
Big Sur Multi-Agency Advisory Council Meeting
Friday, December 15th, 2023
10:00 a.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 September 22, 2023 Draft Minutes**
- IV. Public Comment on Non-Agenda Items – limited to 3 minutes**
 - a. Ceremonial Resolution
- V. New Business**
 - a. Broadband Update – Central Coast Broadband Consortium and National Telecommunications and Information Administration (NTIA)
 - b. Bixby Bridge Taskforce Update
- VI. Old Business**
 - a. Nacimiento-Fergusson Road Update - Federal Highway Administration
- 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. County of Monterey 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. 19th 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**

Next Meeting – TBD, 2024 meeting dates will be sent out in the New Year
~Thank you to the Big Sur Lodge for your hospitality and for the use of the conference room at the Big Sur Lodge~

DRAFT Meeting Minutes

Big Sur Multi-Agency Advisory Council Meeting

Friday, September 22nd, 2023

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 MEETING MINUTES

I. Call to Order - 10:07am by Chair Adams

- a. Before roll call, Chair Adams shared news that Mary Trotter has passed away and asked Martha Karstens to make a few remarks.
- b. Martha shared some comments about Mary's life and accomplishments and asked for a moment of silence.
- c. Chair Adams clarified a change in the agenda for today, that the broadband rep was unable to attend and that item 5b would be moved to the next BSMAAC meeting.

II. Roll Call and Introductions

- a. Big Sur Resident, North Coast – Martha Karstens
- b. Big Sur Resident, South Coast – Bree Harlan
- c. Big Sur Chamber of Commerce - Kirk Gafill/Rick Aldinger
- d. Community Association of Big Sur – Patte Kronlund
- e. Monterey County Planning Department – Melanie Berretti
- f. Monterey Peninsula Regional Park District – Caine Camarillo
- g. California Coastal Commission – Breylen Ammen
- h. Caltrans – John Olejnik
- i. California State Parks and Recreation – Marcos Ortega
- j. Monterey Bay National Marine Sanctuary – Karen Grimmer
- k. United States Forest Service – Fin Eifert
- l. 5th District, Monterey County Board of Supervisors – Mary Adams
- m. 30th District, California State Assembly – Dawn Addis
- n. 17th District, California State Senate – John Laird
- o. 19th District, United States Congress – Jimmy Panetta

III. Approval of the June 9th, 2023 BSMAAC Draft Minutes

- a. 3 corrections in spelling of names:
 - a. Sharon Wilson
 - b. Jeanne Dawson
 - c. Diana Ballantyne
- b. Call for any other corrections or comments to the minutes.
 - a. No hands raised
- c. Call for motion to approve the minutes

- a. Motioned to approve by Martha Karstens, Second by Dawn Addis, All in Favor

IV. Public Comment on Non-Agenda Items- – limited to 2 minutes

Sharon Wilson: Couple things. One is the Big Sur Historic Society Cookbook is being published and should be out for Christmas. Mary Trotter was on our committee, and she was a huge member of that committee, so I wanted to thank her for that. Number 2 the Big Sur River Run is October 28th, come on and sign up. Mary Adams will be leading the race I think, she will run the fastest distance.

Sup Adams: how about we say I'll be ending the race, that's more like it.

Sharon Wilson: Also, I wanted to thank Marcos Ortega on behalf of Keep Big Sur Wild, he has been having, with the State Parks, invasive species eradication days, and all of us at Keep Big Sur Wild having been contributing to that, and it's only state parks but we're doing something and hopefully you can expand it from there. Lastly, MCGives! is coming up and on behalf of Keep Big Sur Wild we were accepted with MCGives! So, we're hoping people will look into us and I'm also on the Big Sur Fire Board of Directors and Big Sur Fires is also on MCGives! So, I'm putting a plea there also. And that's it.

Marcus Foster: I'm a resident here in Big Sur, member of the LUAC and cofounder of Keep Big Sur Wild. I had the privilege of being on the LUAC with Mary Trotter the last couple here and I can't tell you what a huge loss it is to lose her, not just on the LUAC but as a community member. [Marcus continued to share more memories/thoughts about Mary Trotter]. Keep Big Sur Wild, our main objective is to protect the land use plan which that previous generation drafted and the policies in that are what has protected Big Sur for decades. From overdevelopment, from trying to keep this highway open and flowing for people to enjoy. There is a carrying capacity for this highway and we all see it on the weekends and in the summertime of the direction we're going. The Land Use Plan, 40 years ago predicted this increase in visitation, it was like 2.9 million in the mid80s and it said in 20-25 years it's gonna double, and we can probably expect that to happen again. So, we need to look into the future not just tomorrow, we need to look into 20-25 years, what's this place gonna look like? And that's why the Land Use Plan is so important. If we follow the strict policies which are certified by the Coastal Commission, certified by the County, we can protect this place. But there is just this lack of enforcement of these strict policies from our County, in my opinion, that are just letting this place go. Because there is so much commercial interest and money to be made in Big Sur, and I'll give you an example,

Airam Coronado: I am here on behalf of the family of Arelie Garcia. Today marks one year of Arelie's disappearance and that's why the family was not able to make it. Due to the heartache, the confusion, the desperation that they're going through. Arelie was last seen in her home on September 22nd, as she was leaving her home to go to work. Later on that day her sister found her belongings in Big Sur. She was the second woman of color to go missing in Salinas. The first one was Kayeleigh Gammill, who was 20 years old, and her body was later discovered in Big Sur at the route taken by Arelie. I had the pleasure to work with Kayeleigh Gammill, she was a very strong willed and loving young woman. Missing and murdered indigenous women is a nationwide crisis.

Monterey County is known for its beauty, it attracts hundreds of tourists each year, and it doesn't want to be known as the place where woman go missing. This is the last picture of Arelie Garcia. [she holds up a large poster board with a photo of Arelie]. So we're asking you to please use your resources, the family is pleading for your help. Once again, Monterey County is very beautiful, it does not want to be known for missing women, who are treated as pets. When your pet goes missing, and you think there's signs of foul play, you make a police report, you make a flier, you put it in a database, you put it on several websites. But the same thing when a young woman goes missing, or a person goes missing you contact the Salinas Police Department, you make a flier and it goes in a database. These are not their pets, this is someone's child, so please we are asking you, if you have more resources and you all can work collectively, please post her picture on social media. We have a social media tool kit. We drove from Salinas to come here. And thank you to Jimmy Panetta's office, and Mary Adams and the Big Sur Community that has met with the family of Arelie Garcia, so we want more than just I'm sorry, I'll try my best. We want more. Cause if our young women from Salinas are going missing and their bodies are found in Big Sur, that's a big red flag. And we're asking you all to please work as a community, because once again missing and murdered indigenous women is a nationwide crisis. And Monterey County does not want to be known for that. Thank you.

Rob O'Keefe: Hello, I am the president and CEO of See Monterey. Formerly known as Monterey County Convention and Visitors Bureau, we've gone through rebrand, doing a whole bunch of things right now including renaming ourselves, getting out of the acronym soup business. We're doing a rebrand, our new brand line focus is "Find Your Way Here". [continues to share more updates on the new focus of travel and visitor outreach for the organization. "Emphasizing quality of life and economic vitality."]

Aengus Jeffers: Thank you to this community including Congressman Panetta who wrote in in support of BLAZE essentially relocating next door. Thank you, Supervisor Adams, for weighing through the chafe of allegations thrown at BLAZE, and also supporting County Staff's recommendation to allow BLAZE to move next door. I'd also like to thank Mary Trotter for the time that she put in drafting our current Land Use Plan, for the greater magnitude of time she spent parsing every project that came before the LUAC to make sure that those projects were consistent or entirely inconsistent with this community's house rules, and for once more stepping into the breach in the effort to update that plan. And thank you for the extreme patience she showed a very green attorney when he started working with this community and the example, she set for me.

Samantha Varella: I come to you as a community member of Monterey County. As a mother, as a daughter and as a sister. Like my comrade Airam already discussed with you guys, we come before you on behalf of the family of Arelie Garcia who for the past year have been completely, as you might imagine, completely wrecked and emotionally distraught at the disappearance of their daughter. Unfortunately, her family couldn't be here today, because they are still grieving, and it is a disgrace honestly, that a community member could go missing, and that people wouldn't use every single effort that they have, every resource available to them to be able to bring this young woman home. And so we come before you today to ask you, not for sit downs, not for conversations, not for thoughts and prayers, but for you guys to use your resources and your influence for actionable steps to bring Arelie home. Thank you.

Unnamed Individual: Yeah. I am also a community member. I am also here advocating for Arelia's family. Today marks one year that she has been missing. The police say that they can't do anything more. So we are here to ask you as individuals to ask you what you would do if your daughter, your sister went missing, and they told you there was nothing else you could do, who you would reach out to? We are community members. You sit at a table for a reason. You have so many more resources than we do. So much more time and money. So, we are here to ask you to put those to good use, and to try to give someone hope. Try to find out why she went missing. It's not normal, the way she went missing. So, as women of color, as women who are so tired of seeing so many women go missing and nothing be done, you are in a position where you can use resources. We are not asking you to solve anything, we are not putting that pressure on you, but if you try, that's what we're doing. We're just trying. Walking up hills, driving hours out of our way to speak to table, hoping that when you walk away that it sticks with you, that you actually listen. And you go home, and you think of that girl that went missing one year today, we're here on her one year mark. That has to mean something. Make an email. Send an email. Make a phone call. Check was hasn't been checked. What can be done. Maybe one thing went missing. Why was her phone there, why was her car abandoned. Did someone take her. Did someone take her. There's so much questions that can be asked that no one is asking and we're asking you to ask them for us, because when we ask them, no one listens. It's hard to not know what happened. It's hard to not be able to find someone. It's hard to have to rely on systems that we know do not care about us. So I hope you leave here today, caring enough, to do at least one thing towards finding Arelie.

Sup Adams: Thank you for your comments. Okay, I am going to close public comment now and move into New Business, and as we do, there is a new person in the room that I want to take a moment to introduce, and that is the new County Administrative Office for Monterey County, Sonia DeLaRosa, who came down today, to enjoy meeting all the residents and participating in the BSMAAC.

V. New Business

a. Ventana Wildlife Society, S'MORE Project, Executive Director Kelly Sorenson.

Kelly: Thank you so much for having me today. [provides a few brief comments on the history of the VWS. Outline of Main Points of Report:

- VWS is proposing the project with support from State Park
- Located at Andrew Molera State Park (near Bobcat Trail) at end of dirt road that follows the Big Sur River (former Trail Rides)
- AMSP General Plan (1976) originally specified use for the site as a "Group Camp Area" and "Picnic Area"
- Overnight camping and picnicking are current uses at this site.
- Current proposal is intended primarily for youth and families who would not have the opportunity to afford an outdoor overnight experience in Big Sur or lack space for meaningful engagement in nature,
- VWS has decades of experience working with communities from East and North Salinas, North Monterey County, southern Monterey County, and invite Native American use of the site as well.

- Funding provided by State Coastal Conservancy and Ventana Wildlife Society donors (Coastal Roots Hospitality and ERM Foundation plus select number of individuals).
- Permit Application now in development, which is why we are seeking input now
- New facilities to be built include an outdoor BBQ / cooking shelter and amphitheater with connecting ADA trails. No new bathroom facilities and will instead continue using chemical toilets.
- Primitive camping only.
- Not a public/open campground; managed through Concession Agreement, scheduling by VWS to ensure target users have priority.
- State Parks will also use the site through Fam Camp Program.
- Guests are transported by 15-passenger vans to reduce traffic burden.
- When not in use for overnight excursions, it is available for the public to enjoy day use.]

I will leave my business card at the back of the room. We also created a website dedicated to this project; you can submit comments directly through there.

<https://www.ventanaws.org/smores.html> And I'll stick around today if you want to speak to me in person. Can I put you on the spot Marcos, do you want to share a few words about the project?

Marcos Ortega: I think you covered most of the points, a little bit about the partnership. In Fam Camp we share all the same values and goals of targeting underserved youth and serve as a spot for even local schools. Like Captain Cooper was out at the Pfeiffer State Park yesterday, so ability to have Park School, the south coast schools all the local schools to have a space to go outdoors to have an area that's covered, and if you take a little bit of a closer look, lots of great additions to space that is already utilized, a large bbq area, picnic tables, a campfire center like Kelly said that can serve not only the groups that they bring out or campers that are here 6 months out of the year, but hopefully will be year round as we make our repairs to Molera and the school. I think it's a great project and happy to take any questions from the group with Kelly.

Sup Adams: Are there any other members of the Council that wish to ask questions or make comments before we go to the public? Seeing none. I have one, can you give me an overview of the timeline on how things are going?

Sofia Zander: yeah, so we're starting the permit applications and finalizing the design. The design should be finished early next year, and the longest permit applications have a 10 month timeline. We would need to get construction funds, and the Coastal Conservancy is very much in support of that, I'm going to guess 203 years.

Kelly Sorenson: We're hoping to start construction in 2025.

Marcus Foster: Great project, I'm always for getting young people off their phone and outside. Couple questions, is any of this development visible from Hwy 1? And 2, I feel like there is a steady increase of destination activities in Bug Sur, whether it's special events, weddings just more destination activities, which the Land Use Plan is trying to discourage,

just because of Hwy capacity. Is this going to impact the highway in anyway like more traffic or that sort of things?

Kelly: It's not visible from the highway. It's situated just East of Hwy 1 and West of the Big Sur River. Even though you drive right by it, it is not expected to be visible.

Sofia Zander: Yeah, it will not be visible, it's tucked down, it's not under the trees but the elevation it's at makes it not visible.

Kelly: That's the reason why we're insisting on using the vans to bring people down there. If we have 60 people at one time, that would only take all 4 vans. And that would be a heck of a lot less traffic than say 30 different camps spots each with 2 different cars coming and going. That's why we're insisting on the vans.

Marcus Foster: Is that going to be a requirement of the permit, to shuttle people to this location, or how does that work?

Sofia Zander: So, it's baked into everything from the ground up. There's no parking added here. The environmental permitting is based on that, so any addition of parking or single cars would have to be achieved in this.

b. Broadband Update – Central Coast Broadband Consortium and National Telecommunications and Information Administration (NTIA) (THIS AGENDA ITEM WAS CANCELLED FOR THIS 9/22/23 MEETING AND PUSHED TO DECEMBER BSMAAC AGENDA)

c. Big Sur River Log Jam (near St. Francis Church)

Ara Azhderian, General Manager, Monterey County Water Resources Agency & Sonia DeLaRosa,

Sup Adams: In January of this year, Senator Laird, Assemblywoman Addis, Sonia, myself, and several others went on a tour of the impacted area in the district from the severe winter storms and we visited the logjam and now we've come together to address the situation in the near term and that's what Ara is going to be able to provide. And I want to be able to start the discussion about what kind of long-term management of the Big Sur River that we are going to be able to have with this group that are present today. Ara?

Ara Azhderian: So, thank you Supervisor, good morning, everybody. I was invited to come down today and talk a little bit about recent efforts to address the current situation with the logjam. It's a compounding problem, its location is a mix of public and private ownership and there isn't any particular governmental jurisdiction over the space and so that creates challenges for all of the folks that have been involved. There has been over the past several weeks now, conversations that include the County, I want to acknowledge Randy Ishii with Public Works and the great work that his team does, state Parks, Department of Fish and Wildlife and others in terms of what is it that we can do here, can we find a way to facilitate at least a short term solution, and so we at the resources agency are in a position to be able to help administer all of this but it's going to require a team effort. This did not just materialize in 2023, it's a jam that's been growing for quite some time. The resources agency could be the administrative vehicle for issuing the contract, acquiring the permits, doing the

things that are necessary to facilitate that work there. We did reach out to BLAZE engineering to provide a guestimate about what the work might involve and so they've provided that. Right now, we're just on the very front end of reaching out to the federal agencies about what their permitting requirements could be. We're in a very unique time frame. On the state side of the permitting we're under the benefit of the executive order from the Governor some months ago that allows for emergency work to be done on streams/waters of the state, and so that simplifies the permitting process. There is no Federal equivalent to this, so understanding what the Federal requirements are going to be is foundational to all of this. We've reached out to the Army Corps to start getting their guidance on how to proceed. If we're fortunate and there is a clear and simple Federal path forward, we would like to get this done in a matter of weeks, which would be great because the Governor's executive order expires on the 1st of November, if it's going to be a complicated permitting process, then everything that that order facilitates will go by the wayside. We are working in a river, just the fact of the matter, and there's a lot to be done there just from a permitting aspect. Finally, while we are able to facilitate some of the administration on this effort, because of the way the agency is set up and the way our revenues come in, we work in defined spaces, what we refer to as special benefit assessment zones. We don't have the defined space here, so we don't have a funding source for this. So, the other big hurdle is how are we going to fund all of this effort going forward.

Sup Adams: Thank you for the update, Ara. [Mary asks to see if other agencies have an update, she calls on Sen. Laird.]

Sen Laird: Let me add to your update. There essentially were 3 logjams but 2 of them were in the CalTrans right of way so they really owned those and this one is OUT of the right of way and yet the estimate that I saw was \$100-150K and if this logjam were released, the cost of dealing with the highway would be exponentially higher than that. So, I called the State Director of Caltrans yesterday and I basically said "I understand this is out of your right of way but you'll have a tremendous additional cost and the real issue is the funding and the urgency of the executive order expiring" and he got back to me and thought this was something he could work with and would hope to have a path next week. So, I felt like he was engaged and for those of you that don't know, he's relatively new, but he grew up in Pacific Grove. When I interviewed him, I walked him through all the Big Sur issues on the highway. I talked to him about issues on the storm last year. He said he would talk to people out of San Luis Obispo so I was very hopeful about that exchange.

Sup Adams: Thank you for making that call. Thank you, Senator. Are there any other people on the table that want to make comments. Anything you want to say John?

John Olejnik: Cal Trans District 5. It's great that I have 1 bar in this room here, 2 minutes before those comments I got a text about the director getting the call. We've had our hands tied at the moment because it's out of state right of way. We previously had offered to do what was in our power, we were going to provide access, our traffic control services to get the work done. So, these are great developments. There are other logjams, we are doing work, one of the announcements I was going to share later, was that the other text I just got now was today our intention is to remove the signals outside here. Cleanup happens, there might be some flaggers just to complete that, but the signals are coming out.

Sup Adams: Thank you. Anyone else wish to comment on this.

Sonia DeLaRosa: I just have a couple of follow ups. Continue to work with SeeMonterey there was a comment earlier about how we do the postings through emergencies, we did have an issue that came up and working with CalTrans we were able to modify the language. Rather than telling folks to stay away from Monterey, we said travel cautiously. But more coordination with SeeMonterey to make sure there is language that is appropriate. Second thing is still to continue the discussion with the Army Corps, even though this is going to be resolved, unfortunately we anticipate that we are going to have issues in the future. Because there are so many downed trees within the USFS area and in this area in particular there's 2 property owners one of them is State Parks, which I understand doesn't have control of the river, and the other one is the Catholic Church. So we do have representatives from the church that are willing to work with us, but we do have to solve the problem up the river or at least have something in place going forward so when there's not an executive order in place so that we can clear the debris.

Fin Eifert: USFS. Although we don't have much involvement in the short term here, but in the long term I do see us having a role in working with you, and I just wanted to express that we are open and willing to have those conversations to support the efforts in the long term.

Sup Adams: is there anyone in the audience that has questions or comments on this item? None seen/heard. [Mary shares some comments on how grateful she is to see all the agencies working together] Before I close, one last call, any federal comments we want to make on this at all, Dawn any comments on the Assembly side?

Asm Addis: I really want to say thank you to the County, our office has participated in regular meetings bringing all the stakeholders together and the feedback I got yesterday was that it just took one person to "break the logjam" and get this moving and that person was Ara. I want to compliment you and say thank you to Sonia. And thank you to Sen Laird for making that CalTrans call. One of my first calls was to my staff of we have to find this money. We're still engaged and continue to check in so if you need support, we're happy to do that as well.

Sup Adams: Thank you so much. Let's go ahead and close the logjam and move into our next item.

d. Big Sur Byway Organization Report – Martha Diehl

Martha: How many people here are aware of the traffic situation that is a public health and safety threat at the Bixby Bridge? We all know that this is an urgent ongoing emergency situation that has both health and safety implications and liability implications and economic implications as well. In the same way that the logjam just preceded that everyone had to come together in order to take an action, the BSBO exists because CalTrans worked very hard to put together a plea for help saying that they are managing a highway that they can't manage because there are too many stakeholders and too many voices. So, we are attempting to bring together the people necessary to take urgent immediate action. [Martha makes comments that the current solutions in place, delineators, are working and just move the problem up the road; law enforcement doesn't have the resources to enforce the signage; lots of people proposing different solutions, like let's close down all parking until we get a handle on this]. What came to me from that, is that we are not the people to select the solution of the moment, but we can advocate for two things. One of them is an emergency action, while we're figuring out a long-term solution, that allows free traffic through both the old coast road and highway one. And we can also advocate for people to look at that as

the place to wait, while they continue discussion to find solutions to manage the larger issues. We are working on a letter to the BOS for their support in this matter. We are asking this group today to put together an emergency taskforce of people who need to be at the table to start taking some immediate action within the next 90 days. We believe that would include people from law enforcement, people from several places in the county i.e. public works folks, planning and council, the coastal commission, and figure out how we keep people safe. I was the control person on a Tuesday from 11-1 and I counted my average Tuesday, 178 people crossing the road including people with strollers and dogs.

Marcus Foster: We were there on Saturday of Memorial weekend and we counted 1400 people in 4 hours that crossed the highway from old coast rd.

Martha: Thank you, and we're using those numbers because it's not a bunch of screaming residents that this is annoying, this is a problem that hasn't killed people because it's so congested that cars don't move very fast. That's really the only reason, we get one bad event, someone is going to be killed. We have the people in the room today, we'd like you to bring together that task force and come up with immediate solutions. Everyone keeps saying they can't do it because they don't have the tools, so let's come together.

Sup Adams: Thank you so much. First, I'll go to the Council to see if there are any questions/comments that you wish to make now, and then we'll go to the public, and then we'll come back to see if we can take action through a motion to make this happen. Any questions or comments from the members of the council.

Karen Grimmer: I would love to understand more about the barriers to reach solutions from the agencies perspective. What is background on not having the tools?

Martha: Law enforcement can't enforce the signs if they're not there. In order to get the signs they have to have approval for the signs. The signs have to be the right kind of signs otherwise they can't be put up. Putting up barriers to say "you can't park in this area". We have concerns about cutting off access, well that's a discussion we need to have about whose access. If we're going to have law enforcement, someone has to fund the law enforcement. Sheriff can't put a deputy if the Sheriff doesn't have funding, and that has to go through the BoS. It's going to require a collaborative effort. I think John could probably speak to that too he's worked really hard on the no camping.

John Olejnik: Just want to give a plug to the Byways. If we could fill a room like this at the Byways, it would really go a long way in getting some work done. We have studied this area extensively over the years and we know what the issue is, it's parking management. One of the strategies discussed at the Byways was creating a no parking area. The offer from CalTrans is that they can write a no parking order, but it has to be based on a local county ordinance. Can the County create a no parking ordinance and can that ordinance be approved by the resource agencies who would say yes or no to an ordinance like that. For our part, we own a very narrow piece of land there, it is the byway. That's why we did the delineators, we are going to improve them with some beefier ones.

Sup Adams: Thank you, John. Any other comments?

Patte Kronlund: The comment I want to make that needs to be included regarding Bixby Bridge area and the Old Coast Rd, that we also have to look at the unintended consequences. Meaning, if people can park at Rocky Creek Bridge and walk the highway to the bridge or south of the bridge, it has to be a much bigger solution than just the immediate area. People will do what they do to get to the spot they want to.

Martha: That is absolutely true, and we see that with delineator moving parking into old coast road. But if we don't do anything, nothing will get better. If we generate an unintended consequence, we can look at that, but we need to do something. We need to laser focus on this one intersection for now.

Sup Adams: I'm not seeing any other comments from the Council so I'll go to the public. Kate your hand is up?

Kate Daniels: The taskforce should include SeeMonterey. People are stopping take a picture of the bridge, but not taking a good picture of the bridge without drone. It's not the best place to be stopping but it's a mindset. The experience is driving in a car on an iconic bridge that you can actually see through. I think long term, need to try to shift mindset of the experience of big sur that it's not parking and getting out to take a picture, it's DRIVING across the bridge.

Sup Adams: Couldn't agree with you more.

Martha: I just want to say that SeeMonterey has been an active participant in the Byways.

Unnamed individual: For many years I've said can we please get a sign that says no drones. The very fact that in order to just get that, there are too many barriers. I stop people and I lie to them. Told them there was a fine and that stops them. But that would be something enforceable with a sign that would help deter folks from using drones/stopping.

Laura Schulkind: Resident of Bixby canyon. Thank you to Martha and the Byways for very satisfying, thoughtful discussion of this issue. I thought I would reiterate; I was the community member that talked about liability. 4 things I would bring up. 1 it is an unsafe environment for residents and visitors both. 2 the cost of prevention is going to be less than the cost of addressing a tragedy when it happens. 3rd advocate for thinking on 2 tracks, a short term and long-term solution. Short term – safety. Long term solutions to address issue. 4th- focusing on common ground. Everyone agrees this is an unsafe, untenable situation. We need to fix this before there is a problem. The Values around travel, sustainable travel, visual pleasure. Right now, the way people park and walk, they are ruining the experience for people who come down to see the area. There is a lot that can be looked at but we need to start from common ground. I do urge for an urgent solution that is safety focused.

Rick Aldinger: Just want to say that whatever solutions we come up with as a community and as our leaders here. Part of that plan has to include, ow are we going to ensure that there is follow up with enforcement. Theres a lot of wasted effort and money to come up with more signage, but putting up a sign that says no drones, will do relatively nothing if there is

not enforcement of that law or ordinance. I urge all of you to include that in the discussion. A lot the illegal roadside camping is an example. A lot of effort went into addressing that issue. But not enough enforcement and not seeing much improvement on the highway. As we move forward, we should not implement knee jerk reactions.

Dan Perlstein: Bixby resident. Thank you, Martha, for your leadership. In the not such a long period, have removed truckloads of pampas grass from Old Coast Road and thousands of cigarette butts. Attentiveness to safety issues will also contribute to conservancy issues. People dump their garbage when they are parking. Attentiveness to the safety issues will also contribute to the stewardship of the area, and benefit the residents, the condors and preservation society. The signs for no camping on Old Coast Road have facilitated me to comment to visitors to put out their campfires and not camp.

Oscar Loza: CHP. Very aware of Bixby issue. I spend a few hours during shift I park at Bixby to help move folks along. Once they see me writing one ticket, they all take off. I cite people stopping and blocking the roadway and parking on old coast road. But can't be there all day. Do try to address those issues while I'm there.

Martha: This is an example of barriers. We have the solution in place, but not enough people to enforce it.

Unnamed Individual: wanted to echo environmental issues. Maybe put-up signs that say no dumping, no trash, no cigarettes. Maybe we can deputize local residents to help write tickets.

Rachel Goldberger: Big Sur resident. We have spent countless hours organizing folks to help pick up trash. Have spent hours waiting and counting folks walking across the bridge/road. Even when I am just standing around with a clipboard, folks behave a little differently. Having someone there to tell them how to act, makes a difference. To educate them. We need physical human presence, maybe not even law enforcement, to help people visit safely.

Kathleen Lee: Point lobos exec director. Here as a member of the public. Advocating for members of the BSMAAC to take immediate action. Tell your staff, make it happen. Even Laird making the call to Caltrans director, that's what we mean. We struggle because we can't really implement things we talk about. Please put money behind implementing these plans.

Marcus Foster: This goes to management of the area. You see this in other areas, Lake Tahoe is having this issue as far as management, they're having a visitation issue. They've gone from this marketing approach with their visitors bureau to a managing visitor approach. Since we have SeeMonterey in the room, thank you for being here. You can go to their website, and they'll tell you to stop at Bixby bridge and take a picture/selfie. So they're kind of contributing to it, in my opinion. Maybe, as far as going to a management approach, that \$11.5 million we use to market visitation to the County, can we pull a million dollars out of that and get somebody from the visitors bureau down there that can get certified to do

traffic control and pick up garbage and actually contribute to lessening the impacts of over-visitation? We're pulling out CHPs, they're spending hours a day doing traffic control when they should be out getting drunk drivers so that's another public safety aspect. We talk about Bixby, but Soberanes is actually even more dangerous, probably the most accidents between Carmel/Rio Rd and the county line, Soberanes is actually becoming a real public safety issue as well. I know these comments were all addressed to the Coastal Commission, the Coastal Act also has a lot of language about public safety. We have limitations here, the reason we don't have parking lots and everything else is because it's a scenic national treasure and sometimes the Coastal Commission focuses too much on access when it should be focusing on public safety.

Rob O'Keefe: We are working with Byways admin. We are upping our game as it relates to responsible travel. Formally, we are going to continue to do that respectfully. When there are fines, we promote those fines aggressively. I happened to drive across Bixby bridge that day there were 1400 people crossing. It's bad for business. Bixby is a beacon for people from around the world. It's a beacon that works for LA, SF, SLO. We've got to get behind this, who makes more money from Hwy 1 experience? Easy answer, LA. We are custodians in cleaning up the mess. If there is a formal group down there with clipboards, I'm in. I will also help perpetuate control on the bridge with a shotgun. Whatever we can do to get involved, it's common sense.

Laura Schulkind: I love the idea that people want to do the right thing, but we deal with people who are combative and threatening. I pointed to a parking sign to remind someone parking on the bridge, and the man got out and called me a bitch. And then he added something even meaner to call me, and he called me a DEMOCRAT. We are living in a polarized angry world. I do not support solutions that say we are going to take our gov responsibilities and say we're going to solve it with volunteers with clipboards.

Sup Adams called on Randy Ishii: Sup Adams met with me at length regarding this issue at old coast road and Hwy 1. I come here today to inform all of you that we are ready, willing and committed to explore solutions both short and long term. 22400 sec A and CDC 22536, blocking the hwy. We here there is a safety issue. We are going to take it on ourselves to address the issue. Many actions do take a process. Recently we engaged on that route to make a sign about no camping, to enforce the county's existing order. That was a process. There are certain signs that can only be placed if they are in the official manual of California traffic control. In the near term, we can see more of these signs being placed because they are now official signs.

Dana Carnazzo: Thank you so much, we live on old coast road. I appreciate you being here. And appreciate you working so that it isn't a long process. Please help us fast.

Sup Adams: What I'll do from my perspective as your Supervisor is I will introduce a BOS referral that will direct county staff to research the issues and come back to BOS with recommendations on solutions. We'll work with Randy and Sonia to see what we can do to come back with a referral. We will definitely be able to do that in the next couple of weeks, but what I would love to see happen is the formation of a task force, to add the additional

needed information. So as Randy is working, the taskforce is working on the ground in parallel support.

Mary called on MCSO, Jason Smith: Chief Deputy from enforcement operations. Been here 27 years I've grown up around here. We want to help our counterparts with CHP, brainstorming. I don't need to preach to the choir about staffing in the Sheriff's office. I'm thinking of new ways. Our citizens on patrol.

Dana Carnazzo: Maybe we need that, citizen volunteers from the SO who have been through training.

Unnamed speaker: Maybe they can be certified to write tickets.

Sup Adams called on Dawn Addis to comment: I really want to compliment all of your advocacy. My office would like to take the lead on creating and leading the taskforce.

Martha: Thank you, that is such an important step forward. I am hoping the taskforce will be the place where all those ideas will move forward and help in finding solutions for the long term.

Dawn Addis: Mauricio our district rep is here and we will be in touch.

Sup Adams: We need a motion from the council itself that would include a timeline. I will look to my colleagues on the council that would be willing to make a motion to work with Asm Addis office to assemble the taskforce and move forward.

Motion from Asm Addis, 2nd from Sen Laird.
All in favor, no opposed.

Sup Adams: Thank you, Martha Diehl.

VI. Old Business

a. Nacimiento-Fergusson Road Update - Federal Highway Administration
Update by Fin Eifert from USFS, and Randy Ishii.

Fin: Copy of presentation is on back table from Federal Highways administration. The original project description included 12 sites from rain events in 2021. Including projects to restore rain damage to preexisting conditions. And then this year happened and we had quite a few new sites emerge. We are editing the project to include the new sites. All site now included in the existing contract. They began mobilization on the 15th of August. Now they are approaching 6th week of work. Things are going well. Focusing on east side of Naci-Ferg Road. Timeline includes work on east side through early 2024 and then work on west side through August 2024. New sites from Dec-March 2023, funding through USFS. Extended construction to Aug 2024. Coordination between federal highways and USFS and other contractors. Contractors working 4, 10-hr days. There are multi day closures during construction allowed. Passage through is being maintained as best we can. Closures are working on alternating schedules. We get the sense the schedule is working pretty well for now, but as we get more feedback we will look to make any changes as needed. Looking at

threat of potential rains from DEC-March 2024. They will continue to work through winter to shorten timeline. They will stop work when rains start and continue as soon as it is safe to do so. Construction sites will be maintained by federal hwys contractor during the closure.

Congressman Panetta: Thank you, Fin, and the FHA for being willing to work with our office and working together on closures and timeline. The timeline was based on input from Big Sur residents so thank you to all of you for your input. If there's other issues that need to be addressed, please know we're here. Our ultimate goal is getting the project done in timely fashion.

Randy Ishii: Would just like to echo thanks. Detours will take place down Los Burros Road. USFS has contractor lined up to get road usable as detour.

Mary called for any other comment from Council: none heard.
Mary called for public comment.

Unnamed individual: Who is going to handle maintenance in off season?

Randy: We need better understanding of what plan is for winter season before the rains. It's our understanding that they will work when there is light rain but will stop when it gets heavy.

Unnamed Individual: you guys did a lot of work this last season. We've gone from 16 sites now to 27, if we don't get work done, we're going to just have more sites and longer work.

Randy: Let me get back to you on that. We are preparing for an el nino year.

Sup Adams: The County went out of its way to work on the road and kept a lot of focus on that. Any other comments?

Randy Ishii: We understand there is a lot of community interest on this road. Working on entering into some kind of agreement with the County. Ms. Kronlund has my contact information.
Closed Old Business.

VII. Reports from Member Agencies

a. Big Sur Resident North Coast: Martha Karstens.

Grange:

We are planning a 75th anniversary on September 30th, 4:30 to 7:30. It is a potluck event so bring something to share. There will be a pie baking contest, have your pie there by 5:30 to be included in the judging. Please visit us at www.bigsurgrange.org.

Historical Society:

Thank you to the Marathon for the grant. We have finished putting the UV protection on the windows at the museum. We are still only open 1 day a week but we had 86 visitors last month. We are still looking for docents. In conjunction with the Grange 75th anniversary the Historical Society will be presenting a program of a narrated slide show about the Grange's

history at the event. Work is continuing on our new cookbook, it is at Amazon for the final work. Please visit us at www.bigsurhistory.org.

Big Sur CERT:

We have completed our scheduled CERT training for the year. The last CPR training was held here at the conference center, thank you to the Big Sur Lodge. Upcoming events CERT team members will be participating in are the Health Center fair where we will have a table, the River Run and Bal Masque. Thank you to the Grange for allowing CERT to use the Grange with no charge. Please visit us at www.bigsurcert.org

I also wanted to give a shoutout to Jimmy Panetta, who performed a lifesaving maneuver back in Washington DC. Just wanted to congratulate him on that. Everyone should take a CPR class.

b. Big Sur Resident, South Coast: Bree Harlan

Bree: It's been a pretty mellow summer. Road closure. Residents are getting ready for another wet winter and road closures, so residents are stocking up on essentials. Residents want to express thanks to USFS, for efforts on Naci Ferg rd and maintaining communication with community. We had 3 successful and well attended meetings last month. Moving along. Next meeting regarding implementation will likely occur April 2024. Road closures continue to affect residents to an extreme degree, but we are adapting. Looking forward to reunification of community which is cut in half. Hopefully there will be some kind of access across Paul's slide soon. One thing still affecting south coast- mail service. Only getting deliveries once every 2 weeks. A lot of residents have been getting their mail redirected to Cambria, but Pacific Valley school has been affected and their payroll, not able to get people their paychecks on time. Hopefully Congressman Panetta may have some sway with postal service, hopefully push deliveries up to once a week. Paul's slide has been an ongoing issue. USPS not coming up to Big Sur South Coast.

Rep Panetta asked to talk after the meeting regarding the post office issue.

Bree: I don't know who to contact about this one, but Google maps does continue to direct people over Nacimiento even though it's closed.

Unnamed commenter: Do the self-report errors on the map on google and the more people do it the more it will get attention.

Asm Addis: If you want to reach out to our office, we can try to contact their government affairs office.

c. Big Sur Chamber of Commerce: Rick Aldinger

Rick: Traffic and general business levels continue to be 30-35% lower than normal due to the closure of Highway 1 at Paul's Slide.

As the closure of Highway 1 presents a very significant negative economic impact on the Big Sur business community and attendant challenges to residential areas that rely on this access, Caltrans is requested to provide the community with regular updates on status of closure and anticipated re-opening time frame.

The closure at Paul's Slide in 2023 has been notable in that there have been very few updates on project status this summer and no consistent or reliable time frame by which to expect these updates which are critical for businesses to incorporate into their planning and budgeting processes.

Additionally, it is requested that Caltrans consider modifying signage at the CMS located at PMM 42 (just south of Deetjen's Big Sur Inn) to indicate that Highway 1 is closed at Lucia, so that travelers know they can travel as far south as Lucia Lodge and the New Camaldoli Hermitage, both of which are open to the public.

d. Community Association of Big Sur: Patte Kronlund

Patty: I reached out Kate Daniels/Sen Laird office, regarding CalTrans communication with upcoming winter with potential el nino and potential more road closures. Sen Laird is trying to convene a call about communication. This may need to move to a weekly call with stakeholders so we're all kept current with what we can and can't do. Thank you Randy Ishii for the communication about construction companies getting approval/funding for work on Los Burros/Palo Colorado Rd, working with contractors to start work. Funding repairs for Palo Colorado funding is probably years out, but the road continues to get worse. The road needs to be brushed, there is so much overgrowth onto the road itself. The Road could be saved so it doesn't get any worse, but needs some focus from the county.

The CABS Board is pleased to announce that Rachel Goldberger of Partington Ridge has joined CABS in the role of Program Manager. In this newly created role Rachel will be working closely with the CABS Board and Executive Director to further our ongoing initiatives like the Destination Stewardship Plan while exploring new opportunities for CABS to support our community.

Rayner Marx's role supporting Fire Adapted Big Sur is now officially CABS second hire as he moves from working as an independent contractor to the CABS's Fire Adapted Community Coordinator. CABS is fortunate to have Rayner on board in this role and looks forward to seeing the continued impact of his forward thinking, innovative community centered work.

There is also a CABS Board update - Butch Kronlund has been appointed to our open Board seat and remains hard at work supporting various CABS initiatives.

There were three VUM meetings in August: Virtual, North Coast, and South Coast. CABS leadership were present at each of these meetings and would like to thank all who attended and provided input to the USFS staff regarding current challenges in Big Sur related to visitation.

The next step for this process is the development of a general project implementation plan, which will be guided by the feedback received at these meetings and through other forums. It is expected that some of the changes proposed at these meetings could be implemented in the near term and that others will be longer term changes as they require environmental review and other forms of approval.

CABS provided financial support for a resupply effort for the south coast led by the Big Share, which took place on Saturday August 27th at PV School. The Big Share is in conversation with residents of the south coast who are interested in working toward a regular and consistent Big Share South Coast, modeled after The Big Share at The Grange.

Rayner has begun discussions with additional Big Sur neighborhoods like Front Hill about the possibility of Firewise recognition. Partington Ridge has completed all application work for Firewise status and they are doing a final review before submitting the application to CAL FIRE/NFPA.

CABS / FABS was awarded a substantial grant via Cal Fire this summer that will play a crucial role in advancing our ongoing fire preparedness efforts. CABS / FABS has worked with Fire Safe Council, Resource Conservation District, Esselen Tribe and others to explore additional grant opportunities.

Several CABS board members have been hard at work on a new version of the CABS phone book which will include businesses and residential info. They have created a form to be distributed so that people can opt in. The form will be available via the Round Up, CABS listserv and neighborhood lists, as well as postcards. The group's goal is to have the phone book printed and available by December.

e. County of Monterey Planning Department: Melanie Beretti

Melanie: I want to first say that I put some cards on the back if you have questions or want more info, please just get in touch with me.

List of current development projects that are under review is in your packet or in the back. If you have questions,

Garrapata Bridge Rail Project- will be coming back to BOS for consideration. CalTrans will be doing a community outreach design-type workshop.

Big Sur Land Use Plan- solidly tracking we will have a draft to the public early November. We are planning a December 13th planning commission meeting, where will plan to workshop the plan.

We are updating our coastal regulations to adhere to state law for accessory dwelling units and junior accessory dwelling units. While we're working with the Coastal Commission incorporating their amendments to title 20, it does include updates

necessary for consistency to a couple of the land use plans to be compliant with state law for the ADUs and JADUs.

We are updating our housing element, which is part of our general plan and our safety element and developing a new environmental justice element.

We have available for public input now a community survey, if you have thoughts of how we can better push that out, please follow up with me. It will be available for a few more weeks for public input.

f. Monterey Peninsula Regional Parks District: Caine Camarillo

Caine: District continues to recover from past winter storm. We are going to be breaking ground on a few significant projects including a trail in the Palo Corona back country, thank you to FEMA.

Continue to undergo several different fuel reduction projects. Palo Corona back country, Santa Lucia Preserve among others.

District is also midway through its 2nd annual cross-country season. Cooperation with partners at Big Sur Marathon foundation. These events are highly organized and tremendous compliments to those folks.

Be on lookout for the next “Let’s Go Outdoors” catalog for fall/winter season for talks, walks, hikes, all free and open to public.

Finally, want to give compliments to Carrie for all the work you’ve done at the Palo Corona back country and Mill creek sampling for sudden oak death and Larry Borne for his continued vigilance at the Mill Creek Redwood Preserve as the District’s caretaker. Would like to acknowledge Kathleen Lee and Kelly Sorenson, thank you for being here.

g. California Coastal Commission: Breylan Ammen, Kevin Kahn (Martha Karstens commented that Mary accidentally skipped Coastal Commission so CCC went after Caltrans).

Breylan: All we have today is a brief personnel update. Sean Drake has accepted a position as Senior Leg Analyst in Sacramento. I am coastal planner for unincorporated Monterey County, and this is Keven Kahn who is District Manager for Central Coast District Office, and we’re working on filling Sean’s position.

h. CalTrans: John Olejnik

John: As far as Paul’s slide goes, work continues 7 days a week during daylight hours. With daylight time shortening, that work is shortening, but crews are working diligently. Recent update regarding movement of the slide in August caused work to stop briefly. Working to provide more pictures and drone videos to paint picture of

the large scale and help correlate that to timing of completing. We don't have any estimate of timing for completion due to the scale of the slide and the obliteration of everything below the highway line. As you saw in last update the work will allow opportunity for the road to go slightly inland. When we have more updates, we'll continue to use social media, which is the fastest way to reach everybody. Try to get updates out by 5pm every day, if not the next morning. We are concerned as the winter looms in.

Someone mentioned Garrapata bridge rails. That continues work through the process and we're working with the BoS soon. We brought back the Aesthetics Design Advisory Committee for a reunion meeting. There are additional adjustments that we've been able to make to bring forward to this group. We'll continue to work with everyone and share what we can. Looking forward to meeting and working with Sonia and all of Monterey County.

The young folks representing the young woman that went missing, they asked if we could all do one thing. So I have been thinking about that, and the one thing I'm going to commit to is that I am going to find all the information about this, and provide that to our crews that are working and living in the Big Sur area so that all have it readily available.

Sonia De La Rosa commented that Salinas PD and Sheriff's office shared information about the missing woman and the county has shared on their social media if anyone needs access to that, it's on the County Facebook page.

Patte Kronlund also commented that CABS put out a notification within the last month about Ms. Garcia. Her car was found at Little Sur River, but her family nor her and ever been to Big Sur. Her phone, keys and personal belongings were found inside her car. CABS is going to share that information again, because so many of us drive by Little Sur.

Marcus Foster commented back to CalTrans update regarding Garrapata Bridge. Asked when the current work there is supposed to be completed.

John: I will have to go back and look at the timing on that, but I can tell you after the meeting. Our current work is part of our ongoing efforts to preserve the life of the bridges in Big Sur, it's an electro chloride extraction process, and what it does is it takes the 90-year-old concrete and steel and help preserve their life.

Unnamed Individual: Is there a hiking path through Paul's slide?

John: Right now, there is no access through Paul's slide, as it's safer for everyone and keeps the working moving. There is nothing now, but as more road is developed we are always reevaluating.

i. California State Parks and Recreation: Marcos Ortega

Marcos: most of you noticed the park has been closed. Ongoing paving that will finish off today. Hopefully coinciding with traffic light being gone, plan to reopen tomorrow morning.

Pfeiffer Falls, the bridge damage is funded and working through the process for repairs. There is still a trail hike through valley view partially.

Bridge repairs to Point Sur Bridges, set to be completed by November, thank you sen Laird.

Halloween tours of the lighthouse continue 21st of October and 28th, go to pointsur.org.

Coastal cleanup day, 3rd weekend of September. That's this Saturday. Big Sur Beach this Saturday, 9am – Noon. Bring your own gloves, bucket water.

We do have some scheduled work in Partington Cove for 2nd and 3rd week of October. That will be closed.

Limekiln, with the recent opening and CalTrans providing access to the park. We've been doing a lot of work there. The park has been off grid, we've restored power by fixing the old generator, providing backup generator, continuing to work on having other utilities like internet, trash services and onboarding park staff to have that open up. We're planning on having that park initially open to day use, and the campground will be closed but will provide more coastal access by being able to utilize the campsite.

In the absence of having ranger and law enforcement personnel service here. We have entered into an arrangement with SLO parks to provide support.

Introduce Dan Shaw, new Deputy District Superintendent.

John Haus, my counterpart and Monterey Sector Manager has quick announcement:

John Haus: starting September we initiated a visitor use survey and traffic survey for Point Lobos and Big Sur. Online survey. Would be very helpful to get engagement from groups like this. Looking at congestion along highway and in the reserve. As well as parking issues. Also looking at walk in visitation to the reserve. Data will be helpful in improving visitor experience. We have fliers on back table.

Bree: When will Limekiln be reopened for day use?

Marcos: We don't have a date yet, but we hope before the next BSMAAC.

j. Monterey Bay National Marine Sanctuary: Karen Grimmer

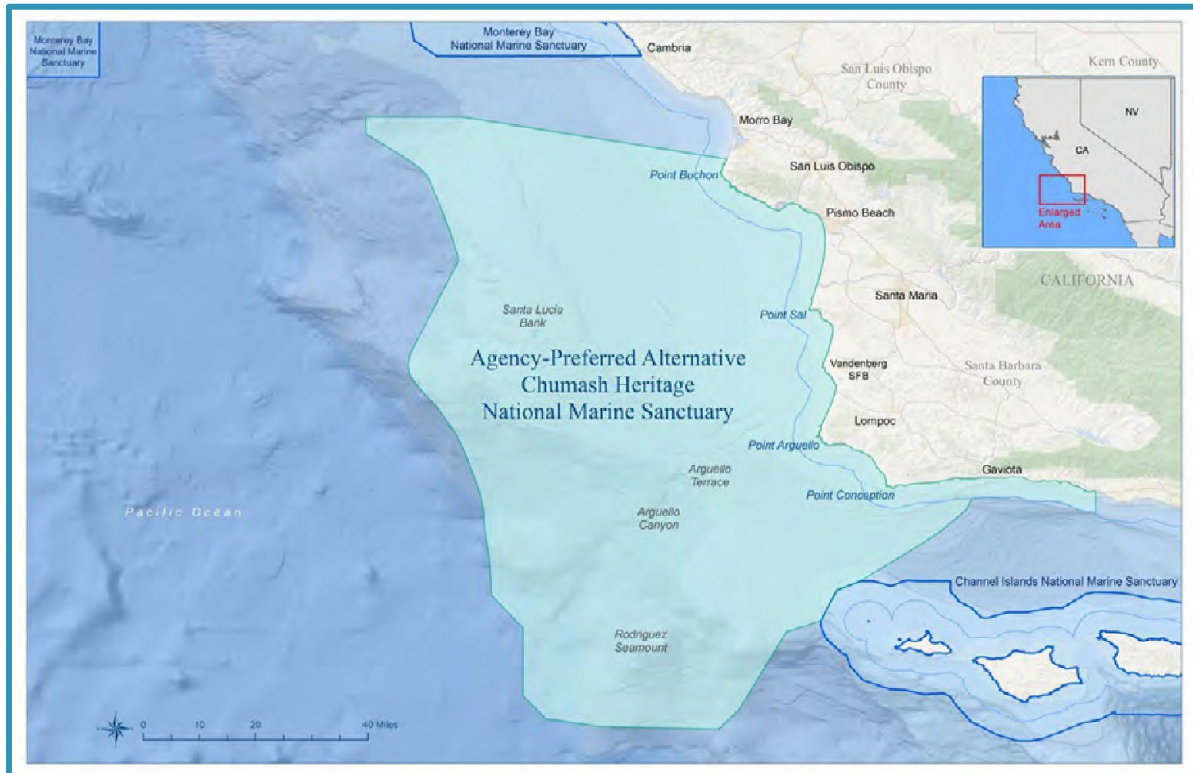
Karen: The potential Federal government shutdown which may start of October 1st will impact sanctuary services, including emergency response capabilities, research and vessel missions, and education programming. Visitor centers and offices will be closed during a

shut down. We are hoping this does not happen and a continuing resolution or other option will be the outcome.

The [Chumash Heritage National Marine Sanctuary](#) has been proposed and documents released to the public. NOAA released for public comment the draft designation documents for the proposed national marine sanctuary. This action comes after the agency conducted a thorough analysis and evaluated feedback from the public, stakeholders, tribes and Indigenous communities, scientists, and federal and state agencies. The proposed sanctuary designation stretches along 134 miles of coastline and would encompass more than 5,600 square miles of water off of the Central California coast. The public comment period is open until Oct. 25, 2023. Please offer your perspective and comments at [Regulation.gov](https://www.regulation.gov).

[Agency-Preferred Alternative](#)

Alternative 2 and Sub-Alternative 5b



Map Caption: The Agency-Preferred Alternative boundary prioritizes manageability and fulfillment of sanctuary purposes, while focusing on areas of historical importance to the Chumash tribes and natural resources important to their heritage

The Pacific Fishery Management Council recommended that three areas (Ano Nuevo, Ascension Canyon, and Sur Ridge), described in the Office of National Marine Sanctuaries [scoping document](#), move forward for consideration for potential closures to promote coral restoration and research. The Council also asked NMFS to

explore use of its discretionary regulatory authority to close these areas to all bottom contact gears, including fisheries managed by the state of California. NMFS will explore use of discretionary authorities, including potential application to state-managed fisheries.

k. United States Forest Service: Fin Eifert

Fin: Storm Damage is significant this year. Ongoing process so want to acknowledge partnerships and ongoing efforts to mitigate challenges from residents and other Big Sur organizations. Since Jan 9, we've reopened over 150 miles of roads, 15 developed recreation sites and some trails.

Challenges we've faced include Los Burros road failure. Finally got a contractor assigned, report from them is that they've complete phase 1 of the project as of 9/21/23, and phase 2 starts next week which will require some closures on Sep 28 and 29 from 7:45am – 4:30pm, and again on 30th of September from 8:00am to 1:00pm. There will be additional work from the contractor to come in and do some dips to help with drainage in that area but we are nearing completion on that project which is good news. Do want to emphasize to folks that this is a level 2 road. A level 2 is defined as high clearance vehicles necessary and passenger car traffic is not a consideration. These roads have attributes like low traffic volume and low speed, typically local road, typically a connector. Dips are the preferred drainage treatment, it's not subject to the requirements of the Highway Safety Act, surface smoothness is not a consideration and it's not suitable for passenger cars. So, we are repairing those roads to those standards. The Dips seem a little high now, but over time they will compact and lessen. These were in place in the first place, we are not doing millions of dollars of repair on these roads.

GAOA Project work: Contractor has completed work on this project that included South Coast Ridge Rd, Los Burros, Plasket, Prewitt, Alms and Cohen Peak Rd. Most of those roads are level 2 roads and were brought back to that standard, a few are level 3 roads.

I have the handbook if you have questions about what levels 2 and 3 are and I would be happy to chat with you about that afterwards.

Bree touched on Visitor Use Management effort: Back in August we held 3 meetings. One at Pacific valley School, one Virtual and one at Big Sur Lodge. These were well attended, and we thank you for the positive energy. Working on synthesizing the info that came from all those meetings and drafting a summary. Anticipate that report in the next 30days. Target to complete the Visitor Use Management Plan by April 2024. There will be more opportunities for future public engagement, but no timeline for those right now.

Message from Officer Johnathan Ares: he is seeing an increase in unauthorized use and access of Nacimiento Ferguson Road and Los Burros Road by friends of friends, distant relatives, etc. over the summer months. Obvious to him that the code is being

given out to unauthorized people. Creating issues to continue access for residents that live in the area. He wanted me to note that any violators that he catches will be given citations. Authorized individuals are those listed on the Forest order, or with written permission from the District Ranger or Forest Supervisor. Illegal campfires are down from previous years, likely due to road closures. Some campfire activity reported on the pine ridge trail, when Officer Ares returns, he is planning overnight wilderness patrols to control illegal campfire activity.

Officer Ares would like to thank Monterey County Sheriff for renewing the MOU between the agencies.

Hiring update: Would like to introduce our new Range Technician. He is the 1st dedicated range employee in the Monterey District in decades. Parker Aaronson. Joining us from Montana and he and his partner are currently residing at the Brazil ranch. So will be out here on the Coast.

On Monday, we will be bringing on 3 new Recreation Technicians. In the next 3 weeks or so, around middle to late October we will be bringing on additional 3-4 techs, and currently in December we are scheduled for another 3, total of 9 new techs by end of year.

Also, in the process of filling a biologist position for the District. Paperwork is moving forward and expect the person to be on staff in next 6-8 weeks.

Additionally, an archeologist, fuels staff and resource officer to replace me as I move into the District Ranger role.

Tomorrow is National Public Lands Day. Here in Monterey Ranger District because access to forest areas are limited, we're holding our event in King City from 9am-1pm.

I. Monterey County 5th District Supervisor: Mary Adams

Sup Adams: Just want to underscore what everyone has said and thank everyone for paying attention to Arelie Garcia.

Big Sur Camping signage. We are working through the process, increasing the fine to \$1000. Working on final steps, going through the California Traffic Control Devices Committee, we were able to get permission for law enforcement to now issue citations. Just now need to figure out where we're going to put the signs.

We were contacted about PG&E poles in Big Sur that had numerous holes from woodpeckers. We had PG&E come out to assess the poles and have been able to get them replaced.

Logjam, I'm thankful that we're moving forward with that, and that we have Ara.

Coastal Road/Bixby Bridge, I am putting in the referral. Taskforce, Dawn Addis is stepping in for that.

Big Sur Softball, Congratulations to the Big Sur Deli team for their season win. ADUs, Melanie touched on this. In effort to streamline the ADU building process. The County is going to be offering 3 pre-approved ADU building plans, available to homeowners. Smaller, independent residential dwelling located on the same lot as a single-family home. Pre-designed ADU plans are free of charge, and have been reviewed, stamped, and approved. Will not require structural engineering review. Use of plans will save time and money when applying for a building permit. This is ONLY for NEW CONSTRUCTION, not for modifying garages or other units. The plans offer some modifications, before using the plans you should contact the Housing And Community Development Department, because a permit is still required before construction and other limitations may apply. More info is available online.

We've been working on the housing element update. We held 2 community meetings to share information about the process and obtain community input. Still working on this, looking at where housing can be built, we need more housing for our residents. Big Sur is prime example of need for workforce housing. Will be reviewed by the BoS, and the Monterey County Planning Commission.

Martha Diehl: Between all the planning efforts, the Big Sur Land Use Advisory Committee has been extremely helpful in getting through. With the death of Mary Trotter, we are desperate for community members to step forward and I know your office will coordinate requests so that we can try to fill that working body back up and stay on track.

Mary: Thank you for that Martha, we will get a notice sent out about needing new members again.

m. 30th District, California State Assembly: Dawn Addis

Asm Addis: I wanted to appreciate something Marcos said at the beginning about where the important voices are. Being here in this room, we really view this as an accordion process so we're here at the meetings, we're taking this to Sacramento, we're trying to make change. Along those line, having a State Parks rep here, our assembly district, I believe, has the most state parks than any other assembly district in the legislature, it's wonderful to hear about that work. That means Sen Laird probably has the most in the Senate because his district is bigger than ours.

In Sacramento I sit on the natural resources committee, the ocean protection council and then along with Sen Laird, we've started the Central Coast Caucus. We're working together to advocate for issues that are important to people in this room.

In terms of legislation, we've focused on housing, on children and families, on climate resiliency through ocean health and kelp restoration. I want to just make this comment on housing, there has been a lot of emphasis in the state legislature to do

things around housing. It's been our perspective and I'll echo what Sup Adams said that we need to do housing in the right way, especially when we're in the coastal zone. So, we've been very strong advocate for protecting the coastal zone, for being aligned with the coastal commission, and make sure that we're making the kinds of decision that represent this area.

The budget, there was tons of bad news about the budget this year. I would say the state assembly really advocated to bring money back into our districts and so we were able to get 5 million dollars for the district. The Assembly district has 3 counties, Monterey, Santa Cruz, and San Luis Obispo. Half of our budget request came to Monterey County by design. The Elkhorn Slough area, and the Marina health clinic. We're trying to concentrate our resources in the North part of our District.

Broadband was on the agenda, it got postponed, but I did want to say that our office has been working to advocate, and my seatmate [indicating Sen Laird] is Chair of Communications and Conveyance. We've been working to really advocate that Big Sur is included in the new middle mile maps. If you have feedback about Broadband, please reach out to our office.

Proud to honor Big Sur Health Clinic as our non-profit of the year.

In teams of South Coast, I actually live in Morro Bay. So, Pauls' slide has a direct impact to me attending BSMAAC and getting up to the north district. We have to say thank you to CalTrans who is fielding consistent calls from our office, so appreciate all the work you've done to communicate with us. If CABS is organizing a meeting, we'd love to be a support for that.

We field a lot of calls around EDD, and many of the calls from the South Coast from people who were not able to get to work any longer, and so if you know folks that are out there that are still not able to access personal income because of the road closures please reach out to me.

My staff and I will likely convene a meeting regarding Arelie Garcia, likely reaching out to law enforcement and the County to find out what the coordinated effort is. Social media is not enough and I think we will need more coordination to find her. The data cited by Arelie's friends that came here is really true. We have an initiative in the Assembly, we have one person who is Native American who has been really strong in terms of pushing the initiatives around murdered and missing indigenous women, and that data is real. So anything we can do, our office is here and will initiate that phone call.

n. 17th District, California State Senate: John Laird

Sen Laird: First, we were all down here during the storms and the CAO had been here a matter of days, and Dawn has been here a matter of weeks, Ara has come on

since then and has stepped up on the Carmel River and it's a wonderful breath of fresh air from the County and I wanted to call them out on it.

I have 17 bills on the Governor's desk, and one of them is about sea level rise planning that goes through all the local planning in the Bay Area and the central coast and I'm hopeful that will get signed.

When I first came back to the Senate, Martha said, you gotta work on fire insurance. Much to all our amazement there was an announcement last night there is a framework for a deal, and we're trying to figure it out. The Governor and the Insurance Commissioner, the outline of it, is that you would be required to deliver insurance at the same ratio you deliver it in non-fire zones. The rates would be allowed to float based on hazard modeling, and the insurance companies would be required to carry the Fair program in the hopes that it would lower the rates in some way. Bound to be people pissed off on different parts of that.

Broadband. Our offices have all been talking. I have a draft letter to the PUC President to ask them to correct what their map said about Big Sur.

I appreciate the discussion about the Logjam, we're going to see it right after this meeting.

I have my eyes on the Pacific Valley School situation. Lucky that we intervened and got the state to not have to re-certify every year.

Lastly, we have submitted a letter from me on the Chumash Sanctuary. The draft map shrunk it, and a lot of us are advocating it to go back to the original map. It has been coordinated with the offshore wind. There is a defined offshore wind area, there is a defined sanctuary area, and they can try to mesh the two together.

o. 19th District, United States Congress: Jimmy Panetta

Rep. Panetta: My office continues to monitor this progress to ensure a positive relationship between the Federal Highway Administration and the community, repairs continue on schedule, and is prepared to advocate for additional funding should additional damage occur this winter. These meetings are a testament to the Big Sur Community's engagement and pride. I'm looking forward to our continued partnership.

So far, we are in wildfire season so we are continuing to push certain bills for federal forest especially with upcoming Farm Bill. Ensuring that the Wildfire Emergency Act I'm doing with Dianne Feinstein gets included in that to provide forest restoration and resiliency projects, and then working with Doug LaMalfa on bipartisan bill on the Forest Protect and Wildland Firefighter Safety Act to provide access for Federal Firefighters so they can have more tools to fight fire when they need it.

Broadband and Telecomm. The Infrastructure Bill we passed, \$42.45 Billion with California receiving \$1.86 billion. The CPUC is responsible for where that goes, and that depends on certain maps. What we're seeing and what we are hearing from you, is that those maps are wrong when it comes to Big Sur. There are discrepancies and there are inaccuracies as to where there is connectivity. So we wrote a letter last week explaining to the President of CPUC about these inaccuracies and that they work with you so they have a better informed map so that we can get our fair share of that funding.

NOAA Weather transmitter. Working with NOAA to make sure there is one at Post Ranch. We are waiting for authorization and working to get it funded through the appropriations process.

Regarding Government Shutdown. When a shutdown occurs, there are services that stop and services that are limited. What is worse is that there are going to be 2.2 million federal employees that will not get a paycheck. A government shutdown is not in the best interest of the American people, my constituents in California's 19th Congressional District, or the residents of Big Sur. With the services in Big Sur, as an example the Forest Service here, they are going to stop getting paid. Here is an example of real people who are being hurt by this shutdown. The National Parks will be closed, the forest lands will be closed. They will not be monitored, there will not be any enforcement. There will be emergency services that are available: Military, social security, Medicare, vets' medical care, air traffic control, postal services. But there will be ripple effects that some of the other services that will be open will be slowed down. The Coast Guard will still be operating, but they will not be getting a paycheck. [Rep Panetta went on to share some personal thoughts about why the shutdown is happening this time around and some options going forward to avoid the shutdown and future shutdowns]. Our office is here, and my office and my staff will continue to work, regardless of the shutdown.

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

a. California Highway Patrol

Ian Troxel: As far as a taskforce goes, please reach out. John and Oscar would like to be part of that taskforce regarding Bixby Bridge. We'll continue to enforce what we can, educate the public through social media and also give our engineering requirements out to public works and other necessary.

b. Monterey County Sheriff's Office

Capt. Smith: Same thing, here to support where we can. Please reach out.

Martha Diehl: Can you update us on Deputy Villasenor?

Capt Smith: Right now, he is still working in this area. I believe he will be officially out in mid-October. He will still be in the Monterey Station, but will not be assigned to Big Sur. We are making great strides in hiring and working to fill all the gaps.

c. Big Sur Fire

Matt Harris: We've had 177 calls for the year, which is about 17% less than last year. We are working on improving communications with a repeater.

The Paul's slide closure is still challenging for us, and I do echo CABS request for more coordination meetings.

Internally, we are mostly training for wildland fires. We are at height of wildfire season. Working on deferred maintenance and improvement around our stations.

October, November, and December is fundraising season. We'll be participating in MCGives! again, and we hope that everyone is aware and we have a bunch of events coming up and we'll provide medical standby at those.

Congratulate FABS at CABS on getting Firewise communities recognized. Clearridge is 2nd Firewise community which is a huge success. Jesse Villasenor will be sorely missed by our BSFirefighters, as will Mary Trotter.

d. Big Sur Byway Organization

Martha Diehl: Next meeting is Dec 6. We are only funded for more than one meeting per quarter. You can participate by zoom for members of the public and we usually meet at fire station in highlands. Encourage all participation. Every individual/agency we can find an address for will get a letter to remind them that you signed the agreement to further the Coast Highway Management Plan.

IX. Adjournment – 1:27pm.

Next Meeting – Friday, December 15th, 2023

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



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

PREPARED FOR DECEMBER 15, 2023, BIG SUR MULTI-AGENCY ADVISORY COUNCIL MEETING

PROJECTS UNDER CONSTRUCTION										
	Project	Location	Description	Estimated Construction Timeline	Construction Cost	Funding Source	Coastal Development Permit	Project Manager (Resident Engineer)	Contractor	Comments
1.	Big Sur South (1Q760)	In San Luis Obispo and Monterey Counties, Near Big Sur, From Ragged Point to Limekiln Creek Bridge SLO-1-71.8 to MON-1-20.9	Storm Damage Repairs	January 2023/ Spring 2024	\$18.35 Million	SHOPP	Exempt	Victor Devens	S. Chaves Construction, Inc.	Construction underway
2.	Big Sur Central (1Q770)	In Monterey County, Near Big Sur, From Limekiln Creek Bridge to 0.9 Mile south of Castro Canyon Bridge MON-1-20.9/42.2	Storm Damage Repairs	January 2023/ Spring 2024	\$45.6 Million	SHOPP	Exempt	Victor Devens	Papich Construction,	Construction underway
3.	Highway 1 Pfeiffer Canyon Mitigation (1K080)	At Pfeiffer Canyon Bridge (MON 45.4/45.6)	Environmental mitigation (planting, erosion control) for project EA 1J130.	April 2023 – May 2026	\$0.2 million	SHOPP	This project is to meet the CDP condition for 05-1J130.	Jackson Ho	BF Contracting Engineering	Construction underway
4.	Big Sur North (1Q800)	In Monterey County, Near Big Sur, From 0.9 Mile south of Castro Canyon Bridge to 0.3 Mile south of Carmel River Bridge MON-1-42.2/72.0	Storm Damage Repairs	January 2023/ Spring 2024	\$25.4 million	SHOPP	Exempt	Victor Devens	Granite Rock Construction	Construction underway
5.	Highway 1 Garrapata Creek Bridge Rehab (1H460)	At Garrapata Creek Bridge (MON 63.0)	Electrochemical Chloride Extraction (ECE) of bridge structure	July 2021 – March 2024	\$9.6 million	SHOPP	Exempt	Carla Yu	Future Contractors & Engineers	Construction underway



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

PREPARED FOR DECEMBER 15, 2023, BIG SUR MULTI-AGENCY ADVISORY COUNCIL MEETING

PROJECTS IN DEVELOPMENT									
	Project	Location	Description	Estimated 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	April 2025 – October 2025	\$2.1 million	SHOPP MAJOR	Yes	Luis Duazo	Right of Way acquisition is ongoing.
2.	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	February 2025 – December 2026	\$7.3 million	SHOPP	Yes	Meg Henry	PA&ED was achieved 10/18/2022. Project is in the Design PS&E phase. CDP application was submitted, and project team is actively working with Coastal to obtain permit.
3.	Highway 1 Castro Canyon Bridge Rail Upgrade (1H490)	At Castro Canyon Bridge (MON 43.1)	Replace bridge rail	August 2024 - April 2028	\$2.5 million	SHOPP	Yes	Meg Henry	Project is in the Design phase. Project is delayed due to AT&T. CDP was approved for project. Legal action with ATT in process, legal decision anticipated in spring 2024. Once legal decision is provided, project schedule will be updated.
4.	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	January 2026- October 2026	\$3.2 million	SHOPP	Yes	Carla Yu	Environmental studies are underway.
5.	Highway 1 Garrapata Creek Bridge Rail Replacement (1H800)	At Garrapata Creek Bridge (MON 62.97)	Bridge rail rehabilitation	January 2024 – January 2025	\$3.6 million	SHOPP	Yes	Carla Yu	Project is prepared to RTL (ready to list), Coastal Development Permit is required.



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

PREPARED FOR DECEMBER 15, 2023, BIG SUR MULTI-AGENCY ADVISORY COUNCIL MEETING

6.	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	December 2024 – June 2025	\$1.25 million	SHOPP MINOR A	Yes	Jackson Ho	DPR signed 11/7/2022. Starting public circulation of DED. PAED targeting December 2023.
7.	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	April 2025 – May 2025	\$11 million	Local, Oversight	Yes	Nicholas Heisdorf	95% Plans have been reviewed by the Department and returned to the County of Monterey. Anticipate comments to be addressed and resubmittal in Spring 2024.

ACRONYMS USED IN THIS REPORT:

CT	Caltrans	PA&ED	Project Approval and Environmental Document
CDP	Coastal Development Permit	PS&E	Plans, Specifications, & Estimates
DED	Draft Environmental Document	RTL	Ready to List
DPAC	Division of Procurement and Contracts	SHOPP	State Highway Operation and Protection Program
DPR	Draft Project Report	STIP	Statewide Transportation Improvement Program
ED	Environmental Document		

PROJECT APPLICATIONS IN BIG SUR
County of Monterey Housing & Community Development – Planning
ACTIVITY BETWEEN SEPTEMBER 15, 2023 AND DECEMBER 1, 2023

The following projects are currently active within the Big Sur Coast Land Use Plan area or have been decided since September 15, 2023. Changes are highlighted:

FILE #	APPLICANT	AREA	PROPOSED USE
PLN230308 (PLANNER: MARY ISAREL)	MAEHR TED H AND RAINER RICHARD SCOTT	38829 & 1122 PALO COLORADO RD CARMEL	COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO (2) 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 (2) 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. PROJECT SUBMITTED ON NOVEMBER 20, 2023; 30-DAY REVIEW PERIOD ENDS ON DECEMBER 20, 2023. STATUS IS "APPLIED".
PLN230208 (PLANNER: HYA HONORATO)	IZONIL LLC	31549 HIGHWAY 1, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN: 1) AFTER-THE-FACT COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR CONVERSION OF AN EXISTING 413 SQUARE FOOT GUEST HOUSE AND 451 SQUARE FOOT STORAGE ROOM OVER AN EXISTING DETACHED GARAGE TO AN 864 SQUARE FOOT ACCESSORY DWELLING UNIT; AND 2) A COASTAL DEVELOPMENT PERMIT FOR THE DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES. THE PROPERTY IS LOCATED AT 31549 HIGHWAY 1, CARMEL (ASSESSOR'S PARCEL NUMBER 243-221-027-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON OCTOBER 4, 2023; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 1, 2023. STATUS IS "INCOMPLETE".
PLN230207 (PLANNER: BENJAMIN MOULTON)	FERLINGHETTI LORENZO	39350 COAST ROAD, MONTEREY	COASTAL ADMINISTRATIVE PERMIT FOR A TEST WELL. THE PROPERTY IS LOCATED AT 39350 COAST ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 418-121-049-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 17, 2023. 30-DAY REVIEW PERIOD ENDS ON DECEMBER 20, 2023. STATUS IS "APPLIED".
PLN230090 (PLANNER: CHRISTINA VU)	SALYER SAUNDRA	38887 PALO COLORADO ROAD, CARMEL	COASTAL ADMINISTRATIVE PERMIT FOR ESTABLISHMENT OF AN OUTDOOR COMMERCIAL CANNABIS OPERATION CONSISTING OF 10,000 SQUARE FEET OF CULTIVATION, 400 SQUARE FEET OF STORAGE AND 200 SQUARE FOOT NURSERY. THE PROPERTY IS LOCATED AT 38887 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-151-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON OCTOBER 12, 2023; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 3, 2023. STATUS IS "INCOMPLETE".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN220217 (PLANNER: FIONNA JENSEN)	FOWLER JOHN F & ANNE M TRS	46402 PEAR VALLEY ROAD, BIG SUR	COASTAL ADMINISTRATIVE PERMIT TO ALLOW LESS THAN 100 CUBIC YARDS OF GRADING ON SLOPES IN EXCESS OF 30 PERCENT AND A DESIGN APPROVAL TO ALLOW CONSTRUCTION OF 355 SQUARE FOOT STORAGE STRUCTURE AND ASSOCIATED SITE IMPROVEMENTS INCLUDING AN AUTO COURT AND RETAINING WALLS. THE PROPERTY IS LOCATED AT 46402 PEAR VALLEY ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-231-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON SEPTEMBER 20, 2023; PROJECT DEEMED "INCOMPLETE" ON OCTOBER 20, 2023. STATUS IS "INCOMPLETE".
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 ENDED DECEMBER 2, 2022. PROJECT DENIED BY PLANNING COMMISSION ON MARCH 8, 2023. PROJECT APPEALED ON MARCH 23, 2023. PROJECT SCHEDULED FOR BOARD OF SUPERVISORS HEARING ON DECEMBER 6, 2023. STATUS IS "SET FOR HEARING".
PLN190107 (PLANNER: FIONNA JENSEN)	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 RE-SUBMITTED ON JULY 26, 2022 & PROJECT DEEMED "COMPLETE". AFTER A SITE VISIT BY STAFF ON 1/6/23, PURSUANT TO SECTION 20.145.060 OF THE BIG SUR COASTAL IMPLEMENTATION PLAN, THIS PROJECT IS EXEMPT FROM A COASTAL DEVELOPMENT PERMIT. TREE REMOVAL IS FURTHER SUPPORTED BY CPUC GENERAL ORDER 95, RULE 35, AS AMENDED BY CPUC DECISION D 17-12-024, AS RELATED TO THE COMMUNITY WILDFIRE SAFETY PROGRAM. STATUS IS "VOID".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN190100 (PLANNER: FIONNA JENSEN)	ZIMMERMAN DANIEL R TR (FORMER OWNER: 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 WAS ROUTED ON JULY 7, 2023; REVIEW PERIOD ENDED AUGUST 7, 2023. PROJECT APPROVED BY ZONING ADMINISTRATOR ON OCTOBER 12, 2023. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON OCTOBER 31, 2023; NO APPEAL RECEIVED BY COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".
PLN180347-AMD1 (PLANNER: MARLENE GARCIA)	SLAWSON ROBERT TODD TR	30770 AURORA DEL MAR CARMEL	MINOR AND TRIVIAL AMENDMENT TO PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL (PLN180347, PLANNING COMMISSION RESOLUTION 19-030) THAT ALLOWED THE DEMOLITION OF AN EXISTING 3,198 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING AND REBUILD A 5,704 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING, DEVELOPMENT ON SLOPES GREATER THAN 30%, DEVELOPMENT WITHIN 750' OF KNOWN ARCHAEOLOGICAL RESOURCES, DEVELOPMENT WITHIN A 50' OF COASTAL BLUFF AND RELATED SITE IMPROVEMENTS. THE AMENDMENT CONSISTS OF A REMODEL INSTEAD OF A DEMOLITION OF THE SINGLE FAMILY DWELLING INCLUSIVE OF A 1,288 SQUARE FOOT ADDITION TO THE SINGLE FAMILY DWELLING, A 526 SQUARE FOOT DETACHED GARAGE, CONSTRUCTION OF PREVIOUSLY APPROVED GYM/POOL ADDITIONS TO THE EXISTING GARAGE AND SITE IMPROVEMENTS THAT INCLUDE REPLACING DRIVEWAY WITH PAVERS. THE PROPERTY IS LOCATED AT 30770 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-341-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON AUGUST 2, 2023; 30-DAY REVIEW PERIOD ENDED ON SEPTEMBER 1, 2023. PLANNER NEVER SENT 884 LETTER OR UPDATE STATUS IN ACCELA. PROJECT DEEMED "COMPLETE" BY OPERATION-OF-LAW ON SEPTEMBER 1, 2023. 884 LETTER SENT ON DECEMBER 6, 2023. STATUS IS "COMPLETE".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN180166 (PLANNER: PHIL ANGELO)	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. APPLICANT SUBMITTED REVISED PLANS ON MAY 24, 2023, WITH MANAGEMENT APPROVAL. PROJECT DEEMED "INCOMPLETE" ON JUNE 23, 2023.
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 RE-SUBMITTED ON NOVEMBER 30, 2022; PROJECT DEEMED "COMPLETE" ON DECEMBER 20, 2022. ENVIRONMENTAL DOCUMENT WAS PREPARED & ROUTED. PROJECT APPROVED BY PLANNING COMMISSION ON JUNE 14, 2023. PROJECT APPEALED TO THE BOARD OF SUPERVISORS ON JULY 20, 2023 & JULY 24, 2023. PROJECT APPROVED BY BOARD OF SUPERVISORS ON SEPTEMBER 19, 2023. PROJECT APPEALED TO THE COASTAL COMMISSION ON OCTOBER 19, 2023 & OCTOBER 20, 2023. STATUS IS "PENDING APPROVED".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN030379-AMD1 (PLANNER: FIONNA JENSEN)	SEAL HOUSE LLC	56700 HIGHWAY 1, BIG SUR	MINOR AND TRIVIAL AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN030379) THAT ALLOWED THE SUBDIVISION OF A 49 ACRE PROPERTY INTO TWO (2) PARCELS CONTAINING 40 ACRES AND 9 ACRES, CONSTRUCTION OF A 2,729 SQUARE FOOT SINGLE FAMILY DWELLING AND ASSOCIATED SITE IMPROVEMENTS INCLUDE A 300 SQUARE FOOT GARAGE, PERIMETER FENCE, SEPTIC SYSTEM, AND REMOVAL OF TWO (2) PROTECTED TREES; AND DEVELOPMENT WITHIN THE CRITICAL VIEWSHED, WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE AND ON SLOPES IN EXCESS OF 30 PERCENT. THIS AMENDMENT WOULD CLEAR CODE ENFORCEMENT VIOLATION (22CE00104) TO ALLOW CONSTRUCTION OF A REPLACEMENT 5 FOOT TALL OPEN-STYLE FENCE AND ENTRANCE GATE WITHIN THE CRITICAL VIEWSHED. THE PROPERTY IS LOCATED AT 56700 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 421-011-034-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON OCTOBER 19, 2023; PROJECT DEEMED "COMPLETE" ON NOVEMBER 17, 2023. PROJECT HAS NOT BEEN SET FOR HEARING ACCORDING TO ACELA. STATUS IS "COMPLETE".

The following projects within the Big Sur Coast Land Use Plan area are active, but have had NO CHANGE IN STATUS since September 15, 2023:

FILE #	APPLICANT	AREA	PROPOSED USE
PLN230064 (PLANNER: PHIL ANGELO)	ROBERTS BRYAN & ADRIENNE D TRS	37600 HIGHWAY 1, MONTEREY	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW RENOVATION OF EXISTING TWO-STORY SINGLE FAMILY RESIDENCE, REMOVAL AND REPLACEMENT OF EXISTING 397 SQUARE FOOT GUEST HOUSE WITH A 504 SQUARE FOOT GUEST HOUSE, A NEW 941 SQUARE FOOT DETACHED GARAGE AND ASSOCIATED SITE IMPROVEMENTS INCLUDING A DRIVEWAY, PARKING AREA, TERRACES AND A POOL; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A BLUFF; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 4) COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT TO MERGE TWO (2) PARCELS RESULTING IN A SINGLE 4.01 ACRE PARCEL; AND 5) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN THE CRITICAL VIEWSHED. THE PROPERTY IS LOCATED AT 37600 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBER 418-111-012-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON MARCH 5, 2023; PROJECT DEEMED "INCOMPLETE" ON MARCH 31, 2023. PROJECT RE-SUBMITTED ON MAY 5, 2023; PROJECT DEEMED "INCOMPLETE" ON JUNE 2, 2023. PROJECT RE-SUBMITTED ON JULY 20, 2023; PROJECT DEEMED "COMPLETE" ON AUGUST 19, 2023. PROJECT SET FOR PLANNING COMMISSION HEARING ON JANUARY 31, 2024. STATUS IS "COMPLETE". [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN220106 (PLANNER: FIONNA JENSEN)	BIG SUR CG OWNER LLC	47000 HIGHWAY 1, BIG SUR	<p>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; PROJECT DEEMED "INCOMPLETE" ON DECEMBER 9, 2022. PROJECT RE-SUBMITTED ON FEBRUARY 6, 2023; PROJECT DEEMED "COMPLETE" ON APRIL 11, 2023. ENVIRONMENTAL DOCUMENT WAS ROUTED ON NOVEMBER 14, 2023; REVIEW PERIOD ENDS ON DECEMBER 14, 2023. PROJECT SET FOR PLANNING COMMISSION HEARING ON JANUARY 10, 2024. STATUS IS "COMPLETE". [NO CHANGE IN STATUS]</p>

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; PROJECT DEEMED "INCOMPLETE" ON APRIL 15, 2022. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]
PLN220016 (PLANNER: MARY ISRAEL)	GREENWOOD KODIAK	46240 PFEIFFER RIDGE ROAD, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW ESTABLISHMENT OF AN OUTDOOR COMMERCIAL CANNABIS OPERATION CONSISTING OF 5,000 SQUARE FEET OF CULTIVATION AREA. THE PROPERTY IS LOCATED AT 46240 PFEIFFER RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-241-003-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JUNE 7, 2023; PROJECT DEEMED "INCOMPLETE" ON JULY 7, 2023. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN210348 (PLANNER: MARY ISRAEL)	NAIK DEVANG & DESAI RUPA	36240 & 36242 HIGHWAY 1, MONTEREY	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO DEMOLISH EXISTING SINGLE FAMILY DWELLING AND CONSTRUCT NEW 9,392 SQUARE FOOT TWO-LEVEL SINGLE FAMILY RESIDENCE INCLUDING AN ATTACHED THREE-CAR GARAGE; AND A NEW SINGLE STORY 1,200 SQUARE FOOT ACCESSORY DWELLING UNIT WITH A 536 SQUARE FOOT TWO-CAR GARAGE AND NEW DRIVEWAY; 2) COASTAL DEVELOPMENT PERMIT FOR REMOVAL OF THREE CYPRESS TREES INCLUDING ONE LANDMARK TREE; 3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; 4) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES GREATER THAN 30%; 5) COASTAL ADMINISTRATIVE PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF ARCHAEOLOGICAL RESOURCES. THE PROPERTY IS LOCATED AT 36240 & 36242 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBER 243-251-011-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 23, 2022; PROJECT DEEMED "INCOMPLETE" ON JANUARY 6, 2023. PROJECT RE-SUBMITTED ON OCTOBER 10, 2023; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 9, 2023. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]
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. PROJECT RE-SUBMITTED ON OCTOBER 31, 2023; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 29, 2023. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN210100 (PLANNER: FIONNA JENSEN)	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". [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
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]
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]
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. ENVIRONMENTAL DOCUMENT WAS ROUTED ON MARCH 27, 2023; REVIEW PERIOD ENDED APRIL 26, 2023. PROJECT HAS NOT BEEN SET FOR HEARING ACCORDING TO ACCELA. [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: CHRISTINA VU)	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 WAS "SET FOR HEARING". PER CRAIG SPENCER, PROVIDED DIRECTION TO APPLICANT. WAITING ON SUBMITTAL OF ADDITIONAL INFORMATION. UPDATED CHECKLIST HANDED OUT BY PLANNER ON FEBRUARY 15, 2023. FORMAL APPLICATION WAS NOT SUBMITTED WITHIN THE 6 MONTH TIME FRAME AND STATUS AUTOMATICALLY CHANGED TO "VOID" ON AUGUST 15, 2023. PLANNER HAS TO PROVIDE WRITTEN PROOF FROM OWNER/APPLICANT/AGENT REQUESTING AN EXTENSION OF TIME TO SUBMIT THE FORMAL APPLICATION. UNTIL SUCH EVIDENCE IS RECEIVED, STATUS REMAINS "VOID". [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]