2022 Draft Minutes**
- IV. Public Comment on Non-Agenda Items – limited to 3 minutes**
- V. New Business**
 - a. Nacimiento-Fergusson Road Repair Update – Federal Highway Administration
 - b. Pine Ridge Trail Visitor Use – Ventana Wilderness Alliance
- VI. Old Business – none**
- VII. Reports from Member Agencies**
 - a. Big Sur Resident, North Coast
 - b. Big Sur Resident, South Coast
 - c. Big Sur Chamber of Commerce
 - d. Community Association of Big Sur
 - e. Monterey County Planning Department
 - f. Monterey Peninsula Regional Park District
 - g. California Coastal Commission
 - h. Caltrans
 - i. California State Parks and Recreation
 - j. Monterey Bay National Marine Sanctuary
 - k. United States Forest Service
 - l. 5th District, Monterey County Board of Supervisors
 - m. 30th District, California State Assembly
 - n. 17th District, California State Senate
 - o. 20th District, United States Congress
- VIII. Report from Non-Member Agencies on Issues Pertinent to Big Sur**
 - a. United States Forest Service, Law Enforcement Officer
 - b. California Highway Patrol
 - c. Monterey County Sheriff's Office
 - d. Big Sur Fire
 - e. Big Sur Byway Organization
- IX. Adjournment – 1:00 p.m.**

2023 Meeting Dates – To Be Determined

~Thank you to the Big Sur Lodge for your hospitality and for the use of the conference room at the Big Sur Lodge~

DRAFT Minutes Big Sur Multi-Agency Advisory Council

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Friday, August 26, 2022

10:00 a.m. – 1:00 p.m.

Big Sur Lodge, 47225 Highway One, Big Sur, CA 93920

Congressman Jimmy Panetta and Supervisor Mary Adams, Co-Chairs

DRAFT MINUTES

I. Call to Order by Chair Panetta at 10:04am

II. Roll Call and Introductions

- a. Big Sur Resident, North Coast - Martha Karstens
- b. Big Sur Resident, South Coast - Tom Collins
- c. Big Sur Chamber of Commerce - Rick Aldinger
- d. Community Association of Big Sur - Ryne Leuzinger
- e. Monterey County Planning Department - Erik Lundquist
- f. Monterey Peninsula Regional Park District - Rafael Payan
- g. California Coastal Commission - Sean Drake
- h. Caltrans - Kelly McClain
- i. California State Parks and Recreation - Marcos Ortega
- j. Monterey Bay National Marine Sanctuary - Absent
- k. United States Forest Service - Fin Eifert
- l. 5th District, Monterey County Board of Supervisors – Sarah Hardgrave
- m. 30th District, California State Assembly - Absent
- n. 17th District, California State Senate - Angela Chesnut
- o. 20th District, United States Congress – Jimmy Panetta

III. Approval of the June 3, 2022 Draft Minutes

Martha Karstens made a correction to the minutes that in the North Coast Member Report, the thanks for State Parks comment should be underneath the Historical Society part of the report and there is a typo in the CABS report where Plaskett was spelled incorrectly.

Motion by Martha Karstens, Second by Rick Aldinger, all in favor. Minutes are approved with the corrections.

IV. Public Comment on Non-Agenda Items – limited to 3 minutes

Marcus Foster – thank you for increasing the fine for illegal roadside camping to \$1,000. We need more signs that indicate location of no camping is all along the highway and not just the turnout. Keep Big Sur Wild is a local organization who would like to see the Big Sur Land Use Plan, the certified document with strict policies, used more. The County is not enforcing STRs in the Coastal Zone of unincorporated part of the county. The Land Use Plan has a plan that says this area doesn't have capacity for visitor serving units and the county needs to follow the coastal plan.

Heather Chappellet-Lanier with Sander Koning: Sandor walked from Nepenthe to the BSMAAC meeting and collected trash which was brought to the BSMAAC meeting in a bucket. As an observer of this area for the last 55 years, trash and litter in Big Sur has increased. The other issue is we have constant construction along the highway and the construction companies don't

seem to adhere to the trash collection. Orange cones have proliferated and make the highway look horrible. There needs to be a concerted effort to make this the best-looking highway in the world.

Mary Trotter: Two topics, the first is a situation on top of sycamore canyon. If you require people to NOT make a left turn, you're asking them to make a U-turn on Highway 1. Signs were put up by Parks Management, but everyone ignores the sign. Something needs to be done. The other topic, it has been more than a year since the LUAC land use advisory committee gave it to the county and the ad hoc committee took over. 20-year project. Many have been involved and it is a disservice to let this drag on. STR let this drag on. We have written letters, participated in workshops, it is time to decide.

Steve Beck: Volunteerism, came to Big Sur in mid-70s. Many volunteer organizations were not here then. I joined the Big Sur Ambulance, Fire Brigade, and many orgs. At the time, about 60% of Big Sur was public land. Now, Big Sur has expanded to about 75% as public land. There are less people in the area to volunteer to help. 300 miles of trail in Big Sur. There are 0 people in the agencies that monitor those trails. We need to rely on citizen volunteerism to protect the south coast. Big Sur Fire spends most of its time to respond to tourist accidents. Agencies respond to tourists, and volunteers are needed.

Martha Diehl: First is to piggyback on Heather's remarks. We must preserve the wild and scenic character of Highway 1. Biggest built structures that intrudes are utility poles. There isn't any representation of utility companies on the BSMAAC. I think we need to ask PG&E and AT&T to be more involved, especially with the threat of wildfire. I ask to agendaize fire and emergency management on a future BSMAAC meeting that would help with the facilitation and coordination of wildfire and emergency services in Big Sur.

Tim Green: The recent order allowing illegal operation of STRs is against the Big Sur Land Use Plan. STRs convert housing for community members into visitor serving units. This order must be lifted for the Big Sur Planning Area. We have engaged Monterey County and the California Coastal Commission (CCC). We have written letters, white papers, and comments. We have never heard the County or the CCC why they won't enforce illegal STRs. We are working with a new generation of staff and limited historical knowledge to no resolution. The County has created a simple legal path to operate STRs. Big Sur facilities and highways are overcrowded. Big Sur is at build out. STRs will bring more overuse.

Dawn Addis: Introduced herself as Dawn Addis, running for State Assembly. Councilmember of Morro Bay, which is the end Highway 1 along the coast. Many of the issues are so familiar. Vacation rentals, trash, protect natural spaces, fire protection. I see Big Sur as a unique and incredibly special place. The new district is 4 hours of coastline and Big Sur is an important part of it. I will promote and protect the things we love about this area. I feel right at home here at this meeting where real government happens, and I appreciate you for showing up and participating today.

Rick Aldinger: In theory, we have a resident deputy sheriff in Big Sur. Jesse is a great guy and we are lucky to have him. A lot of the issues that have been brought up so far are negative behaviors, and historically have been mitigated by many agencies working together. Jesse often needs to leave Big Sur and head north to other parts of the County. We have had a few close calls this summer, we were very lucky. If we don't continue to talk about his absence, it will become normal, and we do not want this to be normal. I encourage people to be vocal so we can change. On a different note, announcement to invite folks to a meet and greet with Congressman Panetta at the River Inn this afternoon at 4:00pm.

V. New Business - none

VI. Old Business - none

VII. Reports from Member Agencies

a. Big Sur Resident, North Coast – Martha Karstens

Grange: Softball Champions! Floor being refinished this week; the Grange is closed until September 2. A matching grant from the state grange and donation from a Big Sur resident is being used to pay for the work. Harvest craft fair Thanksgiving weekend, Friday, Saturday and Sunday. Total of 87 members. Kitchen almost complete, painting and overhead lights are all that still need doing. Basement, in progress. Stage curtains in progress. Please visit us at www.bigsurgrange.org.

Historical Society: "Soft" opening, we've had 179 visitors so far for the month of July. Work is continuing on our new cookbook, but we need photos and stories!!! You may send them to bigsur.cookbook@gmail.com. Please visit us at www.bigsurhistory.org.

Big Sur CERT: Thanks to the Big Sur Lodge for letting use the conference room for our CPR class this month. Had 2 refreshers and 2 CPR classes so far, one more of each to have. Please visit us at www.bigsurcert.org

I have received questions from residents:

- #1) What is being done about repairing the 4 call boxes between Molera and the Highlands?
- #2) Why isn't PG&E doing any underground wiring in Monterey County?
- #3) Cell towers south of Gorda and by Radio rock. They were supposed to be temporary for Mud Creek, when will they be removed?
- #4) Tow trailers in the scenic viewshed. South of Lucia, north of the tunnel on the East side of the highway.

b. Big Sur Resident, South Coast – Tom Collins

Member of the CABS and on committee for visitor use management with Chair Fin Eifert. Thanks to Tim Short of the Forest Service and congratulations on the promotion. We've teamed up with CABS and Ventana Wilderness Alliance to help with community projects. One project is creating a campsite inventory. Which sites are real campsites compared to some that have been created by visitors. Residents have noted 500 vehicles visiting in a 24-hour period up Plaskett ridge road and only 60 camp sites. Data collection continues to go on South Camp. Happy to see an increase in propane fires, which are legal. Plaskett is going to see 30,000 vehicles and Los

Burros is going to see 20,000. Destruction of roads. Residents are concerned about the safety. Emergency service vehicles may have less access to these roads. Asking County to have an engineer evaluate roads. Another data point: Three gates on Nacimiento-Fergusson Road. We want to keep fire fighters on fires, and not these daily tasks.

c. Big Sur Chamber of Commerce - Rick Aldinger

Business levels have been good this summer. The industry continues to face labor challenges and supply chain challenges.

d. Community Association of Big Sur - Ryne Leuzinger

First new program, fire adaptive coordinator position. Program is securing grant funding for fuel reduction projects. Looking at water storage and help to prepare Big Sur for the threat of wildfire. Data collection is expanding to Bixby Bridge and Old Coast Road to help create actionable solutions. Regarding the larger fuel reduction project with the Forest Service, CABS is concerned about the lack of details on the EIR. We are pro fuel reduction and glad the comment period has been extended. Happy to report the Upper Rocky Creek Road repair project has been resolved. After 5 years, community can access their homes. Appreciate Supervisor Adams and the Monterey County Board of Supervisors to increase the fine for illegal roadside camping. Appreciate support for policy change.

e. Monterey County Planning Department – Erik Lundquist

The County General Plan Update is coming, and the County's Housing Element is due to the state at the end of 2023. The public is encouraged to participate in these plans/updates. The Outdoor Pilot Program for cannabis cultivation will be discussed to help streamline outdoor cannabis applications. California Coastal Commission (CCC) has not yet certified ordinance in 2021, although the ordinance was adopted in 2019. Another item in front of the Board of Supervisors (BoS) is to request an extension.

Short Term Rental (STR) ordinance, sending out notice of preparation of EIR, public participation to inform scope. One is specific to Inland Zones, and one is specific to the Coastal Zone. September 6th is the public meeting. 1986 plan in place, currently in revision. Bring back from ad hoc committee, then bring back to Planning Commission, there have been 53 meetings with ad hoc committee. Time and effort of ad hoc members are going to result in a very comprehensive plan.

On Short Term Rental (STR) enforcement: Estoppel letter doesn't prohibit enforcement of STR. The issue is a resource issue. HCD doesn't have staff to manage illegal STRs. 22 are permitted in the inland areas, and 600 are unauthorized. A vendor helps mine data of 7 different websites to identify unauthorized units. We have 600 unauthorized rentals and only 3 staff. The BoS directed HCD to hire new staff. We are currently hiring for a code compliance officer for the County. The Big Sur coastal plan has suggested that STR shall not be allowed. This will come out in public hearings. If they are disallowed, we will begin enforcement. BoS will decide on an increase fee of penalties to operator.

Mr. Beck: question update for land use plan. Do you have a guess for when it might come back out to the public?

Ad hoc member here, Martha Diehl: Protecting the highway experience and housing in Big Sur, and fire and fuel management justify changes to the plan. Elegantly and minimally changed.

We have been working on this within a short timeline and in phases. We are internally consistent. My personal guess is several more months before coming back with a full report. CCC had things to say, other people have had things to say. I think we don't want to sacrifice the outcome for speed.

f. Monterey Peninsula Regional Park District - Rafael Payan

Fire and fuel management. ParkIT! Initiative. Conversation of Rancho Canada golf course. Fire and fuel load management: Working on two individual plans. Palo Corona Regional Park looked at the development of an Incident Command Center. Partnered with OES and Calfire to develop IC. Looking to partner with the SPCA and have corrals that could be used to temporarily hold evacuated animals in these pens. Banquet rooms could be converted in emergency use for emergency response teams. ParkIt! Partnership with state parks. Rancho Canada acquisition allowed for public input over the last two years. Over 300 people made over 1,000 comments. We asked the public for their "Wish list". What do people want to see? Three things that we needed to look at. 1, water: no longer in golf business. Retired 186 Acre Feet of water per year back into Carmel River. 2. Conversation of portion Rancho Canada unit in upland habitat. What could be done to partner with organizations to restore the river channel to native flows. Remove engineering embankments to flow naturally. We are trying to make sure our science speaks to the CRFREE science. California Coastal Conservancy is the project manager. We hired an organization/private business, McBaine Associates, who are habitat rehabilitation specialists. Planning process to be complete in the next 18-20 months. In the next 4-5 years, it will look different than it does now.

g. California Coastal Commission – Sean Drake

Staff member, Alexandra McCoy, has moved on for the Commission. I will continue to represent BSMAAC. As soon as the new staff person is hired, I'll share contact info. The CRFREE permit was approved. Phase 1 of construction set to begin later this year. Concerning permit items in Big Sur, there are none coming before the commission soon.

h. Caltrans – Kelly McClain

Regarding litter, Caltrans is committed to litter abatement with the Clean California effort. I will bring up this area for the maintenance station and help address the comment about the littered construction site. They are required to keep the site clean, and I will reiterate that requirement. Illegal signs have been placed. Working with Mo County on encroachment permit. There are no "No Camping" signs. The California Traffic Control Device Committee is committed to championing the effort to get the message out with it being consistent for state approved signage. Location will be brought back to Sara von Schwind.

i. California State Parks and Recreation – Marcos Ortega

I have been so encouraged to see the engagement of our local elected officials. There is a lot of behind the scenes that you don't always get to see. This meeting is SO important and a big part of keeping Big Sur the way it is.

Steve Beck: How many hours and resources are being allocated to the Big Sur Coast, particularly in the hurricane point area for spraying. Staff participate in invasive species committee. Momentum and progress have been made.

Sam Farr: Noticed Bixby Bridge has Pampas Grass. I remember when Caltrans had to do eradication, outside of the right of way, it is difficult to get permission to go on other land. We need to find extra money.

Steve Beck: that is exactly what the Big Sur Byway is trying to do.

Barbara Woyt: All the work that all expenditure off the easement is meaningless until we deal with the South Coast easement. Latest arrival is fennel/perennial and I never understood what they were going for. Create policy and funding to address this fully.

Marcus' comments, signs for ordinance on highway 1 no camping signs. Please participate in the Big Sur Byway Organization subcommittee to work on the signage for this ordinance. Invasive species subcommittee (USFS, State Parks, and Caltrans), we are looking for volunteerism to join this committee. Parks updates: Andrew Molera – we are addressing riverbank stabilization to protect the campground that is open. It will be closed for six months starting at the end of October. In preliminary phases. Julia Pfeiffer Burns and Limekiln, continued trail repairs and bridges to be. Receive permitting for removal of Limekiln Bride. Picked up work on the Oak Grove trail. Mt. Manual connection Pfeiffer Falls trail. Garrapata, geotech work have been completed and contract approval for chemical bathrooms.

- j. **Monterey Bay National Marine Sanctuary** – Absent, this report preprepared by Lisa Wooninck was read out loud during the meeting.

This year is the 30th anniversary for MBNMS and the 50th anniversary for the Office of National Marine Sanctuaries. We have several fun events planned to celebrate on September 18th:

1. Alongside our partners City of Santa Cruz and Pu Pu'O Hawai'i Outrigger Canoe Club, experience the annual Aloha Races starting off the wharf at 9:00 a.m, and beginning at 10:00 a.m., enjoy numerous, FREE family-friendly activities including ocean paddleboarding, kayaking, guided wildlife tours (pre-registration required), and virtual scavenger hunt and partner exhibitor fair.
2. The Exploration Center will host science talks, art activities, and feature short ocean films. Free event, visit <https://montereybay.noaa.gov/> for more information.

Research ecologists from our office dove off the RV FULMAR along the Big Sur coast between Yankee Point and Ragged Point August 15-19, 2022. The Big Sur Nearshore Characterization (BSNC) is a long-term project that captures biodiversity data for algae, invertebrates, and fishes in nearshore kelp forests along the Big Sur coastline. To learn more, visit our web site at: <https://sanctuarysimon.org/dbtools/project-database/index.php?ID=100312>

The Resource Protection team coordinated with the West Coast Regional Office and NOAA Fisheries on a comment letter to BOEM regarding the proposed Morro Bay wind farm leases and activities related to site characterization surveys. One of the three leases abutts to the southern border of MBNMS.

- k. **United States Forest Service – Fin Eifert**

Chivine Simmons was introduced as the new District Recreation Officer. Jonathan Aries is the Law Enforcement Officer. We are looking to grow our team and have a need to hire for an

assistant and technicians, and a forester and biologist. We held a public workshop in Big Sur on June 8th about visitor use management. There was a great turnout. Finalize it on September 6th and available for comment through Oct 6th. Location for physical space to post and comment on document with intention to receive as much input as we possibly can. Part 2 defining visitor use. How we move forward with management actions. Great American Outdoors Act, South Coast Ridge Road, Plaskett, and Los Burros Road, obtaining funds and include Cone Peak Road. Nacimiento-Fergusson federal highways project is long, but it is on schedule. Strategic Community Fuel Break: we can get back to implementing the project. Contractor to focus on north coast road lines and will finalize dates. Shortly after that, continue next set of lines on Mt. Manuel, and implemented about mid-November. Secure funding through joint chiefs' opportunity and through the state and with Natural Resources Conservation District. Nacimiento-Fergusson Station burned down, thank you Congressman for your help, in development of scope of work, and looking at location for placement of station and award contract in 45 – 60 days. Coordinating fire with emergency resources, will ensure Peter Harris Fire Manager here, I'll ensure his presence is here. Pre-season look out and post-season report.

l. 5th District, Monterey County Board of Supervisors – Sarah Hardgrave

Our office following the Colorado Fire, has had constructive conversations with Mid-Coast Fire, Big Sur Fire, and Calfire on communication systems, and transition Mid-Coast to be on the County 911 system. Will coordinate with fire agencies to add to future agenda. Byway: the D5 office continues to support the group. County staff are starting to provide support. Engaged with illegal camping fine increase issue and working with Marcos. Thank you, Marcos and Marcus, for your support, it was passed as an urgency ordinance. Signage in place, added to existing signage and the discussion will continue. STR, really high priority for Supervisor Adams as this has dragged out for a very long time. We greatly appreciate the work of Erik Lundquist and Kelly Donlon. Please consider commenting on the initial study and the CEQA review process. And requirements to analyze land use consistency. September 6th community meeting. Construction contract for first phase of restoration at meeting next week, hopeful for \$25 million pending grant for construction of the causeway, awarded in January. Board of Supervisors (BoS) adopted fiscal year budget at end of June. Happy to report the full BoS increased funding of enforcement of STR enforcement efforts, pilot bonding project for county roads, \$100 million in funding above and beyond what we normally have for repaving. Support for Office of Emergency Services to a standalone department. Palo Colorado Canyon is a county road, the repairs are in engineering in design. FEMA funding for permitting portion of the plan. At least a \$10 million repair. Funding to the work will be competing with other demands. Review will be out by the calendar year.

m. 30th District, California State Assembly – Absent but report was prepared by Dominic Dursa and read out loud during the meeting.

The legislative session is wrapping up in the next week. Assemblymember Rivas is working to get several bills out of the legislature and to the Governor's desk. These bills include legislation that ensures a reliable source of funding for new affordable farmworker housing equitable representation on the state and regional water boards and in the water permitting process and modernization of California's tracking of extreme heat's impacts on workers,

businesses, and the economy. This year's budget was passed back in June and was a record \$308 billion dollars. The budget included \$9.5 billion dollars that will be returned in tax rebates Those rebates are expected to be issued between October of this year and January 2023 Visit the Franchise Tax Board website to get more details or feel free to contact our office.

n. 17th District, California State Senate – Angela Chesnut

Thank you for being here in person. Senator Laird is working hard in the last stretch. Appointed to pro-tem select committee on Monkey Pox. He will ensure lifesaving drugs are not held in bureaucratic red tape. Next week, the Watsonville Hospital will be back in the hands of the community. \$25 million from state budget and SB 418/718 Pajarao Valley Healthcare District. Consumed with negotiations with the administration. Extension of Ca's last nuclear power plant has been set for a date for another 5-10 years. Senator Laird is wanting to make sure that he has been framing the issue before legislation can proceed. Workshop hosted by California Energy Commission. \$60 million from budget went to Central Coast including City of Monterey for the Shuman Heart House for unsheltered, Big Sur Land Trust flood project, restore veteran's hall, road safety, MST for construction SURF Busway, Monterey Peninsula water upgrades, and M1W upgrades, and Nacimiento Dam.

o. 20th District, United States Congress – Jimmy Panetta

Bimonthly calls for Nacimiento Ferguson road meetings. Wildfire Response and Drought Resiliency Act, sitting in the Senate. Hazardous Fuels Reduction and Land Restoration and the National Community Capacity and Land Stewardship Act. We are getting things done in Washington D.C. including investment in CHIPS act, IJA, Safer Communities Act which is bipartisan Gun Violence legislation, including background checks and red flag laws, PACT – Veterans exposed to burn pits can get benefits. Reduce cost of drugs and reduce prices for seniors, reduce prices of affordable care act, go after large corporations, investment in reduction of carbon output. Tax credits on ways and means committee. Water: \$30 million in grants for Soquel Water Creek, \$10 million for Pure Water Monterey. \$4 billion for drought response and mitigation. Working towards New NOAA building at CSUMB. Held a Farm Bill listening session for the House Agriculture Committee. Site of offshore wind farm is not located in this district, but watching, to protect the National Monterey Bay Marine Sanctuary. New 19th Congressional district will be all the way down Monterey Coast, including parts of SLO, Santa Cruz, and Santa Clara Counties. Big and diverse district. Most beautiful congressional district in the nation.

VIII. Report from Non-Member Agencies on Issues Pertinent to Big Sur

a. California Highway Patrol - Jessica Madueno Public Information Officer

We currently have 2 resident post officers in Big Sur. One is still serving and the other is on military leave. We will push enforcement of illegal camping.

b. Monterey County Sheriff's Office – No report

c. Big Sur Fire – Fire Chief Matt Harris

Thank you for the informative reports and how nice it is to be here in person. Public safety has had over 184 calls, 65% are for visiting public. 18 members spend an enormous amount of time training. BSF enjoys relations with USFS and State Parks, CHP. Fully support suggestion of a fire preparedness and response plan. Visitor use management plan concept, where we do something similar, what are the desired conditions. I noticed the fine increase (which is

awesome) tagged on to increased fire risk, if some of the increased cost could go back to funding BSF, it would be very helpful. Community Fire Adaptive Coordinator. Working with Forest Service, as would like a BS South Coast fire station at the Pacific Valley School site. Acknowledge Monterey County, as result of our meeting, repeater equipment went down and Monterey County department has been responsive to it. Hurricane Point to Soberanes. Trying to create a microwave project Piedras Blancas.

d. Big Sur Byway Organization - Martha Diehl

Resources to have a 2-hour meeting every quarter, there has been great information sharing and collaboration. As Jimmy said, as we get those questions, how do we follow through. Accomplishments; No parking efforts on east side parking by Point Lobos. Coordinating no camping sign issues to bring together all concerns. We want to enforce without cluttering viewshed. Invasive species committee is hosted by Byway, Byways may provide an opportunity to identify and coordinate additional funding. On-going issues: infinite number. Bridge railings. north section has deterioration of bridges. Next meeting on September 7, 9a-11a. Items with Caltrans presenting on Limekiln bridge project, Bixby Bridge data collection to move action forward. Overview and discussion of issues on the South Coast. Clarify Byway with the BSMAAC. Actively help coordinate all the different interests that protect Big Sur. It is exceedingly complicated with a lot of players and a lot of priorities. Byway is related with the trip down the Highway. I don't know how to best put this forward, we have the same people, I don't want to duplicate efforts, how would be best organize the new Byway Organization.

IX. Adjournment – 1:00 p.m.

Motion by Sarah Hardgrave, Seconded by Angela Chesnut, All in Favor, meeting adjourned at 12:33pm

Next meeting scheduled for Friday, December 9 at 10:00am

~Thank you to the Big Sur Lodge for your hospitality and for the use of the conference room at the Big Sur Lodge~

Nacimiento Fergusson Road Los Padres National Forest

BSMAAC Public Meeting
December 9, 2022

By
Mike Daigler, Project Manager
Central Federal Lands Highways Division (CFLHD)



U.S. Department of Transportation
Federal Highway Administration

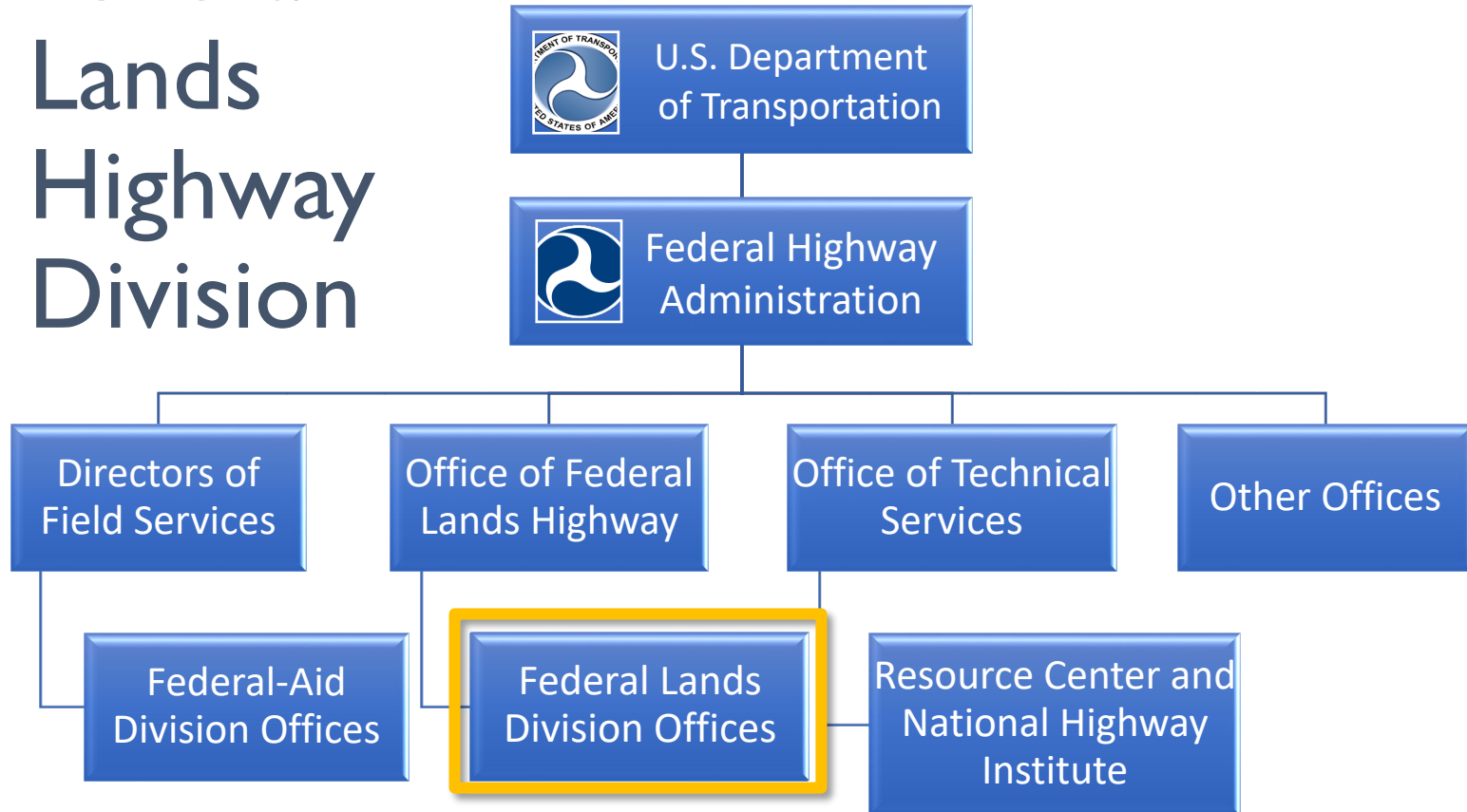
Engineering America's Scenic Highways

Presentation Outline

- Who is Federal Lands Highways (FLH) and Central Federal Lands Highway Division (CFLHD)?
- ERFO Program Background
- ERFO Funding and Eligibility
- Project Introduction
- Project Photos, Challenges, Highlights
- Project Timeline/Schedule
- Questions



Federal Lands Highway Division



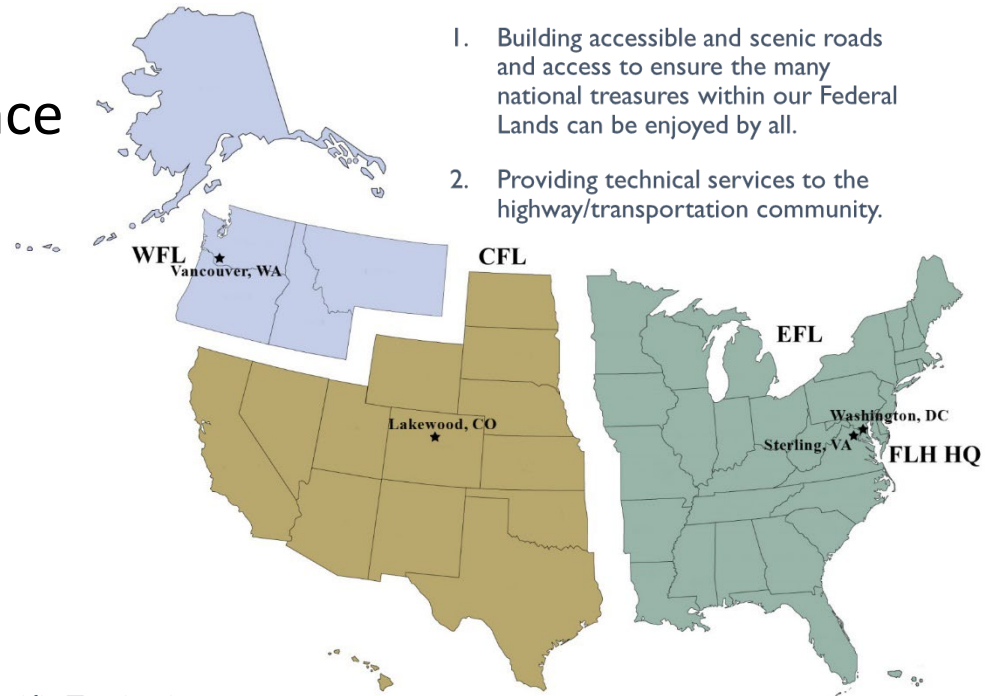
Federal Lands Highway

- Planning
- Environmental Compliance
- Highway Design
- Bridge Design
- Geotechnical
- Hydrology/Hydraulics
- Contracting
- Construction Oversight

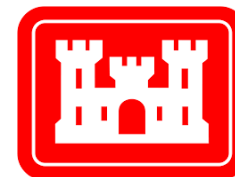
Federal Lands Highway Mission

Improve transportation to and within Federal and Tribal Lands by:

1. Building accessible and scenic roads and access to ensure the many national treasures within our Federal Lands can be enjoyed by all.
2. Providing technical services to the highway/transportation community.



- CFL supports 14 central and SW States, Hawaii and & Pacific Territories.
- FLH is at the forefront of delivering distinctive, sensitive, innovative, and sound engineering projects.
- “Cradle to Grave” transportation engineering services of highways and bridges providing access to/through federal lands.
- Proven experience and ability to solve and manage unique challenges in dynamic environments, geography and complexity, through engineering solutions sensitive to the context of the land.



CFL Partnerships

- Strong partnership with local agencies and FLMA's



Truckee River Bridge and Roundabout, Ribbon Cutting Ceremony, CA



- Government to Government Relationship
- Strong PM centric organization
- Single POC – Project Manager
- Client Agency and/or Federal Lands Management Agency (FLMA) involvement tailored to project needs

Project Specific Coordination

- Monthly Project Status Meetings with partners and stakeholders (Office of Congressman Jimmy Panetta, Office of State Senator John Laird, Los Padres National Forest, Monterey County)
- Public outreach and engagement

FLH Core Programs

<p>FLTP <i>Federal Lands Transportation Program</i> Improves transportation facilities owned <u>and</u> maintained by a <u>federal</u> agency – typically within a national park, forest, wildlife refuge, BLM lands, BOR lands, or USACE lands.</p>	<p>FLAP <i>Federal Lands Access Program</i> Improves transportation facilities owned <u>or</u> maintained by a <u>non-federal</u> agency providing access to, adjacent to, or located within federal lands – typically to national park, forest, wildlife refuge, BLM lands, BOR lands, or USACE lands.</p>
<p>→The Program for Federal Partners</p>	<p>→The Program for Non-Federal Partners for Federal Lands</p>
<p>TTP <i>Tribal Transportation Program</i> Provides safe and adequate transportation and public road access to and within Indian reservations, Indian lands, and Alaska Native Village communities.</p>	<p>ERFO <i>Emergency Relief of Federally Owned Transportation</i> The intent of the ERFO program is to pay the unusually heavy expenses for the repair and reconstruction of eligible facilities. The ERFO program is not intended to cover all repair costs, but rather supplement Federal Land Management Agency (FLMA) repair programs.</p>
<p>→The Program for Tribal Partners for Tribal Lands</p>	<p>→The Emergency Program for Federal Partners</p>



Statue of Liberty Island, New York,
Superstorm Sandy ERFO project

ERFO Program

<https://highways.dot.gov/federal-lands/programs/erfo>

- Background

- On December 4, 2015, the Fixing America's Surface Transportation Act of 2015 (the "FAST Act" or "Highway Funding Act") was signed into law replacing MAP-21.
- The Emergency Relief for Federally Owned Roads Program, or ERFO Program, was established to assist federal agencies with the repair or reconstruction of tribal transportation facilities, federal lands transportation facilities, and other federally owned roads that are open to public travel, which are found to have suffered serious damage by a natural disaster over a wide area or by a catastrophic failure.

- ERFO Goals

- The intent of the ERFO program is to pay the unusually heavy expenses for the repair and reconstruction of eligible facilities.
- The ERFO program is not intended to cover all repair costs, but rather supplement Federal Land Management Agency (FLMA) repair programs.

ERFO Program – Funding and Eligibility

Funding

- Funding comes from Title 23, Highway Trust Fund through the FHWA.
- ERFO covers 100% of eligible repairs.
- ERFO is a reimbursable program, however funds are fronted as often as possible.
 - In other words, project design and construction cannot commence until either the owner or ERFO secures funds.

Eligibility

- The intent of the ERFO program is to fund repair of serious damage to eligible facilities caused by a natural disaster or catastrophic failure.
- ERFO funds will not be approved for the correction of pre-existing, non-disaster related deficiencies nor will ERFO funds be approved for the repair or reconstruction of facilities affected by long term, pre-existing conditions, or predictable developing situations.
- Damage is approved on a site-by-site basis and cannot include maintenance.

Project Introduction:

CA ERFO FS LSPDR 2021-1(I) NACIMIENTO-FERGUSSON ROAD

General Project Description.

- Repair of 13 sites damaged in a high precipitation and flooding event in January 2021.
- Project is to restore the damaged sections of road back to the use that existed prior to the event.
- Site repairs generally include embankment construction, retaining walls, and culvert replacements.
- Asphalt surfacing will be replaced to match existing roadway within the damaged areas only.
- Project does not include other work or improvements outside/ between the 13 ERFO eligible sites.

Environment and Permits. CFLHD is leading the overall environmental process, with support from the Forest Service. The project fits under a FHWA NEPA CE. Compliance with NHPA and ESA will use Forest Service programmatic documents to streamline the process. Clean Water Act permitting is needed, and CFLHD is responsible for obtaining the permits. No other environmental concerns are expected.

Notes:

- Thirteen of the original 16 sites are considered eligible for ERFO funding.
- Sites 1, 7, and 9 were not considered eligible by ERFO Funding Coordinator who attended scoping site visit.
- Sites 5 and 6 may be combined due to proximity of the sites.

Project Photos and Challenges: CA ERFO FS LSPDR 2021-1(I) NACIMIENTO-FERGUSSON ROAD

Public Safety, Roadway Accessibility, and Slope Stability

- There are multiple areas with narrowed and damaged roadway adjacent to near vertical slope failures. This creates an unsafe and unstable condition and is why the road is closed to the public.

Environmental and Permits Process.

- The CWA Section 401 water quality certification process can take several months to a year to get through.
 - This clock is started when the official 401 permit is submitted, which is between 70% and 95% design
- The project fits under NWP 14 and will not need verification from USACE (a streamlined approach for the 404 permit).
- Consultation with the USFWS is not anticipated for protected species and is currently being covered under PBOs with the USFS.
- There are emergency procedures with some permitting agencies. However, the process of getting funds excludes FHWA from the short opportunity to exercise these procedures.

Drainage and Culvert Repair

- Drainage basins within previously burned terrain creates significantly more flow/debris.
- Steep terrain creates challenges for outlets for culverts and erosion. Also adding impacts associated to 401 Permit.



Project Photos and Challenges: CA ERFO FS LSPDR 2021-1(I) NACIMIENTO-FERGUSSON ROAD

Geotechnical Challenges

- *Steep terrain with soils and weathered bedrock*
- *Narrow existing roadway bench*
- *Remoteness of site will impact equipment that can be mobilized*

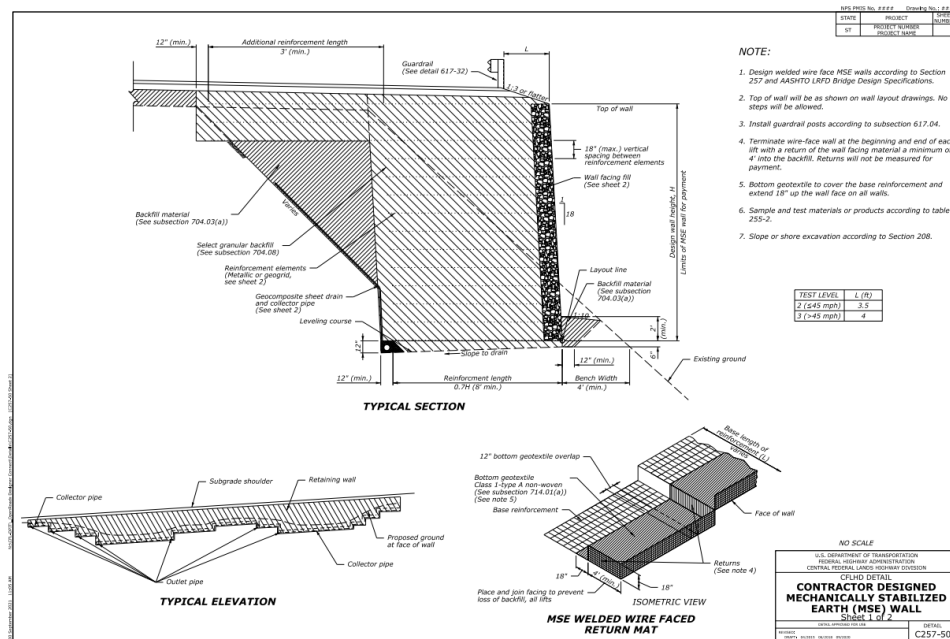
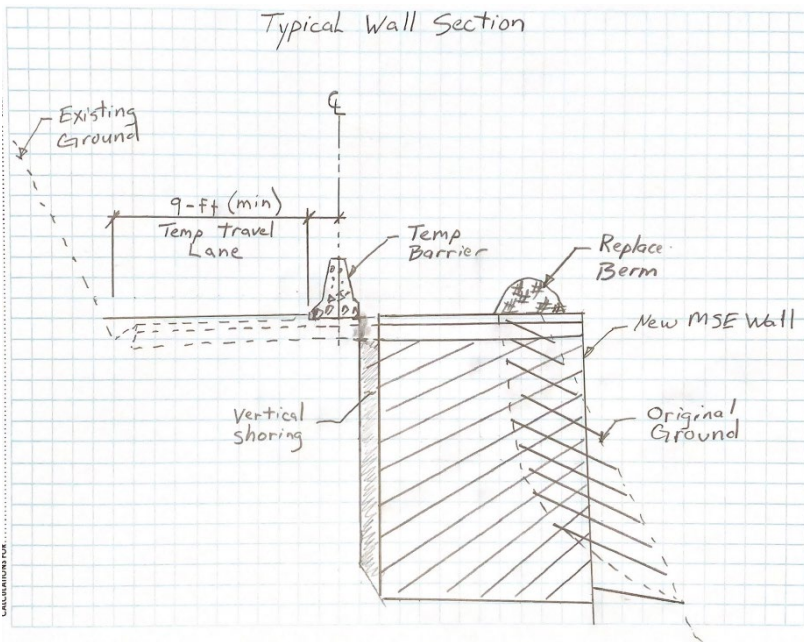
- **Mechanically Stabilized Earth (MSE) Walls**
 - *Limited material import (facing and geogrid)*
 - *Use of on-site soils for backfill*
 - *Compatible with shoring*
 - *Relatively quick construction*
 - *Design for 75-year life per AASHTO*



Project Photos and Challenges: CA ERFO FS LSPDR 2021-1(I) NACIMIENTO-FERGUSSON ROAD

Constructability and Limited Access at Repair Sites

- Walls require 8 to 14-ft depth excavations
- MSE wall widths are typically 70-80% of height. (Example: 10-ft height = 8-ft width)
- Because these walls are on steep slopes, the global stability generally controls the minimum base width of the walls.
 - “Global stability” refers to the stability of the wall and the slope that it is located within.
 - This condition is evaluated using limit-equilibrium slope stability models.
- Vertical shoring is required to maintain access for traffic behind the wall excavation
- Minimum 9-ft temporary lane with 2-ft concrete barrier is required.
- Contractor will need to “pioneer” an excavation from one end of the wall to enable construction
- All walls are new and are needed based on the soils and slope conditions.



Project Highlights:

CA ERFO FS LSPDR 2021-1(I) NACIMIENTO-FERGUSSON ROAD

Project Funding

- **100% of ERFO eligible site costs will be funded through the ERFO program.**
- Funding is secured from FHWA for design and construction phases.

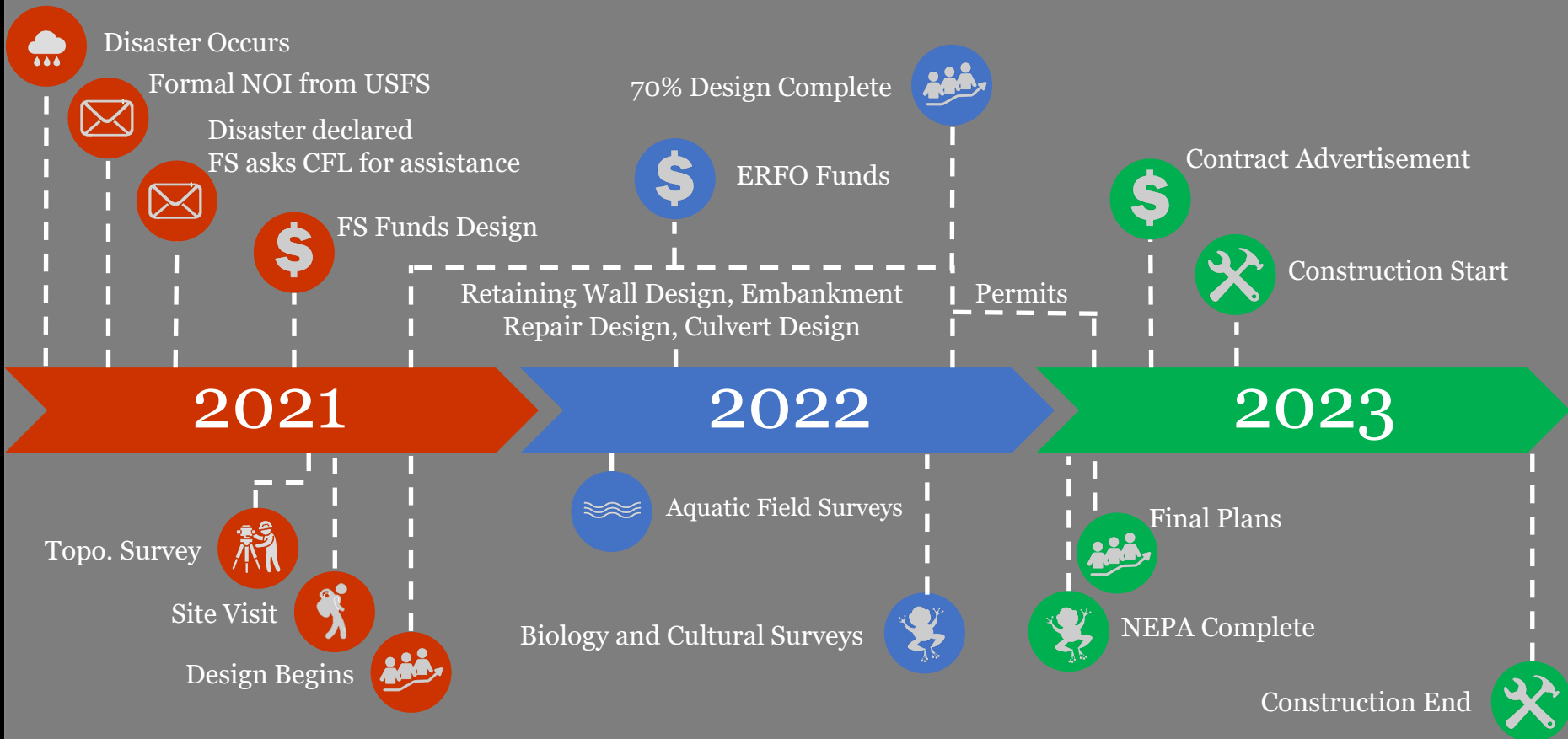
Engineering Standards

- Structural Embankments and walls are design for 75-year life span
- Culverts being replaced are designed to meet current hydraulic standards resulting in larger culverts and improving future maintenance.
- Pavement Structural Sections will be replaced in-kind within the individual repair sites. (Entire route will not be repaved under ERFO).
- Safety considerations including berms and markers are being included in the damaged sites where possible.

Project Schedule

- The project is currently on schedule and will potentially be completed earlier than originally “as-scoped”.
- The duration of construction is heavily influenced by a contractor’s capabilities, size, and project phasing which is out of FHWA’s control.
- FHWA is highly optimistic that the construction will be complete by the end of 2023.
- Actions taken to accelerate project delivery:
 - FS provided initial loan to the ERFO program to start design earlier.
 - Project baselined with an ERFO schedule with streamlined milestones (70%, 95%, 100%)
 - Additional design resources added to reduce engineering/design durations.
 - 70% Internal/External Review was removed (saving approximately 1 month).
 - 95% Internal and External Reviews combined (saving 2-3 weeks)

Project Timeline



Questions

???



U.S. Department of Transportation
Federal Highway Administration

Engineering America's Scenic Highways

PROJECT APPLICATIONS IN BIG SUR
County of Monterey Housing & Community Development – Planning
ACTIVITY BETWEEN AUGUST 12, 2022 AND NOVEMBER 18, 2022

The following projects are currently active within the Big Sur Coast Land Use Plan area or have been decided since August 12, 2022. Changes are highlighted:

FILE #	APPLICANT	AREA	PROPOSED USE
PLN220106 (PLANNER: FIONNA JENSEN)	BIG SUR CG OWNER LLC	47000 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW CAMPGROUND IMPROVEMENTS INCLUDING A REPLACEMENT SEPTIC SYSTEM AND RELOCATION OF CAMP SITES, DEMOLITION OF APPROXIMATELY 12,840 SQUARE FEET OF EXISTING CAMPGROUND COMMON SPACES AND CONSTRUCTION OF A 200 SQUARE FOOT GATEHOUSE, 800 SQUARE FOOT CAMPGROUND RETAIL STORE, 3,000 SQUARE FOOT GENERAL STORE, 2,500 SQUARE FOOT EDUCATION AND HISTORY CENTER, 3,00 SQUARE FOOT LODGE, AND 705 SQUARE FOOT GUEST SERVICES BUILDING; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30 PERCENT; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE. THE PROPERTY IS LOCATED AT 47000 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-201-023-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 14, 2022; 30-DAY REVIEW PERIOD ENDS DECEMBER 14, 2022. STATUS IS "APPLIED".
PLN220090 (PLANNER: PHIL ANGELO)	CALIFORNIA DEPARTMENT OF TRANSPORTATION (GARRAPATA CREEK BRIDGE)	LOCATED AT POST MILE 63.0 ALONG THE GARRAPATA BRIDGE, HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) COASTAL DEVELOPMENT PERMIT TO ALLOW REPLACEMENT OF BRIDGE RAILS ON THE GARRAPATA CREEK BRIDGE; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREA; 3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN THE BIG SUR CRITICAL VIEWSHED; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON A HISTORICAL SITE. THE PROJECT IS LOCATED AT POST MILE 63.0 ALONG THE GARRAPATA CREEK BRIDGE, HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 000-000-000-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 4, 2022; 30-DAY REVIEW PERIOD ENDS DECEMBER 2, 2022. STATUS IS "APPLIED".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN210319 (PLANNER: MARLENE GARCIA)	CHASNMEL LLC	50257 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT & DESIGN APPROVAL FOR THE AFTER-THE FACT CONSTRUCTION OF A RETAINING WALL (APPROXIMATELY 71 FEET LONG, 3.5 FEET WIDE & 6 TO 7 FEET HIGH); 2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES GREATER THAN 30%; AND 3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF AN ENVIRONMENTALLY SENSITIVE HABITAT. EXISTING RETAINING WALL WAS CONSTRUCTED AFTER APPROVAL OF EMERGENCY COASTAL DEVELOPMENT PERMIT (PLN190279). THE PROPERTY IS LOCATED AT 50257 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-291-013-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT APPROVED BY ZONING ADMINISTRATOR ON AUGUST 11, 2022. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON SEPTEMBER 6, 2022. NO APPEAL RECEIVED BY COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".
PLN210317 (PLANNER: KAYLA NELSON)	RIVER INN THE	46800 HIGHWAY 1, BIG SUR	AFTER-THE-FACT COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO CLEAR CODE ENFORCEMENT VIOLATION (16CE00309) FOR A 438 SQUARE FOOT DECK WITH ENCLOSED ADDITION TO THE EXISTING 1,599 SQUARE FOOT GENERAL STORE AND ASSOCIATED SITE IMPROVEMENTS. GRADING CONSISTS OF APPROXIMATELY 14 CUBIC YARDS OF CUT AND 26 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 46840 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBERS 419-201-012-000 AND 419-201-011-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON OCTOBER 28, 2022 (BALANCE WAS NOT PAID IN FULL UNTIL NOVEMBER 29, 2022); PROJECT WILL BE ROUTED TO THROUGH INTERDEPARTMENTAL REVIEW. STATUS IS "APPLIED".
PLN210292 (PLANNER: MARY ISRAEL)	CUDE JESSE L & SANDRA TRS	37761 PALO COLORADO ROAD, CARMEL	COMBINED DEVELOPMENT PERMIT TO CLEAR A CODE ENFORCEMENT VIOLATION (14CE00095) CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 1,175 SQUARE FOOT SINGLE-FAMILY DWELLING, A BRIDGE, 5,000 GALLON WATER TANK AND TWO (2) NON-HABITABLE ACCESSORY STRUCTURES; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30%; AND 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (INTERMITTENT STREAM) AREA. THE PROPERTY IS LOCATED AT 37761 PALO COLORADO, BIG SUR (ASSESSOR'S PARCEL NUMBER 418-081-033-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON AUGUST 9, 2022; PROJECT DEEMED "INCOMPLETE" ON SEPTEMBER 7, 2022. STATUS IS "INCOMPLETE".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN210240 (PLANNER: FIONNA JENSEN)	CELLARIUS LIMITED	48720 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING RETAINING WALL, CONSTRUCTION OF TWO (2) RETAINING WALLS TOTALING 161 LINEAR FEET AND DECKS TOTALING 1,500 SQUARE FEET & ASSOCIATED SITE IMPROVEMENTS; 2) COASTAL ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30%. THE PROPERTY IS LOCATED AT 48720 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-171-042-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON SEPTEMBER 7, 2022; PROJECT DEEMED "INCOMPLETE" ON OCTOBER 7, 2022. STATUS IS "INCOMPLETE".
PLN210100 (PLANNER: ANNA QUENGA)	AGARWAL PUNEET & AARTI NASTA TRS	30950 AURORA DEL MAR, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE DEMOLITION OF A 3,264 SQUARE FOOT SINGLE FAMILY DWELLING AND CONSTRUCTION OF A 5,016 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING AND ATTACHED GARAGE; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF AN ENVIRONMENTALLY SENSITIVE HABITAT. THE PROPERTY IS LOCATED AT 30950 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-351-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JUNE 15, 2022; PROJECT DEEMED "INCOMPLETE" ON OCTOBER 26, 2022. STATUS IS "INCOMPLETE".
PLN210007 (PLANNER: FIONNA JENSEN)	LOVE DAVID S & JAYNE D TRS	30560 AURORA DEL MAR, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 5,054 SQUARE FOOT SINGLE-FAMILY DWELLING WITH A 563 SQUARE FOOT ATTACHED GARAGE; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREA; 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30 PERCENT; AND 5) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF. THE PROPERTY IS LOCATED AT 30560 AURORA DEL MAR (OTTER COVE), CARMEL (ASSESSOR'S PARCEL NUMBER 243-331-003-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT APPROVED BY PLANNING COMMISSION ON JULY 27, 2022. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON AUGUST 17, 2022; NO APPEAL RECEIVED BY COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN200266-AMD1 (PLANNER: MARY ISRAEL)	GURRIES HAROLD JR TR (CALIFORNIA AMERICAN WATER CO)	35681 HIGHWAY 1, BIG SUR	MINOR AND TRIVIAL AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN200266) TO ALLOW: 1) COASTAL DEVELOPMENT PERMIT FOR 1,400 LINEAR FEET OF WATER LINE; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREA; 3) COASTAL ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN THE BIG SUR CRITICAL VIEWSHED. AMENDED TO BE UP TO 1,400 LINEAR FEET WITH MODIFIED ROUTE SUCH THAT 70 LINEAR FEET IS 4-INCH PVC PIPE FROM THE APPROVED HYDRANT TO EXISTING FILTRATION PLANT, 1,075 LINEAR FEET IS 2-INCH PIPE ROUTED UNDERGROUND AND 195 LINEAR FEET IS 2-INCH PIPE ROUTED ABOVE GROUND. THE PROPERTY IS LOCATED AT 35681 HIGHWAY 1, CARMEL (ASSESSOR'S PARCEL NUMBER 243-301-029-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON AUGUST 26, 2022; PROJECT DEEMED "INCOMPLETE" ON SEPTEMBER 23, 2022. PROJECT RE-SUBMITTED ON OCTOBER 6, 2022; DEEMED "COMPLETE" ON NOVEMBER 2, 2022. STATUS IS "COMPLETE".
PLN190397 (PLANNER: SON PHAM-GALLARDO)	CRIBE REED SILAS & BRIGGA (C P)	46190 CLEAR RIDGE ROAD, BIG SUR	AFTER-THE-FACT COMBINED DEVELOPMENT PERMIT TO CLEAR CODE ENFORCEMENT VIOLATION (14CE00085) CONSISTING OF: 1) AFTER-THE-FACT COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 1,490 SQUARE FOOT SINGLE FAMILY DWELLING; AND 2) AFTER-THE-FACT COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30 PERCENT. THE PROPERTY IS LOCATED AT 46190 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-221-007-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT APPROVED BY ZONING ADMINISTRATOR ON JULY 14, 2022. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON AUGUST 17, 2022; NO APPEAL RECEIVED BY COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".
PLN190100 (PLANNER: FIONNA JENSEN)	WATERSUN DAVID	46720 PFEIFFER RIDGE ROAD, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSIST OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 3,400 SQUARE FOOT DETACHED HABITABLE ACCESSORY STRUCTURE INCLUSIVE OF THREE (3) BEDROOMS, A GARAGE & STORAGE ROOM; AND 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREA. THE PROPERTY IS LOCATED AT 46720 PFEIFFER RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-241-030-000), BIG SUR COASTAL LAND USE PLAN, COASTAL ZONE. NEW OWNER REQUESTED CHANGE IN SCOPE OF WORK. REVISED PLANS SUBMITTED ON AUGUST 15, 2022; PROJECT DEEMED "COMPLETE" ON SEPTEMBER 13, 2022. ENVIRONMENTAL DOCUMENT IS BEING PREPARED. STATUS IS "COMPLETE".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160851-AMD1 (PLANNER: FIONNA JENSEN)	MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING)	46821 HIGHWAY 1, BIG SUR	AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN160851; BOARD RESOLUTION 19-285) CONSISTING OF: 1) GENERAL DEVELOPMENT PLAN AMENDMENT TO ALLOW THE ESTABLISHMENT OF A COMMERCIAL BUSINESS OPERATION, 2) COASTAL ADMINISTRATIVE PERMIT TO CONVERT A TEST WELL INTO A PERMANENT WELL, 3) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 700 SQUARE FOOT OFFICE WITH A TWO (2) BEDROOM SECOND STORY EMPLOYEE HOUSING UNIT, A 600 SQUARE FOOT WORKSHOP, 800 SQUARE FOOT STORAGE BUILDING AND ASSOCIATED SITE IMPROVEMENTS INCLUDING SEVEN (7) PUBLIC PARKING SPOTS; AND 4) COASTAL DEVELOPMENT PERMITS TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%, WITHIN 100 FEET OF ESHA AND REMOVAL OF 11 NATIVE TREES. THE PROPERTY IS LOCATED AT 46821 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-201-007-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON SEPTEMBER 19, 2022; PROJECT DEEMED "INCOMPLETE" ON OCTOBER 19, 2022. PROJECT RE-SUBMITTED ON NOVEMBER 30, 2022; 30-DAY REVIEW PERIOD ENDS DECEMBER 22, 2022 DUE TO ECO RECESS. STATUS IS "RE-SUBMITTED".
PLN150869-EXT1 (PLANNER: MARLENE GARCIA)	GEORIS GASTON & SHEPPARD SHEILA TRS	46304 PFEIFFER RIDGE ROAD, BIG SUR	EXTENSION OF A PREVIOUSLY APPROVED COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL (PLN150869) FOR THE CONSTRUCTION OF A 425 SQUARE FOOT DETACHED GUESTHOUSE WITH AN ATTACHED 200 SQUARE FOOT WORKSHOP. THE PROPERTY IS LOCATED AT 46304 PFEIFFER RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-241-020-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. RELATED TO REF140080. PROJECT APPROVED BY CHIEF OF PLANNING ON AUGUST 3, 2022. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON AUGUST 23, 2022; NO APPEAL RECEIVED BY COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".
PLN150337-EXT1 (PLANNER: KENNY TAYLOR)	ESALEN INSTITUTE (ESALEN SOUTH COAST EMPLOYEE HOUSING)	54105 HIGHWAY 1, BIG SUR	THREE-YEAR EXTENSION OF PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN150337) CONSISTING OF THREE (3) NEW EMPLOYEE HOUSING STRUCTURES CONTAINING 32 NEW EMPLOYEE HOUSING UNITS (12,893 SQUARE FEET IN TOTAL), TO BE ADDED TO AN EXISTING STRUCTURE CONTAINING 11 EMPLOYEE HOUSING UNITS THAT WILL REMAIN, RESULTING IN A 43 UNIT EMPLOYEE HOUSING COMPLEX AND CONSTRUCTION OF A 1,133 SQUARE FOOT COMMON ROOM FOR EMPLOYEES OF THE ESALEN INSTITUTE; AND AFTER-THE-FACT PERMIT FOR CONSTRUCTION OF A 600 SQUARE GARAGE THAT HOUSES A FIRE TRUCK FOR THE BIG SUR FIRE BRIGADE. THE PROPERTY IS LOCATED AT 54105 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 421-011-018-000), ON THE EAST SIDE OF HIGHWAY 1, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT APPROVED BY CHIEF OF PLANNING ON SEPTEMBER 7, 2022. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON SEPTEMBER 30, 2022; NO APPEAL RECEIVED BY COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN130516-AMD1-EXT1 (PLANNER: KENNY TAYLOR)	BIG SUR PRESERVATION ALLIANCE LLC	62200 HIGHWAY 1, BIG SUR	THREE-YEAR EXTENSION OF A PREVIOUSLY APPROVED AND AMENDED COMBINED DEVELOPMENT PERMIT (PLN130516 & PLN130516-AMD1) ALLOWING CONSTRUCTION OF A SINGLE FAMILY DWELLING (APPROXIMATELY 8,160 SQUARE FEET) WITH AN ATTACHED GARAGE (APPROXIMATELY 558 SQUARE FEET); A DETACHED ACCESSORY DWELLING UNIT (APPROXIMATELY 980 SQUARE FEET) WITH AN ATTACHED GARAGE/MECHANICAL ROOM (APPROXIMATELY 765 SQUARE FEET); A GROUND MOUNTED SOLAR PHOTOVOLTAIC SYSTEM (APPROXIMATELY 3,250 SQUARE FEET); A DETACHED GENERATOR SHED (APPROXIMATELY 362 SQUARE FEET); CONVERSION OF A TEST WELL INTO A DOMESTIC WELL; AND DEVELOPMENT WITHIN A POSITIVE ARCHAEOLOGICAL SITE AND WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS. SITE IMPROVEMENTS INCLUDE REMOVAL OF NON-NATIVE TREES, INSTALLATION OF A SEPTIC FACILITY AND GRADING. THE PROPERTY IS LOCATED AT 62200 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 422-011-029-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT APPROVED BY CHIEF OF PLANNING ON SEPTEMBER 7, 2022. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON SEPTEMBER 30, 2022; NO APPEAL RECEIVED BY COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".

The following projects within the Big Sur Coast Land Use Plan area are active, but have had NO CHANGE IN STATUS since August 12, 2022:

FILE #	APPLICANT	AREA	PROPOSED USE
PLN220076 (PLANNER: FIONNA JENSEN)	MONTEREY PENINSULA REGIONAL PARK DISTRICT (PALO CORONA REGIONAL PARK)	4860 & 5240 CARMEL VALLEY ROAD, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) GENERAL DEVELOPMENT PLAN FOR PALO CORONA REGIONAL PARK; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30%; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND 4) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 25%. THE PROPERTIES ARE LOCATED NEAR 4860 & 5240 CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBERS 015-162-033-000, 015-162-041-000, 015-162-042-000, 015-162-044-000, 015-162-046-000, 015-162-047-000, 015-162-050-000, 015-162-051-000, 157-121-001-000, 157-121-002-000, 157-131-011-000, 157-131-012-000, 157-181-009-000, 157-181-010-000, 243-081-005-000, 243-081-008-000, 243-091-001-000, 416-011-014-000, 416-011-021-000, 416-011-033-000, 416-011-035-000, 416-011-037-000, 416-011-038-000, 416-011-039-000, 416-011-040-000, 417-011-002-000, 417-011-004-000, 417-011-005-000, 417-011-014-000, 417-011-015-000, 417-011-017-000, 417-011-020-000, 417-011-023-000, 417-011-026-000, 417-011-027-000, 417-011-028-000, 417-011-029-000, 417-011-030-000, 417-011-032-000 AND 417-011-033-000) [NO ADDRESSES ASSIGNED TO PARCELS], A PORTION LOCATED IN CARMEL LAND USE PLAN, PORTION LOCATED IN CARMEL VALLEY MASTER PLAN & PORTION LOCATED IN GREATER MONTEREY PENINSULA AREA PLAN. [NO DEVELOPMENT IS PROPOSED IN THIS PROJECT. THE GENERAL DEVELOPMENT PLAN IDENTIFIES POTENTIAL FUTURE PROJECTS]. PROJECT SUBMITTED ON MARCH 17, 2022; 30-DAY REVIEW PERIOD ENDED APRIL 15, 2022. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]
PLN210228 (PLANNER: FIONNA JENSEN)	BIXBY ROCK LLC	39140 HIGHWAY 1, MONTEREY	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW DEMOLITION OF A 4,952 SQUARE FOOT SINGLE FAMILY DWELLING AND CONSTRUCTION OF A 5,235 SQUARE FOOT SINGLE FAMILY DWELLING & ASSOCIATED SITE IMPROVEMENTS; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN THE CRITICAL VIEWSHED; 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS; AND 5) A CONSERVATION & SCENIC EASEMENT AMENDMENT. THE PROPERTIES ARE LOCATED AT 39140 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBER 418-121-051-000 AND 418-121-050-000), CARMEL HIGHLANDS AREA, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON MARCH 31, 2022; PROJECT DEEMED "COMPLETE" ON APRIL 29, 2022. ENVIRONMENTAL DOCUMENT IS BEING PREPARED. STATUS IS "COMPLETE". [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN210102 (PLANNER: PHIL ANGELO)	SEA LA VIE CARMEL LLC	30590 AURORA DEL MAR, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT & DESIGN APPROVAL TO ALLOW A 556 SQUARE FOOT ADDITION TO AN EXISTING SINGLE FAMILY HOME, REPLACEMENT OF AN EXISTING 125 SQUARE FOOT SHED WITH A 250 SQUARE FOOT SHED AND REPLACEMENT OF AN EXISTING DECK; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREA (COASTAL BLUFF SCRUB); 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF. THE PROPERTY IS LOCATED AT 30590 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-331-004-000), CARMEL AREA LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON MAY 9, 2022; PROJECT DEEMED "COMPLETE" ON JUNE 13, 2022. STATUS IS "COMPLETE". [NO CHANGE IN STATUS]
PLN210074 (PLANNER: FIONNA JENSEN)	22 STARS INC	50150 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) COASTAL ADMINISTRATIVE PERMIT & DESIGN APPROVAL FOR THE DEMOLITION OF A 3,963 SQUARE FOOT SINGLE FAMILY DWELLING & ATTACHED GARAGE, AND CONSTRUCTION OF A 4,217 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING AND ASSOCIATED SITE IMPROVEMENTS; AND 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN THE CRITICAL VIEWSHED. THE PROPERTY IS LOCATED AT 50150 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-291-008-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON DECEMBER 7, 2021 & PROJECT DEEMED "INCOMPLETE" ON JANUARY 6, 2022. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]
PLN200040 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	FERNWOOD RESORT LLC (KING VENTURES)	47200 HIGHWAY 1, BIG SUR	DESIGN APPROVAL TO ALLOW THE REPLACEMENT OF SIX (6) EXISTING PARK MODEL UNITS WITH NEW AIRSTREAM CLASSIC MODELS. ALL UTILITIES ARE ALREADY IN PLACE. THE PROPERTY IS LOCATED AT 47200 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-211-022-000), BIG SUR LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON FEBRUARY 10, 2020; PROJECT DEEMED "INCOMPLETE" ON APRIL 15, 2020. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN190368 (PLANNER: PHIL ANGELO)	FENTON PETER TR	48681 & 48715 HIGHWAY 1, BIG SUR	LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD OF APPROXIMATELY 10.13 ACRES (ASSESSOR'S PARCEL NUMBER 420-191-006-000 - PARCEL A) AND 10 ACRES (ASSESSOR'S PARCEL NUMBER 420-191-005-000 - PARCEL B) RESULTING IN TWO LOTS WITH NO CHANGE IN PARCEL ACREAGE. THE PROPERTIES ARE LOCATED AT 48715 AND 48681 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-191-005-000 & 420-191-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT RE-SUBMITTED & DEEMED "COMPLETE" ON JUNE 4, 2020. STATUS IS "COMPLETE". [NO CHANGE IN STATUS]
PLN190160 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	UBBEN JEFFREY W & LAURA H TRS	37791 PALO COLORADO ROAD, CARMEL	COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY 699 SQUARE FOOT ACCESSORY DWELLING UNIT WITH DECK AND A 45 SQUARE FOOT RETAINING WALL. GRADING OF 55.8 CUBIC YARDS CUT AND 53.3 CUBIC YARDS FILL. THE PROPERTY IS LOCATED AT 37791 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-091-019-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON FEBRUARY 28, 2020; 30-DAY REVIEW PERIOD ENDED MARCH 27, 2020. PROJECT DEEMED "INCOMPLETE" ON APRIL 1, 2020. [NO CHANGE IN STATUS]
PLN190107 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	PACIFIC GAS & ELECTRIC CO	38521 HIGHWAY 1, MONTEREY	COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 20 TREES (18 MONTEREY CYPRESS & 2 MONTEREY PINE) WITHIN THE CRITICAL VIEWSHED. THE PROPERTY IS LOCATED AT 38521 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBER 418-111-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED DECEMBER 11, 2019; DEEMED "INCOMPLETE" ON JANUARY 10, 2020. PROJECT RE-SUBMITTED ON JULY 26, 2022 & PROJECT DEEMED "COMPLETE". PROJECT HAS NOT BEEN SET FOR HEARING. STATUS IS "COMPLETE". [NO CHANGE IN STATUS]
PLN180296 (PLANNER: HAS TO BE RE-ASSIGNED)	CALIFORNIA DEPT OF PARKS & RECREATION	44350 HIGHWAY 1, MONTEREY	COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE PERMANENT ON-SITE PLACEMENT OF 10,500 CUBIC YARDS OF PREVIOUSLY STOCKPILED SOIL. THE PROPERTY IS LOCATED AT 44350 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 159-011-015-000), POINT SUR STATE HISTORIC PARK [FORMER POINT SUR NAVAL FACILITY], BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON JUNE 6, 2018; 30-DAY REVIEW PERIOD ENDED ON JULY 6, 2018. STATUS IS STILL "APPLIED". STATE PARKS STAFF NEEDS TO CHANGE THE SCOPE OF THE PROJECT. JOE SIDOR WILL SPEAK WITH STATE PARKS STAFF TO "VOID" THE PROJECT. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN180166 (PLANNER: SON PHAM-GALLARDO)	GORES SAM TR	47062 CLEAR RIDGE ROAD, BIG SUR	AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PC93112) TO ALLOW AN INCREASE OF SQUARE FOOTAGE CONSISTING OF: A 5,756 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING, A 920 SQUARE FOOT ATTACHED GARAGE AND A 1,200 SQUARE FOOT ACCESSORY DWELLING UNIT. THE PROPERTY IS LOCATED AT 47062 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-271-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON AUGUST 29, 2018; DEEMED "COMPLETE" ON SEPTEMBER 28, 2018. PROJECT RE-SUBMITTED ON AUGUST 23, 2019; PROJECT DEEMED "INCOMPLETE" ON SEPTEMBER 27, 2019. PROJECT RE-SUBMITTED ON OCTOBER 28, 2019; PROJECT DEEMED "COMPLETE" ON NOVEMBER 12, 2019. PROJECT HAS NOT BEEN SET FOR HEARING ACCORDING TO ACCELA. [NO CHANGE IN STATUS]
PLN170932 (PLANNER: HAS TO BE RE-ASSIGNED)	EVANS PETER H TR	38793 PALO COLORADO ROAD, MONTEREY	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 980 SQUARE FOOT SINGLE FAMILY DWELLING, 128 SQUARE FOOT COVERED PORCH, 20 SQUARE FOOT COVERED ENTRY, 184 SQUARE FOOT DECK AND INSTALLATION OF NEW WATER TANKS; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPE EXCEEDING 30 PERCENT; AND REMOVAL OF TREES DAMAGED BY THE SOBERANES WILDFIRE. THE PROPERTY IS LOCATED AT 38793 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-161-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLICATION RE-SUBMITTED OCTOBER 12, 2018 AND DEEMED "COMPLETE" ON NOVEMBER 8, 2018. PROJECT HAS NOT BEEN SCHEDULED FOR HEARING AS OF THIS DATE, AT THE REQUEST OF THE APPLICANT. STATUS IS "COMPLETE". [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160856 (PLANNER: MARY ISRAEL)	MAEHR TED H AND RAINER RICHARD SCOTT	38829 & 1122 PALO COLORADO ROAD, CARMEL	AFTER-THE-FACT COMBINED DEVELOPMENT PERMIT TO CLEAR CODE ENFORCEMENT CASE (CE080464) CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 1,466 SQUARE FOOT SINGLE FAMILY DWELLING, A DETACHED 270 SQUARE FOOT STUDY ROOM, A 450 SQUARE FOOT TWO-STORY BARN, A 75 SQUARE FOOT SHED, A 90 SQUARE FOOT SHED, A 250 SQUARE FOOT CARPORT/WORKSHOP, 12 WATER STORAGE TANKS (10,000 GALLONS; 5 AT 4,900 GALLONS; 3,000 GALLONS; 2,500 GALLONS; 1,000 GALLONS; AND 3 AT 500 GALLONS), A WATER CATCHMENT SYSTEM, ON-SITE WASTEWATER SYSTEM, APPROXIMATELY 600 LINEAR FEET OF UNPAVED DRIVEWAY, AND ASSOCIATED GRADING; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF 3 MADRONE TREES; AND 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD CONSISTING OF PARCEL 1, 43.65 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-005-000), AND PARCEL 2, 7.25 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-006-000). THE ADJUSTMENT WOULD RESULT IN TWO PARCELS OF 40.43 ACRES (PARCEL A) AND 10.47 ACRES (PARCEL B). THE PROPERTIES ARE LOCATED AT 38829 AND 1122 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBERS 418-151-005-000 AND 418-151-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON MARCH 23, 2017; 30-DAY REVIEW ENDED ON APRIL 21, 2017. APPLICATION RE-SUBMITTED ON DECEMBER 20, 2018. PROJECT DEEMED "COMPLETE" ON FEBRUARY 11, 2019. INITIAL STUDY CURRENTLY BEING PREPARED. [NO CHANGE IN STATUS]
PLN160851 (PLANNER: KENNY TAYLOR)	MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING)	46821 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL DEVELOPMENT PERMIT, DESIGN APPROVAL, AND GENERAL DEVELOPMENT PLAN TO ALLOW THE ESTABLISHMENT OF A COMMERCIAL BUSINESS OPERATION INCLUDING A 760 SQUARE FOOT OFFICE, A 600 SQUARE FOOT WORKSHOP, AN 800 SQUARE FOOT STORAGE UNIT, STORAGE OF EQUIPMENT SUCH AS GENERATORS, CEMENT SILO, DIESEL STORAGE TANKS, AND SEPTIC SYSTEM; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF 16 PROTECTED TREES; AND 4) COASTAL ADMINISTRATIVE PERMIT TO CONVERT A TEST WELL INTO A PERMANENT WELL. THE PROPERTY IS LOCATED AT 46821 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-201-007-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT WAS APPROVED BY BOARD OF SUPERVISORS ON AUGUST 27, 2019. FINAL LOCAL ACTION NOTICE SENT OCTOBER 9, 2019. TWO APPEALS RECEIVED BY THE COASTAL COMMISSION. PLANNING STAFF RESCINDED FLAN FROM COASTAL COMMISSION ON OCTOBER 21, 2022. STATUS REMAINS "PENDING APPROVED". PROJECT IS BEING AMENDED UNDER PLN160851-AMD1 TO ADDRESS COASTAL COMMISSION CONTENTIONS. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160766 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	DOOLITTLE WILLIAM G & NANCY C TRS	48228 HIGHWAY 1, BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO REMOVE AND REPLACE A 40 FOOT LINEAR RETAINING WALL THAT HAS FAILED AND THE EXISTING RETAINING WALL MAY FALL OFF FROM THE SLOPE TO A SECTION OF COASTLANDS ROAD AND COULD POTENTIALLY COMPROMISE THE PROPERTY'S DRIVEWAY, BLOCKING INGRESS AND EGRESS. THE PROPERTY IS LOCATED AT 48228 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-171-039-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPROVED BY THE DIRECTOR OF RMA PLANNING ON OCTOBER 18, 2016. STATUS IS "PENDING APPROVED". PLANNER & HEARING SECRETARY NEED TO UPDATE WORKFLOW TASKS IN ACCELA; HEARING SECRETARY WILL PROCESS PERMIT RESOLUTION AND UPLOAD INTO ACCELA. [NO CHANGE IN STATUS]
PLN160571 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	WOLFF ANTHONY	38089 PALO COLORADO ROAD, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW AN AS-BUILT 585 SQUARE FOOT ACCESSORY DWELLING UNIT, AND 2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES OVER 30%; AND 3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 38089 A PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-131-017-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT DEEMED INCOMPLETE ON FEBRUARY 24, 2017. [NO CHANGE IN STATUS]
PLN160558 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	LIPMAN HILLARY TR	47540 HIGHWAY 1, BIG SUR	COASTAL ADMINISTRATIVE PERMIT TO ALLOW FIVE (5) 4,999 GALLON WATER TANKS. THE PROPERTY IS LOCATED AT 47540 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-311-020-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON AUGUST 26, 2016; DEEMED INCOMPLETE ON SEPTEMBER 6, 2016. PROJECT RE-SUBMITTED ON FEBRUARY 22, 2017; DEEMED INCOMPLETE ON MARCH 22, 2017 [NO CHANGE IN STATUS]
PLN160470 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	RANCHOL DEL MONTE LLC & DAGMAR ELISE FRANKLIN	37821 PALO COLORADO ROAD, CARMEL	COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 1,496 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN EXISTING DETACHED 1,140 SQUARE FOOT BARN AND PHOTOVOLTAIC SYSTEM WHICH WILL REMAIN. THE PROPERTY IS LOCATED AT 37821 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-101-003-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON JULY 20, 2016; 30-DAY REVIEW PERIOD ENDED ON AUGUST 19, 2016. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160191 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	RIDEOUT BIG SUR PROPERTIES LLC (RIVERSIDE CAMPGROUND & CABINS)	47020 HIGHWAY 1, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AND A DESIGN APPROVAL TO ALLOW REPLACEMENT OF A CONCRETE CROSSING STRUCTURE OVER THE BIG SUR RIVER (RIVERSIDE CAMPGROUND) WITH A CLEAR SPAN BRIDGE TO IMPROVE FISH PASSAGE CONDITIONS FOR FEDERALLY PROTECTED STEEL HEAD TROUT. THE PROPERTY IS LOCATED AT 47020 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-211-003-000), BIG SUR LAND USE PLAN, COASTAL ZONE. DEEMED INCOMPLETE ON APRIL 14, 2016. [NO CHANGE IN STATUS]
PLN160108 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	OROSCO PATRICK WEBBER & AMANDA BROOKS	47070 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT TO CORRECT CODE ENFORCEMENT VIOLATION (14CE00255) CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW AFTER-THE-FACT ADDITIONS TO AN EXISTING SINGLE FAMILY DWELLING; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW AFTER-THE-FACT CONSTRUCTION OF A RETAINING WALL ENCROACHING INTO SLOPES IN EXCESS OF 30%; AND 3) DESIGN APPROVAL TO ALLOW AFTER-THE-FACT CONCRETE PAD DECKS ON AN EXISTING GRADED PADS. THE PROPERTY IS LOCATED AT 47070 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-211-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. DEEMED COMPLETE ON JANUARY 20, 2017; SET FOR APRIL 12, 2017 PLANNING COMMISSION HEARING. RE-SCHEDULED FOR A PC HEARING DATE TO BE DETERMINED; STATUS IS STILL "SET FOR HEARING". PER CRAIG SPENCER, PROVIDED DIRECTION TO APPLICANT. WAITING ON SUBMITTAL OF ADDITIONAL INFORMATION. [NO CHANGE IN STATUS]
PLN150151 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	STATE OF CALIFORNIA	47225 HIGHWAY 1, BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW THE REPLACEMENT OF A CULVERT BRIDGE WITH A FREE-SPAN BRIDGE AND RESTORATION OF THE STREAMBED. THE PROPERTY IS LOCATED AT 47225 HIGHWAY 1, BIG SUR [PFEIFFER BIG SUR STATE PARK] (ASSESSOR'S PARCEL NUMBER 419-031-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. DEEMED COMPLETE ON MARCH 11, 2015. STATUS CHANGED TO "SET FOR HEARING" BUT PROJECT HAS NOT BEEN SCHEDULED FOR A HEARING DATE AS OF THIS DATE. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN140729 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	WTCC VENTANA INVESTORS V LLC (VENTANA INN)	48123 HIGHWAY 1, BIG SUR	DESIGN APPROVAL FOR SIGNAGE AND TRAIL IMPROVEMENTS, ASSOCIATED WITH THE INSTALLATION OF TRAIL AND DIRECTIONAL/INTERPRETIVE SIGNAGE, AND CONSTRUCTION OF APPROXIMATELY 2,700 LINEAR FEET OF ON-SITE TRAILS, INCLUDING STEPS AND APPROXIMATELY 500 LINEAR FEET OF RETAINING WALLS, CONSTRUCTION OF 17 PARKING SPACES (INCLUDING 2 ADA-COMPLIANT SPACES). THE TRAIL IMPROVEMENTS AND SIGN POSTS WILL USE NATURAL COLORS AND MATERIALS (DOUGLAS FIR AND CEDAR). THE SIGNS WILL USE EARTH TONE COLORS, EXCEPT FOR THE DISABLED PARKING, TRAIL MAP, AND INTERPRETIVE SIGNS. THE PROPERTY IS LOCATED AT 48123 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBERS 419-321-010-000 AND 419-321-015-000), BIG SUR LAND USE PLAN, COASTAL ZONE. APPEAL TO BE HEARD BEFORE THE BOARD OF SUPERVISORS AT LATER DATE TO BE DETERMINED; INDEFINITELY DELAYED. [NO CHANGE IN STATUS]
PLN130342 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	MONTEREY BAY AREA COUNCIL INC	PALO COLORADO, BIG SUR	DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING STORAGE BUILDING AND RECONSTRUCTION OF A 630 SQUARE FOOT STORAGE BUILDING. THE PROPERTY IS LOCATED AT PALO COLORADO, BIG SUR, CA (ASSESSOR'S PARCEL NUMBER 418-181-021-000), BIG SUR COAST LUP. DEEMED INCOMPLETE ON JUNE 7, 2013. [NO CHANGE IN STATUS]
PLN110473 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	SKINNER PETER G	54220 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO REMOVE EXISTING OVERHEAD UTILITIES AND PLACE UTILITIES UNDERGROUND, RELOCATE EXISTING GENERATOR TO NEW CONCRETE UTILITY PAD, TWO (2) NEW 5,000 GALLON WATER TANKS, RELOCATE PROPANE TANK, AND NEW FIRE HYDRANT; AND 2) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 8 EUCALYPTUS TREES AND 6 MONTEREY PINE TREES. THE PROPERTY IS LOCATED AT 54220 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 421-231-003-000), BIG SUR LAND USE PLAN, COASTAL ZONE. DEEMED INCOMPLETE ON APRIL 2, 2012. [NO CHANGE IN STATUS]
PLN110214 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	NOVOA KATHLEEN WOODS ET AL	31200 PLASKETT RIDGE ROAD, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A MINOR SUBDIVISION TENTATIVE PARCEL MAP OF AN EXISTING 120 ACRE PARCEL INTO TWO PARCELS CONSISTING OF ONE FORTY ACRE PARCEL (PARCEL 1) AND ONE 80 ACRE REMAINDER PARCEL (PARCEL 2). THE PROPERTY IS LOCATED AT 31200 PLASKETT RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 423-011-010-000). BIG SUR LAND USE PLAN AREA, COASTAL ZONE. TABLED; DEPARTMENT CANNOT SUPPORT MINOR SUBDIVISION BECAUSE OF SLOPE-DENSITY; APPLICANT IS APPLYING FOR A TRANSFER OF DEVELOPMENT CREDIT (TDC) TO GET CREDIT TO APPLY FOR SUBDIVISION. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN080166 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	JARDINE ALAN C AND MARY ANN TRS	SYCAMORE CANYON ROAD WEST OF HIGHWAY 1, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD OF APPROXIMATELY 7.51 ACRES (ASSESSOR'S PARCEL NUMBER 419-261-012-000) AND 2.52 ACRES (ASSESSOR'S PARCEL NUMBER 419-262-013-000), RESULTING IN TWO LOTS OF. 2.52 (PARCEL A) AND 7.51 (PARCEL B) RESPECTIVELY. THE PROJECT IS LOCATED ON SYCAMORE CANYON ROAD WEST OF HIGHWAY 1, BIG SUR, AND COASTAL ZONE. REVISIONS NEED TO BE MADE. DEEMED INCOMPLETE ON MAY 26, 2009. [NO CHANGE IN STATUS]
PLN070520 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	PACIFIC GAS & ELECTRIC	BETWEEN JULIA PFEIFFER BURNS STATE PARK, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW THE INSTALLATION OF FIREFLY BIRD FLIGHT DIVERTERS ON PG&E POWER LINES NOT VISIBLE FROM HIGHWAY ONE AND SWAN FLIGHT DIVERTERS ON POWER LINES WITHIN THE CRITICAL VIEWSHED FROM JULIA PFEIFFER BURNS STATE PARK TO GRIMES POINT. THE BIRD FLIGHT DIVERTERS WILL BE INSTALLED TO HELP REDUCE CALIFORNIA CONDOR FATALITIES FROM COLLISIONS WITH POWER LINES. CONDORS ARE A FEDERALLY ENDANGERED SPECIES. THE PROJECT IS LOCATED FROM JULIA PFEIFFER BURNS STATE PARK TO GRIMES POINT BECAUSE A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT IN THE CRITICAL VIEWSHED IS NEEDED. TABLED [NO CHANGE IN STATUS]
PLN070362 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	CAL TRANS – WILLOW SPRINGS PM 10	POST MILE 10.4, SOUTH OF GORDA, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A GENERAL DEVELOPMENT PLAN TO ADDRESS THE LONG RANGE DEVELOPMENT AND OPERATIONS OF THE WILLOW SPRINGS STATION IN THREE PHASES: PHASE I INCLUDES A NEW OFFICE BUILDING; PHASE II CONSISTS OF CONSTRUCTING A NEW SLAB TO ACCOMMODATE EQUIPMENT FOR WASHING VEHICLES AND RECYCLING OF WASTEWATER; AND PHASE III CONSISTS OF REMODELING EXISTING EQUIPMENT BUILDING TO INCLUDE NEW WINDOWS/DOORS AND PAVING; AN LCP AMENDMENT TO REZONE THE MAINTENANCE STATION FROM THE WATERSHED AND SCENIC CONSERVATION ZONING DISTRICT AND INCORPORATE IT INTO THE GORDA RURAL COMMUNITY CENTER DISTRICT; AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT HIGHWAY ONE, POST MILE 10.4, SOUTH OF GORDA RURAL CENTER IN THE BIG SUR AREA. APPLIED ON JUNE 8, 2009; DEEMED INCOMPLETE ON JULY 7, 2009. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN060189 (PERMIT TECHNICIAN: PROJECT HAS TO BE RE-ASSIGNED)	BURKE TIMOTHY M & DANA L (J T)	PALO COLORADO ROAD, SOUTH OF TWIN PEAKS, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT THAT WOULD RECONFIGURE THREE EXISTING VACANT LOTS RESULTING IN TWO OF THE SMALLER LOTS BEING MOVED FROM THE EASTERLY LOCATION TO THE WESTERLY LOCATION FOR THE PURPOSES OF BETTER ACCESS. THE RESULTING LOT SIZES WOULD REMAIN AT EXISTING SIZES TO INCLUDE 39.92, 6.60 AND 7.56 ACRES (ASSESSOR'S PARCEL NUMBERS 418-011-041-000, 418-011-043-000, 418-011-042-000). THE PROJECT IS LOCATED ON PALO COLORADO ROAD, SOUTH OF TWIN PEAKS, BIG SUR AREA, AND COASTAL ZONE. APPROVED BY THE SUBDIVISION COMMITTEE DECEMBER 14, 2006; APPEALED BY THE COASTAL COMMISSION (A-3-MCO-07-004). APPEAL POSTPONED BY APPLICANT ON SEPTEMBER 9, 2009 AT CALIFORNIA COASTAL COMMISSION HEARING. [NO CHANGE IN STATUS]
PLN050722 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	DOUD JOHN EDWARD & JANE DEVINE DOUD TRS	EAST OF HIGHWAY 1 BETWEEN SOBERANES POINT AND KASLER POINT APPROX. TWO MILES NORTH OF PALO COLORADO ROAD, BIG SUR	COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT BETWEEN FOUR LOTS OF 555 ACRES (LOT A, ASSESSOR'S PARCEL NUMBER 243-211-023-000), 530 ACRES (LOT 10, ASSESSOR'S PARCEL NUMBER 243-211-022-000), 144 ACRES (LOT 2, ASSESSOR'S PARCEL NUMBER 417-011-016-000) AND 146 ACRES (LOT 3, ASSESSOR'S PARCEL NUMBER 417-021-002) TO RESULT IN FOUR PARCELS WITH 116 ACRES (PARCEL JD1), 72 ACRES (PARCEL JD2), 931 ACRES (PARCEL JD3), 256 ACRES (PARCEL JD4). PARCEL A WAS PART OF A 2-LOT ADJUSTMENT APPROVED IN 2003 (PLN030027). THE PROJECT IS LOCATED EAST OF HIGHWAY 1 BETWEEN SOBERANES POINT AND KASLER POINT APPROXIMATELY TWO MILES NORTH OF PALO COLORADO ROAD, BIG SUR AREA, COASTAL ZONE. APPROVED BY THE MINOR SUBDIVISION COMMITTEE FEBRUARY 22, 2007 AND APPEALED; WILL BE SUBMITTING APPLICATION FOR MINOR AND TRIVIAL AMENDMENT. STATUS IS "APPEALED". [NO CHANGE IN STATUS]
PLN040759 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	DU BOIS JOHN H & MARCIA A	50580 PARTINGTON RIDGE, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT TO CLEAR A VIOLATION FOR THE INSTALLATION OF TWO 5,000 GALLON WATER TANKS ON SLOPES OF 30% OR GREATER; 2) COASTAL ADMINISTRATIVE PERMIT FOR A LOT LINE ADJUSTMENT, BETWEEN TWO EXISTING LEGAL PARCELS OF 10.8 ACRES (PARCEL 1) AND 46 ACRES (PARCEL 2) RESULTING IN TWO LOTS OF 10.8 ACRES (PARCEL A) AND 46 ACRES (PARCEL B). THE PROPERTIES ARE LOCATED AT PARTINGTON RIDGE, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-211-015-000 AND 420-211-018-000) EAST OF HIGHWAY 1, COASTAL ZONE. DEEMED COMPLETE DECEMBER 12, 2005; PROJECT HAS BEEN SUSPENDED FOR COMPLIANCE WITH CODE ENFORCEMENT. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN040180-AMD1 (PLANNER: FIONNA JENSEN)	BERGERON BIG SUR DEVELOPMENT LLC	48170 HIGHWAY 1, BIG SUR	AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN040180) CONSISTING OF: COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO RECONFIGURE FOUR (4) EXISTING LOTS OF RECORD COMPRISING 34.1 ACRES +/- (PARCEL 1), 74.2 ACRES +/- (PARCEL 2), 0.14 ACRES +/- (PARCEL 3) AND 24.8 +/- ACRES (PARCEL 4) IN THE COASTLANDS SUBDIVISION INTO THREE (3) LOTS OF APPROXIMATELY 52.6 +/- ACRES (PARCEL "A"), 40.5 +/- ACRES (PARCEL "B") AND 40.1 +/- ACRES (PARCEL "C"). TRANSFER OF DEVELOPMENT CREDIT (TDC) THAT HAD BEEN ALLOWED IN PLN060613 TO CREATE A RECEIVER SITE FOR A DONOR, WOULD BE EXTINGUISHED. THIS IS CHANGED FROM THE COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO RECONFIGURE FOUR (4) EXISTING LOTS OF RECORD (ASSESSOR'S PARCEL NUMBERS 420-011-041-000 [FORMERLY 420-011-002-000] AND 420-171-032-000) OF APPROXIMATELY 0.15, 23, 34 AND 75 ACRES EACH IN THE COASTLANDS SUBDIVISION INTO FOUR (4) LOTS OF APPROXIMATELY 18, 27, 45 AND 45 ACRES EACH; AND A VARIANCE TO ALLOW TWO (2) RESULTING LOTS THAT DO NOT MEET THE MINIMUM LOT SIZE OF 40 ACRES. THE PROPERTIES ARE LOCATED AT 48170 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBERS 420-011-041-000 AND 420-171-032-000), WEST OF HIGHWAY 1, SOUTHERLY OF POST RANCH INN, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. [NO ADDRESS ASSIGNED TO APN 420-171-032-000]. APPLIED ON SEPTEMBER 7, 2021 & DEEMED INCOMPLETE ON OCTOBER 26, 2021. PROJECT RE-SUBMITTED ON OCTOBER 6, 2021 & DEEMED COMPLETE ON OCTOBER 7, 2021. STATUS IS "COMPLETE". [NO CHANGE IN STATUS]
PLN040180 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	WESTON JANE ET AL	LOCATED WEST OF HIGHWAY ONE, SOUTHERLY OF POST RANCH INN, BIG SUR	COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO RECONFIGURE FOUR EXISTING LOTS OF RECORD (ASSESSOR'S PARCEL NUMBERS 420-011-002-000 AND 420-171-032-000) OF APPROXIMATELY 0.15, 23, 34, AND 75 ACRES EACH IN THE COASTLANDS SUBDIVISION INTO FOUR LOTS OF APPROXIMATELY 18, 27, 45, AND 45 ACRES EACH. THE LOTS ARE LOCATED WEST OF HIGHWAY ONE, SOUTHERLY OF POST RANCH INN, BIG SUR AREA, COASTAL ZONE. APPROVED BY MINOR SUBDIVISION COMMITTEE MAY 26, 2005; APPEALED BY THE COASTAL COMMISSION (#A-3-MCO-05-052) [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN030127 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	EIZNER EDUARDO & CAROLYN SHEARER	46205 CLEAR RIDGE RD, BIG SUR	AMENDMENT TO A PREVIOUSLY APPROVED COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL (RESOLUTION NO 970383) CONSISTING OF THE FOLLOWING: 1) DELETE THE PREVIOUSLY APPROVED TWO-STORY SINGLE FAMILY RESIDENCE FROM THE PLANS; 2) CONVERT THE EXISTING 810 SQ. FT. ARTIST STUDIO (YURT) INTO A SINGLE FAMILY RESIDENCE; 3) CONSTRUCT A 1,725 SQ. FT. ONE-STORY ADDITION AND A 525 SQ. FT. DECK TO THE ARTIST STUDIO; AND 4) RELOCATE AND ATTACH THE PREVIOUSLY APPROVED 240 SQ. FT. CARPORT TO THE ARTIST STUDIO. THE PROPERTY IS LOCATED AT 46205 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-221-006-000), BIG SUR COAST AREA, COASTAL ZONE. TABLED AT ZONING ADMINISTRATOR MEETING OCTOBER 30, 2003. [NO CHANGE IN STATUS]
PLN020400 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	YOLANDA & RON GURRIES FAMILY PARTNERSHIP (CALTRANS)	35781 HWY 1 (PM 63.0), CARMEL	COASTAL DEVELOPMENT PERMIT TO ALLOW THE ESTABLISHMENT AND OPERATION OF TWO PERMANENT EARTH MATERIAL DISPOSAL SITES FOR MATERIAL REMOVED FROM HIGHWAY 1 IN THE BIG SUR AREA. THE AREAS WITHIN THE PROPERTY USED FOR MATERIAL DISPOSAL ARE IDENTIFIED AS SITES A AND C, AND COMBINED WILL HOLD APPROXIMATELY 70,000 CUBIC YARDS OF EARTH MATERIAL. THE PROJECT INCLUDES RESTORATION AND REVEGETATION OF DISTURBED AREAS; PERMANENT REMOVAL AND RESTORATION OF THE EXISTING ACCESS DRIVEWAY TO THE PROPERTY; AND CONSTRUCTION OF A NEW DRIVEWAY WHICH WILL SERVE AS SINGLE ACCESS TO THE PROPERTY AND DISPOSAL SITES. THE PROPERTY IS LOCATED AT 35781 HIGHWAY 1 (POST MILE 63.0), CARMEL (ASSESSOR'S PARCEL NUMBER 243-301-030-000), BIG SUR COAST LAND USE PLAN COASTAL ZONE. TABLED AT MARCH 26, 2003 PLANNING COMMISSION HEARING - NO MEETING DATE HAS BEEN SET [NO CHANGE IN STATUS]
PLN020374 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	HAUSWIRTH ROBERT & SHARON	39290 COAST ROAD, MONTEREY	COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF AN EXISTING 897 SQ. FT. SINGLE FAMILY DWELLING AND CONSTRUCTION OF A 3,945 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH BASEMENT AND A 480 SQ. FT. DETACHED GARAGE (TOTAL STRUCTURAL COVERAGE IS 3,439 SQ. FT.); A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF MAPPED OR FIELD IDENTIFIED ENVIRONMENTALLY SENSITIVE HABITAT; GRADING (540 CUBIC YARDS OF CUT/FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 39290 COAST ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 418-121-023-000), BIG SUR AREA, COASTAL ZONE. TABLED FROM JUNE 12, 2003 ZONING ADMINISTRATOR MEETING; PREPARATION OF AN INITIAL STUDY TO ADDRESS POTENTIAL IMPACTS TO BIXBY CREEK AND ENVIRONS – INFORMATION REQUESTED NOT SUBMITTED BY APPLICANT. APPLICANT INQUIRED ABOUT RESTARTING THE PROJECT; PLANNER CONTACTED APPLICANT ON FEBRUARY 13, 2014. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN010530 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	HILL JAMES III	EAST OF OLD COAST ROAD, BIG SUR	COASTAL DEVELOPMENT PERMIT FOR A MAJOR LOT LINE ADJUSTMENT OF APPROXIMATELY 960 ACRES OF THE 7000+/- ACRE EL SUR RANCH. THE PROPOSAL IS TO RECONFIGURE TEN PARCELS RANGING FROM 47 ACRES TO 196 ACRES. THE PROPERTY IS LOCATED EAST OF THE CONFLUENCE OF THE NORTH AND SOUTH FORKS OF THE LITTLE SUR RIVER, (ASSESSOR'S PARCEL NUMBERS PORTIONS OF 418-021-021-000, 418-021-025-000 AND 418-021-034-000), EAST OF OLD COAST ROAD, BIG SUR AREA, COASTAL ZONE. [ADMINISTRATIVE DETERMINATION THAT THE PROJECT WAS SUBJECT TO STATE LAW LIMITING LOT LINE ADJUSTMENTS TO 4 PARCELS APPEALED BY APPLICANT TO PLANNING COMMISSION – APPEAL DENIED ON DECEMBER 11, 2002 – PC DECISION APPEALED TO THE BOARD OF SUPERVISORS SOON THEREAFTER AND SUBSEQUENTLY TABLED AT MAY 27, 2003 BOARD OF SUPERVISORS MEETING TO ADDRESS LOT LEGALITY ISSUES] NO HEARING DATE HAS BEEN SET. STATUS CHANGE ON 09/10/2007, TABLED BY BOARD OF SUPERVISORS IN 2003. SUSPENDED [NO CHANGE IN STATUS]
PLN010311 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	TRAPKUS STEPHEN TR	3.2 MILES EAST OF HWY 1 ON PALO COLORADO, BIG SUR	COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD (ASSESSOR'S PARCEL NUMBERS 418-131-028-000 AND 418-132-005-000). THE LOT LINE ADJUSTMENT WILL ADD 7.8 ACRES TO ASSESSOR'S PARCEL NUMBER 418-131-028-000. THE PROPERTIES ARE LOCATED AT THE 3.2 MILE MARKER AT PALO COLORADO ROAD, BIG SUR, AND COASTAL ZONE. TABLED AT JULY 25, 2002 SUBDIVISION COMMITTEE MEETING FOR REDESIGN – NO HEARING DATE HAS BEEN SET. [NO CHANGE IN STATUS]
PLN000142 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	CALTRANS 2000- DISPOSAL SITE	HWY 1 VARIOUS SITES PM27.8 & 22.4, BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO REMOVE LANDSLIDE THAT IS BLOCKING BOTH LANES OF HWY 1. INCLUDES REVIEW OF DISPOSAL SITES FOR EXCESS MATERIAL FROM PITKINS CURVE AND BIG CREEK SLIDES. (SEE PLN000425 AND PLN000426 FOR FOLLOW-UP DISPOSAL.) SUSPENDED [NO CHANGE IN STATUS]
PLN980487 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	GRIES BEVERLY STERN	GORDA MOUNTAIN NO 4, BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A 540 SQUARE FOOT CARETAKER UNIT AND CARPORT ON A PARCEL WITH AN EXISTING SINGLE FAMILY RESIDENCE. THIS PROJECT WILL BRING THE EXISTING ILLEGAL MANUFACTURED UNIT INTO COMPLIANCE WITH THE ZONING ORDINANCE AND RESOLVE COUNTY CODE VIOLATION FILE #85-315:D. THE PROPERTY IS FRONTING AND SOUTHERLY OF GORDA MOUNTAIN RD, LOCATED AT NO. 4 GORDA MOUNTAIN (ASSESSOR'S PARCEL NUMBER 424-011-016-000) IN THE BIG SUR AREA OF THE COASTAL ZONE. DEEMED INCOMPLETE ON APRIL 14, 1999. (PROJECT HAS BEEN SUSPENDED DUE TO NO ACTIVITY) [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN970596 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	PACIFIC BELL	LOPEZ POINT, BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A MICROWAVE DISH ENCLOSED IN A SHED (22' 6" IN HEIGHT) LOCATED WITHIN THE CRITICAL VIEWSHED OF STATE HIGHWAY 1. THE PROJECT INCLUDES A PROPANE TANK, 7' HIGH CEDAR FENCE AND SOLAR PANELS ON THE SHED ROOF. THIS WILL PROVIDE PACIFIC BELL TELEPHONE SERVICE ALONG THE SOUTH COAST AREA OF BIG SUR. THE PROPERTY IS FRONTING ON THE WESTERLY SIDE OF STATE HIGHWAY 1, LOCATED AT LOPEZ POINT (ASSESSOR'S PARCEL NUMBER 422-011-010-000) IN THE BIG SUR AREA OF THE COASTAL ZONE. PROJECT HAS BEEN SUSPENDED DUE TO INACTIVITY. [NO CHANGE IN STATUS]
PLN970595 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	PACIFIC BELL	POST RANCH (WEST SIDE OF HWY 1), BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A MICROWAVE DISH ON A 34' HIGH SUPPORT ANTENNA FOR PACIFIC BELL TELEPHONE SERVICE; AND A VARIANCE TO EXCEED THE 15' MAXIMUM ALLOWABLE HEIGHT FOR AN ACCESSORY STRUCTURE. THE PROPERTY IS FRONTING ON AND WESTERLY OF STATE HIGHWAY 1, LOCATED AS PARCEL "C" ON THE POST RANCH PROPERTY (ASSESSOR'S PARCEL NUMBER 419-311-036-000) IN THE BIG SUR AREA OF THE COASTAL ZONE. TABLED – PROJECT HAS NEVER BEEN DEEMED COMPLETE OR INCOMPLETE. [NO CHANGE IN STATUS]
PD040368 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	DOUD JOHN EDWARD	W OF HWY 1 N OF GARRAPATA BRIDGE, BIG SUR	CONSIDER LAND USE PLAN AMENDMENT AND ZONE CHANGE FROM OUTDOOR RECREATION (OR) TO WATERSHED & SCENIC CONSERVATION (WSC/40) FOR A 2.5-ACRE LOT LOCATED NORTH OF GARRAPATA CREEK, SOUTH OF GARRAPATA PARK, AND WEST OF HIGHWAY ONE, BIG SUR (ASSESSOR'S PARCEL NUMBER 243-212-016-000), COASTAL ZONE. APPROVED BY BOARD OF SUPERVISORS ON NOVEMBER 14, 2006; LOCAL COASTAL PROGRAM AMENDMENT SENT TO CALIFORNIA COASTAL COMMISSION IN JUNE 2007. CALIFORNIA COASTAL COMMISSION RECOMMENDED DENIAL-APPEAL WITHDRAWN TO ADDRESS LEGAL LOT ISSUE. [NO CHANGE IN STATUS]



PROJECT UPDATE – STATE ROUTE 1 IN SAN LUIS OBISPO & MONTEREY COUNTIES (HIGHWAY 46 TO CARMEL RIVER)

PREPARED FOR DECEMBER 9, 2022 BIG SUR MULTI-AGENCY ADVISORY COUNCIL MEETING

PROJECTS UNDER CONSTRUCTION										
	Project	Location	Description	Construction Timeline	Construction Cost	Funding Source	Coastal Development Permit	Project Manager (Resident Engineer)	Contractor	Comments
1.	Highway 1 Big Sur CAPM (1F680)	In Monterey County near Big Sur from Torre Canyon Bridge to Carpenter Street (MON 39.8-74.6)	Pavement rehabilitation	January 2020 – February 2022	\$24 million	SHOPP	Yes	Carla Yu (PF)	Granite Rock Company	Construction contract acceptance was 02/11/22, project is completing close out process.
2.	Highway 1 Coastlands I Wall Permanent Restoration (1M460)	Near Big Sur at 1.0 Miles south of Pfeiffer Canyon Bridge (PM -44.45/44.45)	Construct soldier pile wall and restore roadway	Summer 2022/Winter 2023	\$1.7 million	SHOPP		Carla Yu	Future Contractors and Engineers, Irvine, CA.	Construction is underway.
3.	Highway 1 Garrapata Creek Bridge Rehab (1H460)	At Garrapata Creek Bridge (MON 63.0)	Electrochemical Chloride Extraction (ECE) of bridge structure	Summer 2021-Fall 2023	\$9.6 million	SHOPP	Exempt	Carla Yu	Future Contractors & Engineers	Construction underway
4.	Highway 1 Granite Canyon Bridge ECE (1K7004)	In Monterey County near Carmel by the Sea at Granite Canyon Bridge (MON 64.4)	Electrochemical Chloride Extraction of Bridge Structure	Summer 2021-Winter 2022/2023	\$4.9 million	Maintenance	Exempt	Kelly McClain (RJ)	American Civil Constructors	Work is ongoing. Construction Manager expects to accept the contract January 2023.
5.	SLO/Mon County line failed culverts (1P880)	In Monterey and San Luis Obispo Counties on Route 1 at various locations (MON 2.72/ SLO 71.49)	Replace failed culverts and restore the roadway	Fall 2022/ Spring 2023	\$388k	SHOPP Minor	Exempt	Berkeley Lindt (MT)	S. Chaves Construction, Inc.	Work is suspended for the winter/rainy season.



**PROJECT UPDATE – STATE ROUTE 1 IN SAN LUIS OBISPO & MONTEREY COUNTIES
(HIGHWAY 46 TO CARMEL RIVER)**

PREPARED FOR DECEMBER 9, 2022 BIG SUR MULTI-AGENCY ADVISORY COUNCIL MEETING

6.	Big Sur Winter Prep Repairs (1Q230)	In Monterey County on Route 1 from Limekiln Bridge to 0.9 miles south of Soberanes (MON-1-21/65.7)	Repair voided crib wall revetment and replace failed culvert	Fall 2022/ Spring 2023	\$388k	SHOPP Minor	Exempt	Berkeley Lindt (AP)	S. Chaves Construction, Inc.	Construction in progress.
7.	SLO-1 San Simeon CMS (1N960)	In San Luis Obispo County at San Simeon at 0.1 mile north of Hearst Castle Road (SLO 57.9)	Construct Changeable Message Sign and CCTV		\$200k	SHOPP Minor	Waiver	Berkeley Lindt (MT)	Lee Wilson	Construction in progress, awaiting material manufacturing.



PROJECT UPDATE – STATE ROUTE 1 IN SAN LUIS OBISPO & MONTEREY COUNTIES (HIGHWAY 46 TO CARMEL RIVER)

PREPARED FOR DECEMBER 9, 2022 BIG SUR MULTI-AGENCY ADVISORY COUNCIL MEETING

PROJECTS IN DEVELOPMENT									
	Project	Location	Description	Construction Timeline	Construction Cost	Funding Source	Coastal Development Permit	Project Manager	Comments
1.	Highway 1 Mud Creek Permanent Restoration (1K020)	In Monterey County 0.8 miles north of Alder Creek Bridge to 1.2 miles north of Alder Creek Bridge (MON 8.7/9.1)	Coastal Development Permit Requirements	Fall/Winter 2025	\$2.1 million	SHOPP MAJOR		Luis Duazo	Right of Way acquisition is ongoing.
2.	Highway 1 Limekiln Creek Bridge Replacement (1F510)	In Monterey County from south of Limekiln Creek Bridge to just north of Limekiln Creek Bridge (MON 20.9-21.3)	Replace bridge	Summer 2026 – Spring 2030	\$76.2 million	SHOPP	Yes	Luis Duazo	The Draft Environmental Document is being revised to address Coastal Commission and State Parks concerns.
3.	Highway 1 Big Creek Tieback Wall (1K010)	Near Lucia south of Big Creek Bridge (MON 27.5/27.7)	Construct tieback wall, restore roadway and facilities, place Water Pollution Control BMPs, and erosion control	Winter 2026	\$7.3 million	SHOPP		Aaron Henkel	PA&ED was achieved 10/18/2022. Project is moving into PS&E phase.
4.	Highway 1 Castro Canyon Bridge Rail Upgrade (1H490)	At Castro Canyon Bridge (MON 43.1)	Replace bridge rail	Spring/Summer 2026	\$2.5 million	SHOPP	Yes	Aaron Henkel	Project is now in the Design phase. Project may be delayed due to AT&T. CDP was approved for project.
5.	Highway 1 Coastlands II Wall Permanent Restoration (1P210)	Near Big Sur at 1.1 Mile south of Pfeiffer Canyon Bridge (MON 44.34/44.34)	Construct soldier pile wall or mechanically stabilized embankment wall	Winter 2026 – Summer 2026	\$3.2 million	SHOPP	Yes	Carla Yu	Environmental studies are underway.



PROJECT UPDATE – STATE ROUTE 1 IN SAN LUIS OBISPO & MONTEREY COUNTIES (HIGHWAY 46 TO CARMEL RIVER)

PREPARED FOR DECEMBER 9, 2022 BIG SUR MULTI-AGENCY ADVISORY COUNCIL MEETING

6.	Highway 1 Pfeiffer Canyon Mitigation (1K080)	At Pfeiffer Canyon Bridge (MON 45.4/45.6)	Environmental mitigation (planting, erosion control) for project EA 1J130.	Winter 2022/23	\$0.2 million	SHOPP		Jackson Ho	DPAC is processing this contract. Target award November/December 2022.
7.	Highway 1 Garrapata Creek Bridge Rail Replacement (1H800)	At Garrapata Creek Bridge (MON 62.97)	Bridge rail rehabilitation	Winter 2025	\$3.6 million	SHOPP		Carla Yu	Project is in Design phase
8.	Highway 1 Carmel River Overflow Bridge (1F650)	In Monterey County, on Route 1, 0.2 miles south of Carmel River Bridge (MON 71.9 - 72.3)	Drainage Improvements	Summer 2024	\$11 million	Local, Oversight	Yes	Nic Heisdorf	The final Project Report has been approved. PS&E package is expected in early November 2022. Once received, CT will provide comments moving towards approval.
9.	Highway 1 Big Creek to Carmel Drainage Restoration (1N360)	In Monterey Count on Route 1 at Various Locations (MON 27.76/70.87)	Drainage Restoration	Winter 2024	\$1.25 million	SHOPP MINOR A	Yes	Jackson Ho	DPR signed 11/7/2022. Starting public circulation of DED. M200 targeting March 2023.

ACRONYMS USED IN THIS REPORT:

CT	Caltrans
CDP	Coastal Development Permit
DED	Draft Environmental Document
DPAC	Division of Procurement and Contracts
DPR	Draft Project Report
ED	Environmental Document

PA&ED	Project Approval and Environmental Document
PS&E	Plans, Specifications, & Estimates
RTL	Ready to List
SHOPP	State Highway Operation and Protection Program
STIP	Statewide Transportation Improvement Program