

**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

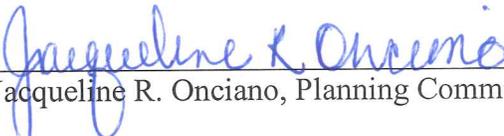
NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

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 Commission concerns 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

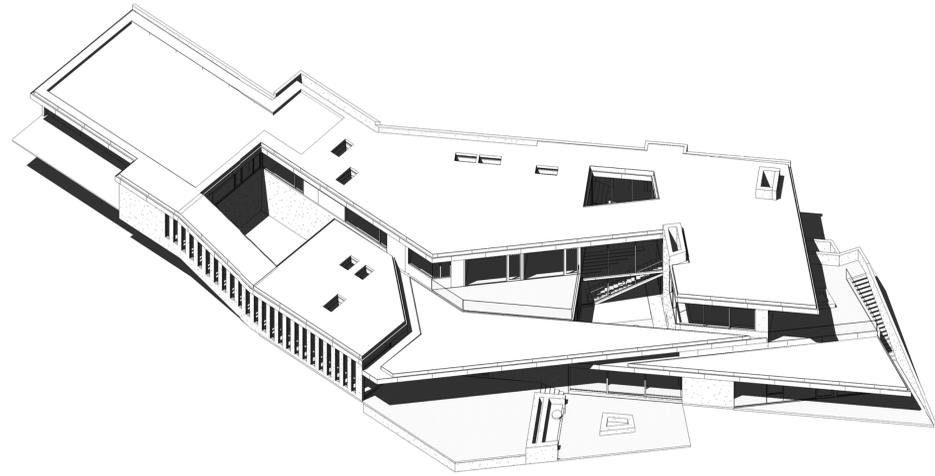
Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, 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.

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DRAWING INDEX

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LEGAL DESCRIPTION

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

PROJECT DATA SUMMARY

PARCEL SIZE:	54 ACRES +/-	TOTAL	
GENERAL PLAN LAND USE:	WATERSHED AND SCENIC CONSERVATION		
ZONING DESIGNATION:	WSC90-DR(2)		
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	8,125 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	8,125 SF	
	PATIO/TERRACE AREA	2,738 SF	
	CHIP SEAL DRIVEWAY AREA*	1,960 SF	
	TOTAL IMPERVIOUS SITE AREA	12,823 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: 30,710 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" (2'-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/DEVELOPMENT: 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)

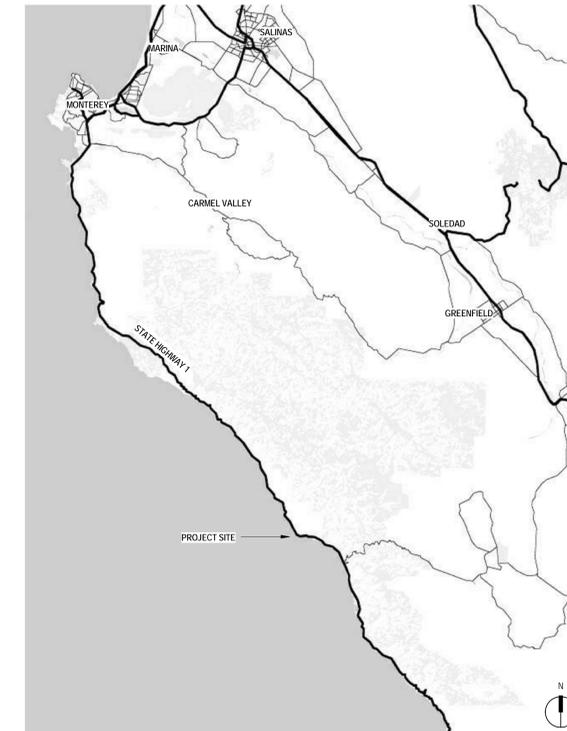
SCOPE OF WORK

CONSTRUCTION OF A NEW 8,125 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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1831 333 0700 www.hparch.com

GENERAL INFORMATION
12" = 1'-0"

A0.00

MAIN HOUSE



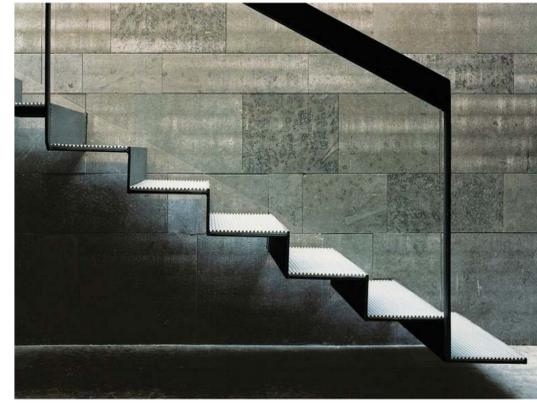
BOARD FORMED CONCRETE WALLS



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

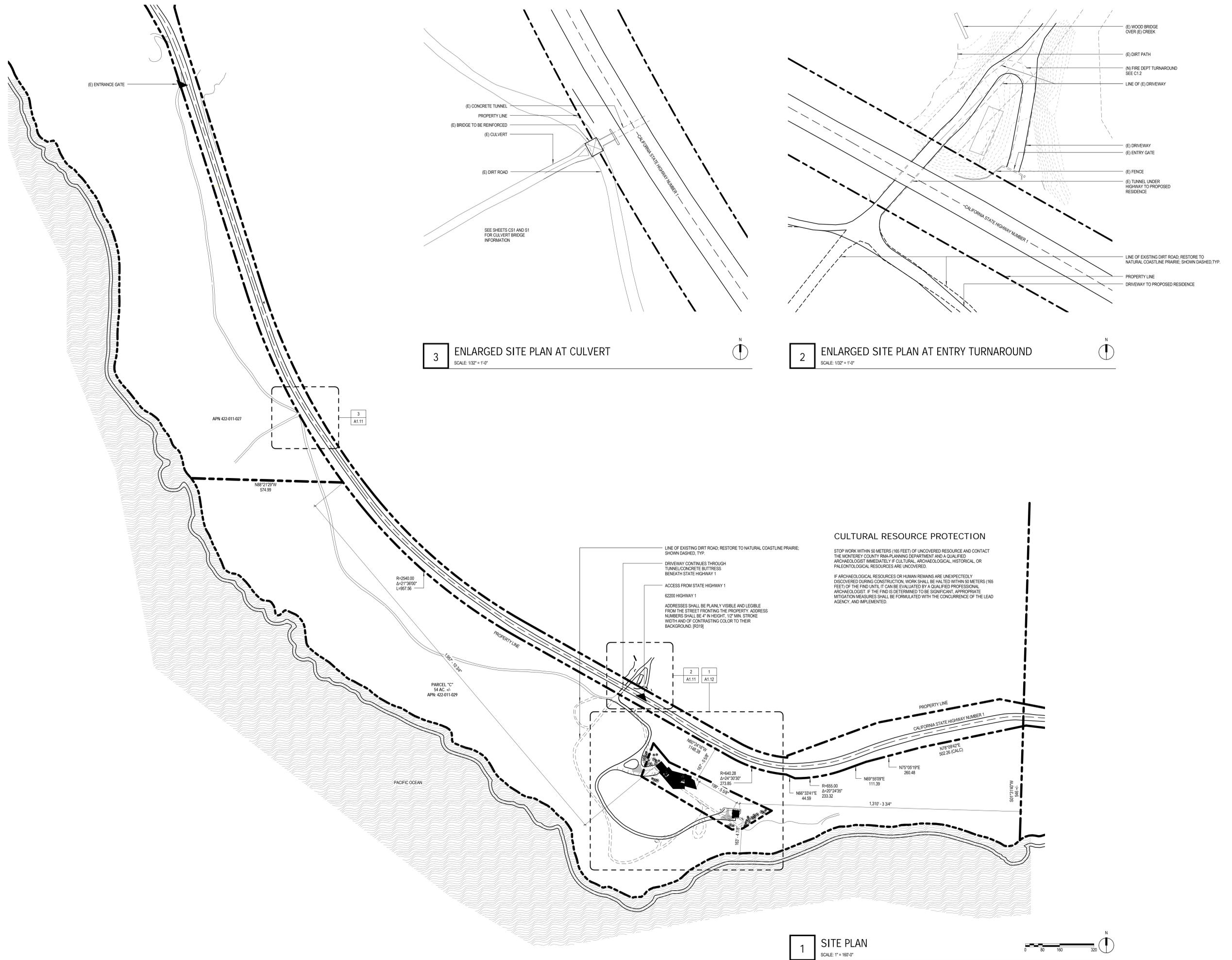


ARCHITECTURAL RENDERING

CARETAKER'S HOUSE



ARCHITECTURAL RENDERING



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

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

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

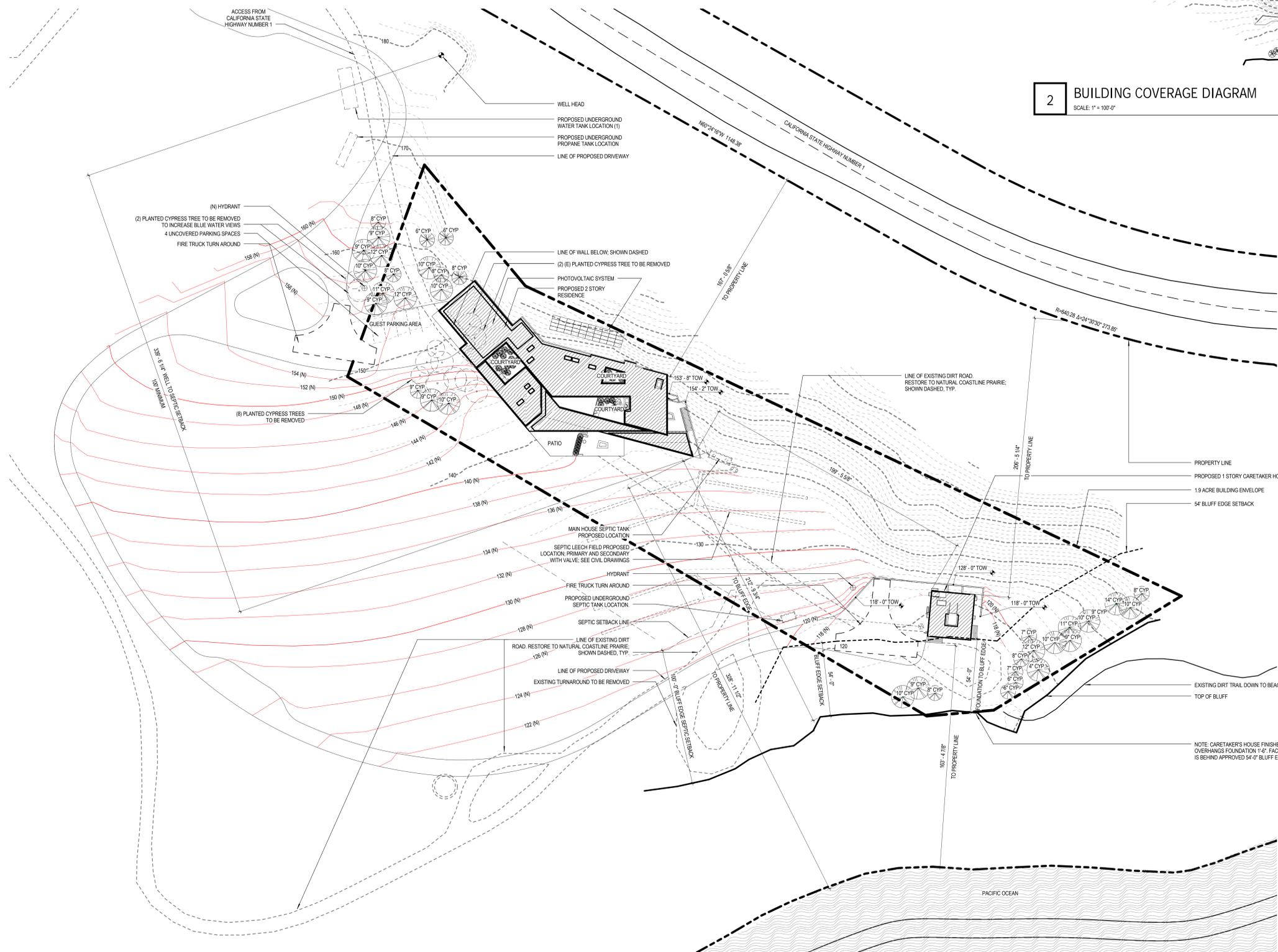
LINE OF EXISTING DIRT ROAD, RESTORE TO NATURAL COASTLINE PRARIE; SHOWN DASHED, TYP.

DRIVEWAY CONTINUES THROUGH TUNNEL/CONCRETE BUTTRESS BENEATH STATE HIGHWAY 1

ACCESS FROM STATE HIGHWAY 1
62200 HIGHWAY 1

ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 4" IN HEIGHT, 1/2" MIN. STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. (S218)

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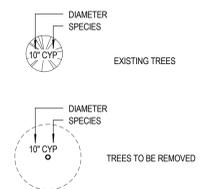


2 BUILDING COVERAGE DIAGRAM
SCALE: 1" = 100'-0"

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

SITE PLAN NOTES

SITE PLAN LEGEND



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

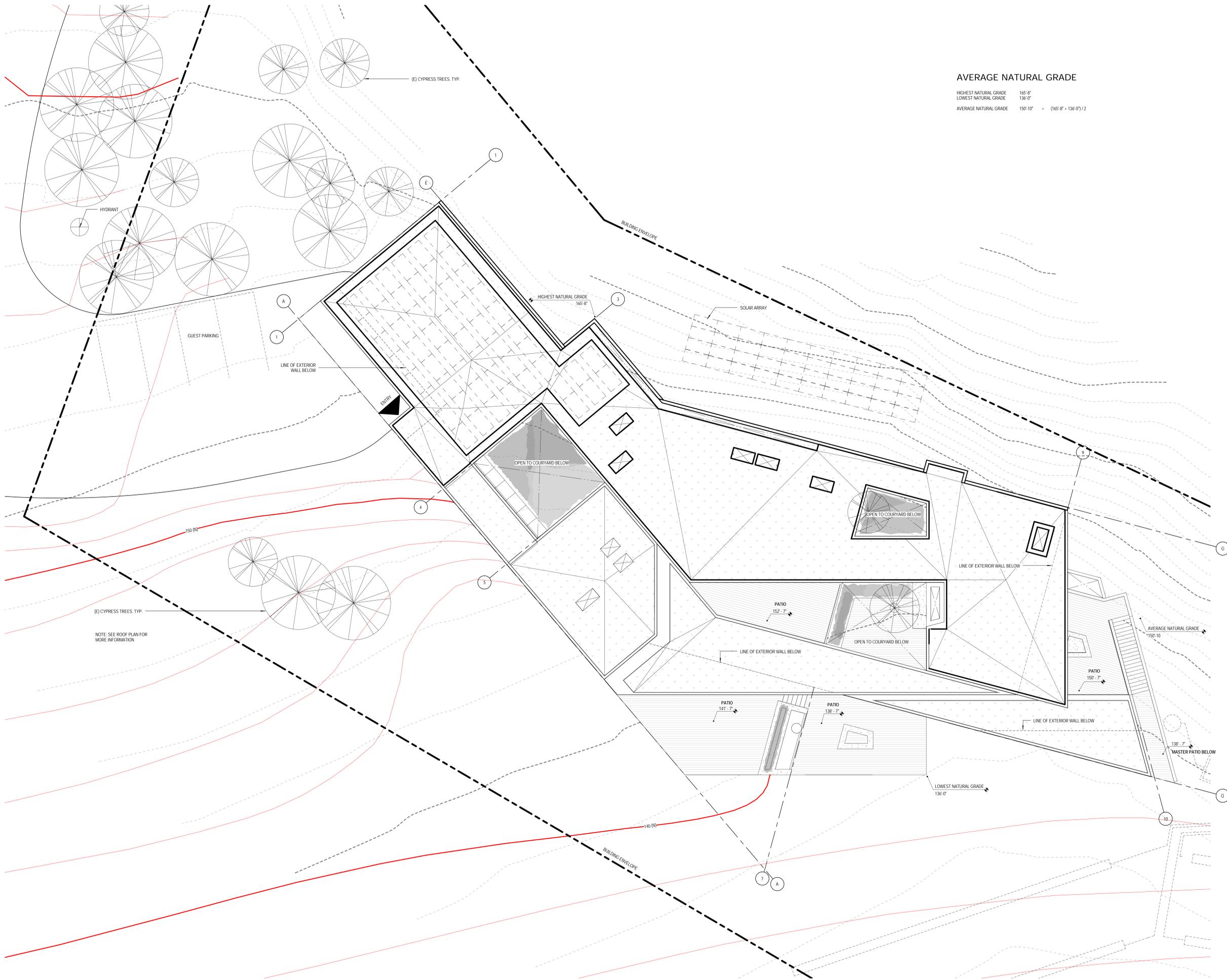
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ISSUE DATES
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ENLARGED SITE PLAN BUILDING ENVELOPE
As indicated

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

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

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

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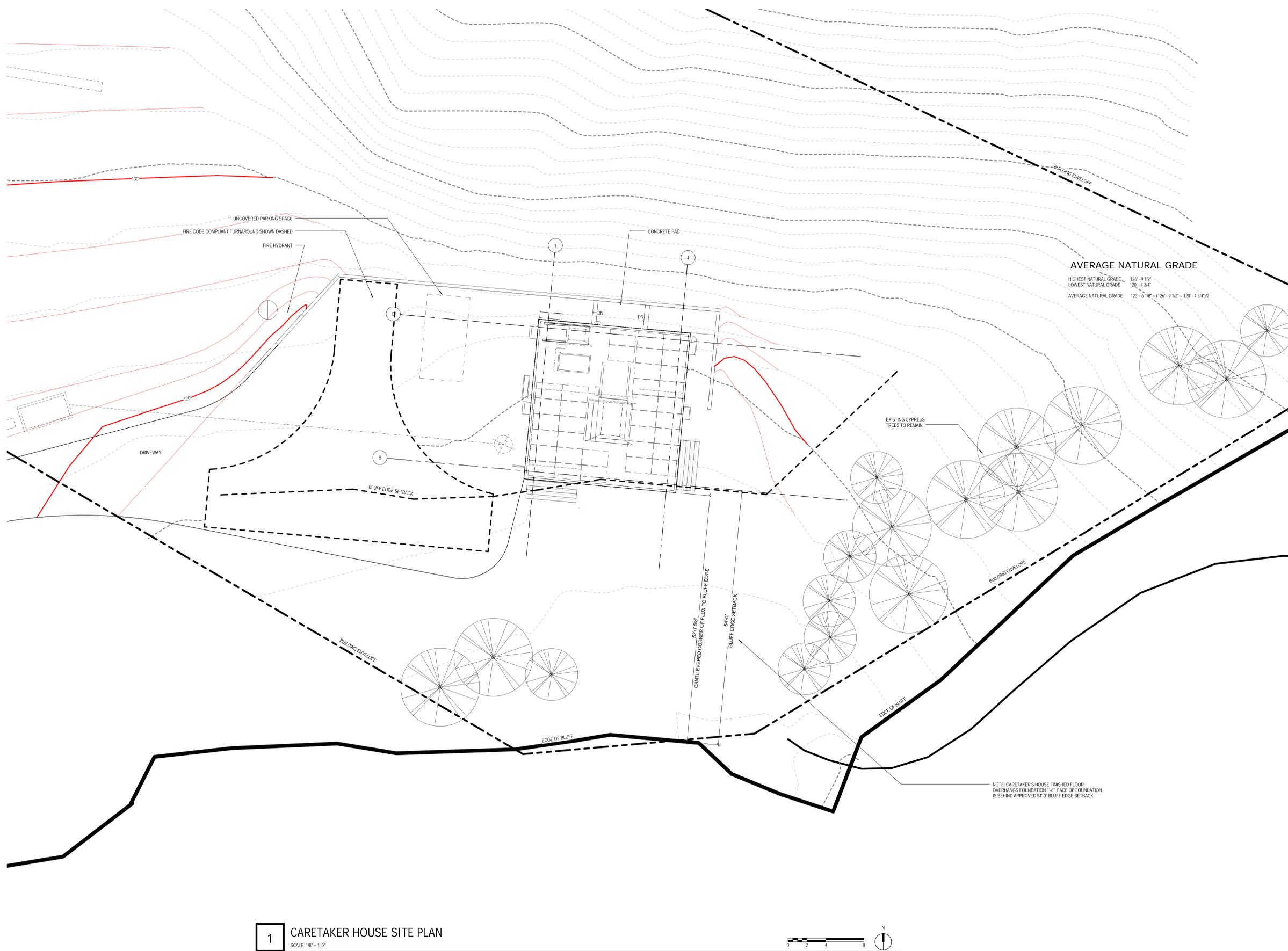
MAIN HOUSE SITE PLAN
 1/8" = 1'-0"

A1.13

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



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AVERAGE NATURAL GRADE

HIGHEST NATURAL GRADE 126' - 9 1/2"
 LOWEST NATURAL GRADE 120' - 4 3/4"
 AVERAGE NATURAL GRADE 123' - 6 1/8" = (126' - 9 1/2" + 120' - 4 3/4")/2

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



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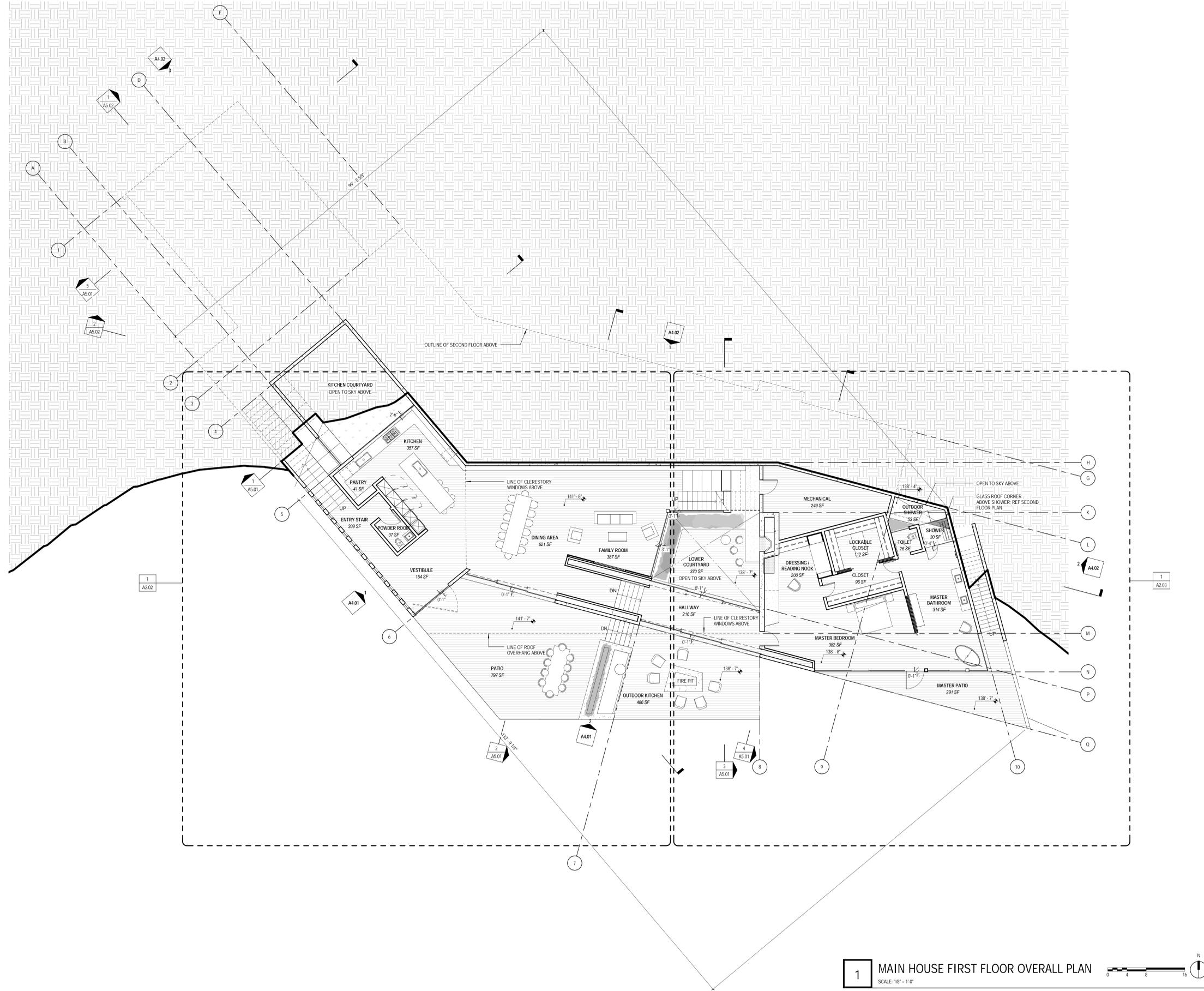
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CARETAKER'S HOUSE SITE PLAN
 1/8" = 1'-0"

A1.14

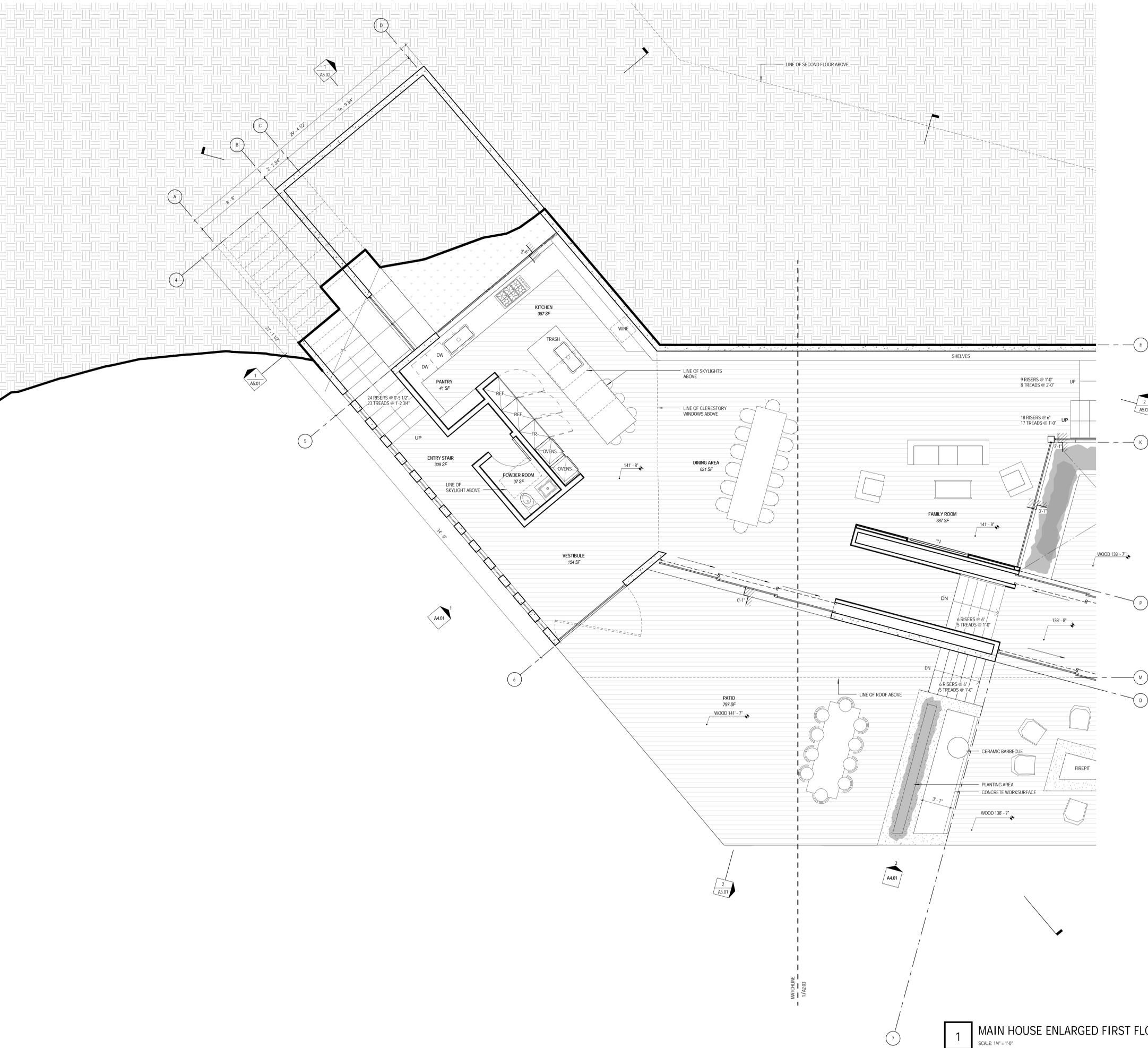
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1 MAIN HOUSE FIRST FLOOR OVERALL PLAN
SCALE: 1/8" = 1'-0"

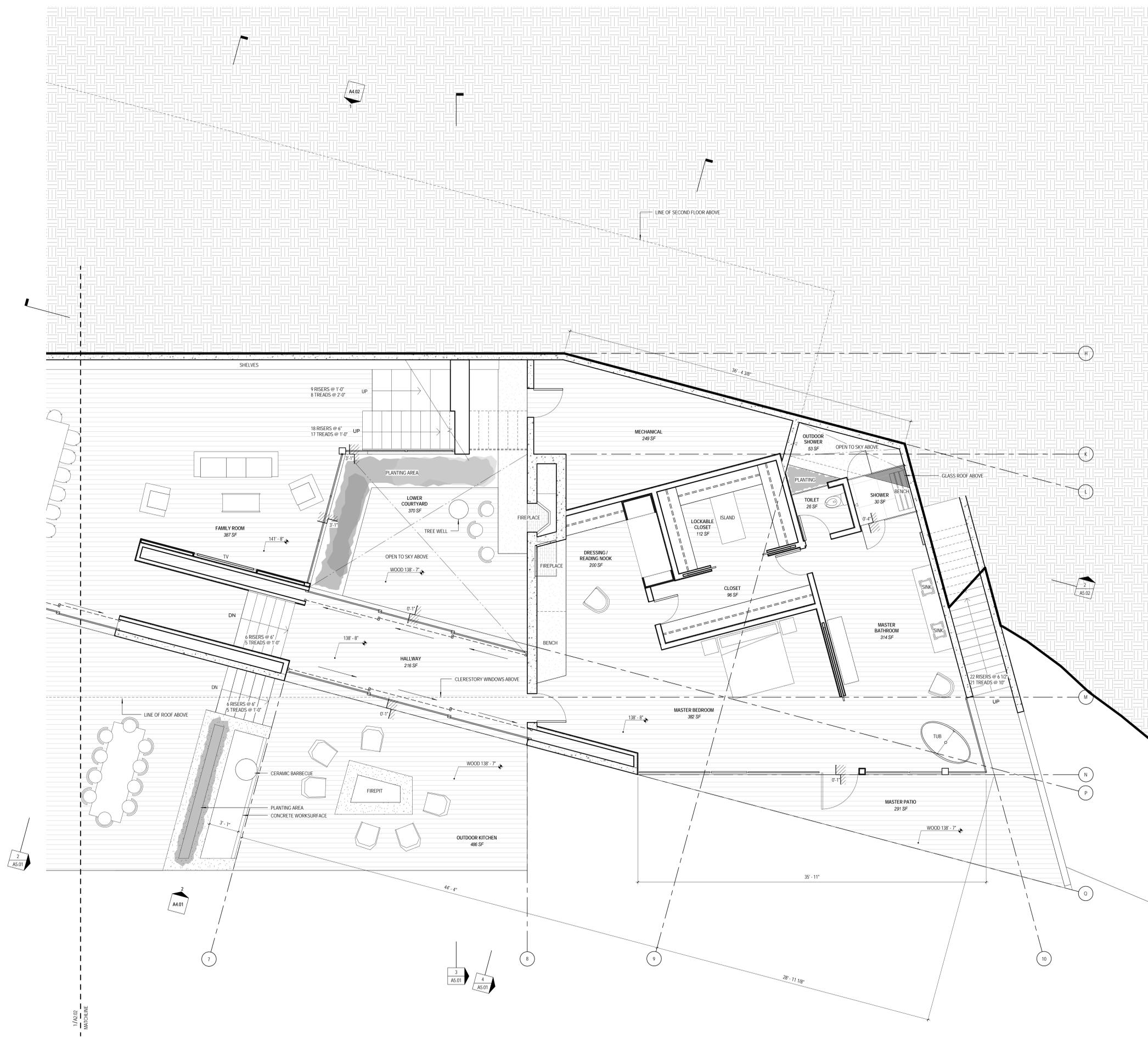
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1 MAIN HOUSE ENLARGED FIRST FLOOR PLAN - WEST
SCALE: 1/4" = 1'-0"



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1/4" = 1'-0"
MATCHLINE

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



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



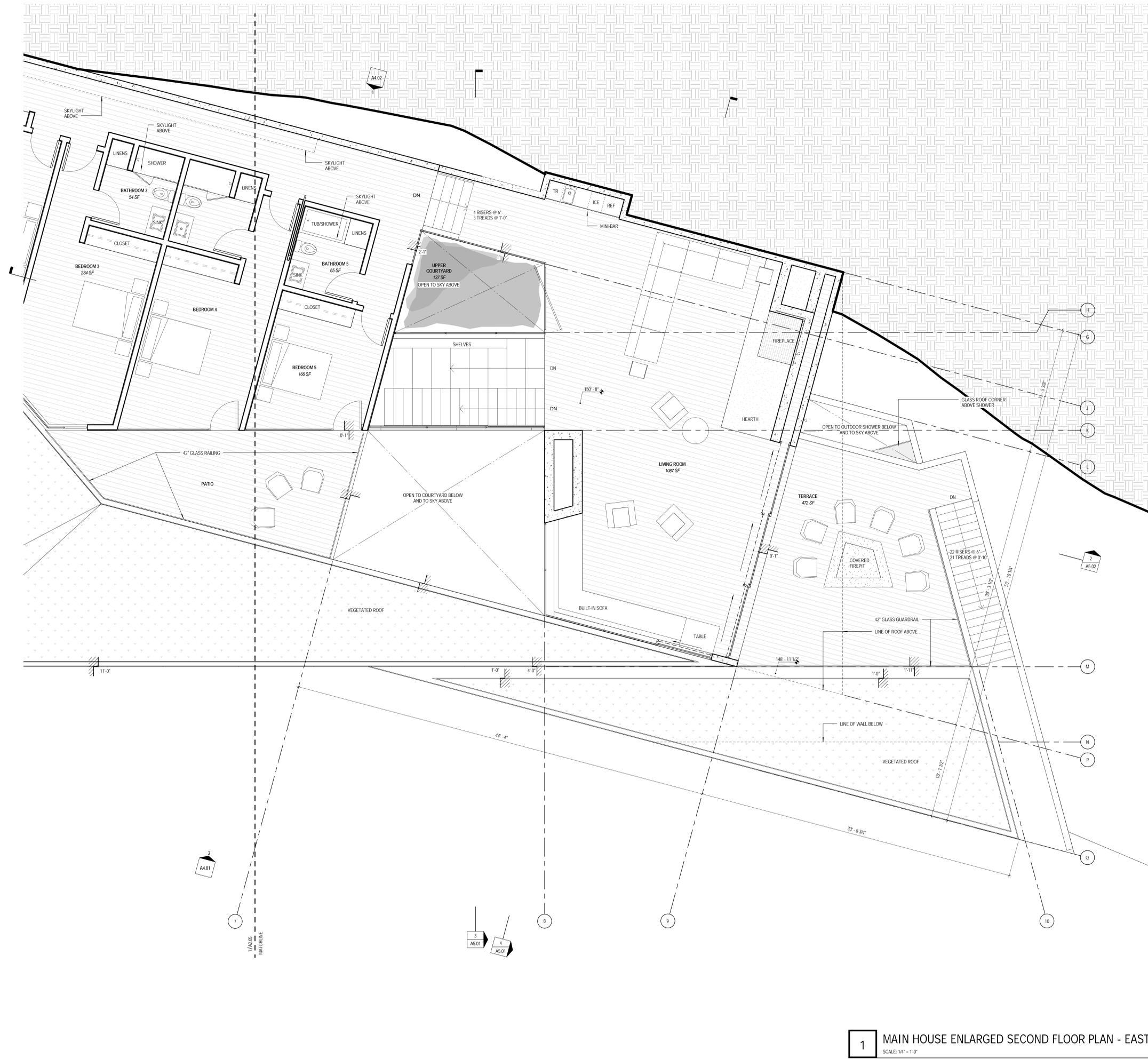
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1 MAIN HOUSE ENLARGED SECOND FLOOR PLAN - WEST
SCALE: 1/4" = 1'-0"



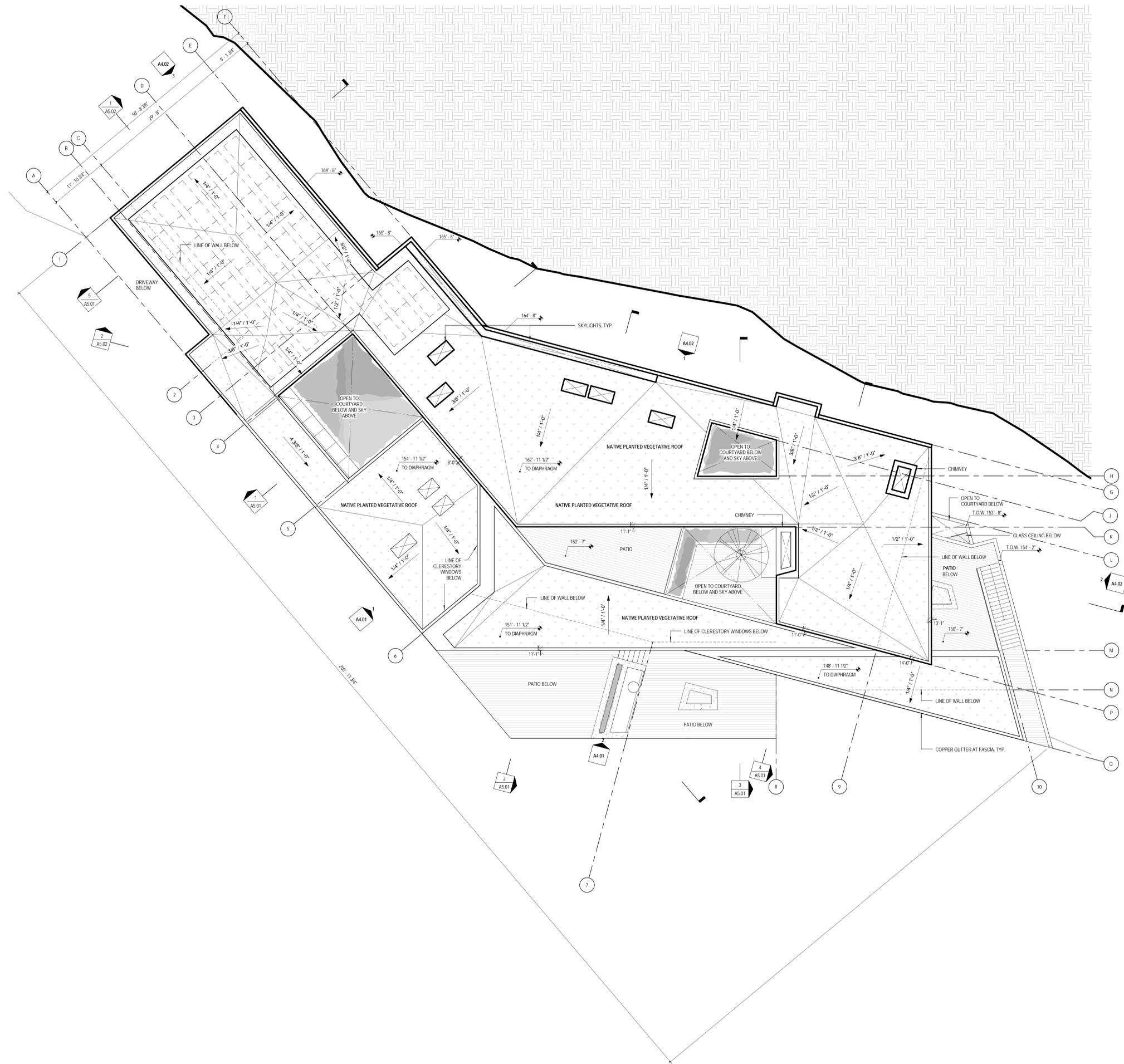
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1 MAIN HOUSE ENLARGED SECOND FLOOR PLAN - EAST
SCALE: 1/4" = 1'-0"



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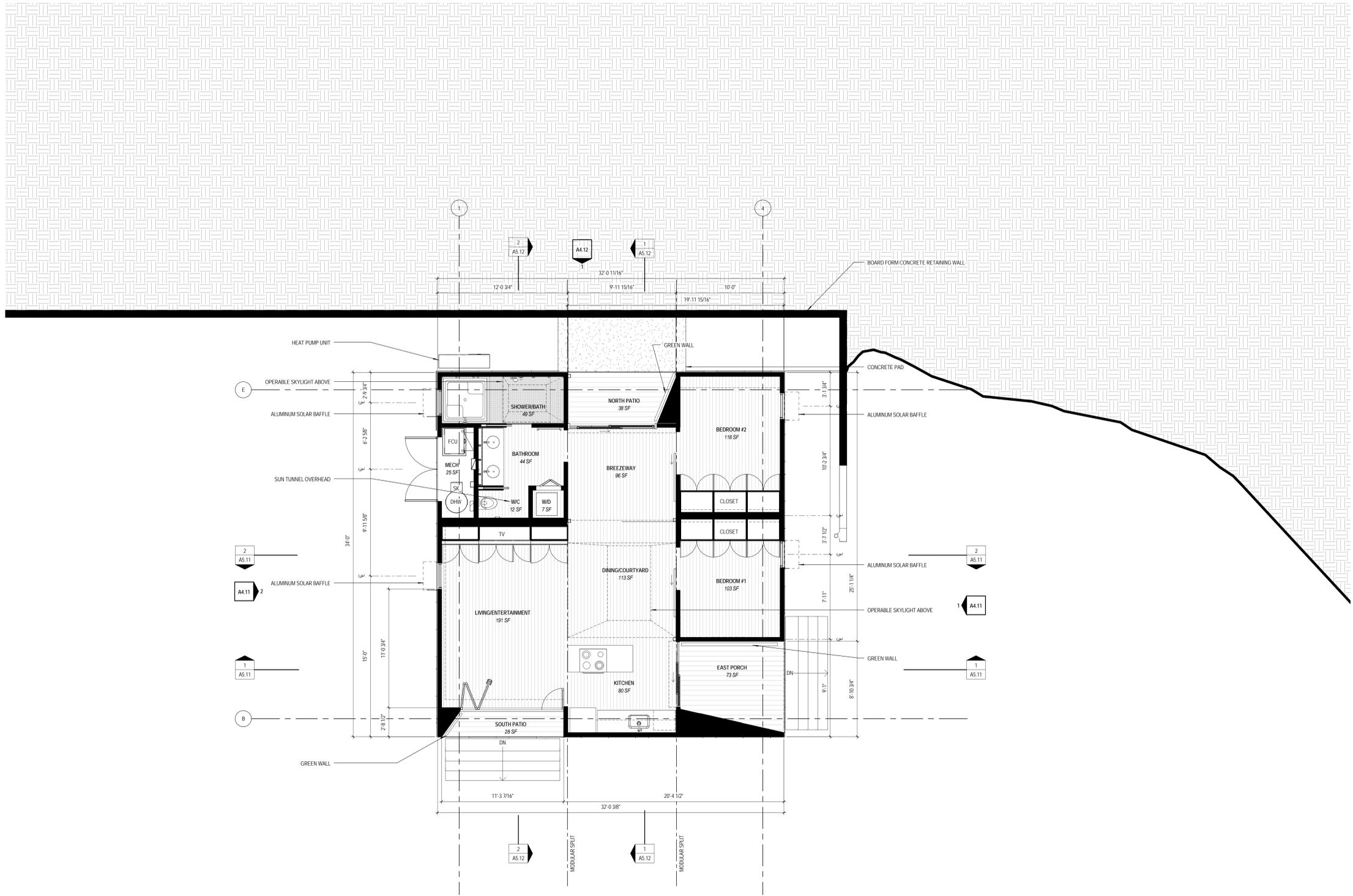


ROOF PLAN LEGEND	
	NEW TREES
	NATIVE PLANTED GREEN ROOF
	CUT EARTH
	WOOD DECK
	PLANTED AREA
	SKYLIGHT

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



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SYMBOL LEGEND

- FCU FAN COIL UNIT
- DHW DOMESTIC HOT WATER
- SK SOLAR KIT

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



BIG SUR RESIDENCE
13016.00

62200 HIGHWAY 1, BIG SUR, CALIFORNIA, 93920

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ISSUE DATES

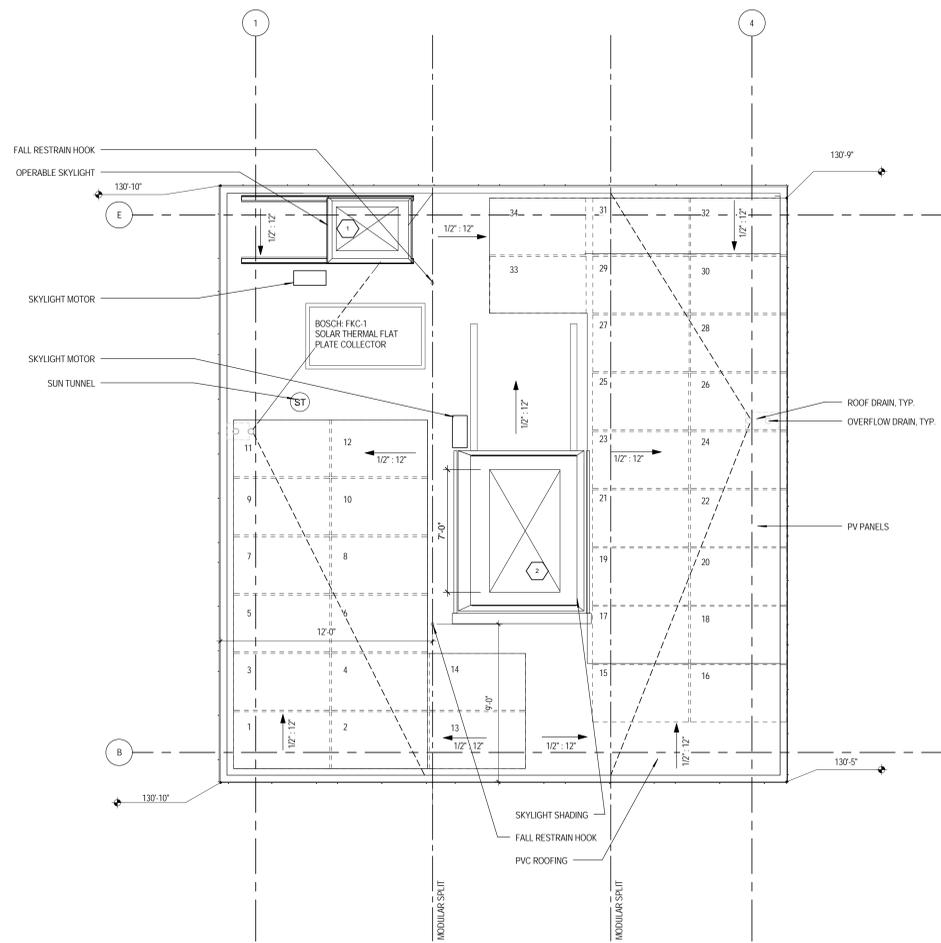
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ARCHITECTS

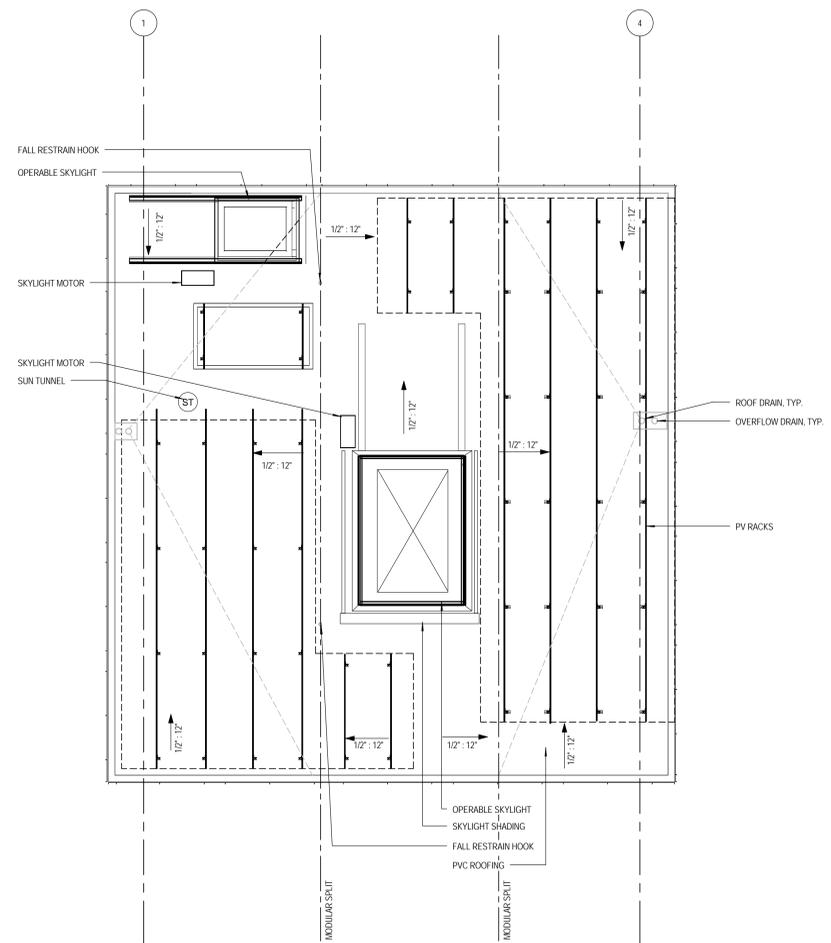
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HUNTER PORTER ELDRIDGE
100 CALIFORNIA STREET, SUITE 1000, SAN FRANCISCO, CA 94111

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

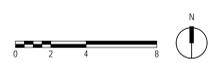
A2.08



1 CARETAKER HOUSE ROOF PLAN - PV PANELS
SCALE: 1/4" = 1'-0"



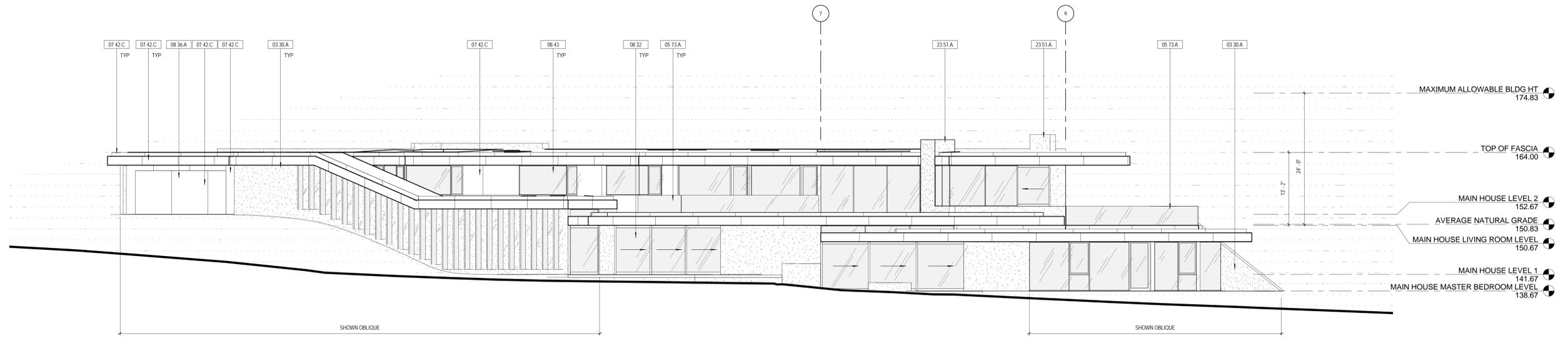
2 CARETAKER HOUSE ROOF PLAN - PV STRUCTURE
SCALE: 1/4" = 1'-0"



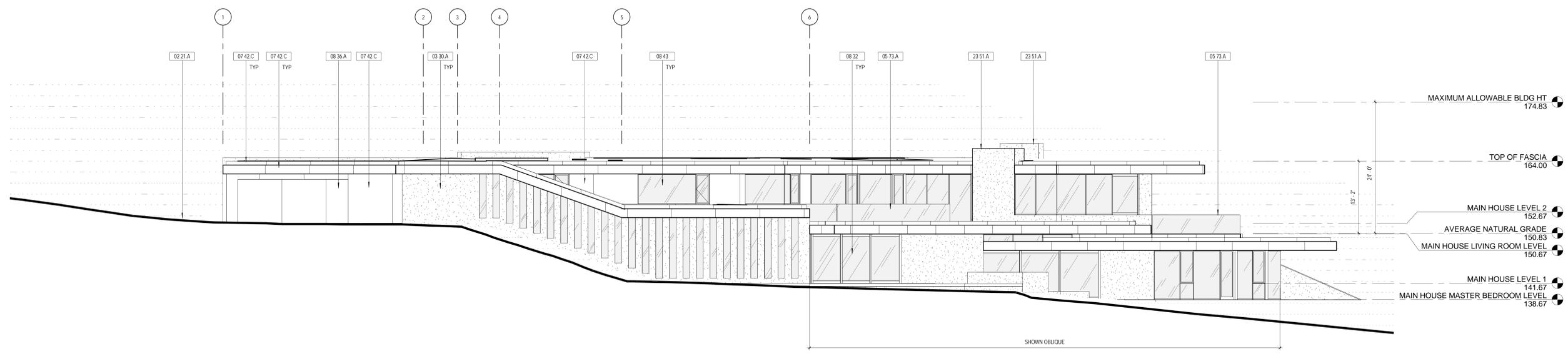
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KEYNOTE LEGEND

- 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"

CONSULTANT

ISSUE DATES
05.26.15 CIP SUBMITTAL

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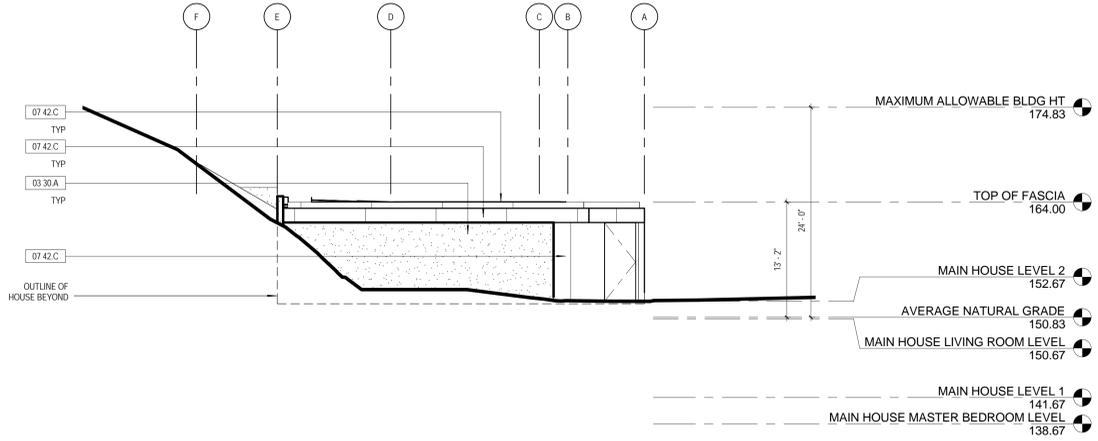
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MAIN HOUSE
EXTERIOR
ELEVATIONS
1/8" = 1'-0"

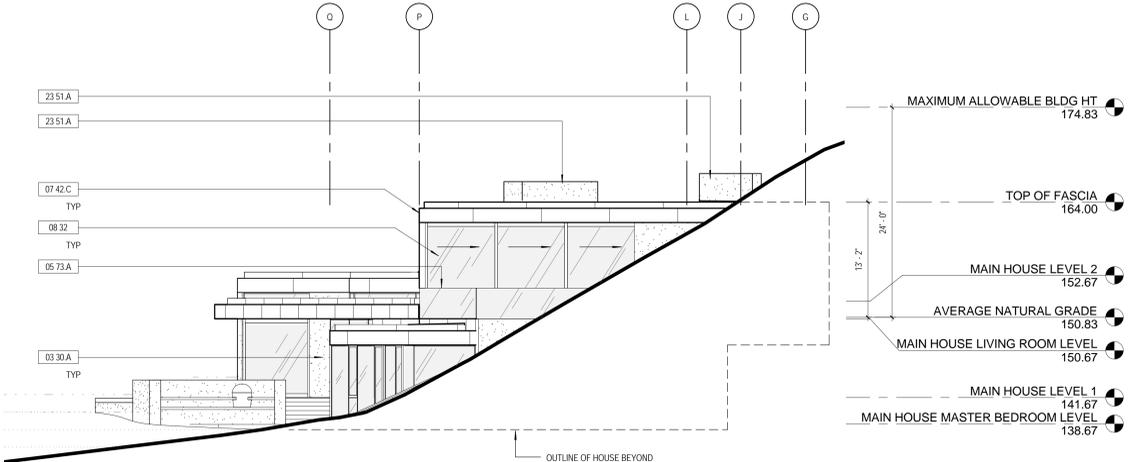
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KEYNOTE LEGEND

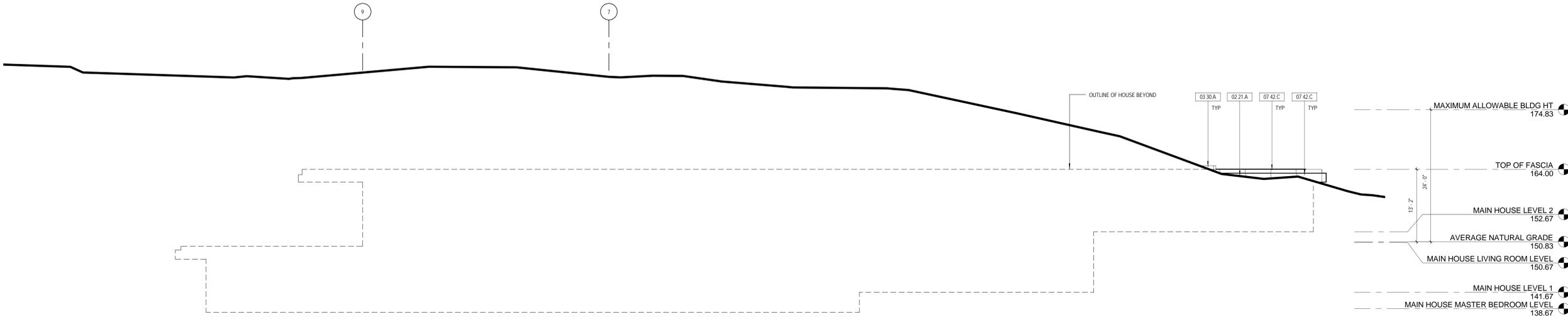
- 02 21 A EXISTING GRADE
- 03 30 A BOARD FORMED CONCRETE WALL
- 05 73 A TEMPERED GLASS GUARDRAIL
- 07 42 C FLAT METAL WALL PANELS: DARK BRONZE COLOR
- 08 32 SLIDING GLASS DOORS
- 23 51 A CHIMNEYS AND SPARK ARRESTOR



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"

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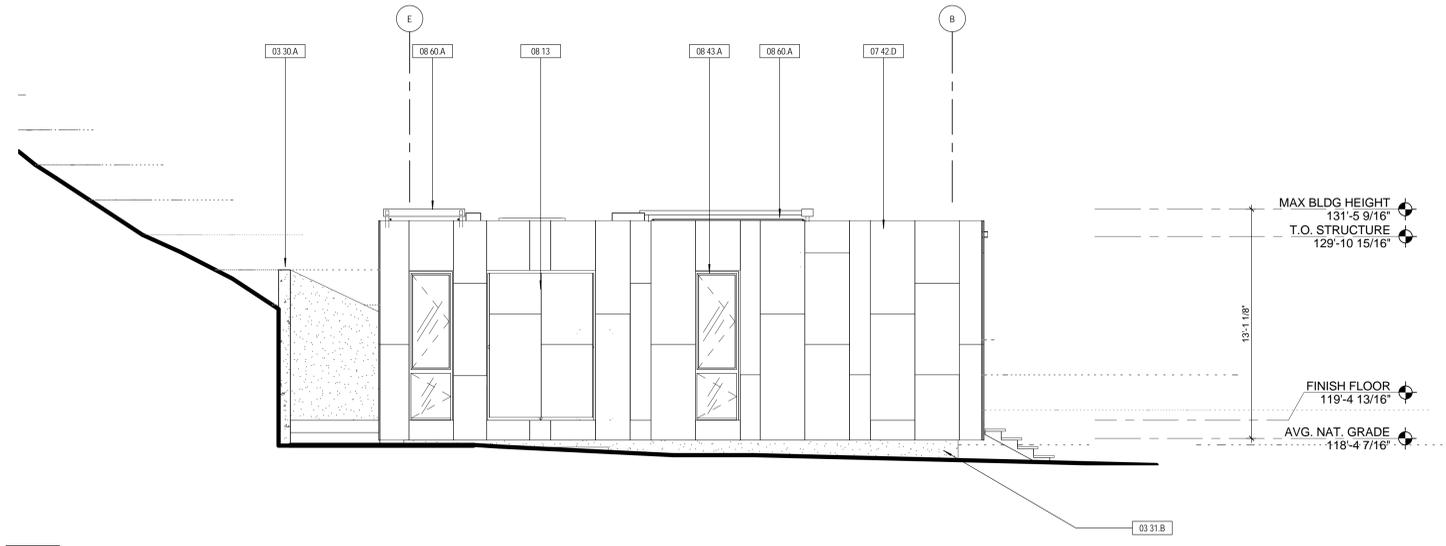
- 03 30 A BOARD FORMED CONCRETE WALL
- 03 31 B CONCRETE WALL, REF. STRUCT.
- 07 42 D STANDING SEAM METAL WALL PANELS, DARK BRONZE COLOR
- 07 42 E VEGETATED WALL
- 08 13 METAL DOORS
- 08 32 SLIDING GLASS DOORS
- 08 43 A ALUMINUM DOORS AND WINDOWS, BLACK COLOR
- 08 60 A SKYLIGHT
- 26 31 PHOTOVOLTAIC COLLECTOR

BIG SUR RESIDENCE
13016.00

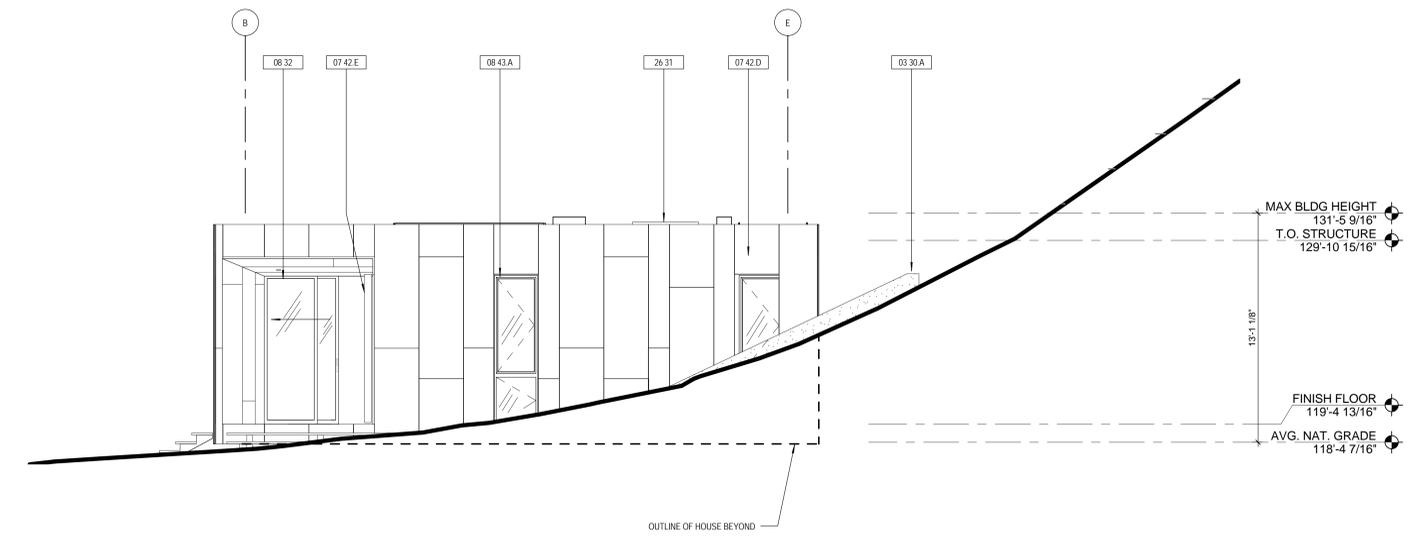
62200 HIGHWAY 1, BIG SUR, CALIFORNIA, 93920

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ISSUE DATES
05.26.15 CSP SUBMITTAL



2 CARETAKER HOUSE WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 CARETAKER HOUSE EAST ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECTS

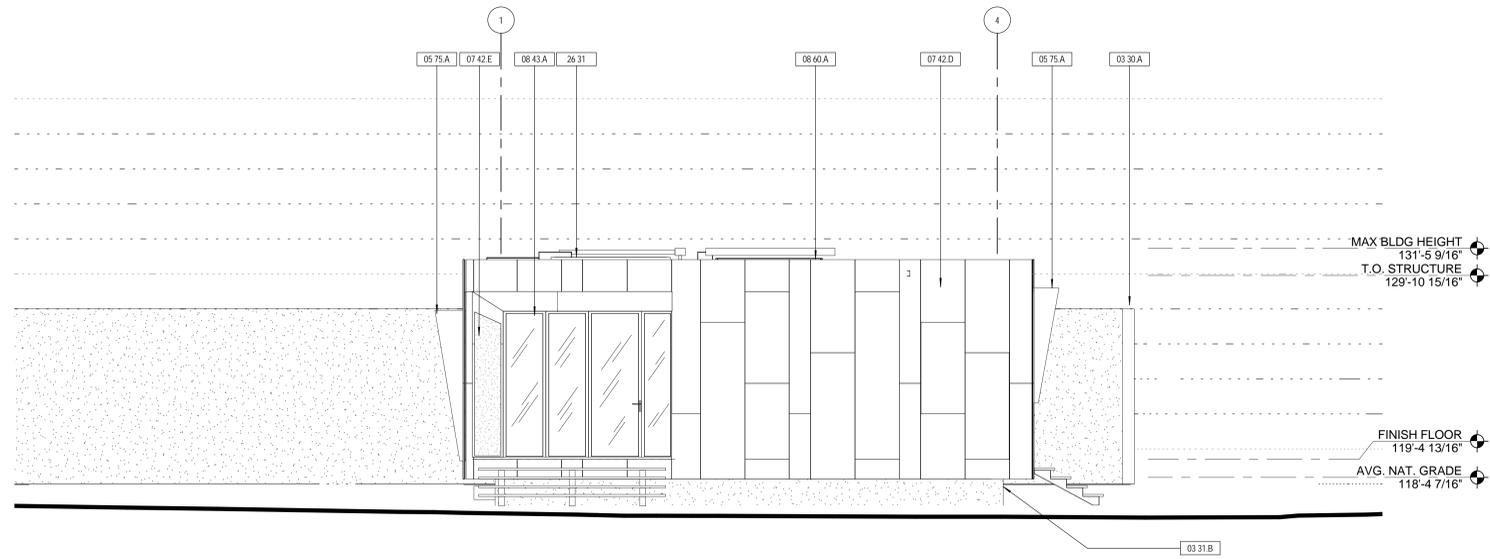
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 213.233.2000 www.hunterportereldredge.com

CARETAKER'S HOUSE
EXTERIOR ELEVATIONS
1/4" = 1'-0"

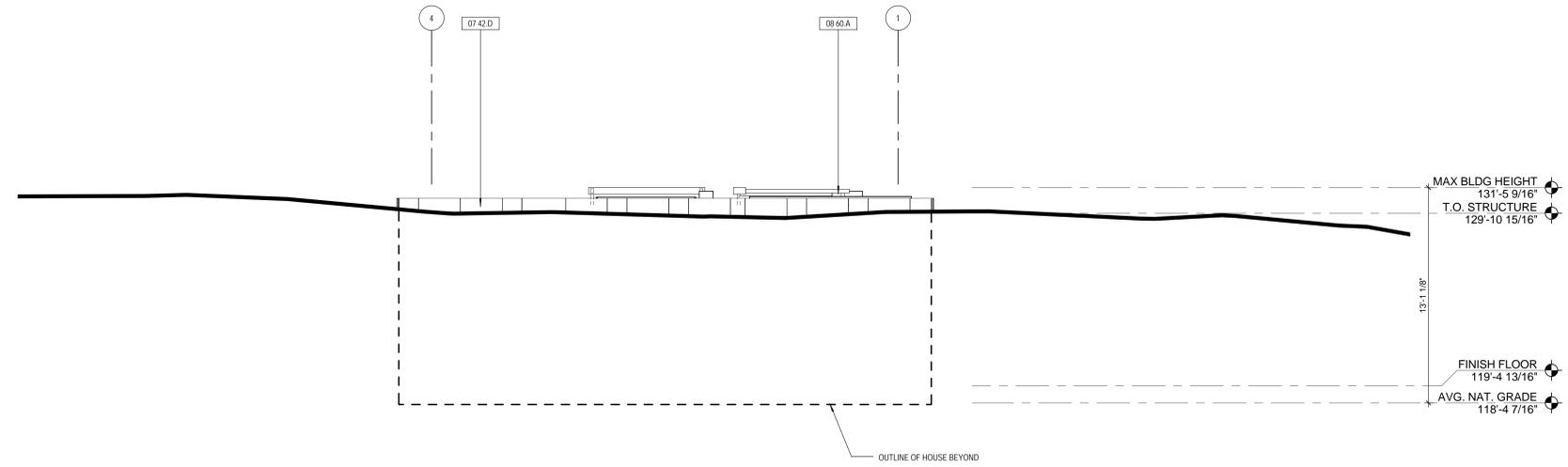
A4.11

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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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

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

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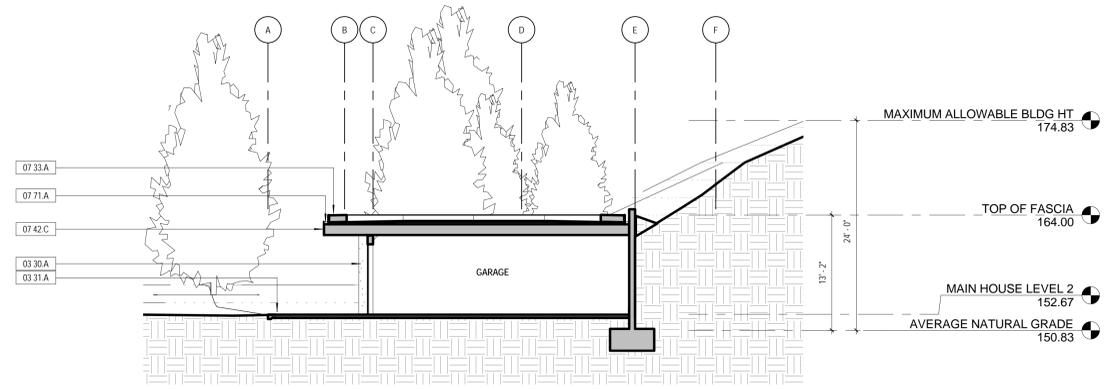
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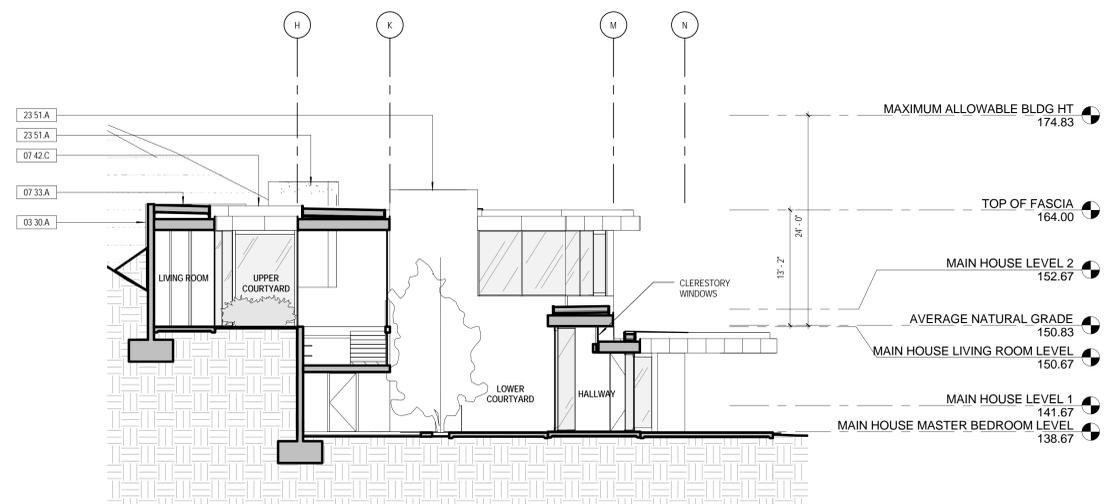
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949.851.1000 www.hunterportereldredge.com

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

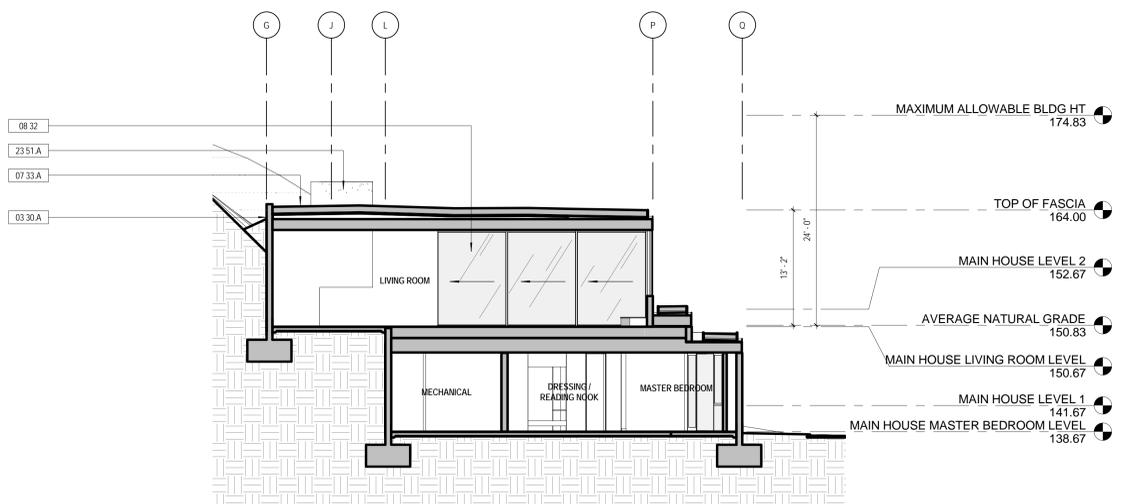
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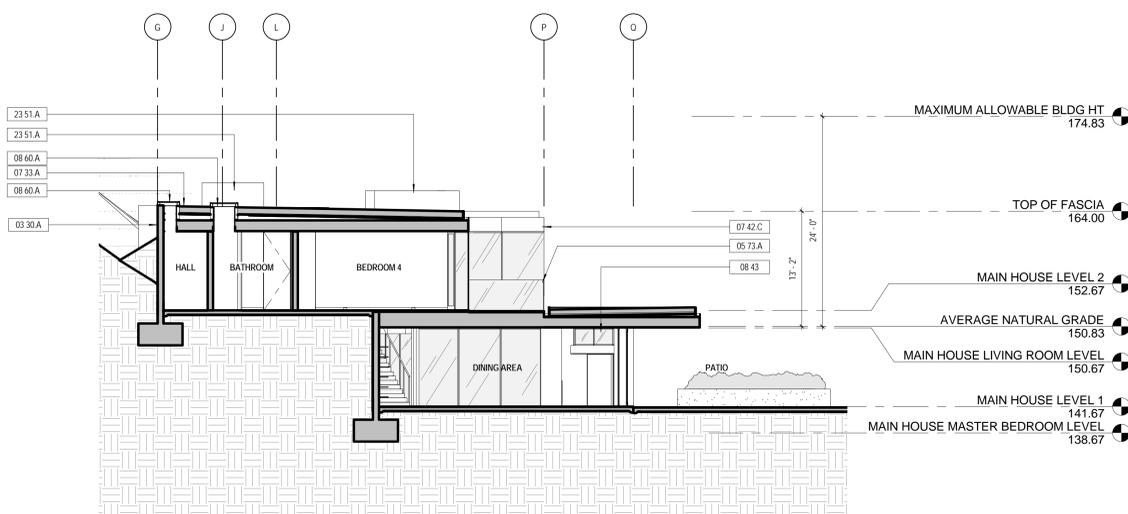
5 MAIN HOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"



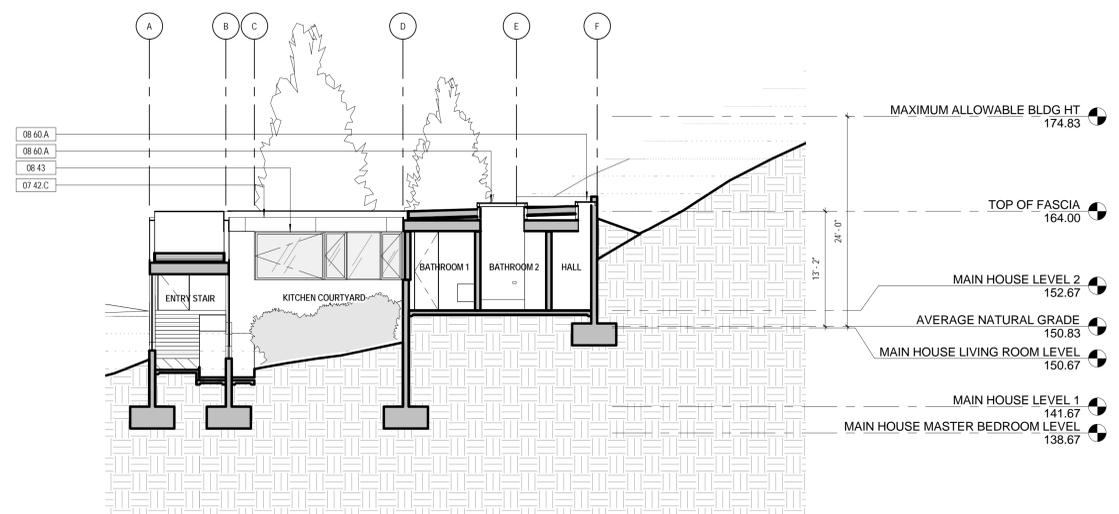
3 MAIN HOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"



4 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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KEYNOTE LEGEND

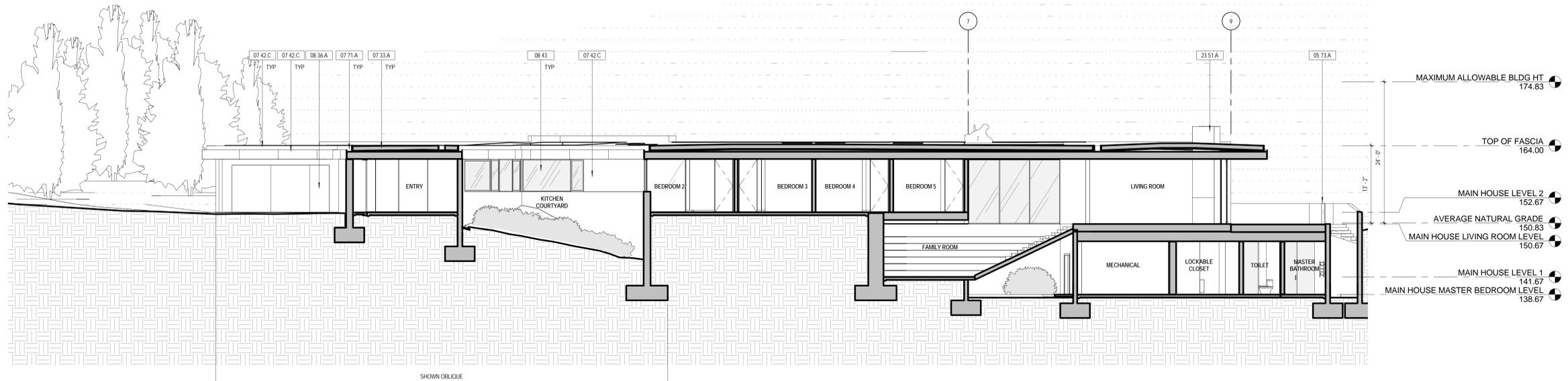
- 03 30 A BOARD FORMED CONCRETE WALL
- 05 73 A TEMPERED GLASS GUARDRAIL
- 07 33 A VEGETATED ROOF
- 07 42 C FLAT METAL WALL PANELS: DARK BRONZE COLOR
- 07 71 A CONCEALED CUTTER
- 08 32 SLIDING GLASS DOORS
- 08 36 A SECTIONAL OVERHEAD DOOR
- 08 43 ALUMINUM OR BRONZE DOORS AND WINDOWS: BLACK COLOR
- 08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

BIG SUR RESIDENCE
13016.00

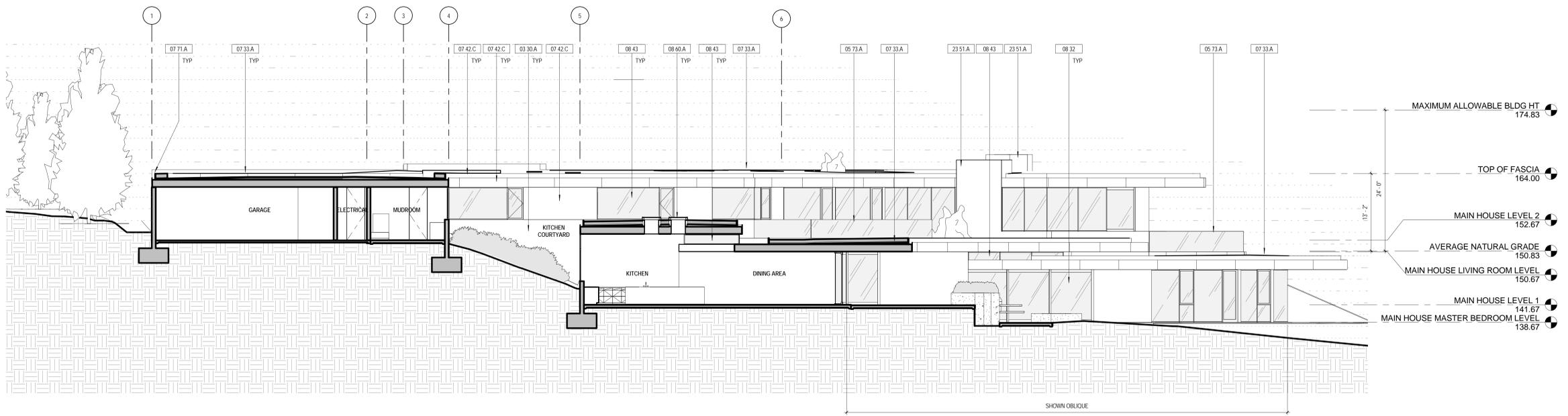
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2 MAIN HOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"



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

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

A5.02

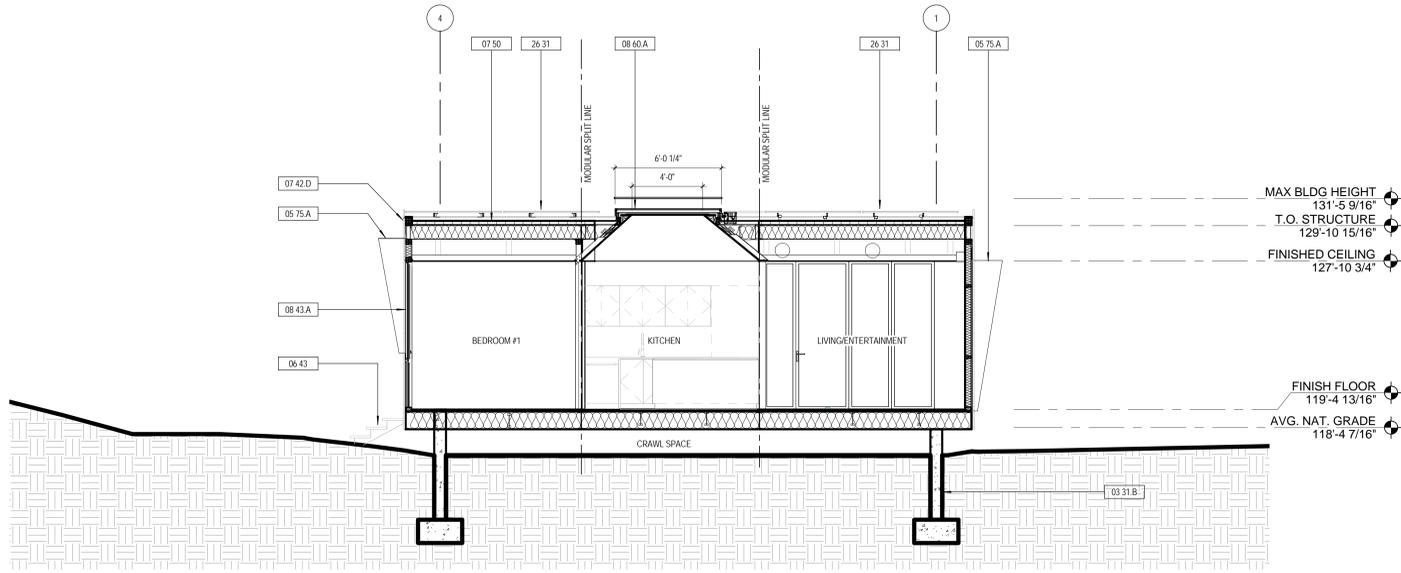
KEYNOTE LEGEND

- 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

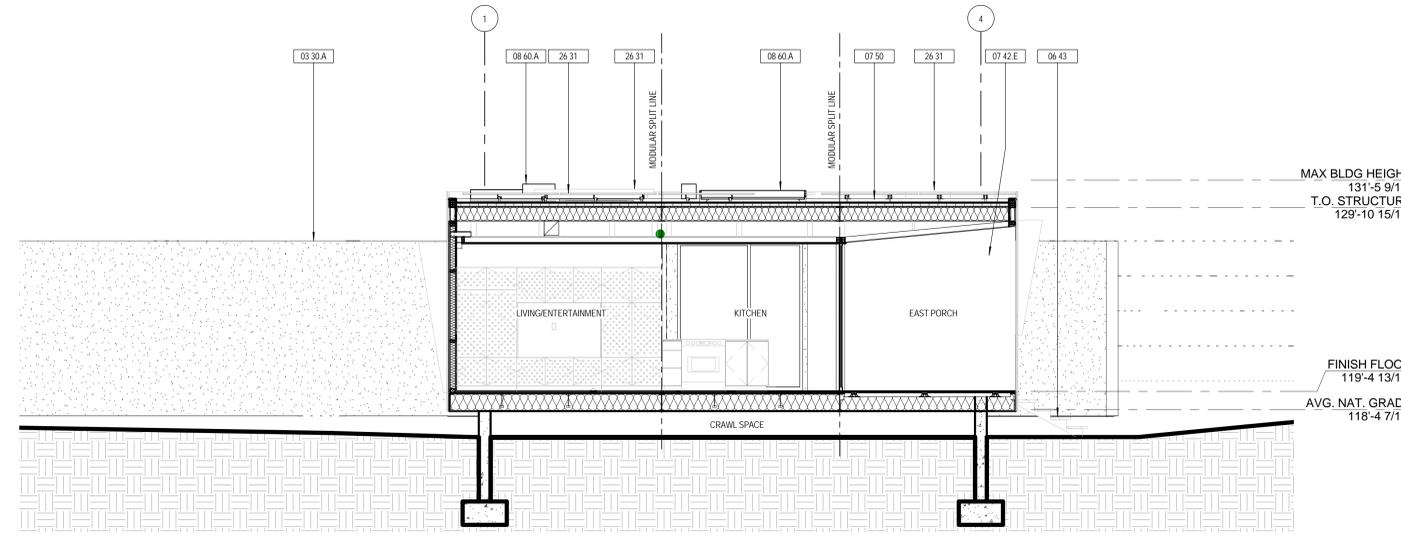
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ISSUE DATES
05.26.15 CIP SUBMITTAL



2 CARETAKER HOUSE SECTION FACING SOUTH
SCALE: 1/4" = 1'-0"



1 CARETAKER HOUSE SECTION FACING NORTH
SCALE: 1/4" = 1'-0"

ARCHITECTS

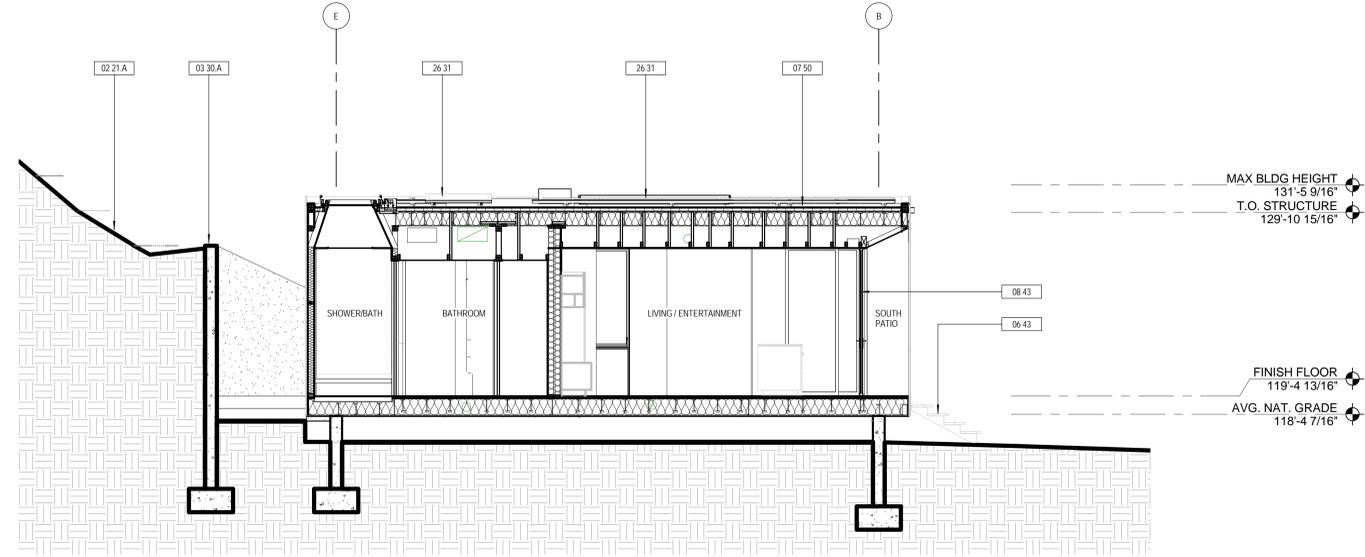
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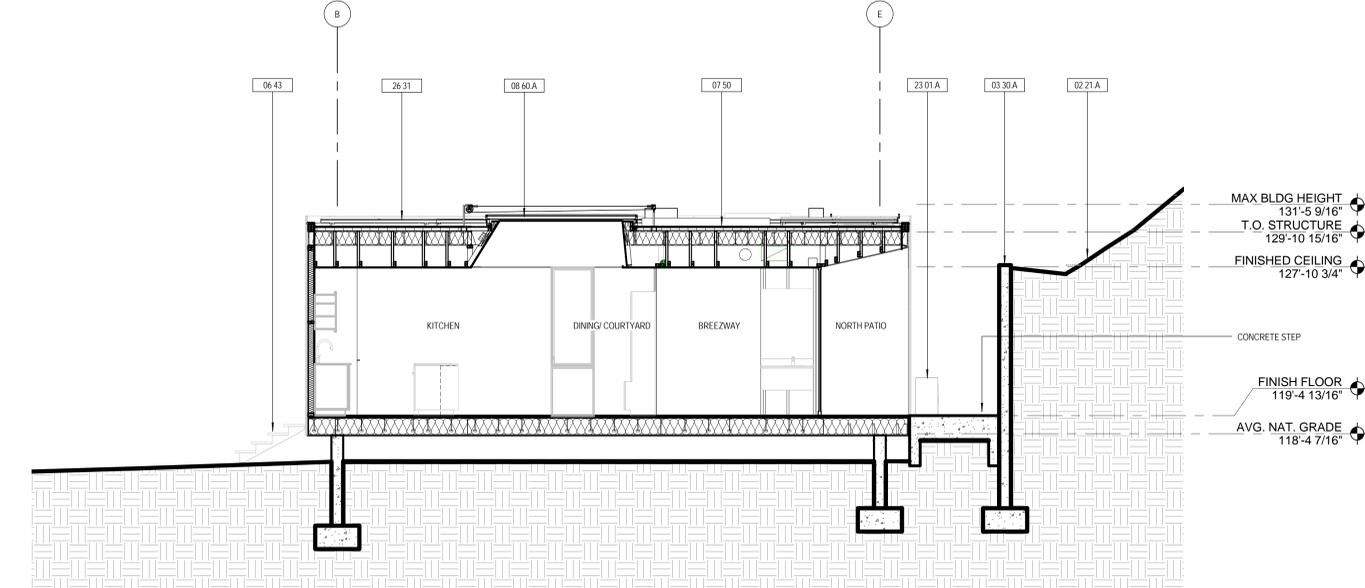
CARETAKER'S HOUSE
BUILDING SECTIONS
1/4" = 1'-0"

KEYNOTE LEGEND

- 02 21 A EXISTING GRADE
- 03 30 A BOARD FORMED CONCRETE WALL
- 04 43 WOOD STAIRS
- 07 50 MEMBRANE ROOFING
- 08 43 ALUMINUM OR BRONZE DOORS AND WINDOWS - BLACK COLOR
- 08 60 A SKYLIGHT
- 09 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"