Exhibit A

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Draft Resolution

Before the HCD Chief of Planning
in and for the County of Monterey, State of California

In the matter of the application of:
BIG SUR PRESERVATION ALLIANCE LLC (PLN130516-AMD1-EXT1)
RESOLUTION NO. 22-
Resolution by the Monterey County HCD Chief of Planning:

1) Finding that the permit extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162; and
a. Approving a three-year permit extension (PLN1305-AMD1-EXT1) of a previously approved and amended Combined Development Permit (PLN130516 and PLN130516-AMD1) allowing construction of a single family dwelling (approx. 8,160) with an attached garage (approx. 558 square feet); a detached accessory dwelling unit (approx. 980 square feet) with an attached garage/mechanical room (approx. 765 square feet); a ground mounted solar photovoltaic system (approx. 3,250 square feet); a detached generator shed (approx. 362 square feet); conversion of a test well into a domestic well; and development within a positive archaeological site and within 100 feet of environmentally sensitive habitat areas. Site improvements include removal of non-native trees, installation of a septic facility and grading.

[BIG SUR PRESERVATION ALLIANCE LLC, 62200 Highway 1, Big Sur (Assessor's Parcel Number 422-011-029-000), Big Sur Coast Land Use Plan, Coastal Zone]

The Big Sur Preservation Alliance LLC application (PLN130516-AMD1-EXT1) came on for an administrative hearing before the Monterey County HCD Chief of Planning on September 7, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the HCD Chief of Planning finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY / SITE SUITABILITY** - The County has received and processed a three-year permit extension to an approved

and amended Combined Development Permit (HCD-Planning File No. PLN130516-AMD1-EXT1). This permit extension includes no changed circumstances from the previously approved permits.

EVIDENCE: a) On May 10, 2017, the Monterey County Planning Commission (Resolution No. 17-015, Attachment 3) approved an Amendment to a previously approved Combined Development Permit (HCD-Planning File No. PLN130516), including:

a. minor design changes to the previously approved single-family dwelling, including the addition of 25 square feet, and a 12-inch height reduction to comply with Condition No. 11 of PLN130516;
b. minor design changes to the previously approved attached garage and mechanical room, including a reduction of 33 square feet;
c. design changes to the previously-approved accessory dwelling unit, including the addition of 167 square feet to the unit, and the addition of a 765 square foot attached garage and mechanical room;
d. installation of a 3,250 square foot photovoltaic system;
e. addition of a 362 square foot detached generator shed;
f. removal of one additional 6-inch planted cypress tree; and
g. an increase to associated grading of 900 cubic yards of cut and fill, and an increase in the area of site disturbance of 0.9-acre

b) On August 28, 2019, the Monterey County Planning Commission approved the Amendment to a previously-approved Combined Development Permit (HCD-Planning File No. PLN130516-AMD1) as reflected in Planning Commission Resolution No. 19-027 which is attached hereto as "Attachment 2" and incorporated herein by reference. As indicated in Finding 1, Evidence "g" of Resolution 19-027, all applicable conditions of approval and mitigation measures from the original project (see preceding Evidence "a") were carried forward with the amendment approval.

c) An application for a permit extension was submitted on November 30, 2021. The Amendment to the previously-approved Combined Development Permit was set to expire on August 28, 2022. However, on June 9, 2020, the Monterey County Board of Supervisors adopted (Urgency Ordinance Regarding Land Uses) granting 6-month automatic extensions to all ministerial and discretionary land use permits, such as development permits, if the entitlements were issued prior to, but were set to expire prior to March 17, 2020. Therefore, the permit was automatically extended to February 28, 2023. Pursuant to Section 20.82.110 of the Monterey County Zoning Ordinance – Coastal Zone (Title 20), a request for extension must be submitted to HCD-Planning at least 30 days prior to the expiration date of an approved or conditionally approved Combined Development Permit. Aengus Jeffers (Agent) submitted a request for extension on November 30, 2021, approximately 1 year and 3 months before the expiration date (February 28, 2023).

d) This is the first extension request for this project. This three-year extension applies to the expiration date of the Combined

Development Permit and extends it from February 28, 2023, to February 28, 2026. All other applicable conditions of approval for PLN130516-AMD1 still apply. This extension includes 4 new conditions (Specific Uses, Permit Approval Notice, Expiration and Ongoing Conditions [from the original permit]). All other conditions of approval will continue to be cleared under HCD-Planning File No. PLN150516-AMD1; Planning Commission Resolution No. 19-027).

e) The findings and evidence from PLN130516-AMD1 (Planning Commission Resolution No. 19-027) are carried forward to this Permit Extension (PLN130516-AMD1-EXT1) and are incorporated herein by reference.

f) There have been no changes to the applicable plans, policies, and regulations since the original approval of the Amendment to a previously-approved Combined Development Permit would be grounds for denial of the extension pursuant to Title 20 Section 20.82.110. There are also no changes to the project, and the project remains the same as approved by Resolution No. 19-027. This permit extends the expiration date of the previous approval, and all findings and evidence contained in the previous approval are hereby carried forward and continue to apply.

g) The property is located at 62200 Highway 1, Big Sur (Assessor's Parcel Number (421-011-029-000). Zoning is "WSC/40-D (CZ)" or Watershed and Scenic Conservation, 40 acres per unit, Design Control District zoning overlay in the Coastal Zone. The WSC zoning district allows single family dwellings (Title 20 section 20.17.040.A) and accessory dwelling units (Title 20 section 20.17.050.NN) as permitted uses subject to a Coastal Development Permit in each case. All potential impacts were assessed the original and amended permit action and this extension is in keeping with the actions of the approving authority.

h) The permit extension has been requested because project construction has been delayed associated with Condition 18 of PLN130516-AMD1. The Coastal Commission requested that the Applicant survey the entire property length (over a mile long) and submit a metes and bounds description for the 10-foot public trail easement. The applicant is currently renegotiating the public access easement for public access and recreational uses in perpetuity consistent with the required condition and Monterey County Code Section20.64.280. While progress has been made to satisfy condition 18, the applicant has also been delayed by the Covid-19 pandemic; the applicant was forced to temporarily satisfy this condition at a later time in order to focus on current employment.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed extension found in Project Files PLN130516; PLN130516-AMD1 and PLN130516-AMD1-EXT1.

2. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Monterey County HCD-Planning and HCD-Building Services

records were reviewed, and the County is not aware of any violations existing on the subject property.

EVIDENCE: a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed extension found in Project Files PLN130516; PLN130516-AMD1 and PLN130516-AMD1-EXT1.

3. **FINDING:** **CEQA (Exempt) -** The Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162. The original CEQA action on the project was a Addendum Mitigated Negative Declaration per CEQA Guidelines Section 15074.

EVIDENCE: a) The project meets the criteria of CEQA Guidelines Section 15162 because no substantial changes are proposed requiring major revisions to the Addendum Mitigated Negative Declaration, and there are no substantial changes in the circumstances under which the project was approved that would necessitate substantial revisions to the Subsequent Mitigated Negative Declaration.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed extension found in Project Files PLN130516; PLN130516-AMD1 and PLN130516-AMD1-EXT1.

4. **FINDING:** **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: Title 20 section 20.86.030.A states that an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

Approving a three-year permit extension (PLN130516-AMD1-EXT1) of a previously approved and amended Combined Development Permit (PLN130516 and PLN130516-AMD1) allowing construction of a single family dwelling (approx. 8,160) with an attached garage (approx. 558 square feet); a detached accessory dwelling unit (approx. 980 square feet) with an attached garage/mechanical room (approx. 765 square feet); a ground mounted solar photovoltaic system (approx. 3,250 square feet); a detached generator shed (approx. 362 square feet); conversion of a test well into a domestic well; and development within a positive archaeological site and within 100 feet of environmentally sensitive habitat areas. Site improvements include removal of non-native trees, installation of a septic facility and grading.

PASSED AND ADOPTED this 7th day of September, 2022.

_____

Craig Spencer, HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires February 28, 2026 unless construction or use is started within this period.

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Attachment 1

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN130516-AMD1-EXT1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Permit Extension (PLN130516-AMD1) is a previously approved Amendment (PLN130516-AMD1) to allow the following: minor design changes to the previously-approved single-family dwelling, including the addition of 25 square feet, and a 12-inch height reduction to comply with Condition No. 11 of PLN130516; minor design changes to the previously-approved attached garage and mechanical room, including a reduction of 33 square feet; design changes to the previously-approved accessory dwelling unit, including the addition of 167 square feet to the unit, and the addition of a 765 square foot attached garage and mechanical room; installation of a 3,250 square foot photo-voltaic system; the addition of a 362 square foot detached generator shed; removal of one additional 6-inch planted cypress tree; and an increase to associated grading of 900 cubic yards of cut and fill, and an increase in the area of site disturbance of 0.9-acre. The property is located at 62200 Highway 1, Big Sur (Assessor's Parcel Number 422-011-029-000), Big Sur Coast Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the HCD-Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Extension for a previously approved Amendment to a Combined Development Permit (Resolution Number 22-__) was approved by HCD-Chief of Planning for (Assessor's Parcel Number 422-011-029-000) on September 7, 2022. The permit was granted subject to four (4) conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on February 28, 2026 unless use of the property or actual construction has begun within this period. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the HCD-Director of Planning. Any request for extension must be received by HCD-Planning at least 30 days prior to the expiration date.

4. PDSP01 - ONGOING CONDITIONS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All of the Conditions of Approval incorporated in project file No. PLN130516-AMD1 and approved by the Planning Commission in Resolution 19-027 shall remain in effect.

Compliance or Monitoring Action to be Performed: As stated in Condition PDSP01 in the Resolution for project PLN130516-AMD1

Attachment 2

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Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:
BIG SUR PRESERVATION ALLIANCE LLC (PLN130516-AMD1)

RESOLUTION NO. 19 -027

Resolution by the Monterey County Planning Commission:

1. Considering an Addendum together with a previously-adopted Mitigated Negative Declaration (SCH No. 2017011037), pursuant to Section 15164 of the CEQA Guidelines; and
2. Approving an Amendment to a previously-approved Combined Development Permit (RMA-Planning File No. PLN130516), including:
   a. minor design changes to the previously-approved single-family dwelling, including the addition of 25 square feet, and a 12-inch height reduction to comply with Condition No. 11 of PLN130516;
   b. minor design changes to the previously-approved attached garage and mechanical room, including a reduction of 33 square feet;
   c. design changes to the previously-approved accessory dwelling unit, including the addition of 167 square feet to the unit, and the addition of a 765 square foot attached garage and mechanical room;
   d. installation of a 3,250 square foot photo-voltaic system;
   e. addition of a 362 square foot detached generator shed;
   f. removal of one additional 6-inch planted cypress tree; and
   g. an increase to associated grading of 900 cubic yards of cut and fill, and an increase in the area of site disturbance of 0.9-acre
3. Adopting a Mitigation Monitoring and Reporting Plan.

62200 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone (APN: 422-011-029-000)

The Big Sur Preservation Alliance LLC application for an Amendment to a previously-approved Combined Development Permit (PLN130516-AMD1) came on for public hearing before the Monterey County Planning Commission on August 28, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY / NO VIOLATIONS** – The proposed project and/or use, as conditioned and mitigated, is consistent with the 1982 Monterey County General Plan, the Big Sur Coast Land Use Plan, the Monterey County Coastal Implementation Plan (Part 3), and the requirements of the applicable zoning ordinance (Title 20), to include Monterey County Code (MCC) Chapter 20.17 (Regulations for Watershed and Scenic Conservation Residential Zoning Districts) and Chapter 20.44 (Design Control Zoning District), and other County ordinances related to land use development. No violations exist on the property.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 1982 Monterey County General Plan;
   - Big Sur Coast Land Use Plan;
   - Monterey County Coastal Implementation Plan Part 3; and
   - Monterey County Zoning Ordinance (Title 20).

   No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) The property is located at 62200 Highway 1, Big Sur (Assessor's Parcel Number 422-011-029-000), Big Sur Coast Land Use Plan, Coastal Zone. The parcel is zoned WSC/40-D (CZ) [Watershed and Scenic Conservation, 40 acre minimum, with a Design Control overlay (Coastal Zone)], which allows development in the more remote areas of the Coastal Zone while protecting the significant and substantial resources of these areas. The zoning also allows construction of single-family dwellings and accessory structures, development within 100 feet of environmentally sensitive habitat area, and development within 750 feet of a known archaeological resources with coastal development permits. The project is designed and sited to be consistent with the Big Sur Land Use Plan policies and the site development standards required of this district. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The approximately 54-acre parcel was created by a lot line adjustment approved by the County on March 10, 2011 (Minor Subdivision Committee Resolution No. 11-005; RMA-Planning File No. PLN100493). Pursuant to the approved lot line adjustment, the subject property is identified as Parcel C on a Record of Survey recorded January 11, 2012, in Volume 32 of Surveys, Page 1. Also, pursuant to the approved lot line adjustment, the County recorded a Certificate of Compliance for the subject property (Document No. 2012008448; recorded February 7, 2012; RMA-Planning File No. CC120003). Therefore, the County recognizes the subject property a legal lot of record.

d) Previously-Approved Combined Development Permit (RMA-Planning File No. PLN130516). The previously-approved project consists of:
   - Coastal Administrative Permit and Design Approval to construct an 8,135 square foot two-story single family dwelling with attached 838 square foot garage and 571 square foot mechanical room; grading of approximately 1,000 cubic yards of cut/1,000

cubic yards of fill to be balanced on site; removal of 12 planted (non-native) cypress trees (ranging between 7" and 13" in diameter); installation of an underground water tank and an underground propane tank; installation of a 3,000 gallon septic tank and leach field system; and installation of a roof-mounted photovoltaic system.

- Coastal Administrative Permit and Design Approval to construct an 813 square foot detached accessory dwelling unit with an attached 25 square foot mechanical room; grading of approximately 300 cubic yards of cut/300 cubic yards of fill; installation of a 1,500 gallon septic tank and leach field system; and retaining wall.
- Coastal Administrative Permit converting an existing test well (RMA-Planning File No. PLN130057) to a permanent domestic well serving two units.
- Coastal Development Permit to allow development on a property with a positive archaeological report.
- Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA).
- Design Approval to allow installation of a ground-mounted photovoltaic system.

e) Amendment. The amendment consists of:

- Lowering the main house by 12 inches and incorporating minor design modifications which result in a net 12 square foot floor area increase (increasing the main house floor area by 25 square feet while decreasing the garage/mech space by 13 square feet). Condition No. 11 of the original permit required the house to be lowered by 12 inches. These modifications satisfy a part of that Condition. Additionally, grading would increase by 900 cubic yards for a total of 1,800 cubic yards of cut and fill.
- Modifying the accessory dwelling unit (ADU) from a pre-fabricated structure to a structure constructed on site, with the addition of a garage, in essentially the same footprint as the original ADU. Modifications include adding 167 square feet for a total of 980 square feet and adding a new 765 square foot garage/mechanical room. The design of the proposed ADU would be consistent with the style of the main residence.
- Relocating and adding to previously-approved ground-mounted solar photovoltaic system for a total of 3,250 square feet. The relocated solar panels also offset the panels that were on the previously-approved ADU. The relocated solar panels would not impact any sensitive species and are not visible from Highway One or any turnouts.
- Constructing a new detached 362 square foot generator shed. This will cause the removal of one additional 6-inch planted cypress tree. This tree is not a part of the Cypress trees being used for viewshed protection.

f) County review confirms the findings and evidence of Planning Commission Resolution No. 17-015 approved on May 10, 2017 (RMA-Planning File No. PLN130516). All potential impacts were assessed in

the original permit action, and the Amendment is in keeping with the action of the appropriate authority. As approved and amended, this Amendment (RMA-Planning File No. PLN130516-AMD1) to the previously-approved Combined Development Permit will become and be referred to as the approved permit. Conditions of approval and mitigation measures will be cleared under this amended file.

g) Conditions of Approval. All applicable conditions of approval and mitigation measures from the previously-approved Combined Development Permit (RMA-Planning File No. PLN130516) have been carried forward to this Amendment action (RMA-Planning File No. PLN130516-AMD1). Based on current regulations and review procedures, the following conditions of approval have either been deleted, added, or modified:

- RMA – Public Works deleted one condition of approval; PLN130516 Condition No. 31 – Regional Development Impact Fee. This fee is required by ordinance and will be collected at the time of construction permit review.
- RMA – Environmental Services deleted three conditions of approval; PLN130516 Condition Nos. 28, 29, and 30 – Inspections. These three conditions were already consolidated under PLN130516 Condition No. 25 – Erosion Control Plan, which is now PLN130516-AMD1 Condition No. 22 – Erosion Control Plan.
- Environmental Health Bureau deleted three conditions of approval; PLN130516 Condition Nos. 21, 23, and 24 – Supplemental Water Supply and Storage, Ultra Low Flow Water Fixtures, and New Water System Permit, respectively. Condition Nos. 21 and 24 will be addressed with a new condition based on new information which clarifies the existing water sources on the property. Condition No. 23 is no longer necessary based on updates in the 2016 California Plumbing Code.
- Environmental Health Bureau added one condition of approval; PLN130516-AMD1 Condition No. 27 – Water Source for Second Dwelling. This new condition addresses the water supply for the second dwelling and meets the intent of the original Condition Nos. 21 and 24.
- RMA-Planning deleted one condition of approval; PLN130516 Condition No. 11 - SFD Height Reduction / Road Materials. This condition was met and cleared when the applicant submitted the revised plans for this amendment that lower the single-family dwelling by 12 inches, show the green roof materials, and show a revised access driveway and proposed materials.

These changes to the conditions of approval reflect the changes in the project and in the County's review process since the approval of the original Combined Development Permit (RMA-Planning File No. PLN130516). The changes to the conditions of approval have been incorporated into the attached Conditions of Approval/Implementation

Plan/Mitigation Monitoring and Reporting Plan and are incorporated herein by reference.

Previously cleared conditions of approval and mitigation measures are noted in the Condition Compliance and Mitigation Monitoring and Reporting Plan, attached hereto and incorporated herein by reference.

- Condition No. 5, Fish and Game Fee, was cleared on May 11, 2017, with the recordation of the Notice of Determination for the Mitigated Negative Declaration prepared for the previously-approved Combined Development Permit (RMA-Planning File No. PLN130516) and payment of the applicable fee.
- Condition No. 6, Mitigation Monitoring Program, was cleared on October 19, 2017, with recordation of the agreement (Document No. 2017058598) and payment of the applicable fee.
- Condition No. 10, Notice of Report, was partially cleared on July 26, 2017, with recordation of the notice (Document No. 2017039482).
- Condition No. 15 and Mitigation Measure No. 3, Cultural Resources, was cleared when the applicant submitted a letter (dated May 30, 2017) signed by the general contractor, an archaeologist, and the Esselen Tribal Monitor, verifying that they held a pre-construction meeting and reviewed the mitigation requirements to be adhered to during construction.
- Condition No. 20, Vegetation Retention Deed Restriction, was cleared on October 19, 2017, with recordation of the deed restriction (Document No. 2017058596).

h) Design Approval. Pursuant to MCC Chapter 20.44, the proposed project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. To ensure the main structure and accessory dwelling unit blend into the surrounding area, the proposed exterior colors and material finishes include earth-toned concrete walls, weathered steel, dark bronze aluminum doors and windows, blackened steel railings, and weathered redwood. The structures will also incorporate extensive "green" roofs planted with native coastal prairie and scrub vegetation. The proposed colors and finishes are consistent with the visual policies of the Big Sur Coast Land Use Plan, and blend with the surrounding natural environment.

The design requirements are more for the protection of the Big Sur Critical Viewshed than neighborhood character. In this case, there are few neighbors within sight of the parcel. The proposed structures are designed to use the site topography to full advantage to keep the structures out of the viewshed. The use of rustic and natural materials that are similar to the natural setting of the site will ensure further blending into the hillside. Skylight features will require low lighting and shading. The proposed gravel driveway will use native soil colors to blend into the existing materials, screening it from the public

viewshed. Existing cypress trees will continue to grow and provide additional screening. As proposed, project has been designed to be subordinate to the site and will assure the protection of the public viewshed.

i) Review of Development Standards. The development standards for the WSC zoning district are identified in MCC Section 20.17.060. Required setbacks in the WSC district for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). Required setbacks for habitable accessory structures are 50 feet (front), 6 feet (rear), and 6 feet (sides). The maximum allowable heights are 24 feet and 15 feet, respectively.

The proposed single-family dwelling setbacks are 167 feet (front), 1,957 feet and 1,520 feet (sides), and 329 feet (rear). As proposed, the residence meets or exceeds all required setbacks. The corresponding maximum structure height is 24 feet, and the proposed height for the single-family dwelling is 12.5 feet.

The proposed accessory dwelling unit (ADU) setbacks are 180 feet (front), 2,345 feet and 1,283 feet (sides), and 164 feet (rear). As proposed, the ADU meets or exceeds all required setbacks. The corresponding maximum structure height is 15 feet, and the proposed height for the ADU is 11.1 feet. Additionally, the distance from the ADU to the single-family dwelling is 168 feet.

The allowed site coverage maximum in the WSC zoning district is 10 percent. The property is 54 acres or 2,352,240 square feet, which would allow site structural coverage of 235,224 square feet. As proposed, the project would result in structural coverage of 10,732 square feet or 0.46 percent.

Therefore, as proposed, the project meets all required development standards.

j) Critical Viewshed. The Big Sur Critical Viewshed is described as everything within sight of Highway 1 and major public viewing areas including turnouts, beaches, and specific locations (Big Sur Coast Land Use Plan Policy 3.2.2.1). The subject property is west of Highway 1, and most of the project parcel's 54 acres are visible from Highway 1 and within the Big Sur Critical Viewshed.

The single-family dwelling and ADU will be located approximately 100 feet downslope from Highway 1, and benched into the toe of the hillside slope between two clusters of existing cypress trees. Existing slopes and vegetation screen the structures from the highway and turnouts. The new driveway has also been designed as double-tracked all season driveway surfaced with natural decomposed granite that will blend into the coastal prairie vegetation. As conditioned, the project is not visible from Highway 1 with unaided vision.

As proposed and amended, the development has been designed to use the site topography to full advantage to keep the structures out of the

critical viewshed. The proposed development does not create any new visible structures within the critical viewshed (Big Sur Coast Land Use Plan Policy 3.2.2). Topography and vegetation effectively screen the proposed development from Highway 1. County staff conducted a site inspection on November 27, 2018, to verify that the project as amended conforms to the critical viewshed policies of the Big Sur Coast Land Use Plan. As proposed and amended, the project is consistent with the policies of the Big Sur Coast Land Use Plan dealing with visual resources and will have no impact on the critical viewshed.

k) Coastal Bluff. Pursuant to applicable policies and development regulations, the proposed/amended ADU will remain 54 feet from the coastal bluff edge; therefore, the Coastal Bluff Recession Study prepared by Haro, Kasunich remains valid. As stated in the original permit resolution, the Coastal Bluff Recession Study concluded that the receding coastal bluff should not reach the foundation of the ADU during the next 50 years, the proposed location is adequate to ensure stability and structural integrity for at least 50 years, and the proposed development will not contribute to instability of the land. The Geotechnical Report and Revised Update Letter found that the slope directly above the areas proposed for development are stable. Therefore, the project will not be located on a geologic unit or soil that is unstable, and the risk for landslides is low. The County will require a standard condition that the recommendations of the technical reports prepared for the project be adhered to (Condition No. 10).

l) Tree Removal. Pursuant to applicable policies and development regulations, a coastal development permit is not required for the removal of non-native or planted trees, except where this would result in the exposure of structures in the Big Sur Critical Viewshed. According to the Tree Assessment prepared by Fred Ballerini, tree species within the building envelope are limited to two small stands (north and south stands) of previously planted, similarly aged Monterey cypress trees. To accommodate the proposed development, the removal of twelve (12) Monterey cypress trees, ranging in size from 7 and 13 inches in diameter will be required. Trees not proposed for removal along the north grove are positioned to screen the proposed residence and garage from the viewshed along Highway 1 and turnouts. The removal of the twelve trees on the northern grove would allow the residential structure to transition into the hillside, create a fire truck turnaround, and preserve the critical viewshed. Protective fencing will be required as a condition of approval as a precautionary measure to prevent compaction, root damage or other inadvertent impacts. Also, removal of two of the 12 trees allows for a better public viewshed to the ocean. The remaining trees will continue to grow and provide screening and will supplement the siting and design incorporated into the project to protect the viewshed. The removal of one additional 6-inch planted cypress tree will not impact the viewshed.

m) No Violations. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Monterey County RMA-Planning and RMA-Building Services records were

reviewed, and the County is not aware of any violations existing on the subject property.

n) South Coast LUAC. On July 28, 2015, the South Coast Land Use Advisory Committee (LUAC) reviewed the original project and recommended approval (3-0 vote) with no comments.

The proposed Amendment was also referred to the South Coast Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on November 27, 2018, voted 4 – 0 to support the project as proposed.

o) Archaeological Resources. County records indicate the site is in an area identified as having a high sensitivity for cultural resources. Archaeological surveys (LIB130146, LIB150215, LIB150216, and LIB150217) prepared for the project site identified a recorded pre-historic archaeological site (CA-MNT-621). Areas of midden associated with CA-MNT-621 were noted in exposed soil along the upper part of the ranch access road. However, the cultural materials thinned and finally disappeared as the road proceeded down the slope of the bench to the southeast. Big Sur Coast Land Use Plan Policy 3.11.2.2 states when development is proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such sites. In response, the applicant relocated the proposed access driveway to avoid further vehicular traffic through this site. Additionally, potential inadvertent impacts to cultural resources will be further controlled by the use of the County's standard project condition (Condition No. 4), and Mitigation Measure No. 3 (pre-construction meeting and training), Mitigation Measure No. 4 (archaeological and tribal monitoring), Mitigation Measure No. 5 (stop work if archaeological resources found), and Mitigation Measure No. 6 (installation of exclusionary fencing, and recordation of a conservation and scenic easement deed).

p) The project planner conducted a site inspection for the proposed modifications on November 27, 2018, to verify that the project on the subject parcel conforms to the plans listed above.

For the original project, County staff conducted site inspections on August 27, 2013 and July 25, 2014, to verify that the project on the subject parcel conforms to the plans listed above.

q) ESHA. Development within 100 feet of mapped or field identified environmentally sensitive habitat areas is nonexempt development and requires a Coastal Development Permit (MCC Section 20.17.020). On May 7, 2015, a Biological Assessment prepared by Fred Ballerini identified two Northern Coastal Scrub species outside of the development envelope, but within 100 feet of the development area. The proposed amendment would not place development in closer proximity to the sensitive habitat or species. Potential biological impacts include the Monterey Coast paintbrush and seacliff buckwheat. Monterey Coast paintbrush is a recognized sensitive limited distribution plant by the California Native Plant Society. Seacliff buckwheat supports potential habitat for the federally endangered Smith's blue

butterfly, and require protection measures to eliminate possible impacts to this sensitive resource. Therefore, the mitigation measures required under the original permit have been brought forward to this amendment to require installation of temporary construction fencing at the construction perimeter along the western edge of the project area to prevent potential impacts to the Northern Coastal Scrub habitat along the bluff edge, and to implement best management practices (Mitigation Measures No. 1 and No. 2).

r) Public Access. See Finding No. 5 and supporting evidence.

s) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN130516 and PLN130516-AMD1.

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, CDF Coastal Fire, RMA-Public Works, RMA-Environmental Services, and the Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The following technical reports, including updates, remain applicable to the proposed amendments to the previously-approved project:

- Biological Assessment of Lopez Point Parcel (LIB150222) prepared by Fred Ballerini, Pacific Grove, CA, May 7, 2015;
- Supplemental Biological Assessment of Lopez Point Parcel (LIB180380) prepared by Fred Ballerini, Pacific Grove, CA, September 28, 2018;
- Tree Assessment (LIB150223) prepared by Fred Ballerini, Pacific Grove, CA, May 11, 2015;
- Preliminary Archaeological Reconnaissance (LIB130146) prepared by Archaeological Consulting, Salinas, CA, April 2, 2013;
- Archaeological Assessment for Road Alignment (LIB150215) prepared by Archaeological Consulting, Salinas, CA, April 25, 2014;
- Archaeological Assessment for Culvert Replacement (LIB150216) prepared by Archaeological Consulting, Salinas, CA, November 13, 2014;
- Archaeological Assessment for SFD and ADU (LIB150217) prepared by Archaeological Consulting, Salinas, CA, May 5, 2015;
- Coastal Bluff Recession Study (LIB150221) prepared Haro, Kasunich and Associates, Inc., Watsonville, CA, August 22, 2013;
- Geologic Investigation (LIB150220) prepared by Haro, Kasunich and Associates, Inc., Watsonville, CA, October, 2014;
- Geotechnical/Septic Percolation and Testing Report (LIB150219) prepared by Haro, Kasunich and Associates, Inc., Watsonville, CA, April, 2015; and
- Revised Update Letter for the Geotechnical Investigation and Septic Percolation Feasibility Report and the Coastal Bluff

Recession Study Report (LIB180381) prepared Haro, Kasunich and Associates, Inc., Watsonville, CA, July 13, 2018.

c) County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed.

d) County staff conducted a site inspection on November 27, 2018, to verify that the site is suitable for this use.

e) The application, project plans, and related technical reports and support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN130516 and PLN130516-AMD1.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by RMA-Planning, CDF Coastal Fire; RMA-Public Works, RMA-Environmental Services, and the Environmental Health Bureau (EHB). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. The parcel and proposed development will be served by an on-site domestic well and on-site wastewater treatment systems. EHB reviewed the project application, and applied conditions of approval as applicable. Per EHB review, the wastewater system locations and well site will meet all setback requirements pursuant to Monterey County Code 15.20.

c) See also Finding Nos. 1 and 2, and supporting evidence.

d) The application, project plans, and related technical reports and support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN130516 and PLN130516-AMD1.

4. **FINDING:** **CEQA (Addendum). -** An Addendum to a previously-adopted Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

EVIDENCE:

a) The County prepared and circulated a MND (SCH No. 2017011037) for the previously-approved Combined Development Permit (RMA-Planning File No. PLN130516) between January 17 and February 17, 2017. The Monterey County Planning Commission considered and adopted the MND on May 10, 2017 (Planning Commission Resolution No. 17-015). The MND is attached as Exhibit F to the August 28, 2019, staff report to the Planning Commission.

b) Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, when an MND has been adopted, no subsequent MND shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects.

c) In this case, none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent Initial Study or EIR have occurred, there are no new significant environmental effects or increase in the severity of previously identified significant effects, and there is no new information of substantial importance that was not known at the time the previous MND was adopted. Therefore, pursuant to Code of Regulations, Title 14, Section 15164 of the CEQA Guidelines, the County prepared an Addendum to the project MND. The Addendum is attached as Exhibit E to the August 28, 2019, staff report to the Planning Commission.

d) The Addendum reflects the County's independent judgment and analysis.

e) The MND adopted for the previously-approved project identified potential impacts to aesthetics, biological resources, cultural resources, geology/soils, greenhouse gas emissions, and recreation. The proposed amended project will have similar impacts to the previously-approved project. The previously-approved Combined Development Permit involved development within 100 feet of environmentally sensitive habitat, development within 750 feet of known archaeological resources, tree removal, and structural development. The MND analyzed the impacts associated with the proposed development, including the future construction of the single-family dwelling, accessory dwelling unit, accessory structures, site access and utilities, and associated grading. The MND recommended appropriate mitigation measures to reduce potential impacts to a level of less than significant. As amended and mitigated, the project would not increase impacts to visual, biological, or cultural resources. No native trees will be removed, and only one additional non-native planted Monterey cypress would be removed. The increased scope of work remains consistent with the Big Sur Coast Land Use Plan, as well as the conclusions of the previously-adopted Mitigated Negative Declaration, and the proposed amendment would not increase the severity of any identified potential impacts. Therefore, as proposed/amended, the project will not require the addition or modification of mitigation measures.

f) The purpose of the Addendum is to identify minor technical changes and provide clarification on the site-specific conditions for the proposed residential development. No substantial changes are proposed in the project which will require major revisions of the previously considered MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Based on review of the current application, plans, and a site visit on November 27, 2018, no other potentially significant issues were

identified for the proposed project. The current proposal does not alter the analysis or conclusions reached by the previous study. As proposed, the Amendment would reduce the identified potential impacts regarding visual resources.

g) Mitigation Measures No. 1 (temporary construction fencing), No. 2 (notation and implementation of best management practices), No. 3 (pre-construction meeting and training), No. 4 (archaeological and tribal monitoring), No. 5 (stop work if archaeological resources found), and No. 6 (installation of exclusionary fencing, and recordation of a conservation and scenic easement deed) continue to apply to the amended project.

h) County staff conducted a site inspection on November 27, 2018, to verify that the project, as amended/revised, would not result in conditions requiring the preparation of a subsequent MND.

i) Monterey County RMA-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to consider the Addendum to the previously-adopted MND is based.

5. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) The subject property is identified in the Local Coastal Program as a Priority 3 area for public access (Figure 2, Shoreline Access Plan, Central Section, in the Big Sur Coast Land Use Plan). However, the location of the subject property is not identified in the Local Coastal Program as an area suitable for physical public access (Figure 3, Trails Plan, Central Section, in the Big Sur Coast Land Use Plan).

c) The subject property is located west of Highway 1, within the Big Sur Critical Viewshed. Based on review of the proposed project plans, the development proposal will not interfere with visual access along Highway 1. The proposed development is consistent with applicable viewshed policies of the Big Sur Coast Land Use Plan and will not block public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The County finds that the proposed structural development is outside the Big Sur Critical Viewshed.

d) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

e) The project planner conducted a site inspection on November 27, 2018, and reviewed plans of the proposed development to verify that the structures will not impact public access or visual resources/access.

f) The application, project plans, and related technical reports and support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN130516 and PLN130516-AMD1.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) California Coastal Commission: Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (i.e., Highway 1), development within 300 feet of the top of the seaward face of any coastal bluff, and development that is permitted in the underlying zone as a conditional use (i.e.; development within 100 feet of environmentally sensitive habitat and development within an area of positive archaeological reports). The original project was also appealable to the California Coastal Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Consider an Addendum together with a previously-adopted Mitigated Negative Declaration, pursuant to Section 15164 of the CEQA Guidelines; and
2. Approve an Amendment to a previously-approved Combined Development Permit, including:
    a. minor design changes to the previously-approved single-family dwelling, including the addition of 25 square feet, and a 12-inch height reduction to comply with Condition No. 11 of PLN130516;
    b. minor design changes to the previously-approved attached garage and mechanical room, including a reduction of 33 square feet;
    c. design changes to the previously-approved accessory dwelling unit, including the addition of 167 square feet to the unit, and the addition of a 765 square foot attached garage and mechanical room;
    d. installation of a 3,250 square foot photo-voltaic system;
    e. addition of a 362 square foot detached generator shed;
    f. removal of one additional 6-inch planted cypress tree; and
    g. an increase to associated grading of 900 cubic yards of cut and fill, and an increase in the area of site disturbance of 0.9-acre; all in general conformance with the attached plans and subject to the attached conditions/mitigations**,** all being attached hereto and incorporated herein by reference; and
3. Adopt the attached Mitigation Monitoring and Reporting Plan.

PASSED AND ADOPTED this 28th day of August, 2019 upon motion of Commissioner Diehl, seconded by Commissioner Duflock, by the following vote:

AYES: Coffelt, Duflock, Diehl, Getzelman, Mendoza, Roberts, Vandevere
NOES: None
ABSENT: Monsalve, Gonzalez
ABSTAIN: Ambriz

Brandon Swanson, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON SEP 03 2019.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE SEP 13 2019.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County RMA-Planning and RMA-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County RMA Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN130516-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Amendment (RMA-Planning File No. PLN130516-AMD1) to a previously-approved Combined Development Permit (RMA-Planning File No. PLN130516) allows the following: minor design changes to the previously-approved single-family dwelling, including the addition of 25 square feet, and a 12-inch height reduction to comply with Condition No. 11 of PLN130516; minor design changes to the previously-approved attached garage and mechanical room, including a reduction of 33 square feet; design changes to the previously-approved accessory dwelling unit, including the addition of 167 square feet to the unit, and the addition of a 765 square foot attached garage and mechanical room; installation of a 3,250 square foot photo-voltaic system; the addition of a 362 square foot detached generator shed; removal of one additional 6-inch planted cypress tree; and an increase to associated grading of 900 cubic yards of cut and fill, and an increase in the area of site disturbance of 0.9-acre. The property is located at 62200 Highway 1, Big Sur (Assessor's Parcel Number 422-011-029-000), Big Sur Coast Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the RMA Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA-Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "An Amendment (Resolution No. 19-027) to a previously-approved Combined Development Permit (Resolution Number 17-015) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 422-011-029-000 on August 28, 2019. The permit was granted subject to twenty-six (26) conditions of approval (including six mitigation measures) which run with the land. A copy of the permit is on file with Monterey County RMA-Planning."

Proof of recordation of this notice shall be furnished to RMA-Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to RMA-Planning.

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management.

4. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken: There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:
- The coroner shall contact the Native American Heritage Commission and RMA - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit a copy of the contract to RMA-Planning.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans.

Prior to Final, the Owner/Applicant, per the Archaeologist , shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

5. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to RMA-Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to RMA-Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

6. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.

2) Fees shall be submitted at the time the property owner submits the signed Agreement.

3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of installed tree protection measures to RMA-Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

8. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

9. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit an exterior lighting plan as part of the construction plan set. The plan shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by RMA-Planning prior to the issuance of building permits. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit an exterior lighting plan to RMA-Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

10. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geologic Investigation" and "Geotechnical Septic Percolation and Testing Report" (Library Nos. LIB150219 and LIB150220) were prepared by Haro, Kasunich and Associates on October 2014 and April 2015, and are on file in Monterey County RMA-Planning. All development shall be in accordance with these reports." (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA-Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA-Planning.

11. PDSP002 - SUBMITTAL OF A SITE DISTANCE PLAN (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Caltrans is requiring a sight/engineering plan that demonstrates there will be no sight distance problems. The plan, stamped by a licensed engineer, shall show the distance of the bend in Highway 1 in relation to the existing driveway that will be used to access the project site. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a grading or building permit, the applicant shall submit a site distance map showing the distance of the bend in Highway 1 in relation to the existing driveway that will be used to access the project site to RMA-Planning for review and forwarding to Caltrans.

12. PDSP003 - MITIGATION MEASURE NO. 1: BIOLOGICAL (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Coastal Scrub Habitat Protection. Careless human or vehicular traffic through the coastal scrub areas can be detrimental to the habitat ecology. In order to protect the Northern Coastal Scrub Habitat, the applicant shall install temporary construction fencing at the construction perimeter along the western edge of the project to prevent unwarranted impacts within the outer sensitive Northern Coastal Scrub habitat along the cliff edge. Removal of Northern Coastal Scrub habitat on the slope and impacts from parking, overflow staging, stockpiling of materials, etc., shall be minimized to only the areas slated for development.

Temporary habitat protection fencing shall be installed. The fencing will keep development impacts off of the adjacent sensitive plants and habitat and shall restrict to the minimum amount necessary to accommodate a reasonable development area.

Native plants within the development area along the toe of the east slope shall be salvaged and these plant materials propagated and used to restore habitat along the landscape, green roofs, roadbed, or other fringe disturbed areas. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Monitoring Action 1a: Prior to any development, and prior to issuance of grading and/or building permits, a qualified biological monitor shall be on site to identify coast buckwheat and Monterey coast paintbrush plants and coordinate with the contractor the installation of the protection fencing to assure there are no impacts within the Northern Coastal Scrub habitat along the cliff edge.

Monitoring Acton 1b: The applicant shall submit evidence in the form of an agreement between the applicant, the qualified biologist and the contractor, stating that they are in agreement with the protection measures required to protect the Northern Coastal Scrub habitat area.

13. PDSP004 - MITIGATION MEASURE NO. 2 - BIOLOGY (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Construction BMPs. During the construction phase, the following best management practices and general conditions are recommended for the project site:

a. Locate and design the project to blend with the natural topography of the site. This process will minimize grading and soil disturbance required to complete the project, and will accelerate restoration of the disturbed areas after construction is completed.

b. Use of heavy equipment should be restricted to areas within the construction envelope.

c. Sediment control devices should be installed on the downhill perimeter of the construction envelope and exposed soil areas. Specifically, sediment control devices should be installed in a manner that no waterway is threatened from construction soil siltation or erosion moving offsite the development envelope.

d. No loose material or vegetation shall be side-cast off the edge of the western bluff.

e. Excavated clean upper soil horizon sands from the construction site should be used to top dress final landscape areas or hauled to a receiver site. Prior to final grading, all construction debris shall be removed and construction activities completed in the areas to be treated with habitat restoration of Northern Coastal Scrub species.

f. After the completion of the soil disturbance activities, native seed of site-identified species and plant materials should be installed in any non-landscaped areas in the fall months prior to or in conjunction with the seasonal rains.

g. There should be no drainage discharged from the coastal terrace where the project is located over the edge of the bluffs on to the steep slope to the marine habitat. Eliminating and preventing erosion will maintain water quality, habitat values, soil qualities, and native vegetation.

h. Landscaping should emphasize restoration and ecology of the endemic Northern Coastal Scrub habitat community.

i. Eliminate invasive, non-native exotic plants from the building envelope and control the spread of invasive species that encroach into the natural habitat. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Monitoring Action 2a: Prior to issuance of grading and/or building permits, the recommended best management practices and general conditions, as stated above, shall be noted on the construction plans for the contractors.

14. PDSP005 - MITIGATION MEASURE NO. 3 - CULTURAL RESOURCES (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pre-Construction Training. An on-site pre-construction meeting shall be held between the applicant, the archaeologist, a Tribal monitor, and the contractor to discuss and assure the understanding of the mitigation measures required of this permit and scheduling of construction with regard to training so that any outlying cultural materials that may be exposed during the project might be identified and recovered. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Monitoring Action 3a: Prior to the issuance of grading and/or building permits, evidence of the pre-construction meeting between all parties involved shall be conducted with a letter summarizing the training discussion shall be submitted to RMA-Planning for review and approval.

Additional on-going monitoring Action:
The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.

15. PDSP006 - MITIGATION MEASURE NO. 4: CULTURAL RESOURCES (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A professional archaeologist and a Tribal Monitor shall supervise soil disturbing activities such as excavation and driveway removal. If, at any time, potentially significant archaeological resources are discovered, the Tribal monitor and/or the archaeologist are authorized to temporarily halt work until the find has been evaluated and, if determined significant, until mitigation measures have been formulated and implemented with the concurrence of the County. A sampling of soil may be screened during monitoring to facilitate resource identification and data recovery. At least two single specimen radiocarbon dates shall be obtained. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Monitoring Action 4a: Prior to issuance of any grading and/or building permits, a copy of a signed agreement for on-site monitoring between the applicant, archaeologist, and Tribal monitor shall be submitted to RMA-Planning for review and approval.

16. PDSP007 - MITIGATION MEASURE NO. 5: CULTURAL RESOURCES (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Archaeological Resources. If archaeological resources or human remains are unexpectedly discovered during construction, the following steps shall be taken:
• There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered is contacted to determine that no investigation of the cause of death is required, and if the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission and RMA-Planning within 24 hours.

The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoan/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Monitoring Action 5a: Prior to issuance of any grading and/or building permits, the language of this mitigation measure shall be placed on the construction plans.

17. PDSP008 – MITIGATION MEASURE NO. 6: CULTURAL RESOURCES (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Protection of CA-MNT-621. In order to protect CA-MNT-621 from disturbance during construction, the archaeological site shall be protected with exclusionary fencing. The fencing shall be set into place at the direction of the project archaeologist and a tribal monitor. The archaeological site shall be permanently protected with a conservation and scenic easement. The easement area shall be developed in consultation with a certified professional. The signed easement deed shall be submitted to RMA-Planning and the Executive Director of the California Coastal Commission for review and approval. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Monitoring Action 6a: Prior to the final of the construction permit, the archaeological site shall be placed into a conservation and scenic easement conveyed to the County of Monterey and accepted by the Board of Supervisors.

18. PDSP009 – IRREVOCABLE OFFER TO DEDICATE (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Applicant shall execute and record a document(s) in a form and content acceptable to the RMA Chief of Planning, irrevocably offering to dedicate to a public agency or private entity, approved by the RMA Chief of Planning and the Executive Director of the Coastal Commission, a public access easement for public access and recreational uses in perpetuity consistent with Monterey County Code Section 20.64.280. The area of dedication shall consist of an easement 10-feet in width and allow for non-motorized recreational uses only such as hiking, biking, horseback riding, or as a vehicular vista turnout, parallel and contiguous to the entire length of the existing 80-foot Highway One right of way, granted to the State of California by the certain deed recorded on December 24, 1942 in Book 785 Official Records Monterey County at Page 162, which bisects the entirety of the former Harlan Ranch (APN 422-011-027-000; 422-011-029-000; 422-011-030-000; and 422-011-031-000). Said easement may lie on either the inland or seaward side of the existing Highway One right of way, but shall not include any right of public access through the existing tunnel under Highway One at or around Highway One Station 260+/-, nor shall it cross any existing driveway or entrance inland of the Highway One right of way.

The irrevocable offer to dedicate shall be recorded free of prior liens and any other encumbrances that the RMA Chief of Planning determines may affect the interest being conveyed. The document shall provide that the offer of dedication shall not be used or construed to allow anyone to interfere with any rights of public access acquired through use which may exist on the property. The offer to dedicate shall run with the land in favor of the People of the State of California, binding successors and assigns of the applicant or landowner in perpetuity, and shall be irrevocable for a period of 21 years, such period running from the date of recording. Said restrictions on the use of the land shall be in effect upon recording and remain as covenants, conditions and restrictions running with the land in perpetuity, notwithstanding any revocation of the offer. No development, as defined in Monterey County Code Section 20.26.310, shall occur within the easement area except as agreed to by the RMA Chief of Planning and the Executive Director of the Coastal Commission. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and building permits or commencement of use, whichever occurs first and as applicable, the Applicant shall execute and record a document(s) in a form and content acceptable to the RMA Chief of Planning, irrevocably offering to dedicate to a public agency or private entity, approved by the RMA Chief of Planning and the Executive Director of the Coastal Commission. The recorded document(s) shall include a legal description and corresponding graphic depiction of the legal parcel(s) subject to this permit, and a metes and bounds legal description, and a corresponding graphic depiction, drawn to scale, of the perimeter of the easement area prepared by a licensed surveyor based on an on-site inspection of the easement area.

Prior to executing and recording the easement, the exact location of the easement area shall be determined in consultation with the RMA Chief of Planning and the Executive Director of the Coastal Commission, where the siting objectives shall be to provide an area that can accommodate public trail access that maximizes coastal views, minimizes intrusion on private residences, optimizes connectivity to future trail links on adjacent properties, and minimizes impacts to sensitive habitats.

19. PDSP010 - VEGETATION RETENTION DEED RESTRICTION (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: At the applicant's expense, any tree (existing/replaced) which screens the development from Highway 1, and that is destroyed, diseased or significantly damaged or requires removal, shall be immediately replaced with a 24 to 48 inch box specimen to ensure full protection of exposure of any portion of the development within the critical viewshed, pursuant to the Policies of the Big Sur Coast Land use Plan and the Development Standards of the Coastal Implementation Plan. In the event of any exposure of the development and prior to replacement of a tree, Monterey County RMA-Planning shall be immediately contacted. This deed restriction shall run with the land. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of a building or grading permit, the applicant/owner shall record a deed restriction with the County of Monterey, subject to review and approval by County Counsel and the RMA Chief of Planning.

20. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Waste Discharger Identification (WDID) number certifying the project is covered under the California Construction General Permit. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a WDID number certifying the project is covered under the California Construction General Permit.

21. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan may be combined with the grading plan provided it is clearly identified. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. The following notes shall be included on the erosion control plan:
• Dust from grading operations shall be controlled.
• Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County grading and erosion control regulations.
• During construction, the owner/applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point.
• Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure that all disturbed areas have been stabilized and that all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

22. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan, prepared by a registered Professional Engineer, incorporating the recommendations in the project Geotechnical Investigation and Septic Percolation Testing Report, Coastal Bluff Recession Study and Geotechnical Investigation for Bridge Over Culvert-Coast House Access, prepared by Haro, Kasunich and Associates, Inc. The grading plan shall also address the requirements of Monterey County Code Chapter 16.08, and the geotechnical inspection schedule shall be included on the plan. The applicant shall provide certification from the licensed practitioner that the grading plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the grading plan for conformance with the geotechnical recommendations.

23. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Investigation and Septic Percolation Testing Report, Coastal Bluff Recession Study and Geotechnical Investigation for Bridge Over Culvert-Coast House Access. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

24. WR002 - STORMWATER CONTROL

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. Drainage improvements shall be constructed in accordance with plans approved by RMA-Environmental Services. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to RMA-Environmental Services for review and approval.

25. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County RMA Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the Development Services.

26. EHSP01 - WATER SOURCE FOR SECOND DWELLING (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A supplemental source of domestic water supply shall be demonstrated to the satisfaction of the Environmental Health Bureau ("EHB") before construction permits are issued for the second dwelling on the property. The applicant may pursue any of the options described below:

1. If the supplemental water source will be consolidated into a single water distribution system with Well #1, the sustained yield shall be at least one (1) gallon per minute. Pursuant to Monterey County, Chapter 15.04, Domestic Water Systems, complete all necessary water quality and quantity testing to the satisfaction of the EHB and obtain a new water system permit. The project shall also include at least 15,000 gallons of combined drinking water and fire suppression storage.

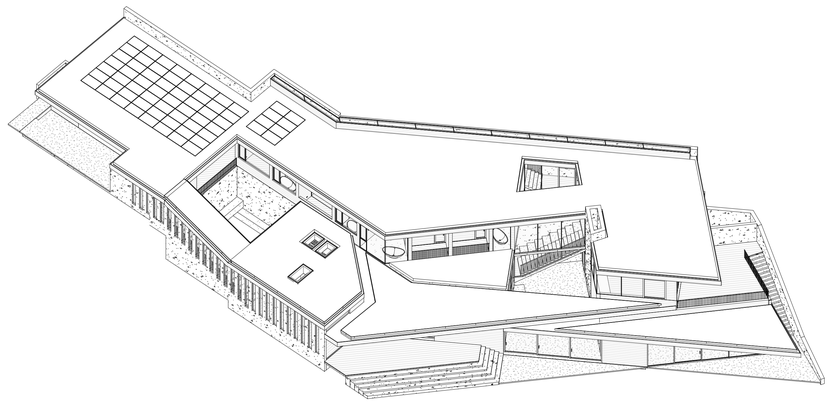
2. If the supplemental water source is a well that will stand alone (i.e. each dwelling will receive domestic water from a separate source of supply that are not inter-connected), the sustained yield shall be at least three (3) gallons per minute and water quality testing shall be completed to the satisfaction of EHB. No water system permit would be required.

3. If the supplemental water source is a spring that will stand alone (i.e. each dwelling will receive domestic water from a separate source of supply that are not inter-connected), the sustained yield shall be at least one (1) gallon per minute and water quality testing shall be completed to the satisfaction of EHB. No water system permit would be required.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits for the second dwelling, the applicant shall submit water quality and source capacity information that meets the satisfaction of the EHB. As necessary, the applicant shall apply for and obtain a water system permit from the EHB.

BSR

Big Sur Residence
13016.00



PROJECT DIRECTORY

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BIG SUR PRESERVATION ALLIANCE, LLC
62200 HIGHWAY 1
BIG SUR, CALIFORNIA

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SHEET INDEX

A0.00	GENERAL INFORMATION
A0.02	MATERIALS PALETTE
A1.11	SITE PLAN
A1.12	ENLARGED SITE PLAN BUILDING ENVELOPE
A1.13	MAIN HOUSE SITE PLAN
A1.14	ADU SITE PLAN
A2.01	MAIN HOUSE UPPER FLOOR PLAN
A2.02	MAIN HOUSE ENLARGED UPPER PLAN WEST
A2.03	MAIN HOUSE ENLARGED UPPER FLOOR PLAN EAST
A2.04	MAIN HOUSE LOWER FLOOR PLAN
A2.05	MAIN HOUSE ENLARGED LOWER FLOOR PLAN WEST
A2.06	MAIN HOUSE ENLARGED LOWER PLAN EAST
A2.07	MAIN HOUSE ROOF PLAN
A2.31	ADU LOWER FLOOR PLAN
A2.32	ADU UPPER FLOOR PLAN
A2.33	ADU ROOF PLAN
A2.41	GENERATOR SHED
A3.01	MAIN HOUSE EXTERIOR ELEVATIONS
A3.02	MAIN HOUSE EXTERIOR ELEVATIONS
A3.11	ADU EXTERIOR ELEVATIONS
A3.12	ADU EXTERIOR ELEVATIONS
A3.13	ADU EXTERIOR ELEVATIONS
A4.01	MAIN HOUSE BUILDING SECTIONS
A4.02	MAIN HOUSE BUILDING SECTIONS
A4.11	ADU BUILDING SECTIONS
A4.12	ADU BUILDING SECTIONS
C0.1	CIVIL COVER SHEET
C0.2	CIVIL DETAILS
C1.1	CIVIL GRADING AND DRAINAGE PLAN
C1.2	ACCESS AT HWY 1 - PLAN AND PROFILE
C3.1	SEPTIC PLAN
C4.1	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
L0.1	FUEL MANAGEMENT PLAN
L1.0	CONCEPTUAL LANDSCAPE PLAN

PROJECT DESCRIPTION: PLN130516-AMD1
BIG SUR PRESERVATION ALLIANCE

AMENDMENT TO A PREVIOUSLY-APPROVED COMBINED DEVELOPMENT PERMIT (RMA-PLANNING FILE NO. PLN130516) TO ALLOW THE FOLLOWING: 1) A 12-INCH HEIGHT REDUCTION TO THE PREVIOUSLY-APPROVED SINGLE-FAMILY DWELLING TO COMPLY WITH CONDITION NO. 11; 2) MINOR DESIGN CHANGES TO THE PREVIOUSLY-APPROVED SINGLE-FAMILY DWELLING, INCLUDING AN INCREASE OF 25 SQUARE FEET; 3) MINOR DESIGN CHANGES TO THE PREVIOUSLY-APPROVED GARAGE AND MECHANICAL ROOM, INCLUDING A DECREASE OF 13 SQUARE FEET; AND 4) DESIGN CHANGES TO THE PREVIOUSLY-APPROVED ACCESSORY DWELLING UNIT, INCLUDING AN INCREASE OF 81 SQUARE FEET TO THE DWELLING UNIT, AND THE ADDITION OF AN 815 SQUARE FOOT ATTACHED GARAGE AND MECHANICAL ROOM. THE PROPERTY IS LOCATED AT 62200 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 422-011-029-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE.

LEGAL DESCRIPTION

ADDRESS: 62200 HIGHWAY 1
BIG SUR, CA 93920

APN: 422-011-029-000

PROJECT DATA SUMMARY

PARCEL SIZE: 54 ACRES +/-
GENERAL PLAN LAND USE: WATERSHED AND SCENIC CONSERVATION
ZONING DESIGNATION: WSC/40-D(CZ)

			TOTAL
LOT COVERAGE:	TOTAL COVERAGE		11,744 SF
	PARCEL SIZE		54 AC (2,352,240 SF)
	LOT COVERAGE RATIO		**.005**
FLOOR AREA:	MAIN HOUSE CONDITIONED AREA	8,195 SF	
	MAIN HOUSE GARAGE AREA	614 SF	
	MAIN HOUSE MECHANICAL AREA	828 SF	
	MAIN HOUSE TOTAL AREA	**9,637 SF**	
	ADU CONDITIONED AREA	980 SF	
	ADU GARAGE AREA	536 SF	
	ADU MECHANICAL CLOSET	229 SF	
	ADU TOTAL AREA	**1,745 SF**	
	GENERATOR SHED AREA	**362 SF**	
	TOTAL BUILDING AREA	**11,744 SF (8,195 MH + 1,745 ADU + 362 GS)**	
	PARCEL SIZE	54 AC	
GRADING:	PROPOSED CUT= 5,000 CUBIC YARDS PROPOSED FILL= 5,000 CUBIC YARDS SEE CIVIL DRAWINGS		
TREE REMOVAL:	13 PLANTED CYPRESS TREES		
IMPERVIOUS COVERAGE:	MAIN HOUSE BUILDING AREA	8,551 SF	
	MAIN HOUSE PATIO/TERRACE AREA	2,110 SF	
	ADU BUILDING AREA	1,819 SF	
	ADU PATIO/TERRACE AREA	1,768 SF	
	TOTAL BUILDING AREA	**10,370 SF** (8,551 MH + 1,819 ADU)	
	TOTAL CHIPSEAL AND PATIO/TERRACE AREA*	**21,146 SF** (17,268 (CHIPSEAL) + 2,110 MH + 1,768 ADU)	
	TOTAL GREEN ROOF AREA	**8,721 SF** (6,797 MH + 1,924 ADU)	
	TOTAL IMPERVIOUS COVERAGE	**22,795 SF** (10,370 + 21,146 - 8,721)	
	*CHIP SEALING PORTION OF EXISTING RANCH ROAD FROM ENTRY TO TUNNEL AND FROM TUNNEL TO MAIN HOUSE PER CIVIL DRAWINGS		
PARKING:	MAIN HOUSE REQUIRED = 1 ACCESSORY DWELLING UNIT REQUIRED = 1	MAIN HOUSE PROVIDED = 2 ACCESSORY DWELLING UNIT PROVIDED = 1	
ROADS:	AREA: EXISTING ROAD AREA: 30,210 SF PROPOSED ROAD AREA: 29,101 SF REDUCTION IN ROAD AREA: 1,109 SF		
	LENGTH: EXISTING ROAD LENGTH: 3,088 LF PROPOSED ROAD LENGTH: 2,026 LF REDUCTION IN ROAD LENGTH: 1,026 LF		
CONSTRUCTION TYPE:	V-A		
OCCUPANCY:	R-3 (MAIN RESIDENCE AND CARETAKER RESIDENCE) U (GARAGE)		
FLOOD ZONE:	NONE		
HISTORIC CATEGORY:	NONE		
STRUCTURE HEIGHT:	MAIN HOUSE: 12'-6" (24'-0" ALLOWED) ADU: 11'-1" (15'-0" ALLOWED)		
WATER SUPPLY:	PRIVATE WELL		
SEWER:	PRIVATE SEPTIC SYSTEM		
FIRE SPRINKLERS:	YES		

APPLICABLE CODES:

FIRE/LIFE SAFETY	CALIFORNIA FIRE CODE 2016 (IFC 2015)
BUILDING/DWELLING	CALIFORNIA BUILDING CODE 2016 (IBC 2015)
STRUCTURAL	CALIFORNIA BUILDING CODE 2016 (IBC 2015)
MECHANICAL	CALIFORNIA BUILDING STANDARDS CODE
ELECTRICAL	CALIFORNIA ELECTRICAL CODE 2016 (NEC 2015)
PLUMBING	CALIFORNIA BUILDING STANDARDS CODE
ENERGY	CALIFORNIA ENERGY CODE 2016 (TITLE 24, PART 6)
ACCESSIBILITY	CALIFORNIA BUILDING CODE 2016 (TITLE 24, PART 2)

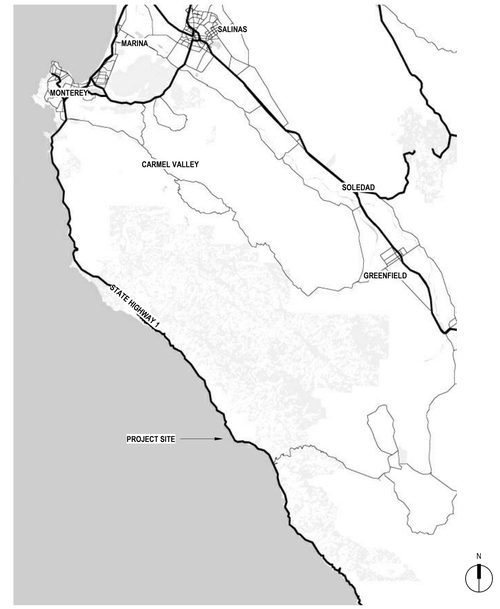
SCOPE OF WORK

CONSTRUCTION OF A NEW 8,160 SQUARE FOOT RESIDENCE WITH 1,396 SQUARE FOOT ATTACHED 2 CAR GARAGE AND MECHANICAL CLOSET, AND A NEW 894 SQUARE FOOT DETACHED, ACCESSORY DWELLING UNIT WITH A 815 SQUARE FOOT ATTACHED ONE CAR GARAGE AND MECHANICAL CLOSET. INSTALLATION OF A NEW PHOTOVOLTAIC SYSTEM AND SEPTIC LEACH FIELD SYSTEM TO SERVE THE PROJECT, AND CONVERSION OF EXISTING TEST WELL (PLN#130057) TO A PERMANENT WELL SERVING THE ABOVE. NEW STRUCTURES TO BE BUILT ON A PRESENTLY UNDEVELOPED LOT IN SOUTHERN BIG SUR.

EXTERIOR WILDFIRE EXPOSURE NOTES

PRIOR TO PERMIT ISSUANCE, THE PROPERTY SHALL BE CERTIFIED TO BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN THE CALIFORNIA FIRE CODE SEC. 4906. [R327.1.5 CRC]

VICINITY MAP



BIG SUR RESIDENCE
13016.00
62200 HIGHWAY 1, BIG SUR, CALIFORNIA 93920

CONTRACTOR

CONSULTANT

ISSUE DATES
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GENERAL INFORMATION
12" = 1'-0"

A0.00

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WOOD CEILINGS, FLOOR TO CEILING
WINDOWS AND DOORS



BOARD FORMED CONCRETE WALLS



COASTAL PRAIRIE VEGETATIVE ROOF



WEATHERED REDWOOD OR IPE



COASTAL SCRUB VEGETATIVE ROOF



NORTH PV AREA ARCHITECTURAL RENDERING



ACCESSORY DWELLING UNIT ARCHITECTURAL RENDERING



MAIN HOUSE ARCHITECTURAL RENDERING

BIG SUR RESIDENCE
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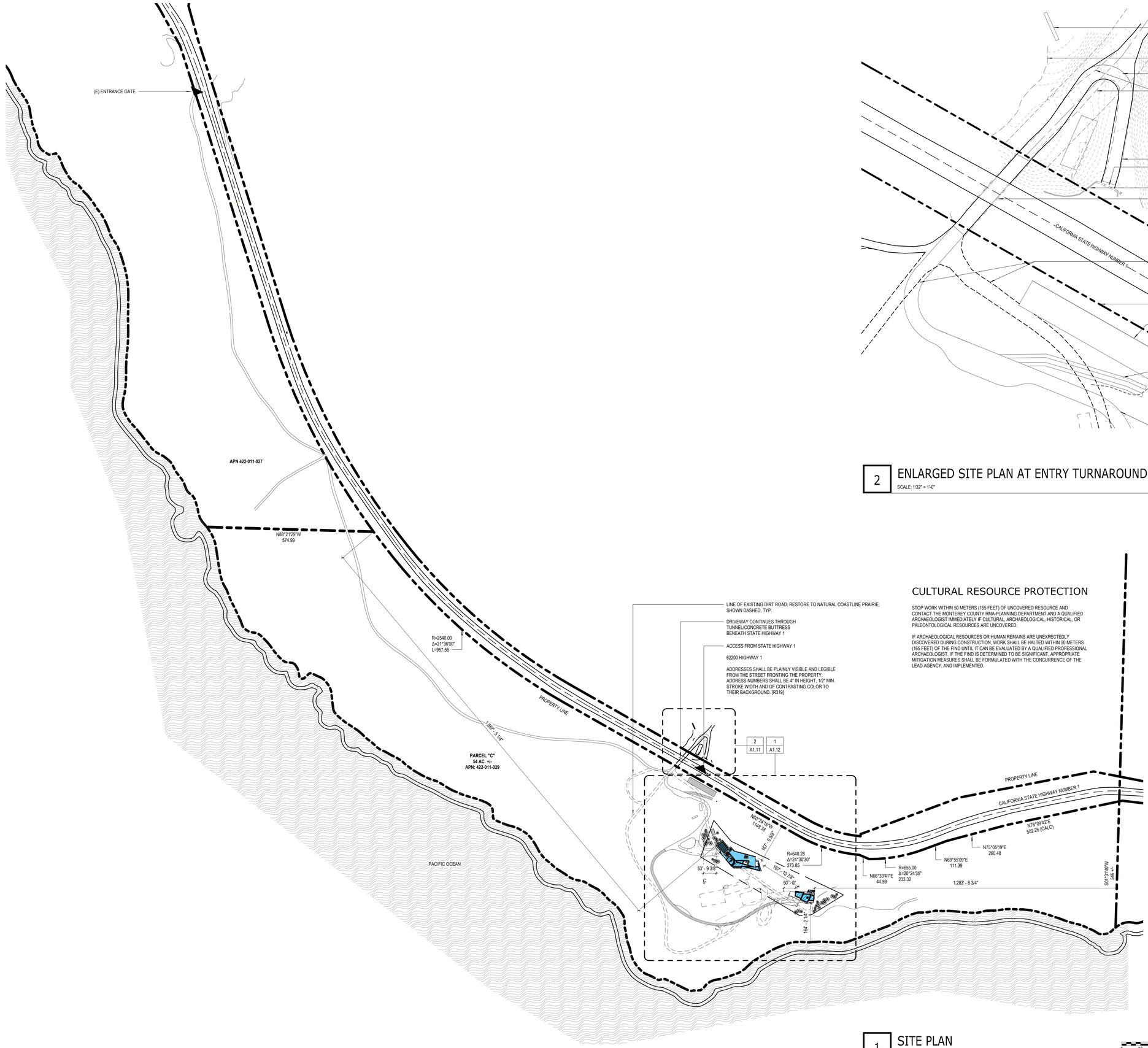
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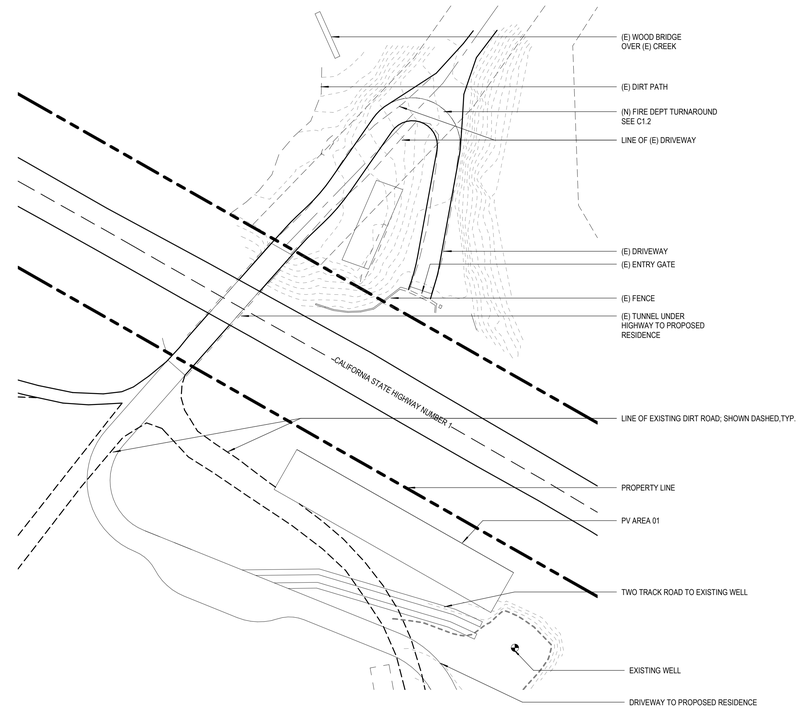
MATERIALS
PALETTE

A0.02

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1 SITE PLAN
SCALE: 1" = 160'-0"



2 ENLARGED SITE PLAN AT ENTRY TURNAROUND
SCALE: 1/32" = 1'-0"

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SITE PLAN
As indicated

A1.11

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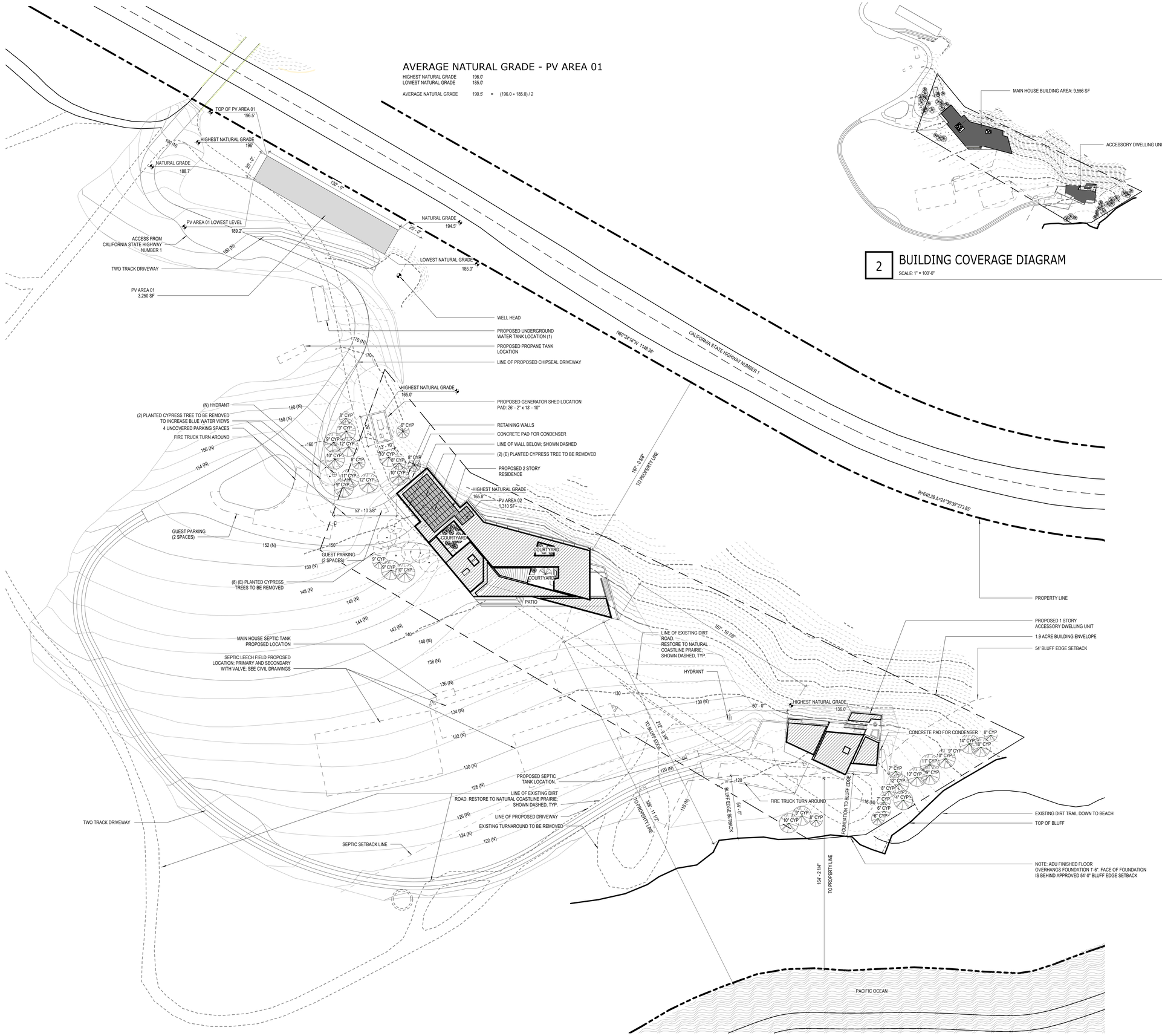
AVERAGE NATURAL GRADE - PV AREA 01

HIGHEST NATURAL GRADE 196.0'
LOWEST NATURAL GRADE 185.0'

AVERAGE NATURAL GRADE 190.5' = (196.0 + 185.0) / 2



2 BUILDING COVERAGE DIAGRAM
SCALE: 1" = 100'-0"



1 ENLARGED SITE PLAN
SCALE: 1/32" = 1'-0"

0 16 32 64

SHEET NOTES

SITE PLAN LEGEND

DIAMETER
SPECIES
10" CYP
EXISTING TREES

DIAMETER
SPECIES
10" CYP
TREES TO BE REMOVED

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ENLARGED
SITE PLAN
BUILDING
ENVELOPE
As indicated

A1.12

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GENERATOR SHED SEE A2.41 GENERATOR SHED DRAWINGS

(E) CYPRESS TREES. TYP.

HYDRANT

BUILDING ENVELOPE

HIGHEST NATURAL GRADE
165.8'

PV AREA 02

PHOTOVOLTAIC SYSTEM

GUEST PARKING

ENTRY

LINE OF EXTERIOR WALL BELOW

OPEN TO COURYARD BELOW

NATIVE PLANTED VEGETATIVE ROOF

OPEN TO COURYARD BELOW

LINE OF EXTERIOR WALL BELOW

NATIVE PLANTED VEGETATIVE ROOF

SKYLIGHT

NATIVE PLANTED VEGETATIVE ROOF

NATIVE PLANTED VEGETATIVE ROOF

OPEN TO BELOW AND ABOVE

OPEN TO COURYARD BELOW

LINE OF EXTERIOR WALL BELOW

AVERAGE NATURAL GRADE
151.9'

PATIO
149' - 7"

PATIO

PATIO
137' - 7"

LINE OF EXTERIOR WALL BELOW

MASTER PATIO BELOW

137' - 7"

LOWEST NATURAL GRADE
137.6'

(E) CYPRESS TREES. TYP.

NOTE: SEE ROOF PLAN FOR MORE INFORMATION

150 (N)

140 (N)

BUILDING ENVELOPE

190'

180'

170'

160'

AVERAGE NATURAL GRADE

HIGHEST NATURAL GRADE	165.8'	
LOWEST NATURAL GRADE	137.6'	
AVERAGE NATURAL GRADE	151.7'	= (165.8 + 137.6) / 2

1 MAIN HOUSE SITE PLAN
SCALE: 1/8" = 1'-0"

0 4 8 16

N

SHEET NOTES

SITE PLAN LEGEND

- EXISTING TREES
- TREES TO BE REMOVED
- BUILDING ENVELOPE
- EXISTING TOPOGRAPHY - MAJOR
- EXISTING TOPOGRAPHY - MINOR
- BLUFF EDGE SETBACK
- GREEN ROOF
- WOOD DECK
- PLANTED AREA

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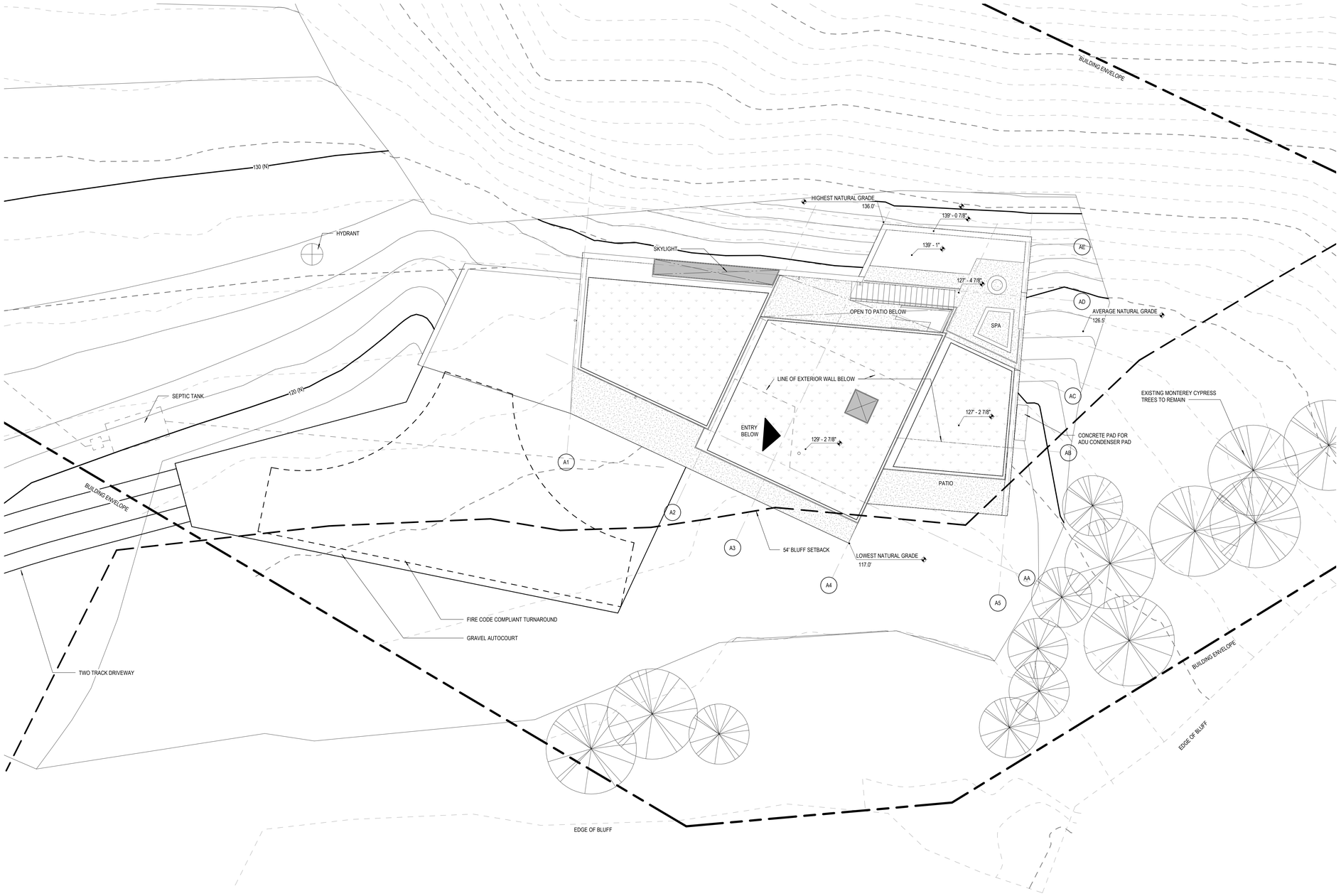
MAIN HOUSE
SITE PLAN
1/8" = 1'-0"

A1.13

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AVERAGE NATURAL GRADE

HIGHEST NATURAL GRADE	136.0'		
LOWEST NATURAL GRADE	117.0'		
AVERAGE NATURAL GRADE	126.5'	=	(136+117) / 2



1 ADU SITE PLAN
SCALE: 1/8" = 1'-0"

N
0 4 8 16

SHEET NOTES

KEYNOTES

- EXISTING TREES
- TREES TO BE REMOVED
- BUILDING ENVELOPE
- EXISTING TOPOGRAPHY - MAJOR
- EXISTING TOPOGRAPHY - MINOR
- BLUFF EDGE SETBACK
- GREEN ROOF
- WOOD DECK
- PLANTED AREA

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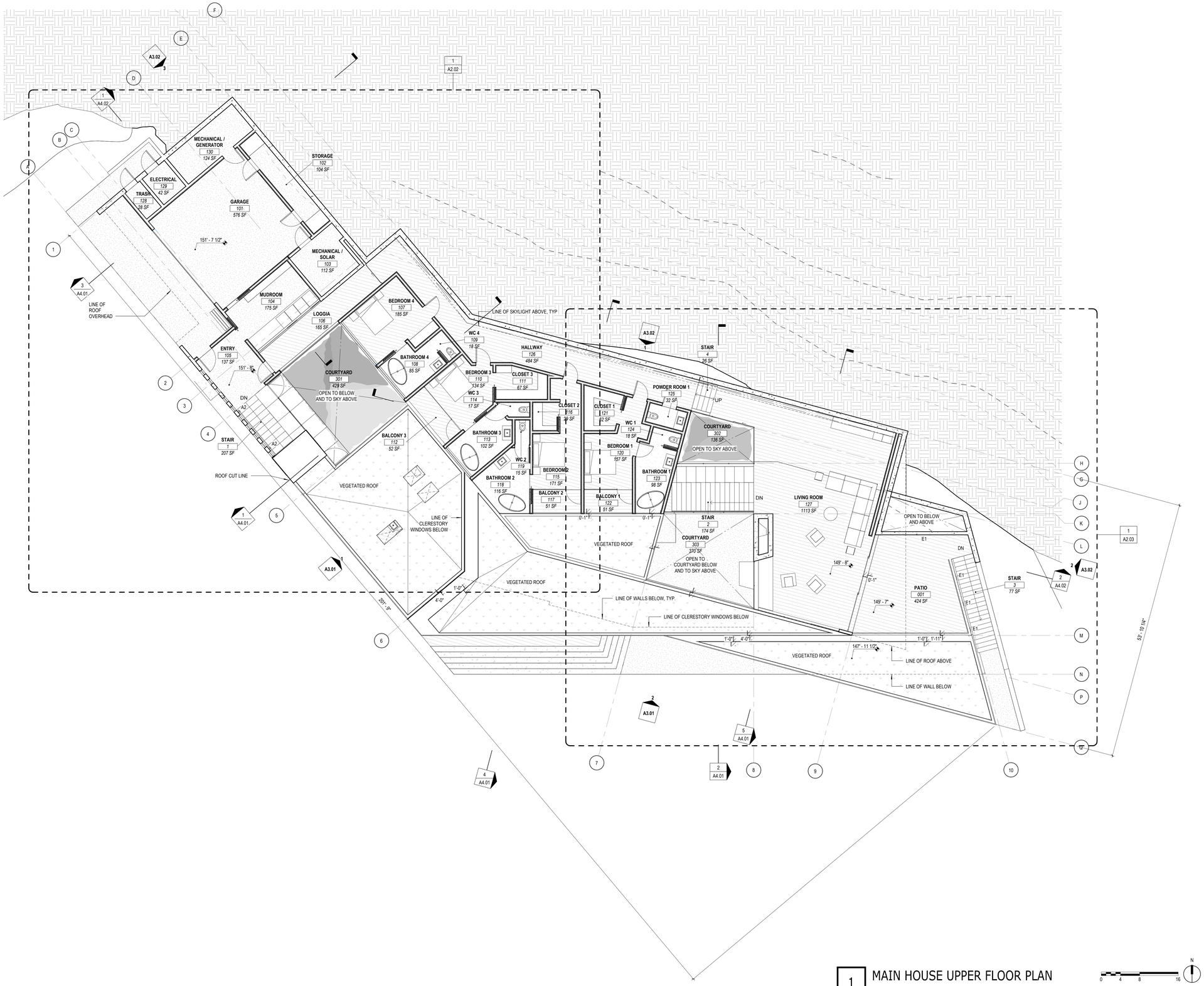
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ADU SITE PLAN
1/8" = 1'-0"

A1.14

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1 MAIN HOUSE UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 N

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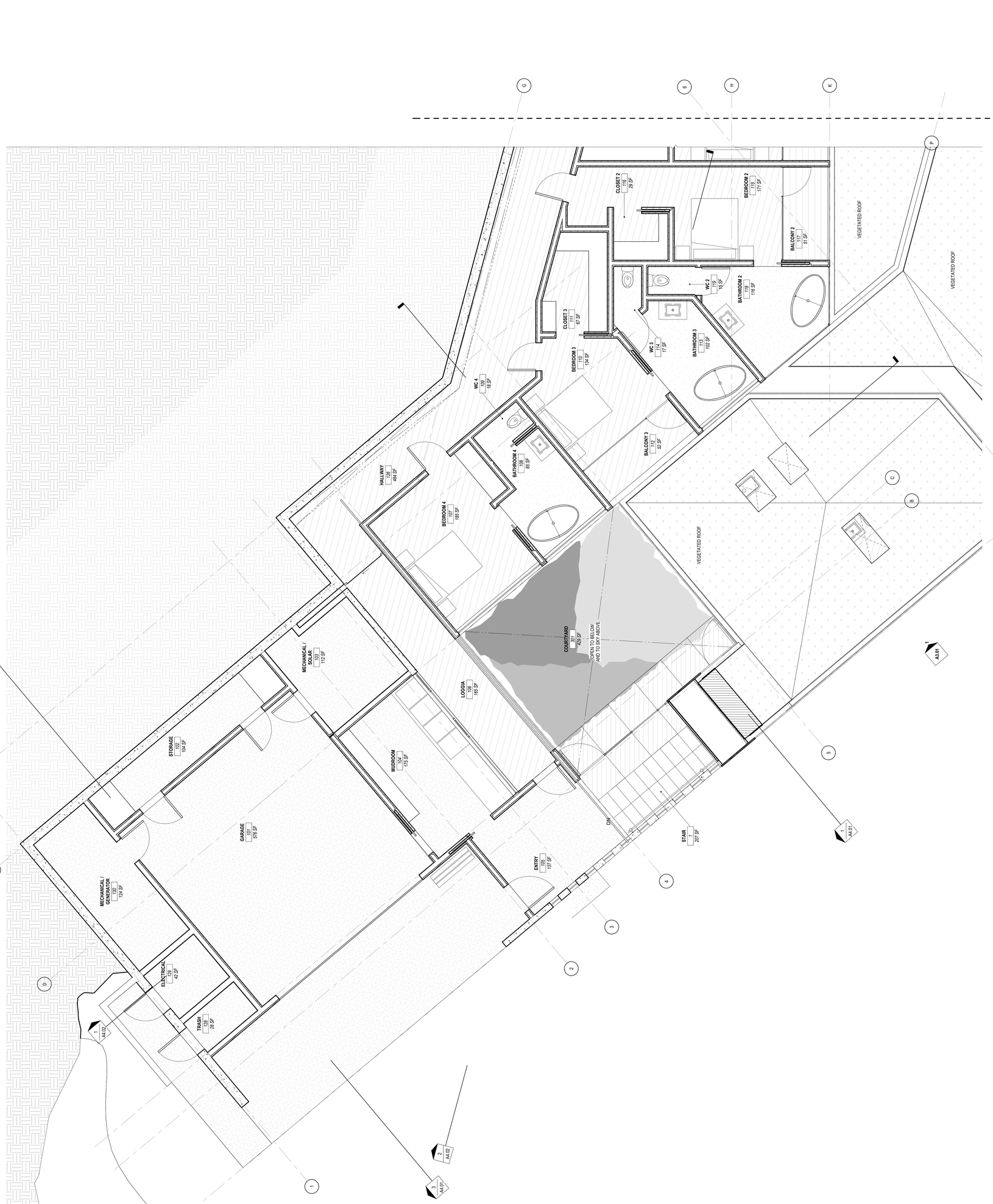
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MAIN HOUSE UPPER FLOOR PLAN
1/8" = 1'-0"

A2.01



1 MAIN HOUSE ENLARGED UPPER PLAN WEST

SCALE: 1/4" = 1'-0"

MAIN HOUSE ENLARGED UPPER PLAN WEST

1/4" = 1'-0"

A2.02

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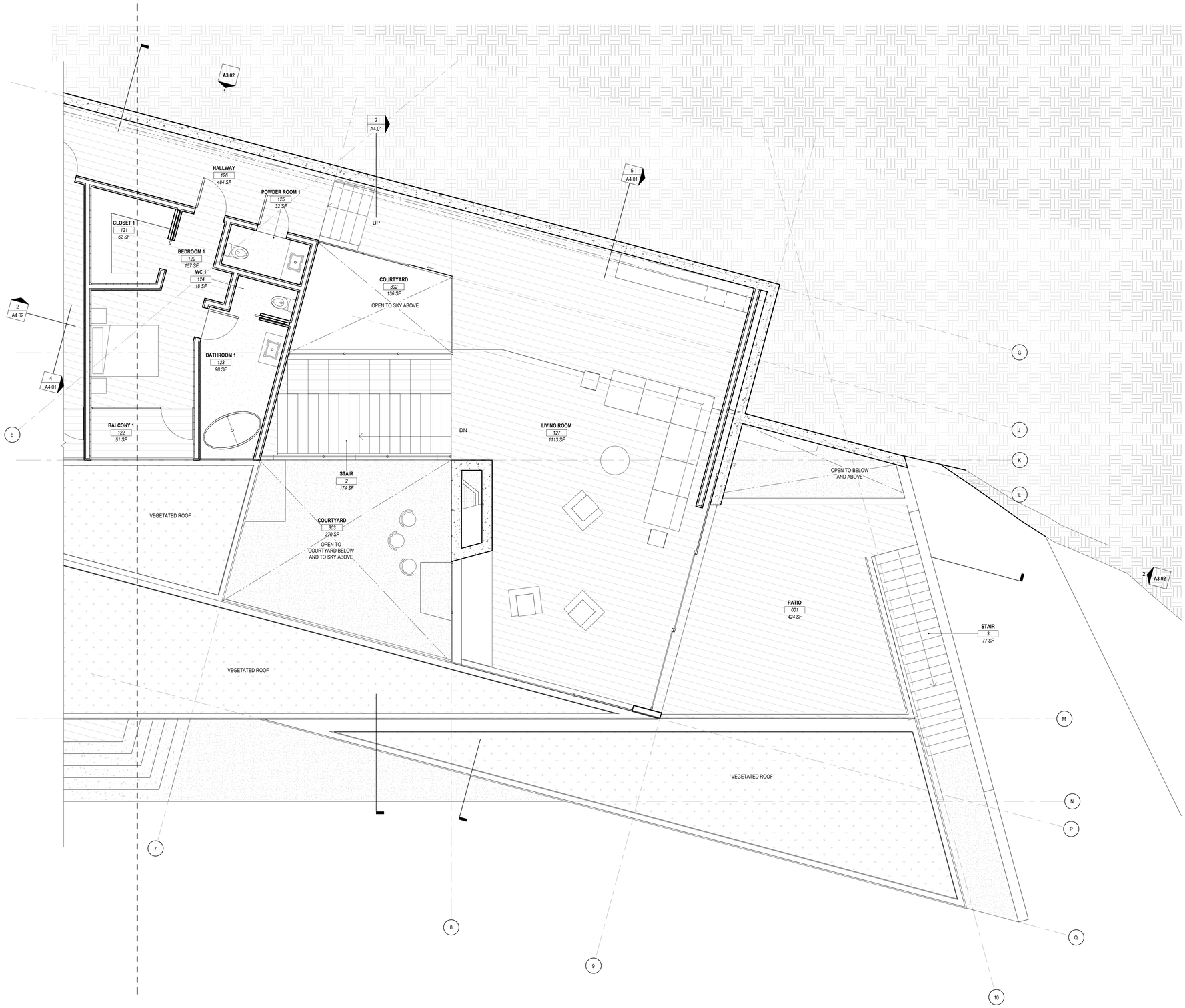
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1 MAIN HOUSE ENLARGED UPPER FLOOR PLAN EAST
SCALE: 1/4" = 1'-0"

0 2 4 8 N

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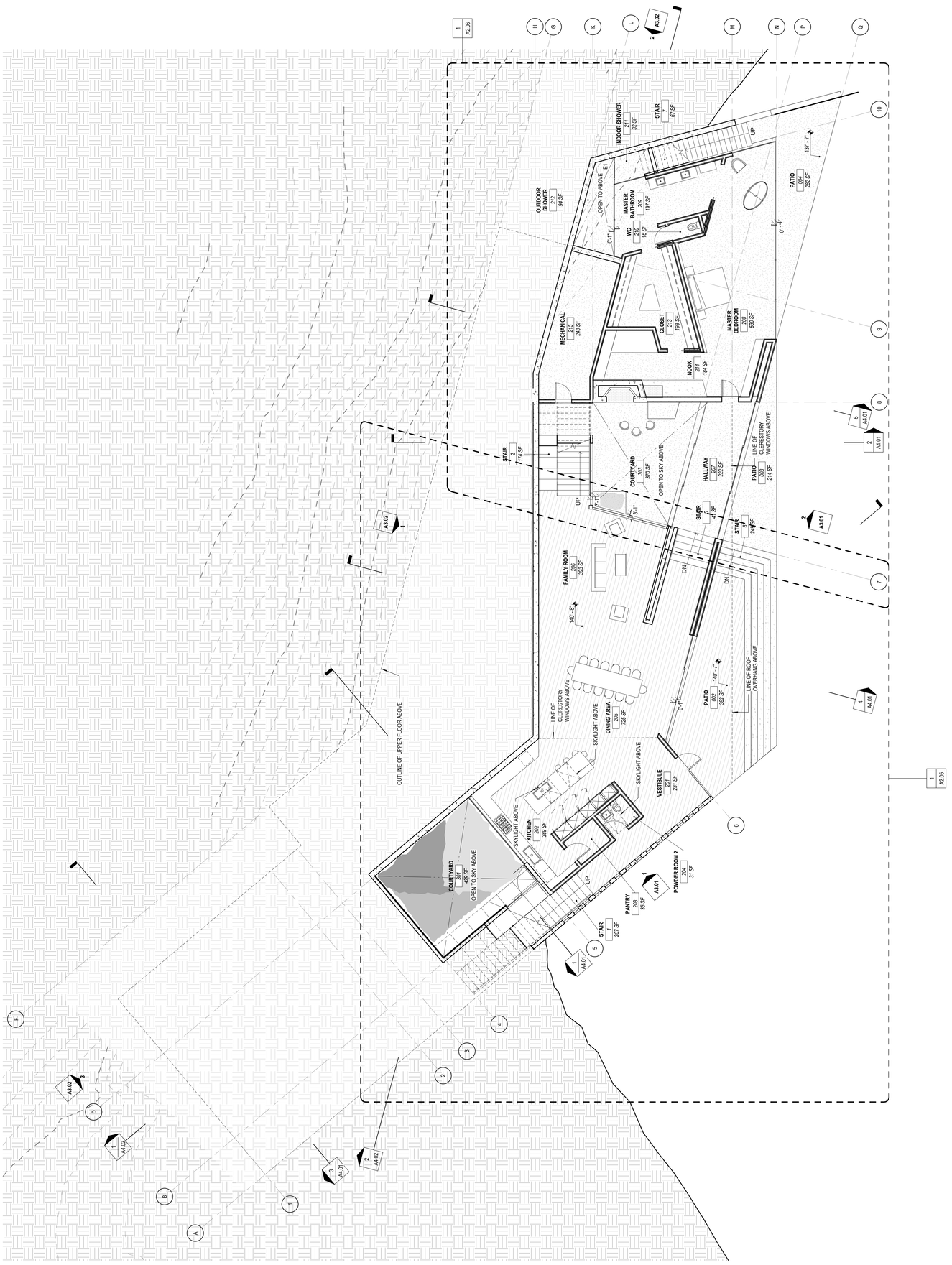
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MAIN HOUSE
ENLARGED
UPPER FLOOR
PLAN EAST
1/4" = 1'-0"

A2.03



1 MAIN HOUSE LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

MAIN HOUSE
LOWER FLOOR
PLAN
1/8" = 1'-0"

A2.04

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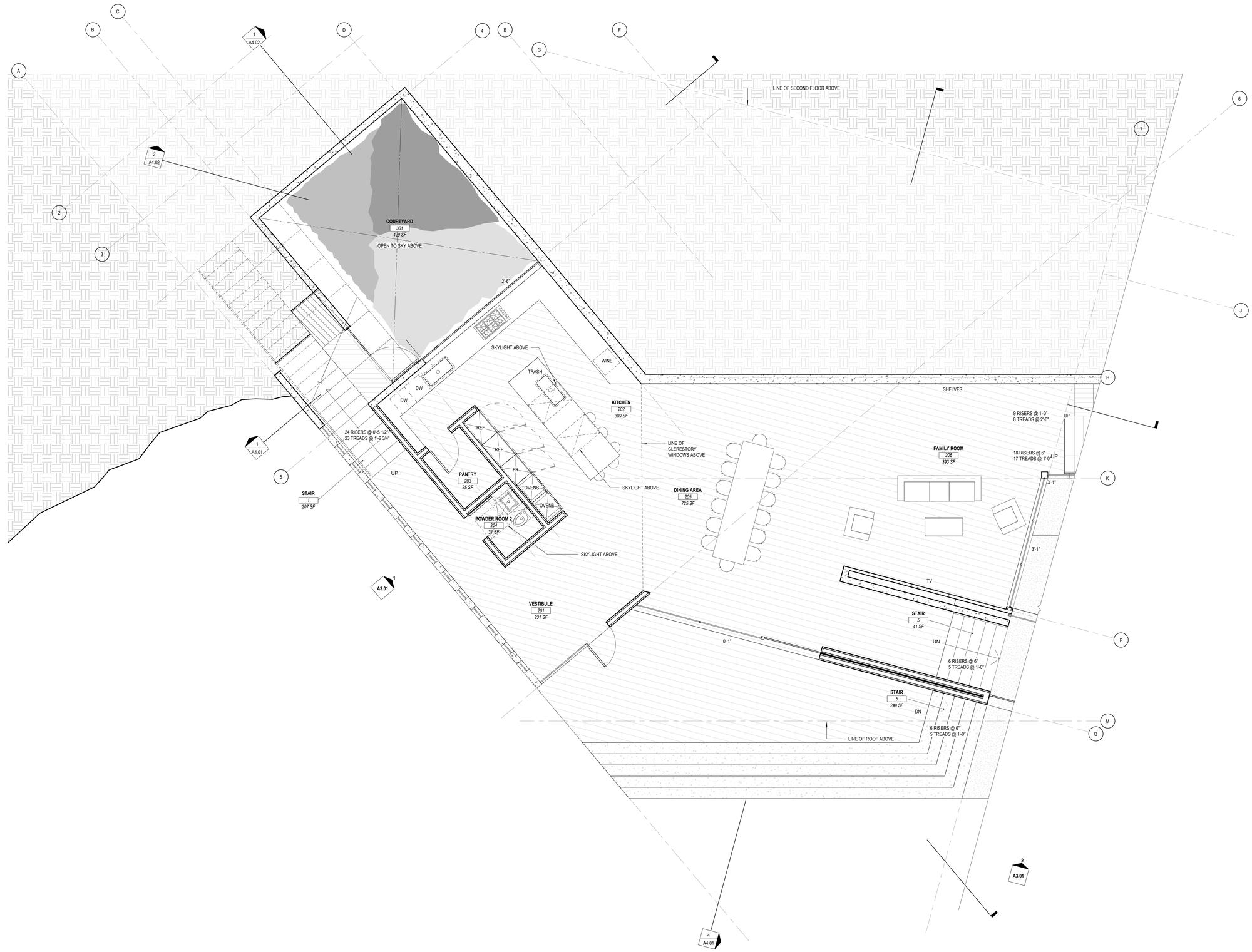
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1 MAIN HOUSE ENLARGED LOWER FLOOR PLAN WEST

SCALE: 1/4" = 1'-0"

0 2 4 8 N

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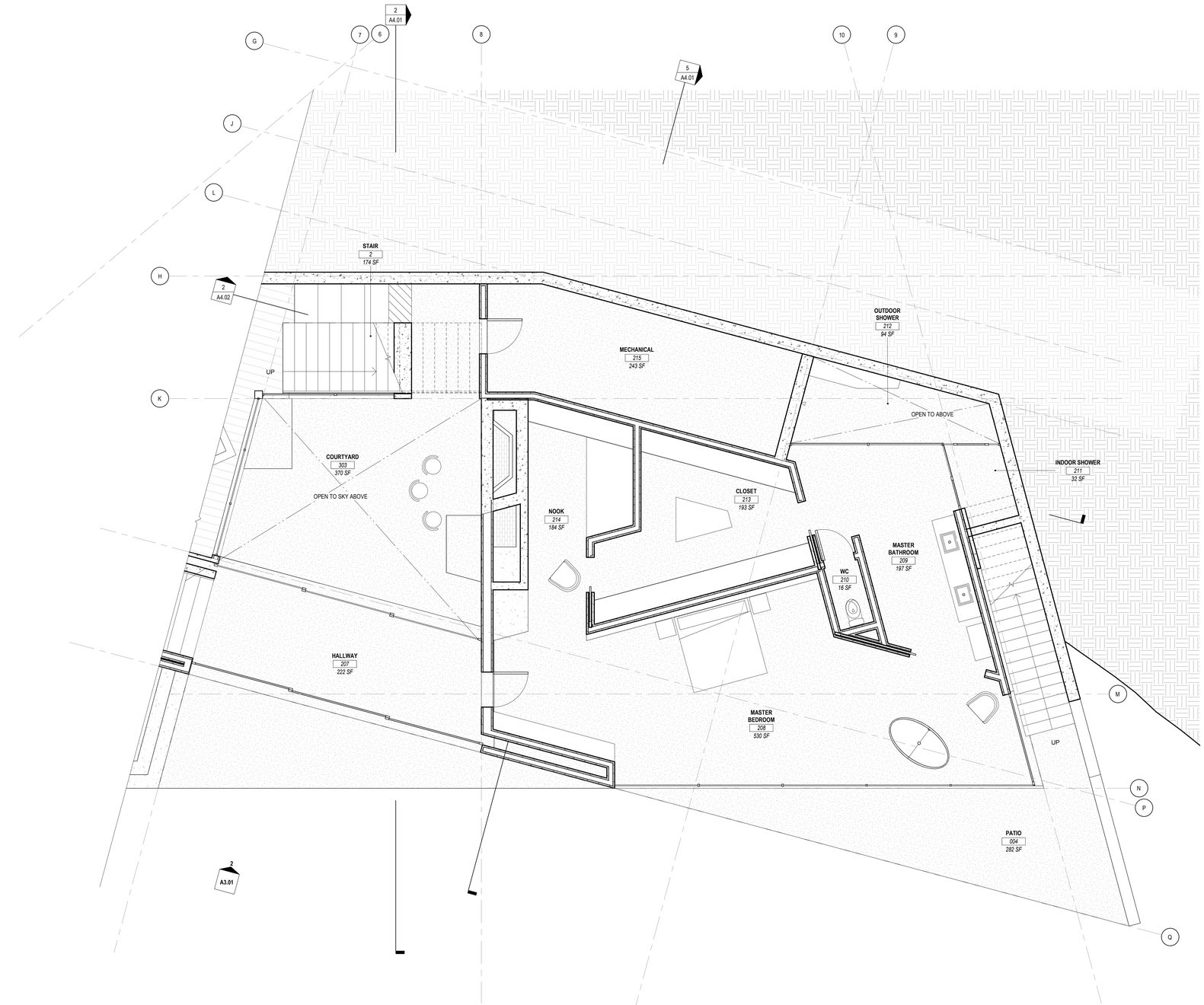
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MAIN HOUSE
ENLARGED
LOWER FLOOR
PLAN WEST
1/4" = 1'-0"

A2.05

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1 MAIN HOUSE ENLARGED LOWER PLAN EAST

SCALE: 1/4" = 1'-0"

N

0 2 4 8

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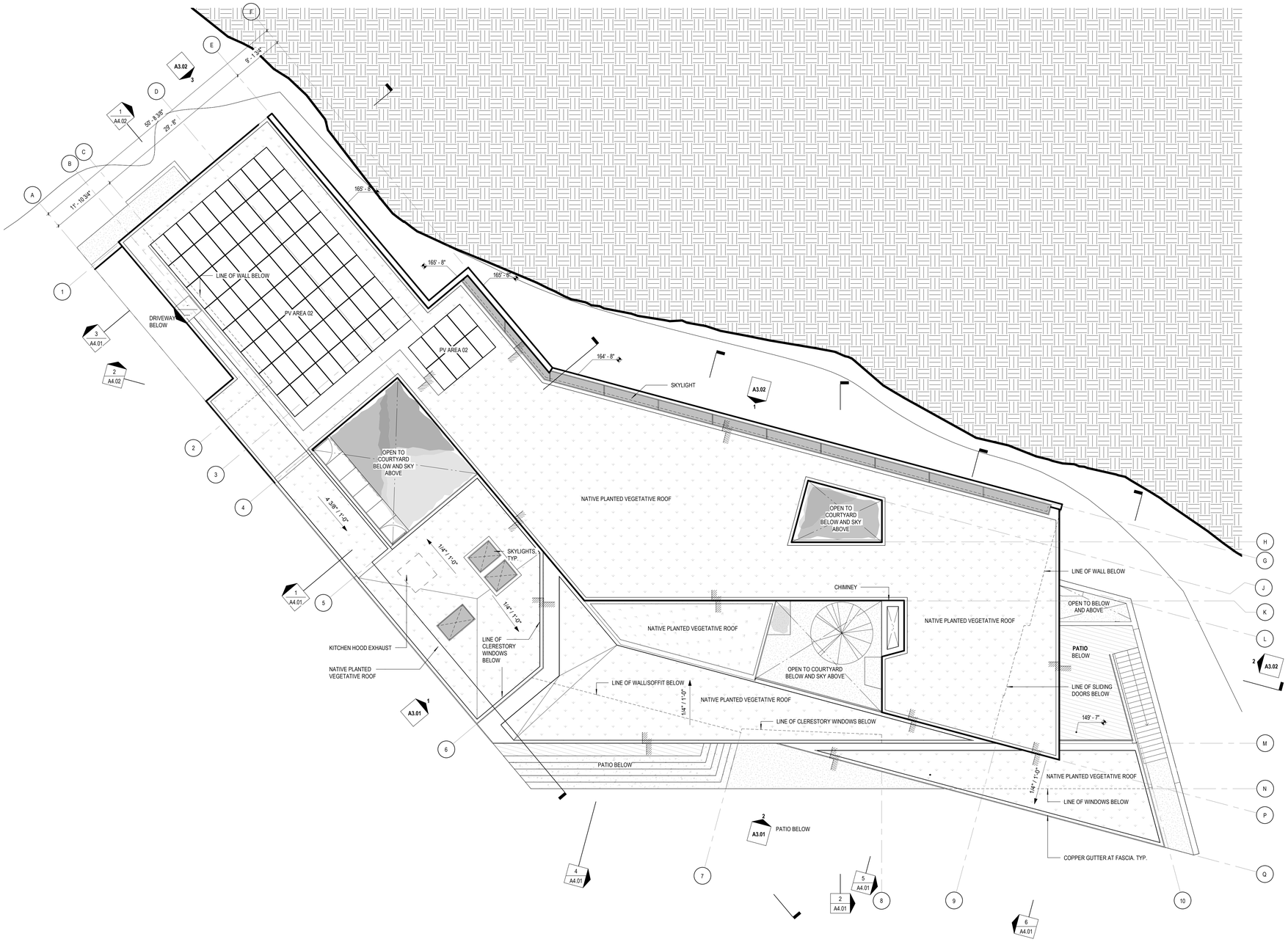
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MAIN HOUSE ENLARGED LOWER PLAN EAST

1/4" = 1'-0"

A2.06

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1 MAIN HOUSE ROOF PLAN
SCALE: 1/8" = 1'-0"

N
0 4 8 16

SHEET NOTES

LEGEND AND SYMBOLS

- NEW TREES
- NATVIE PLANTED GREEN ROOF
- CUT EARTH
- WOOD DECK
- PLANTED AREA
- SKYLIGHT

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MAIN HOUSE ROOF PLAN
1/8" = 1'-0"

A2.07

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1 ADU LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

0 2 4 8

N

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ADU LOWER FLOOR PLAN
1/4" = 1'-0"

A2.31



1 ADU UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADU UPPER
FLOOR PLAN
1/4" = 1'-0"

A2.32

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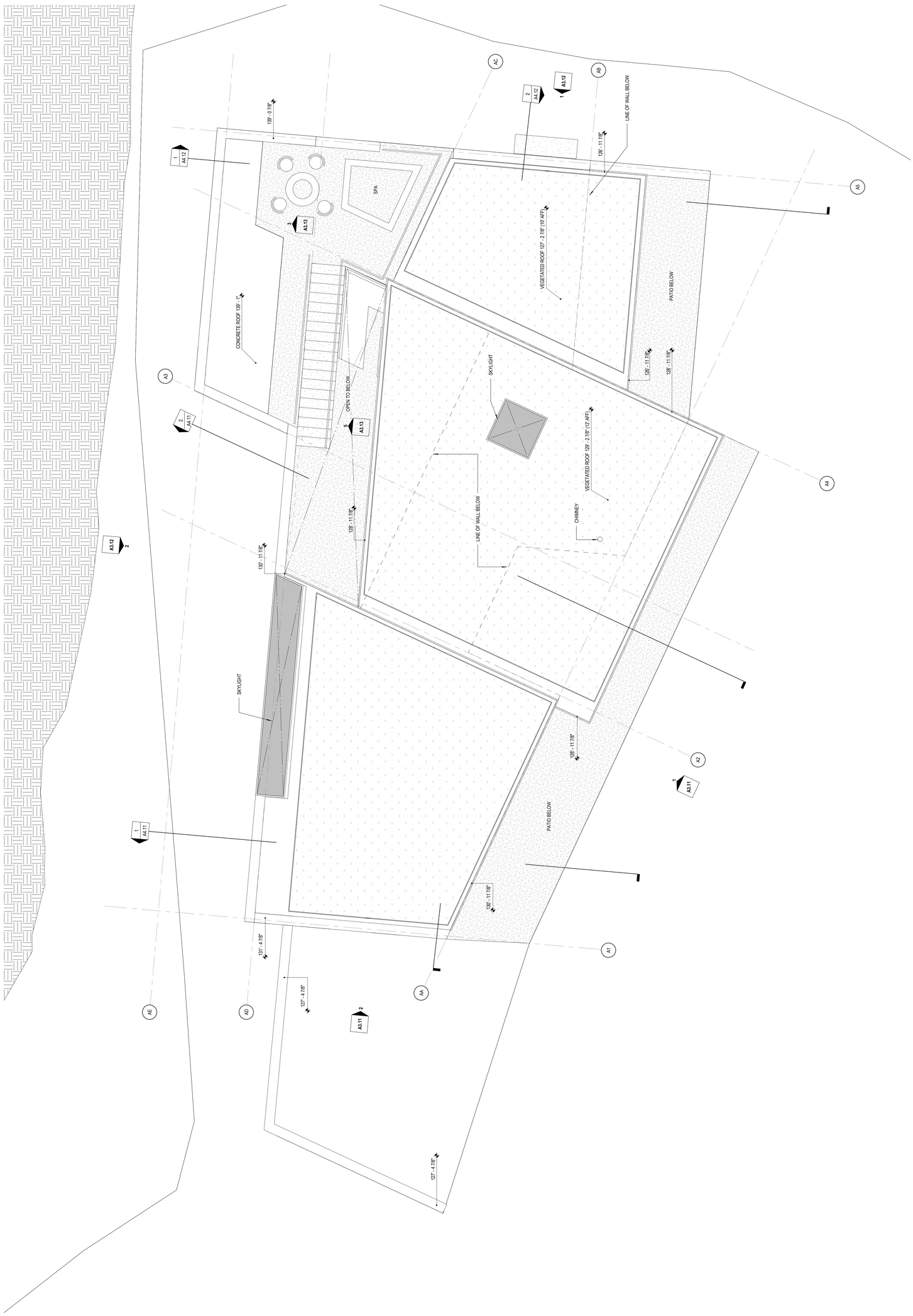
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1 ADU ROOF PLAN
SCALE: 1/4" = 1'-0"

N

0 2 4 8

ADU ROOF PLAN
1/4" = 1'-0"

A2.33

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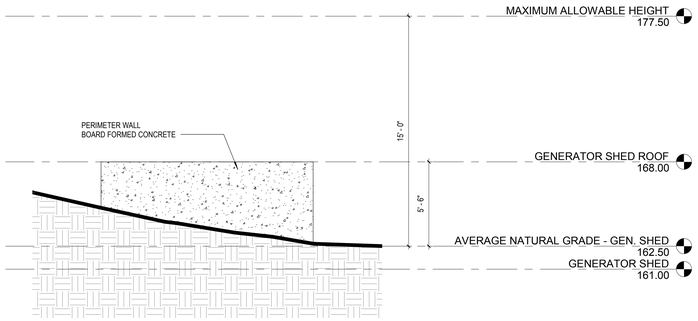
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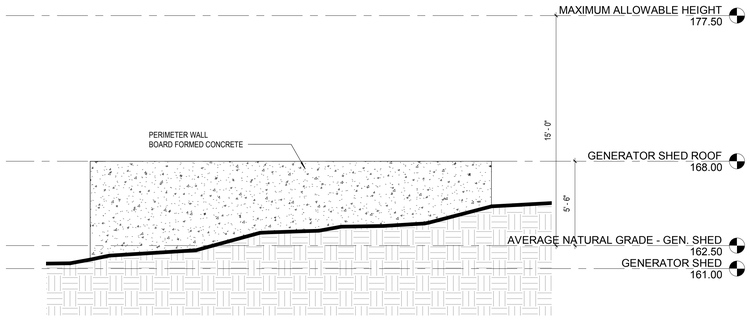
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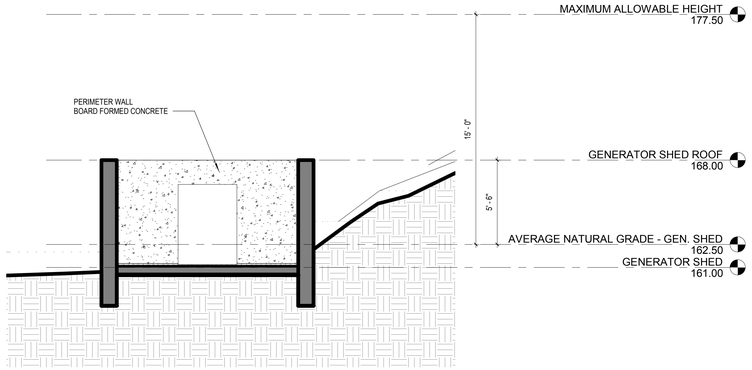
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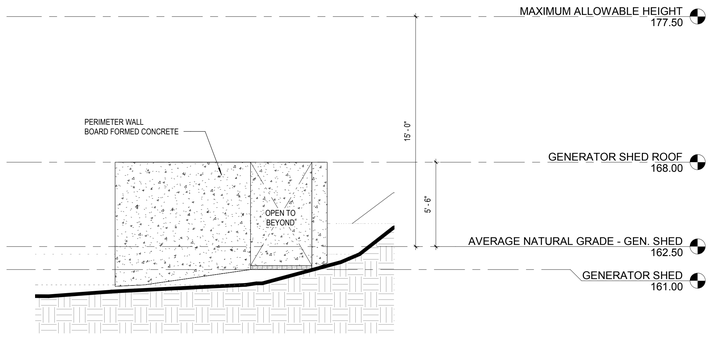
5 GENERATOR SHED NORTH ELEAVATION
SCALE: 1/4" = 1'-0"



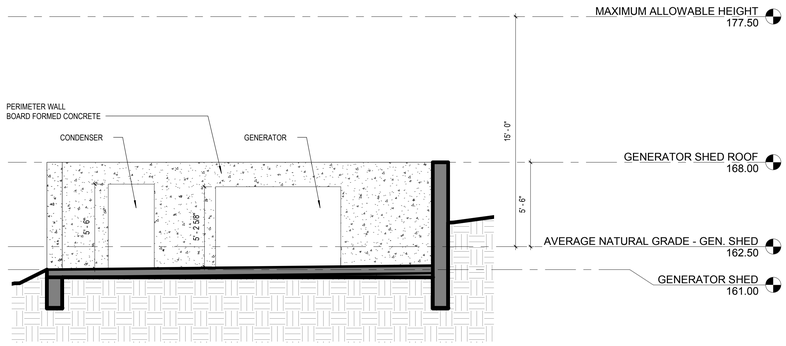
4 GENERATOR SHED EAST ELEVATION
SCALE: 1/4" = 1'-0"



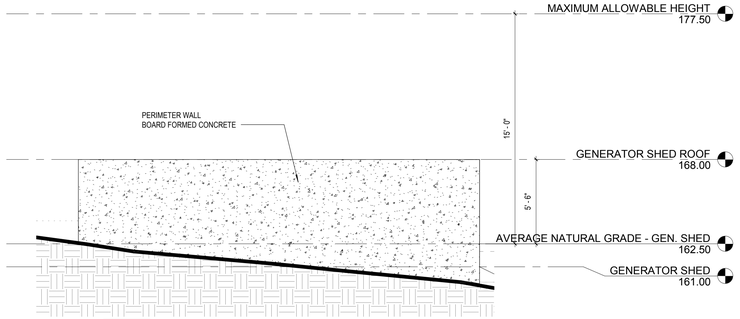
7 GENERATOR SHED SECTION
SCALE: 1/4" = 1'-0"



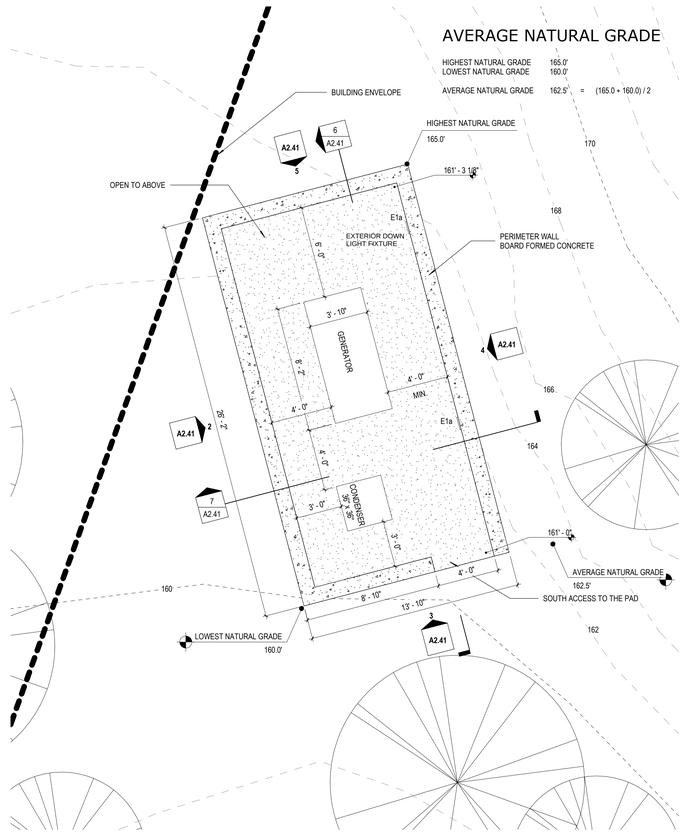
3 GENERATOR SHED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



6 GENERATOR SHED SECTION
SCALE: 1/4" = 1'-0"



2 GENERATOR SHED WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 GENERATOR SHED SITE PLAN
SCALE: 1/4" = 1'-0"

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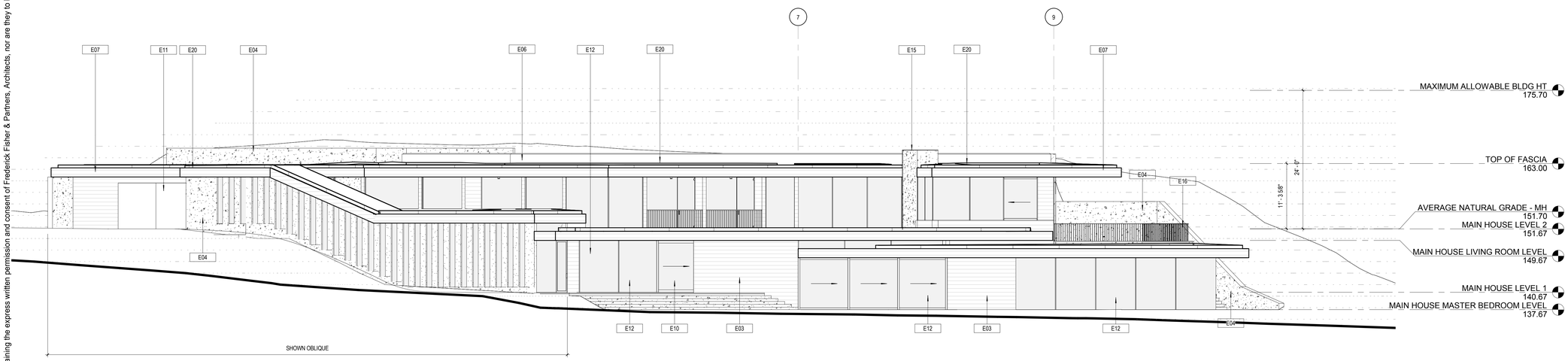
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GENERATOR SHED
1/4" = 1'-0"

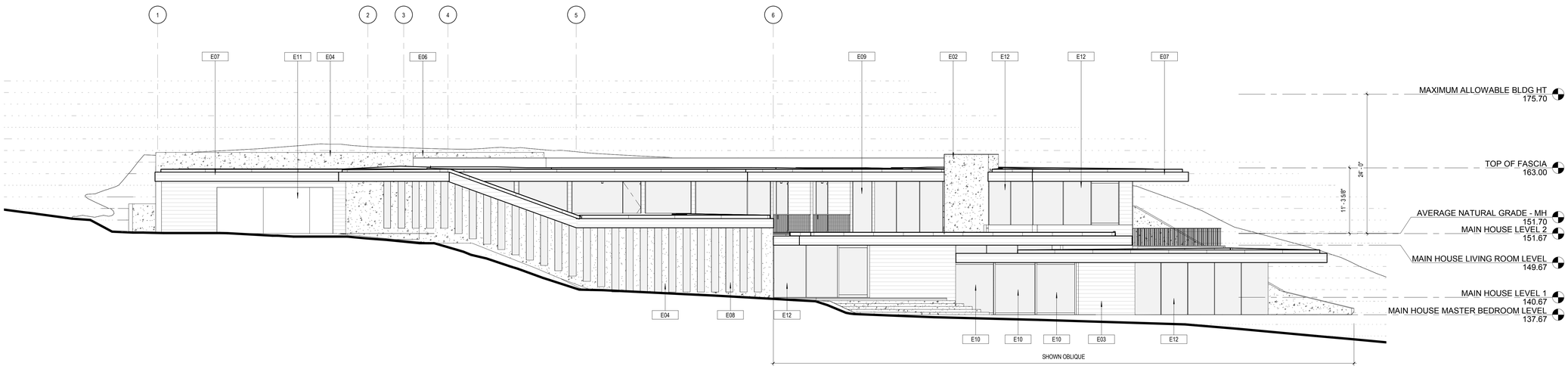
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2 MAIN HOUSE SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 MAIN HOUSE SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

SHEET NOTES

KEYNOTES

E01	EXISTING GRADE
E02	CONCRETE SLAB ON GRADE, REF STRUCT.
E03	WOOD SIDING
E04	BOARD FORMED CONCRETE WALL
E06	VEGETATED ROOF
E07	WOOD FASCIA
E08	CONCEALED GUTTER
E09	DOOR
E10	SLIDING DOOR
E11	GARAGE DOOR
E12	WINDOW SYSTEM
E14	SKYLIGHT
E15	CHIMNEYS AND SPARK ARRESTOR
E16	HANDRAIL
E17	MILLWORK
E18	WOOD DECKING
E19	FIREPIT
E20	FLAT METAL WALL PANELS; DARK BRONZE COLOR

BIG SUR RESIDENCE
13016.00
62200 HIGHWAY 1, BIG SUR, CALIFORNIA 93920

CONTRACTOR

CONSULTANT

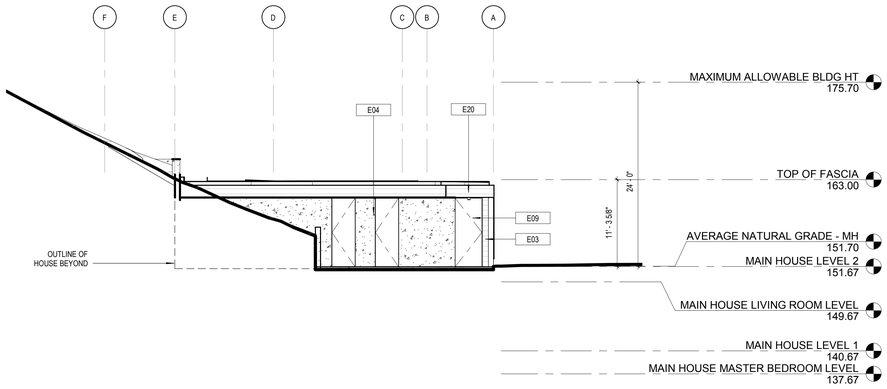
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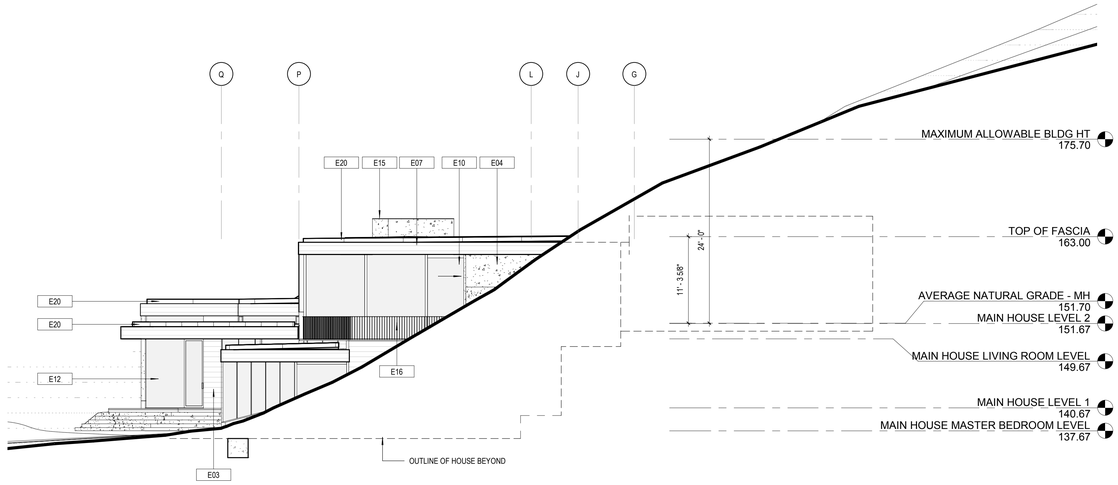
MAIN HOUSE EXTERIOR ELEVATIONS
1/8" = 1'-0"

A3.01

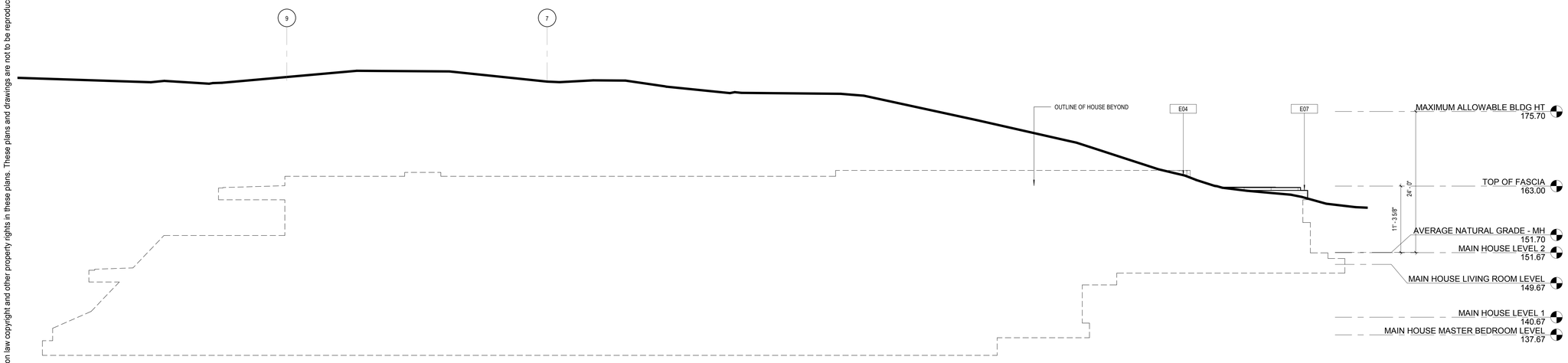
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3 MAIN HOUSE WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 MAIN HOUSE EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 MAIN HOUSE NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NOTES

KEYNOTES

E01 EXISTING GRADE
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E19 FIREPIT
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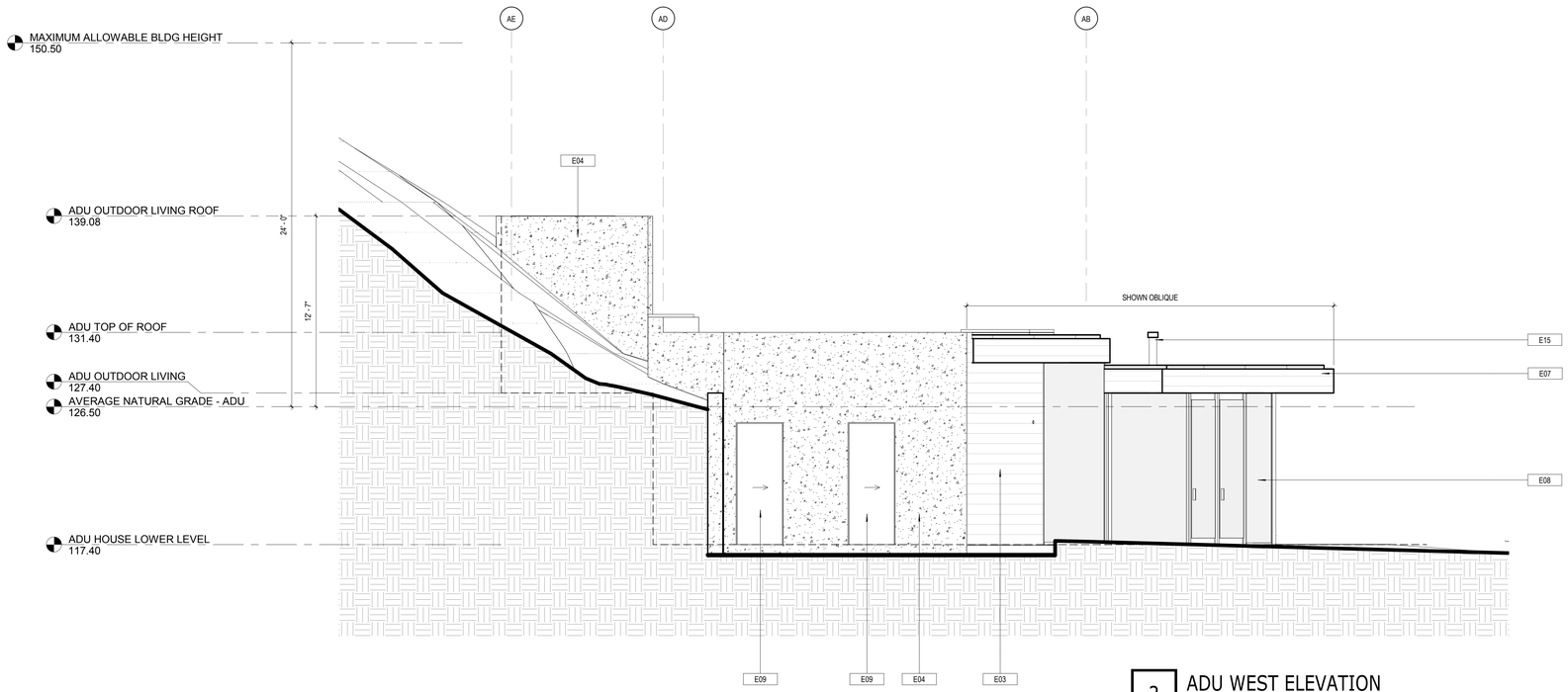
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MAIN HOUSE EXTERIOR ELEVATIONS
1/8" = 1'-0"

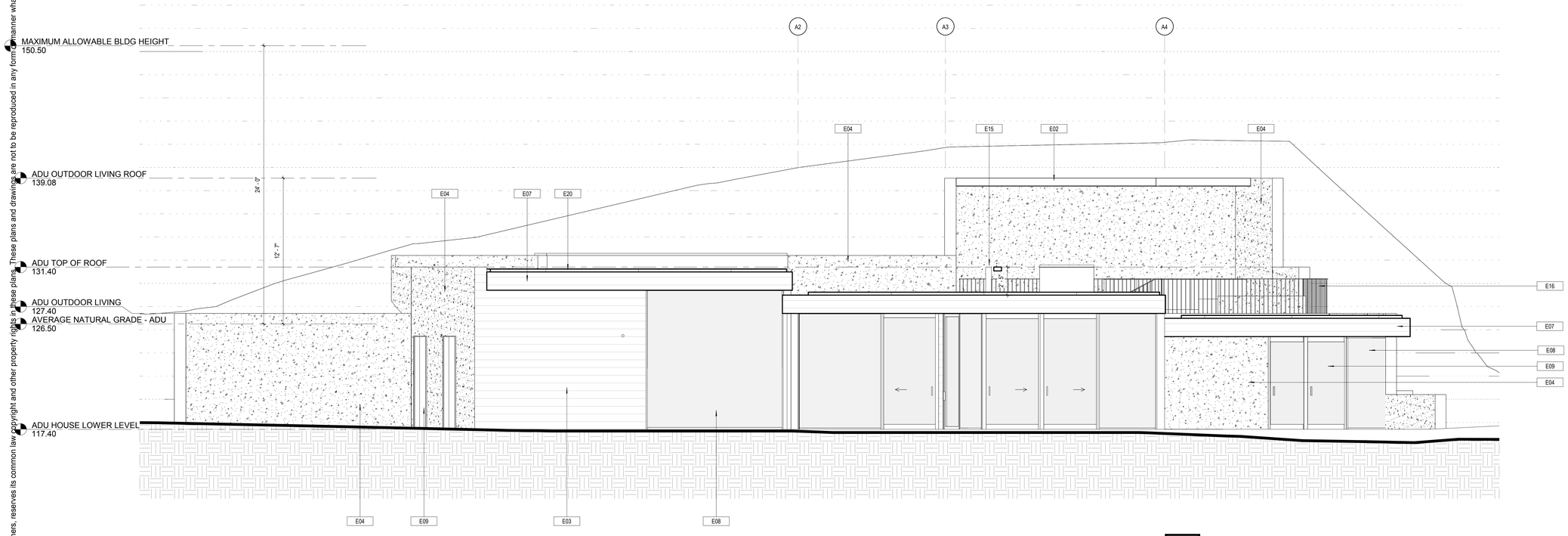
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2 ADU WEST ELEVATION

SCALE: 1/4" = 1'-0"



1 ADU SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

SHEET NOTES

KEYNOTES

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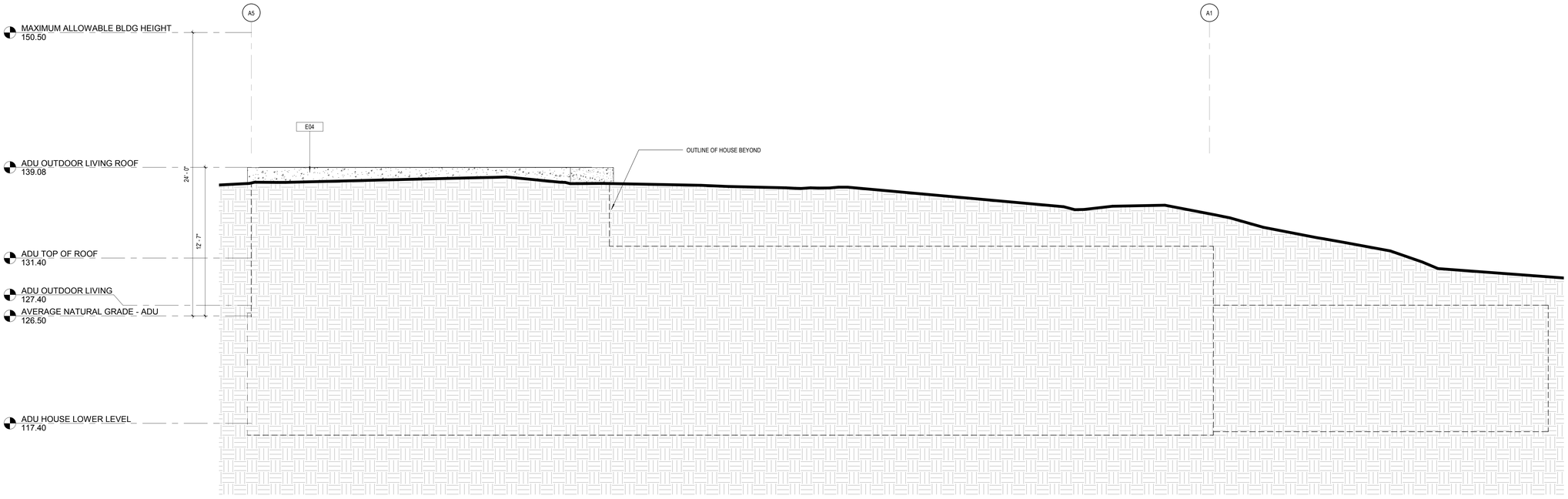
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ADU EXTERIOR ELEVATIONS
1/4" = 1'-0"

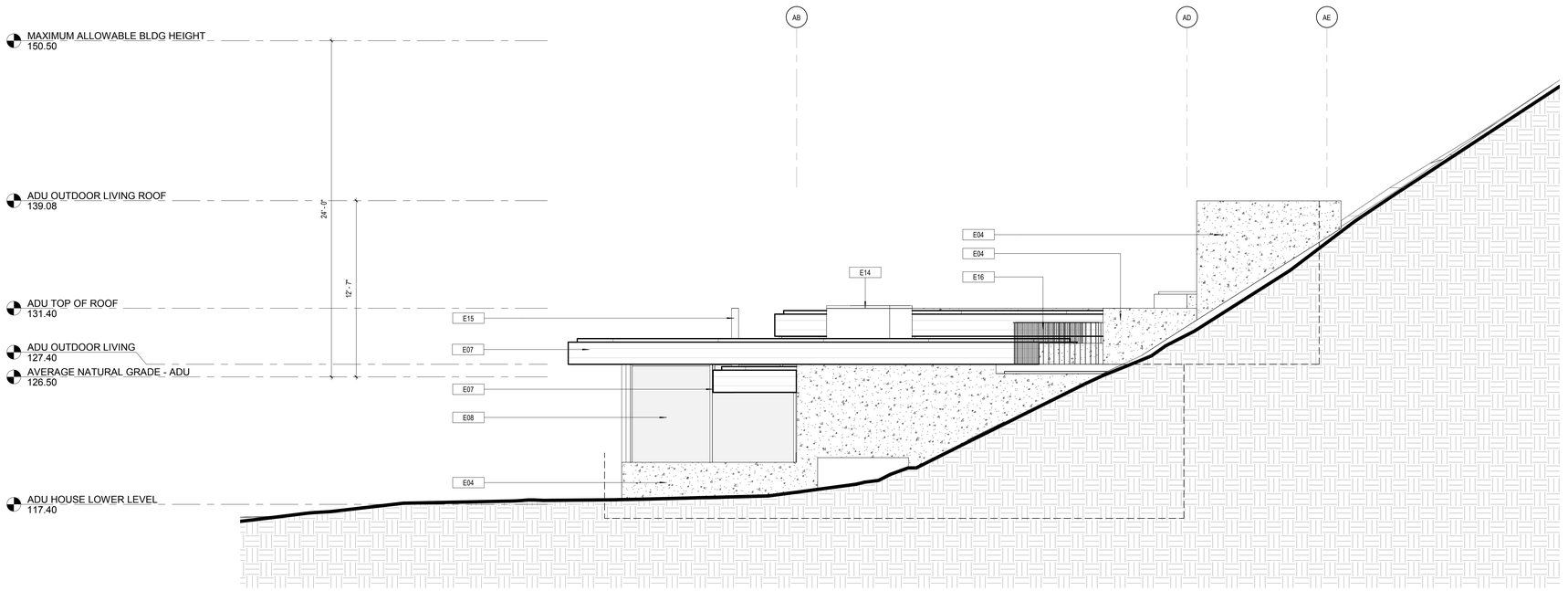
A3.11

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2 ADU NORTH ELEVATION

SCALE: 1/4" = 1'-0"



1 ADU EAST ELEVATION

SCALE: 1/4" = 1'-0"

SHEET NOTES

KEYNOTES

E01	EXISTING GRADE
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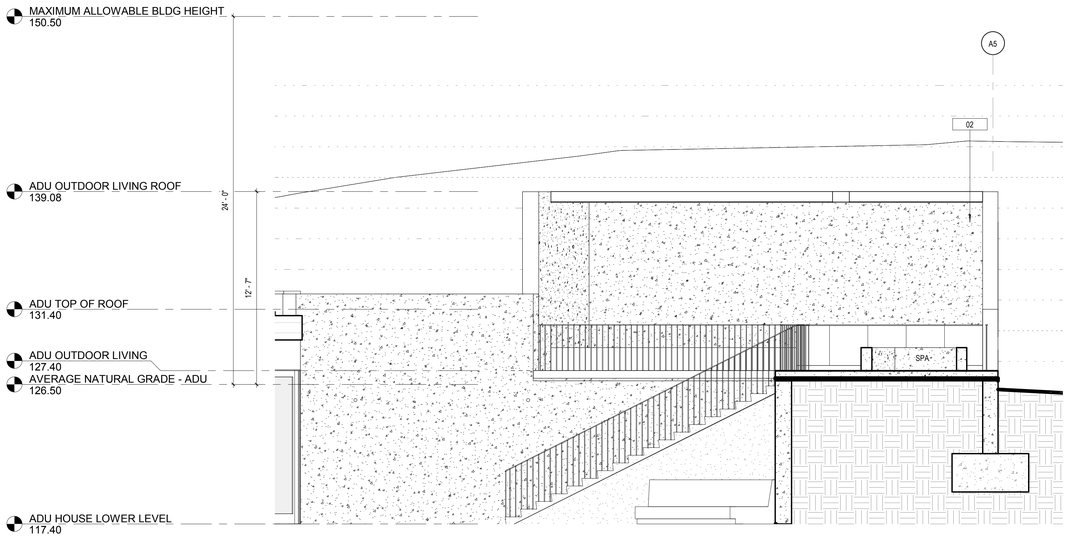
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ADU EXTERIOR ELEVATIONS
1/4" = 1'-0"

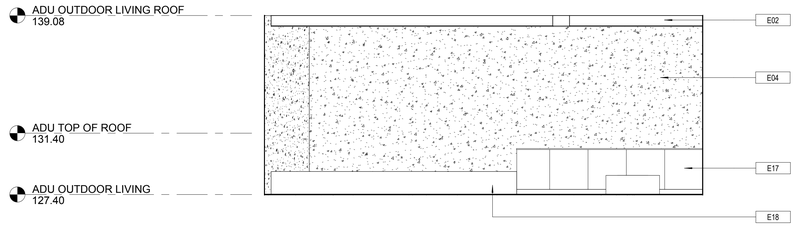
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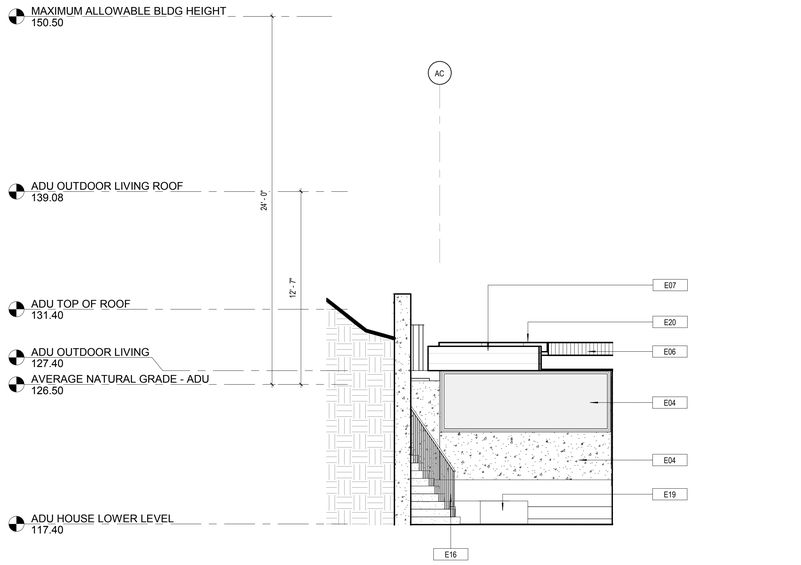
5 ADU NORTH COURTYARD ELEVATION

SCALE: 1/4" = 1'-0"



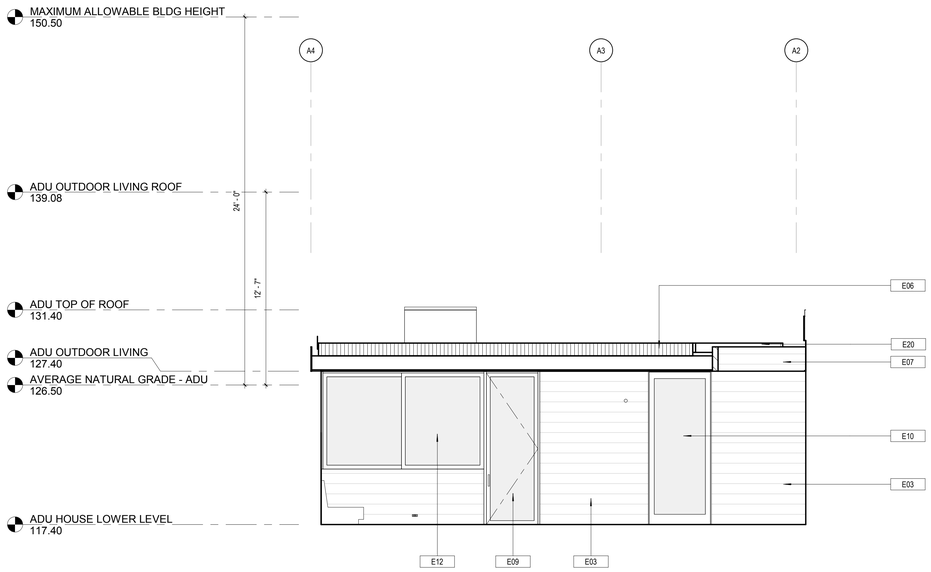
3 ADU OUTDOOR LIVING ELEVATION

SCALE: 1/4" = 1'-0"



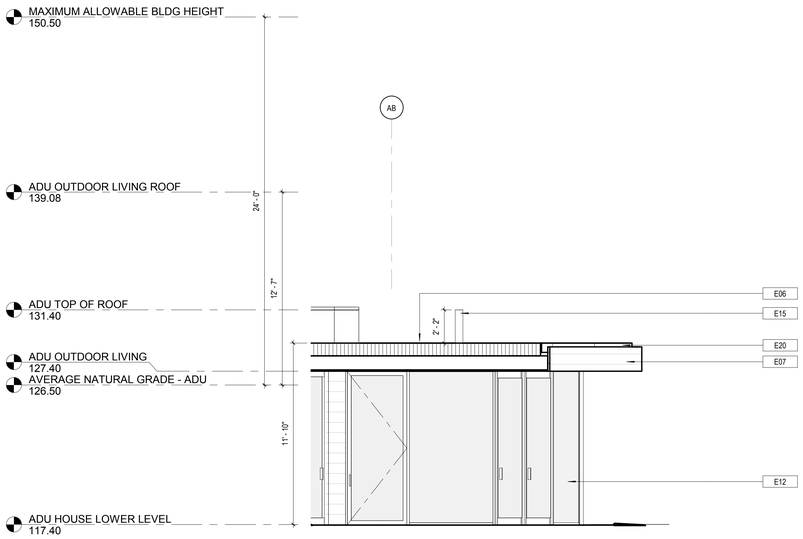
2 ADU EAST COURTYARD ELEVATION

SCALE: 1/4" = 1'-0"



4 ADU SOUTH COURTYARD ELEVATION

SCALE: 1/4" = 1'-0"



1 ADU ENTRY ELEVATION

SCALE: 1/4" = 1'-0"

SHEET NOTES

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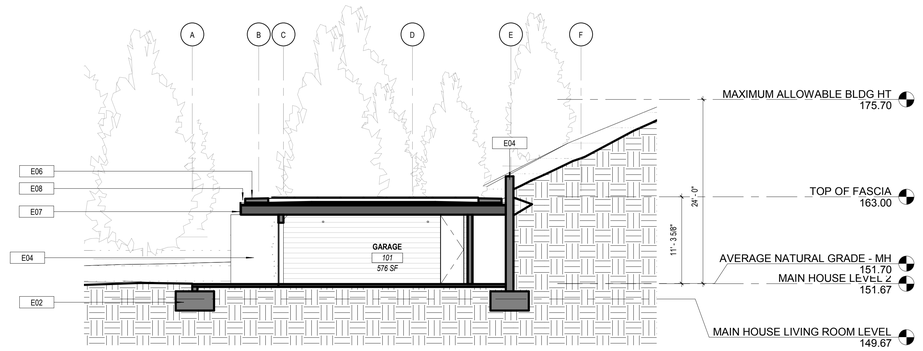
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ADU EXTERIOR ELEVATIONS

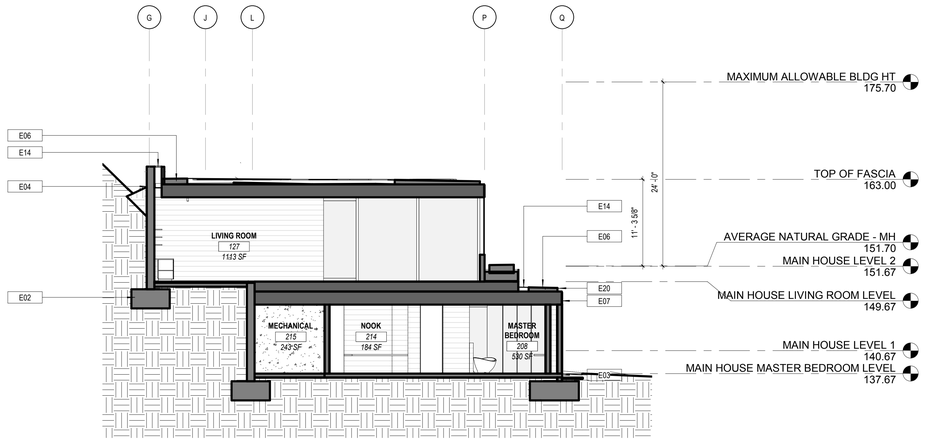
1/4" = 1'-0"

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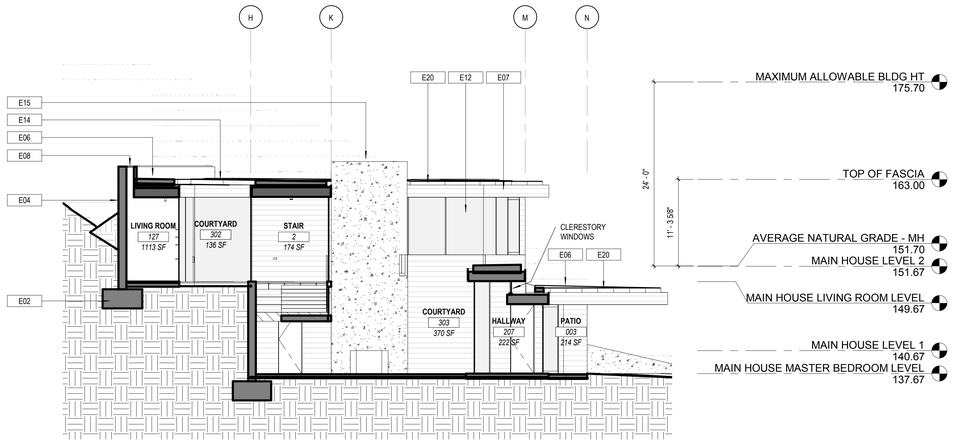
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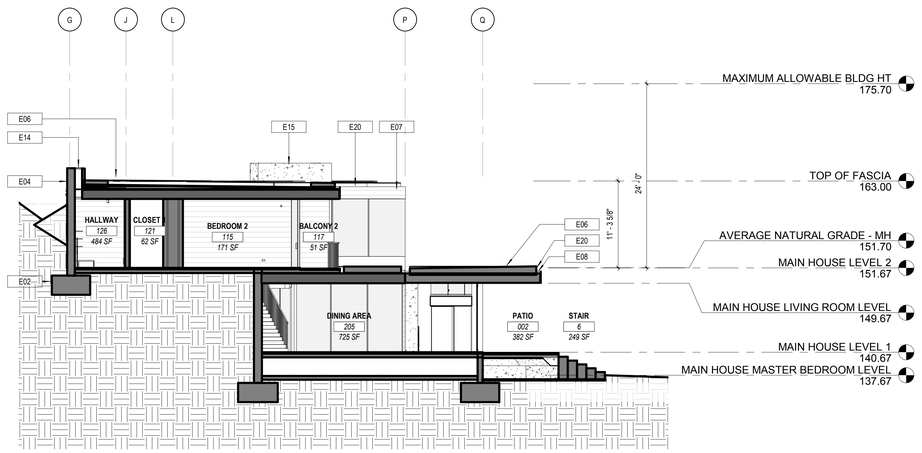
3 MAIN HOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"



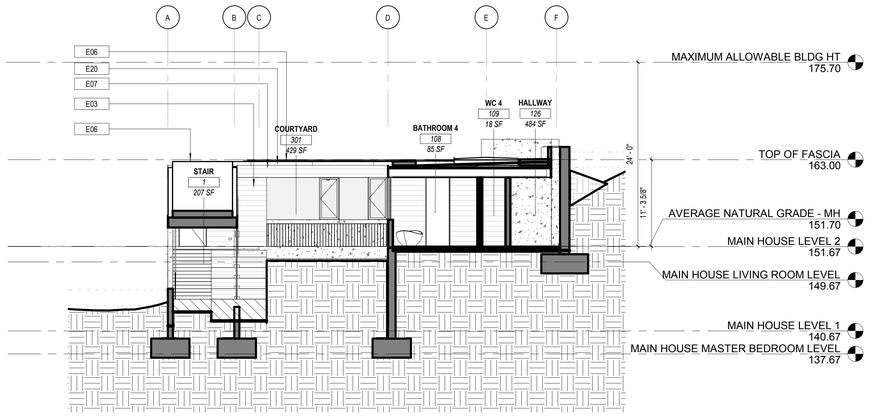
5 MAIN HOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 MAIN HOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"



4 MAIN HOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 MAIN HOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"

SHEET NOTES

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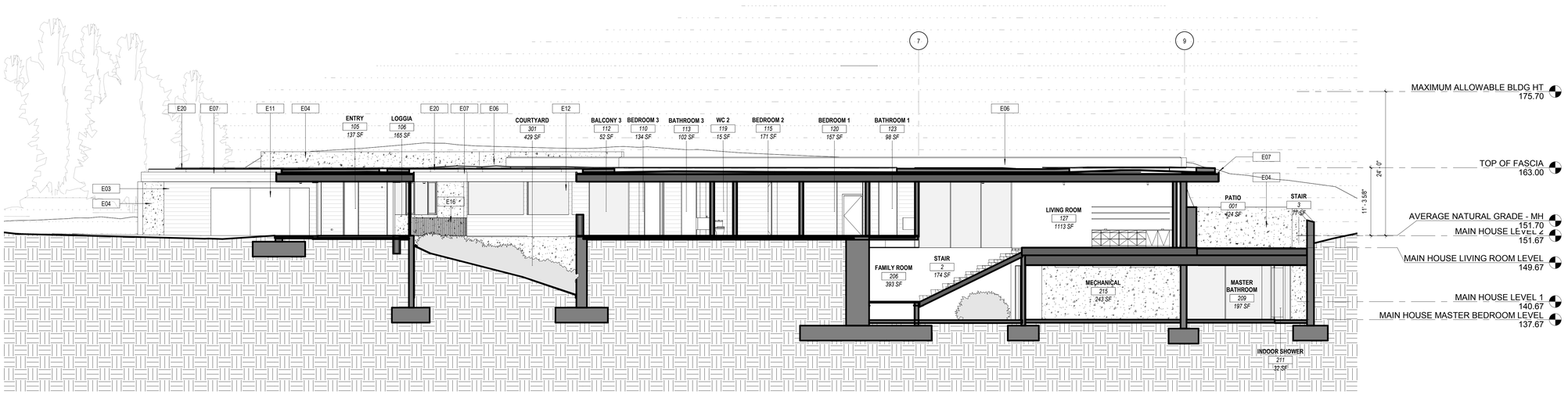
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MAIN HOUSE BUILDING SECTIONS
1/8" = 1'-0"

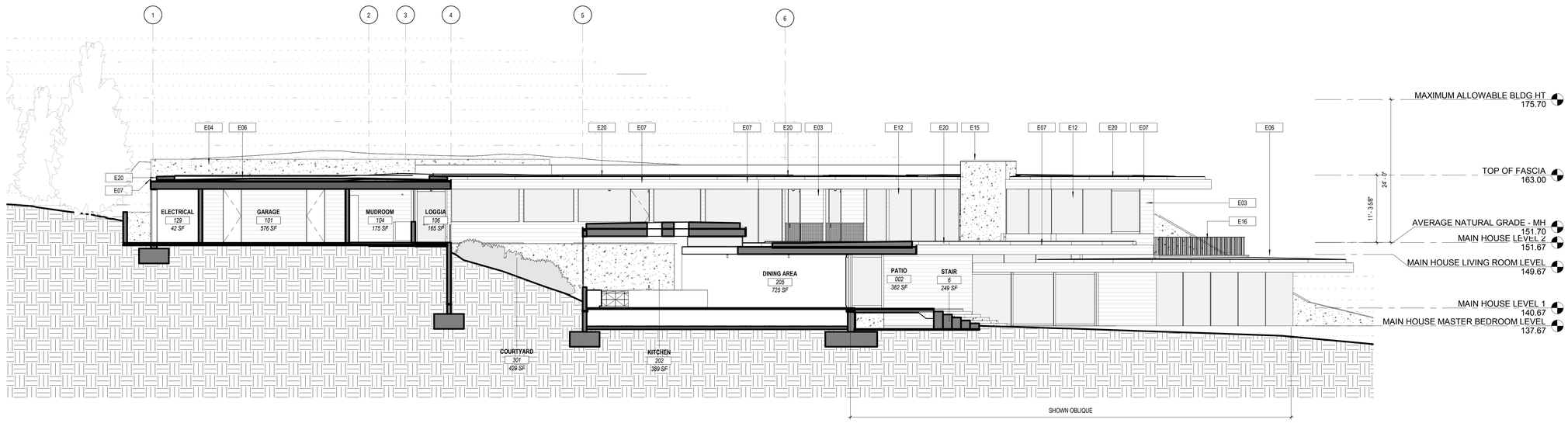
A4.01

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2 MAIN HOUSE BUILDING SECTION

SCALE: 1/8" = 1'-0"



1 MAIN HOUSE BUILDING SECTION

SCALE: 1/8" = 1'-0"

SHEET NOTES

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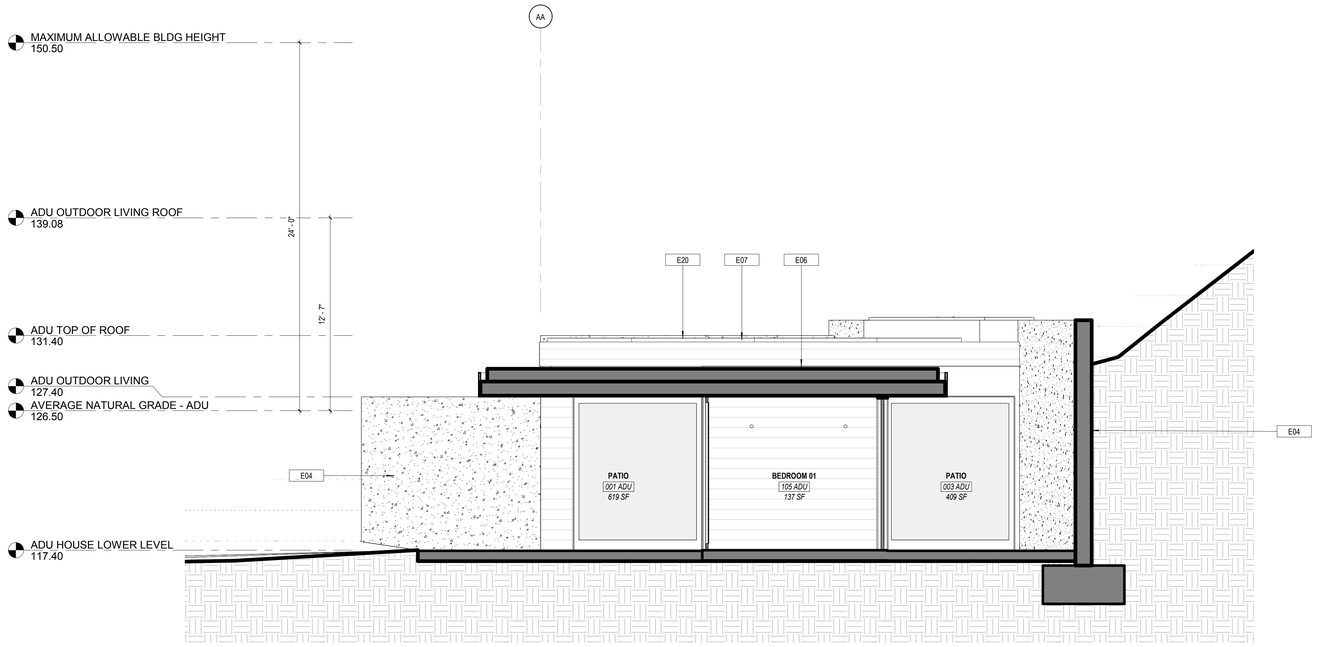
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MAIN HOUSE BUILDING SECTIONS
1/8" = 1'-0"

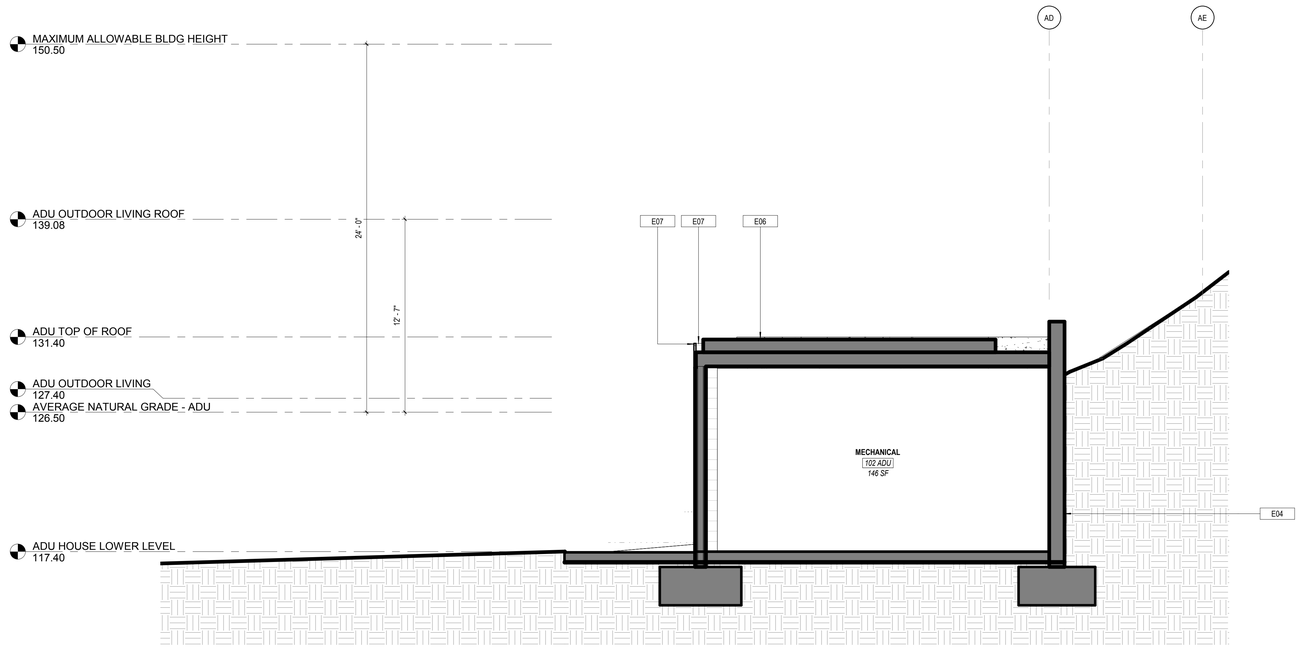
A4.02

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2 ADU NORTH-SOUTH SECTION

SCALE: 1/4" = 1'-0"



1 ADU NORTH-SOUTH SECTION

SCALE: 1/4" = 1'-0"

SHEET NOTES

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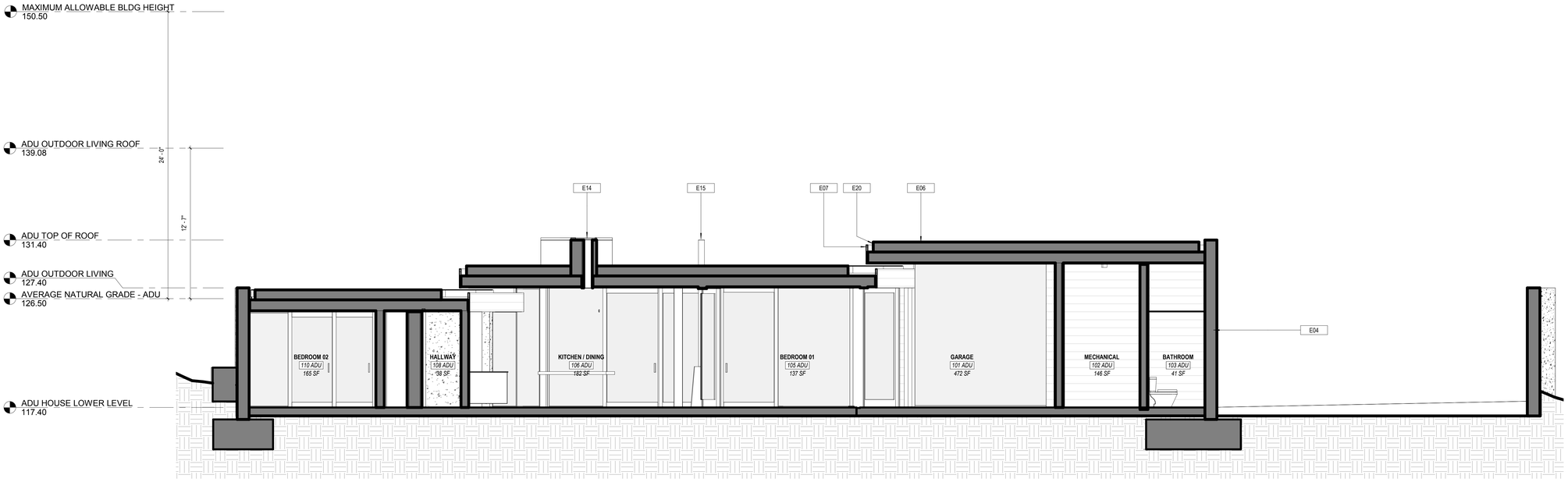
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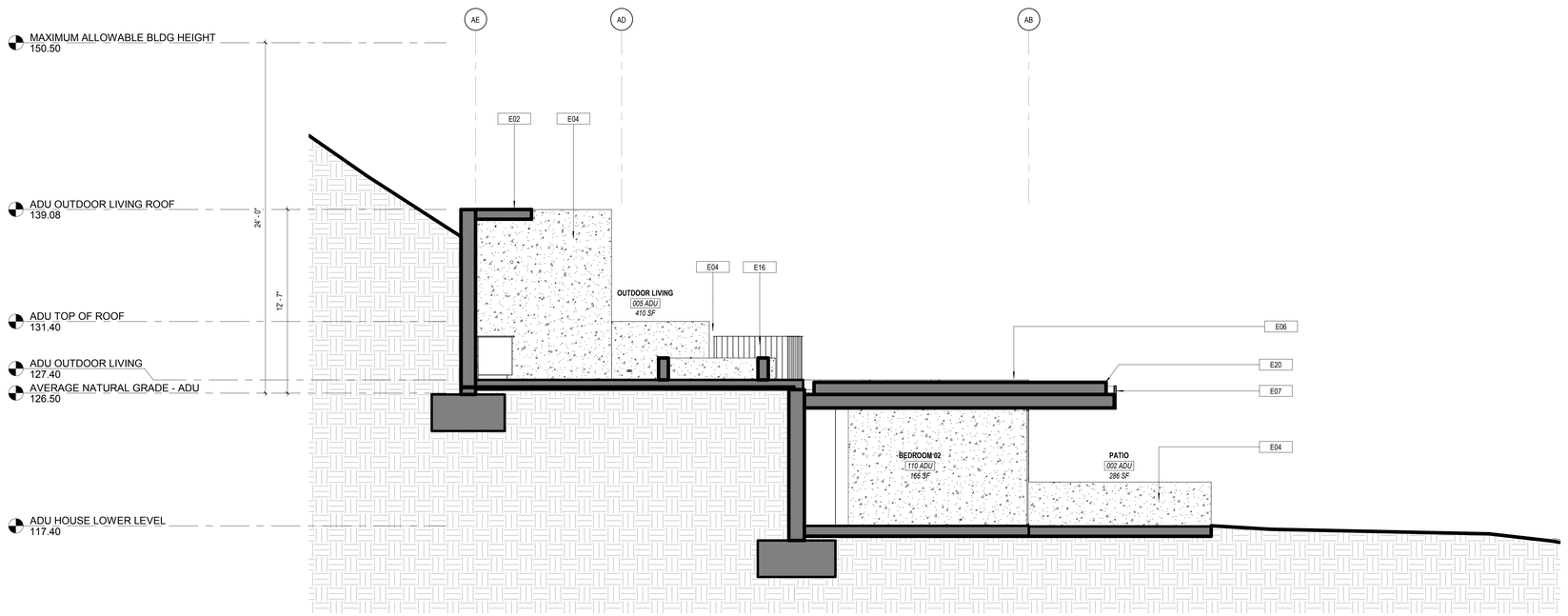
ADU BUILDING SECTIONS
1/4" = 1'-0"

A4.11

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2 ADU EAST-WEST SECTION
SCALE: 1/4" = 1'-0"



1 ADU NORTH-SOUTH SECTION
SCALE: 1/4" = 1'-0"

SHEET NOTES

KEYNOTES

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ADU BUILDING SECTIONS
1/4" = 1'-0"

A4.12

GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
      CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL–OSHA)
      CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
   B. THE 2013 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
   C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   D. THE PROJECT PLANS AND SPECIFICATIONS
   E. THE 2010 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM http://www.dot.ca.gov/hq/esc/oe/construction_standards.html
   F. THE 2010 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM http://www.dot.ca.gov/hq/esc/oe/construction_standards.html
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443–3050.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5. INTENTION OF GRADING: CONSTRUCTION OF ONE NEW SINGLE FAMILY RESIDENCE AND ASSOCIATED SITE WORK.
6. PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
7. ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
9. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA – PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON–SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

C = 5,000 CY

F = 5,000 CY

ONSITE BALANCE

ESTIMATED AREA OF DISTURBANCE = 5.0 ACRES

10. THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE ELEVATIONS AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.
11. OVER–EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
12. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE–OFFS AND SHALL BID ACCORDINGLY.
13. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHIC SURVEY WAS PROVIDED BY OTHERS, AND THE ENGINEER MAKES NO CLAIM AS TO ITS ACCURACY.
2. ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
3. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
4. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
5. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
6. BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

GRADING AND DRAINAGE

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
   GEOTECHNICAL INVESTIGATION FOR BURNS RESIDENCE HARLAN RANCH, PARCEL C, SITE 3,
   BY HARO, KASUNICH AND ASSOCIATES, INC., DATED AUGUST 2013, PROJECT NO. M10458.3
2. ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
4. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
7. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED (REF. 2013 CBC 1804.1–1804.2)
8. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. (REF. 2013 CBC 1804.3)
9. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D–1557. IN–PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D–1556 AND D–6938.
10. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC–LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
11. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
12. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 1 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
13. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
14. FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
15. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
16. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
17. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
18. WHERE EXISTING GRADE IS AT A SLOPE OF 5H:1V (20%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 5% INTO THE SLOPE. AS THE FILL ADVANCES UP–SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
19. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
20. ALL RE–COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
21. ON–SITE NON–ORGANIC SOIL APPEARS TO BE SUITABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.
    - ROCK OVER 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
21. IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF WOOD, BRUSH, ROOTS, GRASS, DEBRIS AND OTHER DELETERIOUS MATERIALS.
    - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 2.5 INCHES IN MAXIMUM DIMENSION, AND NO MORE THAN 20 PERCENT PASSING THE #200 SIEVE.
    - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15.
    - SOIL SHALL BE EVALUATED FOR CONFORMANCE TO THE AFOREMENTIONED REQUIREMENTS BY THE GEOTECHNICAL ENGINEER.
    - SOIL SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER SAMPLES OF IMPORT MATERIAL OR UTILITY TRENCH BACKFILL FOR COMPLIANCE TESTING A MINIMUM OF 4 DAYS BEFORE IT IS DELIVERED TO THE JOB SITE,
22. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
23. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
24. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
25. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

LEGEND

- BUILDING ENVELOPE
- PROPERTY LINE
- 90 EXISTING GRADE CONTOUR
- 92 FINISH GRADE CONTOUR
- LIMIT OF GRADING
- BUILDING FOOTPRINT
- EXTENTS OF LOWER LEVEL
- CONCRETE
- CHIPSEAL
- GRAVEL
- FIRE TRUCK TURN AROUND
- RETAINING WALL/LANDSCAPE WALLS (BY OTHERS AND SHOWN FOR LOCATION ONLY)
- ROCK SLOPE PROTECTION (2 / C0.2)
- 4"SS PROPOSED SEWER; SIZE AND TYPE AS NOTED
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER PIPE
- WALLDRAIN (5 / C0.2)
- DRAIN INLET
- GB GRADE BREAK
- FLOW LINE
- TREE TO BE REMOVED
- CLEANOUT
- 90.86 FS SPOT GRADE (TYPE AS NOTED)
- 92.2 TOW TOP OF WALL ELEVATION
- UTILITY POINT OF CONNECTION

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
BS	BOTTOM OF STAIR
BW	BACK OF WALK
C&G	CURB AND GUTTER
CATV	CABLE TV
CGSW	CURB, GUTTER AND SIDEWALK
℄	CENTERLINE
CL	CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
DEMO	DEMOLISH AND DISPOSE OF
D.G.	DECOMPOSED GRANITE
DI	DRAIN INLET
DIA	DIAMETER
DS	DOWNSPOUT
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ.	EQUAL
ETW	EDGE OF TRAVELED WAY
EVC	END VERTICAL CURVE
EVCE	EVC ELEVATION
EVCS	EVC STATION
E.W.	EACH WAY
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GAS METER
GRT	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
LDG	LANDING
LF	LINEAR FEET
LFF	LOWER FINISH FLOOR
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT (BY OTHERS)
O.W.	ON CENTER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
PB	PULL BOX
PC	POINT OF CURVATURE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PTDF	PRESSURE TREATED DOUG–FIR
R	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONC PIPE
RT	RIGHT
RW	RECYCLED WATER
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TG	TOP OF GRATE
TOP	TOP OF PIPE
TS	TOP OF STAIR / TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UFF	UPPER FINISH FLOOR
UG	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UNKN	UNKNOWN
VAR	VARIES
VERT.	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE
XFMR	TRANSFORMER

SITE ADDRESS & APN

62200 HIGHWAY 1
BIG SUR, CA 93920

APN: 422–011–029–000

CIVIL ENGINEER/SURVEYOR

WHITSON ENGINEERS
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HUNTER PORTER ELDRIDGE
661 LIGHTHOUSE AVE., SUITE F
PACIFIC GROVE, CA 93950

TEL: 831–333–0700

GEOTECHNICAL ENGINEER

HARO, KASUNICH AND ASSOCIATES, INC.
116 EAST LAKE AVENUE
WATSONVILLE, CA 95076

TEL: (831) 722–4175

CIVIL SHEET INDEX

C0.1	CIVIL COVER SHEET
C0.2	CIVIL DETAILS
C1.1	CIVIL GRADING AND DRAINAGE PLAN
C1.2	ACCESS AT HIGHWAY 1 – PLAN AND PROFILE
C3.1	SEPTIC PLAN
C4.1	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SPECIAL TESTS AND INSPECTION SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2016 CBC 1704.7. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

ITEM	REQ.	REMARKS
FOUNDATION EXCAVATIONS	YES	BY SOIL ENGINEER / PERIODIC
SUBGRADE /FINISH GRADE PREPARATION	YES	BY SOIL ENGINEER / PERIODIC
CLASSIFICATION/TESTING-FILL MATERIAL	YES	BY SOIL ENGINEER / PERIODIC
OBSERVATION OF FILL MATERIAL/COMPACTION	YES	BY SOIL ENGINEER / CONTINUOUS
FOUNDATION	YES	BY SOIL ENGINEER / PERIODIC VERIFICATION - MATERIALS BELOW FOOTING/ACHIEVE BEARING CAPACITY
MASONRY & CONCRETE CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC
REINFORCING STEEL CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC

SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION.

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:

DATE: 10/1/18
SCALE: AS NOTED
ENGR: RPW
JOB NO: 3081.00

REGISTERED PROFESSIONAL ENGINEER ★ RICHARD P. WEBER ★ No. 52629 ★ CIVIL ★ STATE OF CALIFORNIA

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

62200 HIGHWAY 1, BIG SUR

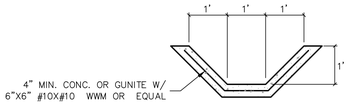
APN 422-011-029-000 — 62200 HIGHWAY 1, BIG SUR — MONTEREY COUNTY, CA

CIVIL COVER SHEET

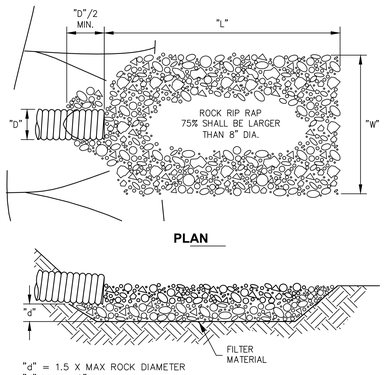
SHEET C0.1 OF 6

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES 0 1 2 3

N:\Monterey Projects\3081\DWG\LDP\3081LDP1.dwg Oct 02, 2018 - 2:42pm

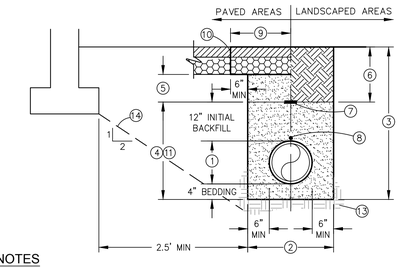


1 -- CONCRETE V-GUTTER
SCALE: NONE



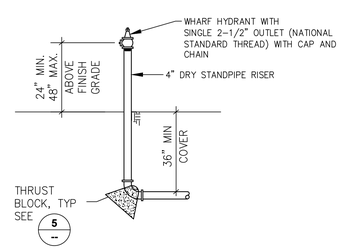
NOTES:
1. "L", "W", AND "D" AS SHOWN ON PLANS
2. APRON SHALL BE SET AT ZERO GRADE AND ALIGNED STRAIGHT
3. FILTER MATERIAL SHALL BE FILTER FABRIC OR 6" THICK MINIMUM GRADED GRAVEL LAYER
4. ROCK SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND ENGINEER

2 -- ROCK SLOPE PROTECTION
SCALE: NONE

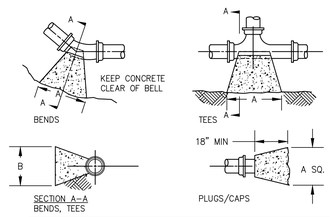


KEYNOTES
1. PROPOSED PRIVATE UTILITY; PIPE ZONE
2. MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
3. TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
4. PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
5. FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
6. FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
7. PLACE 3"-WIDE WARNING TAPE 12" ABOVE PIPE.
8. PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON-METALLIC WATER AND GAS PIPES 4"-DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
9. PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC. AND AB SHALL BE EQUIVALENT TO THE EXISTING AC. AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
10. ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1-1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
11. IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5-SACK CONCRETE.
12. ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
13. UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
14. UTILITY TRENCHES THAT ARE PARALLEL TO THE SIDES OF BUILDINGS OR WALL FOOTINGS SHALL BE LOCATED SO THAT THE TRENCHES DO NOT EXTEND BELOW AN IMAGINARY LINE SLOPING DOWN AT A 2:1 (H:V) SLOPE FROM THE BOTTOM OUTSIDE EDGE OF THE FOOTINGS.
15. WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

3 -- PRIVATE UTILITY TRENCHING
SCALE: NONE



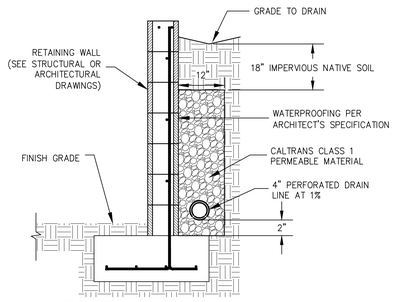
4 -- WHARF HYDRANT
SCALE: NONE



SIZE	90° BENDS			45° BENDS			22.5° BENDS			TEES and PLUGS		
	SIZE SQ. FT.	"A"	"B"	SIZE SQ. FT.	"A"	"B"	SIZE SQ. FT.	"A"	"B"	SIZE SQ. FT.	"A"	"B"
4"	2	24"	12"	2	24"	12"	2	24"	12"	2	18"	12"
6"	5	36"	18"	3	24"	18"	3	24"	18"	4	36"	18"
8"	8	46"	24"	5	28"	24"	4	26"	20"	6	42"	20"
10"	13	60"	36"	7	36"	30"	6	32"	22"	9	48"	24"
12"	18	66"	42"	10	42"	36"	8	40"	24"	13	56"	30"

BASED ON A WATER PRESSURE OF 225 POUNDS PER SQUARE INCH AND A SOIL RESISTANCE OF 2000 POUNDS PER SQUARE FOOT, PER NFPA 24 TABLE 8-6.2.7.

5 -- THRUST BLOCKS
SCALE: NONE



5 -- WALL DRAIN
SCALE: NONE

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:

DATE: 10/1/18 | SCALE: AS NOTED | ENGR: RPW | JOB NO: 3081.00

REGISTERED PROFESSIONAL ENGINEER ★ RICHARD P. WEBER ★ No. 55219 ★ CIVIL ★ STATE OF CALIFORNIA

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62200 HIGHWAY 1, BIG SUR

62200 HIGHWAY 1, BIG SUR MONTEREY COUNTY, CA

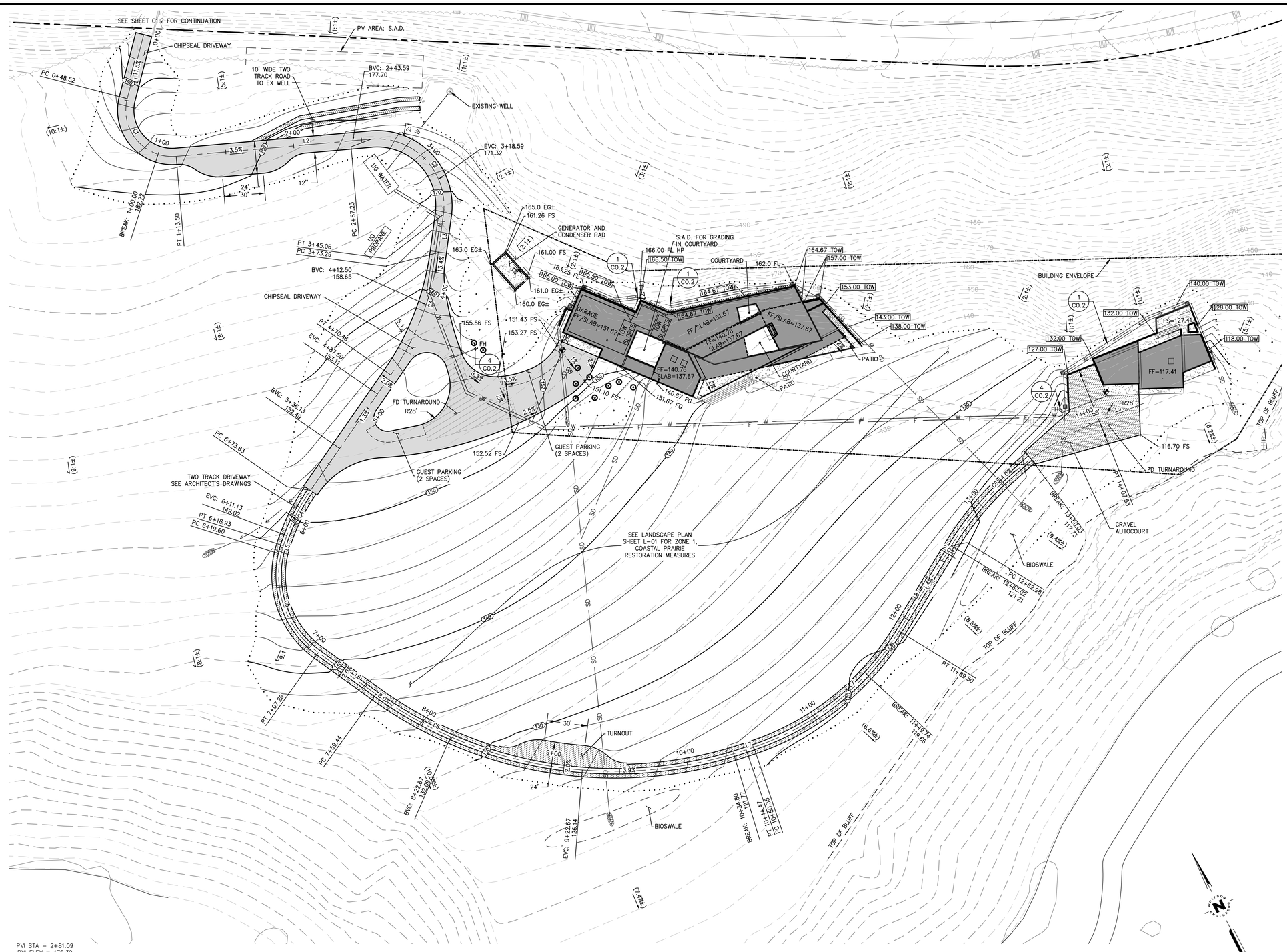
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CIVIL DETAILS

SHEET C0.2 OF 6

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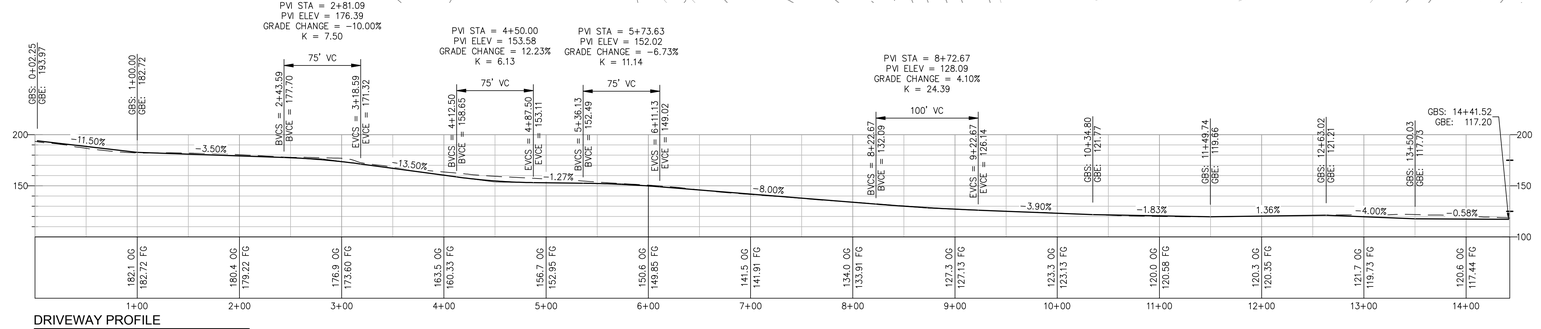
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DRIVEWAY CL

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S41°27'13"W	48.52
L2	S68°02'15"E	143.73
L3	S34°39'47"W	28.23
L5	S44°31'11"W	0.67
L6	S27°14'05"E	52.18
L7	S81°40'12"E	5.89
L8	N58°28'09"E	73.49
L9	S84°43'23"E	35.11

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	34.00	109°29'28"	64.97
C2	49.00	102°42'02"	87.83
C3	205.00	27°09'33"	97.17
C4	150.00	17°18'09"	45.30
C5	70.00	71°45'16"	87.66
C6	300.00	54°26'07"	285.02
C7	200.00	39°51'39"	139.14
C8	225.00	36°48'28"	144.54



DRIVEWAY PROFILE

SCALE: 1" = 60'

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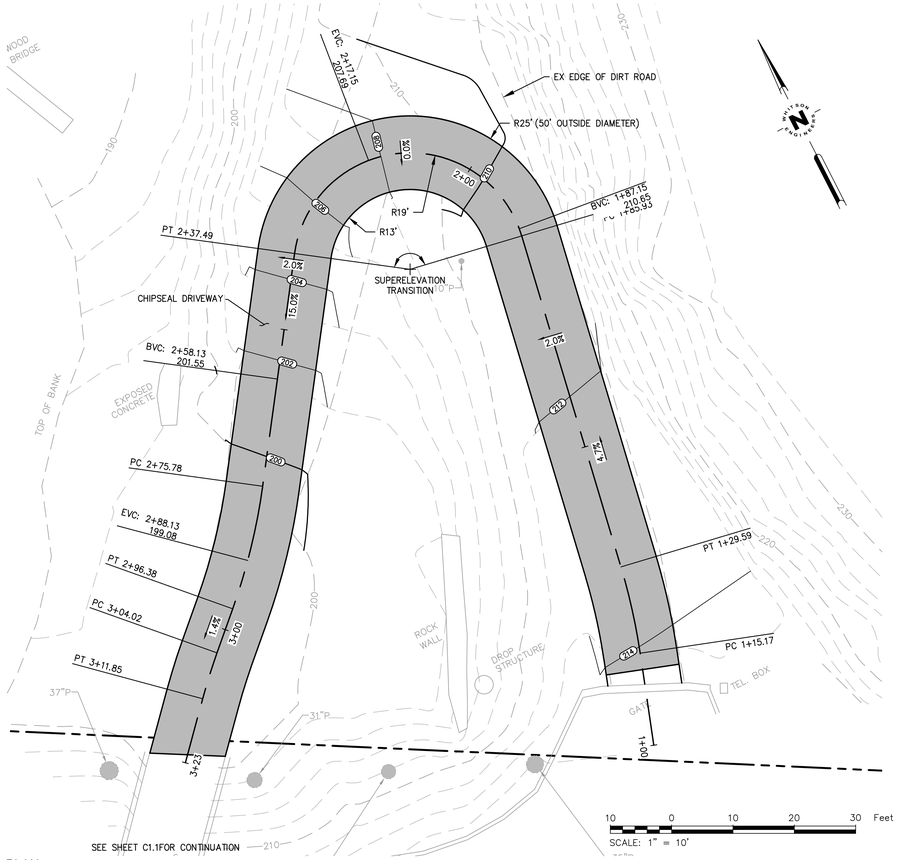
MONTEREY COUNTY, CA

APN 422-011-029-000

CIVIL GRADING AND DRAINAGE PLAN

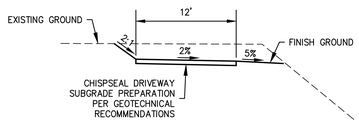
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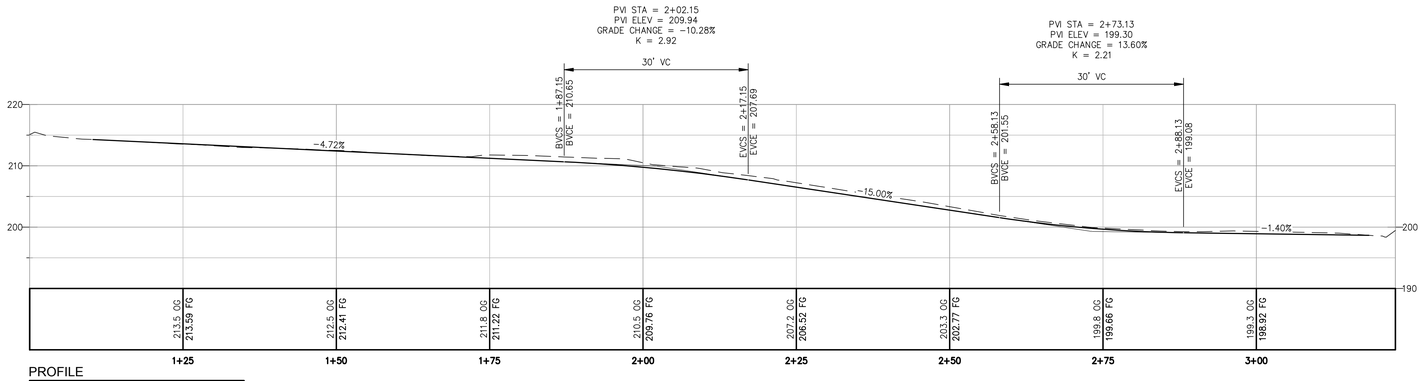


PLAN

SCALE: 1" = 10'



TYPICAL DRIVEWAY SECTION



PROFILE

SCALE: 1" = 10'

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MONTEREY COUNTY, CA

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ACCESS AT HIGHWAY 1 - PLAN AND PROFILE

SHEET C1.2 OF 6

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SEPTIC SYSTEM NOTES AND SPECIFICATIONS:

1. **CODES AND STANDARDS:** ALL WORK SHALL BE IN CONFORMANCE WITH:
   - 1.1. 2016 CALIFORNIA PLUMBING CODE
   - 1.2. LOCAL AGENCY MANAGEMENT PROGRAM FOR ONSITE WASTEWATER TREATMENT SYSTEMS 2018 (LAMP)
2. **SANITARY SEWER PIPE:** 4" SOLVENT-WELD ABS, OR 4" SOLVENT-WELD OR RUBBER GASKETED PVC PIPE WITH WATERTIGHT JOINTS, CONFORMING TO ONE OF THE FOLLOWING: ASTM D-2661; ASTM D-1785, SCH 40; ASTM D-3034, SCH 35; OR ASTM D-2729. PIPE SHALL BE PLACED AT 2% OR GREATER SLOPE.
3. **PERFORATED PIPE:** SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE OF THE FOLLOWING: ASTM D-1785, SCH 40; ASTM D-3034, SDR 35 OR SDR 25; OR ASTM D-2729; OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D-2661, SCH 40. PERFORATION PATTERN SHALL CONFORM TO AASHTO M-27 OR ASTM D-2729.
4. **DIVERSION VALVE:** 4"-DIA PVC VALVE WITH THREADED FEMALE SOCKETS DESIGNED FOR DIVERSION OF FLOWS TO SEPTIC FIELDS, AND OPERATED THROUGH A VERTICAL RISER USING A STANDARD WATER METER KEY. "BULL RUN VALVE" OR APPROVED EQUAL. VALVE RISER SHALL BE OF SAME MATERIAL AS SANITARY SEWER PIPE. IN PLANTER AREAS RISER SHALL TERMINATE 4" ABOVE THE SURFACE WITH WATER-TIGHT THREADED CLEANOUT PLUG. IN VEHICULAR AREAS, TERMINATE CLEANOUT PLUG IN A CHRISTY G03 TRAFFIC-RATED VALVE BOX, OR APPROVED EQUAL. INSTALL VALVE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND MONTEREY COUNTY SEWAGE DISPOSAL ORDINANCE #04055.
5. **DISTRIBUTION BOX:** PRECAST CONCRETE BOX WITH FLOWS EQUILIZED TO EACH OUTLET BY MEANS APPROVED BY AUTHORITY HAVING JURISDICTION. BOX SHALL BE 12"X12" OR LARGER (INSIDE DIMENSIONS), AND SHALL EXTEND TO THE SURFACE. BOX SHALL BE PLACED ON MIN. 4"-THICK CAST-IN-PLACE CONCRETE BASE. IF BASE IS NOT INTEGRAL WITH PRECAST BOX. BOX AND LID SHALL BE HS-20 VEHICLE LOAD RATED IF LOCATED IN VEHICULAR AREA. CONNECTIONS TO PIPES SHALL BE MADE USING FLEXIBLE CONNECTORS CONFORMING TO ASTM C-1644.
6. **SEPTIC TANK:** PRECAST CONCRETE SEPTIC TANK SHALL CONFORM TO MONTEREY COUNTY REQUIREMENTS, SHALL BE UPC CERTIFIED, AND SHALL CONFORM TO IAPMO/ANSI Z1000-2007. TANK, RISERS, AND LIDS SHALL BE HS-20 VEHICLE LOAD RATED IF LOCATED IN VEHICULAR AREA, OR RATED FOR A MINIMUM OF 500 PSF IF LOCATED OUTSIDE VEHICULAR AREAS, AND SOIL COVER IS 3 FEET OR LESS. CONNECTIONS TO PIPES SHALL BE MADE USING FLEXIBLE CONNECTORS CONFORMING TO ASTM C-1644. PRECAST SECTION JOINTS SHALL BE SEALED USING JOINT SEALANT OR GASKETS SUPPLIED BY MANUFACTURER. TANK AND APPURTENANCES SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. **SEWER RELIEF VALVE:** JONES STEPHENS CO. "SEWER POPPER", #562-304, OR APPROVED EQUAL. PROVIDE WHERE EACH BUILDING SEWER LATERAL EXITS THE BUILDING, 2' OUTSIDE THE BUILDING FOOTPRINT. THE SEWER RELIEF VALVE OVERFLOW ELEVATION SHALL BE AT LEAST 6" BELOW THE BUILDING FINISH FLOOR ELEVATION, AND AT LEAST 4" ABOVE ADJACENT FINISH GRADE. LOCATE IN PLANTER AREA.
8. LEACH FIELDS SHALL MEET ALL MONTEREY COUNTY SETBACK REQUIREMENTS.
9. PROVIDE CLEANOUTS ON SANITARY SEWER LINES AT EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135° AND AT INTERVALS NOT EXCEEDING 100'.
10. SEE PLANS BY OTHER FOR SS EJECTOR PUMP AND ASSOCIATED WORK.

SEPTIC SYSTEM LEGEND:

- SEPTIC TANK
- DIVERSION VALVE
- DISTRIBUTION BOX
- CLEANOUT
- LEACH TRENCH
- FUTURE LEACH TRENCH

SEPTIC SYSTEM DESIGN CRITERIA:

NUMBER OF BEDROOMS =
- MAIN HOUSE: 5 BEDROOMS
- GUEST HOUSE: 2 BEDROOMS

REQUIRED SEPTIC TANK SIZE =
- MAIN HOUSE: 2,500 GAL (5 BEDROOMS + GARBAGE DISP)
- GUEST HOUSE: 1,500 GAL (2 BEDROOMS + GARBAGE DISP)

VOLUME OF WASTE WATER =
- MAIN HOUSE: 600 GPD (TABLE 5-3)
- GUEST HOUSE: 300 GPD (TABLE 5-3)

SOIL APPLICATION RATE = 0.3 GPD/SF
(TABLE 5-4 & BORING NUMBER P-1 PERCOLATION RATE PER GEOTECHNICAL REPORT)

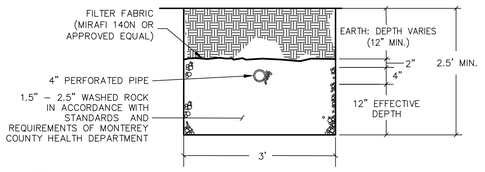
REQUIRED SEEPAGE AREA =
- MAIN HOUSE: 600 GDP/ 0.3 GPD/SF = 2,000 SF
- GUEST HOUSE: 300 GPD/ 0.3 GPD/SF = 1,000 SF

INFILTRATIVE AREA PER LINEAR FOOT = (36" BOTTOM TRENCH) X (6" ALLOWED SIDE WALL) X (2 SIDEWALLS) = 4 SF/LF (MAX ALLOWED PER LAMP 5.10.2)

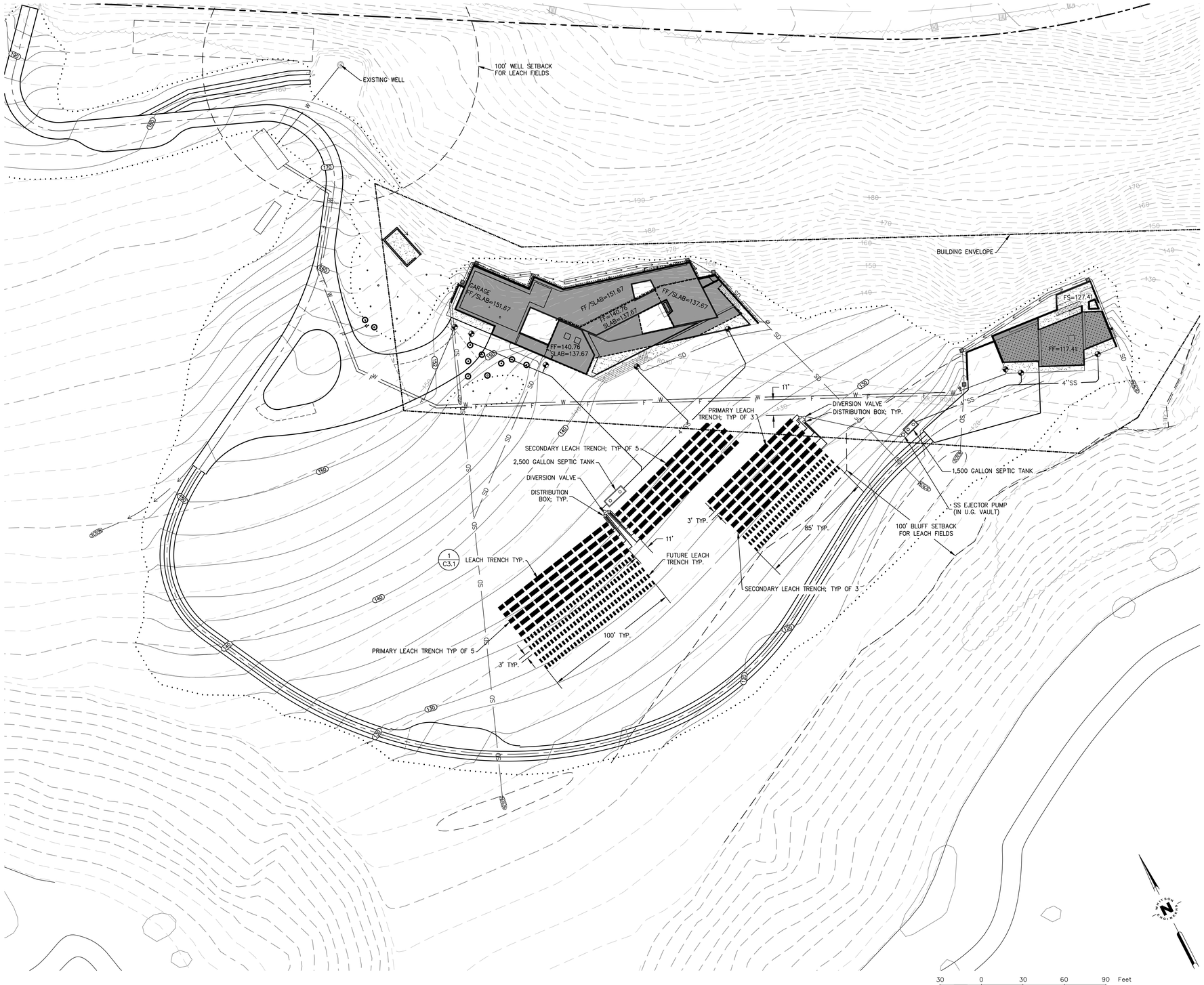
PROVIDED PRIMARY SEEPAGE AREA =
- MAIN HOUSE: 4 SF/LF X 100 LF X 5 TRENCHES = 2,000 SF
- GUEST HOUSE: 4 SF/LF X 85 LF X 3 TRENCHES = 1,020 SF

PROVIDED SECONDARY SEEPAGE AREA = SAME AS PRIMARY

FUTURE SEEPAGE AREA = SAME AS PRIMARY



1 -- LEACH TRENCH
SCALE: NONE



REVISIONS:

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SEPTIC PLAN

SHEET C3.1 OF 6

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WATER POLLUTION CONTROL PLAN

1. ESTIMATED TOTAL DISTURBED AREA: 5.0 AC. THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE PROJECT SWPPP.
2. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
   - 2.1. THE 2011 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT http://www.dot.ca.gov/hq/construc/stormwater/documents/SWPPP_Prep_ManualJune2011.pdf
   - 2.2. THE 2011 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT http://www.cabmphandbooks.com/
3. THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
6. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SLIT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
9. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
10. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
11. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
12. PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
13. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
14. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
    - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
    - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.

GENERAL REQUIREMENTS

ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.

15. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
    - A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
    - B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
    - C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
    - D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
    - E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
16. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
17. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
    - A. WEEKLY, AND
    - B. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
    - C. WITHIN 48 HOURS AFTER EACH STORM EVENT.
    - D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

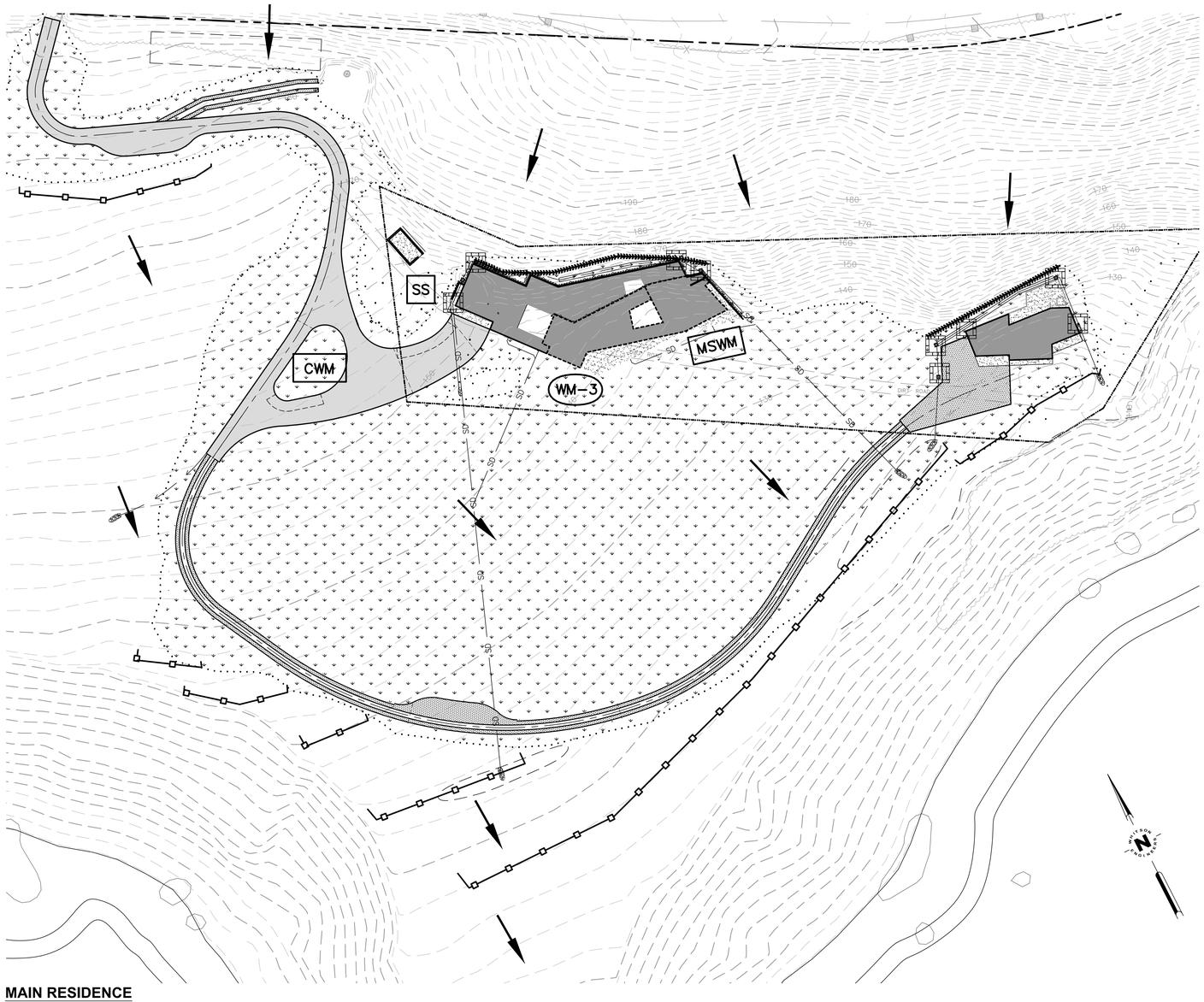
1. NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
2. MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
3. HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
    - FIRE HYDRANT FLUSHING,
    - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
    - PIPE FLUSHING AND TESTING,
    - WATER TO CONTROL DUST,
    - UNCONTAMINATED GROUND WATER FROM DEWATERING,
    - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
4. THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
    - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
    - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
    - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
    - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPS REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NON-STORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
    - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
    - THE DISCHARGE IS MONITORED
5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

EMPLOYEE TRAINING

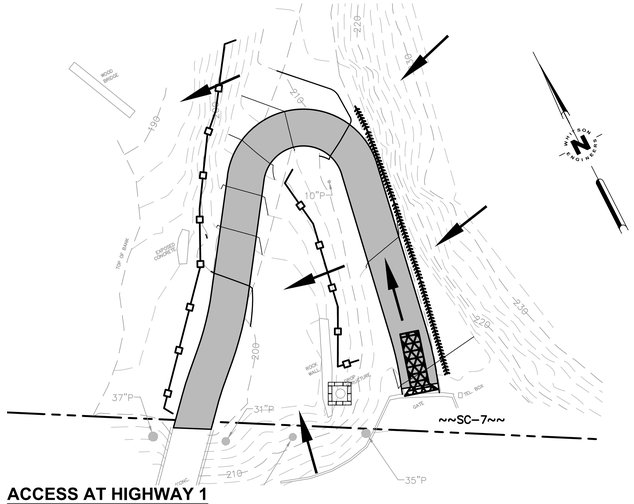
1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
    - SPILL PREVENTION AND RESPONSE;
    - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
    - GOOD HOUSEKEEPING;
    - FINES AND PENALTIES;
    - MATERIAL MANAGEMENT PRACTICES.

LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	–	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
~~SC-7~~	SC-7	–	STREET SWEEPING
	SC-10	–	INLET PROTECTION
CWM	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59 –	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY PERMANENT STABILIZATION PER LANDSCAPE DWGS
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
MSWM	WM-1	–	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
WM-3	WM-3	T53	TEMPORARY STOCKPILES
SS	WM-9	–	SANITARY FACILITIES
	–	–	DIRECTION OF DRAINAGE



MAIN RESIDENCE
SCALE: 1"=40'



ACCESS AT HIGHWAY 1
SCALE: 1"=10'

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REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:

DATE: 10/1/18 | SCALE: AS NOTED | ENGR: RPW | JOB NO: 3081.00

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 52629 CIVIL STATE OF CALIFORNIA

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62200 HIGHWAY 1, BIG SUR
MONTEREY COUNTY, CA
APN 422-011-029-000

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SHEET C4.1 OF 6

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FUEL MANAGEMENT NOTES

In accordance with State guidelines for creating defensible space around structures, a reduced fuel zone shall be created and managed for the proposed development shown in these drawings.

Management will include thinning and removal of existing combustible vegetatation, live or dead. In addition, proposed plantings close to the structures shall have some fire resistance, or be very low to reduce the potential fire hazard. New plantings within this zone shall include irrigated groundcover, native grasses and other low fuel native herbaceous plant materials.

30' GREEN ZONE
All flammable vegetation and any dead or dying plants shall be removed within 30 feet surrounding any building on the property. Trees shall be well-pruned and well-spaced to avoid the spread of fire, including removal of all limbs within 6' from the ground. All annual grasses shall be mowed in early summer to maintain a height of 4 inches during the summer.

30' - 100' FUEL REDUCTION ZONE
A reduced fuel zone, between 30'-100' around all buildings (or to the property line) shall be managed by keeping grass and plants trimmed beneath tree canopies to prevent the spread of fire. Existing coastal scrub vegetation within this zone shall be thinned to separate from adjacent tree canopies by 6' to decrease potential for the spread of aerial fuels. Proposed plantings will be low and spaced away from large trees and structures to discourage the chance of a 'fire ladder' occuring.

MANAGEMENT OF EXISTING COASTAL SCRUB VEGETATION
Existing vegetation in this zone consists of mixed native and non-native, invasive species. Management goals in this zone include thinning the density of the vegetation, reducing the amount of fuel, controlling exotic species and retaining lower fuel, native evergreen shrubs. Thinning of vegetation, including dead wood removal and increased spacing between shrubs, shall be included in implemented management to reduce combustible materials and prevent the spread of fire. Large shrubs and groups of shrubs should have at least 15 feet of open space between the edges of adjoining canopies if the shrubs are aligned horizontally on the slope.

Low fuel groundcover herbaceous plants should be encouraged by removing dead limbs and debris on the ground, thinning large shrubs and systematic removal of invasive, exotic species such as Pampas Grass, French Broom, and Thistle.

SHEET LEGEND

1. EXISTING COASTAL SCRUB VEGETATION
2. EXISTING CYPRESS TREES - REMOVE LIMBS WITHIN 6' FROM GROUND (SEE FUEL MANAGEMENT NOTES)
3. COASTAL PRAIRIE RESTORATION AREA (SEE SHEET L1.0)
4. 30' GREEN ZONE
5. FUEL REDUCTION & MANAGEMENT ZONE

EXISTING CONDITIONS - COASTAL SCRUB VEGETATION





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MICHAEL J. BLISS No. 4772
Signature
04/30/19
Expiration
10/01/18
Date
STATE OF CALIFORNIA

project name

Big Sur Residence

62200 Highway 1
Big Sur, CA 93920

422-011-029

issue set Permit Set

issue date 10.01.2018

previous issue

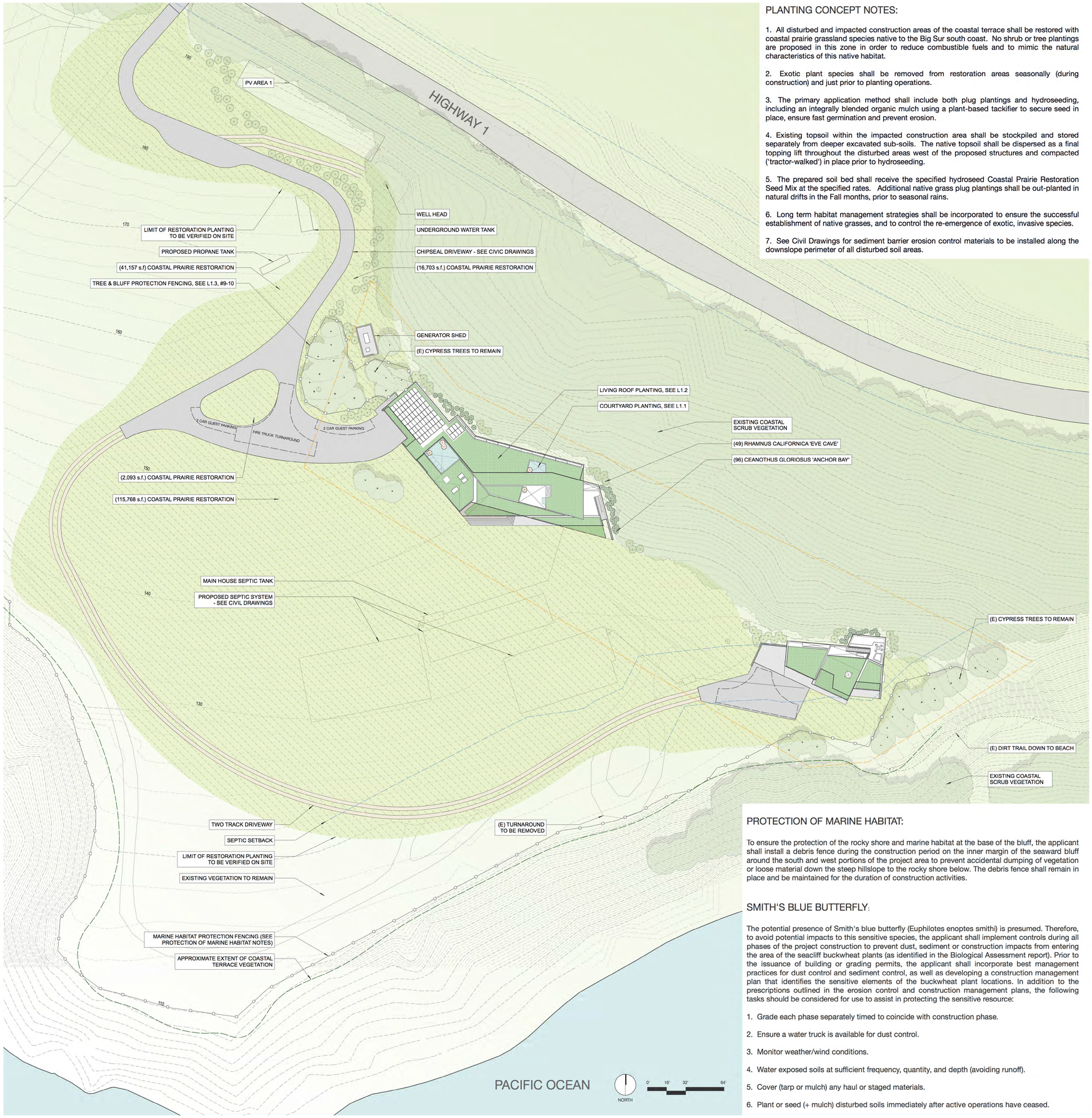
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drawing title

FUEL MANAGEMENT PLAN

drawn by: OL
scale: 1/32"=1'-0"

L0.1



PLANTING CONCEPT NOTES:

1. All disturbed and impacted construction areas of the coastal terrace shall be restored with coastal prairie grassland species native to the Big Sur south coast. No shrub or tree plantings are proposed in this zone in order to reduce combustible fuels and to mimic the natural characteristics of this native habitat.

2. Exotic plant species shall be removed from restoration areas seasonally (during construction) and just prior to planting operations.

3. The primary application method shall include both plug plantings and hydroseeding, including an integrally blended organic mulch using a plant-based tackifier to secure seed in place, ensure fast germination and prevent erosion.

4. Existing topsoil within the impacted construction area shall be stockpiled and stored separately from deeper excavated sub-soils. The native topsoil shall be dispersed as a final topping lift throughout the disturbed areas west of the proposed structures and compacted ('tractor-walked') in place prior to hydroseeding.

5. The prepared soil bed shall receive the specified hydroseed Coastal Prairie Restoration Seed Mix at the specified rates. Additional native grass plug plantings shall be out-planted in natural drifts in the Fall months, prior to seasonal rains.

6. Long term habitat management strategies shall be incorporated to ensure the successful establishment of native grasses, and to control the re-emergence of exotic, invasive species.

7. See Civil Drawings for sediment barrier erosion control materials to be installed along the downslope perimeter of all disturbed soil areas.

PROTECTION OF MARINE HABITAT:

To ensure the protection of the rocky shore and marine habitat at the base of the bluff, the applicant shall install a debris fence during the construction period on the inner margin of the seaward bluff around the south and west portions of the project area to prevent accidental dumping of vegetation or loose material down the steep hillslope to the rocky shore below. The debris fence shall remain in place and be maintained for the duration of construction activities.

SMITH'S BLUE BUTTERFLY:

The potential presence of Smith's blue butterfly (Euphilotes enoptes smithi) is presumed. Therefore, to avoid potential impacts to this sensitive species, the applicant shall implement controls during all phases of the project construction to prevent dust, sediment or construction impacts from entering the area of the seacliff buckwheat plants (as identified in the Biological Assessment report). Prior to the issuance of building or grading permits, the applicant shall incorporate best management practices for dust control and sediment control, as well as developing a construction management plan that identifies the sensitive elements of the buckwheat plant locations. In addition to the prescriptions outlined in the erosion control and construction management plans, the following tasks should be considered for use to assist in protecting the sensitive resource:

1. Grade each phase separately timed to coincide with construction phase.
2. Ensure a water truck is available for dust control.
3. Monitor weather/wind conditions.
4. Water exposed soils at sufficient frequency, quantity, and depth (avoiding runoff).
5. Cover (tarp or mulch) any haul or staged materials.
6. Plant or seed (+ mulch) disturbed soils immediately after active operations have ceased.

PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Spacing
ZONE 1 - COASTAL PRAIRIE RESTORATION					
	178,826 s.f.	Achillea millefolium	Yarrow	Seed	
		Bromus carinatus	California Bromegrass	Seed	
		Danthonia californica	California Oatgrass	Seed	
		Deschampsia cespitosa	Tufted Hair Grass	1 gal	
		Eschscholzia californica	California Poppy	Seed	
		Festuca californica	California Fescue	Seed	
		Hordeum brachyantherum	California Meadow Barley	Seed	
		Iris douglasiana	Douglas Iris	1 gal	
		Juncus bufonius (wet areas)	Toad Rush	Seed	
		Sisyrinchium bellum	Blue Eyed Grass	Seed	
		Stipa pulchra	Purple Needlegrass	Seed	
ZONE 2 - NATIVE COASTAL SCRUB + SCREENING					
	49	Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Ceanothus	1 gal	
	96	Rhamnus californica 'Eve Cave'	Coffeeberry	15 gal	

ZONE 1 - COASTAL PRAIRIE RESTORATION



ZONE 2 - NATIVE COASTAL SCRUB + SCREENING



LANDSCAPE CERTIFICATION

Michael Bliss certifies that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive; limited turf, and low-flow, water conserving irrigation fixtures.

TREE + PLANT PROTECTION NOTES

1. Tree protection fencing shall be installed around the critical root zones or canopy drip lines, whichever is greater.

2. Tree fencing should be self-supporting (not attached to trees) and should be rigidly supported, standing a minimum of 5' above grade.

3. Install sediment control devices along the down slope perimeter of the construction site to prevent sedimentation or runoff into the tree zones.

4. Tree and bluff protection fencing shall remain in place and be maintained for the duration of construction activities.

5. Construction activities, including parking and storing of materials, shall be organized to minimize impacts to the existing native plants and trees.

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LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 5141
Signature
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422-011-029

issue set: Permit Set

issue date: 10.01.2018

previous issue

rev	description	date

drawing title

CONCEPTUAL LANDSCAPE PLAN

drawn by: OL
scale: 1/32"=1'-0"

L1.0

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Attachment 3

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Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

BIG SUR PRESERVATION ALLIANCE LLC (PLN130516)

RESOLUTION NO. 17-015

Resolution by the Monterey County Planning Commission:

1) Adopting a Mitigated Negative Declaration; and
2) Approving a Combined Development Permit, including:
   a. Coastal Administrative Permit and Design Approval to construct an 8,135 square foot two-story single family dwelling with attached 838 square foot garage and 571 square foot mechanical room; grading of approximately 1,100 cubic yards of cut/1,100 cubic yards of fill to be balanced on site, removal of 12 planted (non-native) cypress trees (ranging between 7" and 13" in diameter); underground water tank, underground propane tank, 3,000 gallon septic tank and leach field system, and a roof-mounted photovoltaic system;
   b. Coastal Administrative Permit and Design Approval for an 813 square foot detached Accessory Dwelling Unit with attached 25 square foot mechanical room; grading of approximately 300 cubic yards of cut/300 cubic yards of fill, 1,500 gallon septic tank and leach field system and retaining wall;
   c. Coastal Administrative Permit converting an existing test well (PLN130057) to a permanent well serving two units;
   d. Coastal Development Permit for development with a positive archaeological report; and
   e. Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area (ESHA); and
   f. Design Approval to allow installation of a ground-mounted photovoltaic system; and
3) Adopting the attached Mitigation Monitoring and Reporting Program.

[PLN130516, Big Sur Preservation Alliance, LLC, 62200 Highway 1, Big Sur, (APN: 422-011-029-000)] Big Sur Coast Land Use Plan

The Combined Development Permit application (PLN130516) came on for public hearing before the Monterey County Planning Commission on May 10, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 1982 Monterey County General Plan;
   - Big Sur Coast Land Use Plan;
   - Monterey County Coastal Implementation Plan Part 3;
   - Monterey County Zoning Ordinance (Title 20);

   No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) The property is located at 62200 Highway 1, Big Sur (Assessor's Parcel Number 422-011-029-000), Big Sur Coast Land Use Plan. The parcel is zoned "WSC/40-D (CZ)" [Watershed and Scenic Conservation, 40 acre minimum, Design Control District, (Coastal Zone)], which allows development in the more remote areas of the Coastal Zone while protecting the significant and substantial resources of these areas such as viewshed. The project was designed and sited to be consistent with the Big Sur Land Use Plan policies and the site development standards required of this district. Therefore, the project is an allowed land use for this site.

c) Project. The project consists of the construction of an 8,135 square foot, two story single family dwelling with an attached 838 square foot garage and 571 square foot mechanical room, and a detached 813 square foot pre-fabricated accessory dwelling unit with 25 square foot mechanical room for an onsite caretaker. Grading will consist of 4,100 cubic yards of cut and 4,100 cubic yards of fill to be balanced on site. The project will be served by an onsite septic system, well, underground water tank, and solar photovoltaic system.

d) ADU. As approved by the Board of Supervisors and codified by the California Coastal Commission (December 8, 2015 -Resolution 15-301), accessory dwelling units have replaced caretaker units. However, the maximum of 50 caretaker units approved in the Big Sur Planning Area from the time of certification of the Big Sur Coast Land Use Plan still applies. County records identify that 28 caretaker units have been constructed in the Big Sur Coast Land Use Plan (LUP) area since adoption of the LUP. This accessory dwelling unit shall be the 29th auxiliary unit allowed under the BSCLUP.

e) Grading. Original grading for the entire project was proposed at 4,100 cubic yards of cut and 4,100 cubic yards of fill to be balanced on site. The grading for the road was calculated based on the original proposal of a 12 foot wide road, 8 inches deep and topped with gravel. However, since the grading plans were prepared, impacts to the road have been reduced based on the Coastal Commission staff's recommendation. It is now a two-track road which will require much less grading. Most of the grading is required for the main structure and the accessory structure to site the structures up against the coastal hillside below Highway 1 and out of the critical viewshed. A retaining wall is proposed behind the

accessory dwelling unit to provide for better stability, as there is more of a slope behind it than for the main structure. The rear and side walls of the main structure consist of a board formed concrete wall that will provide retention of the slope without requiring additional retaining walls. There is an existing culvert on the ranch road that will be used for truck access during the house construction project. This culvert is bridged by deteriorating wooden planks and is inadequate for the weight of the trucks needed for the project, and will be replaced with a concrete structure that will allow large trucks access to the job site. The culvert replacement does not affect any resources on site nor is it located within the critical viewshed. Best Management Practices for construction and grading activities include wetting exposed soil to minimize the potential for dirt to become airborne through wind erosion or vehicle disturbance and replanting and stabilizing graded areas as soon as possible.

f) Design Approval. Pursuant to Chapter 20.44, Design Control Zoning District, the project requires design review of structures to make sure they are appropriate to assure protection of the public viewshed, neighborhood character and assure visual integrity. To ensure the main structure blends into the surrounding area and is visually consistent, colors and materials for the main house will be constructed with board-formed concrete walls, weathered steel, dark bronze aluminum doors and windows, Starfire glass & blackened steel railings, weathered cedar decking materials. The prefabricated accessory dwelling unit is the Flux Home built by USC Students as their entry into the EPA's 2013 Solar Decathlon. The unit will have dark bronze standing seam aluminum siding, dark bronze aluminum windows and doors.

Required planning techniques include clustering of structures, sensitive site design, and other techniques designed to allow development on such parcels outside the critical viewshed (Policy 3.2.A.2 BSLUP). The design guidelines within the Big Sur Land Use Plan are more for the protection of the critical viewshed than character neighborhood. Especially in this case, as there are no neighbors within sight of the parcel. Both structures have been designed to tuck into the hillside to remain out of the viewshed. The materials being used are of rustic and natural materials that are similar to the natural setting of the site and will blend into the hillside. Coastal scrub and Coastal prairie vegetative roofing materials are proposed for both structures, the same vegetation that is already out at the site. Skylight features will require low lighting and shading.

With a final proposed height of 12 feet and 2 inches for the main structure, and 12 feet and 6 inches for the accessory dwelling unit, the structures are appropriate for the site and assures visual integrity of the natural setting of the parcel. The proposed gravel driveway will use native soil colors to blend into the existing materials, screening it from any public viewshed. Existing Cypress trees will continue to grow and provide additional screening. The proposed project has been designed to be subordinate to the site and therefore is consistent with the Design Approval guidelines.

g) Cultural Resources. The project site is located within a high

archaeological sensitivity zone. Any development proposed with a positive archaeological report is nonexempt development and requires a Coastal Development Permit (MCC, Section 20.17.020 of Title 20). Archaeological Consulting prepared a Preliminary Archaeological Reconnaissance for the project site in April 2013 along with an updated letter report in May 2015. The 2013 report identified that pre-historic archaeological site CA-MNT-621 was recorded on the project parcel in 1973. Areas of midden associated with CA-MNT-621 were noted in exposed soil along the upper part of the ranch access road. However, the cultural materials thinned and finally disappeared as the road proceeded down the gentle slope of the bench to the southeast. BSCLUP Policy 3.11.2.2 states when development is proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such sites. The relocation of the existing driveway is intended to avoid further vehicular traffic through this site.

h) Coastal Bluff. Pursuant to BSCLUP Policy 3.7.3.A.9 and CIP Section 20.145.080.A.1.b.2 of the Coastal Implementation Plan, Part 3, "Regardless of a parcel's seismic hazard zone, a geologic report shall also be required for any development project located within 660 feet of an active fault, or 50 feet of the face of a cliff or bluff, or within the area of a 20-degree angle above horizontal from the face of a cliff, whichever is greater." Although, the ADU will be located 54 feet from the coastal bluff, a Coastal Bluff Recession Study by Haro Kasunich was prepared. The Coastal Bluff Recession Study concluded that the receding coastal bluff should not reach the foundation of the accessory dwelling unit during the next 50 years, the proposed location is adequate to ensure stability and structural integrity for at least 50 years and the proposed development will not contribute to instability of the land. A Geotechnical Report was also prepared by Haro, Kasunich, and Associates. The Geotechnical Report found that the slope directly above the areas proposed for development are stable. Therefore, the project will not be located on a geologic unit or soil that is unstable and the risk for landslides is low. A standard condition of approval will require that the recommendations of the technical reports prepared for the project be adhered to (Condition #10).

i) Critical Viewshed. The critical viewshed is described in the Big Sur Coast Land Use Plan (BSCLUP) as everything within sight of Highway 1 and major public viewing areas including turnouts, beaches, and specific locations (Policy 3.2.2.1). Most of the project parcel's 54 acres are visible from Highway 1. The proposed project has been designed to meet the critical viewshed policies (*see Finding #4).*

j) Tree Removal. Pursuant to Big Sur Coast Land Use Plan (BSCLUP), CIP Section 20.145.060 Forest Resources Development Standards, a Coastal Development Permit is not required for the removal of non-native or planted trees, except where this would result in the exposure of structures in the critical viewshed. According to the Tree Assessment prepared by Fred Ballerini, tree species within the building envelope are limited to two small stands (north and south stands) of previously planted, similarly aged Monterey cypress trees. To accommodate the proposed development, the removal of twelve (12) Monterey cypress

trees, ranging in size from 7 and 13 inches in diameter dbh will be required. Trees not proposed for removal along the north grove are positioned to screen the proposed residence and garage from Highway 1 views. The removal of the twelve trees on the northern grove would allow the residential structure to transition into the hillside, create a fire truck turnaround, and preserve protection of the critical viewshed. Protective fencing will be required as a Condition of Approval as a safety precaution to prevent compaction, root damage or other inadvertent impacts. Removal of two of the 12 trees allows for a better public viewshed to the ocean. Remaining trees will continue to grow and provide screening that supplements the siting and design protecting the viewshed. The planted Monterey cypress trees along the coastal terrace, are not a native species in the environmental or region and not protected.

k) ESHA. Development within 100 feet of mapped or field identified environmentally sensitive habitats is nonexempt development and requires a Coastal Development Permit (MCC, Section 20.17.020 of Title 20). On May 7, 2015, a Biological Assessment prepared by Fred Ballerini identified two Northern Coastal Scrub species outside of the development envelope but within 100 feet of the development area (*See Finding 5)*.

l) No Violations**.** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

m) LUAC. On July 28, 2015, the South Coast Land Use Advisory Committee (LUAC) reviewed the proposed project and recommended approval (3-0 vote) with no comments. They were familiar with the site and were glad to see future development proposed.

n) The project planner conducted site inspections on August 27, 2013 and July 25, 2014 to verify that the project on the subject parcel conforms to the plans listed above.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130516.

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, CDF Coastal Fire, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The following updated reports were prepared for the project:

- "Biological Assessment of Lopez Point Parcel" (LIB150222) prepared by Fred Ballerini, Pacific Grove, CA, May 7, 2015;
- "Tree Assessment" (LIB150223) prepared by Fred Ballerini, Pacific Grove, CA, May 11, 2015;

- "Preliminary Archaeological Reconnaissance: (LIB130146) prepared by Archaeological Consulting, Salinas, CA, April 2, 2013;
- "Archaeological Assessment for Road Alignment" (LIB150215) prepared by Archaeological Consulting, Salinas, CA, April 25, 2014;
- "Archaeological Assessment for Culvert Replacement" (LIB150216) prepared by Archaeological Consulting, Salinas, CA, November 13, 2014;
- "Archaeological Assessment for SFD and ADU" (LIB150217) prepared by Archaeological Consulting, Salinas, CA, May 5, 2015;
- "Coastal Bluff Recession Study" (LIB150221) prepared Haro, Kasunich and Associates, Inc., Watsonville, CA, August 22, 2013;
- "Geologic Investigation" (LIB150220) prepared by Haro, Kasunich and Associates, Inc., Watsonville, CA, October, 2014;
- "Geotechnical/Septic Percolation and Testing Report" (LIB150219) prepared by Haro, Kasunich and Associates, Inc., Watsonville, CA, April, 2015.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by the RMA - Planning, CDF –Coastal Fire; Public Works, RMA Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided by a new septic leach field system and conversion of an existing test well (PLN130057) to a permanent well.

4. **FINDING:** **CRITICAL VIEWSHED -** The Critical Viewshed is everything within sight of Highway 1 and major public viewing areas including turnouts, beaches and specific locations (Policy 3.2.2.1.BSLUP). Pursuant to Section 20.145.030 (CIP), "all future public or private development which would be visible within the Critical Viewshed shall be prohibited." Where it is determined that an alternative building site on a parcel would result in conformance to the Key Policy (Critical Viewshed), then the applicant will be required to modify his proposal accordingly.

EVIDENCE: a) BSCLUP Policy 3.2.3.A.2 requires that best available planning techniques shall be used to permit development of parcels partially in the critical viewshed. These may include clustering of structures, sensitive site design, design control, transfer of development credits, and other techniques designed to allow development on such parcels outside the critical viewshed. In addition, BSCLUP Policy 3.2.3.B.1 requires that all development applications shall require individual onsite investigations to determine whether they would intrude on the critical viewshed. The proposed buildings shall be accurately indicated as to dimensions, height, and rooflines by poles and access roads, by stakes with flags which shall remain in place for the duration of the project review and approval process.

b) The project site is west of Highway 1, a state scenic highway. The house and the accessory dwelling unit will be located approximately 100 feet downslope from Highway 1 benched into the toe of the hillside slope between two clusters of existing cypress trees. Both residences will be solar-powered by photovoltaic panels located on the slope above the house. Existing slopes and vegetation screen the panels from any public viewing area. The existing ranch road has been rerouted away from the bluff to avoid impacts to archeological resources and reduce the length of the driveway by 33% from the existing 3,088 feet to 2,026 feet. The new driveway has also been designed as double-tracked all season driveway surfaced with natural decomposed granite that blends into the coastal prairie vegetation.

c) The allowable height for main house is 24 feet above average natural grade. The proposed main house is only 13 feet and 2 inches above average natural grade. The prefabricated accessory unit is only 12 feet and 6 inches above average natural grade and is not visible from Highway 1. The allowable height for this residence is 15 feet. Existing topography and vegetative screening effectively screen the main house site and the accessory dwelling unit site from Highway 1. The staking and flagging of the project site demonstrate that a small portion of the roof of the main house would from a distance be visible from southbound Highway 1 between the hillside and existing cypress trees. However, the house has been designed with a green roof planted using a native plant palette. The construction of the house with the green roof will allow the roofline to blend in with the surrounding vegetation and "disappear" from public view.

d) The project incorporates a lighting plan to avoid light pollution from Highway 1. The new main house is sited behind and below existing cypress tree screening. In order to direct interior and exterior lighting away from Highway 1, windows and downlit exterior lights have been strategically-located away from the highway. Due to the topography of Lopez Point, no neighbors will be impacted by light from the proposed residences.

e) The project planner conducted site inspections on August 27, 2013 and July 25, 2014 to verify that the project on the subject parcel conforms to the critical viewshed policies of the Big Sur Coast Land Use Plan.

5. **FINDING:** **CEQA (Mitigated Negative Declaration) -** On the basis of the whole record before the Monterey County Planning Commission, there is no

substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE:

a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.

b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN130516).

c) The Initial Study identified several potentially significant effects, but revisions have been made to the project and applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval (Condition # 6).

e) A Draft Mitigated Negative Declaration (MND) was prepared in accordance with CEQA and circulated for public review from January 17, 2017 to February 17, 2017. (SCH#:2017011037)

f) Issues that were analyzed in the Mitigated Negative Declaration include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions and Recreation.

g) On January 10, 2017, formal notification was sent to the Ohlone/Costanoan-Esselen Nation (OCEN) notifying them of the County's intent to circulate a CEQA document and giving them the opportunity to request additional mitigation measures within the document. The tribe commented, should the County move forward on this project, the tribal representatives formally request that they be present onsite during any construction activities. The proposed house footprint and the well are located outside of the archeological site boundary. However, because a major undisturbed archaeological site is near the well and construction area, mitigation measures are required to reduce any impacts to archaeological resources. These measures include preconstruction training between applicant, archaeologist, OCEN monitor and the contractor, onsite monitoring during soil disturbing activities and protection of the site with exclusionary fencing set into place at the direction of the project archaeologist and OCEN monitor.

h) Potential biological impacts include the Monterey Coast paintbrush and seacliff buckwheat. Monterey Coast paintbrush is a recognized sensitive limited distribution plant by the California Native Plant Society. Seacliff buckwheat supports potential habitat for the Federally Endangered Smith's blue butterfly and would require protection

measures to eliminate possible impacts to this sensitive resource. Therefore, mitigation measures have been implemented to install temporary construction fencing at the construction perimeter along the western edge of the project to prevent unwarranted impacts within the outer sensitive Northern Coastal Scrub habitat along the cliff edge.

i) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN130516) and are hereby incorporated herein by reference.

j) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources (Condition #5).

k) The County has considered two comments received during the public review period. The County has added conditions of approval to address those comments received from the California Coastal Commission and Caltrans (Conditions #11 & #12).

l) Monterey County RMA-Planning, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based.

6. -

FINDING: **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: m) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan can be demonstrated.

n) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 2 Shoreline Access Plan in the Big Sur Coast Land Use Plan).

o) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

7. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission

EVIDENCE: a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

b) Section 20.86.080 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project is located between the sea and the first through public road paralleling the sea, which is Highway 1.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Adopt a Mitigated Negative Declaration;
2. Approve a Combined Development Permit that includes the following:
    a. Coastal Administrative Permit and Design Approval to construct an 8,135 square foot two-story single family dwelling with attached 838 square foot garage and 571 square foot mechanical room; grading of approximately 1,100 cubic yards of cut/1,100 cubic yards of fill to be balanced on site, removal of 12 planted (non-native) cypress trees (ranging between 7" and 13" in diameter); underground water tank, underground propane tank, 3,000 gallon septic tank and leach field system, and a roof-mounted photovoltaic system;
    b. Coastal Administrative Permit and Design Approval for an 813 square foot detached Accessory Dwelling Unit with attached 25 square foot mechanical room; grading of approximately 300 cubic yards of cut/300 cubic yards of fill, 1,500 gallon septic tank and leach field system and retaining wall;
    c. Coastal Administrative Permit converting an existing test well (PLN130057) to a permanent well serving two units;
    d. Coastal Development Permit for development with a positive archaeological report;
    e. Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area (ESHA);
    f. Design Approval to allow installation of a ground-mounted photovoltaic system.
3. Adopt a Mitigation Monitoring and Reporting Program, including 31 conditions and 6 mitigation measures.

Approval shall be in general conformance with the attached sketch and subject to the attached conditions/mitigations, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of May, 2016 upon motion of Commissioner Diehl, seconded by Commissioner Getzelman, by the following vote:

AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Roberts, Rochester, Vandevere
NOES: None
ABSENT: Padilla
ABSTAIN: None

Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON MAY 19 2017.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAY 30 2017.

(Coastal Projects)
THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 5-14-2014

Monterey County RMA Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN130516

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This is a Combined Development Permit, including: 1. Coastal Administrative Permit and Design Approval to construct an 8,135 square foot two-story single family dwelling with attached 838 square foot garage and 571 square foot mechanical room; grading of approximately 1,000 cubic yards of cut/1,000 cubic yards of fill to be balanced on site, removal of 12 planted (non-native) cypress trees (ranging between 7" and 13" in diameter); underground water tank, underground propane tank, 3,000 gallon septic tank and leach field system, and a roof-mounted photovoltaic system; 2. Coastal Administrative Permit and Design Approval for an 813 square foot detached Accessory Dwelling Unit with attached 25 square foot mechanical room; grading of approximately 300 cubic yards of cut/300 cubic yards of fill, 1,500 gallon septic tank and leach field system and retaining wall; 3. Coastal Administrative Permit converting an existing test well (PLN130057) to a permanent well serving two units; 4. Coastal Development Permit for development with a positive archaeological report; and 5. Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area (ESHA); and 6.Design Approval to allow installation of a ground-mounted photovoltaic system. The property is located at 62200 Highway 1, Big Sur (Assessor's Parcel Number 422-011-029-000), Big Sur Coast Land Use Plan, Coastal Zone. . This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 17-015) was approved by the Planning Commission for Assessor's Parcel Number 422-011-029-000 on May 10, 2017. The permit was granted subject to 33 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Chief of Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

4. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:
- The coroner shall contact the Native American Heritage Commission and RMA - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:
1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the RMA – Planning for approval.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist , shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

5. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Chief of Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

6. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Chief of Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.

2) Fees shall be submitted at the time the property owner submits the signed Agreement.

3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (RMA - Chief of Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

8. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Chief of Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

9. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

10. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Geologic Investigation" and "Geotechnical Septic Percolation and Testing Report" (Library No. LIB150219 and LIB150220), were prepared by Haro, Kasunich and Associates on October 2014 and April 2015 and are on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(RMA - Chief of Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

11. SPPD001 - SFD HEIGHT REDUCTION/ROAD MATERIALS (NONSTANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The California Coastal Commissionconcerns with a portion of the main house and grading within the Critical Viewshed:

House Flagging: The minute flagging visible from the Northern turnout (the only place any amount of flagging was visible) was allowable under the distant viewshed exemption and that under this exemption it was fine to take into consideration the following project conditions:

o Utilization of a green roof.

o Recognizing the existing Cypress trees will naturally continue to grow and probably already block the original flagging.

o The house will be lowered 12 inches through a condition of approval. The green roof is a positive project element

Shortened Road: The Ranch's existing driveway will be shortened by 36% to support Archaeological Consulting's recommendation that the existing road avoid the archaeological site it currently crosses. The applicant shall double track the access road and use a DG which matches the native soil and hills as recommended by the LUAC and approved by the County.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading/building permits, the applicant shall submit to revised plans showing the main house lower by 12 inches, the green roof materials and the DG materials matching the native soil and hills to the RMA Chief of Planning for approval.

12. SPPD002 - SUBMITTAL OF A SITE DISTANCE PLAN (NONSTANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Caltrans is requiring a sight/engineering plan that demonstrates there will be no sight distance problems. The plan, stamped by a licensed engineer, shall show the distance of the bend in Highway 1 in relation to the existing driveway that will be used to access the project. (RMA Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a grading/building permit, the applicant shall submit a site distance map showing the distance of the bend in Highway 1 in relation to the existing driveway that will be used to access the project to the RMA Chief of Planning for review and forwarding to Caltrans.

13. SPPD003 - MITIGATION MEASURE #1: BIOLOGICAL (NONSTANDARD

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure #1: Coastal Scrub Habitat Protection. Careless human or vehicular traffic through the coastal scrub areas can be detrimental to the habitat ecology. In order to protect the Northern Coastal Scrub Habitat, the applicant shall install temporary construction fencing at the construction perimeter along the western edge of the project to prevent unwarranted impacts within the outer sensitive Northern Coastal Scrub habitat along the cliff edge. Removal of Northern Coastal Scrub habitat on the slope and impacts from parking, overflow staging, stockpiling of materials, etc., shall be minimized to only the areas slated for development.

Temporary habitat protection fencing shall be installed. The fencing will keep development impacts off of the adjacent sensitive plants and habitat and shall restrict to the minimum amount necessary to accommodate a reasonable development area.

Native plants within the development area along the toe of the east slope shall be salvaged and these plant materials propagated and used to restore habitat along the landscape, green roofs, roadbed, or other fringe disturbed areas.
(RMA - Chief of PLANNING)

Compliance or Monitoring Action to be Performed: Monitoring Action 1a: Prior to any development and prior to issuance of grading and/or building permits, a qualified biological monitor shall be on site to identify coast buckwheat and Monterey coast paintbrush plants and coordinate with the contractor the installation of the protection fencing to assure there are no impacts within the Northern Coastal Scrub habitat along the cliff edge.

Monitoring Acton 1b: The applicant shall submit evidence in the form of an agreement between the applicant, the qualified biologist and the contractor, stating that are in agreement with the protection measures required to protect the Northern Coastal Scrub habitat area.

14. SPPD004 - MITIGATION MEASURE #2 - BIOLOGY (NONSTANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure #2: Construction BMPs. During the construction phase, the following best management practices and general conditions are recommended for the project site:

a. Locate and design the project to blend with the natural topography of the site. This process will minimize grading and soil disturbance required to complete the project, and will accelerate restoration of the disturbed areas after construction is completed.

b. Use of heavy equipment should be restricted to areas within the construction envelope.

c. Sediment control devices should be installed on the downhill perimeter of the construction envelope and exposed soil areas. Specifically, sediment control devices should be installed in a manner that no waterway is threatened from construction soil siltation or erosion moving offsite the development envelope.

d. No loose material or vegetation shall be side-cast off the edge of the western bluff.

e. Excavated clean upper soil horizon sands from the construction site should be used to top dress final landscape areas or hauled to a receiver site. Prior to final grading, all construction debris shall be removed and construction activities completed in the areas to be treated with habitat restoration of Northern Coastal Scrub species.

f. After the completion of the soil disturbance activities, native seed of site-identified species and plant materials should be installed in any non-landscaped areas in the fall months prior to or in conjunction with the seasonal rains.

g. There should be no drainage discharged from the coastal terrace where the project is located over the edge of the bluffs on to the steep slope to the marine habitat. Eliminating and preventing erosion will maintain water quality, habitat values, soil qualities, and native vegetation.

h. Landscaping should emphasize restoration and ecology of the endemic Northern Coastal Scrub habitat community.

i. Eliminate invasive, non-native exotic plants from the building envelope and control the spread of invasive species that encroach into the natural habitat.

(RMA Chief of PLANNING)

Compliance or Monitoring Action to be Performed: Monitoring Action 2a: Prior to issuance of grading and/or building permits, the recommended best management practices and general conditions, as stated above, shall be noted on the construction plans for the contractors.

15. SPPD005 - MITIGATION MEASURE #3 - CULTURAL RESOURCES (NONSTANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure #3: Preconstruction Training. An on-site pre-construction meeting shall be held between the applicant, the archaeologist, an OCEN Tribal monitor, and the contractor to discuss and assure the understanding of the mitigation measures required of this permit and scheduling of construction with regard to training so that any outlying cultural materials that may be exposed during the project might be identified and recovered. (RMA PLANNING)

Compliance or Monitoring Action to be Performed: Monitoring Action 3a: Prior to the issuance of grading and/or building permits, evidence of the preconstruction meeting between all parties involved shall be conducted with a letter summarizing the training discussion shall be submitted to the RMA-Planning Department for review and approval.

Additional on-going monitoring Action:
The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.

16. SPPD006 - MITIGATION MEASURE #4: CULTURAL RESOURCES (NONSTANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure #4:
A professional archaeologist and a Tribal Monitor shall supervise soil disturbing activities such as excavation and driveway removal. If, at any time, potentially significant archaeological resources are discovered, the Tribal monitor and/or the archaeologist are authorized to temporarily halt work until the find has been evaluated and, if determined significant, until mitigation measures have been formulated and implemented with the concurrence of the County. A sampling of soil may be screened during monitoring to facilitate resource identification and data recovery. A least two single specimen radiocarbon dates shall be obtained.

Compliance or Monitoring Action to be Performed: Monitoring Action #4a:
Prior to issuance of any grading and/or building permits, a copy of a signed agreement for onsite monitoring between the applicant, archaeologist and Tribal monitor shall be submitted to RMA-Planning Department for review and approval.

17. SPPD007 - MITIGATION MEASURE #5: CULTURAL RESOURCES (NONSTANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure #5: Archaeological Resources. If archaeological resources or human remains are unexpectedly discovered during construction, the following steps shall be taken:

• There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

• The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and

• If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and the RMA – Planning Department within 24 hours.

- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoan/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.

- The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or

- Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendent identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(RMA Chief of PLANNING)

Compliance or Monitoring Action to be Performed: Monitoring Action 5a: Prior to issuance of any grading and/or building permits, the language of this mitigation measure shall be placed on the construction plans.

18. SPPD008 – MITIGATION MEASURE #6: CULTURAL RESOURCES (NONSTANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure #6: Protection of CA-MNT-621. In order to protect CA-MNT-621 from disturbance during construction, the archaeological site shall be protected with exclusionary fencing. The fencing shall be set into place at the direction of the project archaeologist and OCEN monitor. The archaeological site shall be permanently protected with a conservation and scenic easement. The easement area shall be developed in consultation with a certified professional. The easement deed shall be submitted to the Director of RMA-Planning and the Executive Director of the California Coastal Commission for review and approval. (RMA Chief of PLANNING)

Compliance or Monitoring Action to be Performed: Monitoring Action 6a: Prior to the final of the construction permit, the archaeological site shall be placed into a conservation and scenic easement conveyed to the County of Monterey and accepted by the Board of Supervisors.

19. SPPD009 – IRREVOCABLE OFFER TO DEDICATE (NONSTANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Applicant shall execute and record a document(s) in a form and content acceptable to the Director of RMA-Planning, irrevocably offering to dedicate to a public agency or private entity, approved by the Director of RMA-Planning and the Executive Director of the Coastal Commission, a public access easement for public access and recreational uses in perpetuity consistent with Monterey County Code Section 20.64.280. The area of dedication shall consist of an easement 10-feet in width and allow for non-motorized recreational uses only such as hiking, biking, horseback riding, or as a vehicular vista turnout, parallel and contiguous to the entire length of the existing 80-foot Highway One right of way, granted to the State of California by the certain deed recorded on December 24, 1942 in Book 785 Official Records Monterey County at Page 162, which bisects the entirety of the former Harlan Ranch (APN 422-011-027-000; 422-011-029-000; 422-011-030-000; and 422-011-031-000). Said easement may lie on either the inland or seaward side of the existing Highway One right of way, but shall not include any right of public access through the existing tunnel under Highway One at or around Highway One Station 260+/-, nor shall it cross any existing driveway or entrance inland of the Highway One right of way. (RMA Chief of Planning)

The irrevocable offer to dedicate shall be recorded free of prior liens and any other encumbrances that the Director determines may affect the interest being conveyed. The document shall provide that the offer of dedication shall not be used or construed to allow anyone to interfere with any rights of public access acquired through use which may exist on the property.

The offer to dedicate shall run with the land in favor of the People of the State of California, binding successors and assigns of the applicant or landowner in perpetuity, and shall be irrevocable for a period of 21 years, such period running from the date of recording. Said restrictions on the use of the land shall be in effect upon recording and remain as covenants, conditions and restrictions running with the land in perpetuity, notwithstanding any revocation of the offer.

No development, as defined in Monterey County Code Section 20.26.310, shall occur within the easement area except as agreed to by the Director of RMA-Planning and the Executive Director of the Coastal Commission. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and building permits or commencement of use, whichever occurs first and as applicable, the Applicant shall execute and record a document(s) in a form and content acceptable to the Director of RMA-Planning, irrevocably offering to dedicate to a public agency or private entity, approved by the Director of RMA-Planning and the Executive Director of the Coastal Commission. The recorded document(s) shall include a legal description and corresponding graphic depiction of the legal parcel(s) subject to this permit and a metes and bounds legal description and a corresponding graphic depiction, drawn to scale, of the perimeter of the easement area prepared by a licensed surveyor based on an on-site inspection of the easement area.

Prior to executing and recording the easement, the exact location of the easement area shall be determined in consultation with the Director of RMA-Planning and the Executive Director of the Coastal Commission, where the siting objectives shall be to provide an area that can accommodate public trail access that maximizes coastal views, minimizes intrusion on private residences, optimizes connectivity to future trail links on adjacent properties, and minimizes impacts to sensitive habitats.

20. SPPD010 - VEGETATION RETENTION DEED RESTRICTION (NONSTANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: At the applicant's expense, any tree (existing/replaced) which screens the development from Highway 1, and that is destroyed, diseased or significantly damaged or requires removal, shall be immediately replaced with a 24 to 48 inch box specimen to ensure full protection of exposure of any portion of the development within the critical viewshed, pursuant to the Policies of the Big Sur Coast Land use Plan and the Development Standards of the Coastal Implementation Plan. In the event of any exposure of the development and prior to replacement of a tree, Monterey County RMA-Planning shall be immediately contacted. This deed restriction shall run with the land. (RMA- Chief of Planning

Compliance or Monitoring Action to be Performed: Prior to issuance of a building or grading permit the applicant/owner shall record a deed restriction with the County of Monterey, subject to review and approval by County Counsel and the Director of the RMA-Planning.

21. EHSP001–SUPPLEMENTAL WATER SUPPLY AND STORAGE

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The project shall include at least 15,000 gallons of combined drinking water and fire suppression storage and the property owner shall designate a supplemental water source which provides a sustained yield of at least an additional 1 gallon per minute to the existing Lopez Point Well.

Compliance or Monitoring Action to be Performed: Prior to issuance of a construction permit for the proposed Accessory Dwelling Unit, submit to EHB for review and approval draft plans to EHB which satisfies this supplemental water source and storage condition.

Prior to final inspection of the proposed Accessory Dwelling Unit, the property owner shall confirm implementation of the approved supplemental water source and storage plans.

22. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Waste Discharger Identification (WDID) number certifying the project is covered under the California Construction General Permit. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a WDID number certifying the project is covered under the California Construction General Permit.

23. EHSP002 - ULTRA LOW FLOW WATER FIXTURE: DEED RESTRICTION

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The property owner shall record a deed restriction with the Monterey County Recorder for parcel 422-011-029 which requires the installation and maintenance of Ultra Low Flow Water Fixtures (1.3 gallon per flush toilets and 2.0 gallon per minute shower heads) to serve the approved development. The deed restriction shall conform to this condition.

Contact EHB to request a copy of the deed restriction template. The property owner will be responsible to pay cost recovery fees associated with review of the deed restriction by County Counsel.

Compliance or Monitoring Action to be Performed: Prior to final inspection of the construction permit, the property owner shall sign and notarize the completed deed restriction template and submit the draft for review and approval by the Environmental Health Bureau and County Counsel.

Once approved, the deed restriction shall be recorded with the Monterey County Recorder. Proof of recordation shall be provided to EHB and the Planning Department.

24. EHSP003 - NEW WATER SYSTEM PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 15.04, Domestic Water Systems, obtain a new water system permit from the Environmental Health Bureau.

Compliance or Monitoring Action to be Performed: Prior to filing parcel map, submit necessary water system application, reports and testing results to Environmental Health Bureau for review and approval.

25. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan may be combined with the grading plan provided it is clearly identified. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. The following notes shall be included on the erosion control plan:
•Dust from grading operations shall be controlled.
•Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County grading and erosion control regulations.
•During construction, the owner/applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point.
•Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure that all disturbed areas have been stabilized and that all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

26. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Investigation and Septic Percolation Testing Report, Coastal Bluff Recession Study and Geotechnical Investigation for Bridge Over Culvert- Coast House Access. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

27. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan, prepared by a registered Professional Engineer, incorporating the recommendations in the project Geotechnical Investigation and Septic Percolation Testing Report, Coastal Bluff Recession Study and Geotechnical Investigation for Bridge Over Culvert- Coast House Access, prepared by Haro, Kasunich and Associates, Inc. The grading plan shall also address the requirements of Monterey County Code Chapter 16.08, and the geotechnical inspection schedule shall be included on the plan. The applicant shall provide certification from the licensed practitioner that the grading plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the grading plan for conformance with the geotechnical recommendations.

28. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

29. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

30. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

31. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee
(RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the
parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

32. PWSP001 – COUNTY WIDE TRAFFIC IMPACT FEE (NON STANDARD)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: If the County Wide Traffic Impact Fee is in place prior to issuance of building permits, applicant shall pay the County Wide Traffic Impact Fee. The fee amount shall be determined based on the parameters adopted in the fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

33. WR002 - STORMWATER CONTROL

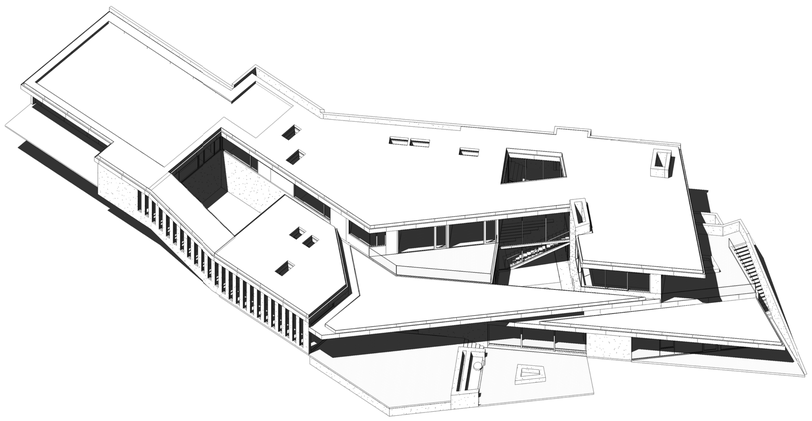
Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

BSR



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DRAWING INDEX

A0.00	GENERAL INFORMATION
A0.02	MATERIALS PALETTE
A1.11	SITE PLAN
A1.12	ENLARGED SITE PLAN BUILDING ENVELOPE
A1.13	MAIN HOUSE SITE PLAN
A1.14	CARETAKER'S HOUSE SITE PLAN
A2.01	MAIN HOUSE FIRST FLOOR PLAN
A2.02	MAIN HOUSE ENLARGED FIRST FLOOR PLAN
A2.03	MAIN HOUSE ENLARGED FIRST FLOOR PLAN
A2.04	MAIN HOUSE SECOND FLOOR PLAN
A2.05	MAIN HOUSE ENLARGED SECOND FLOOR PLAN
A2.06	MAIN HOUSE ENLARGED SECOND FLOOR PLAN
A2.07	MAIN HOUSE ROOF PLAN
A2.08	CARETAKER'S HOUSE FLOOR PLAN
A2.09	CARETAKER'S HOUSE ROOF PLAN
A4.01	MAIN HOUSE EXTERIOR ELEVATIONS
A4.02	MAIN HOUSE EXTERIOR ELEVATIONS
A4.11	CARETAKER'S HOUSE EXTERIOR ELEVATIONS
A4.12	CARETAKER'S HOUSE EXTERIOR ELEVATIONS
A5.01	MAIN HOUSE BUILDING SECTIONS
A5.02	MAIN HOUSE BUILDING SECTIONS
A5.11	CARETAKER'S HOUSE BUILDING SECTIONS
A5.12	CARETAKER'S HOUSE BUILDING SECTIONS
C1.1	CIVIL GRADING AND DRAINAGE PLAN
C1.2	ACCESS AT HWY 1 PLAN AND PROFILE
C3.1	SEPTIC PLAN
C4.1	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
L1.11	CONCEPTUAL LANDSCAPE PLAN
S1	CULVERT REBUILD PLANS AND DETAILS

LEGAL DESCRIPTION

ADDRESS: 62200 HIGHWAY 1, BIG SUR, CA 93920
APN: 422-011-029-000

PROJECT DATA SUMMARY

PARCEL SIZE: 54 ACRES +/-
GENERAL PLAN LAND USE: WATERSHED AND SCENIC CONSERVATION
ZONING DESIGNATION: WSC/40-D(CZ)

		TOTAL
LOT COVERAGE:	TOTAL COVERAGE	10,783 SF
	PARCEL SIZE	54 AC (2,352,240 SF)
	LOT COVERAGE RATIO	.004

FLOOR AREA:	MAIN HOUSE CONDITIONED AREA	8,135 SF
	MAIN HOUSE GARAGE AREA	838 SF
	MAIN HOUSE MECHANICAL AREA	571 SF
	MAIN HOUSE TOTAL AREA	9,544 SF
	CARETAKER HOUSE CONDITIONED AREA	813 SF
	CARETAKER HOUSE MECHANICAL CLOSET	25 SF
	CARETAKER HOUSE TOTAL AREA	838SF
	TOTAL BUILDING AREA	10,382 SF
	PARCEL SIZE	54 AC

GRADING: PROPOSED CUT= 4,100 CUBIC YARDS
PROPOSED FILL= 4,100 CUBIC YARDS
SEE CIVIL DRAWINGS

TREE REMOVAL: 12 PLANTED CYPRESS TREES

IMPERVIOUS COVERAGE:	BUILDING AREA	8,172 SF
	PATIO/TERRACE AREA	2,738 SF
	CHIP SEAL DRIVEWAY AREA*	1,960 SF
	TOTAL IMPERVIOUS SITE AREA	12,870 SF
	TOTAL BUILDING AREA UNDER GREEN ROOF	6,039 SF
	TOTAL IMPERVIOUS COVERAGE	6,831 SF

*CHIP SEALING PORTION OF EXISTING RANCH ROAD FROM ENTRY TO TUNNEL PER CIVIL DRAWINGS

PARKING: MAIN HOUSE REQUIRED = 1 — MAIN HOUSE PROVIDED = 2
CARETAKER HOUSE REQUIRED = 1 — CARETAKER HOUSE PROVIDED = 0

ROADS: AREA:

EXISTING ROAD AREA: 30,210 SF
PROPOSED ROAD AREA: 29,101 SF
REDUCTION IN ROAD AREA: 1,109 SF

LENGTH:

EXISTING ROAD LENGTH: 3,088 LF
PROPOSED ROAD LENGTH: 2,026 LF
REDUCTION IN ROAD LENGTH: 1,026 LF

CONSTRUCTION TYPE: V-A
OCCUPANCY: R-3 (MAIN RESIDENCE AND CARETAKER RESIDENCE)
U (GARAGE)
FLOOD ZONE: NONE
HISTORIC CATEGORY: NONE

STRUCTURE HEIGHT: MAIN HOUSE: 13'-2" (24'-0" ALLOWED)
CARETAKER HOUSE: 12'-6" (15'-0" ALLOWED)

WATER SUPPLY: PRIVATE WELL
SEWER: PRIVATE SEPTIC SYSTEM
FIRE SPRINKLERS: YES

APPLICABLE CODES:

FIRE/LIFE SAFETY	CALIFORNIA FIRE CODE 2013 (IFC 2012)
BUILDING/DWELLING	CALIFORNIA BUILDING CODE 2013 (IBC 2012)
STRUCTURAL	CALIFORNIA BUILDING CODE 2013 (IBC 2012)
MECHANICAL	CALIFORNIA BUILDING STANDARDS CODE
ELECTRICAL	CALIFORNIA ELECTRICAL CODE 2013 (NEC 2011)
PLUMBING	CALIFORNIA BUILDING STANDARDS CODE
ENERGY	CALIFORNIA ENERGY CODE 2013 (TITLE 24, PART 6)
ACCESSIBILITY	CALIFORNIA BUILDING CODE 2013 (TITLE 24, PART 2)

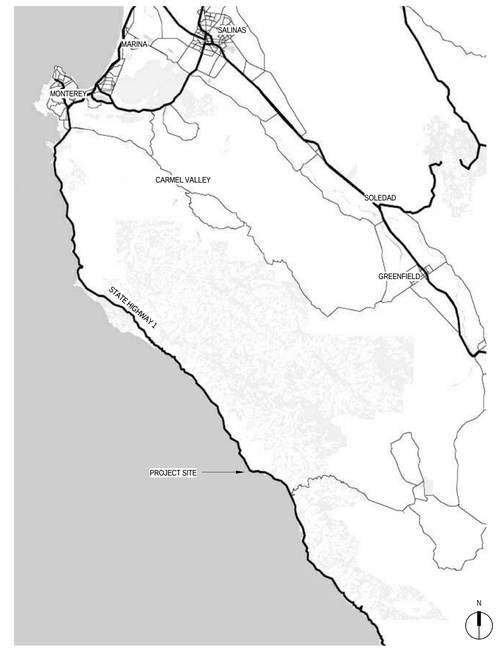
SCOPE OF WORK

CONSTRUCTION OF A NEW 8,135 SQUARE FOOT RESIDENCE WITH 838 SQUARE FOOT ATTACHED 2 CAR GARAGE, AND 813 SQUARE FOOT DETACHED, PRE-FABRICATED CARETAKER HOUSE ON A PRESENTLY UNDEVELOPED LOT IN SOUTHERN BIG SUR, AND INSTALLATION OF A NEW PHOTOVOLTAIC SYSTEM AND SEPTIC LEACH FIELD SYSTEM TO SERVE THE PROJECT, AND CONVERSION OF EXISTING TEST WELL (PLN#130057) TO A PERMANENT WELL SERVING THE ABOVE.

EXTERIOR WILDFIRE EXPOSURE NOTES

PRIOR TO PERMIT ISSUANCE, THE PROPERTY SHALL BE CERTIFIED TO BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN THE CALIFORNIA FIRE CODE SEC. 4906. [R327.1.5 CRC]

VICINITY MAP



BIG SUR RESIDENCE
13016.00
62200 HIGHWAY 1, BIG SUR, CALIFORNIA 93920

CONSULTANT

ISSUE DATES
05.26.15 CDP SUBMITTAL

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GENERAL INFORMATION
12" = 1'-0"

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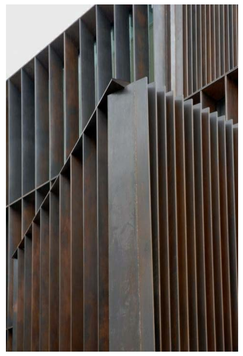
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MAIN HOUSE



BOARD FORMED CONCRETE WALLS



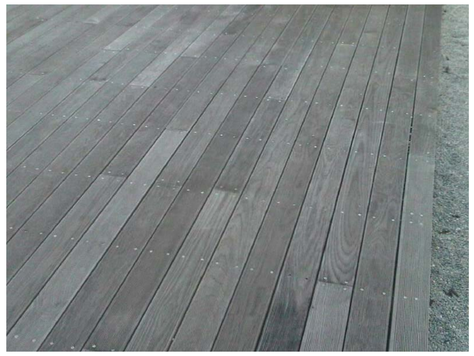
WEATHERED STEEL



DK BRONZE ALUMINUM DOORS AND WINDOWS



STARFIRE GLASS AND BLACKENED STEEL RAILINGS



WEATHERED CEDAR OR REDWOOD



COASTAL SCRUB VEGETATIVE ROOF



COASTAL PRAIRIE VEGETATIVE ROOF



ARCHITECTURAL RENDERING

CARETAKER'S HOUSE



ARCHITECTURAL RENDERING

BIG SUR RESIDENCE
13016.00
62200 HIGHWAY 1, BIG SUR, CALIFORNIA 93920

CONSULTANT

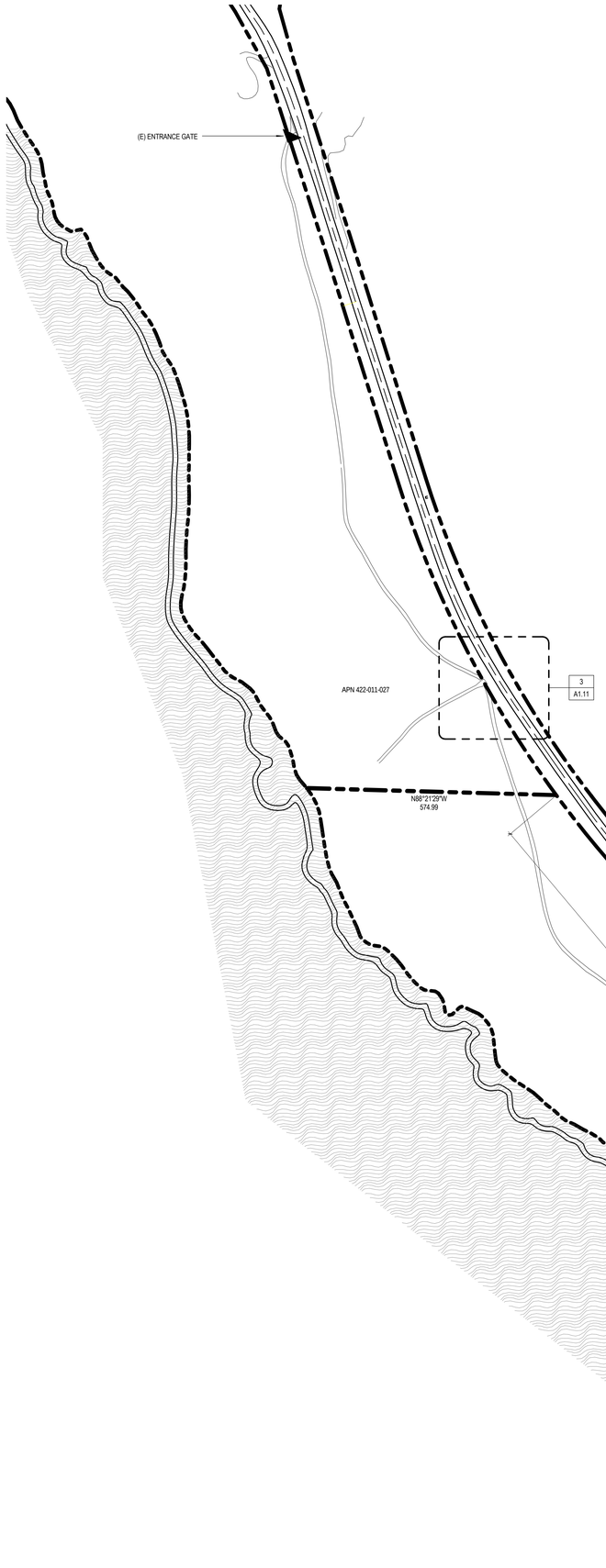
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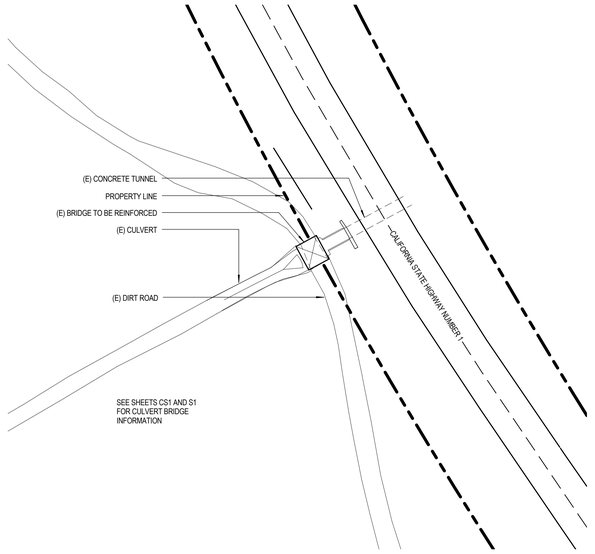
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MATERIALS PALETTE

A0.02

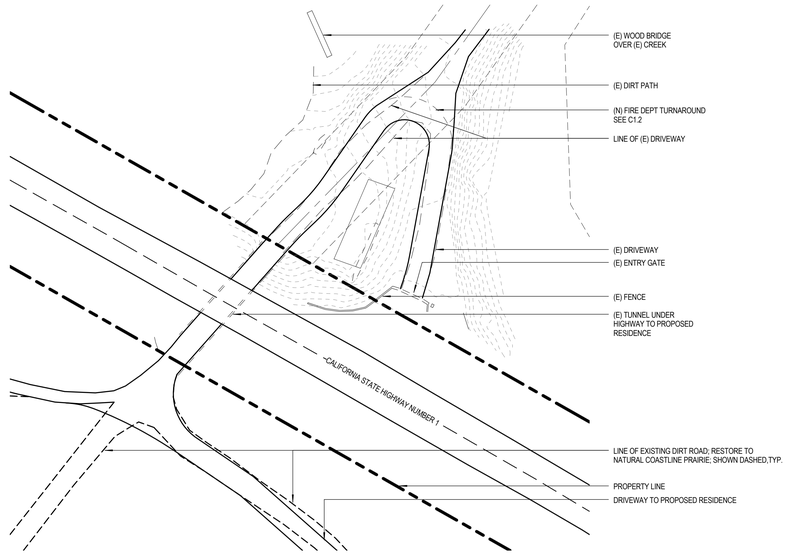
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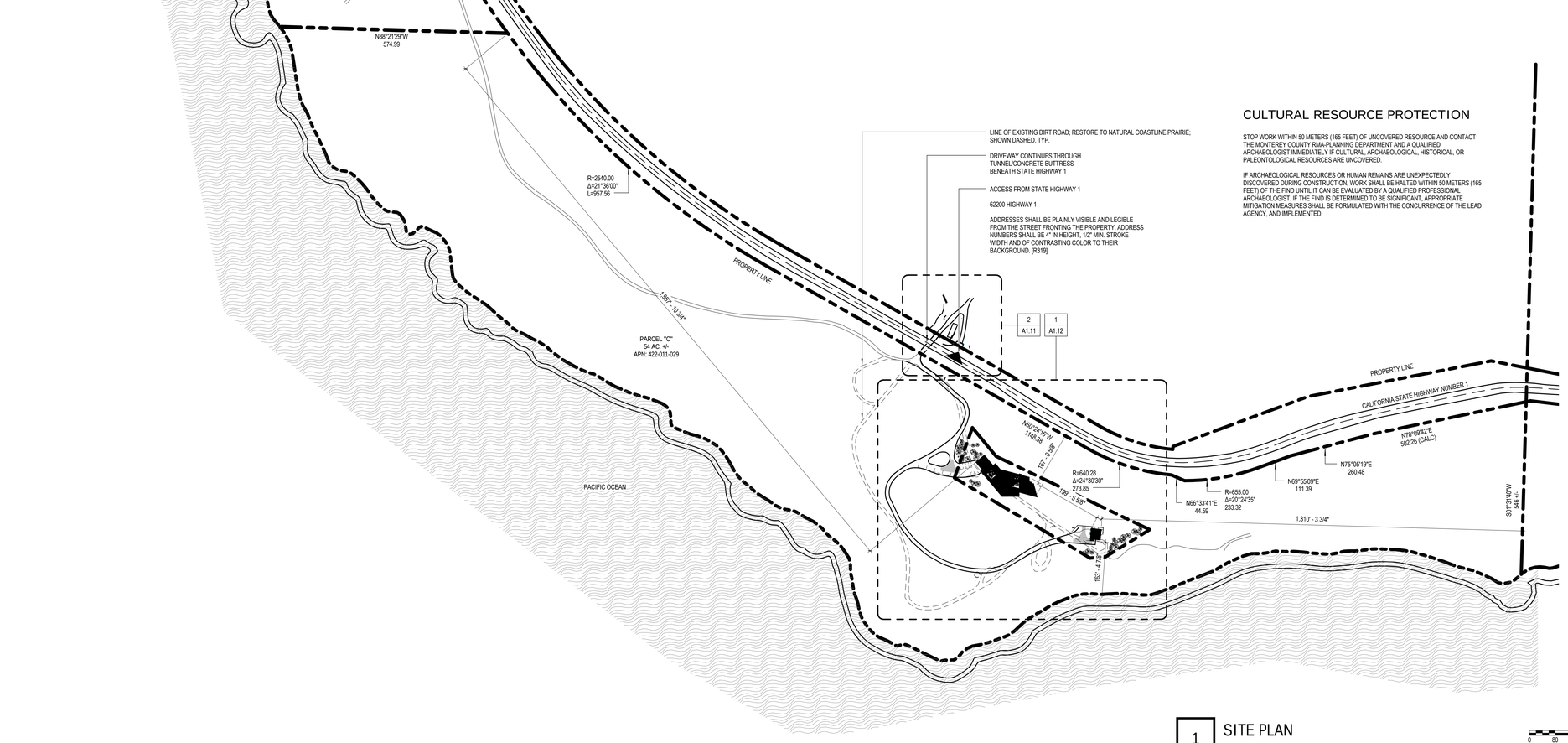
3 ENLARGED SITE PLAN AT CULVERT

SCALE: 1/32" = 1'-0"



2 ENLARGED SITE PLAN AT ENTRY TURNAROUND

SCALE: 1/32" = 1'-0"



CULTURAL RESOURCE PROTECTION

STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT THE MONTEREY COUNTY RMA-PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE UNEXPECTEDLY DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED WITH THE CONCURRENCE OF THE LEAD AGENCY, AND IMPLEMENTED.

1 SITE PLAN

SCALE: 1" = 160'-0"

N

0 80 160 320

BIG SUR RESIDENCE
13016.00
62200 HIGHWAY 1, BIG SUR, CALIFORNIA 93920

CONSULTANT

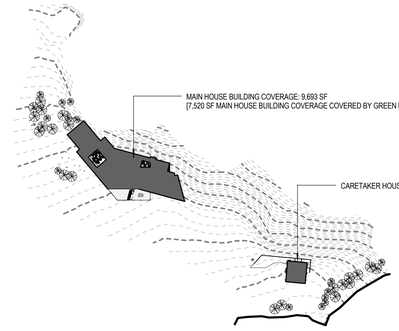
ISSUE DATES
05.26.15 CDP SUBMITTAL

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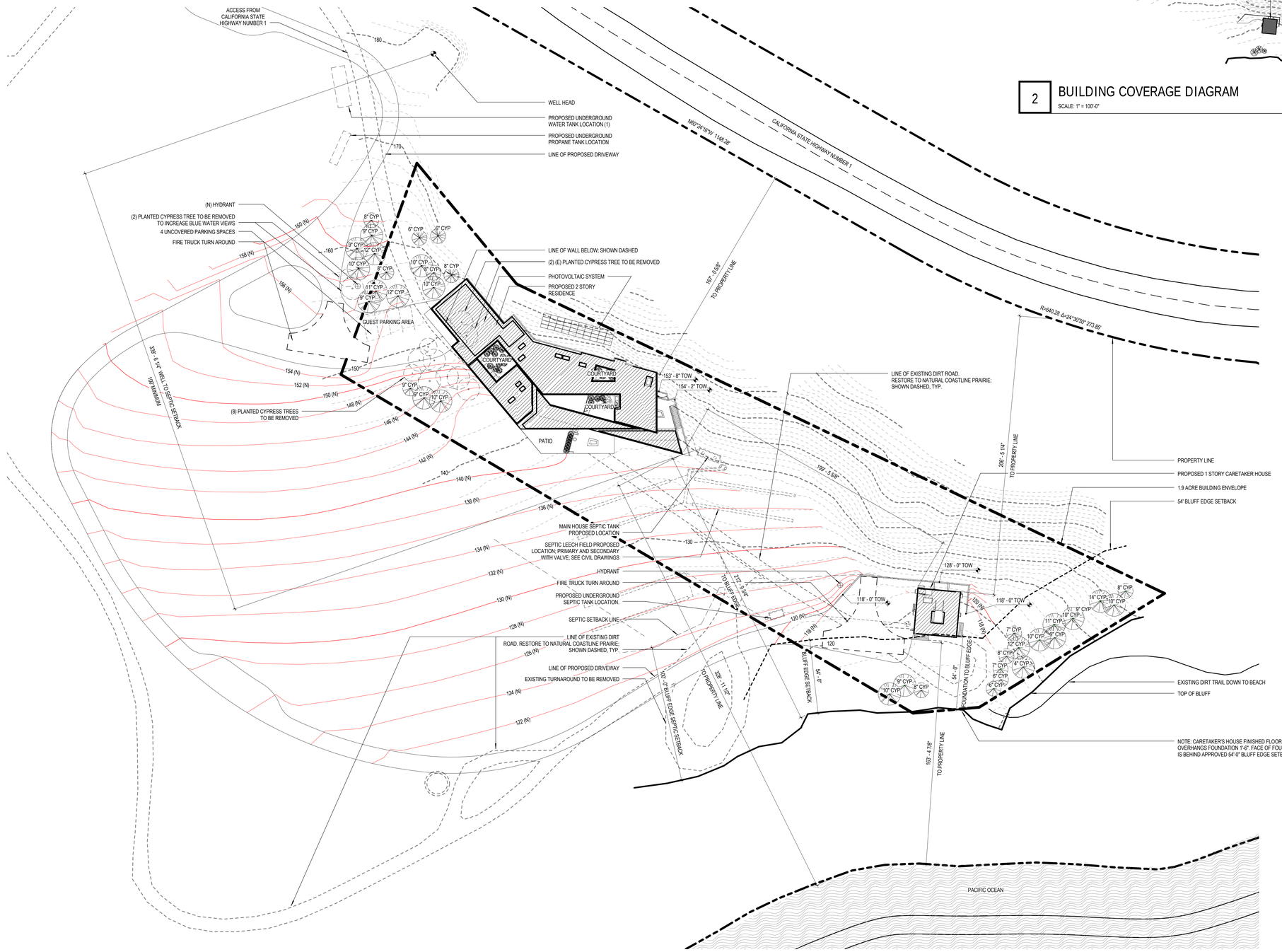
SITE PLAN
As indicated

A1.11

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2 BUILDING COVERAGE DIAGRAM
SCALE: 1" = 100'-0"



1 ENLARGED SITE PLAN
SCALE: 1/32" = 1'-0"

0 16 32 64

SITE PLAN NOTES

SITE PLAN LEGEND

DIAMETER SPECIES
10" CYP
EXISTING TREES

DIAMETER SPECIES
10" CYP
TREES TO BE REMOVED

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ISSUE DATES
05.26.15 CDP SUBMITTAL

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ENLARGED SITE PLAN BUILDING ENVELOPE
As indicated

A1.12

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AVERAGE NATURAL GRADE

HIGHEST NATURAL GRADE	165'-8"	
LOWEST NATURAL GRADE	136'-0"	
AVERAGE NATURAL GRADE	150'-10"	= (165'-8" + 136'-0") / 2

(E) CYPRESS TREES. TYP.
HYDRANT
GUEST PARKING
LINE OF EXTERIOR WALL BELOW
ENTRY
BUILDING ENVELOPE
HIGHEST NATURAL GRADE 165'-8"
SOLAR ARRAY
OPEN TO COURYARD BELOW
OPEN TO COURYARD BELOW
LINE OF EXTERIOR WALL BELOW
PATIO 152' - 7"
OPEN TO COURYARD BELOW
LINE OF EXTERIOR WALL BELOW
AVERAGE NATURAL GRADE 150'-10
PATIO 150' - 7"
PATIO 141' - 7"
PATIO 138' - 7"
LINE OF EXTERIOR WALL BELOW
138' - 7"
MASTER PATIO BELOW
LOWEST NATURAL GRADE 136'-0"
150 (N')
140 (N')
(E) CYPRESS TREES. TYP.
NOTE: SEE ROOF PLAN FOR MORE INFORMATION
BUILDING ENVELOPE

1 MAIN HOUSE SITE PLAN
SCALE: 1/8" = 1'-0"

0 4 8 16 N

SITE PLAN NOTES

SITE PLAN LEGEND

- EXISTING TREES
- TREES TO BE REMOVED
- BUILDING ENVELOPE
- EXISTING TOPOGRAPHY - MAJOR
- EXISTING TOPOGRAPHY - MINOR
- BLUFF EDGE SETBACK
- GREEN ROOF
- FIRE TRUCK TURNAROUND SPACE
- WOOD DECK
- PLANTED AREA

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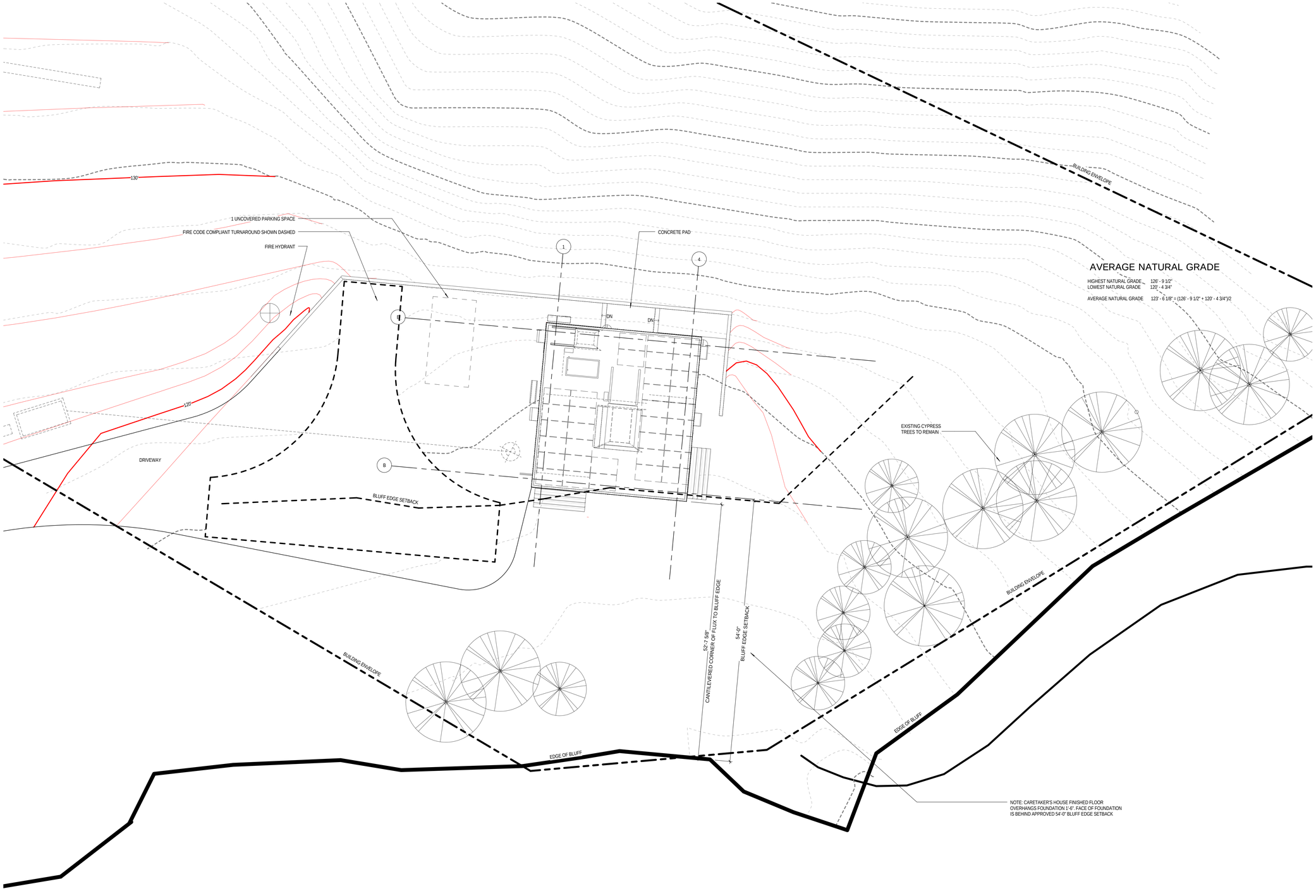
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MAIN
HOUSE SITE
PLAN
1/8" = 1'-0"

A1.13

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1 CARETAKER HOUSE SITE PLAN

SCALE: 1/8" = 1'-0"

0 2 4 8 N

SITE PLAN LEGEND

- EXISTING TREES
- TREES TO BE REMOVED
- BUILDING ENVELOPE
- TOPOGRAPHY - MAJOR
- TOPOGRAPHY - MINOR
- BLUFF EDGE SETBACK
- GREEN ROOF
- FIRE TRUCK TURNAROUND SPACE

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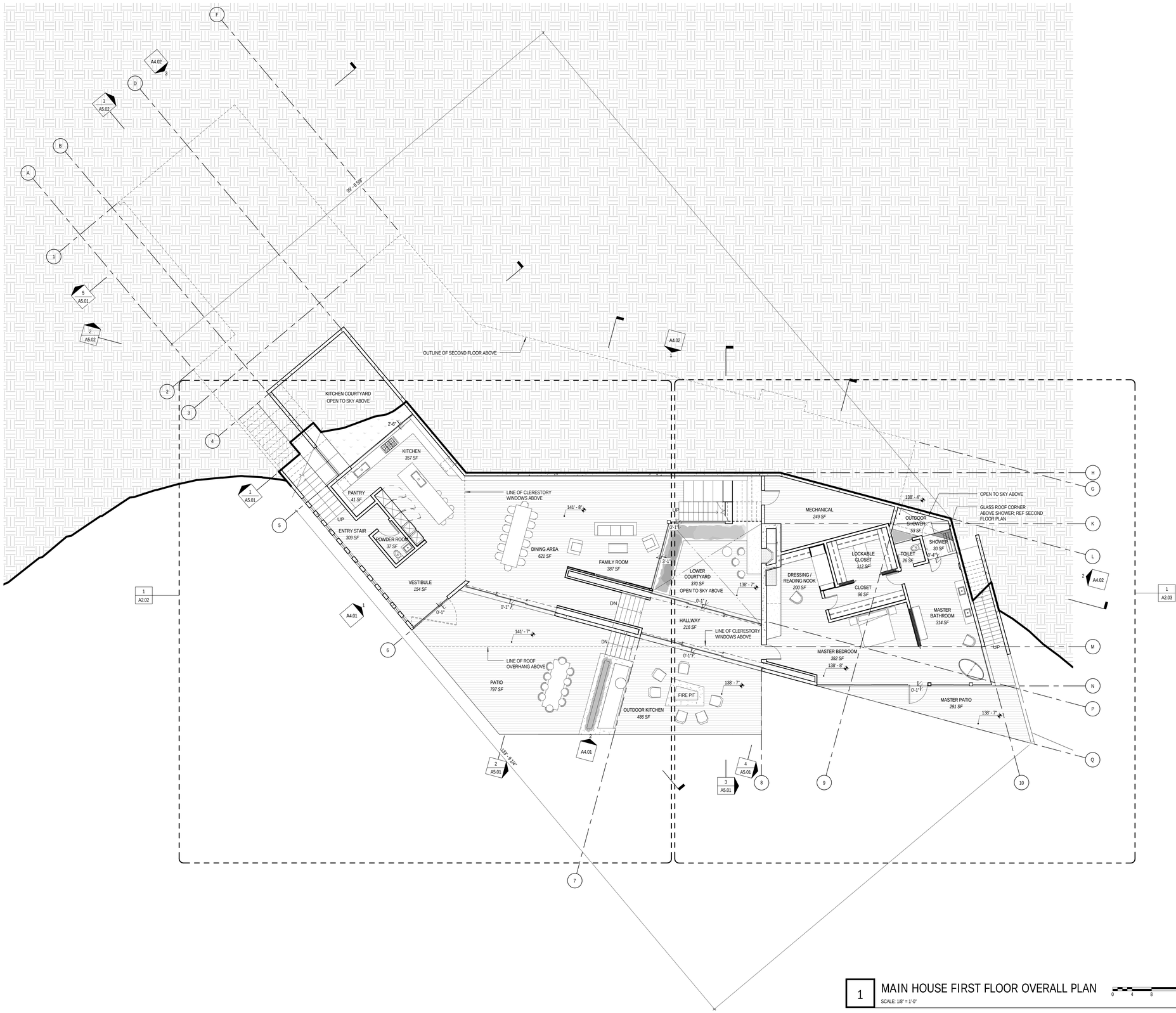
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CARETAKER'S HOUSE SITE PLAN
1/8" = 1'-0"

A1.14

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1 MAIN HOUSE FIRST FLOOR OVERALL PLAN

SCALE: 1/8" = 1'-0"

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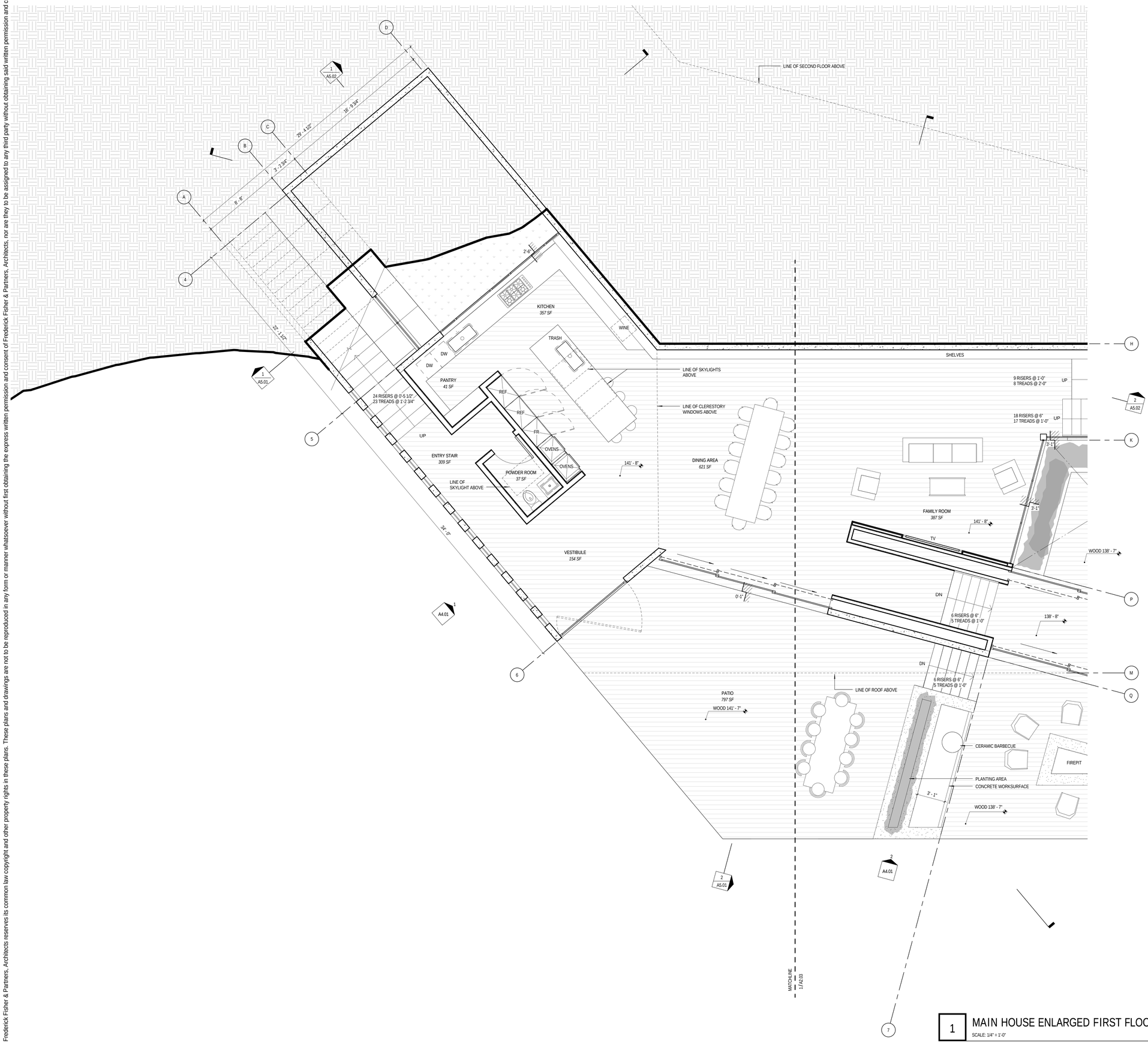
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MAIN
HOUSE
FIRST
FLOOR PLAN
1/8" = 1'-0"

A2.01

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1 MAIN HOUSE ENLARGED FIRST FLOOR PLAN - WEST
SCALE: 1/4" = 1'-0"

0 2 4 8

N

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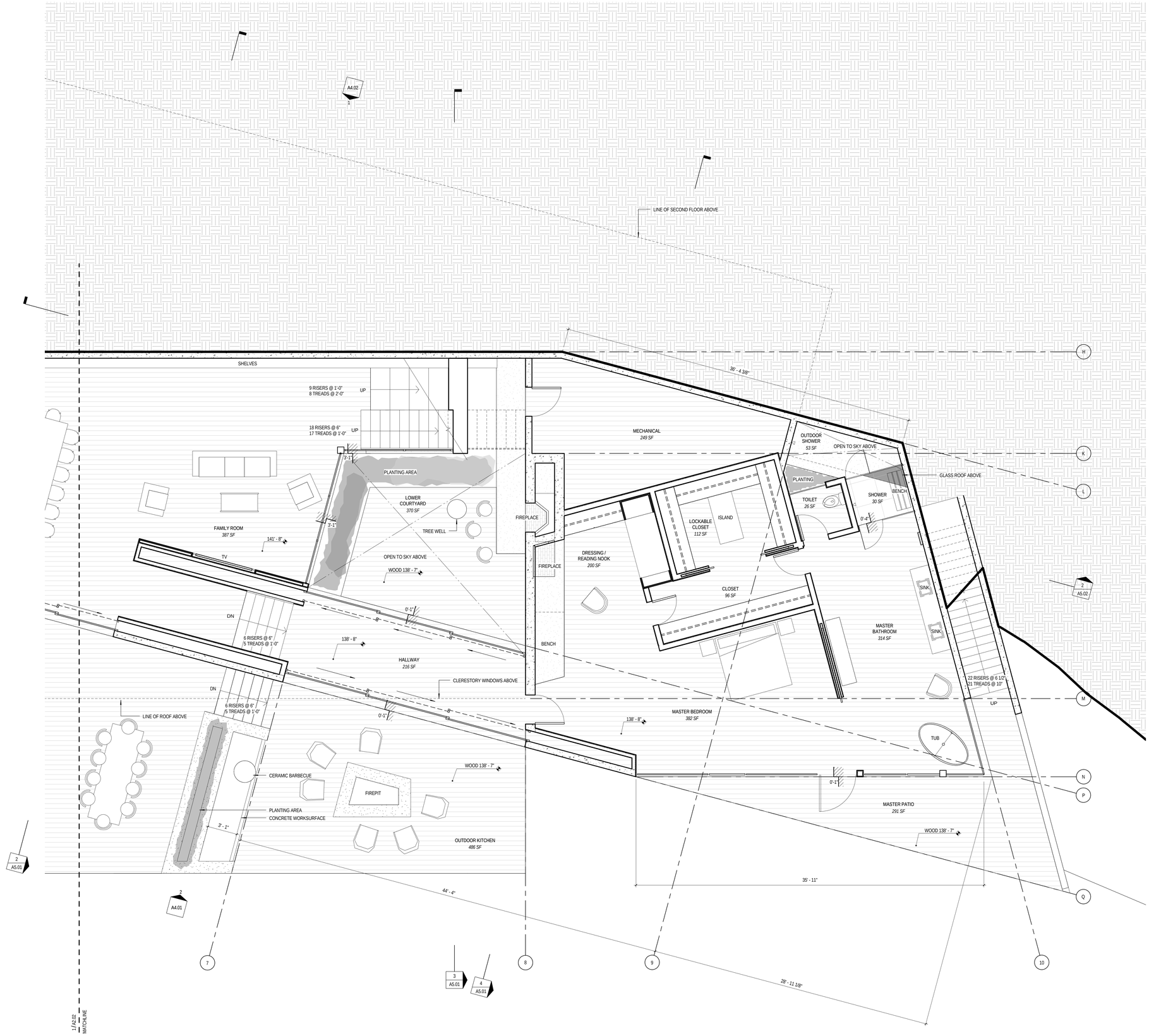
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MAIN HOUSE ENLARGED FIRST FLOOR PLAN
1/4" = 1'-0"

A2.02

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1 MAIN HOUSE ENLARGED FIRST FLOOR PLAN - EAST
SCALE: 1/4" = 1'-0"

N
0 2 4 8

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MAIN HOUSE ENLARGED FIRST FLOOR PLAN
1/4" = 1'-0"

A2.03

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1 MAIN HOUSE SECOND FLOOR OVERALL PLAN
SCALE: 1/8" = 1'-0"

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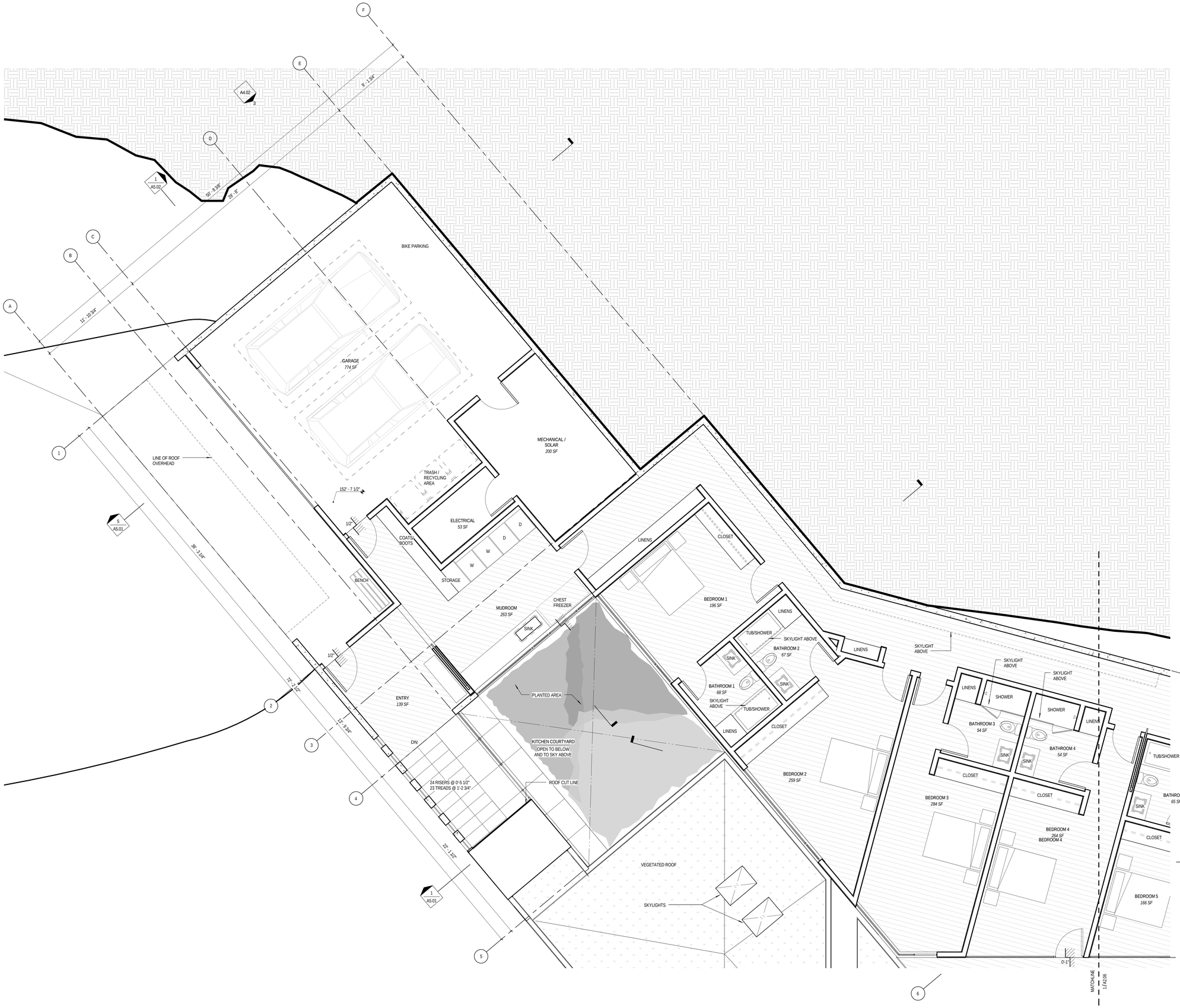
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MAIN HOUSE SECOND FLOOR PLAN
1/8" = 1'-0"

A2.04

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1 MAIN HOUSE ENLARGED SECOND FLOOR PLAN - WEST

SCALE: 1/4" = 1'-0"

N

0 2 4 8

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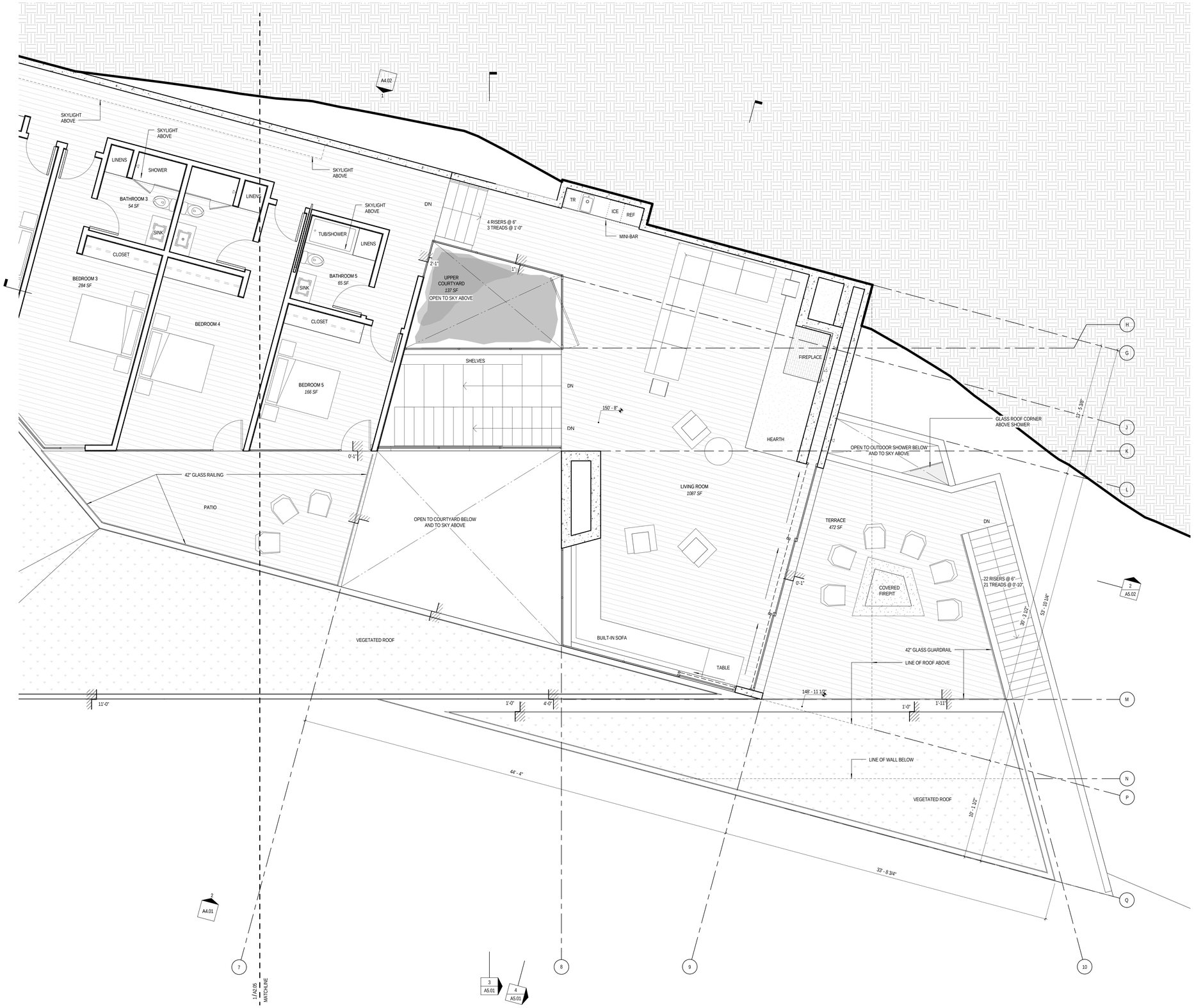
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MAIN HOUSE ENLARGED SECOND FLOOR PLAN

1/4" = 1'-0"

A2.05

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1 MAIN HOUSE ENLARGED SECOND FLOOR PLAN - EAST
SCALE: 1/4" = 1'-0"

0 2 4 8 N

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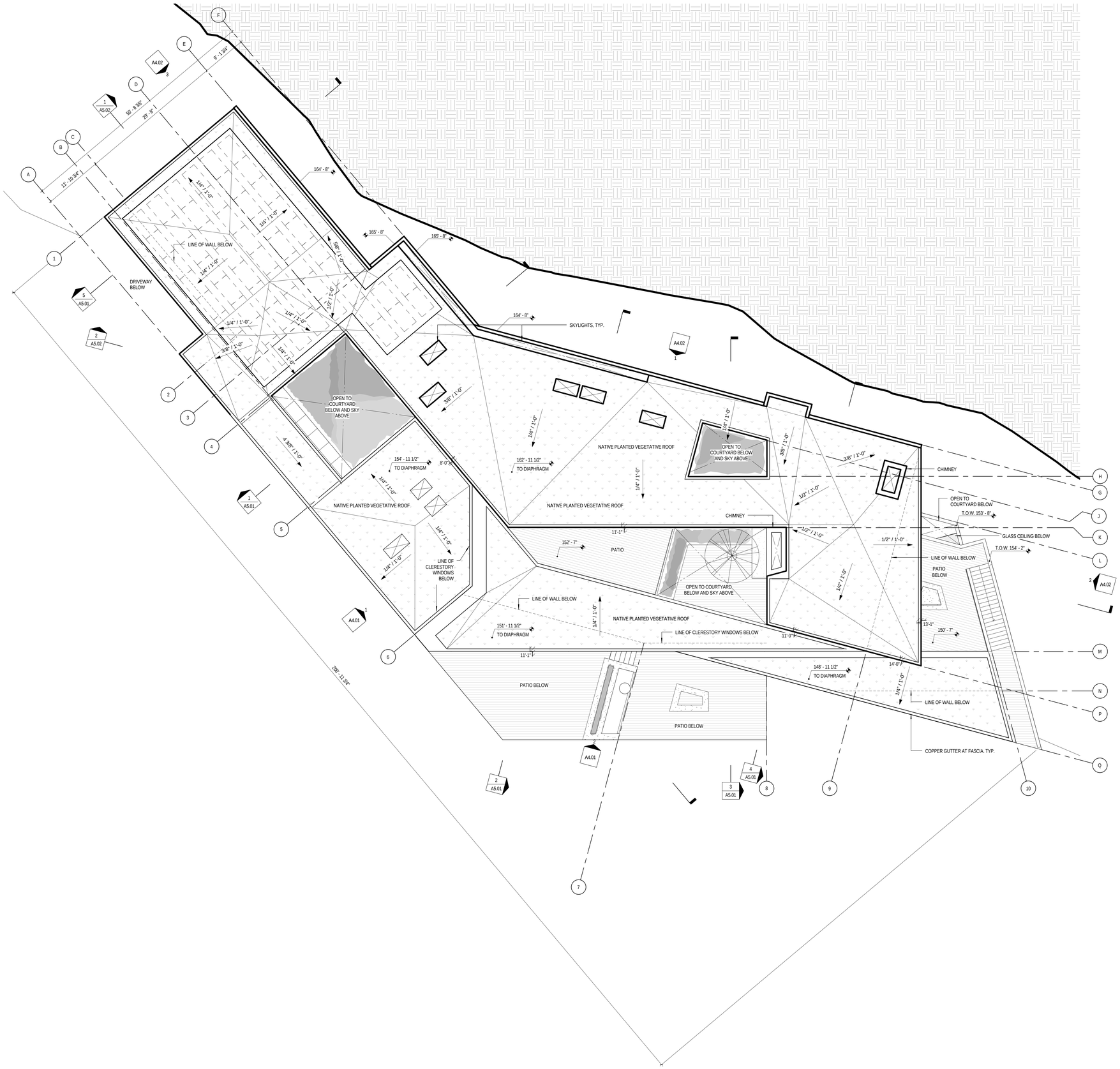
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MAIN HOUSE ENLARGED SECOND FLOOR PLAN
1/4" = 1'-0"

A2.06

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1 MAIN HOUSE ROOF PLAN

SCALE: 1/8" = 1'-0"

N

0 4 8 16

ROOF PLAN LEGEND

- NEW TREES
- NATVIE PLANTED GREEN ROOF
- CUT EARTH
- WOOD DECK
- PLANTED AREA
- SKYLIGHT

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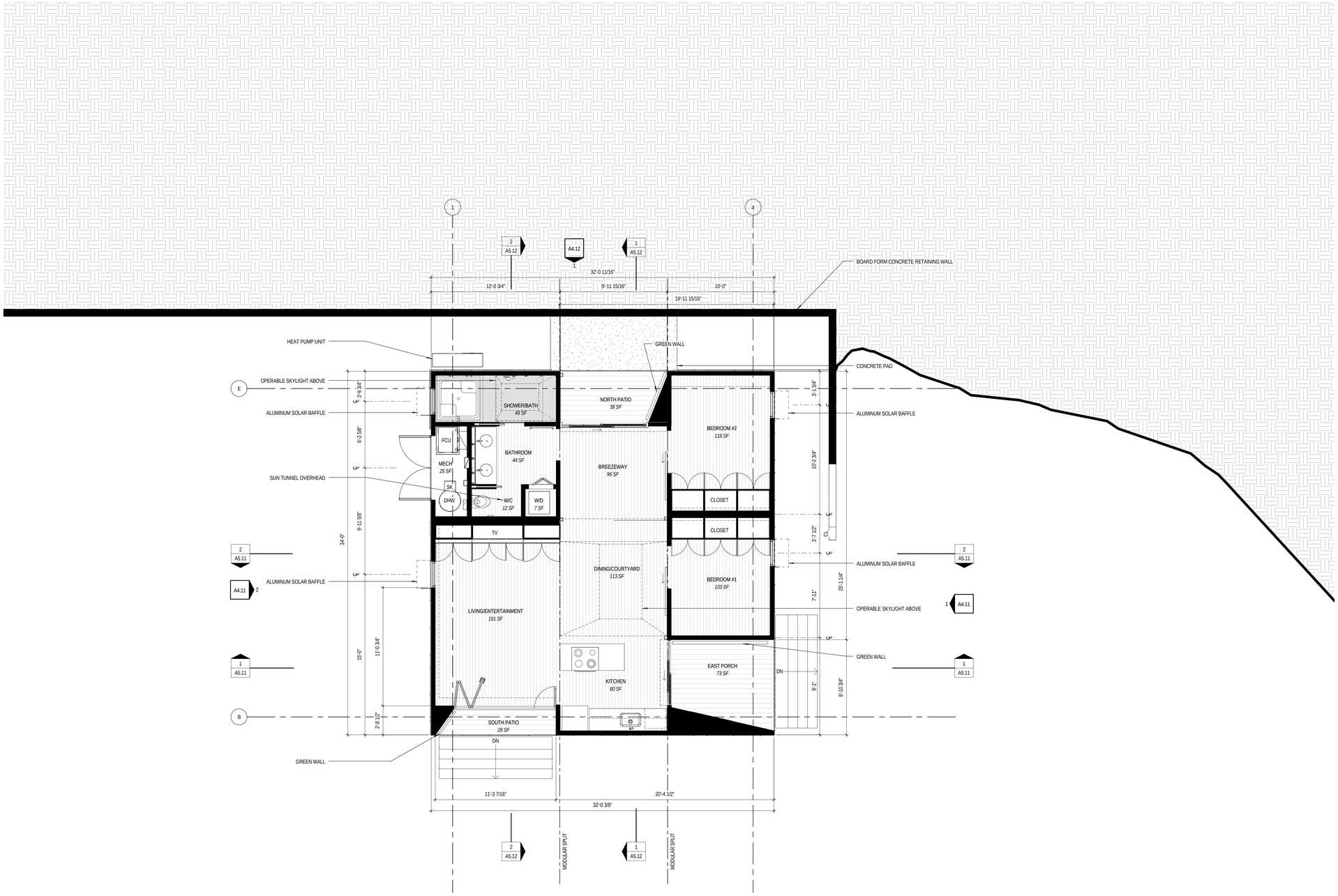
MAIN
HOUSE
ROOF PLAN
1/8" = 1'-0"

A2.07

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SYMBOL LEGEND

FCU	FAN COIL UNIT
DHW	DOMESTIC HOT WATER
SK	SOALAR KIT



1 CARETAKER HOUSE FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2 4 8 N

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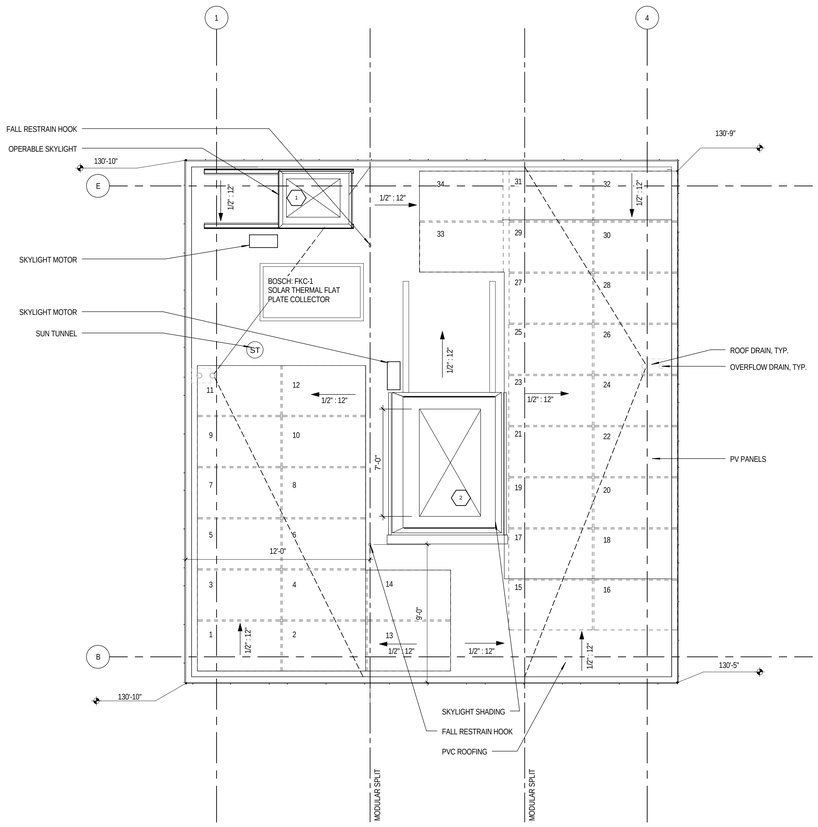
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CARETAKER'S HOUSE FLOOR PLAN
1/4" = 1'-0"

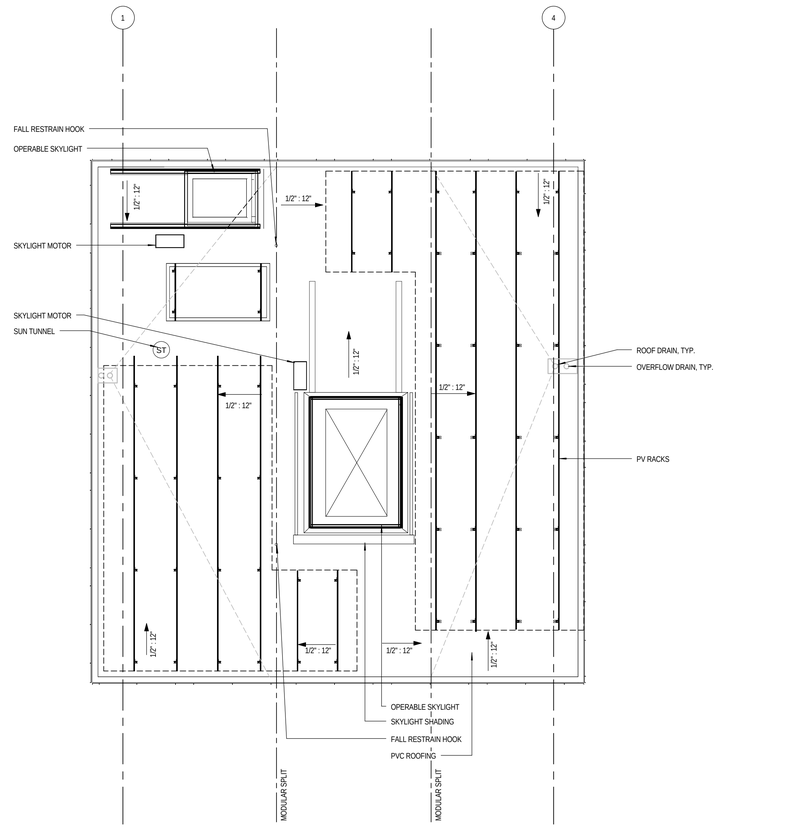
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1 CARETAKER HOUSE ROOF PLAN - PV PANELS

SCALE: 1/4" = 1'-0"



2 CARETAKER HOUSE ROOF PLAN - PV STRUCTURE

SCALE: 1/4" = 1'-0"

0 2 4 8 N

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CARETAKER'S
HOUSE
ROOF PLAN

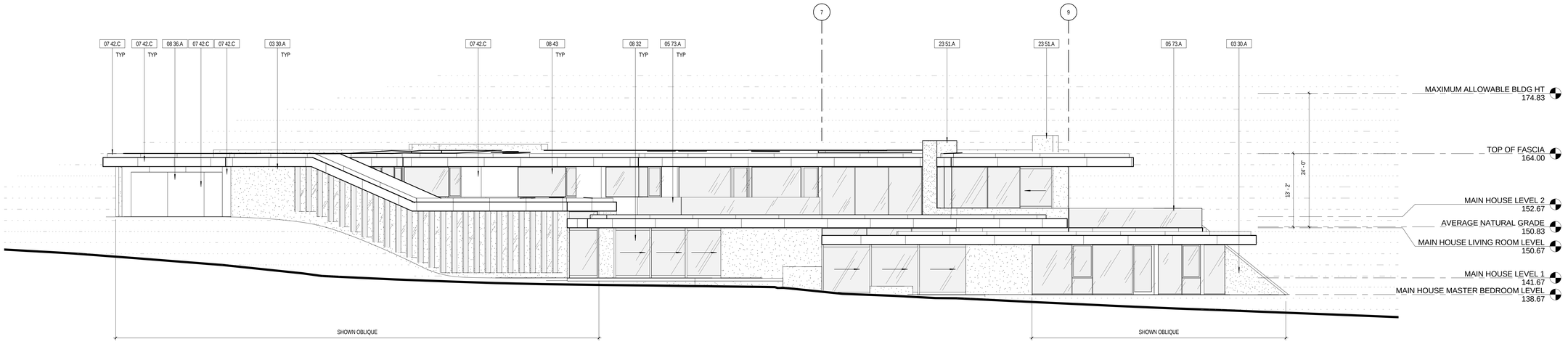
1/4" = 1'-0"

A2.09

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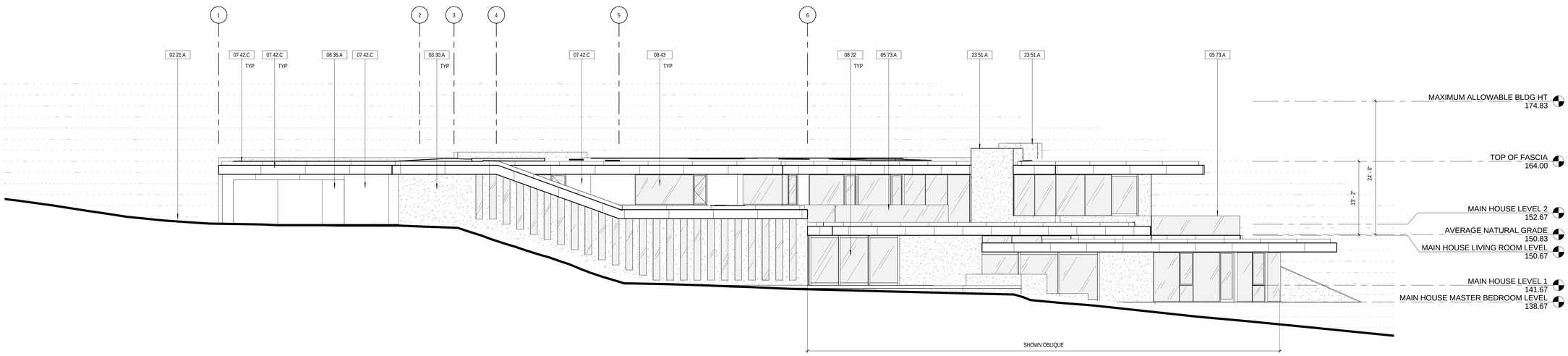
KEYNOTE LEGEND

02 21.A	EXISTING GRADE
03 30.A	BOARD FORMED CONCRETE WALL
05 73.A	TEMPERED GLASS GUARDRAIL
07 42.C	FLAT METAL WALL PANELS; DARK BRONZE COLOR
08 32	SLIDING GLASS DOORS
08 36.A	SECTIONAL OVERHEAD DOOR
08 43	ALUMINUM OR BRONZE DOORS AND WINDOWS; BLACK COLOR
23 51.A	CHIMNEYS AND SPARK ARRESTOR



2 MAIN HOUSE SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 MAIN HOUSE SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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MAIN HOUSE EXTERIOR ELEVATIONS

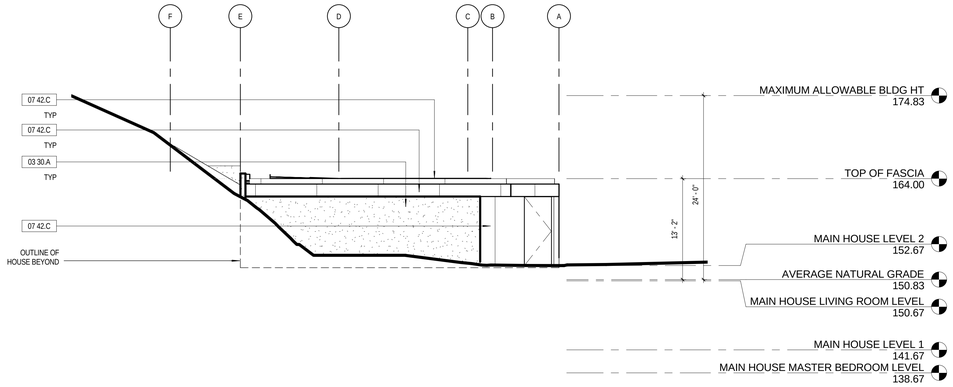
1/8" = 1'-0"

A4.01

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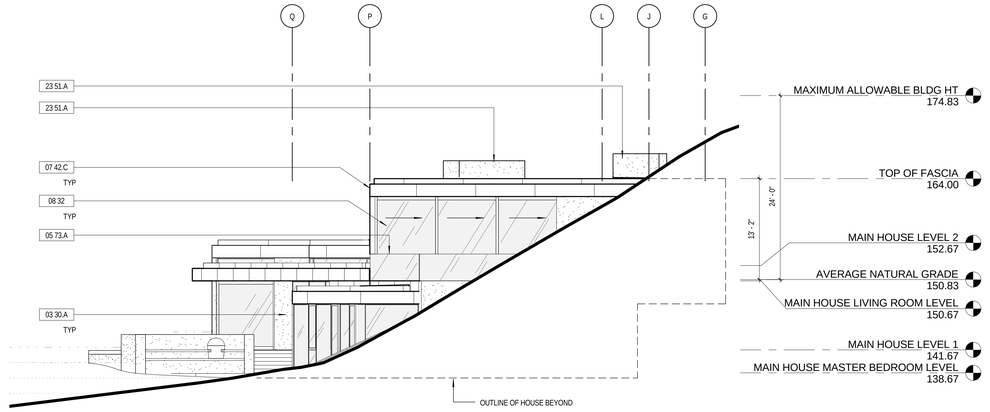
KEYNOTE LEGEND

02 21.A	EXISTING GRADE
03 30.A	BOARD FORMED CONCRETE WALL
05 73.A	TEMPERED GLASS GUARDRAIL
07 42.C	FLAT METAL WALL PANELS; DARK BRONZE COLOR
08 32	SLIDING GLASS DOORS
23 51.A	CHIMNEYS AND SPARK ARRESTOR



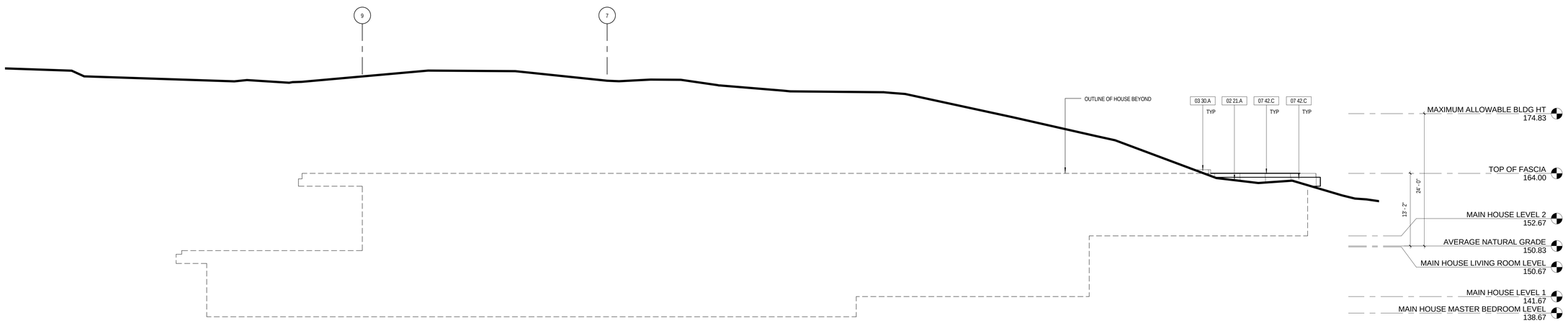
3 MAIN HOUSE WEST ELEVATION

SCALE: 1/8" = 1'-0"



2 MAIN HOUSE EAST ELEVATION

SCALE: 1/8" = 1'-0"



1 MAIN HOUSE NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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MAIN HOUSE EXTERIOR ELEVATIONS

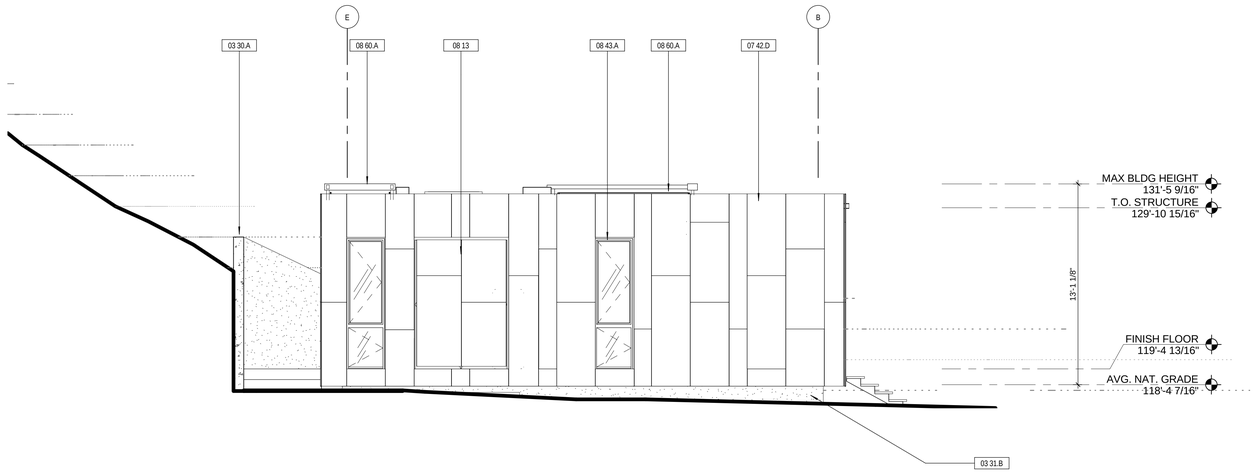
1/8" = 1'-0"

A4.02

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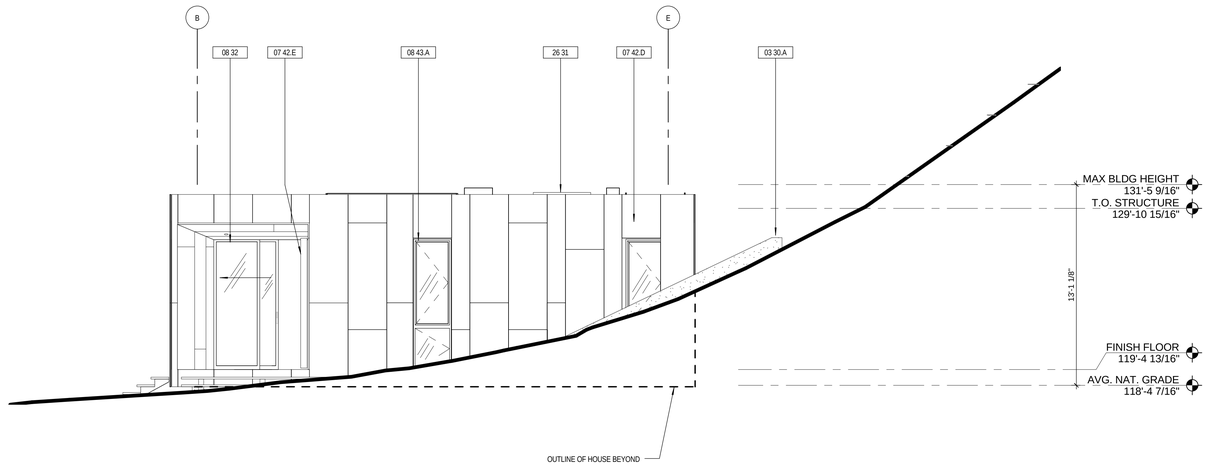
KEYNOTE LEGEND

03 30.A	BOARD FORMED CONCRETE WALL
03 31.B	CONCRETE WALL, REF. STRUCT.
07 42.D	STANDING SEAM METAL WALL PANELS; DARK BRONZE COLOR
07 42.E	VEGETATED WALL
08 13	METAL DOORS
08 32	SLIDING GLASS DOORS
08 43.A	ALUMINUM DOORS AND WINDOWS; BLACK COLOR
08 60.A	SKYLIGHT
26 31	PHOTOVOLTAIC COLLECTOR



2 CARETAKER HOUSE WEST ELEVATION

SCALE: 1/4" = 1'-0"



1 CARETAKER HOUSE EAST ELEVATION

SCALE: 1/4" = 1'-0"

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05.26.15 CDP SUBMITTAL

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CARETAKER'S HOUSE EXTERIOR ELEVATIONS

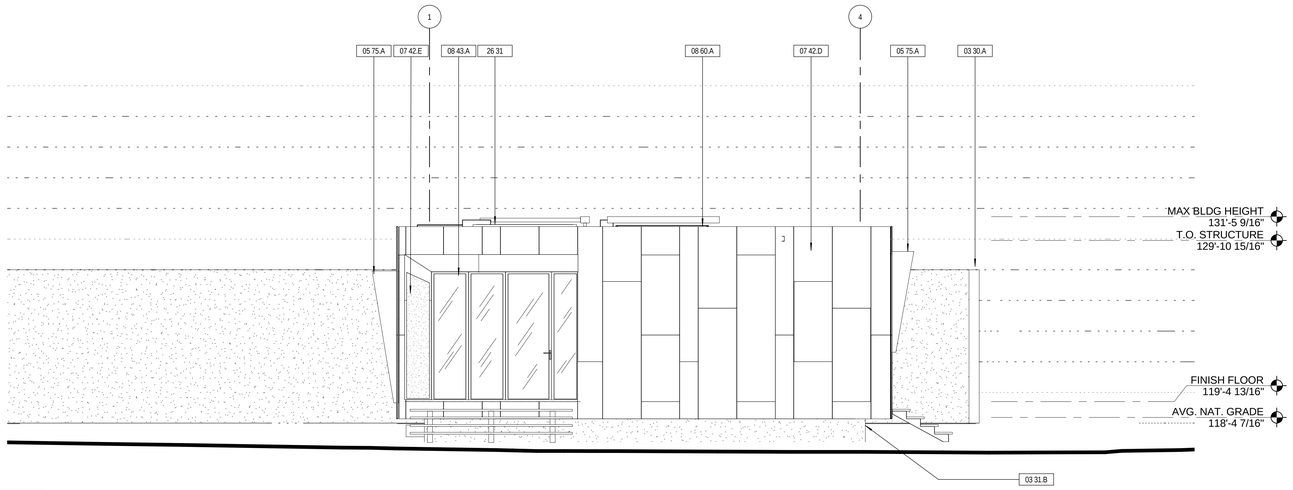
1/4" = 1'-0"

A4.11

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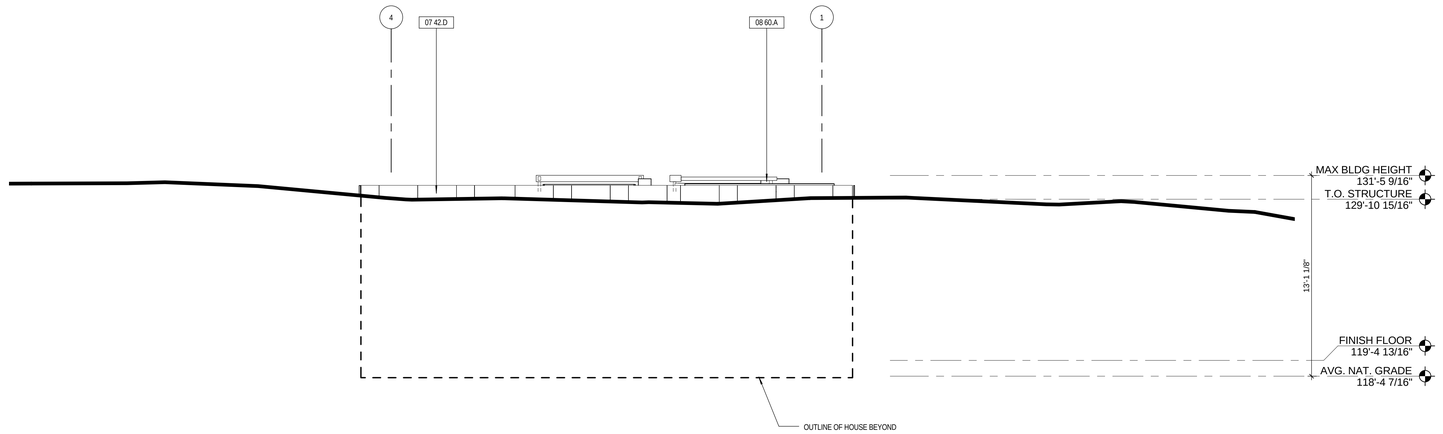
KEYNOTE LEGEND

03 30.A	BOARD FORMED CONCRETE WALL
03 31.B	CONCRETE WALL, REF. STRUCT.
05 75.A	ALUMINUM SHADE; PTD BRONZE COLOR
07 42.D	STANDING SEAM METAL WALL PANELS; DARK BRONZE COLOR
07 42.E	VEGETATED WALL
08 43.A	ALUMINUM DOORS AND WINDOWS; BLACK COLOR
08 60.A	SKYLIGHT
26 31	PHOTOVOLTAIC COLLECTOR



2 CARETAKER HOUSE SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 CARETAKER HOUSE NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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CARETAKER'S HOUSE EXTERIOR ELEVATIONS

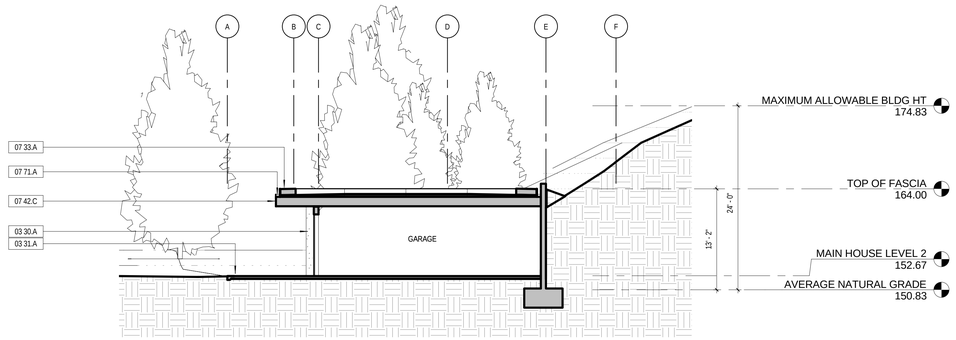
1/4" = 1'-0"

A4.12

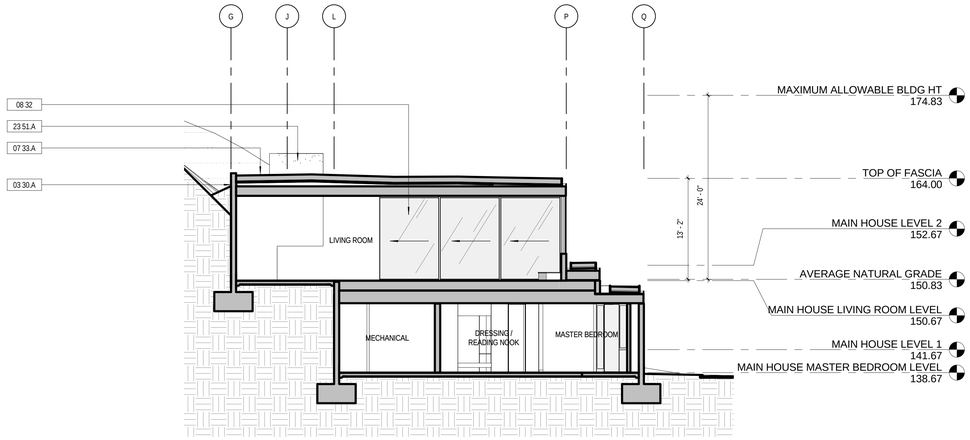
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KEYNOTE LEGEND

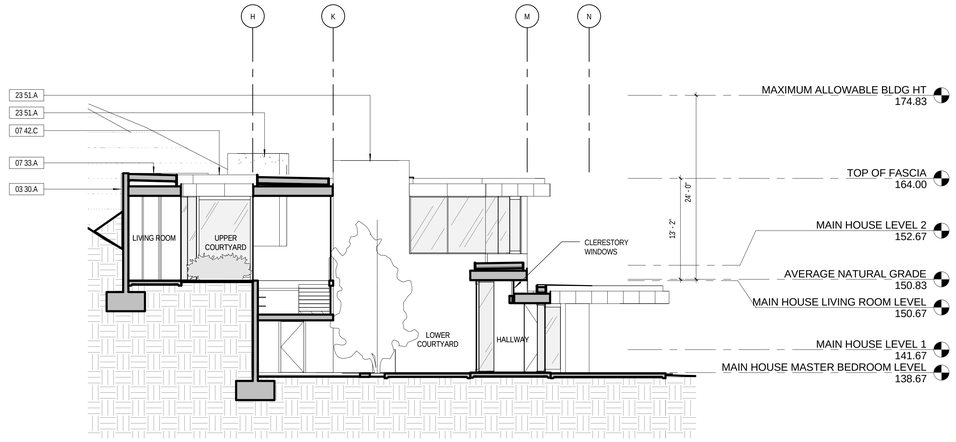
03 30.A	BOARD FORMED CONCRETE WALL
03 31.A	CONCRETE SLAB ON GRADE, REF. STRUCT.
05 73.A	TEMPERED GLASS GUARDRAIL
07 33.A	VEGETATED ROOF
07 42.C	FLAT METAL WALL PANELS; DARK BRONZE COLOR
07 71.A	CONCEALED GUTTER
08 32	SLIDING GLASS DOORS
08 43	ALUMINUM OR BRONZE DOORS AND WINDOWS; BLACK COLOR
08 60.A	SKYLIGHT
23 51.A	CHIMNEYS AND SPARK ARRESTOR



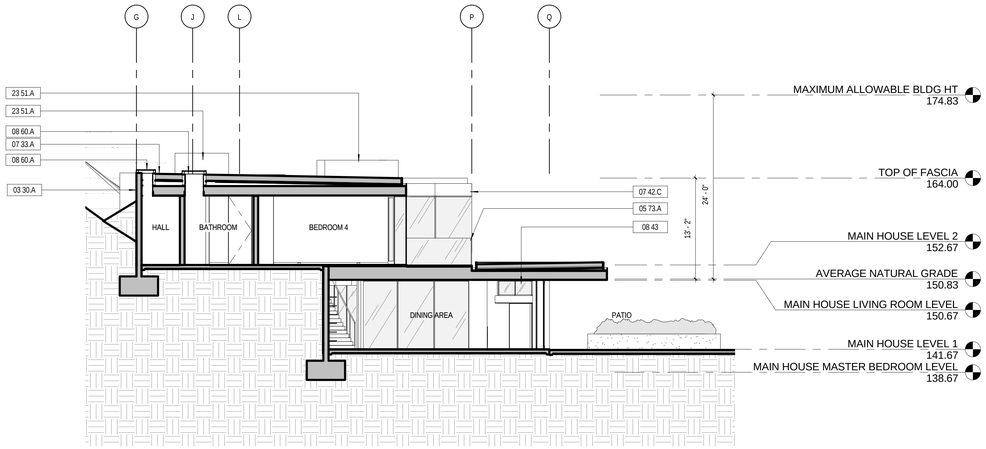
5 MAIN HOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"



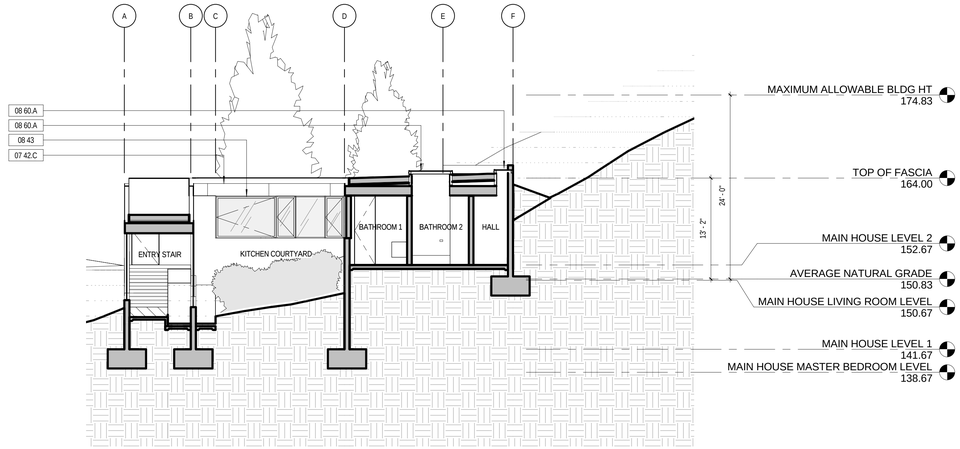
4 MAIN HOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 MAIN HOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 MAIN HOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 MAIN HOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"

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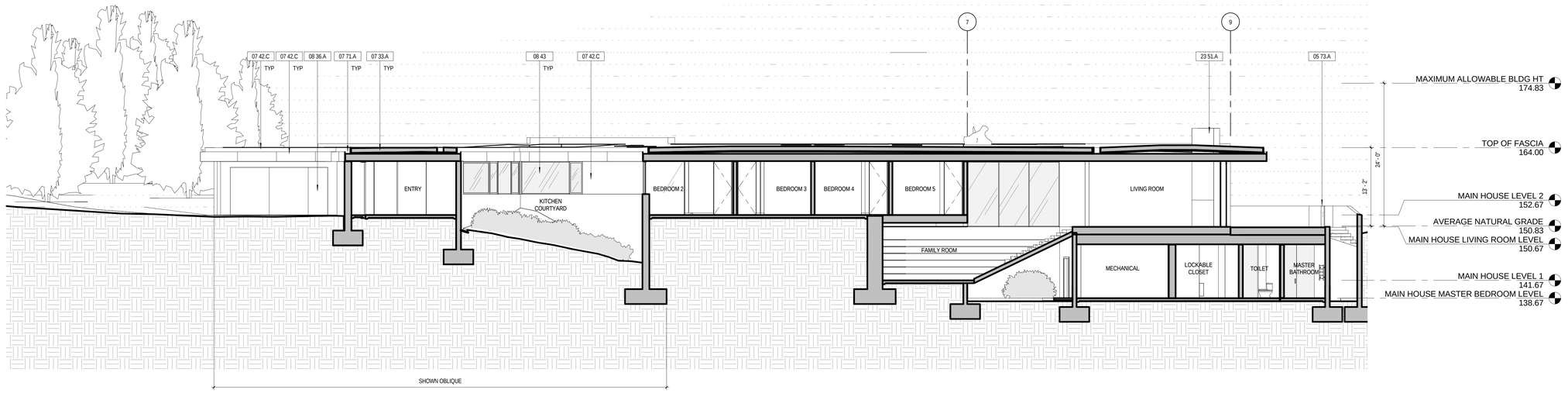
MAIN HOUSE BUILDING SECTIONS
1/8" = 1'-0"

A5.01

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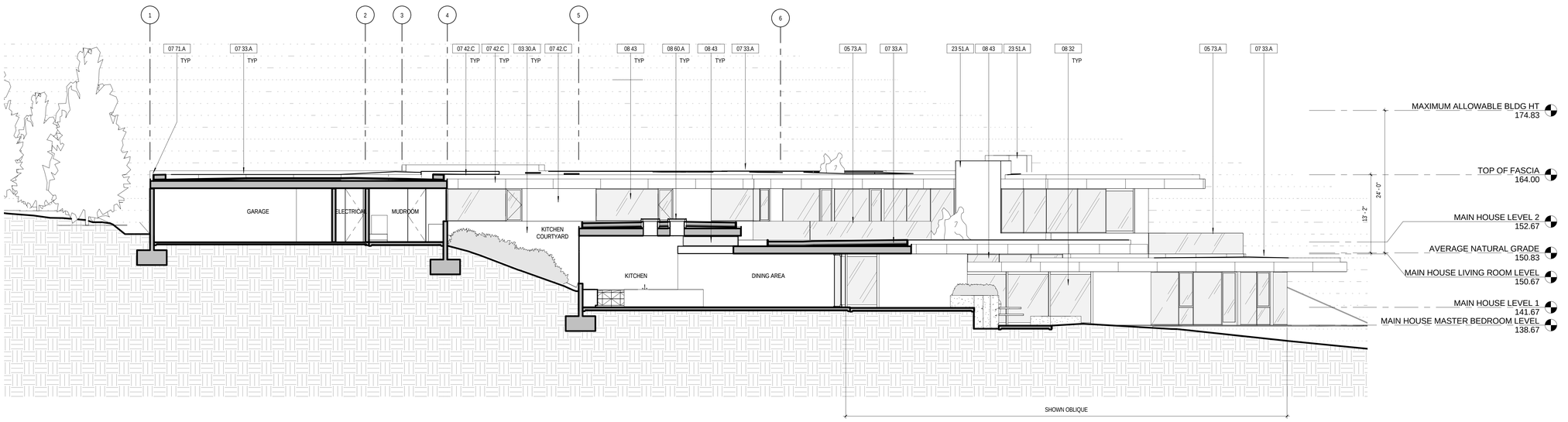
KEYNOTE LEGEND

03 30.A	BOARD FORMED CONCRETE WALL
05 73.A	TEMPERED GLASS GUARDRAIL
07 33.A	VEGETATED ROOF
07 42.C	FLAT METAL WALL PANELS; DARK BRONZE COLOR
07 71.A	CONCEALED GUTTER
08 32	SLIDING GLASS DOORS
08 36.A	SECTIONAL OVERHEAD DOOR
08 43	ALUMINUM OR BRONZE DOORS AND WINDOWS; BLACK COLOR
08 60.A	SKYLIGHT
23 51.A	CHIMNEYS AND SPARK ARRESTOR



2 MAIN HOUSE BUILDING SECTION

SCALE: 1/8" = 1'-0"



1 MAIN HOUSE BUILDING SECTION

SCALE: 1/8" = 1'-0"

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MAIN HOUSE BUILDING SECTIONS

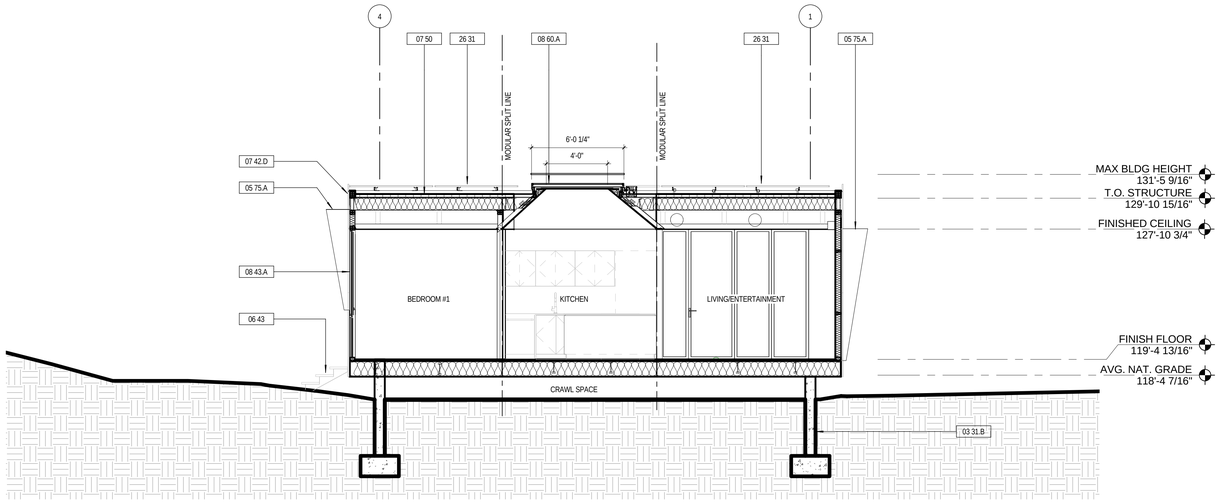
1/8" = 1'-0"

A5.02

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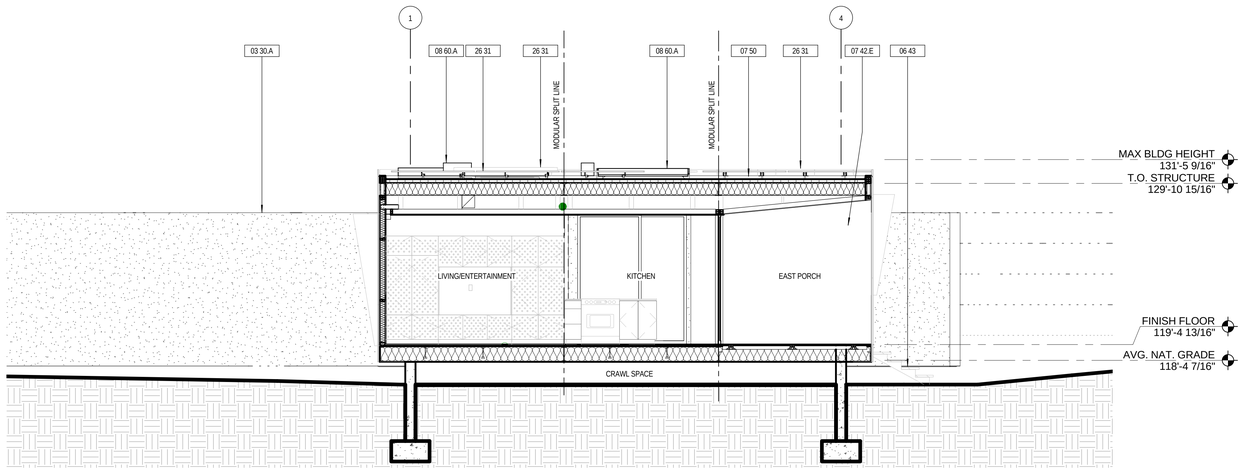
KEYNOTE LEGEND

03 30.A	BOARD FORMED CONCRETE WALL
03 31.B	CONCRETE WALL, REF. STRUCT.
05 75.A	ALUMINUM SHADE; PTD BRONZE COLOR
06 43	WOOD STAIRS
07 42.D	STANDING SEAM METAL WALL PANELS; DARK BRONZE COLOR
07 42.E	VEGETATED WALL
07 50	MEMBRANE ROOFING
08 43.A	ALUMINUM DOORS AND WINDOWS; BLACK COLOR
08 60.A	SKYLIGHT
26 31	PHOTOVOLTAIC COLLECTOR



2 CARETAKER HOUSE SECTION FACING SOUTH

SCALE: 1/4" = 1'-0"



1 CARETAKER HOUSE SECTION FACING NORTH

SCALE: 1/4" = 1'-0"

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CARETAKER'S HOUSE BUILDING SECTIONS

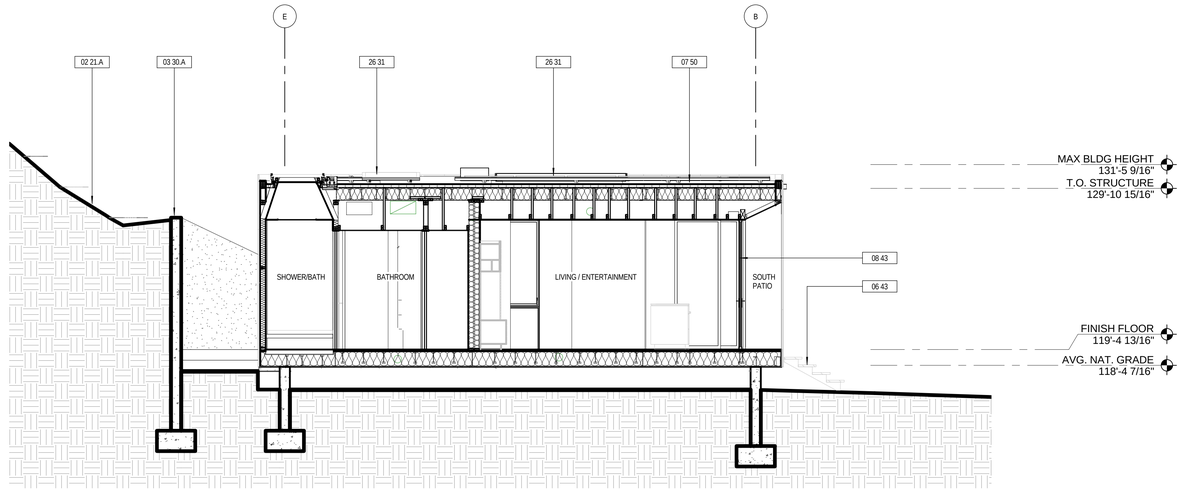
1/4" = 1'-0"

A5.11

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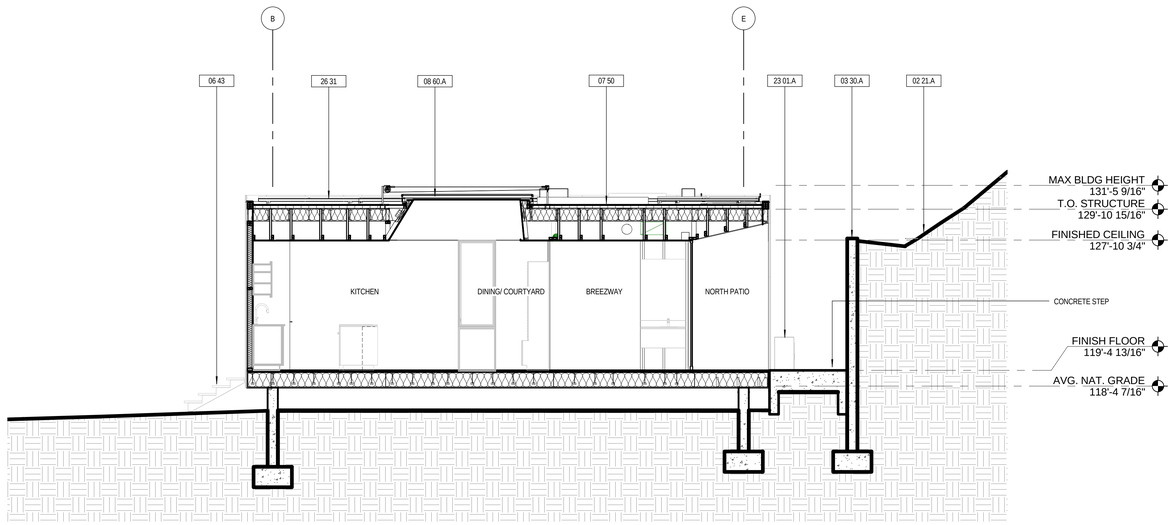
KEYNOTE LEGEND

02 21.A	EXISTING GRADE
03 30.A	BOARD FORMED CONCRETE WALL
06 43	WOOD STAIRS
07 50	MEMBRANE ROOFING
08 43	ALUMINUM OR BRONZE DOORS AND WINDOWS; BLACK COLOR
08 60.A	SKYLIGHT
08 91.A	ALUMINUM LOUVER
23 01.A	HEAT PUMP
26 31	PHOTOVOLTAIC COLLECTOR



2 CARETAKER HOUSE SECTION FACING EAST

SCALE: 1/4" = 1'-0"



1 CARETAKER HOUSE SECTION FACING WEST

SCALE: 1/4" = 1'-0"

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CARETAKER'S HOUSE BUILDING SECTIONS

1/4" = 1'-0"

A5.12

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