Before the Zoning Administrator
in and for the County of Monterey, State of California

In the matter of the application of:
MULLIN / BIG SUR INVESTMENTS LLC (PLN170915)

RESOLUTION NO. 18 - 051
Resolution by the Monterey County Zoning Administrator:

1) Finding that the project qualifies as a Statutory Exemption pursuant to Section 15269 of the CEQA Guidelines, and
2) Approving a Combined Development Permit consisting of:
    a. Coastal Administrative Permit and Design Approval to allow the installation of a hill-side funicular of approximately 214 lineal feet, a soldier pile retaining wall of approximately 40 lineal feet with a maximum height of approximately eight (8) feet, and an ornamental pond and associated hydroponic garden;
    b. Coastal Development Permit to allow development on slopes in excess of 30 percent; and
    c. Coastal Development Permit to allow the removal of one (1) 6-inch Monterey Pine tree.

53810 & 53900 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone (APNs: 420-231-004-000, 420-231-005-000 and 420-231-006-000)

REVISED
September 14, 2018

(This resolution supersedes the previous resolution mailed on September 7, 2018)

The Mullin / Big Sur Investments LLC application (PLN170915) came on for a public hearing before the Monterey County Zoning Administrator on August 30, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY -** The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Big Sur Coast Land Use Plan, Big Sur Coast Implementation Plan – Part 3, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed.

EVIDENCE: a) The proposed project involves the removal of a 6" diameter Monterey pine, installation of an electric funicular, an upper and lower terminal, a back-up generator, an as-built aquaponic pond and garden, and a retaining wall to support an existing paved driveway accessing the site.

b) The property is located at 53810 & 53900 Highway 1, Big Sur (Assessor's Parcel Numbers 420-231-004-000 & 420-231-005-000, 420-231-006-000), Big Sur Land Use Plan (LUP), Coastal Zone. The parcels are zoned Watershed and Scenic Conservation, 40 acres per unit, with a Design Control zoning overlay (Coastal Zone) [WSC/40-D (CZ)]. Development of single-family dwellings, habitable accessory dwelling units, and non-habitable accessory structures are identified as allowed uses pursuant to MCC Sections 20.17.040.E, subject to the granting of the applicable coastal development permit. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see Finding No. 5 below). See also Finding Nos. 3 and 5.

c) The 19-acre (827,640 square feet) site is identified as Parcel 1 and Parcel 2-A, on Assessor's Map Book 420, Page 10, in 1975 (Volume 8), and as Parcel I on Assessor's Map Book 420, Page 110, 1974 (Volume 3).

d) 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;
- Big Sur Coastal Implementation Plan (Part 3); and
- Monterey County Zoning Ordinance - Coastal (Title 20)

e) No conflicts were found to exist with the above standards and policies. However, the County received written and telephonic communications from an interested member of the public and the California Coastal Commission at the conclusion of project review concerning possible precedence-setting development techniques related to access for undeveloped, constrained parcels. Regardless, the County finds that the project is consistent with the text, policies, and regulations in the applicable documents.

f) Design. See Finding No. 5

g) The Property is a developed parcel. The project is proposed as a means to restore access to existing development following a catastrophic landslide during the Federally-declared Major Disaster (FEMA-4301-DR) attributed to California's severe winter storms, flooding and mudslides in January 2017. The site is constrained by existing development, conservation and scenic easements, and steep slopes. To install a new driveway or bridge would require massive grading and excavation and the construction of protective devices (retaining wall and Coastal armoring on the slope below) that would substantially alter natural landforms. None of these more traditional access restoration alternatives was deemed feasible. Unique to this property, the funicular restores access to the existing main residence and caretaker residence while avoiding the massive grading associated with the other more traditional access restoration options.

2. 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: Necessary water and sanitary facilities are available for the property. The property is and will be served by a private water system and an existing private septic system. The Environmental Health Bureau did not impose any conditions for project approval.

3. FINDING: **NO VIOLATIONS –** The subject property is not in compliance with all rules and regulations pertaining to applicable provisions of the County's zoning ordinance. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.

EVIDENCE:

a) Staff conducted a site inspection on April 10. 2018 and researched County records to assess if any violation exists on the subject property.

b) The site includes an as-built aquaponic feature consisting of a pond and hydroponic gardens. The pond required approximately 200 cubic yards of grading to create the shallow basin. All cut materials were removed from the site. This aquaponic feature requires a Coastal Administrative Permit and a Building permit relating to grading quantities.

c) The proposed project includes corrections an existing violation regarding this aquaponic feature. When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations.

d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170915.

4. FINDING: **SITE SUITABILITY** - The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, Cal Fire District (Fire Protection District), and Water Resources Agency. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the proposed project on the subject site conforms to the applicable plans, and that the site is suitable for the proposed development. The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

EVIDENCE:

a) The following technical reports have been prepared:

- Tree Resource Assessment (LIB180104) prepared by Maureen Hamb, Urban Forester and WCISA Certified Arborist, Santa Cruz, California, January 26, 2018.
- Preliminary Archaeological Assessment (LIB180102) prepared by Gary S. Breschini, PhD., RPA, Salinas, California, November 29, 2017.
- Geotechnical Investigation (LIB180103) prepared by Haro, Kasunich and Associates, Inc., Watsonville, California, December 20, 2017.

- Geotechnical Investigation (LIB180218) prepared by Haro, Kasunich and Associates, Inc., Watsonville, California, April 2, 2018

County staff has independently reviewed these reports and concurs with their conclusions.

b) The project planner conducted a site inspection on April 10, 2018, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.

c) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity, and is within 750 feet of known archaeological resources. An archaeological survey (LIB180102) prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. In addition, although located in an area of high sensitivity and known resources, the area of proposed development has been disturbed by previous structural and hardscape development, as well as landscaping. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 4) which requires the contractor to stop work if previously unidentified resources are discovered during construction.

d) The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on April 10, 2018, at which all persons had the opportunity to be heard, and voted 4-0 to support the project as proposed. The LUAC noted no comments were made by any neighbor or the public. The Committee commented that the proposed Seaweed Green is bright and not in harmony with the green foliage located in the vicinity of the funicular and recommended that the color be replaced with a green that better approximates the foliage found in the vicinity.

e) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170915.

f) The Property is a developed parcel. The project is proposed as a means to restore access to existing development following a catastrophic landslide during the Federally-declared Major Disaster (FEMA-4301-DR) attributed to California's severe winter storms, flooding and mudslides in January 2017. The site is constrained by existing development, conservation and scenic easements, and steep slopes. To install a new driveway or bridge would require massive grading and excavation and the construction of protective devices (retaining wall and Coastal armoring on the slope below) that would substantially alter natural landforms. None of these more traditional access restoration alternatives was deemed feasible. Unique to this property, the funicular restores access to the existing main residence

and caretaker residence while avoiding the massive grading associated with the other more traditional access restoration options.

5. FINDING: **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

EVIDENCE:

a) The proposed project would install a funicular (tram) on the ground within an existing 18.97-acre site developed with a single-family dwelling, an accessory dwelling unit, guest house, and attached and detached non-habitable accessory structures.

b) Pursuant to Section 20.44, Title 20 (Coastal Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.

c) Material and Color Finishes. The proposed colors and materials are consistent with the rural coastal residential setting in the immediate vicinity and are considered "neutral" in hue. Colors and materials are "matted", non-reflective and do not produce glare. The primary colors and materials include medium-green steel elements (rails and the two tower elements) and a concrete footing for the top landing structure, a medium-light blue for the wood elements (railing and top landing structural elements), opaque acrylic railing in-fill panels, medium grey shake roof, dark grey "Trex" composite decking connecting the terminal with the automotive parking area. The bottom landing feature is uncovered but includes a flagstone platform on grade and stairs with safety lighting on select risers connecting to the footpath. The bottom landing includes safety railing in light-medium blue with acrylic panels to match the architectural style of the upper terminal. The retaining wall features visible structural elements painted or stained a medium, muted or matte green. The blue and grey color ranges associated with the funicular complement existing residential development found on site; the green colors found on steel structural components are intended to blend into the native and non-native forestation found on site. The proposed colors and finishes would blend with the surrounding environment, are consistent with the existing residential character on site, and are consistent with other dwellings and appurtenant structures along the Big Sur coast.

d) Visual Resources. The subject property is located in an area where the Local Coastal Program requires visual public access (Section 3.2, Scenic Resources, Big Sur Coast Land Use Plan). Based on review of the project location – down slope from and on the seaward side of Highway 1, the development proposal will not interfere with visual access along Highway 1. The property is screened from Highway 1 by a wood fence approximately 4 feet high, existing tree screening and topography that slopes downward from the roadway contributes to the development being removed from the field of vision. The proposed development is consistent with Big Sur Coast Land Use

Plan Policies 3.2.1, 3.2.3.A.2, and 5.4.2.13, and will not block or interfere with public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed funicular nominally increases structural development of the approximately 19-acre site. However, the proposed funicular is a low structure with the upper terminal including a covered loading area with a maximum height of approximately 14 feet. This structure cannot be seen from Highway 1 or other critical view points along the highway; the funicular rails, tower elements, or carriage cannot be seen from Highway 1 or other critical viewing points. The retaining wall to support the existing paved driveway is along the outward bound, or seaward side, of the driveway and cannot be seen from Highway 1 or any public viewing points. This portion of the driveway, while being higher on the project site, cannot be seen from Highway 1 because there is a security fence approximately four (4) feet in height and additional screening is provided by trees and other vegetation located along the property boundary along Highway 1. Furthermore, relocating this portion of the driveway closer to Highway 1 would require a cut into slope and undetermined quantities of grading. This option was not developed as it is considered to be more impactful to the environment. The installation of a funicular and construction of a retaining wall would not be an increase in visual impacts over the existing baseline on the site or the vicinity. The aquaponic pond is located on grade while the hydroponic gardens are terraced and follow the topographic contour of the ground around the pond. This landscape feature is not visible from Highway 1. No trees were removed to create the pond and hydroponic gardens; kikuyu grass was removed while approximately 200 cubic yards of soil was removed to create the pond. The pond and hydroponic feature are compatible with the existing development of the site, are often found in estate-type development, and is not visible from Highway 1 or other public viewing areas. Removing this aquaponic feature would require importation of approximately 200 cubic yards of soil, engineering the soil and revegetation the baron ground to resist erosion. The removal and restoration efforts would also increase the traffic load on Highway 1 with trucks delivering soil, resulting in short-term negative impacts on air quality. The net increase in environmental quality is negligible and do not justify the removal of this feature. As proposed, the project would not result in any visual impacts, and the project is consistent with the applicable visual resource and public access policies of the Big Sur Coast Land Use Plan.

e) Review of Development Standards. The development standards for the WSC zoning district are identified in MCC Section 20.17.060. Required setbacks in the WSC district for detached non-habitable accessory structures are 50 feet (front), 1 foot (rear), and 6 feet on front one-half of property (sides). As proposed, the funicular exceeds all required setbacks. The proposed retaining wall would be approximately 40 feet seaward from the edge of pavement of Highway 1 and will buttress an existing driveway, along the outboard

– seaward – edge of the driveway and will not be visible from Highway 1 or any public viewing areas. Furthermore, the top of the retaining wall will not protrude above the decorative three (3) foot high rock wall defining the edges of the driveway. The pond and garden are located approximately in the center of the property and are not in proximity to any property line or conservation or scenic easement.

Corresponding maximum structure height is 15 feet for accessory structures. The proposed maximum height for the covered upper terminal gazebo is 14 feet. The maximum height for the retaining wall is eight (8) feet as measured from the base of the wall.

The allowed site coverage maximum in the WSC/40-D zoning district is 10 percent. The property consists of three parcels totaling approximately 19 acres or 827,640 square feet which would allow site coverage of 82,764 square feet; the funicular traverses two (2) parcels. As proposed, the project would result in site coverage of 10,412 square feet or 1.26 percent.

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

f) The project planner conducted a site inspection on April 10, 2018, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC, and will not adversely impact the rural coastal character or scenic/visual resources.

g) Based on the evidence described above, the proposed structures and uses are consistent with the surrounding rural coastal character (i.e., structural design features, colors, and material finishes). In addition, the proposed development would not have an impact on a public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with the rural coastal character, and assures visual integrity with existing site development and coastal character.

6. FINDING: **CEQA (Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines Section 15269(a), categorically exempts the following emergency projects from the requirements of CEQA: projects to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to the California Emergency Services Act, commencing with Section 8550 of the Government Code. The proposed project involves the installation of a funicular to replace a 130 foot-section of the driveway that slid into the ocean below following a catastrophic landslide during the Federally-declared Major Disaster (FEMA-4301-DR) attributed to California's severe winter storms, flooding and mudslides in January 2017.

b) The proposed project involves the installation of a funicular and construction of a retaining wall, and permitting an existing pond

after-the-fact. As proposed, the funicular would be located in such a way that utilizes portions of an existing, paved, serendipitous driveway for the lower terminal point of the device as well as accommodating two (2) interim supporting towers. The upper terminus is located on a level portion of the site and is in close proximity to a portion of the paved driveway. The proposed design does not intensify the use of the site and does utilize existing site development to the maximum extent feasible. The Applicant also proposes to construct a retaining wall to stabilize a failing slope supporting an existing paved driveway serving the site. Therefore, the project is consistent with the parameters of the CEQA Guidelines Section 15269 statutory exemption.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, or a hazardous waste site. The project site is located adjacent to a designated scenic highway. However, the installation of the funicular is not within view from Highway 1 or other scenic viewing points in the vicinity of the project site. The proposed retaining wall is not visible from Highway 1 or any public viewing locations in the vicinity of the project site. The pond and garden are not visible from Highway 1 or any public viewing point along Highway 1. Moreover, the proposed funicular, retaining wall and pond feature are located outside the scenic easements located on the subject parcels. Therefore, there is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in cumulative significant impacts.

d) No adverse environmental effects were identified during staff review of the development application, nor during a site inspection on April 10, 2018.

e) 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 PLN170915.

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

EVIDENCE: a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 6.1.1 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 2, Local

Coastal Program Shoreline Access Plan Central Section, in the Big Sur Coast Land Use Plan).

d) The subject property is identified as an area where the Local Coastal Program requires visual public access (Figure 2, Local Coastal Program Shoreline Access Plan Central Section, in the Big Sur Coast Land Use Plan). See Evidence e below.

e) Based on review of the project site characteristics, topography sloping seaward from Highway 1, a privacy fence, and tree screening, the site is obscured from public view. The specific project locations are not visible from any public view point and will not block or interfere with any public views. The proposed development is consistent with Big Sur Coast Land Use Plan Policies 3.2.3 and 3.2.4, and will not block public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The funicular is located outside the recorded view easements located on the subject parcels. The retaining wall is located outside the recorded view easements on the subject parcel. Furthermore, the top of the retaining wall is located at or below the top of a decorative rock wall located along the edge of the driveway and would not interfere with any views to the ocean. The design and siting of the proposed funicular and retaining wall would not increase the bulk and mass of the existing site development in an appreciable way, and would not increase the visual impacts over the existing baseline. The as-built aquaponic feature is not visible from Highway 1 or any public viewing points. As proposed, the project is consistent with applicable visual resource and public access policies in the Big Sur Coast Land Use Plan.

f) The project planner completed a site inspection on April 10, 2018, to verify that the proposed project would not impact public access. The project planner also reviewed plans and visual simulations of the proposed development to verify that the structures will not impact visual resources/access. See also Finding No. 2.

g) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170915.

8. FINDING: **DEVELOPMENT ON SLOPE –** There is no feasible alternative which better meets the objectives of the applicable land use plan, and would allow development to occur on slopes of less than 30 percent.

EVIDENCE:

a) Pursuant to MCC Chapter 20, 20.64.230.E, development on slopes better achieves the goals, policies and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives.

b) In accordance with applicable policies of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20, Parts 1 and 3), a coastal development permit is required and the authority to grant said permit has been met.

c) The project includes application for portions of a funicular to be placed on slopes exceeding 30 percent to restore access to the existing main residence and the caretaker's unit located on the lower portions of the property as a permanent solution to this emergency

situation. The existing main residence and caretaker's unit is located at the lower portions of the property; a portion of the driveway connecting these residential dwellings to Highway 1 was subject to a landslide associated with strong winter storms in 2016-2017 causing coastal bluff retreat. The resulting gap presents a difficult and precarious engineering feat that would require potentially extensive site disturbance, including a long span connecting the two segments of the driveway and large retaining walls and large quantities of fill material. Rerouting the driveway would also require substantial grading and large retaining walls, resulting in extensive site disturbance. The least impactful alternative to reestablish access to the residential dwellings is the funicular. There is no alternative access method on the subject property that better meets the goals, policies and objectives of the Monterey County General Plan and Big Sur Coast Land Use Plan to restore access to the existing main residence and caretaker unit. The proposed funicular would utilize portions of the existing driveway at the interim tower elements and lower landing, minimizing site disturbance and grading. The upper terminus is located on a level portion of the site and requires minimal disturbance to locate the structure. The backup power generator is located adjacent to the existing detached garage and does not require any grading to accommodate this apparatus. The pond is located on level ground while the garden features are located adjacent to the pond and are terraced in a negative way in response to the gradual slope below the pond.

d) The project planner conducted a site inspection on April 10, 2018, to verify the subject project minimizes development on slopes exceeding 30 percent in accordance with the applicable goals and policies of the applicable land use plan and zoning codes.

e) The topography of the parcel significantly limits available development area without encroaching into slope exceeding 30 percent. The County has reviewed the project plans and visited the site to analyze possible development alternatives. Based on site topography and existing development, the proposed project better meets the goals and objectives of the Big Sur Coast Land Use Plan. As proposed, the project adheres to required development standards.

f) The Zoning Administrator required conditions of approval and changes in the development to assure compliance with MCC Section 21.64.230.E.2 and to assure stability of the development; therefore, the following conditions have been applied: Condition Nos. 8, 11, 12, 13, 14, 15, and 16 – Winter Grading Restriction, Erosion Control Plan, Geotechnical Certification, Grading Plan, Pre, During, and Post Construction Inspections.

g) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170915.

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

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

b) California Coastal Commission: Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (State Route 1), and development that is permitted in the underlying zone as a conditional use (i.e.; development within an area of known archaeological resources).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

A. Find that the project qualifies as a Statutory Exemption pursuant to Section 15269(a) of the CEQA Guidelines, and

B. Approve a Combined Development Permit consisting of:

a. Coastal Administrative Permit and Design Approval to allow the installation of a hill-side funicular of approximately 214 lineal feet, a soldier pile retaining wall of approximately 40 lineal feet with a maximum height of approximately eight (8) feet, and an ornamental pond and associated hydroponic garden;

b. Coastal Development Permit to allow development on slopes in excess of 30 percent; and

c. Coastal Development Permit to allow the removal of one (1) 6-inch Monterey Pine tree.

In general conformance with the attached plans and subject to 16 conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of August 2018.

Jacqueline R. Onciano for
Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON AUG 3 1 2018

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE SEP 1 0 2018.

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 offices in Salinas.

Monterey County RMA Planning

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

PLN170915

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN170915) allows installation of a funicular, backup generator, retaining wall, landscape pond & hydroponic gardens, development on slopes > 30 %, and one tree removal. The property is located at 53810 & 53900 Highway 1 (Assessor's Parcel Number 420-231-004-000, 420-231-005-000, 420-231-006-000), Big Sur Coast Area Plan/Land Use Plan. 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 Coastal Development Permit (Resolution Number 18-051) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Numbers 420-231-004-000, 420-231-005-000, 420-231-006-000 on August 30, 2018. The permit was granted subject to 16 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 grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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

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

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

4. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

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. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

5. 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.

6. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: For any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the project applicant shall retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

7. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

8. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

9. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of 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.

10. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

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

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

11. 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 shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (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.

12. 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 Report. (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.

13. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Evaluation prepared by Haro, Kasunich, and Associates, Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also 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.

14. 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. This inspection requirement shall be noted on the Erosion Control Plan. (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.

15. 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. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

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

16. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

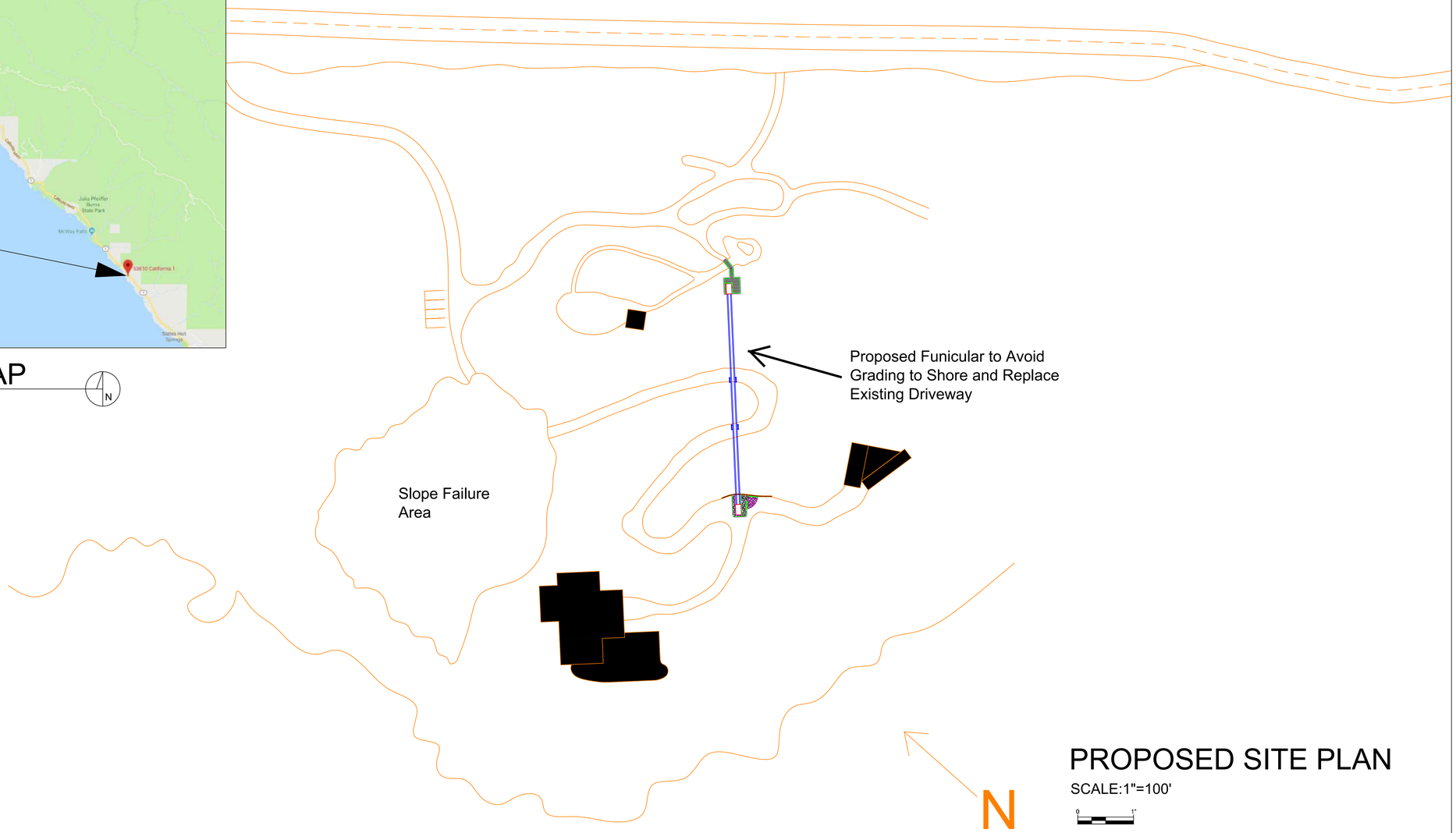
Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (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.

SITE LOCATION MAP

NO SCALE

N



PROPOSED SITE PLAN

SCALE:1"=100'

0 1"

NOTES:

THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFOR-MATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.

DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

WHERE DATA DIFFERS, PARENTHESES DENOTE RECORD DATA.

SUFFICIENT BOUNDARY TIES WERE MADE TO GRAPHICALLY SHOW EXISTING FEATURES; A COMPLETE BOUNDARY SURVEY WAS NOT DONE AT THIS TIME.

2009077254*: MONTEREY COUNTY DOCUMENT DESCRIBING EASEMENT FOR SECOND ACCESS ROAD FROM HIGHWAY 1

2009077255*: MONTEREY COUNTY DOCUMENT DESCRIBING EASEMENT FOR BUILDING ENCROACHMENT

THIS MAP IS A COMPOSITE OF SEVERAL MAPS PROVIDED BY CLIENT; FEATURES TAKEN FROM THOSE MAPS WERE NOT FIELD CHECKED FOR THIS SURVEY.

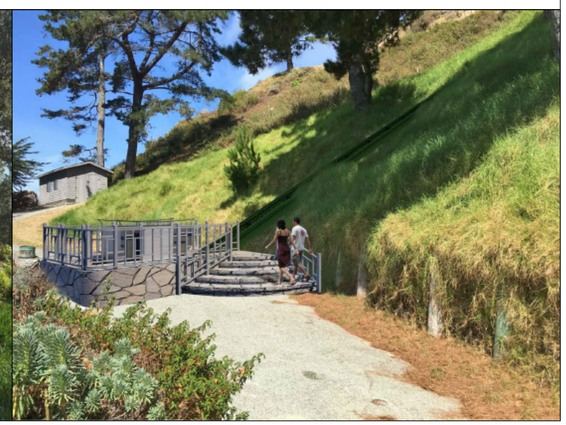
PG&E POLE LINE EASEMENT (BK. 1454 PG. 163) NOT PLOTTABLE.

SHEET INDEX

A000 -	COVER PAGE
A101 -	PROPOSED SITE PLAN
A401 -	UPPER LANDING
A402 -	LOWER LANDING
A601 -	MATERIALS
C-01 -	COVER SHEET
C-02 -	EXISTING SITE PLAN
C-03 -	PROPOSED SITE PLAN
C-04 -	GRADING AND DRAINAGE PLAN
C-05 -	PROFILE
C-06 -	EROSION CONTROL PLAN
C-07 -	FUEL MANAGEMENT PLAN
C-08 -	EMERGENCY ACCESS PLAN
C-09 -	CONSTRUCTION MANAGEMENT PLAN

PROJECT DATA

- Parcel Size: 10 Acres (-004) and 6.5 acres (-006)
- General Plan Land Use Designation:
  Watershed and Scenic Conservation
- Zoning Designation:[WSC/40-D(CZ) or
  Watershed and Scenic Conservation,
  40 acre minimum with a Design Control
  Overlay in the Coastal Zone
- Lot Coverage: Allowed: 10%;
  Existing: 1322 sqft (-004); 4825 sqft (-006)
  Proposed: 1579 sqft (-004); 5050 sqft (-006)
- Tree Removal; ONE 6" Pine
- Parking counts: Required:3; Proposed:3.



DESIGN

THE SCENIC ROUTE
13516 DESMOND STREET
PACOIMA, CA 91331
T. 818.896.6006

PROJECT

BIEN SUR FUNICULAR
53810 CA 1
BIG SUR, CA 93920

MARK	DATE	ISSUE
-	2-22-2018	FIRST ISSUE
	3-5-2018	SECOND ISSUE

0 1"

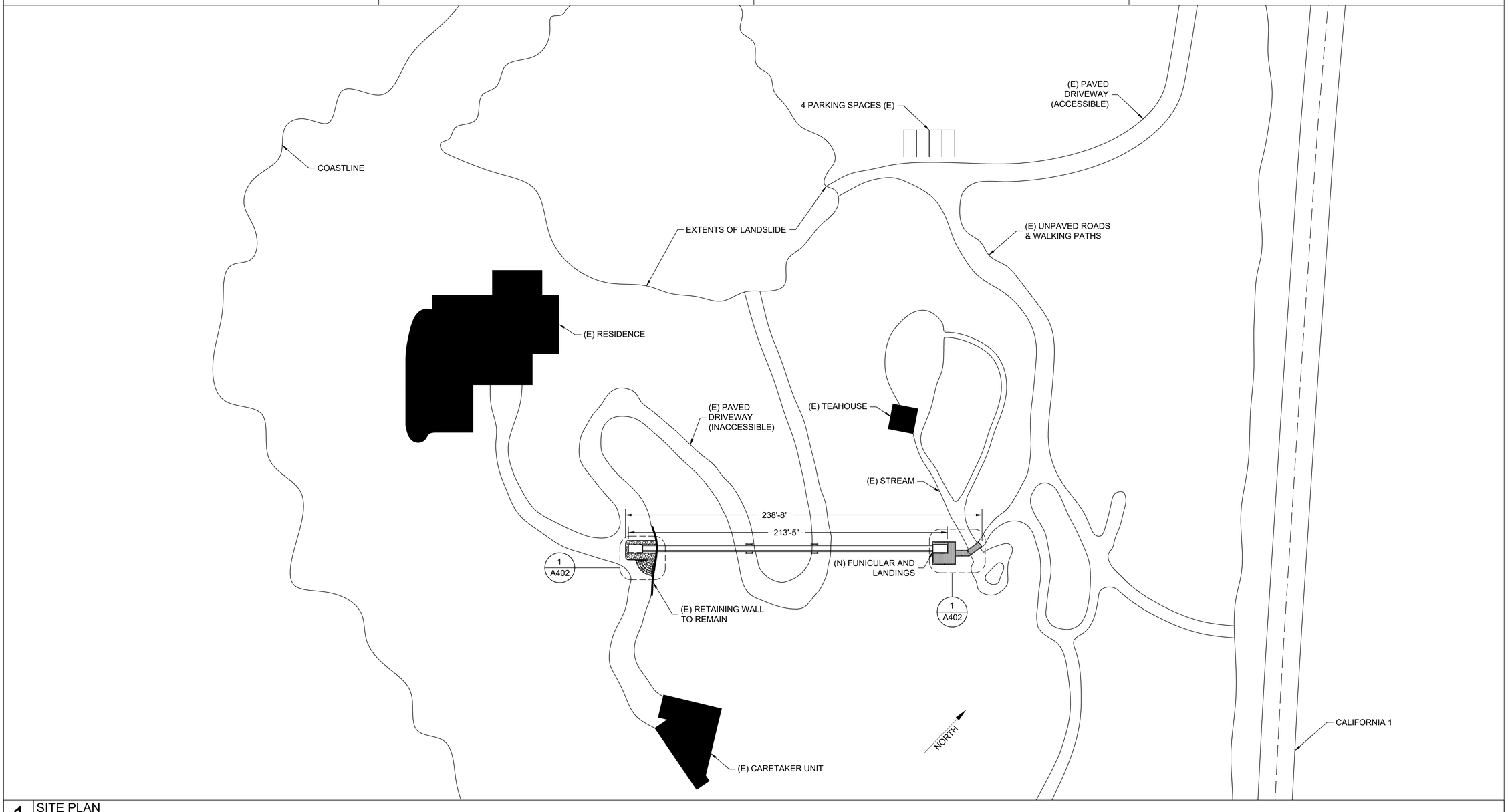
SHEET TITLE

COVERPAGE

SHEET NUMBER

A000

SCALE: SCALE



1 SITE PLAN

SCALE: 1/16" = 1'-0"

DESIGN

The Scenic Route, INC.

THE SCENIC ROUTE

13516 DESMOND STREET
PACOIMA, CA 91331
T. 818.896.6006

PROJECT

BIEN SUR FUNICULAR
53810 CA 1
BIG SUR, CA 93920

MARK	DATE	ISSUE
-	11/20/2017	FIRST ISSUE

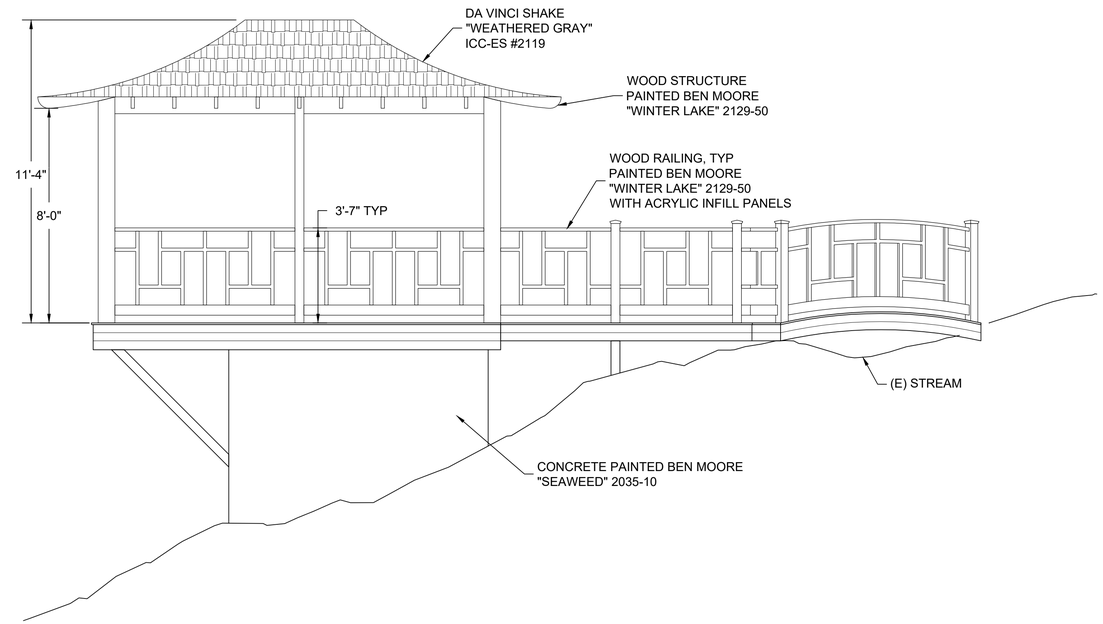
0 1"

SHEET TITLE

SITE PLAN

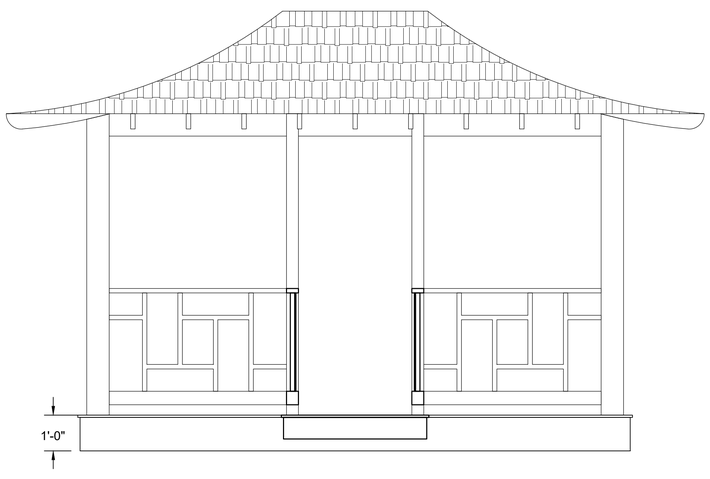
SHEET NUMBER

A101



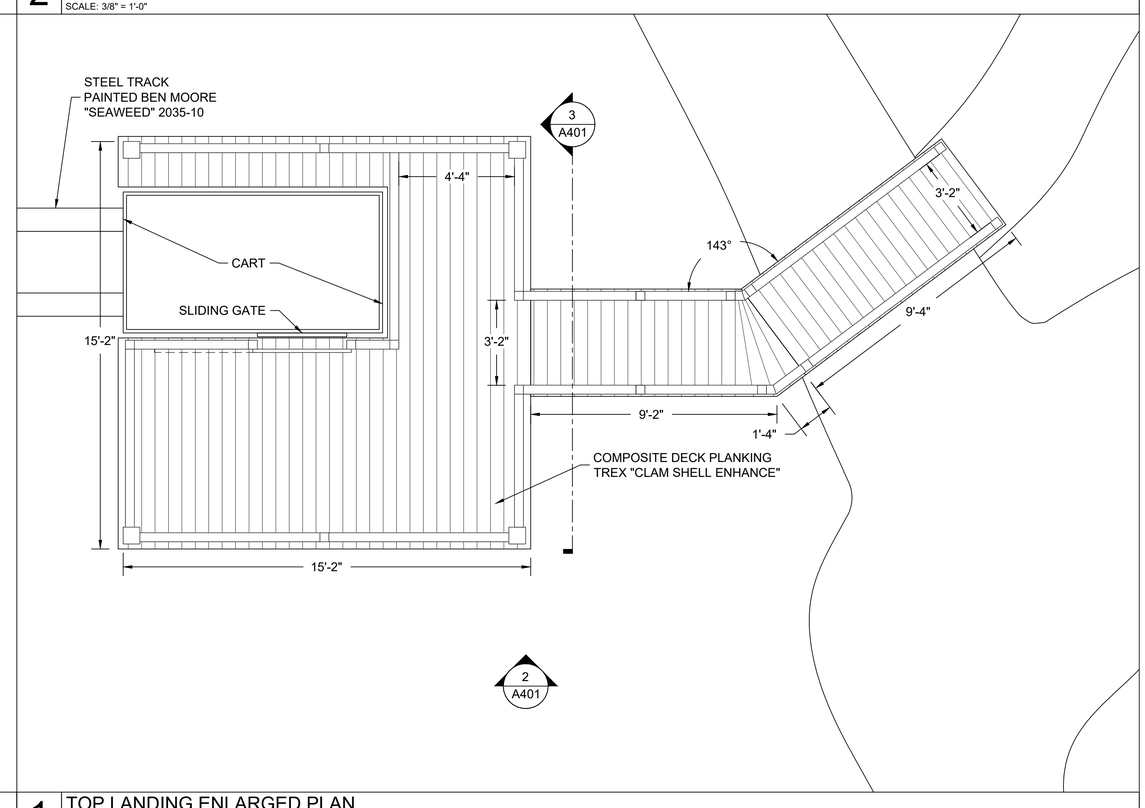
2 TOP LANDING ELEVATION

SCALE: 3/8" = 1'-0"



3 TOP LANDING ELEVATION

SCALE: 1/2" = 1'-0"



1 TOP LANDING ENLARGED PLAN

SCALE: 3/8" = 1'-0"

DESIGN

The Scenic Route, inc.

THE SCENIC ROUTE
13516 DESMOND STREET
PACOIMA, CA 91331
T. 818.896.6006

PROJECT

BIEN SUR FUNICULAR
53810 CA 1
BIG SUR, CA 93920

MARK	DATE	ISSUE
-	11/20/2017	FIRST ISSUE

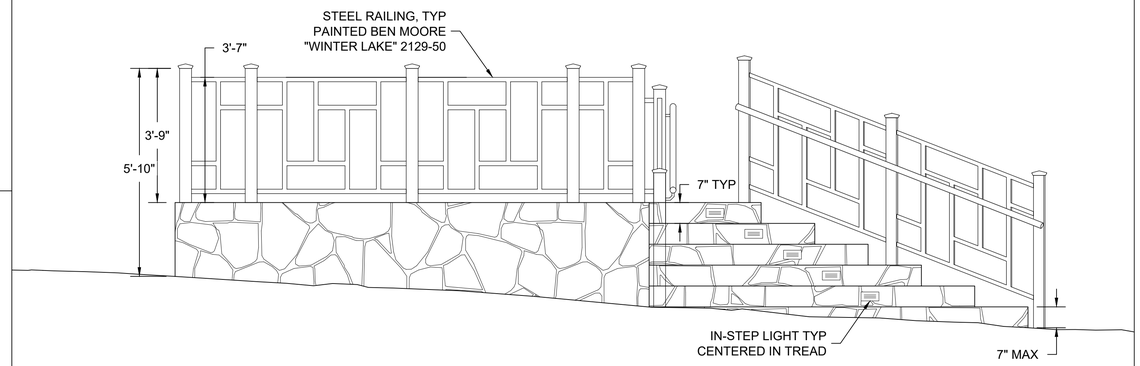
0 1"

SHEET TITLE

ENLARGED TOP LANDING

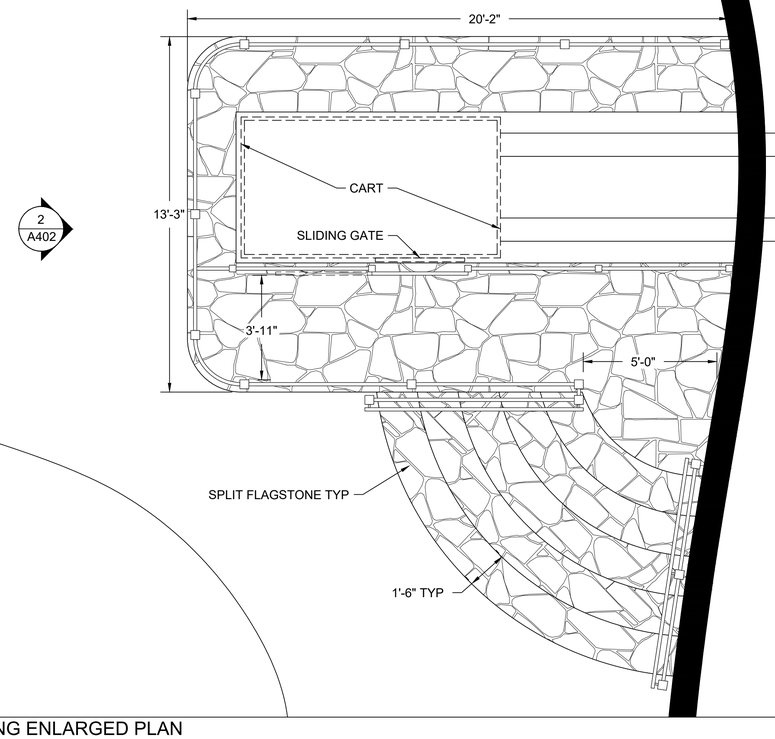
SHEET NUMBER

A401



2 BOTTOM LANDING ELEVATION

SCALE: 1/2" = 1'-0"



1 BOTTOM LANDING ENLARGED PLAN

SCALE: 3/8" = 1'-0"

DESIGN

THE SCENIC ROUTE
13516 DESMOND STREET
PACOIMA, CA 91331
T. 818.896.6006

PROJECT

BIEN SUR FUNICULAR
53810 CA 1
BIG SUR, CA 93920

MARK	DATE	ISSUE
-	11/20/2017	FIRST ISSUE

0 1"

SHEET TITLE

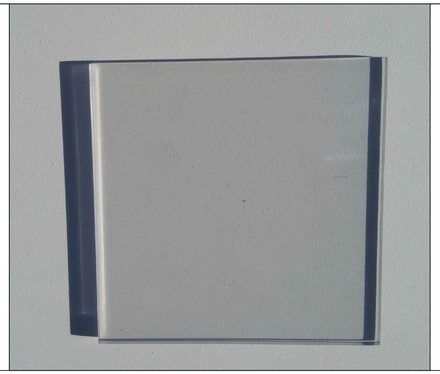
ENLARGED
BOTTOM LANDING

SHEET NUMBER

A402

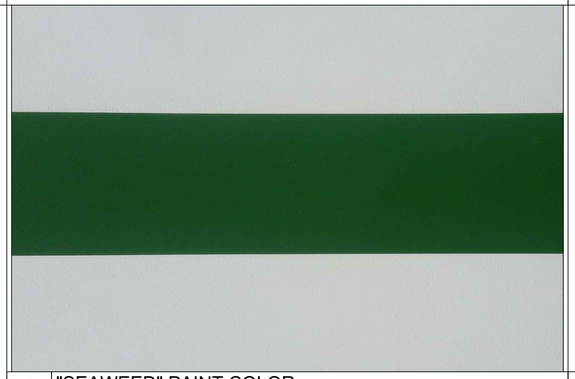
4 SPLIT FLAGSTONE

SCALE: NTS



3 CLEAR ACRYLIC

SCALE: NTS

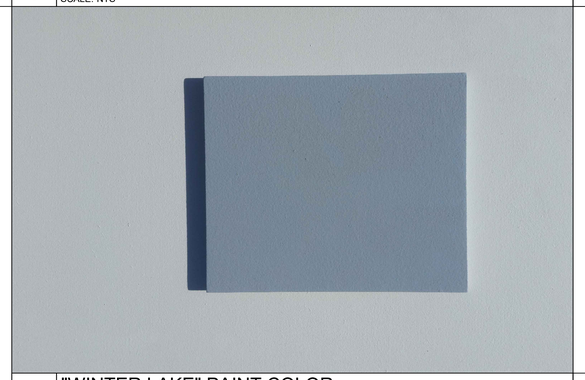


6 "SEAWEED" PAINT COLOR

SCALE: NTS

2 DA VINCI SHAKE

SCALE: NTS



5 "WINTER LAKE" PAINT COLOR

SCALE: NTS

1 TREX COMPOSITE DECKING

SCALE: NTS

DESIGN

The Scenic Route, inc.

THE SCENIC ROUTE

13516 DESMOND STREET
PACOIMA, CA 91331
T. 818.896.6006

PROJECT

BIEN SUR FUNICULAR
53810 CA 1
BIG SUR, CA 93920

DATE	ISSUE
11/20/2017	FIRST ISSUE

0 1"

SHEET TITLE

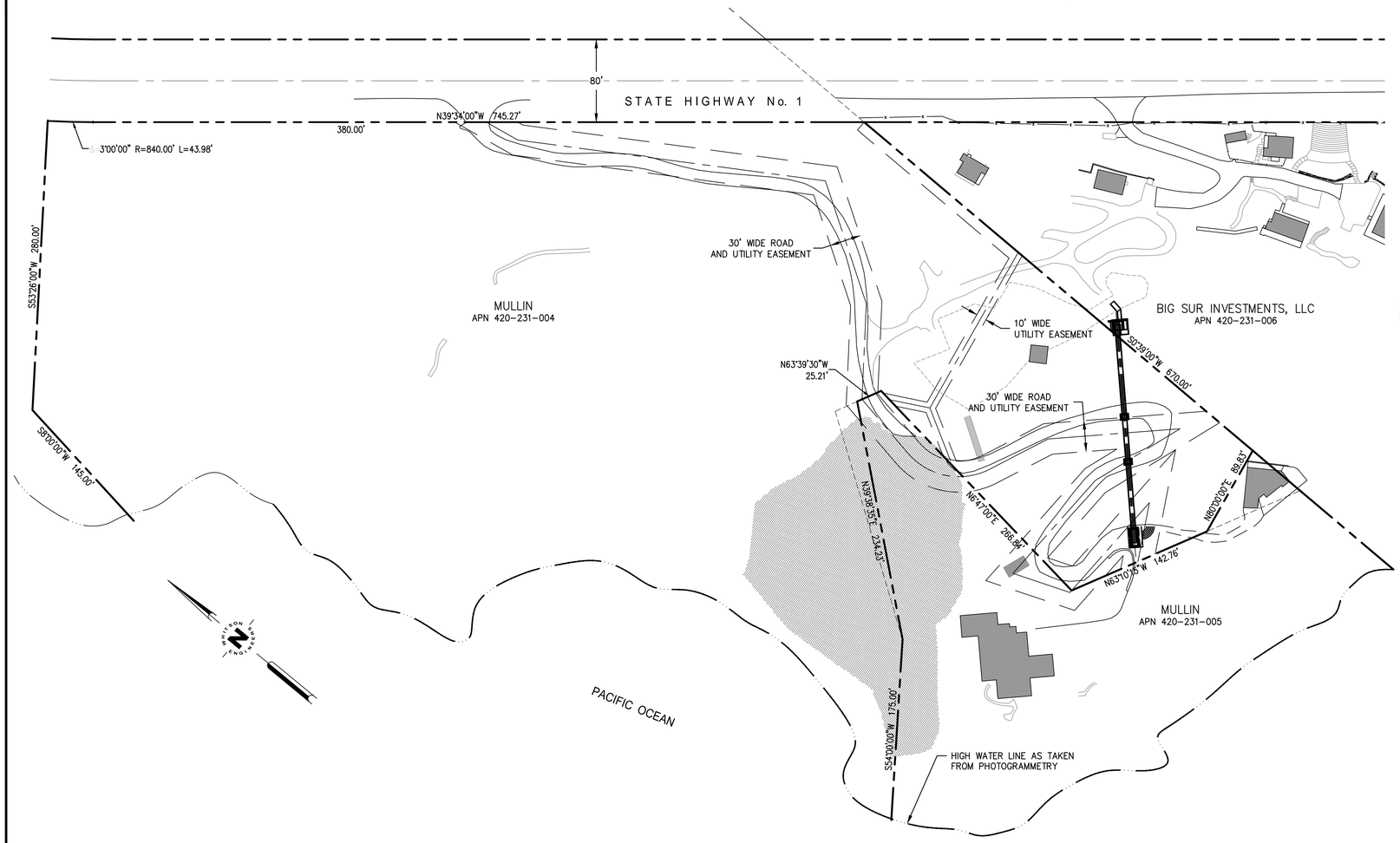
FINISH SCHEDULE

SHEET NUMBER

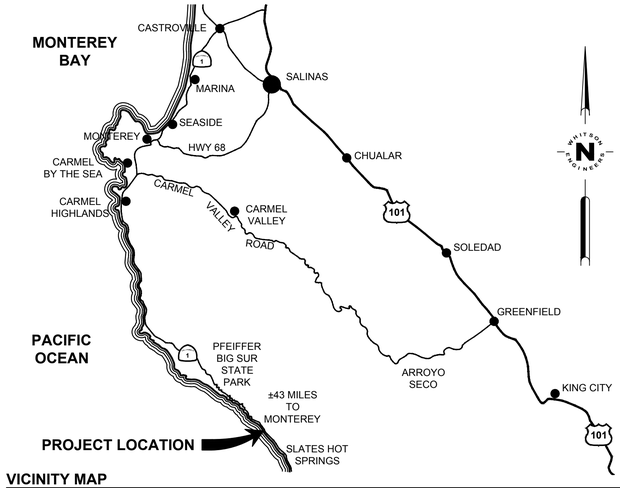
A601

HILL HIKER - BIG SUR

53810 HIGHWAY ONE, BIG SUR, CA 93920



OVERALL SITE MAP
SCALE: 1" = 60'



VICINITY MAP
SCALE: 1" = 40,000'

PROJECT DATA

APN: 420-231-004, 005, 006
53810 HWY 1
BIG SUR, CA 93920

ZONING: WSC/40-D(CZ)

APPLICANT/OWNERS REP.

PETER MULLIN
53810 HIGHWAY ONE
BIG SUR, CA 93920

CONTACT: PETER MULLIN
TEL: (831) 667-2858

CIVIL ENGINEER/SURVEYOR

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

CONTACT: RICH WEBER
TEL. (831) 649-5225

GEOTECHNICAL ENGINEER

HARO KASUNICH
116 EAST LAKE AVENUE
WATSONVILLE, CA 95076

CONTACT: JOHN KASUNICH
TEL: (831) 247-5466

GRADING AND DRAINAGE NOTES

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
   GEOTECHNICAL EVALUATION OF 2017 WINTER STORM DAMAGE
   ANALYSIS OF NEW ALTERNATIVE ACCESS TO RESIDENCE
   BY: HARO, KASUNICH AND ASSOCIATES, INC., DATED: 20 DECEMBER 2017, PROJECT NO.: M6365
2. ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
4. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
5. ESTIMATED EARTHWORK VOLUMES: CUT = 172 CY, FILL = 0 CY, EXPORT = 172 CY. THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY AND OVER-EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATES. DEMOLITION OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE ALSO NOT INCLUDED IN ABOVE ESTIMATES. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.
6. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-2922.
7. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
8. CUT/FILL SLOPES SHALL BE NO STEEPER THAN ONE HORIZONTAL TO ONE VERTICAL (1H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
9. THE BOTTOMS OF KEYWAYS, BENCHES, AND SURFACES TO RECEIVE FILLS SHALL BE SCARIFIED AS DIRECTED BY THE GEOTECHNICAL ENGINEER, MOISTURE CONDITIONED, AND RECOMPACTED TO AT LEAST 90% OF MAXIMUM DRY DENSITY. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
10. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER
11. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.

GENERAL NOTES

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. THE PROJECT PLANS AND SPECIFICATIONS
   B. THE 2016 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH COUNTY OF MONTEREY ADOPTED AMENDMENTS
   C. THE MAY, 2010 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
   D. THE MAY, 2010 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
   E. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL-OSHA)
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443-3050.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5. INTENTION OF GRADING: CONSTRUCTION OF HILL HIKER HILLSIDE ELEVATOR LIFT SYSTEM FOR PROPERTY ACCESSIBILITY.
6. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. THE UTILITIES SHOWN ON THIS PLAN ARE A COMPILATION OF A FIELD SURVEYING INFORMATION AND RECORD DRAWING SEARCH. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SUBSEQUENTLY EFFECTED FACILITIES. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
7. TOPOGRAPHY WAS PREPARED BY WHITSON ENGINEERS
8. LOCAL BENCHMARK: ALUMINIUM PIPE WITH CAP, POINT# 210 AS SHOWN ON SHEET C-02
   ASSUMED ELEVATION: 175.59'
9. PROJECT IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
10. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY (RMA - PLANNING).
11. ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
12. AREA OF DISTURBANCE: 2,074 SQ.FT. (0.047 AC)

LEGEND

ELEV	ELEVATION
GR	GRATE
H.B.	HOSEBIB
INV	INVERT
SD	STORM DRAIN
S.S.D.	SEE STRUCTURAL DRAWINGS
TF	TOP OF FOOTING
TP	TOP OF PLATFORM
TW	TOP OF WALL
(TYP)	TYPICAL
△ 200	CONTROL POINT
x123.45	SPOT ELEVATION
	EP
	RETAINING WALL
	STORM DRAIN
	EARTHEN BERM

SHEET INDEX

C-01	COVER SHEET
C-02	EXISTING SITE PLAN
C-03	PROPOSED SITE PLAN
C-04	GRADING & DRAINAGE PLAN
C-05	PROFILE
C-06	EROSION CONTROL PLAN
C-07	CONSTRUCTION MANAGEMENT PLAN
C-08	EMERGENCY ACCESS PLAN

SPECIAL TESTS AND INSPECTION SCHEDULE

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

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

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

NO.	BY:	DATE:	DESCRIPTION:

REVISIONS:

DATE: 3/05/18
SCALE: AS SHOWN
ENGR.
JOB NO.: 3738

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

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

HILL HIKER - BIG SUR
MONTEREY COUNTY CALIFORNIA
53810 HIGHWAY ON, BIG SUR, CA

COVER SHEET
IMPROVEMENT PLANS

SHEET C-01 OF 8

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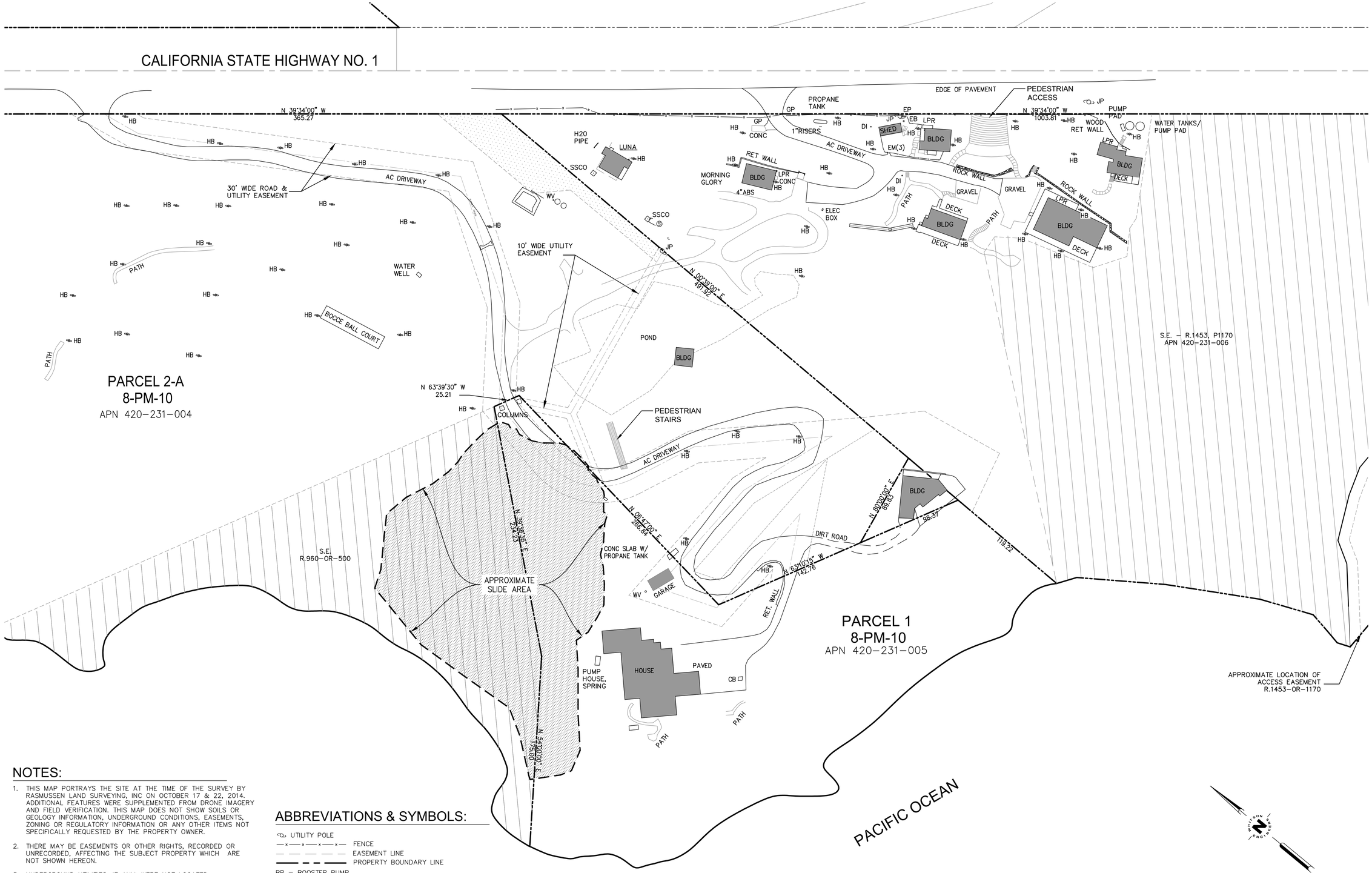

NOTES:

1. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY BY RASMUSSEN LAND SURVEYING, INC ON OCTOBER 17 & 22, 2014. ADDITIONAL FEATURES WERE SUPPLEMENTED FROM DRONE IMAGERY AND FIELD VERIFICATION. THIS MAP DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
2. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
3. UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.
4. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
5. WHERE DATA DIFFERS, PARENTHESES DENOTE RECORD DATA.
6. SUFFICIENT BOUNDARY TIES WERE MADE TO GRAPHICALLY SHOW EXISTING FEATURES; A COMPLETE BOUNDARY SURVEY WAS NOT DONE AT THIS TIME.

ABBREVIATIONS & SYMBOLS:

UTILITY POLE
—x—x—x—x— FENCE
EASEMENT LINE
PROPERTY BOUNDARY LINE

BP = BOOSTER PUMP
CB = CATCH BASIN
CMP = CORRUGATED METAL PIPE
DI = DRAIN INLET
EB = ELECTRIC BOX
EM = ELECTRIC METER
EP = ELECTRIC PANEL
GP = GATE POST
H.B. = HOSEBIB
LPR = 1" LP RISER
WPT = WATER PRESSURE TANK
WV = WATER VALVE

EXISTING SITE PLAN

SCALE: 1"=40'

STRUCTURE COVERAGE

APN 420-231-004	1,322 S.F.
APN 420-231-005	4,265 S.F.
APN 420-231-006	4,825 S.F.

40 0 40 80 120 Feet
SCALE: 1" = 40'

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:

DATE: 3/05/18
SCALE: AS SHOWN
ENGR: RPW
JOB NO.: 3738

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

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

HILL HIKER - BIG SUR
MONTEREY COUNTY CALIFORNIA
EXISTING SITE PLAN
IMPROVEMENT PLANS
53810 HIGHWAY ONE, BIG SUR, CA

SHEET C-02 OF 8

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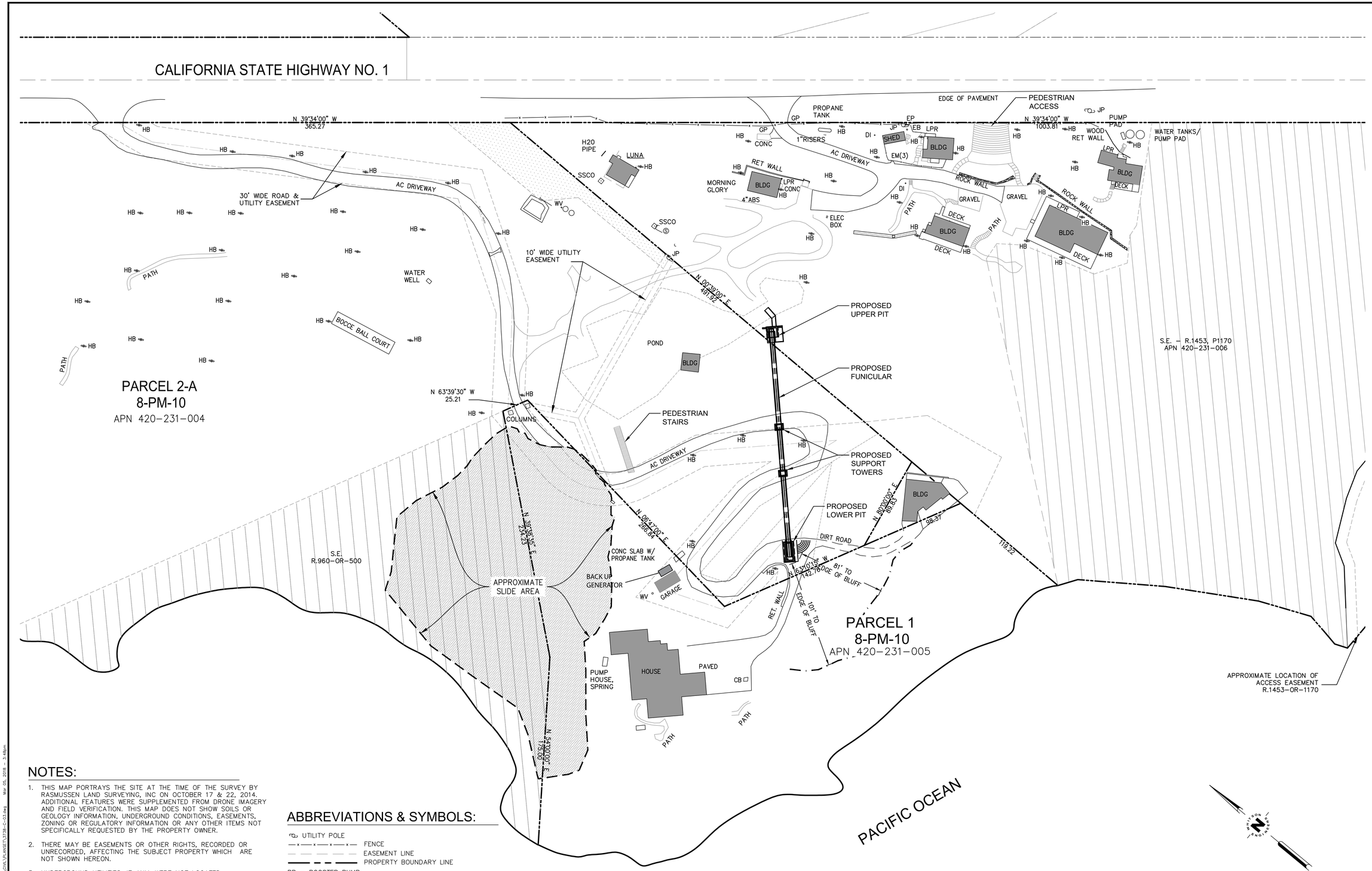

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FENCE
EASEMENT LINE
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WPT = WATER PRESSURE TANK
WV = WATER VALVE

PROPOSED SITE PLAN

SCALE: 1"=40'

STRUCTURE COVERAGE

	EXISTING	PROPOSED	TOTAL
APN 420-231-004	1,322 S.F.	257 S.F.	1,579 S.F.
APN 420-231-005	4,265 S.F		4,265 S.F.
APN 420-231-006	4,825 S.F.	225 S.F.	5,050 S.F.

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:

DATE: 3/05/18
SCALE: AS SHOWN
ENGR: RPW
JOB NO.: 3738

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

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CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

HILL HIKER - BIG SUR
MONTEREY COUNTY CALIFORNIA
PROPOSED SITE PLAN
IMPROVEMENT PLANS
53810 HIGHWAY ONE, BIG SUR, CA

SHEET C-03 OF 8

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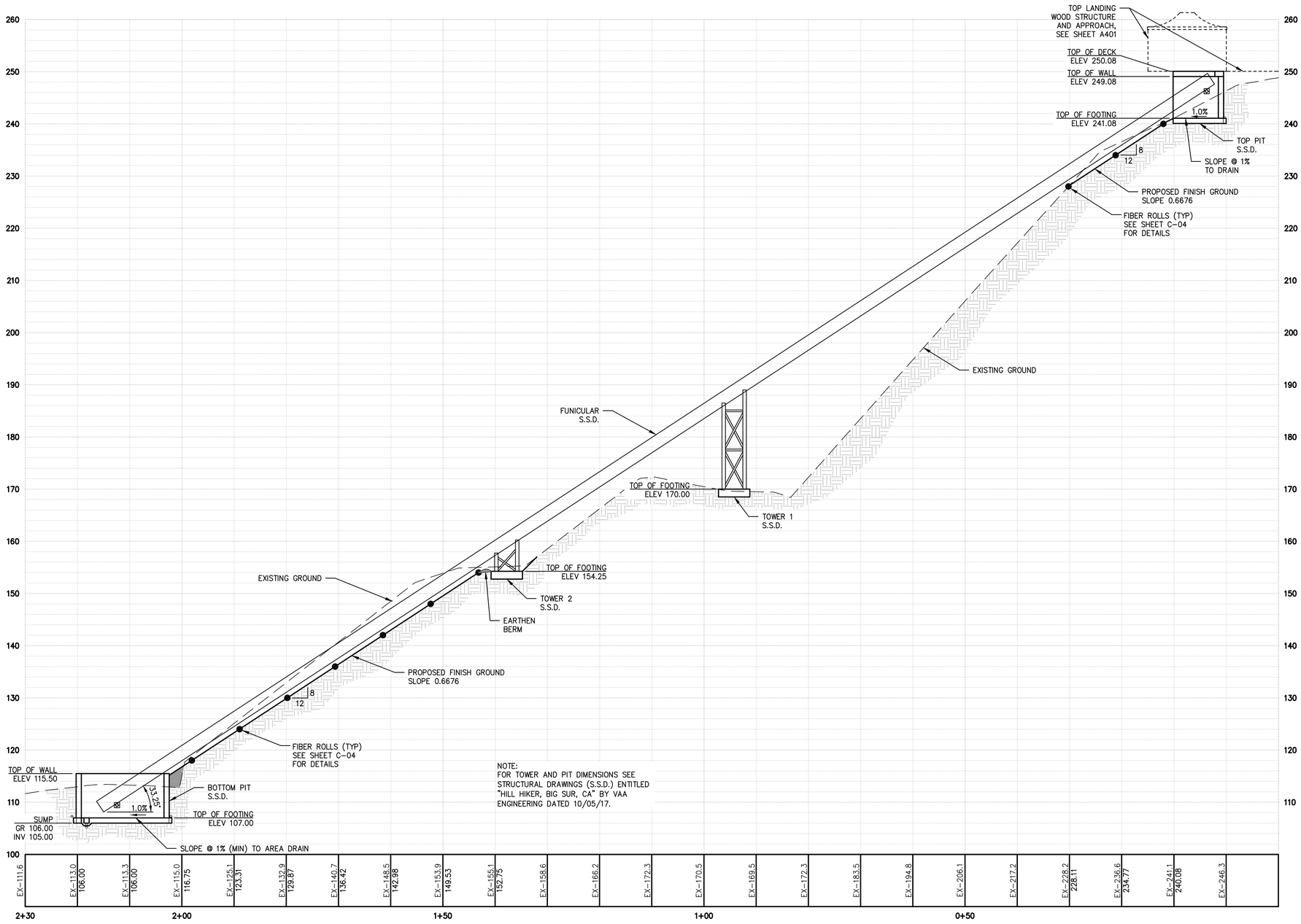

NOTE:
FOR TOWER AND PIT DIMENSIONS SEE STRUCTURAL DRAWINGS (S.S.D.) ENTITLED "HILL HIKER, BIG SUR, CA" BY VAA ENGINEERING DATED 10/05/17.

PROFILE VIEW

HORIZ: 1"=10' / VERT: 1"=10'

10 0 10 20 30 Feet

SCALE: 1" = 10'

Know what's below. Call before you dig.

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:
1			

DATE: 3/05/18
SCALE: 1"=10'
ENGR: RW
JOB NO.: 3738

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 52219
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HILL HIKER - BIG SUR
MONTEREY COUNTY CALIFORNIA

PROFILE
IMPROVEMENT PLANS

53810 HIGHWAY ONE, BIG SUR, CA

SHEET
C-05
OF 8

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