
Big Sur Multi-Agency Advisory Council Meeting

Friday, February 9th, 2024

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 December 15th, 2023 Draft Minutes**
- IV. Public Comment on Non-Agenda Items – limited to 3 minutes**
- V. New Business**
- VI. Old Business**
 - a. Nacimiento-Fergusson Road Update - Federal Highway Administration
 - b. Bixby Bridge Taskforce Update
- 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 – Friday, June 7th, 2024

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

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

DRAFT Minutes

- I. Call to Order 10:05am**
- II. Roll Call and Introductions**
- III. Approval of the September 22, 2023 Draft Minutes**
 - a. Motion my Kirk, second by Adams, motion passes to approve minutes with corrections.
 - b. Comment from Laura with the Film Commission stated the minutes were fabulous. They are meant to be there for information if you were unable to make it.
- IV. Public Comment on Non-Agenda Items – limited to 3 minutes**

Ceremonial Resolution honoring the life and impact of Mary Trotter.

 - a. Congressman Panetta: I would like to take this time to acknowledge and recognize Mary Trotter. I put forward a Congressional Record that I would like to read that is now written into congress. Mr. Speaker, I rise today to pay tribute to the remarkable life of Mrs. Mary Trotter. A longtime resident and community leader of Big Sur, California, Ms. Trotter passed away on September 7, 2023, at age 81. Her legacy is one of tireless service, advocacy, and profound dedication to the Big Sur community. Ms. Trotter's journey to Big Sur began in the early 1970s, after spending her early life in the Salinas Valley. Her passion for the Central Coast's history was admirable and in part influenced by her late husband, Walter Trotter, the son of Sam Trotter, a larger-than-life pioneer and master builder who made his home in Big Sur in the late 19th and early 20th centuries. Walter and his brother Frank were renowned carpenters, contributing to iconic projects like Nepenthe, a Big Sur fine dining institution. Mrs. Trotter was a founding member of the Big Sur Historical Society, dedicating countless hours to historical research, often traveling throughout California to delve into archives. For two decades, Ms. Trotter chaired the community's Land Use Advisory Committee (LUAC), where she utilized her expertise to fiercely advocate for responsible land use and the preservation of Big Sur's unique heritage. Her dedication to Big Sur was unwavering, and her wealth of information about local land use and history was critical. Marcus Foster, a fellow LUAC member, shares, "Learning from her was one of the reasons I joined the LUAC. The next generation is going to have to "step up" to fill the void Trotter left behind." Mrs. Trotter, affectionately known as "Mary with a backbone of steel" and "larger than life," was not defined by her stature but by her remarkable character. Her friend, former Big Sur Fire Chief Marta Karstens, described her as intelligent and kind with a keen sense of humor and deep interest in the happenings of Big Sur. When she spoke, people listened, not only because of her wisdom but also because of her genuine appreciation for the community. Mrs. Trotter's love for Big Sur extended beyond history. She was pivotal in creating the cherished book, "Recipes for Living in Big Sur." Additionally, as a dedicated volunteer, Mary Trotter was involved in numerous

charitable ventures, serving on the Big Sur Health Center board, being a member of Big Sur's Community Emergency Response Team, and contributing to events like the Big Sur River Run and the Big Sur Fire Annual Muster. Mr. Speaker, I invite my colleagues in the U.S. House of Representatives to join me on behalf of California's 19th Congressional District in honoring Mary Trotter for her invaluable contributions to the protection and prosperity of Big Sur. Her legacy will forever inspire us to continue the critical work of preserving and maintaining this extraordinary community.

- b.** Mary Adams: John, on behalf of County of Monterey we wanted to present you with this proclamation in the remarkable life of Mary Trotter. Early life in Salinas Valley, then San Francisco, and made her way to Big Sur. On behalf of Monterey County, we would like to present this proclamation that commends the memory of Mary Trotter for her years of services to the Big Sur Community.
- c.** Mauricio Arias from State Assemblymember Dawn Addis: Joint Resolution on behalf of the State Assembly and State Senate, for Mary Trotter's leadership in the Big Sur Region. Kate Daniels, I first had the opportunity to meet Mary in these rooms, at the BSMAAC. What a presence, what a force and an institutional knowledge keeper. In my mind as we work on this new draft plan, Mary's legacy is filled with each and every page.
- d.** Steve Beck: I worked with Mary Trotter on the Land Use Plan update. The Land Use Plan has been around for 37 years. Anyone looking at it objectively would call it a tremendous success. You should not see any construction from Highway 1. Update is coming along well. Maintains plan and updates for things that could not have been anticipated. The problem is within the original text, you won't see the building but what you do see is hundreds of acres that have been overtaken by Pampas grass. The invasives are mentioned in the update but the infestation has only grown. Iconic places like Hurricane Point are now being taken over. Almost nothing is being done. And there is no plan for anything being done. The landscape is protected from human construction, but it is being overtaken by invasive. It travels along the highway, so Caltrans has a responsibility to repair landslide slopes that doesn't create a new nursery for Pampas grass. I beg you to do something.
- e.** Kate Daniels: Is there a recommendation from the LUAC's version that the ad hoc missed?
- f.** Steve: I think it needs to be additionally put in.
- g.** Sharon Petrosino Wilson: Thank everyone who helped with the 40th Big Sur River Run. The fundraising was split between the Big Sur Health Center and Big Sur Fire. Note for Caltrans, cones from Post Ranch to Bakery, can Caltrans take these cones down?
- h.** Sam Farr: Pampas grass, we did a project with Caltrans many years ago. The problem is multi-faceted. You have to agree on what herbicide should be used and then access to private land. It gets very complicated. This is a massive effort. This means we need pressure from you for agriculture research to come up with a formula that will kill the pampas grass. You can weedwhacker it and spray it, but

manually pull out the root. Need something that will kill the root without manual labor.

- i. Bree: Comment on that. The only way you can get rid of it is to pull the roots out. Herbicide and poisons won't work. Each one is 4-8 ft; it is a monster.
- j. Sara von Schwin: We do have a subcommittee on the invasive plant species in the Byway Organization. Caltrans is on the subcommittee as well.
- k. Jeanne Dawson: Pleased to say Monterey Ranger District hiring staff who is going to manage range and invasive species programs. Still getting feet under us but I already spoke with them this morning to work multi-jurisdictionally to get a handle on this, but we are willing to come to the table to see what we can do to achieve some success on this.
- l. Dan Shaw: State Parks are looking at highlight treatment methods, this is getting worked on and we can share that information with others.
- m. Bree: Eradication method to put something else there with native species included in eradication plan.
- n. Sherna Stewart: I used to live in Big Sur, the pampas grass is mostly in inaccessible places. It is in no one's backyard and in everyone's backyard. We need everyone, homeowners and business owners to come together. I was involved in starting the Big Sur Land Trust, it is astonishing to me to find out how partisan the Monterey Peninsula is about Big Sur. Everyone from Big Sur and the whole county, and state gov and forest service to do something about it. Drones may be needed and with mapping. This is a huge thing. On-going task force. Thrilled this is such a hot topic of interest. I came down to Big Sur for lunch and dinner a few months ago, in the last couple of months the pampas grass has significantly grown.
- o. Martha Diehl: speak to the Byways discussion. Financial support from county for administrative support. Marcos Ortega has been carrying on his back the efforts to combat invasive plant species. We tried to allocate \$2,500 to give taskforce to buy gloves and water bottles. This is a huge effort, and we will need funding regularly. So, the practical agreements and activities can continue. The Byway is not at a capacity to provide meaningful input without funding. We could use the help to do this thing where the community is concerned, and it is the action we can't do without money.
- p. Trish Jackson from the Bixby Canyon. The polices 3337 33210 talks about eradication of invasive species. Encouragement to all residents to control species on their own property. There needs to be a financial incentive. What do you do with the pampas grass because the dump doesn't want it. On Coast Road, there was a young man doing mapping of the pampas grass. I'd like to know what the follow up is from that. Private land and a lot of the land is inaccessible, and it needs to be taken care of. I will work hard to get rid of it if someone offers specific guidance.
- q. Michael Harrington: El Sur Ranch, thank you for recognition of my aunt. My family and I greatly appreciate it. Thank you from El Sur Ranch for the eradication of Pampas grass it is an important issue
- r. Matt Glazer: On board of BSF, Exec Director of Deetjens, on Byways, President of Captain Cooper Parent's Club. We had a Big Sur Byways Organization

scheduled this month and did not make a quorum. We want to do this work on the Byway Organization, and we need support to have a quorum. That is why “we” the community show up. I want to compel everyone on this council, you are here to listen to us, and we do not have a lot of progress. I encourage you to listen to every side of the argument and what is the middle ground. We live in a black and white and red and blue world right now. You model for us how to hear the matters at hand. I’m talking about land use plan, and STRs which is different than transient occupancy. You have an opportunity to model finding the middle ground.

- s. Jeanne: When is the next Byway meeting?
- t. Martha: Taylor Price can help, we are working to schedule a special meeting to agree on meeting dates for 2024.
- u. Mike Caplin: Pampas Grass. I’m not expert on it and I tried to cut it with a chainsaw, first order of business is to cut it quickly. And I don’t know of a drone to do it. It will not be cheap. Smaller size Pampas grass was cut with chain saw and sprayed with roundup. I have read the seeds last 3-6 months which is hopeful if you can kill it. Genesta seeds last for 8- years or more.
- v. Rick Aldinger: Big Sur River Inn, proud to host an event for Jimmy Panetta this afternoon, 3-5pm, we are proud to do it and extend a heartfelt invitation to everyone here.

V. New Business

Broadband Update – Central Coast Broadband Consortium and National Telecommunications and Information Administration (NTIA)

- a. Gladys from National Telecommunications Information Admin, the NTIA is a feral agency tasked with running the IJA act. A big part of that is a broadband program and build out. In her role, she coordinates partnerships with government agencies and interest groups. Gladys can you please give us an update.
- b. Broadband is a popular subject matter and we all learned through COVID how essential it has become. As the Congressman said, admin and congress passed bipartisan infrastructure bill, \$60 billion allocation. \$42 billion for broadband itself and the goal of the program is to get 100% connectivity household in the country. Each state has opted into this fund. California has two grants officers but every other state has one. California’s allocated was almost \$2 billion. CPUC involved. State did an equity program administered by Cal Department of Technology. Yearlong effort in planning, issued draft plans, CPUC has finished public comment period on initial proposals. Proposals are how are we going to put funding out, and CPUC has experience in broadband grants and well fit to administer this. The community should get familiar with the proposed plans. Share your experience with broadband or lack of broadband. What does California look like now and what does that look like in the future. Are there any barriers to participating in the program for local gov or broadband providers. Comments to consider as you review these plans. Leaving materials and business cards so you can follow up and learn about the programs. Contact me to learn more or other briefings. In closing, for the national website internetforall.com state website, broadbandforall.com.
- c. Congressman Panetta: Where can people go to put this public comment?

- d. Gladys: On proposed plans, CPUC public comment period has closed. However, CPUC will take general comments on their website. Subject matter: Proposals on Broadband.
- e. Congressman Panetta: California is a big state, and we lead the world in technology, but we lack in a lot of area of connectivity. Were we given enough funding to have the proper investment?
- f. Gladys: It is a yes and a no. We are fortunate that Ca has had programs looking at the digital divide. There is a big divide in Big Sur. Ca has been running digital initiatives for almost twenty years. It is not a new issue for us. The offices are brand new in other states, so we have a big advantage. Knowing the challenge of geographic barriers to the coast and to the mountains. Less dense a population an area has, the less rate of return for the providers. Programs like this are to incentivize providers to go to these areas. Make this feasible not profitable.
- g. Congressman Panetta: passed the broadband law with funding but where the money is used is decided by local governments?
- h. Gladys: Yes, no one knows the local issues. MBEP Ameer is partner in crime, and they run a regional broadband consortium, multicounty entity to help communities coalesce. Take advantage of funding opportunities.
- i. Supervisor Adams: I get so irritated when I hear providers do not want to provide coverage based on the number of residents, why do they not consider the amount of people driving people through to Big Sur?
- j. Gladys: They don't know what they don't know in Big Sur, the market here. Vacation time, throughout guests, localize business model.
- k. Jeanne Dawson: Do you anticipate much involvement from USFS with land base.
- l. Gladys: Yes
- m. Jeanne Dawson: Have you already reached out?
- n. Gladys: Yes
- o. Jeanne Dawson: We'd like to support you and we will also need time to plan and support you.
- p. Gladys: interagency panel that meets monthly. Over a dozen of national agencies that have been meeting. One of the biggest issues is permitting. Caltrans is a major partner and endorser, thank you.
- q. Jeanne Dawson: We can't go around NEPA but if there are ways for the USFS to help expedite, we will do what we can.
- r. Congressman Panetta: Bureaucratic hurdles.
- s. Ryne Leuzinger: Infrastructure types. Three potential types, in ground, expansion of 5g, and subsidization of satellite internet. Could federal funding be used in each 3 of those areas? Would the next step be?
- t. Mike Caplin: I might be the reason you're here, I'm the one who bugged our Congressman. How could we get on the Middle Mile map of California. Are you the one who receives grant applications?
- u. Gladys: That would be the state. We look at the different funds to weave together different funding opportunities. California is the only state in the country with a Middle Mile effort. California is almost 98%, we are looking at connecting the last

- 2%. The Middle Mile program is unique, I know Ameer and the consortia are talking to Middle Mile folks.
- v. Mike: How can we get this? It's going to take with fiber a lot of money, especially if it will be buried.
 - w. Gladys: B funding might be available for building middle mile funds
 - x. Mike: the complicated bureaucracy is so difficult to follow learning which entities do, we will also need an internet provider who is willing to take us on.
 - y. Kate Daniels: Mike I'm not sure if your letter came back to you, but Senator Laird wrote a letter to the CPUC for including mapping.
 - z. Matt Glazer: Speaking for Captain Cooper School that suffers from insufficient internet service. Prioritize serving children in underserved communities and public safety agencies to be able to perform their tasks.
 - aa. Gladys: County Offices of Ed
 - bb. Matt Glazer: Some of the disadvantaged communities take on difference forms. Employee housing concentrated areas.
 - cc. Sam Farr: It might be a lot cheaper to contract with Starlink. If you are going to do fiberoptic, we had a petition to underground power lines. PG&E paid no attention to us. We also need to consider power lines for connecting to Starlink.
 - dd. Steve Beck: My own story, I live in a neighbor with no electricity and cable for telephone is buried in the ground. It constantly breaks. We had satellite but it is expensive. I had a dream we had everything in one package. Now I have Starlink. I can afford a \$120 a month but there are people who can't.
 - ee. Mike Caplin: In this room there are people who drove four hours to get to this meeting and there is no zoom option. For lack of connectivity. Please keep us in mind. To be part of the current us society we need to get connected in a proper way.
 - ff. Gladys: I focused on rural for the last 15 years and particularly with broadband.
 - gg. Congressman Panetta: Thank you for talking with us and I appreciate the comments with the audience.

Bixby Bridge Taskforce Update

- hh. Mauricio: Following the previous BSMAAC meeting to address long and short-term issues along the Bixby Bridge. Thank you to Martha for kick starting this. During the meetings, 8 meetings, 2 were at large and the rest were one on one meetings. We discussed options including mitigate marketing and communication, parking control, increase patrolling, we are still looking into concrete long-term solutions, Supervisor Adams introduced a Board of Supervisors referral. Thank you to SeeMonterey for offering to produce an A -frame sign.
- ii. Martha Diehl: Commending Assemblymember for her and her team to give gravitas with this effort. The energy and focus on pursuing this has been wonderful. Highlight referral from Supervisor Adams. Other big understanding that I took away immediate solutions. There will be experimental attempts that we know will not work but we have to try it. But we can add it to our arsenal of things we have tried. The citizen data can give us more data and ask CABS to use traffic counter data to get more data at the highway. Thank you for taking this seriously! Public works is creatively trying to come up with things to address this issue.

- jj. Trish Jackson: I had hoped for more, but I am happy to hear the amount of attention this had shown. Delineators shoved all the traffic on to coast road. 85 % of the time, I cannot get in or out. I have to wait for tourist traffic. We can put more signs. We need to try even if it fails because what we have now is dangerous. The County has a gate further along the road. Was there any discussion about putting in another gate? Residents who would have access? Something needs to be put in place to mitigate tourists from coming. Pleased about the extra officers. I think if there was enforcement. That would bring in funding. Commercials.
- kk. Kate Daniels: I've enjoyed sitting on the taskforce. The Coastal Commission is important to involve on the issue. And the Bixby Bridge is the built environment not the visual access. We need to work with Coastal Commission to look at public access. This is a positive first step.
- ll. Martha Diehl: Taskforce was really refreshing. Including closing the road, no parking, all on the discussion table.
- mm. Alyssa Rendon: On SeeMonterey, visitor messaging has been updated. Sandwich board signs, updating Bixby Bridge sign Dos and Don't, people will look for info and we can provide them what to do. Creating materials with hotel staff. PR media have committed to not photographing the bridge or have health and safety messaging. Visit SLO and Visit California about Highway 1 roundtable with the highway closure to make sure we are aligned with messaging.
- nn. Ryne Leuzinger: Appreciate Commissioner Diehl with experimental approach. Complex approach over many years. Looking at multiple opportunities to help solve it. Road is a throughway but not treated as much. Serious issue on impeding residents and safety issues. If the emergency taskforce to have traffic study, there would be funding. Land Use Plan to place boulders where parking issues could be placed. Appreciate the comments from SeeMonterey and managing visitor expectations and viewing the Bixby Bridge differently. It is a major destination point without any infrastructure point.
- oo. Ranger Joe Navarez: Someone recommended at Bixby Bridge visit to I went on my lunch to pick up trash for 3 minutes with trash bucket and grabber. Thank you to the task force for their focus about litter as well.
- pp. Sam Farr: Bixby Breek is a crowd control problem. I came through on Friday before Thanksgiving and it was a shit show and it was insane. No law enforcement there. You can predict when the crowd will be there. Highway patrol. Design is important.
- qq. CHP Officer Oscar Loza: As an example, this last was a busy weekend with a DUI arrest. It is difficult for me to make it to Bixby Bridge, I'm usually there by sunset to help monitor. When I am there, people pay attention and I do not need to write tickets. I write a citation and then the next group comes and don't see the citation that was just written.
- rr. Trish Jackson: Citizens patrols? Zion shuttle.
- ss. Patrol Commander with Sheriff's Office Ivan Rodriguez: Became aware of the taskforce and in the interest of a short term and immediate solution, I have sent my sheriff deputies to go to the Bixby Bridge Friday, Saturday, Saturday. They are

there for about 30-60 minutes. I am pulling them away from other areas in the county. Personal experience, I strongly discourage citizens becoming deputized or issuing citations. Citizens do not have the de-escalation training or the equipment to address difficult situations that might occur. Citations create conflict.

- tt. Question: Could you park a vehicle with lights flashing?
- uu. Rick: I couldn't agree more enforcement is the solution here. These folks have a lot of responsibility here. Bixby Bridge parking does not rise to the top of what these guys are responsible more. What does that mean, it means we will need funding. We will need sufficient funding to make this work. Travelers have learned there is no enforcement.
- vv. Matt Glazer: SeeMonterey has updated their messaging, but the travel video for the new year is very enticing of the coast. Do we have an opportunity for remote patrol that does not put public safety at risk?
- ww. Mike: Thank you for assigning your deputies there to help solve one of our local problems.
- xx. Steve Beck: if SeeMonterey is putting out stuff without the bridge, maybe the County of Monterey will also stop using the Bixby Bridge in photos.
- yy. Mike Caplin: the amount of the tickets if significant with social media could help solve the problem. Signage indicating special area for special fines. Parking citation is \$28.
- zz. Oscar Loza: CHP and SO issue county ordinance fine which is typically \$28.

VI. Old Business

Nacimiento-Fergusson Road Update - Federal Highway Administration

- a. Jeanne Dawson: 6 months since I was at the last meeting. Updates from Michael Daigler from Federal Highway Administration. 40% of project work is completed. We are making progress, and a lot of work has gone into this. There are a lot of closures, and we appreciate your understanding and your support. Council here, information on road closure status, coordination of the closures. Site 5 culvert construction with concrete work there. 6 sites that have been worked on. Sites in progress. NOAA strong El Nino pattern up to 80 inches of rain during the winter. Preparation for winter we don't know what's going to happen. Hope for the best and prepare for the worst. We have been working with contractors what can they put to bed and stabilize for the upcoming winter season and will know they will have to completely disengage because storms will close the road again.
- b. Sam Farr: I came here for this item. When FHWA was here a year ago, they said this would be repaired by now. I think the USFS should contract with Caltrans to maintain this road through legislation. Fort Hunter Liggett have the best paved roads in the nation. Caltrans had to move a whole mountain and it will be done before Naci-Ferg. It is a shame that this road is still closed.
- c. Jeanne Dawson: I appreciate your feedback on this. A lot of the work happened from storm events several years ago and in the most recent year, we added more sites into the contract so all of it will be completed and worked on. DOD has a higher budget than the forest service does. We are required to work with federal agency partners with the boost because we don't have the engineering capacity. We are getting help from other agencies to help address the condition we are dealing with.

- d. Sam: This isn't enough. Wouldn't you want to get this off your plate? Caltrans would be a much more responsibility maintaining the road. We can legislative this. There has to be a better solution to maintain this road.
- e. Bree Harlan: I respectfully disagree with Sam and say the Forest Service has done a great job. I'd like to show this calendar that the South Coast residents received when they would have and not have access to their property. I would rather wait with information than not have information and guess on openings on roads. I want to commend USFS for the calendar information shared with South Coast residents. I have heard nothing but positive feedback from South Coast residents on USFS work on Naci-Ferg.

VII. Reports from Member Agencies

a. Big Sur Resident, North Coast Martha

- i. Grange: 75th anniversary party, with over 100 people turn out. Talking about making it an annual event. We just had an election of officers. We had our craft fair over Thanksgiving weekend that was so popular. The Grange gets a percentage from the vendors. Historical Society: program at the Grange at the 75th anniversary. How places in Big Sur got their names. Sorry to report work has temporarily stopped on our cookbook, cutting ties with publisher. CERT: thank you for Weston Call Fund Grant. River Run was successful and the Bal Masque. Question from residents: County law about micro kitchens.
- ii. Adams: State law that the County has agreed, and it was put into place. And you are right that the info wasn't shared well. It would give people an opportunity to have a first start for opening a restaurant. I fear it may be like STRs and we will have to track it but at the time no one in the 5th District had applied for this permit and only two in the whole County. Environmental Health issues permit and would regulate.
- iii. Martha: Bridge?
- iv. Sara; We have to mitigate with bridge
- v. Martha: Garrapata signage
- vi. Sara: project is not fully finished so the sign with a small post and a barricade leaning against it and I will ask about that.
- vii. Martha: 10th anniversary of the Pfeiffer fire.

b. Big Sur Resident, South Coast Bree Harlan

- i. Nacimiento Ferguson road repair updates. Pleased with communication of construction company with community and willingness to provide necessary access. Appreciate the calendar of construction events and projected closure periods provided to the community to afford insight into construction timeline and allow for residents to plan ahead for projected closures. Happy with progress so far. Concern among residents regarding possible HWY closure through rainy months and possible use of NF, Los Burros and South Coast ridge road as throughway for construction vehicles for Highway 1. Paul's Slide. Very happy to finally have some sense of when the road will once again be open even if that projection changes as winter rains cause new developments. We are all looking forward to the reunification of our community and the ability to finally once again be able to access both sides of the coast without a 4-hour round trip. Bridge Rails. Why is there a need to change the design of the

existing rails at all? It's not a baby crib or a deck railing. Nobody has fallen through or gotten their head stuck in the last 90 years. BSLUP update. Pleased with the addition of language updating the natural resources and including the community in that category. STRS. I have lived in Big Sur my whole life and have watched as home after home where my friends were raised and grew up with their families have been sold and bought and transformed into luxury homes and vacation getaways for the upper class. The rise of STRs is a manifestation of the class warfare against low income and working-class people that has taken place across the country, many of whom have dark skin and hair and speak with an accent. When you talk about STR increasing accessibility to the coast, imagine who those people are. What color skin and hair do they have? What kind of cars do they drive? Where are they from and what kind of homes do they live in? In reality, STRs only provide yet another elite form of accessibility for the white upper middle class. Housing has been redefined from resources to investment commodities to luxury goods. There seems to be a subconscious underlying belief that low income and working-class people do not deserve nice things, beautiful surroundings or self-actualization. They don't deserve to dream. They don't deserve access to the outdoors or space for their own gardens or nice homes. We have humble homes that have been transformed into multimillion dollar vacation getaways for the well to do while the rest of the community must compete for housing in shacks, rundown trailers, converted sheds, garages and chicken coops, in their cars or miles away in squalid apartments. The community of Big Sur is being squeezed further and further into the peripheries, into overlooked and rundown places. Most of the people who live here have no prospect for upward mobility. Most are just struggling to provide a better life for their children and to leave them with more than they themselves started out with. Meanwhile we have dozens of homes that sit empty. Large luxurious homes that are too nice for working class people. The planning commission has released blueprints for housing plans. Tiny little homes that make the most of every square inch of space while upper-class homeowners build underground bunkers and wine cellars and tennis courts and garages for their expensive cars. They value things not people. They value possessions not community. They do their good deeds by donating to the health center or the fire brigade while they hoard the finite resources of this area and argue that the environment can't support more homes to be built for the working class. Ceasefire in Gaza. Not speaking as a representative for the south coast on this issue but as a representative of humanity and human decency. I implore Representative Panetta to support a resolution for a ceasefire in Gaza and an end to the war that has targeted hospitals, ambulances, journalists, women, children, and other civilians.

- c. Big Sur Chamber of Commerce - Kirk Gafill
 - i. Big Sur businesses undergoing seasonal slowdown with typical reduced traffic levels due to winter weather and shorter daylight hours, though visitation levels are further reduced by 30-35% due to Highway 1 closure at Paul's Slide. Economic impacts of the Paul's Slide closure are

widespread and continue to increase due to the duration of the closure and these impacts can be expected to continue largely unabated until Highway 1 is again open from Carmel to Cambria. Impacts go well beyond individual business revenues and extend to reduced earnings for employees and lower overall employment levels. The Big Sur Chamber of Commerce requests that Caltrans provide updates on no less than a monthly basis going forward on the status of the work to re-open the highway at Paul's Slide and to provide detail on to what extent work ongoing weather and/or site-specific conditions may affect anticipated re-opening target of late spring of 2024.

- d. Community Association of Big Sur Ryne Leuzinger
 - i. Broadband for All - CABS is available to partner with various broadband stakeholders like Congressman Panetta's Office and MBEP Ameer Othman to help collect data (via broadband "speed tests") within our 70-miles of coastline. We are aware of the need to correct the PUC mapping of our area. Bixby Bridge Task Force - CABS is standing by to support the emergency task force as needed. We'd like to offer our thanks to the BSBO and Assemblymember Dawn Addis for helping address the significant safety issues and traffic impediments at this location. South Coast El Nino Preparations and CABS participation - CABS has been working closely with the South Coast residents since this last winter and the many atmospheric river events. To prepare for this winter's El Nino CABS organized and delivered the following to the Red Cross container at Pacific Valley School on November 27th. Thank you to the following for these donations: Cases of nonperishables from the Monterey County Food Bank Dry dog and cat food from SPCA 24 cases of bottled water from Monterey County Department of Emergency Services A location for a 40-yard rolloff for household garbage has been Identified. Thank You to USFS - Fin Eifert and Chevene Simmons. Coastal Rolloff will be the Provider. El Nino weather will trigger the rolloff to be ordered. Caltrans – Thank you Caltrans for the Press Release of the estimated reopening of Paul's Slide for late spring of 2024. VUM Visitor Use Management – The Enterprise Team continues its work. The next step is to prioritize and implement actions shared by the Community this last August. There will be an opportunity for more public comment this coming spring, date tbd. Fire Adapted Big Sur – We're happy to note that Partington Ridge has been certified as a Firewise community. There are now 3 Firewise communities (Clear Ridge and Post Creek are the others) and more are interested in starting the process. Please contact Rayner to explore how Firewise might help your neighborhood become more wildfire resilient Firewise USA® Firewise is a program developed by the National Fire Protection Association® (NFPA®), administered by CAL FIRE, that helps neighborhoods organize, assess for wildfire resiliency, and create an action plan to improve wildfire resiliency. Partington Ridge Firewise recently joined Clear Ridge Firewise and Post Creek Firewise as Big Sur's newest Firewise-recognized community. FABS Chipping Program ● CABS is working on a grant application to fund a cost—share Big Sur chipping program (from SLO county line to Malpas Creek, including all

communities that access Hwy 1). ● This CAL FIRE Wildfire Prevention Grant Program grant application will be submitted the first week of January 2024. ● Potential benefits of the chipping program: reduces seasonal accumulation of slash from defensible space clearance work (not subject to burn season restrictions); economically-attractive alternative to (some, but not all) burning slash piles; reduces risk of unintended wildfire resulting from burning slash piles (2022 Dolan Fire); reduces greenhouse gas emissions (fewer slash pile burns); fewer fire department page-outs from reported smoke from slash pile burns; reduces burn injuries with fewer slash pile burns; chips available for soil supplementation. Fireside Chats Every other Wednesday 9:30-11:00 AM at Big Sur River Inn. “Office hours” for residents and businesses owners to meet with Rayner and discuss wildfire resiliency. Began in November. Upcoming chats are December 27, January 10, January 24... Newsletters/Announcements FABS newsletters are now integrated with CABS newsletters. Regular notifications concerning wildfire preparedness, regulatory changes, insurance, events, and other timely topics. You can subscribe to the CABS newsletter at our website – cabigsur.org 2024 FABS additional areas of focus for the new year will include safety and evacuation, and structure hardening (preparing buildings for wildfire).

- e. County of Monterey Planning Department Taylor Price
 - i. List of current development projects in agenda packet. Garrapata Bridge Rail Project, BoS took action for staff to return with an intent to deny the appeal and the fact that the big sur bridges are a treasure in the Big Sur area. Staff went to the planning commission on the 13th, please contact us with more comments on Big Sur Land Use plan. County staff is working to update Coastal AUD regulations with state law. Separate from Big Sur Land Use Plan Update. Spring 2024. Finally, draft EIR for vacation rentals on December 11th. Public comment period ends on January 29th. Submit comments before the 29th. Available online and hard copies at library in Carmel and the Carmel Valley library.
- f. Monterey Peninsula Regional Park District Joe Navarez
 - i. Preparation for winter. Dampierre ballpark 4,000 sandbags in preparation of an emergency berm wall to prevent flooding. Recovering from last year's storms still. Palo Corona Backcountry. Park District partners Coastal Conservancy \$10 million Rancho Canada floodplain restoration project. Improving floodplain activity. Hacienda Carmel and other communities. Restoring environment. Spring 2025 construction may start. Palo Corona Park, finishing school bus drop off, restrooms and other improvements. Lastly, Park District is embarking on a strategic planning session. February 10th on a Saturday a community meeting with Board of Directors and staff.
 - ii. Mike Caplin: On the committee for planning California Coastal Trail, Senator Lairds’ office is interested in getting the draft to the Coastal Commission, one of the issues is to Kathleen Lee and Kate Daniels asking about an easement between Palo Corona Regional Park and Carmel river. Does the park district have an easement for that? Contact Jake Smith. jsmith@mprpd.org and he and Kathleen can talk.

- g. California Coastal Commission Absent
- h. Caltrans Sara von Schwind
 - i. Cones at Big Creek, they are not Caltrans cones. Cones are to prevent people from driving into drainage ditch. Discussion of boulders, that is always going to be an issue for anything that is a fixed object impacts emergency response. Safety devices are designed for MASH compliance. Federal compliance. New systems, you as a driver, if you hit one, the safety device will crumple with impact rather than have a direct impact. Vision zero, safety of traveling public, I have heard from the public that no one has been hurt there before. We are interested in saving people's lives and that is where our earnest efforts come from. We designed the Garrapata Rail specifically for Big Sur. It's okay if the community doesn't like it, but we did crash testing as you can see cars are bigger, heavier, than before. We have moved boulders away in turn outs where space was available. We want everyone to be able to go home. We want to partner with you and I understand the special nature of Big Sur. We just sent out a new press release about Paul's slide. We will give more updates on Paul's Slide. If there is 2 inches of rain every day for 10 days, the timeline will probably be extended. Speed limit survey were conducted on sections of Highway 1 and we did a presentation of the speed survey at a BSMAAC meeting that was held online. That whole process has been complete, and we will be putting up speed limit signs in areas as we discussed. 45 mph in some sections. The overall impact is adding 5 additional signs but some signs will also be coming out. The signs will be coming. Draft EIR for Limekiln Bridge. 45 day review for comment. In Mid-January there will be a virtual public meeting.
 - ii. Bree: you are replacing the entire bridge?
 - iii. Sara: yes
 - iv. Steve Beck: the comments that have gone into the LUP, Caltrans submitted one, part of that said that Caltrans owns the highway or the right of way.
 - v. Sara: We own the liability for the highway. We don't have one consistent land ownership. Generally we own the property or the easements
 - vi. Steve: You would be a landowner who has to follow county land use plans like policy on pampas grass.
 - vii. Sara: we are working on it with our arborists, first goal was to remove at turnouts. We own 20 feet on either side. We are trying to partner with people to address this.
 - viii. Sam Farr: I am concerned that Caltrans doesn't support highway as a scenic highway and a nationally recognized scenic byway. Has Caltrans ever asked the National Highway Administration to apply the same standards to Highway 1? The only highway section in Highway 1 that is codified in state law? There is a unique status in this road, you can make exceptions. How do you get the federal government help with the designation of scenic byway for special financial or exceptions to general role

- ix. Sara: Depends on what exceptions we are looking for.
- x. Sam Farr: Signage.
- xi. Matt Glazer: Are there going to be advisory signs that the speed limit sign will be changing?
- xii. Sara: yes, that is required in our regulatory package.
- i. California State Parks and Recreation Dan Shaw
 - i. I would like to provide updates on the list of items Marcos presented at the last BSMACC. Partington Cove Trail repairs have been completed and the trail is now open. All bridges to the Point Sur Lighthouse have now been completed. We are currently working on a structural evaluation and Historic Structures Report. This will assist with our project to return the original Fresnal lens to the Lighthouse. John Hiles presented information on the Point Lobos visitor use survey at the last BSMACC. We expect that draft report sometime in January. We completed a prescribed burn at Andrew Molera this past week. The burn was a collaborative effort with allied agencies and particular thanks to CalFire and our tribal partners. We had fire trained members of the Esselen Tribe assisting with ignition and holding so a great collaborative burn. We are getting close to opening the Ewoldsen Trail in Julia Pfeiffer Burns. This trail was closed due to past fire and flood events and we are excited to get it back open to the public. (a comment came in asking specifically how soon it will be open, we are working hard to open it as soon as possible but impending storm/rain makes it difficult to provide an exact date).
- j. Monterey Bay National Marine Sanctuary Absent
- k. United States Forest Service Jeanne Dawson
 - i. Contract time used is 40%, and contract work completed is 33%. Confirm with Michael, but contract period is for all work (east and west) and anticipate west side work to start in February. South of Monterey to north of LA, throughout the forest, we experienced in \$185 million in damage from atmospheric rivers. We are coming up on the one year from damage and we are paying close attention to preparation. If you see something, say something to our local district office. It is a matter of triage. Across the forest we have addressed a lot of significant damage to reopen access to the public. Open up roads, trails and recreation sites. Coastal sites, sand dollar day use area, Plaskett Creek campground, Silver Peak trail network and Pfeiffer Beach. A lot of our roads are level 2 roads. For high clearance vehicles and high passenger traffic not designed for these roads. Not everything will be paved for passenger vehicles. Apex construction completed work on Southcoast Ridge Road. Doing work on Chews Ridge mastication.
- l. 5th District, Monterey County Board of Supervisors Mary Adams
 - i. Bree, I hope you'll send your comments on STRs to the Coastal Commission. Underscore what Taylor Price said, please provide comments by January 29th. Taylor already talked about Big Sur Land Use Plan Update info. Congressman Sam Farr and I attended meeting in SLO. Board of Supervisors voted on Garrapata Bridge Rail Replacement. Sara and John from Caltrans, I want to thank you and your staff for being

available for comments on the important bridge rail design. And thank you to my team for providing the snacks today.

- m. 30th District, California State Assembly Field Representative Maurico Arias
 - i. Assemblymember part of the California delegation to the climate conference. Sent letter of support to advocate expansion of marine protected areas. Appointed by Assembly Speaker Rivas. Legislation, Addis had her first hearing as chair. Big Sur follow ups, Highway 1 roundtable with Visit California. Met with Big Sur Byway member Katie Moon. Happy to report the log jam on the Big Sur River has been removed. Bixby bridge, thank you to the agencies. Broadband letter to CPUC.
- n. 17th District, California State Senate Policy Advisor Kate Daniels
 - i. Log Jam on Big Sur River success! Caltrans got the logs out of the river, thank you! We had a conversation with Caltrans and business community and residential community, communicating in advance of winter storms. Now that there is a date for reopening Highway 1, our office would put together meetings. Thank you USFS for calendar. Comment on California Coastal Trail segment through Big Sur, we are looking for all of the existing trails that could possibly be a part of the community's alignment. Next step is working with agencies to see where the alignment can go. Senator Laird letter to Broadband (ADDED AS AN ATTACHMENT) Every single bill of Senator Laird's was signed by the Governor, all 47 bills have been signed since he took office. In 2021, we had a \$30 billion surplus and directing money to district, and last year a budget shortfall, \$68 billion budget deficit and interesting time to see how legislature will balance budget.
- o. 19th District, United States Congress Jimmy Panetta
 - i. Good to be back here and in Big Sur. Talked about the "Do nothing" Congress in the 1940s and with the majority in charge, we are only keeping the government. Majority like we do that is dysfunctional and cannot govern themselves. My party helps govern to have the vote in CV in September, Supplemental funding package for Ukraine and Taiwan and record crossings at the border. This administration to work with the Senate to come up with a change in policy. We have two budget deadlines on Jan 17th and Feb 2nd. March FFA reauthorization. April FISA reauthorization. Very big bills that need to get done. We have a number of retirements going on. Anna Eshoo is retiring. Broadband, Mark Dennin in my office, is leaning in this to ensure we get our fair share. Inflation Reduction Act, extend microgrids. People should be allowed to use Medicaid during extreme weather events. Study on NEPA. Funding with water resources and development act. Projects at the local level, working to ensure we have our fair share. FEMA \$60 billion for the national disaster relief. Give Martha credit for NOAA transmitter, Dick Ravich and Trey Kropp making this happen. Working with NOAA and the County to move this along. I appreciate bring up emotional evolving and complicated levels at the Big Sur level or the national level. We will continue to listen and learn to do what is right. To have peace in the middle east and across the world.

Shoutout to Rick Aldinger who is retiring as the General Manager for Big Sur River Inn.

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

- a. United States Forest Service, Law Enforcement Officer – absent
- b. California Highway Patrol – Ian Troxell 770-8000, phone number, follow us on social media. Thank you to Dawn Addis and Supervisor Adams to move forward on some enforcement projects on the Bixby Bridge and the Sheriff’s Office to assist us and game plan for 2024 and traffic safety on Highway 1.
- c. Monterey County Sheriff’s Office – Ivan Rodriguez, I use to work here as a patrol team member and a search and rescue as well. Happy to be back and thanks for your time today.
- d. Big Sur Fire – Matt Harris, 2024 is 50th anniversary for BSF. Planning special events. Thank you for noting 10th anniversary of Pfeiffer Fire. Incoming rain, we added South Coast sand pile, thank you Caltrans and County Public Works for that. Easier to coordinate with them. We have thousands of bags.
- e. Big Sur Byway Organization

IX. Adjournment 1:22pm motion by Kirk, Second by Bree, all in favor, meeting adjourned.

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~

Key Items to highlight:

1. **CABS Traffic Counter at Mal Paso Bridge, the story** - (Patte to present)
 - The story of the Traffic Counter, like anything in Big Sur takes “time” as most of you in this room can relate to. In this case almost 4 years.
 - But let’s start at the beginning - CABS realized early on that anecdotal observation was not getting the attention of all of you in this room BUT concrete “data” and “visuals” would. This is when CABS strategically started to collect data on illegal campfires and illegal camping along highway 1 and in the front country; and vehicle and visitor behavior at Bixby Bridge.
 - Simultaneous to this the Destination Stewardship Plan for Big Sur (DSP) was being drafted - a lot of you in this room participated and were advisors in this plan. Amongst many priorities in the DSP: **Data collection was identified as a high priority.**
 - **The last Traffic Study done on Highway 1 was in 1977** and informed the Big Sur Land Use Plan being drafted in the 80’s. Today, we only have estimates from 2.9 million annual visitors in 1986 to an estimated 4.5-7 million annual visitors in 2020 provided by Caltrans. So what is the number of vehicles traveling Highway 1? If we had a traffic counter, this could help provide the data that could lead to potential traffic management solutions and overall health & safety for our residents and the traveling public.
 - To this end, CABS raised public donations through Monterey County Gives (MCGives) to support the purchase, engineering, and installation of a traffic counter at Mal Paso Bridge.
 - And then the fun began. We met a lot of heroes along the way: Bear Electric and James King our engineers; the family that allowed us to place the counter on their property - they were curious enough to open their door to a 6’3” stranger (Butch) to hear his request; and the planning and permitting folks who worked through the approvals for this unusual request. From start to the finished install, it took 3 years.
 - We were up and running at the beginning of 2023 and then the Atmospheric River Event happened that took out the power on the Monterey Peninsula for several weeks and many trees came down. One tree just missed the traffic counter by a foot! With the power off and on for several months, traffic counts were intermittent if at all.
 - Once power was restored, our engineer discovered that one of the “traffic counting channels” was damaged and he needed to switch to a 3rd channel.
 - By August 2023 we started collecting 24/7 raw traffic data.
 - But raw traffic data alone cannot tell the story. We are now exploring pulling in weather, sunrise and sunset times, holidays, highway closures (Paul’s Slide), etc. that will provide contextual information against which the data could be analyzed.

- More good news, the Big Sur Byways Organization, under Martha Diehl's leadership, will be the recipient of this raw traffic data for the 'Public Record". This is invaluable at this time for not only the Byways organization but the Bixby Bridge Emergency Task Force and the Big Sur Land Use Plan Draft Update. **This is a game changer!**
- We really need two things going forward: year on year traffic data in order to begin to see patterns **and** a second Traffic Counter on the South Coast at the County Line.
- The biggest heroes of all in this story are the traveling public and residents of Big Sur, many of whom provided the donations needed to enable us to do this important work and move it **from a "vision" to "operational" and a Public-Private partnership.**

2. **CABS Bixby Bridge Data Collection Fall of 2023 -**

Many residents volunteered to collect data on visitor behavior and vehicle activity during the month of September. This data will be (or has already been) shared with the BSBO and the Bixby Bridge Emergency Task Force to help identify the problems and where solutions may be helpful.

3. **CABS hosted 3 community meetings on the Land Use Plan Draft Update (in January and February)**

- a) The topics discussed: Fire, Critical Viewshed, Visitor Impacts along the Highway Corridor, Special Events, Land Use, and Housing.
- b) A Panel of experts led these sessions with in-depth discussions by the community. Thank you Big Sur LUAC members (Steve Beck, Dave Smiley and Mike Caplin), the Planning Commissioners (Martha Diehl and Kate Daniels), and Jamie Tuitele-Lewis, Resource Conservation District of Monterey County.
- c) It is not too late for Public Comment! Next Workshop is February 14th. There are handouts on the back table on how to make Public Comment, location of the Workshop, and how to participate by way of Zoom.

3. **Retaining Wall Failure at the Logjam area near St. Francis Church - Thank you to Barbara Ray and Ken Wright for monitoring, photographing and filming during these recent storms and the quick action by Senator Laird and Kate Daniels to bring it to the attention of Caltrans and a BIG thanks to Caltrans for their immediate emergency action.**

4. **Gravel Armoring on Plaskett and Los Burros Roads, South Coast -**

- a) Tom Collins, a South Coast resident & CABS board member, continues to be the liaison between Fin Eifert, Department of Transportation (DOT), USFS Contractors and the South Coast residents regarding the various road repair schedules. **This communication has been key to the success of all these road repairs**, especially with the highway closure at Paul's Slide.

- b) A request was made to Fin Eifert and Michael “Shakes” Myshkowec, USFS Roads Engineer, for 224 tons of gravel to armor both Plaskett and Los Burros roads to make them safer and accessible.
- 48 tons of gravel delivered to Plaskett
 - 96 tons delivered to Los Burros with another 80 tons to be delivered
 - Thank you to those who volunteered to spread the gravel: Tom, Soren Gilda, Sarah Harvey, Sage, Gail, Hutch, Jessie Phelps, JP Gilda, Bill Volpe and Sarah Harlan to name a few.
 - Big thank you to Fin and Shakes for their quick response!

5. FABS -

Fire Adapted Big Sur Chipping Program

On January 8, a chipping program grant application was submitted to the CAL FIRE requesting funding to partially pay for 75 days of chipping per year for 5 years. This program would include all communities along the Hwy 1 corridor between SLO county line and Malpaso Creek. FABS will also launch a 10-day pilot chipping program this spring partially funded by a resident donor.

Mapping / Spatial Analysis

CABS received a grant from ESRI (the company behind ArcGIS, a spatial mapping system). This will provide FABS/CABS with enhanced capabilities to access and analyze the latest terrain, vegetation, and weather data, and historic fire behavior across Big Sur. Fire agencies traditionally use this data for fire attack planning, and it can be helpful for residents to understand historical and potential fire behavior specific to their neighborhoods. Look for online interactive maps available to the public as we ramp up.

PROJECT APPLICATIONS IN BIG SUR
County of Monterey Housing & Community Development – Planning
ACTIVITY BETWEEN DECEMBER 1, 2023 AND JANUARY 26, 2024

The following projects are currently active within the Big Sur Coast Land Use Plan area or have been decided since December 1, 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; PROJECT DEEMED "INCOMPLETE" ON DECEMBER 20, 2023. STATUS IS "INCOMPLETE".
PLN230231 (PLANNER: HYA HONORATO)	KIRKPATRICK ERIN ET AL	NO ADDRESS ASSIGNED TO PARCEL	RESTORATION PLAN TO CORRECT A CODE ENFORCEMENT VIOLATION (23CE00225) FOR REMOVAL OF VEGETATION, THREE (3) REDWOOD AND ONE (1) COTTONWOOD TREES. THE PROPERTY IS LOCATED OFF OF COAST ROAD, MONTEREY [NO ADDRESS ASSIGNED TO PARCEL] (ASSESSOR'S PARCEL NUMBER 418-121-021-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JANUARY 3, 2024; PROJECT DEEMED "COMPLETE" ON FEBRUARY 2, 2024. PROJECT SET FOR ADMINISTRATIVE "HEARING" (CHIEF OF PLANNING) ON MARCH 20, 2024. STATUS IS "COMPLETE".
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; PROJECT DEEMED "COMPLETE" ON DECEMBER 20, 2023. STATUS IS "COMPLETE". PROJECT SET FOR ADMINISTRATIVE "HEARING" (CHIEF OF PLANNING) ON FEBRUARY 21, 2024. STATUS IS "SET FOR HEARING".
PLN230170 (PLANNER: HYA HONORATO)	MCFARLAND ALBERT M & TERRI LEE DEAN TRS	NO ADDRESS ASSIGNED TO PARCEL	COASTAL ADMINISTRATIVE PERMIT TO ALLOW A TEST WELL. THE PROPERTY IS LOCATED OFF OF SYCAMORE CANYON ROAD, BIG SUR [NO ADDRESS ASSIGNED TO PARCEL] (ASSESSOR'S PARCEL NUMBER 419-261-016-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JANUARY 22, 2024; 30-DAY REVIEW PERIOD ENDS FEBRUARY 21, 2024 . STATUS IS "APPLIED".

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. PROJECT RE-SUBMITTED ON DECEMBER 13, 2023. 884 DEADLINE WAS JANUARY 12, 2024; ACCORDING ACCELA, NO 884 LETTER WAS SENT OUT. STATUS IS "RE-SUBMITTED".
PLN220106 (PLANNER: FIONNA JENSEN)	BIG SUR CG OWNER LLC	47000 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW CAMPGROUND IMPROVEMENTS INCLUDING A REPLACEMENT SEPTIC SYSTEM AND RELOCATION OF CAMP SITES, DEMOLITION OF APPROXIMATELY 12,840 SQUARE FEET OF EXISTING CAMPGROUND COMMON SPACES AND CONSTRUCTION OF A 200 SQUARE FOOT GATEHOUSE, 800 SQUARE FOOT CAMPGROUND RETAIL STORE, 3,000 SQUARE FOOT GENERAL STORE, 2,500 SQUARE FOOT EDUCATION AND HISTORY CENTER, 3,00 SQUARE FOOT LODGE, AND 705 SQUARE FOOT GUEST SERVICES BUILDING; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30 PERCENT; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE. THE PROPERTY IS LOCATED AT 47000 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-201-023-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 14, 2022; 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 CONTINUED AT PLANNING COMMISSION HEARING ON JANUARY 31, 2024 TO DATE UNCERTAIN. STATUS IS "SET FOR HEARING".
PLN220104-AMD1 (PLANNER: KAYLA NELSON)	BERRY NANCY A	48234 HIGHWAY 1, BIG SUR	MINOR AND TRIVIAL AMENDMENT TO A PREVIOUSLY APPROVED COASTAL ADMINISTRATIVE PERMIT (PLN220104; CHIEF OF PLANNING RESOLUTION NO. 23-019) TO DELETE CONDITION OF APPROVAL NO. 7. THE PROPERTY IS LOCATED AT 48234 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-171-040-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON OCTOBER 20, 2023; PROJECT DEEMED "COMPLETE" ON NOVEMBER 6, 2023. PROJECT APPROVED BY CHIEF OF PLANNING ON DECEMBER 6, 2023. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON DECEMBER 21, 2023; NO APPEAL RECEIVED FROM COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".

FILE #	APPLICANT	AREA	PROPOSED USE
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. PROJECT RE-SUBMITTED A SECOND TIME ON JANUARY 9, 2024; 30-DAY REVIEW PERIOD ENDS FEBRUARY 8, 2024. STATUS IS "RE-SUBMITTED".
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. PROJECT RE-SUBMITTED ON JULY 12, 2023; DEEMED "INCOMPLETE" ON AUGUST 1, 2023. PROJECT RE-SUBMITTED A SECOND TIME ON DECEMBER 18, 2023; PROJECT DEEMED "COMPLETE" ON JANUARY 18 2024. ACCORDING TO ACCELS, PROJECT HAS NOT BEEN SET FOR HEARING. STATUS IS "COMPLETE".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN200097 (PLANNER: FIONNA JENSEN)	WIND & SEA PROPERTY LLC	54722 HIGHWAY 1, BIG SUR	AFTER-THE-FACT COMBINED DEVELOPMENT PERMIT TO PARTIALLY CLEAR CODE ENFORCEMENT VIOLATION (16CE00201) CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE PARTIAL CONVERSION OF A DETACHED GARAGE INTO A GUESTHOUSE; 2) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF OUTDOOR SAUNA, HOTS, TUBS AN OUTDOOR PATIO AND DECKS; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30%; AND 5) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREA. THE PROPERTY IS LOCATED AT 54722 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 421-011-010-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON DECEMBER 14, 2023 [AFTER RE-ASSIGNED PLANNER HANDED OUT NEW CHEKLIST], 2023; PROJECT DEEMED "INCOMPLETE" ON JANUARY 18, 2024. STATUS IS "INCOMPLETE".
PLN050722-AMD1 (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	AMENDMENT TO A PREVIOUSLY APPROVED COASTAL DEVELOPMENT PERMIT (PLN050722) FOR A LOT LINE ADJUSTMENT BETWEEN FOUR PARCELS OF APPROXIMATELY 1,375 ACRES TOTAL, CONSISTING OF PARCEL A (555 ACRES), LOT 10 (530 ACRES), LOT 2 (144 ACRES) AND LOT 3 (146 ACRES) REVISED TO THE CONFIGURATION OF PARCEL JD1 (497 ACRES), PARCEL JD2 (72 ACRES), PARCEL JD3 (573 ACRES), AND PARCEL JD4 (233 ACRES), WITH EACH ADJUSTED PARCEL TO INCLUDE POTENTIAL AREAS FOR RESIDENTIAL DEVELOPMENT AND DEDICATION OF REMAINING LANDS AS CONSERVATION EASEMENTS. THE PROPERTIES ARE LOCATED EAST OF HIGHWAY 1 BETWEEN SOBERANES POINT AND KASLER POINT, BIG SUR [NO ADDRESSES ASSIGNED TO PARCELS] (ASSESSOR'S PARCEL NUMBERS 243-211-022-000, 243-211-023-000, 417-011-016-000 AND 417-021-002-000), APPROXIMATELY TWO MILES NORTH OF PALO COLORADO ROAD, BIG SUR LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON APRIL 21, 2021; PROJECT DEEMED "COMPLETE" ON MAY 21, 2021. PROJECT APPROVED BY PLANNING COMMISSION ON AUGUST 25, 2021. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON SEPTEMBER 17, 2021; NO APPEAL RECEIVED FROM COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN030379-AMD1 (PLANNER: FIONNA JENSEN)	SEAL HOUSE LLC	56700 HIGHWAY 1, BIG SUR	<p>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 SET FOR ADMINISTRATIVE "HEARING" (CHIEF OF PLANNING) ON FEBRUARY 7, 2024. STATUS IS "SET FOR HEARING".</p>

The following projects within the Big Sur Coast Land Use Plan area are active, but have had NO CHANGE IN STATUS since December 1, 2023:

FILE #	APPLICANT	AREA	PROPOSED USE
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". [NO CHANGE IN STATUS]
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". [NO CHANGE IN STATUS]

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]
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; ITEM CONTINUED TO JANUARY 30, 2024 BOARD OF SUPERVISORS HEARING. ITEM CONTINUED TO MARCH 26, 2024 BY BOARD OF SUPERVISORS. STATUS IS "SET FOR HEARING". [NO CHANGE IN STATUS]

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]
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]
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". ACCORDING TO ACCELA, THE PROJECT HAS NOT BEEN SET FOR HEARING. [NO CHANGE IN STATUS]
PLN180296 (PLANNER: HAS TO BE RE-ASSIGNED)	CALIFORNIA DEPT OF PARKS & RECREATION	44350 HIGHWAY 1, MONTEREY	COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE PERMANENT ON-SITE PLACEMENT OF 10,500 CUBIC YARDS OF PREVIOUSLY STOCKPILED SOIL. THE PROPERTY IS LOCATED AT 44350 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 159-011-015-000), POINT SUR STATE HISTORIC PARK [FORMER POINT SUR NAVAL FACILITY], BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON JUNE 6, 2018; 30-DAY REVIEW PERIOD ENDED ON JULY 6, 2018. STATUS IS STILL "APPLIED". STATE PARKS STAFF NEEDS TO CHANGE THE SCOPE OF THE PROJECT. JOE SIDOR WILL SPEAK WITH STATE PARKS STAFF TO "VOID" THE PROJECT. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN180166 (PLANNER: CHRISTINA VU)	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. [NO CHANGE IN STATUS]
PLN170932 (PLANNER: ZOE ZEPP)	EVANS PETER H TR	38793 PALO COLORADO ROAD, MONTEREY	*PROJECT WILL BE RE-DESIGNED PER OWNER'S DIRECTION 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	<p>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]</p>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160851-AMD1 (PLANNER: FIONNA JENSEN)	MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING)	46821 HIGHWAY 1, BIG SUR	AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN160851; BOARD RESOLUTION 19-285) CONSISTING OF: 1) GENERAL DEVELOPMENT PLAN AMENDMENT TO ALLOW THE ESTABLISHMENT OF A COMMERCIAL BUSINESS OPERATION, 2) COASTAL ADMINISTRATIVE PERMIT TO CONVERT A TEST WELL INTO A PERMANENT WELL, 3) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 700 SQUARE FOOT OFFICE WITH A TWO (2) BEDROOM SECOND STORY EMPLOYEE HOUSING UNIT, A 600 SQUARE FOOT WORKSHOP, 800 SQUARE FOOT STORAGE BUILDING AND ASSOCIATED SITE IMPROVEMENTS INCLUDING SEVEN (7) PUBLIC PARKING SPOTS; AND 4) COASTAL DEVELOPMENT PERMITS TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%, WITHIN 100 FEET OF ESHA AND REMOVAL OF 11 NATIVE TREES. THE PROPERTY IS LOCATED AT 46821 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-201-007-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT 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". [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). PROJECT IS BEING AMENDED UNDER PLN040180-AMD1. [NO CHANGE IN STATUS] [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]

Coastal Commission Staff Report:

At the Commission's December hearing, the Coastal Commission denied the appeal of the County's approval of the Blaze Engineering project (i.e., the Commission found 'No Substantial Issue'), so the County's approval stands and is currently in effect. The project will allow Blaze Engineering, a construction firm, to base their small-scale operation within Big Sur. The Commission's no substantial issue determination was in large part due to the County's hard work to ensure that the project's impacts to sensitive habitats were minimized, as well as the Community's expressed need for the project as emergency response for geological hazards, particularly when the Community's highway access is cut off.

Commission staff are continuing to coordinate with Caltrans, Monterey County, State Parks, and other partners on forthcoming projects in Big Sur. Commission transportation staff are currently working with Caltrans on two emergency permits in response to storm damage along Highway 1 in Southern Big Sur. Commission staff are also in the process of reviewing several proposed Local Coastal Program (LCP) updates that would impact Big Sur, including the ADU update, short-term rental update, and the more broad Big Sur Land Use Plan update; we look forward to a collaborative process with the County, community, and other stakeholders as the LUP update process unfolds. We're also working with many stakeholder groups on parking and traffic related issues at Bixby Bridge, as well as conversations regarding Point Lobos and how potential regional solutions holistically address visitation concerns.



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

PREPARED FOR FEBRUARY 9, 2024, 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.	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.	Aaron Wolfram BF Contracting Engineering	Planting Complete Project in Plant establishment.
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 in progress.
3.	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 in progress.
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 in progress.
5.	Coastal RSP Repair (1R190)	In Monterey County from 3 miles to 1 mile south of the town of Gorda. MON-1-7.2/9.2	Storm Damage Repairs	January 2024/ Spring 2025	\$51 million	SHOPP	Exempt	Victor Devens	John Madonna Construction	Construction in progress
6.	St. Francis Revetment (1R210)	On Route 1 in Monterey County 2.2 miles north of the Pfeiffer Canyon Bridge. MON-1-47.8	Storm Damage Repairs	January 2024/ Fall 2024	\$6.5 million	SHOPP	Exempt	Victor Devens	Granite Rock Construction	Construction in progress



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

PREPARED FOR FEBRUARY 9, 2024, 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 Limekiln Creek Bridge Replacement (1F510)	In Monterey County from south of Limekiln Creek Bridge to just north of Limekiln Creek Bridge (MON 20.9-21.3)	Replace bridge	July 2027 – October 2030	\$76.2 million	SHOPP	Yes	Luis Duazo	The Draft Environmental Document was approved 12/21/23. The public review and comment period is from 12/22/23 to 2/5/24.
3.	Highway 1 Big Creek Tieback Wall (1K010)	Near Lucia south of Big Creek Bridge (MON 27.5/27.7)	Construct tieback wall, restore roadway and facilities, place Water Pollution Control BMPs, and erosion control	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.
4.	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.



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

PREPARED FOR FEBRUARY 9, 2024, 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
5.	Highway 1 Coastlands II Wall Permanent Restoration (1P210)	Near Big Sur at 1.1 Mile south of Pfeiffer Canyon Bridge (MON 44.34/44.34)	Construct soldier pile wall or mechanically stabilized embankment wall	January 2026-October 2026	\$3.2 million	SHOPP	Yes	Carla Yu	PA&ED was achieved 10/14/2023. Project is in the Design PS&E phase. CDP application will be submitted to Monterey County Planning in Spring 2024.
6.	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.
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.
8.	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	Aaron Wolfram	DPR signed 11/7/2022. Starting public circulation of DED. PAED targeting February 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		