

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

COASTLANDS MUTUAL WATER CO & VARIOUS OWNERS (PLN250306) RESOLUTION NO. ----

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Sections 15301 and 15303; and
- 2) Approving a Combined Development Permit consisting of:
 - Design Approval to allow the construction of approximately 180 linear feet of two Hilfiker retaining walls;
 - Coastal Administrative Permit for development on slopes in excess of 30%;
 - Coastal Development Permit for development within 750 feet of known Archaeological Resources; and
 - Coastal Development Permit for development within 100 feet of ESHA.

[PLN250306, 48216 & 48228 Highway 1, Big Sur, Big Sur Coastal Land Use Plan (APN's: 420-171-029-000, 420-171-030-000, 420-171-037-000, 420-171-038-000 & 420-171-039-000)]

The COASTLANDS MUTUAL WATER CO & VARIOUS OWNERS application (PLN250306) came on for a public hearing before the County of Monterey Zoning Administrator on June 11, 2026. 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

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 (General Plan);
 - Big Sur Coastal Land Use Plan (BSC LUP);
 - Big Sur Coastal Implementation Plan (Part 3); and
 - Monterey County Zoning Ordinance (Title 20).

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

- b) Project Scoping. The proposed project includes the construction of approximately 180 total linear feet of two Hilfiker retaining walls to repair an existing access road for the neighboring residential properties in a Coastlands Mutual Water Company easement. The development includes 247.5 linear feet of development on slopes in excess of 30%, within 750 feet of known Archaeological Resources and within 100 feet of environmentally sensitive habitat areas (ESHA). The project will consist of approximately 132 linear feet of hilfiker retaining wall for the upper wall resulting in 1,200 square feet of ground disturbance and approximately 48 linear feet for the lower wall resulting in 500 square feet of ground disturbance. The project includes grading of 251 cubic yards of cut and fill with a total of 1,700 square feet of grading disturbance area to occur, as well as 2,200 square feet of total area disturbance.
- c) Allowed Use. The property is located along 48216 & 48228 Highway 1 in Big Sur (Assessor's Parcel Number: 420-171-029-000, 420-171-030-000, 420-171-037-000, 420-171-038-000 & 420-171-039-000). The subject parcel is zoned Rural Density Residential with 40 acres per unit and a Design Control Overlay in the Coastal Zone, or "RDR/40-D(CZ)", which allows accessory structures to the principal residential use of the property in the district, including maintenance to access. The proposed project includes the construction of approximately 180 total linear feet of two Hilfiker retaining walls to repair an existing access road for the neighboring residential properties in a Coastlands Mutual Water Company easement. The development includes 247.5 linear feet of development on slopes in excess of 30%, within 750 feet of known Archaeological Resources and within 100 feet of environmentally sensitive habitat areas (ESHA) (see evidence below). As further illustrated below, the project development requires a Design Approval as required by Title 20 section 20.44.020. Therefore, the proposed project is an allowed use.
- d) Lot Legality. The subject properties (approximately 10 acres total), APN: 420-171-029-000, 420-171-030-000, 420-171-037-000, 420-171-038-000 & 420-171-039-000, are identified "Parcels 24-27 and 34-36" on sheet 4 of Coast Lands Tract No. 1 Cities & Towns Map (Volume 3, Page 46), recorded October 3, 1927. Therefore, the County recognizes this lot as a legal lot of record.
- e) Design and Visual Resources. Pursuant to Title 20 Chapter 20.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Consistent with Big Sur LUP Policy 3.2.4.3 and Chapter 20.44, the project includes colors and materials that are subordinate and help blend the development with the surrounding environment and will blend in with the existing road to not be visible to neighboring

residences. The project includes the construction of approximately 180 linear feet total of two Hilfiker retaining walls, which is made of the uniform graded native stone in earthy tones that will be below ground, as well as installation of silt fencing and straw wattles around the western sloped development perimeter. Therefore, granting of the Design Approval can be met in this case.

The project does not include any tree removal, and therefore, the proposed development will not detract from undeveloped ridgelines, skylines, or shorelines (LUP Policy 3.2.4.1). Although the project site is located on the ocean side of Highway 1, it is not within the critical viewshed and therefore will not be visible from any public access points and viewshed. Therefore, as designed and sited, the proposed development assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity.

- f) Development Standards. As proposed, the project meets all required development standards established in Title 20 section 20.16.060. Site development standards apply to enclosed spaces and structures. Title 20 section 20.06.1200 defines a structure as anything constructed the use of which requires location on or attached to something having location on the ground, excluding fences under 6 feet in height. The proposed Hilfiker retaining walls will not exceed 5 feet and 11 inches tall. Fences under 6 feet in height are not required to meet setbacks and do not count towards lot coverage for floor area ratio. The total 179.22 linear feet of retaining wall consist of 131.27 linear feet for the upper wall, and 47.95 linear feet for the lower wall.
- g) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity and within 750 feet of a known archaeological resource. In accordance with BSC CIP section 20.145.120, any new development being proposed within high sensitivity zones, or within 750 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB260059), no evidence of significant resources has been identified on the project parcel, but the report confirms that there are resources nearby, within 750 feet of the subject property. Therefore, a Coastal Administrative Permit is applied in such case. In addition, the standard condition of approval (Condition No. 3) has been incorporated into this project which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- h) Environmentally Sensitive Habitat (ESHA). The project includes a Coastal Development Permit to allow development within 100 feet of ESHA. Policies in Chapter 3.3 of the Big Sur Coast LUP are directed at maintaining, protecting, and, where possible, enhancing sensitive habitats. As designed and conditioned, the project does not impact any environmentally sensitive habitat in accordance with the applicable goals and policies of the Big Sur Coast Land Use Plan and Monterey County Code. The project includes a Coastal Development Permit to

allow development within 100 feet of ESHA. See Finding No. 4 and supporting evidence.

- i) Geological Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB260061), this site is suitable for the residential use this project proposes; there are no geological or seismic hazards that would preclude this property from being developed. See Finding 2, evidence “c”.
- j) Development on slopes in excess of 30%. Monterey County Geographic Informational Systems (GIS) identifies the subject property containing slopes in excess of 30%. Big Sur Coast CIP section 20.145.140.A.4.a and Title 20 section 20.64.230.E, states that development on slopes that exceed 30% is prohibited unless there is no feasible alternative that would allow development to occur on slopes less than 30%, or the proposed development better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable land use plan than other development alternatives. Title 20 section 20.64.230.C states a Coastal Development Permit is required except if the development is an addition to an existing structure or man-made slopes provided it does not exceed 120 square feet of the sloped area. In this case, the location of the proposed development of approximately 250 linear feet of the silt fencing is on slopes in excess of 30% in which there is not alternative feasible option. While the entire silt fencing is on slopes, only the wooden stakes would be impacting the slopes.

The road repair and development of retaining walls must remain within the Coastlands Water Company easement that exists on these properties for the road to maintain the same footprint, and preventing further development on slopes. The road where the proposed development is to occur is located on the existing flattened portion for the repair of an existing access road along the property lines of each parcel. The proposed development on slopes is in support of the retaining wall to prevent erosion and stabilize the slope directly downstream of the hilfiker retaining wall. Placing the silt fencing in a different location defeats the purpose of the required need for such development. The silt fencing include approximately 25 wooden stakes of one square foot to a depth of one foot into the slope. Therefore, the resulting development would be less than 120 square feet and meets the exception to grant a Coastal Administrative Permit in this case.

- k) Public Access. As proposed and conditioned, the development is consistent with the applicable Public Access policies of the BSC CIP. See Finding No. 6 and supporting evidence.
- l) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Big Sur Advisory Committee (LUAC) for review because it does not involve a public hearing a Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance as outlined in the LUAC Guidelines Board Resolution No. 08-338.

- m) The project planner conducted a site inspection on May 19, 2026, to verify that the proposed project on the subject parcel conforms to the applicable plans and Monterey County Code
- n) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250306.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Big Sur Volunteer Fire Brigade. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to archaeological resources, biological resources, and soils. The following reports have been prepared:
 - “Phase I Archaeological Assessment” (County of Monterey Library No. LIB260059) prepared by Susan Morley, Marina, CA, February 2026.
 - “Biological Assessment” (County of Monterey Library No. LIB260060) prepared by Fred Ballerini, Pacific Grove, CA, January 2026.
 - “Geotechnical & Geohazards Report” (County of Monterey Library No. LIB260061) prepared by Larence Grice, Salinas, CA, October 2025.

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 independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.

- c) Geological Hazards. According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to NC CIP section 20.145.080.A.1.b.3, a Geotechnical and Geological Hazards Report (County of Monterey Library No. LIB260061) was prepared to address the property’s known geological hazards. Per the geologist’s research, site reconnaissance, review of previous subsurface data, and review of stereo aerial photography and LiDAR imagery, there was no evidence indicative of active faults at or immediately adjacent to the road repair footprint areas. The report states the nearest fault line is the San Gregario Fault, located 4 miles northeast of the site, while a second subsidiary trace of the fault is approximately 240 feet northeast of the proposed retaining wall. In accordance with this policy, the proposed development has been sited greater than 50 feet from the identified fault trace. Additionally, the project site did not reveal any surface features, including a fault rupture that has occurred at the site. The proposed repair to the existing residential road does not

reveal any strain, which would be attributable to subsurface, lateral or vertical displacement, resulting from a fault slip. Therefore, surface rupture from fault activity across the site is considered improbable. Further, the project site is underlain by relatively strong soils and bedrock at a shallow depth. These materials are considered resistant to collateral spreading and as such, surface rupture from lateral spreading is considered improbable. According to the prepared Geotechnical and Geologic Hazards Report (County of Monterey Library No. LIB260061), this site is suitable for the residential use this project proposes, and there are no geological or seismic hazards that would preclude this property from being developed. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.D.

- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250306.

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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Big Sur Volunteer Fire Brigade. 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 facilities will be provided. Potable water to serve the development will be served by Coastlands Mutual Water Co. The parcel will also continue to be served by their individual Onsite Wastewater Treatment Systems (OWTS’). This water will not be used for this project, as it is strictly reserved for separate residential use as potable water. No waste will be generated from the project. As no permanent facilities or structures are included within this project, rented portable toilets will be provided for workers. As proposed, the proposed use will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. The project would not require intensification of services already provided.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250306.

4. FINDING: DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA) - The subject project avoids or minimizes impact on environmentally sensitive habitat areas in

accordance with the applicable goals and policies of the Big Sur Coast LUP, Coastal Implementation Plan, and applicable zoning codes.

- a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Big Sur Coast Land Use Plan (LUP), Coastal Implementation Plan, Part 3, and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
- b) Pursuant to Big Sur Coastal Implementation Plan section 20.145.040, a Biological Report is required for all proposed development that is sited or may be sited within 100 feet of ESHA, and/or has the potential to negatively impact the long-term maintenance of the habitat. Therefore, a biological report was prepared in accordance with this policy (County of Monterey Library No. LIB260060).
- c) The project biologist surveyed the subject parcel twice within the past six months to provide a Biological Assessment and a Spring Survey to determine project-related impacts to biological resources as a result of construction. As indicated in the project plans and County of Monterey GIS records, the area of construction is sited within 100-feet of ESHA, specifically the Redwood Forest Habitat, as well as the California Red-Legged Frog critical habitat. The consultant also identified many avian species that have the potential to occur near the proposed development. According to Big Sur Coastal Implementation Plan (CIP) section 20.145.040.B.4, projects within 100-feet of ESHA shall be prohibited, unless determined through a Biological report, to not negatively impact the habitat's long-term maintenance through siting, location, bulk, size, design, grading vegetation removal, and/or other methods where such modifications will reduce impacts to a level less than significant and assure the habitat's long-term maintenance.
- d) The proposed development will be sited primarily within existing roads footprint but disturbs land on the side roads easements without impacts to vegetation but encroaching slopes. However, the proposed development will not be sited within ESHA or have direct or indirect impacts on ESHA and thus ensures the protection of ESHA (Policy 3.3.2.8). Further, the project is consistent with Big Sur Coast LUP Policies 3.3.2.4 and 3.3.2.7 as it proposes long-term improvements and maintenance of the habitat present on site.
- e) As detailed in the report, to avoid potential impacts to nesting raptors and other nesting avian species, construction activities should be timed to avoid the nesting season period (February 1-September 1). Therefore, Condition No. 5 has been added to require the applicant to conduct another survey prior to ground disturbance and construction, if construction takes place between February 1 to September 1. The report also recommends that the sloped area be protected through the installation of silt fencing and straw wattles around the western sloped development perimeter, to prevent unwarranted construction impacts and sedimentation erosion and provide habitat protection during construction. Additionally, the standard Tree and Root Protection Condition No. 4 will be implemented based on the consultant's

recommendation to protection the trunks of the cluster of redwoods closest to the southern end of the project along the limits of grading, as well as recommending the installation of straw wattles and bales on the perimeter redwoods.

- f) According to the project biologist's survey, there is a low to moderate potential that the adjacent Redwood Forest trees provide the following species with a overwintering habitat; red-legged frog, Coast range newt, Santa Lucia slender salamander, Foothill yellow-legged frog, and western spadefoot, western bumble bee, crotch's bumble bee, obscure bumble bee, red tailed hawk, red shouldered hawk, great horned owl, barn owl, and turkey vulture. A majority of these species are predominantly considered special status species as well as federally listed threatened or endangered species, their overwintering habitat is recognized by the Big Sur Coast LUP as ESHA. During the Spring Survey, the consultant observed the following noteworthy species in the upper canopies of the surrounding redwood trees: wrenit, oak titmouse, olive-sided fly catcher, yellow warbler, dark-eyed junco, and chestnut-backed chickadee. Thus, with the implementation of standard Condition No. 5 (tree and root protection), any potentially overwintering habitat would be protected in place. Although red-legged frog and other species were not observed, should construction initiate between October 15 and February 28, Condition No. 15 will require a pre-construction survey for such species and related overwintering habitat to be prepared, and necessary buffer zones to be installed if observed. As designed and sited, the project will have less than significant impacts on the overwintering and overall habitat, and as conditioned, would ensure no impacts occur.
- g) As sited, designed, and conditioned, the proposed project would be consistent with regulations for the development adjacent to environmentally sensitive habitats, would have no or less than significant impacts on ESHA, and would result in enhanced ESHA habitat values.
- h) The project planner conducted a site inspection on May 19, 2026, to verify that the proposed project on the subject parcel conforms to the applicable plans and Monterey County Code.
- i) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN250306.

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

EVIDENCE: a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan (Part 3) can be demonstrated.

- b) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 3, Trails Plan, in the Big Sur Coast Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- d) The project planner conducted a site visit on May 19, 2026, to verify that the project, as proposed and conditioned and mitigated, would not impact public access. Based on this site inspection, the proposed development would not obstruct public views of the shoreline from surrounding roadways and would not obstruct public visual access to the shoreline from major public viewing corridors. The existing road is currently not visible from Highway 1, and the proposed retaining walls would continue to not be from Highway 1, through siting the structures in the same development footprint and continuing to comply with reduced height standards. As proposed, the project will not result in adverse impacts to the public viewshed or scenic character in the project vicinity and is consistent with the applicable visual resource and public access policies of the Big Sur Coast Land Use Plan.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250306.

6. FINDING: **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250306.

7. 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 Sections 15301 and 15303 categorically exempts minor public or private alterations in the condition of the land or vegetation which do not involve removal of healthy, mature, and scenic trees.
 - b) The project proposes to construct approximately 180 total linear feet of two hilfiker retaining walls along an existing access road with associated site development, including development on slopes in excess of 30%, within 750 feet of known Archaeological Resources, and within 100 feet of ESHA. Therefore, the proposed development qualifies as Class 1 and 3 Categorical Exemptions pursuant to sections 15301 and 15303 of the CEQA Guidelines.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical

resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site will not impact a preexisting environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. 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 a cumulative significant impact.

- d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250306.

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

- EVIDENCE:**
- a) Board of Supervisors. Title 20 section 20.86.030 of the County Monterey Zoning Ordinance allows an appeal to 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. This project is appealable to the California Coastal Commission pursuant to Title 20 sections 20.86.080.A.1 and 20.86.080.A.3, as it includes development between the sea and the first public road paralleling the sea (Highway 1) and involves development that is permitted in the zoning district as a conditional use.

DECISION

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

1. Find the project qualifies for Class 1 and Class 3 Categorical Exemptions pursuant to CEQA Guidelines Section 15301 and 15303;
 - a. Approve the Combined Development Permit consisting of a:
 - 1) Design Approval to allow the construction of 179.22 total linear feet of two Hilfiker retaining walls;
 - 2) Coastal Administrative Permit for development on slopes in excess of 30%;
 - 3) Coastal Development Permit for development within 750 feet of known Archaeological Resources; and
 - 4) Coastal Development Permit for development within 100 feet of Environmentally sensitive habitat area.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of June 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT 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 HCD-Planning and HCD-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. 1-27-2021

County of Monterey HCD Planning

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

PLN250306

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250306) allows a: 1) Design Approval to allow the construction of two (2) Hilfiker retaining walls; 2) Coastal Administrative Permit for development on slopes in excess of 30%; 3) Coastal Development Permit for development within 750 feet of known Archaeological Resources; and 4) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area. The property is located at 48216 & 48228 Highway 1, Big Sur (Assessor's Parcel Number 420-171-029-000, 420-171-030-000, 420-171-037-000, 420-171-038-000 & 420-171-039-000), Big Sur Coastal 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 HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 420-171-029-000, 420-171-030-000, 420-171-037-000, 420-171-038-000 & 420-171-039-000 on June 11th, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: 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 HCD - 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.
(HCD - 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 HCD - 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.

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: 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 HCD - 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. (HCD - 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 HCD - 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 HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant 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. (HCD - 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 HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

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RECOMMENDED GRADING SPECIFICATIONS FOR EARTHWORK

ET:1 GENERAL DESCRIPTION:

1.1 THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, PREPARATION OF LAND TO BE FILLED, EXCAVATION AND FILL OF THE LAND, SPREADING, COMPACTION AND CONTROL OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADED AREA TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

1.2 THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK AS SPECIFIED HEREIN, AS SHOWN ON THE APPROVED PLANS AS STATED IN THE SPECIFICATIONS.

ET:2 TESTS:

2.1 THE STANDARD TEST USED TO DEFINE MAXIMUM DENSITIES OF ALL COMPACTION WORK SHALL BE THE A.S.T.M. D-1557, MOISTURE DENSITY OF SOILS, USING A 10-POUND RAM AND 18-INCH DROP. ALL DENSITIES SHALL BE EXPRESSED AS A RELATIVE DENSITY IN TERMS OF THE MAXIMUM DENSITY OBTAINED IN THE LABORATORY BY THE FOREGOING STANDARD PROCEDURE.

2.2 IN-PLACE DENSITY SHALL BE DETERMINED BY TEST METHODS A.S.T.M. D-1556, DENSITY OF SOIL IN-PLACE BY SAND CONE METHOD AND D-2922, DENSITY OF SOIL IN-PLACE BY NUCLEAR METHOD.

2.3 PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

ET:3 CLEARING, GRUBBING AND PREPARING AREAS TO BE EXCAVATED OR FILLED:

3.1 ALL VEGETABLE MATTER, IRREDUCIBLE MATERIAL GREATER THAN 4 INCHES AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE AREAS IN WHICH GRADING IS TO BE DONE. ALL STUMPS AND ROOT MASSES OF REMOVED TREES ARE TO BE REMOVED FROM AREA OF CONSTRUCTION AND FILL PLACEMENT. SUCH MATERIALS NOT SUITABLE FOR REUSE SHALL BE DISPOSED OF AS DIRECTED.

3.2 AFTER THE FOUNDATION FOR FILL HAS BEEN CLEARED, IT SHALL BE BROUGHT TO THE PROPER MOISTURE CONTENT BY ADDING WATER OR AERATING AND COMPACTING TO A RELATIVE DENSITY OF NOT LESS THAN 90% OR AS SPECIFIED. COMPACTION OF FILL PLACED FOR LANDSCAPE ARE TO BE COMPACTED TO A RELATIVE DENSITY OF APPROXIMATELY 90% OR AS DIRECTED BY THE OWNER. THE SOILS SHALL BE TESTED TO A DEPTH SUFFICIENT TO DETERMINE QUALITY AND SHALL BE APPROVED BY THE SOILS ENGINEER FOR FOUNDATION PURPOSES PRIOR TO PLACING ENGINEERED FILL.

ET:4 MATERIALS:

4.1 THE MATERIAL FOR ENGINEERED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. ANY IMPORTED MATERIAL MUST BE APPROVED FOR USE BEFORE BEING BROUGHT TO THE SITE. THE MATERIAL USED SHALL BE FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS MATERIALS.

4.2 IMPORTED MATERIALS FOR ENGINEERED FILL SHALL CONSIST OF NON-EXPANSIVE SOIL WITH MAXIMUM AGGREGATE SIZE OF 4 INCHES, A PI LESS THAN 15 AND/OR A CU GREATER THAN 4 AND SHALL BE APPROVED BY THE ENGINEER.

ET:5 PLACING, SPREADING AND COMPACTING FILL MATERIAL:

5.1 THE SELECTED FILL MATERIAL SHALL BE PLACED IN LAYERS WHICH, WHEN COMPACTED, SHALL NOT EXCEED 6 INCHES IN THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. FILL SHALL BE PLACED SUCH THAT CROSS FALL DOES NOT EXCEED 1 FOOT IN 20 UNLESS OTHERWISE DIRECTED.

5.2 WHEN FILL MATERIAL INCLUDES ROCK OR CONCRETE RUBBLE, NO IRREDUCIBLE MATERIAL LARGER THAN 4 INCHES IN GREATEST DIMENSION WILL BE ALLOWED EXCEPT UNDER THE DIRECTION OF THE SOILS ENGINEER.

5.3 THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE MAINTAINED IN A SUITABLE RANGE TO PERMIT EFFICIENT COMPACTION. THE SOILS ENGINEER MAY REQUIRE ADDING MOISTURE, AERATING, OR BLENDING OF WET AND DRY SOILS.

5.4 EACH LAYER SHALL BE COMPACTED TO THE SPECIFIED RELATIVE DENSITY. COMPACTION SHALL BE CONTINUOUS OVER THE ENTIRE AREA OF EACH LAYER.

5.5 FIELD DENSITY TEST SHALL BE MADE BY THE SOILS ENGINEER OF EACH COMPACTED LAYER. AT LEAST ONE TEST SHALL BE MADE FOR EACH 500 CUBIC YARDS OR FRACTION THEREOF, PLACED WITH A MINIMUM OF TWO TESTS PER LAYER IN ISOLATED AREAS. WHERE A SHEEP-FOOT ROLLER IS USED, THE SOIL MAY BE DISTURBED TO A DEPTH OF SEVERAL INCHES. DENSITY TESTS SHALL BE TAKEN IN COMPACTED MATERIALS BELOW THE DISTURBED SURFACE. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF, IS BELOW THE REQUIRED DENSITY, THAT PARTICULAR LAYER OR PORTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED.

5.6 ALL EARTH MOVING AND WORK OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL SUCH WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

5.7 CUT AND FILL SLOPES STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL MUST BE APPROVED BY THE SOILS ENGINEER.

ET:6 SEASONAL LIMITS:

6.1 WHEN THE WORK IS INTERRUPTED BY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TESTS BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONTENT AND DENSITY OF THE FILL IS AS PREVIOUSLY SPECIFIED AND SOILS TO BE PLACED ARE IN SUITABLE CONDITION.

ET:7 UNUSUAL CONDITIONS:

7.1 IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR THE SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.

ET:8 COUNTY

8.1 A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORTS SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.

8.2 ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535.

8.3 THE SOILS ENGINEER SHALL INSPECT THE BUILDING PAD AND FOUNDATION EXCAVATIONS & SUBMIT WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION AND POURING OF ANY FOOTINGS.

EROSION CONTROL PLANNING

ER:1 GENERAL DESCRIPTION:

1.1 INSTALLATION OF THE EROSION PROTECTION FEATURES SHOULD CONFORM TO THE EXISTING AND PROPOSED GRADES AND CONSIDER THE TOPOGRAPHIC AND HYDROLOGIC FEATURES OF THE SITE. IT IS IMPORTANT TO MINIMIZE UNNECESSARY GRADING OF OR NEAR STEEP SLOPES, DISTURBING NATIVE VEGETATION AND NATURAL SOIL STRUCTURE ALLOWS RUNOFF VELOCITY AND TRANSPORT OF SEDIMENTS TO INCREASE. ALL DISTURBED AREAS ARE TO BE PROVIDED WITH EROSION CONTROL AS GIVEN UNDER SECTION ER.3.

1.2 COLLECTED RUNOFF SHOULD BE RELEASED IN A CONTROLLED FASHION. COLLECTED RUNOFF FLOWS SHOULD BE DIRECTED INTO PIPES OR LINED DITCHES AND THEN ONTO AN ENERGY DISSIPATER TO REDUCE THE HYDRAULIC GRADIENT BEFORE DISCHARGING THE RUNOFF TO FLOW.

1.4 DE-SILTATION OF RUNOFF MAY TAKE FORM OF STILLING BASINS, GRAVEL BERM, TURF OR VEGETATION SCREENS, REFORESTATION, ETC.

1.5 FREE FLOWING STORM RUNOFF SHOULD NEVER BE DIRECTED TOWARDS STRUCTURE (ON OR OFF SITE), SEPTIC SYSTEMS OR STRUCTURES SENSITIVE TO FREE FLOWING WATER. COLLECTED DRAINAGE ADJACENT TO SENSITIVE STRUCTURES SHOULD BE CARRIED IN CLOSED CONDUIT OR LINED SURFACE DRAIN.

1.6 ANY SITE SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED TO PREVENT DUST FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.

ER:1 MATERIALS STORAGE:

2.1 DURING CONSTRUCTION, NEVER STORE CUT AND FILL MATERIAL WHERE IT MAY WASH INTO STREAMS OR DRAINAGE WAYS. SHOULD WEATHER THREATEN THE STORED MATERIALS IT SHOULD BE COVERED WITH PLASTIC OR APPROPRIATE RETENTION FACILITIES PROVIDED FOR DESILTATION OF THE STORM WATER PRIOR TO RELEASE.

2.2 KEEP ALL CULVERTS AND DRAINAGE FACILITIES FREE OF SILT AND DEBRIS. KEEP EMERGENCY EROSION CONTROL MATERIALS SUCH AS STRAW MULCH, PLASTIC SHEETING, AND SANDBAGS ON SITE AND INSTALL THESE AT THE END OF EACH DAY AS NECESSARY.

ER:3 RE-VEGETATION AND PLANTING:

3.1 RE-VEGETATE AND PROTECT EXPOSED SOILS BY OCTOBER 15. USE APPROPRIATE GRASS/LEGUME SEED MIXES AND/OR STRAW MULCH FOR TEMPORARY COVER. PLAN PERMANENT VEGETATION TO INCLUDE NATIVE AND DROUGHT TOLERANT PLANTS. SEEDING AND RE-VEGETATION MAY REQUIRE SPECIAL SOIL PREPARATION, FERTILIZING, IRRIGATION, AND MULCHING.

3.1.A RECOMMENDED SEED SCHEDULE IS AS FOLLOWS:

- 40 POUNDS PER ACRE OF CALIFORNIA BROME
- 15 POUNDS PER ACRE OF BLUE WILD RYE
- 4 POUNDS PER ACRE OF ZORRO FESCUE
- 6 POUNDS PER ACRE OF RED CREEPING FESCUE

3.2 IN THE ABSENCE OF A DETAILED EROSION CONTROL PLAN, THE WORK WILL BE PROTECTED IN ACCORDANCE WITH THE APPROPRIATE ORDINANCE, REGULATION AND/OR STANDARD PRACTICE WHICH EVER PROVIDES SATISFACTORY EROSION PROTECTION.

3.3 ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

ER:4 COUNTY

4.1 ALL EROSION CONTROL MEASURES FOR GRADING SHALL BE IN PLACE AT THE END OF EACH WORKING DAY BETWEEN OCTOBER 15 AND APRIL 15.

4.2 ALL EROSION CONTROL MEASURES SHALL CONFORM WITH MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806.

ABBREVIATIONS - USED WITH OR WITHOUT PERIODS (E.G. - EG)

AC	ASPHALTIC PAVEMENT
ACD	FINISH GRADE ASPHALTIC CONCRETE DRIVE
ACR	ACRE
APN	ASSESSORS PARCEL NUMBER
APRCH	DRIVEWAY APPROACH
BEG	BEGIN OR BEGINNING
BGR	BEGINNING OF CURB RETURN
BD	BACK DRAIN
BK	BACK
BTM	BOTTOM
BW	BOTTOM OF WALL
BWF	BASE OF WALL AT FACE (TALLEST FACE)
BWR	BASE OF WALL AT BACK (SHORTEST FACE)
C NUMBER	CURVE NUMBER, SEE TABLE
CB	CATCH BASIN
CD	FINISH GRADE CONCRETE DRIVE
CF	FINISH GRADE CONCRETE RESIDENTIAL FLOOR
CG	FINISH GRADE CONCRETE GARAGE FLOOR
CW	FINISH GRADE CONCRETE WALK
CL	CENTER LINE
CNTR	CENTER
CON	CONNECTION
CONST	ITEM TO BE CONSTRUCTED
CO	CLEAN OUT
CPV	CONCRETE PAVEMENT
CRDN	CURTAIN DRAIN
CRWL	CRAWL SPACE
CRWN	CROWN
D	DRAINAGE INLET
DIA	DIAMETER
DRTE	EXISTING GRADE OF DIRT
DIRT	FINISH GRADE OF DIRT
DS	DOWN SPOUT
E or (E)	EAST OR EXISTING
EX or (EX)	EXISTING
(EC)	"EXISTING" INFORMATION COMPUTED FROM SURVEY OR OTHERWISE NOTED DATA
ECR	END OF CURB RETURN
EDG	EDGE
EL	ELEVATION
END	END
ECC	END OF CURVE
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FT	FEET
GF	GARAGE FLOOR
GRGE	GARAGE
GRT	FINISH GRADE OF GRATE OR DRAINAGE INLET
HOPE	HIGH DENSITY POLYETHYLENE
HPS	HIGH PRESSURE SODIUM
ID	INSIDE DIAMETER
IN	IN
INS	INSIDE
INV	ELEVATION OF BOTTOM INSIDE OF PIPE (INVERT) OR BOTTOM OF TRENCH
J.U.	JOINT UTILITIES
L	LEFT
LAT	LATERAL
LATS	MULTIPLE, SEPARATE LATERALS
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N or (N)	NORTH OR NEW
NW	NEW, TO BE INSTALLED, CONSTRUCTED OR FINISHED TO
OD	OUTSIDE DIAMETER
OS	OUTSIDE
P or (P)	PROPOSED
PAR	PARCEL
PER	PURSUANT TO
PL	PROPERTY LINE
PLTR	PLANTER
P.M.	PARCEL MAP
PV	PAVEMENT
PVC	POLY VINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R or (R)	RIGHT
RD	RADIUS
RES	RESIDENCE
RIMC	ELEVATION OF CENTER OF MANHOLE
RIMN or NRIM	ELEVATION OF NORTH EDGE OF MANHOLE
S	SOUTH
SD	STORM DRAIN
SDR	STANDARD DIAMETER RATIO OF PIPE
SE	SAND EQUIVALENCY
SHT	SHEET
SL	SLOPE
SOF	ELEVATION OF TOP INSIDE OF PIPE (SOFFIT)
SP	STANDARD PLAN
SS	SANITARY SEWER
STA+	DISTANCE FORWARD ON PROFILE
STA-	DISTANCE BACKWARD ON PROFILE
TC	TOP FACE (ROADSIDE) OF CURB
THR	THROUGH
TP	TOP
TRGH	TROUGH OR TRENCH DRAIN
TW	TOP OF WALL
TWB	TOP OF WALL AT BACK (SHORTEST FACE)
TWF	TOP OF WALL AT FACE (TALLEST FACE)
V	VOLTS
VOL	VOLUME
W	WEST
WA	WATTS
WD	WALL DRAIN
WYE	SEWER LATERAL CONNECTION
'	SECONDS OF ANGLE OR INCHES
°	MINUTES OF ANGLE OR FEET
°	DEGREES OF ANGLE

SPECIAL TESTS AND INSPECTION SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2013 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
BASE EXCAVATION	YES	BY SOIL ENGINEER / PERIODIC
MAT PLACEMENT	YES	BY SOIL ENGINEER / PERIODIC
CLASSIFICATION/TESTING FILL MATERIAL	YES	BY SOIL ENGINEER / PERIODIC
OBSERVATION OF FILL MATERIAL/COMPACTION	YES	BY SOIL ENGINEER / CONTINUOUS
DRAINAGE STRUCTURES	YES	BY SOIL ENGINEER / PERIODIC
FINISH SLOPES AND DRAINAGE PATTERNS	YES	BY SOILS ENGINEER / PERIODIC

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

LEGEND

EXISTING MAJOR TOPO LINE, 5 FT INTERVAL	AREA OF REPAIRS
EXISTING MINOR TOPO LINE, 1 FT INTERVAL	PERFORATED WALL DRAIN, 3 INCH, PVC SDR35
EXISTING PROPERTY LINE	
PROFILE OR SECTION LINE	
PROPOSED MAJOR TOPO LINE, 1 FT INTERVAL	
PROPOSED MINOR TOPO LINE, 0.50 FT INTERVAL	

APPROXIMATE SOIL GRADING DISTURBANCE AREA : UPPER WALL = 1,200 SQUARE FEET
 LOWER WALL = 500 SQUARE FEET
 TOTAL = 1,700 SQUARE FEET

SITE OPERATIONS DISTURBANCE AREA : 500 SQUARE FEET
 TOTAL AREA TO BE DISTURBED : 2,200 SQUARE FEET
 GRADING BALANCE
 TOTAL CUT: 251 CUBIC YARDS
 TOTAL FILL: 251 CUBIC YARDS
 IMPORT: GRAVEL = 15 CUBIC YARDS
 EXPORT: EARTH = 0 CUBIC YARDS (ESTIMATE)
 SHRINKAGE FACTOR: NONE USED
 VOLUME CALCS ARE TO FINISH GRADE AND DO NOT CONSIDER SPOILS (E.G. UNDERGROUND UTILITIES, PAVEMENT OR FOUNDATIONS).
 NO TREES ARE TO BE REMOVED.

IMPORT SOURCE: WILSON QUARRY, AROMAS, CALIFORNIA.

HAUL ROUTE: HIGHWAY ONE FROM AROMAS TO COASTLANDS ROAD.

EXPORT DESTINATION: NOT DETERMINED AT THIS TIME.

HAUL ROUTE: NOT DETERMINED AT THIS TIME.

GEOTECHNICAL REPORT IS COMPLETED FOR THE PROJECT BY GRICE ENGINEERING, INC., OFFICE TELEPHONE (831) 422-9619, FILE NO. 7872-24.08. REFER TO THE RECOMMENDATIONS IN THE REPORT. THE REPORT IS CONSIDERED PART OF THE PROJECT PLANS AND SPECIFICATIONS.

EXISTING UTILITIES

EXISTING UTILITIES ARE LOCATED WITHIN OR CLOSE TO AREAS OF PROPOSED GRADING. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND PRESERVE, IMPROVE OR RELOCATE AS NECESSARY. PERMITS ARE REQUIRED FOR INSTALLATION OR REPAIRS OF MOST UTILITIES AND WILL NEED TO BE OBTAINED AS REQUIRED PRIOR TO INSTALLATION OR REPAIR OF SUCH UTILITY.

ESTIMATED PROJECT SCHEDULE (APPROXIMATE):
 START: TO BE DETERMINED END: TO BE DETERMINED
 ACTUAL START: N/A ACTUAL END: N/A

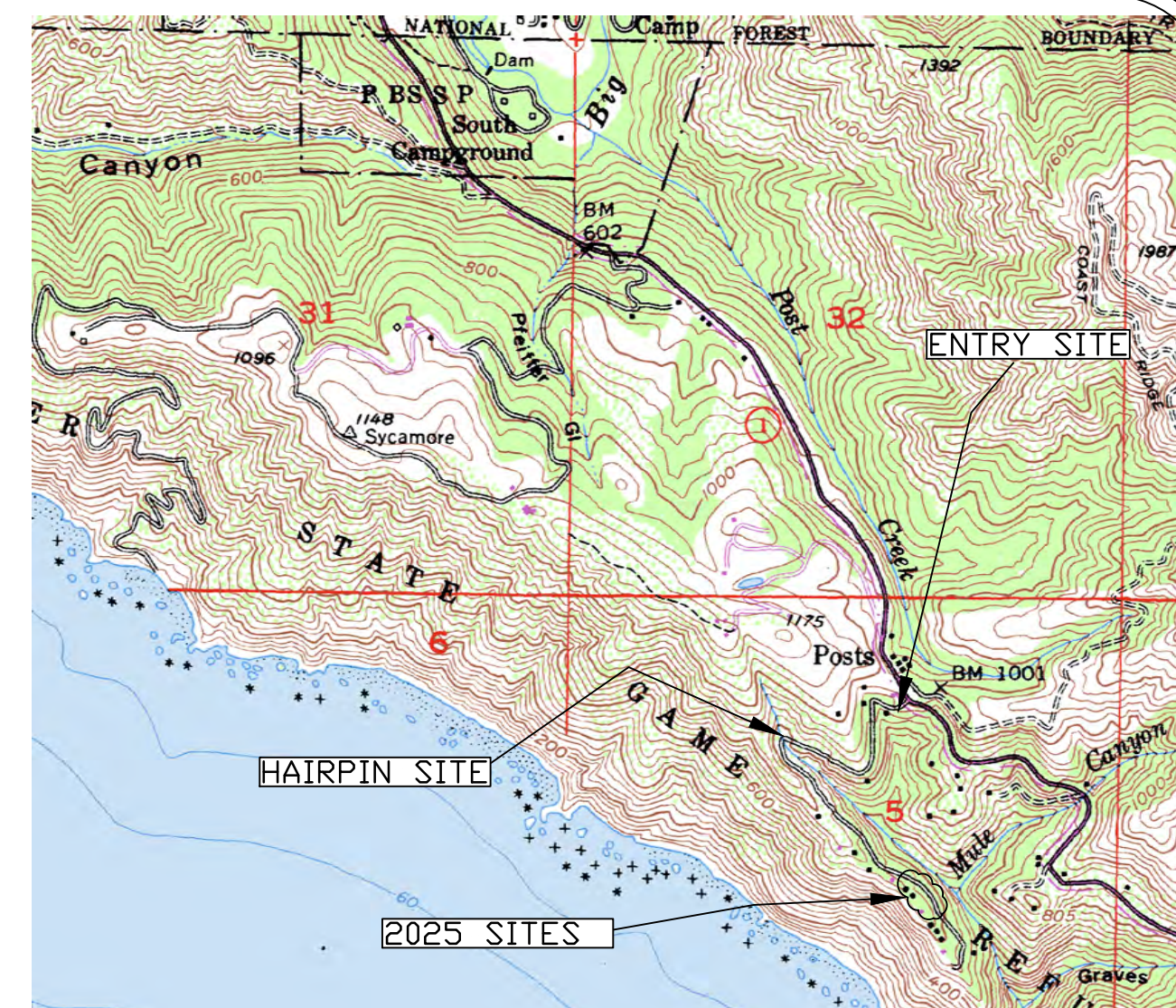
ALL OF THE CONSTRUCTION IS TO BE COMPLETED PRIOR TO OCTOBER 15, 2014. NOTE: THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY (MCC 16.12.0908B)

PERSON RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE IS THE PROJECT CONTRACTOR AS NOTED ON THIS SHEET, C-0.

SPECIAL INSPECTIONS, BY A CERTIFIED SPECIAL INSPECTOR, ARE REQUIRED FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT AND LOAD-BEARING REQUIREMENTS. DURING FILL PLACEMENT, THE SPECIAL INSPECTOR SHALL DETERMINE THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. (CBC1705.6)

INDEX

- C-0 TITLE AND SPECIFICATION SHEET
- C-1 PARCEL MAP WITH AREAS OF CONSTRUCTION
- C-1.5 SITE PLAN
- C-2.0 PROFILES
- C-2.1 SECTIONS
- C-4 HILFIKER TYPICAL DETAILS
- C-5.0 EROSION CONTROL
- C-5.1 EROSION CONTROL NOTES AND DETAILS



LOCATION MAP NOT TO SCALE

THESE PLANS DETAIL THE CONSTRUCTION OF TWO HILFIKER RETAINING WALLS TO REPAIR DAMAGE OF THE COASTLANDS COMMUNITY ROADWAY. IN GENERAL THE DAMAGE IS DUE TO VEHICLE TIRE LOADS AND INADEQUATE ORIGINAL CONSTRUCTION.

A WATER MAIN PASSES THROUGH THE AREA AND WILL BE TEMPORARILY RE-ROUTED DURING CONSTRUCTION.

THE REPAIRS OVERLAY PORTIONS OF THE PARCELS APN 420-171-029-000, 420-147-030-000, 420-171-037-000, 420-147-038-000, & 420-171-039-000

PRIOR REPAIRS COMPLETED UNDER 14CP02580 ADDRESSED THE DAMAGE FROM THE WINTER STORMS OF DECEMBER 2014. THIS CONSTRUCTION PROPOSED TO CONSTRUCT ONE WALL AT THE "ENTRY SITE" AND ONE WALL AT THE "HAIRPIN SITE".

PROJECT OWNER:

COASTLANDS MUTUAL WATER COMPANY
 48280 HIGHWAY ONE
 BIG SUR, CALIFORNIA 93920

PROJECT CONTRACTOR:

MR. DAVE MARTIN
 BLACK TAIL ENG LLC
 1125 ROUSCH AVENUE
 SEASIDE, CALIFORNIA 93955
 (831) 747-0092

PROJECT CIVIL AND GEOTECHNICAL ENGINEER:

GRICE ENGINEERING, INC.
 561A BRUNKEN AVENUE
 SALINAS, CALIFORNIA 93901
 (831) 422-9619

PROJECT SURVEYOR:

NONE AT THIS TIME

REVISION DATES

PUB. 10/01/2025

GRICE ENGINEERING INC
 ENGINEERING • GEOTECHNICS • HYDROLOGY • SOILS • FOUNDATIONS • EARTH STRUCTURES
 561A Brunken Avenue Salinas, California Salinas: (831) 422-9619 Monterey: (831) 375-1198 FAX: (831) 422-1896

NOT VALID WITHOUT STAMP AND SIGNATURE

 LAWRENCE E. GRICE, P.E., R.C.E. 66857

PREPARED FOR:
 COASTLANDS MUTUAL WATER COMPANY
 C/O MR. DAVE MARTIN
 BLACK TAIL ENG LLC
 1125 ROUSCH AVENUE
 SEASIDE, CALIFORNIA 93955

COASTLANDS SUBDIVISION; CABRILLO HIGHWAY, BIG SUR, CALIFORNIA
 ROAD REPAIR FOR PORTIONS OF COASTLAND ROAD OVERLAYING
 A.P.N.'S 420-171-029 & 030 & 037 & 038 & 039
IMPROVEMENT PLANS - ROAD REPAIR
 TITLE AND SPECIFICATION SHEET

C-0
 Date Plotted: Oct 06, 2025
 COASTLANDS SUBDIVISION
 FILE NO. 7872-24.06



9/12/2025, 11:34:21 AM

- MONTEREY CO Roads
- Minor Arterial
- Local
- Parcels



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ArcGIS Web AppBuilder

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REVISION DATES

PUB. 10/01/2025

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BLACKTAIL ENGINEERING, INC
1125 ROUSCH AVENUE
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COASTLANDS SUBDIVISION; CABRILLO HIGHWAY, BIG SUR, CALIFORNIA
ROAD REPAIR FOR PORTIONS OF COASTLAND ROAD OVERLAYING
A.P.N.'S 420-171-029 & 030 & 037 & 038 & 039

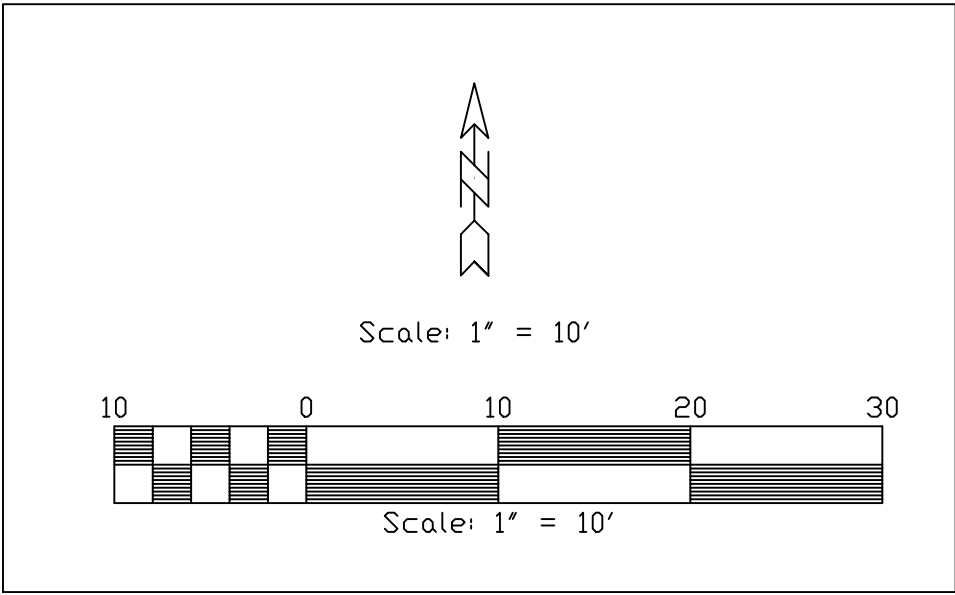
IMPROVEMENT PLANS - ROAD REPAIR
PARCEL MAP WITH AREAS OF CONSTRUCTION

C-1

Date Plotted: Oct 06, 2025

COASTLANDS SUBDIVISION
FILE NO. 7872-24.06

■ = Slopes in Excess of 30%



PARCEL
APN 420-171-030

PARCEL
APN 420-171-029

HOUSE 9 -RIGHT
48216 HWY 1
APN 421-171-037

UPPER REPAIR

HOUSE 10 -RIGHT
APN 420-171-038

LOWER REPAIR

HOUSE 11 -RIGHT
APN 420-171-039

RELEASE WALL DRAIN TO GRADE.
PROVIDE RIP-RAP ENERGY DISSIPATOR
PER DETAIL 6 / C-2.1, TYPICAL

REVISION DATES
PUB 10/01/25

GRICE ENGINEERING INC

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LAWRENCE E. GRICE, P.E.; R.C.E. 66857

PREPARED FOR:

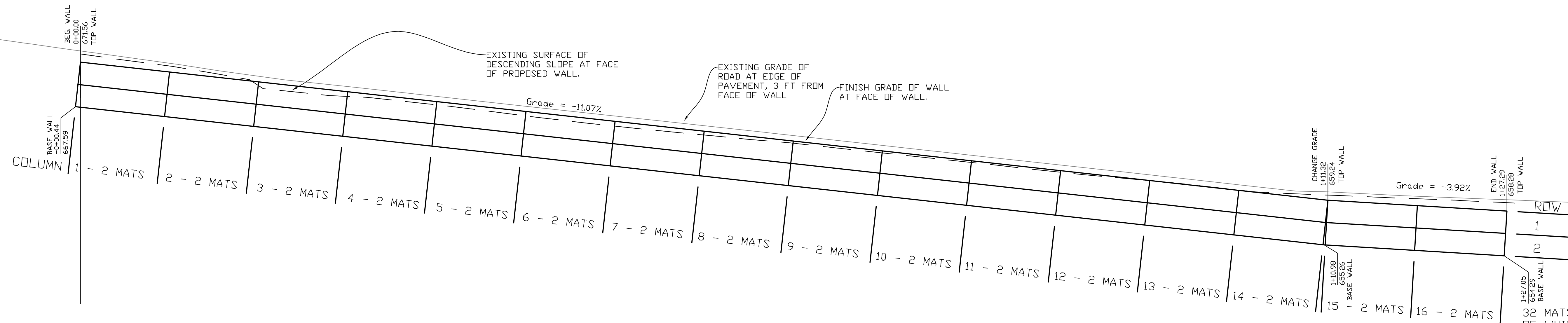
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1125 ROUSCH AVENUE
SEASIDE, CALIFORNIA 93955

COASTLANDS SUBDIVISION; CABRILLO HIGHWAY, BIG SUR, CALIFORNIA
ROAD REPAIR FOR PORTIONS OF COASTLAND ROAD OVERLAYING
A.P.N.'S 420-171-029 & 030 & 037 & 038 & 039
IMPROVEMENT PLANS - ROADWAY REPAIRS
PLAN; STA 39+00 TO 41+00

C-1.5

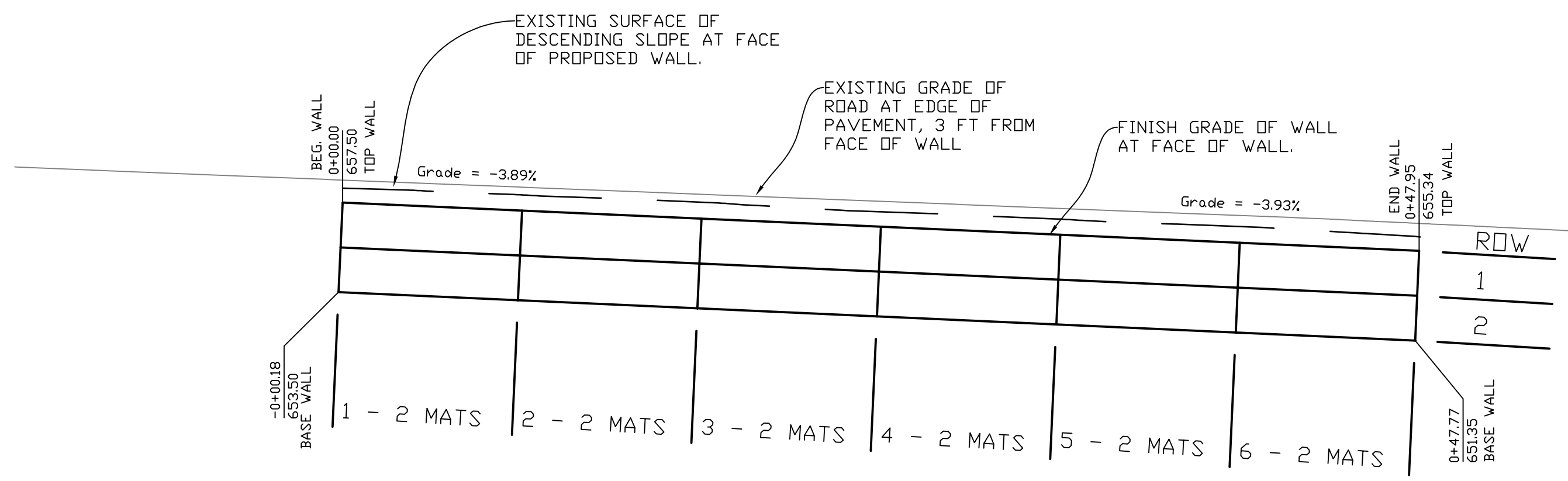
Date Plotted: Oct 06, 2025

LOWER COASTLANDS ROAD
FILE NO. 7872-24.06



1 PROFILE - UPPER REPAIR - HILFIKER WALL STA 39+65.52 TO 40+96.79
SCALE 1" = 4' : HORZ. AND VERT.

32 MATS TOTAL
OF WHICH
16 BOTTOM MATS
16 PRONGLESS MATS
16 ADDITIONAL TOP (CAP) MATS
ALL MATS TO BE 8'9" BASE
DEPTH, W7 WIRE, HOT DIP
GALVANIZED



2 PROFILE - LOWER REPAIR - HILFIKER WALL STA 41+14.51 TO 41+06:83
SCALE 1" = 4' : HORZ. AND VERT.

12 MATS TOTAL
OF WHICH
6 BOTTOM MATS
6 PRONGLESS MATS
6 ADDITIONAL TOP (CAP) MATS
ALL MATS TO BE 8'9" BASE
DEPTH, W7 WIRE, HOT DIP
GALVANIZED

REVISION DATES

PUB 10/01/25

NOT VALID WITHOUT STAMP AND SIGNATURE



LAWRENCE E. GRICE, P.E.; R.C.E. 66857

PREPARED FOR:

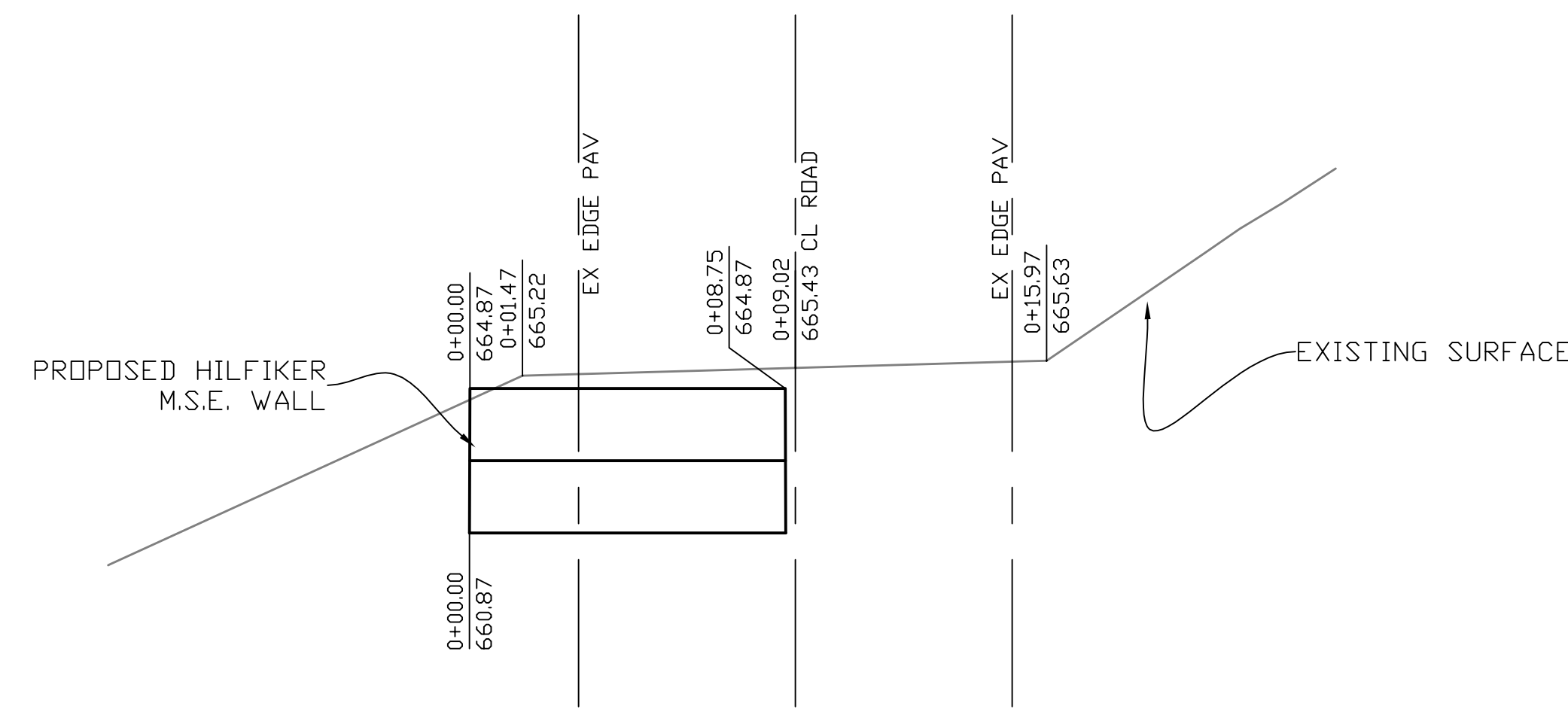
COASTLANDS MUTUAL WATER COMPANY
C/O MR. DAVE MARTIN
BLACK TAIL ENG LLC
1125 ROUSCH AVENUE
SEASIDE, CALIFORNIA 93955

COASTLANDS SUBDIVISION; CABRILLO HIGHWAY, BIG SUR, CALIFORNIA
ROAD REPAIR FOR PORTIONS OF COASTLAND ROAD OVERLAYING
A.P.N.'S 420-171-029 & 030 & 037 & 038 & 039
IMPROVEMENT PLANS - ROAD REPAIR
PROFILES

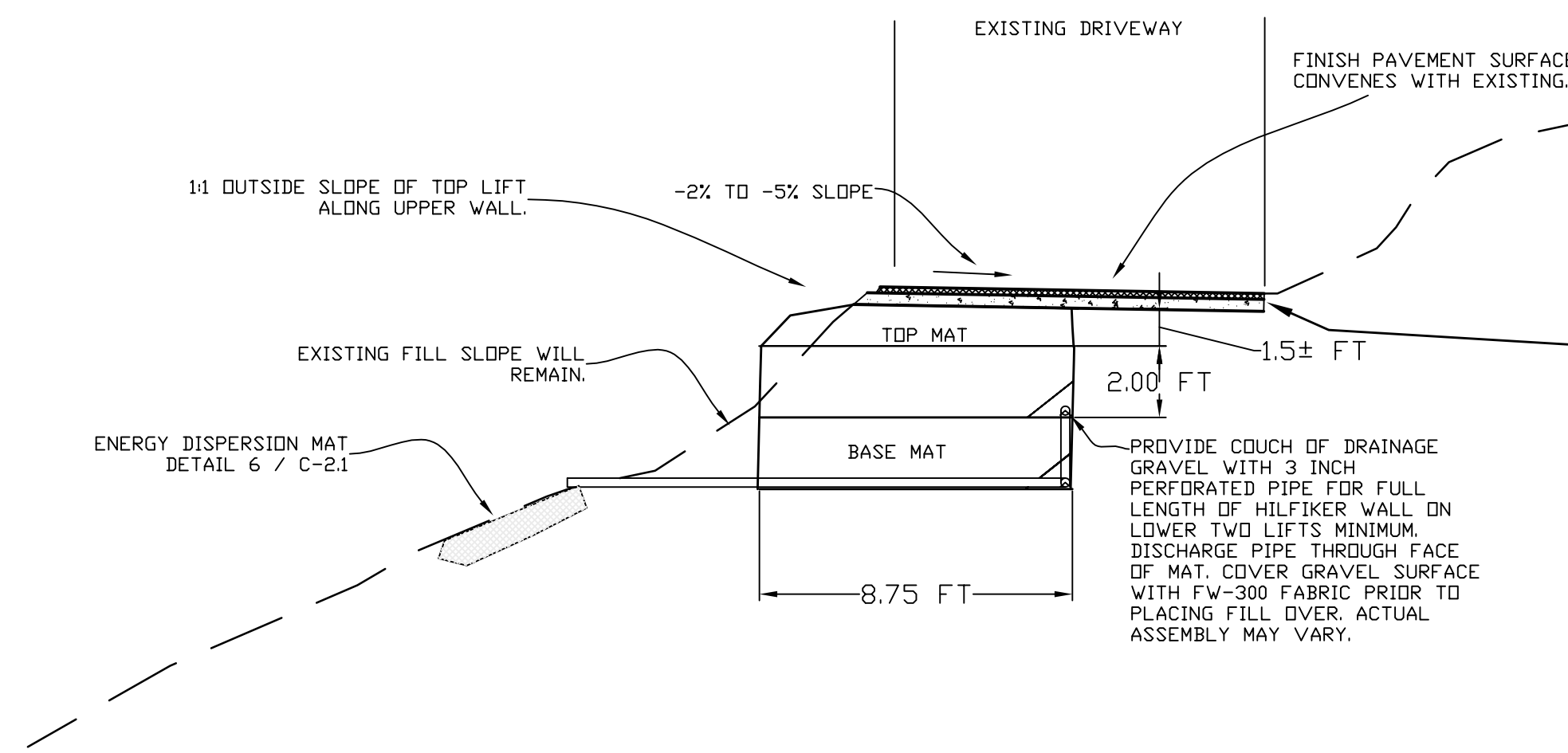
C-2.0

Date Plotted: Oct 06, 2025

LOWER COASTLANDS ROAD
FILE NO. 7872-24.06



3 SECTION THROUGH UPPER WALL
SCALE 1" = 4'; HORZ. AND VERT.



5 TYPICAL SECTION AND DRAINAGE
SCALE NONE

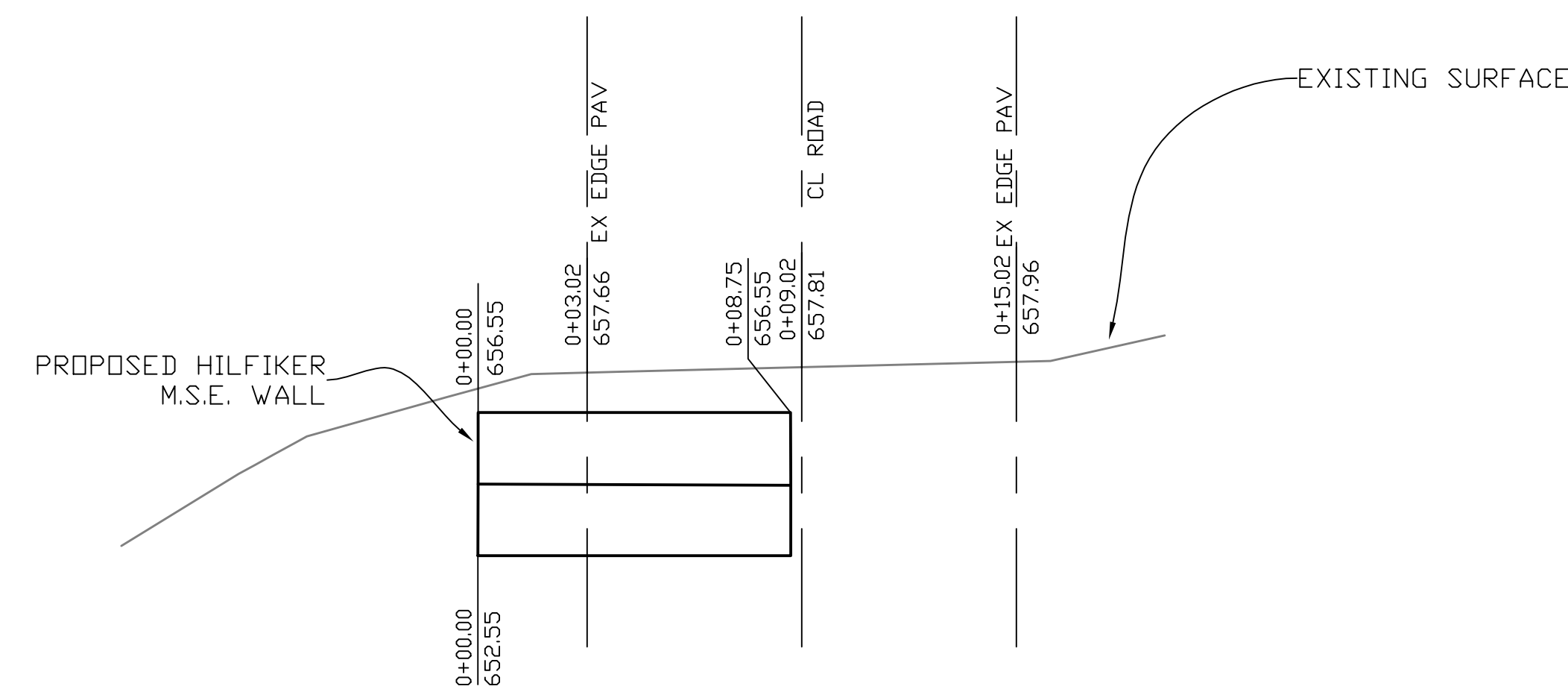
Recommended Pavement Sections
Asphaltic concrete surfacing is recommended. It is recommended that the minimum sections are as follows:

PAVEMENT SECTIONS		
Grade	Material	Aggregate Base
		Inches
Surfacing	AC 1	2.00
Base	CL 2	4.00
Subbase	CL 4	0.00
Sub-grade	SG 1	12.00

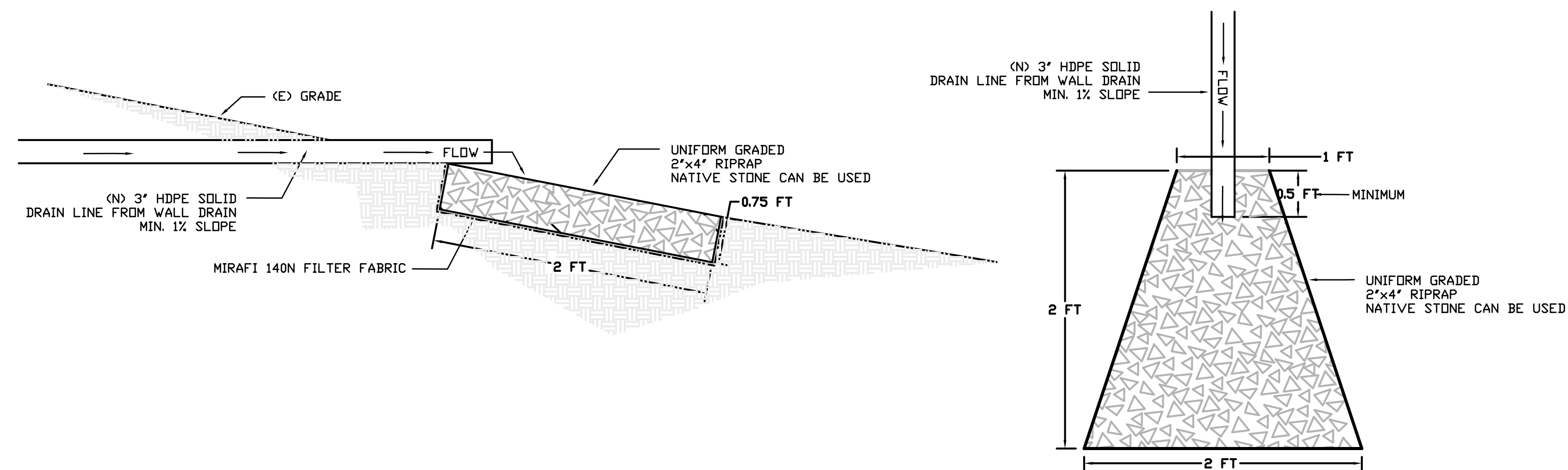
Class 2 base aggregate may be substituted for Class 4 base aggregate at the following ratio of 1 inch of Class 2 equals 1.2 inches of Class 4. The inverse ratio is also appropriate. Compaction of all sections to be 95% Relative Density.

Specifications of Pavement Materials

- AC 1 Asphalt Concrete 1, CalTrans, "Section 39", Type B, 1/2" inch maximum, medium graded. Individual lifts are to be a maximum of 2.5" in height after compaction.
- CL 2 Base Aggregate, CalTrans, "Section 26", Class 2 base aggregate, 3/4" maximum aggregate. Compacted to 95% Relative Density.
- CL 4 Base Aggregate, City of Salinas, "Section 25", Class 4 base aggregate, 3/4" maximum aggregate. Compacted to 95% Relative Density.
- SG 1 Sub-grade 1, native material scarified, moisture and size prepared, and compacted to 95% Relative Density.



4 SECTION THROUGH LOWER WALL
SCALE 1" = 4'; HORZ. AND VERT.



6 TYPICAL ENERGY DISPERSION MAT
SCALE NONE

REVISION DATES
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WIND EROSION CONTROL:
 1. ALL ACTIVE AREAS AND NEW BARE EARTH SURFACES ARE TO BE SPRAY WATERED DAILY OR AS REQUIRED TO ELIMINATE AIRBORNE DUST.
 2. CONSTRUCTION TRAFFIC TO BE LIMITED TO A VELOCITY OF 15 MPH OR LESS.
 3. HAUL TRUCKS TO UTILIZE COVERS WHEN VEHICLE SPEEDS ALLOW WIND EROSION.

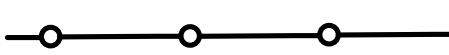

NOTE:
 - Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations.
 - During construction, the owner/applicant shall 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.

NOTES:
 CONSTRUCTION TRAFFIC ACCESS IS OVER COASTLANDS ROAD EXTENDING 4000 FT TO HIGHWAY ONE. TRACKING OF DEBRIS OFF SITE IS NOT CURRENTLY ANTICIPATED. SHOULD THE POTENTIAL OF SUCH EXIST INSTALL CONSTRUCTION ENTRANCE PER DETAIL 1/C-5.1 OR PROVIDE OTHER MEANS OF DEBRIS REMOVAL FROM TIRES.

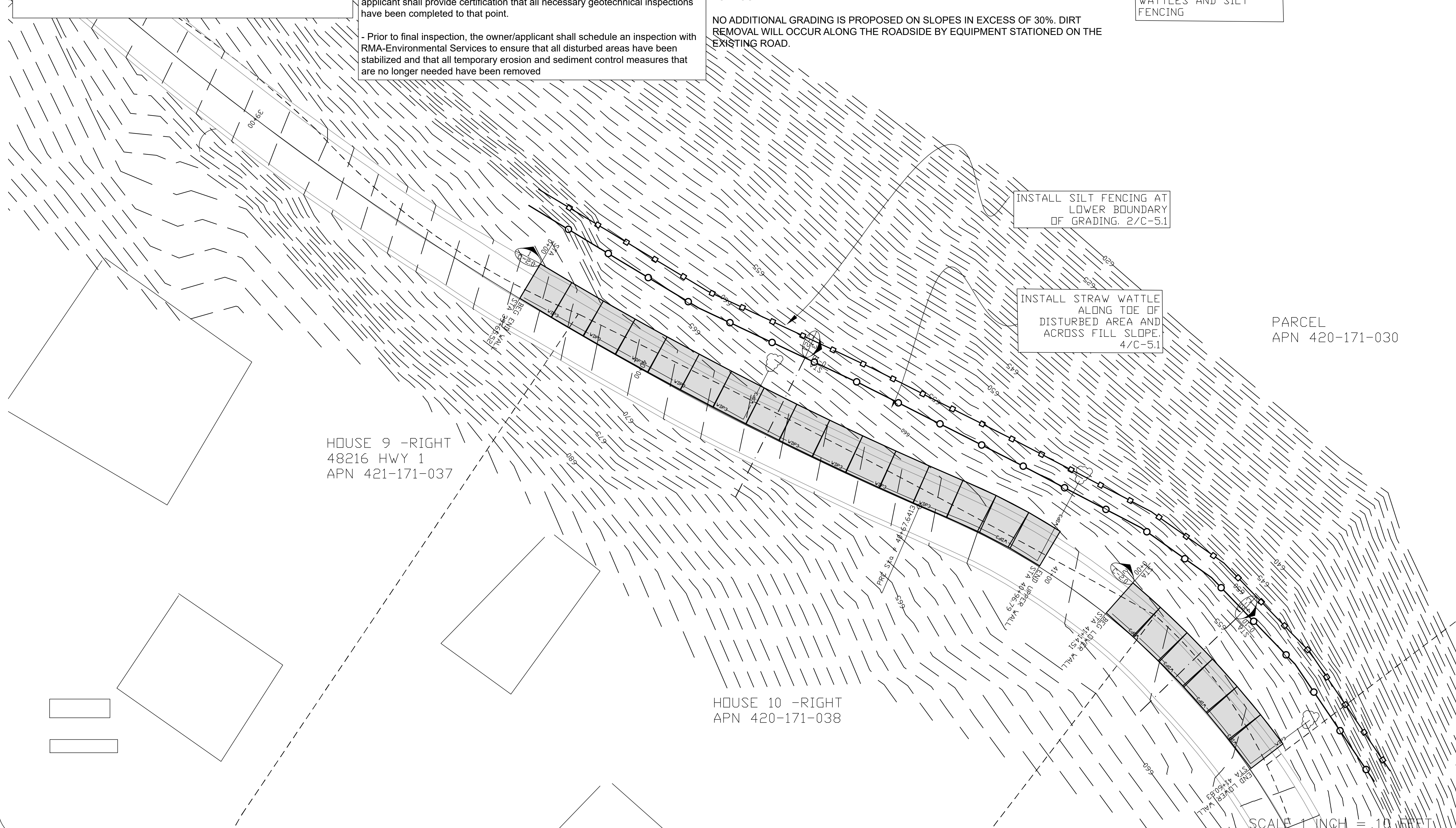
STOCKPILE, MATERIALS AND EQUIPMENT STORAGE, WASTE COLLECTION, CONCRETE WASHOUT CONTAINMENT AND SANITATION FACILITY TO BE LOCATED IN HAIR PIN TURNOUT

NO ADDITIONAL GRADING IS PROPOSED ON SLOPES IN EXCESS OF 30%. DIRT REMOVAL WILL OCCUR ALONG THE ROADSIDE BY EQUIPMENT STATIONED ON THE EXISTING ROAD.

LEGEND

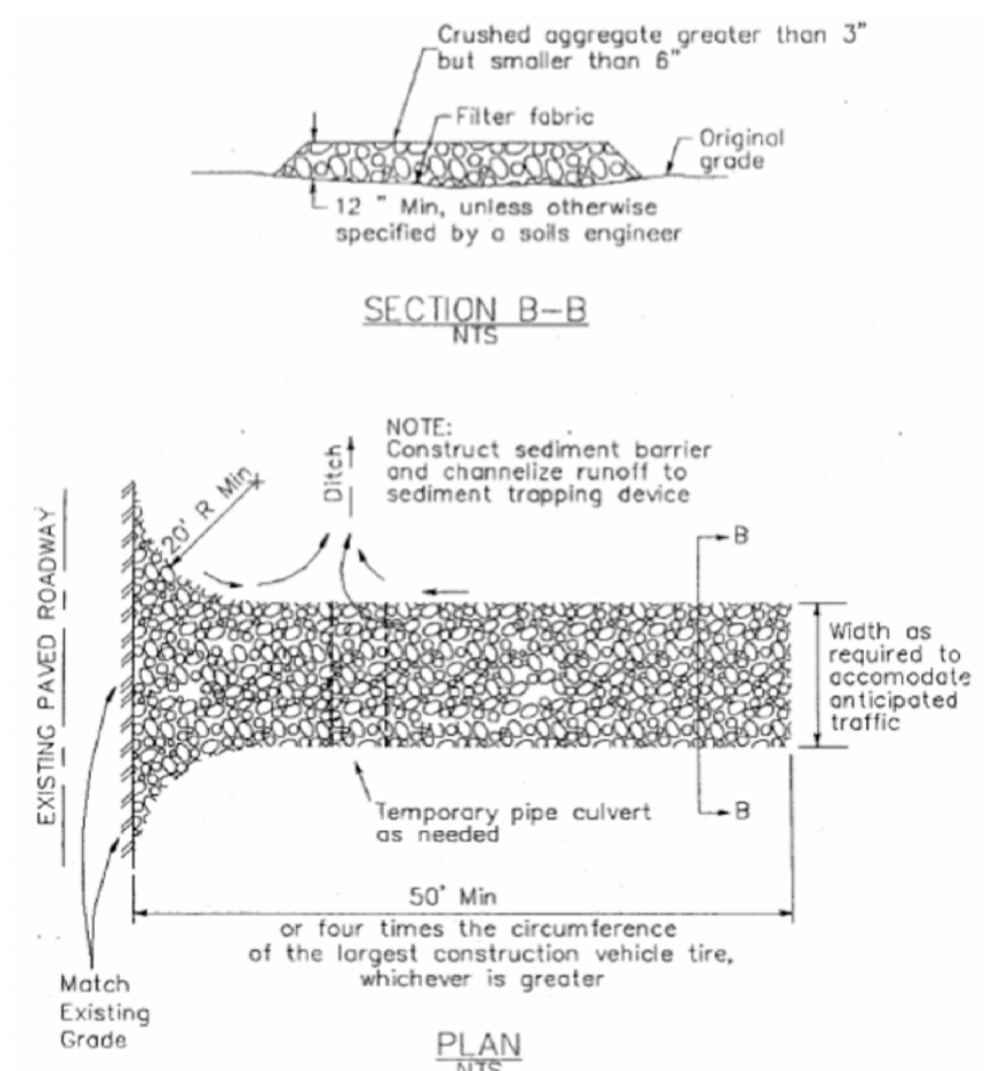
STRAW ROLLS / WATTLE 
 SILT FENCING 

REFER TO DETAILS 2/C-5.1 & 4/C-5.1 FOR INSTALLATION OF STRAW WATTLES AND SILT FENCING

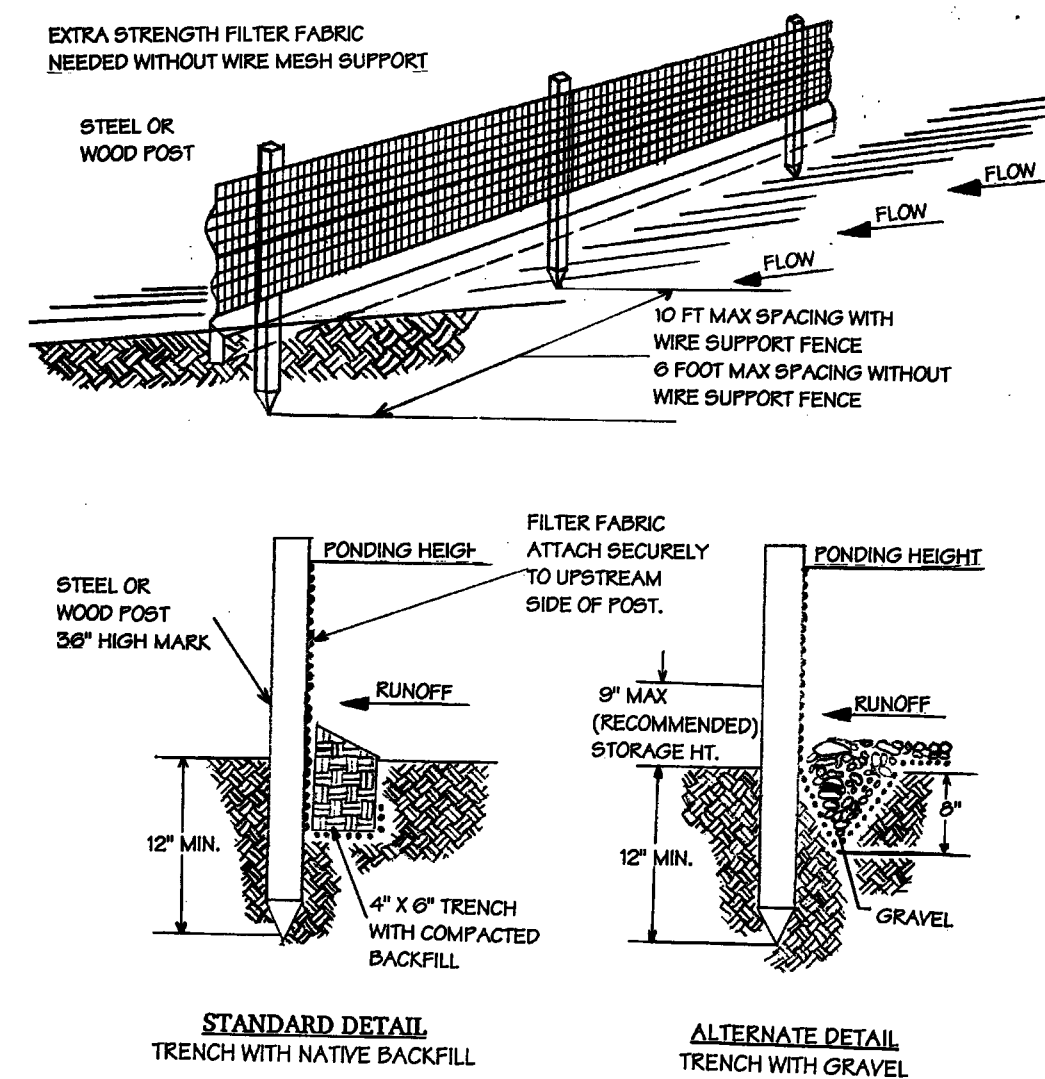


REVISION DATES

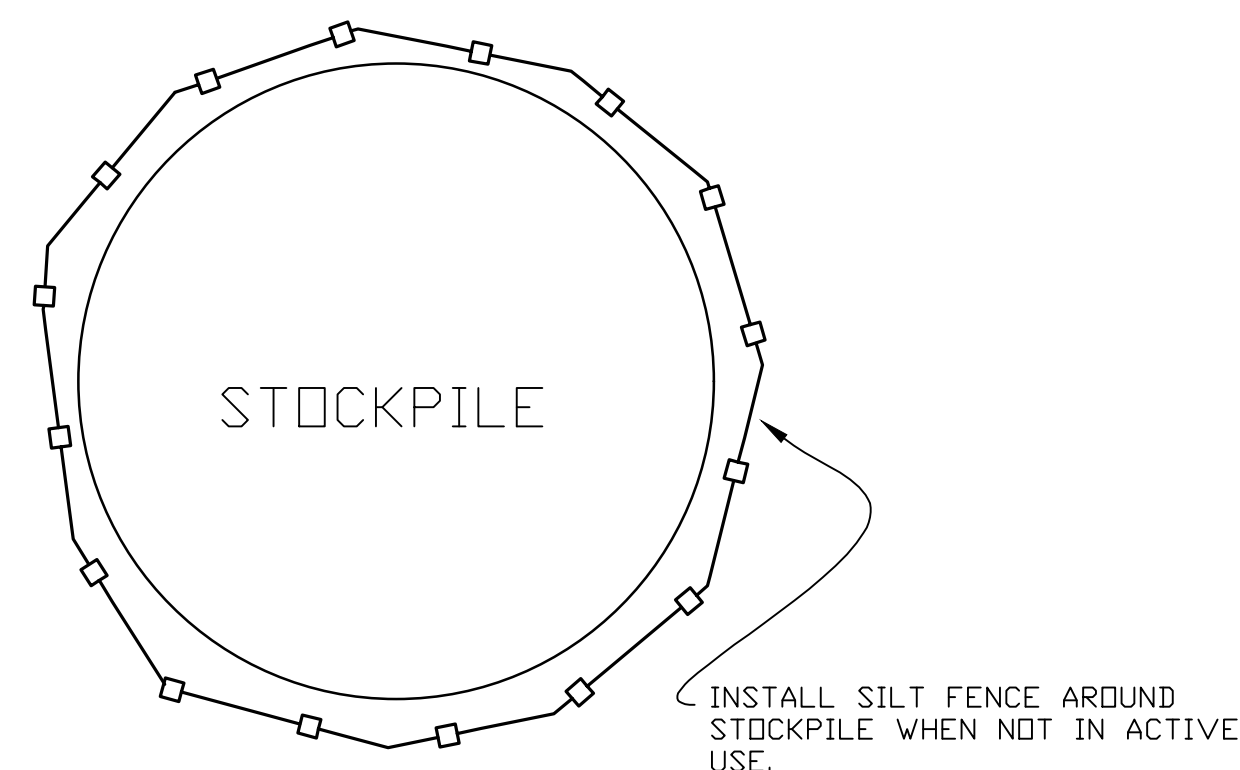
PUB. 10/01/2025



① CONSTRUCTION ENTRANCE



② SILT FENCE INSTALLATION DETAILS NOT TO SCALE

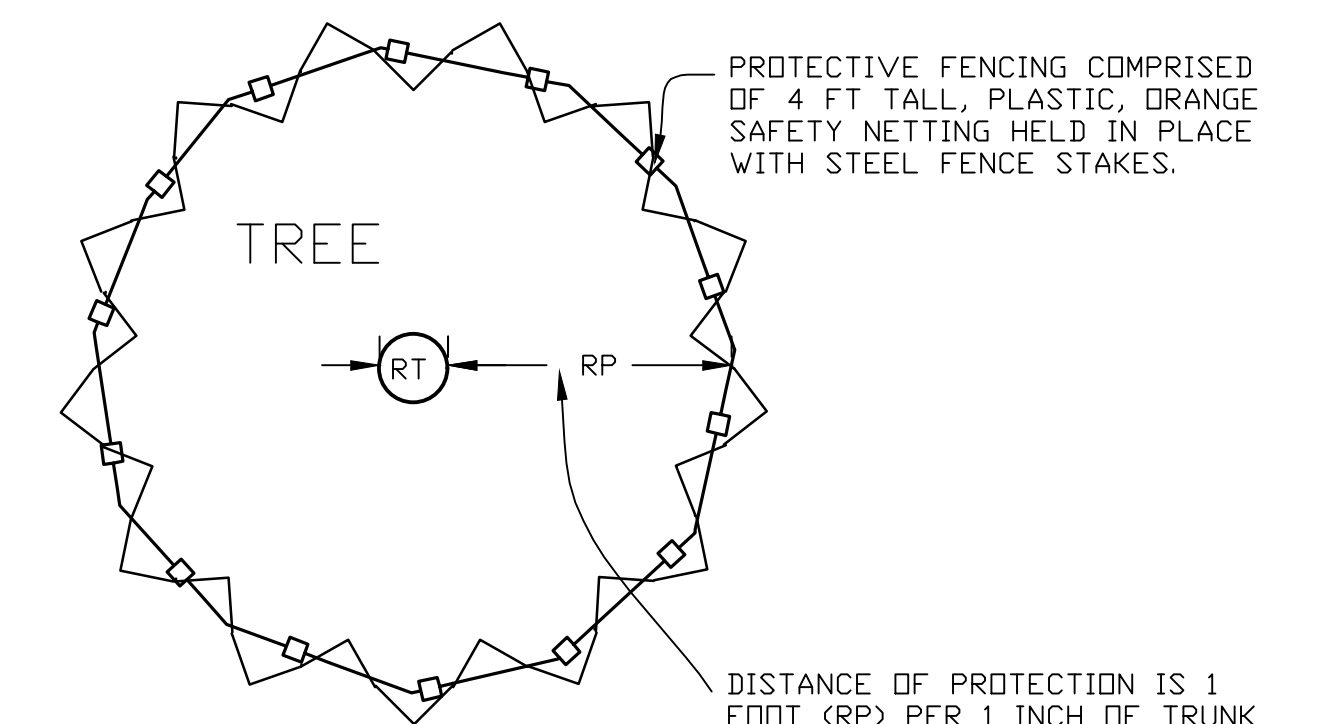


1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED FLOW OF STORM WATER, DRAINAGE COURSES AND INLETS.
2. PROTECT ALL STOCKPILES FROM STORM WATER RUN-ON USING A TEMPORARY PERIMETER SEDIMENT BARRIER OF SILT FENCING.
3. IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.

③ TEMPORARY ACTIVE STOCKPILE MANAGEMENT

FILL PLACEMENT WITH THE PROTECTED AREA IS ALLOWED. COMPACTION OF FILL IS TO BE MINIMAL AND ONLY SUFFICIENT TO SETTLE SOILS.

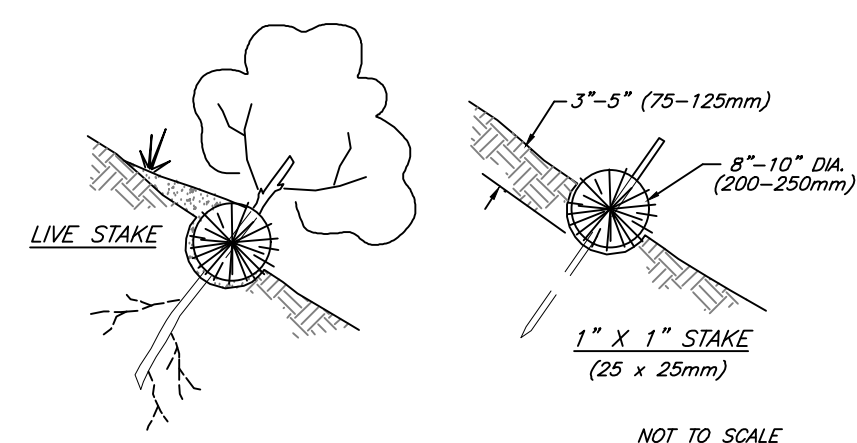
CUTTING WITHIN PROTECTED AREA IS TO BE AVOIDED FOR PROTECTED TREE SPECIES OR FOR TREES TO REMAIN.



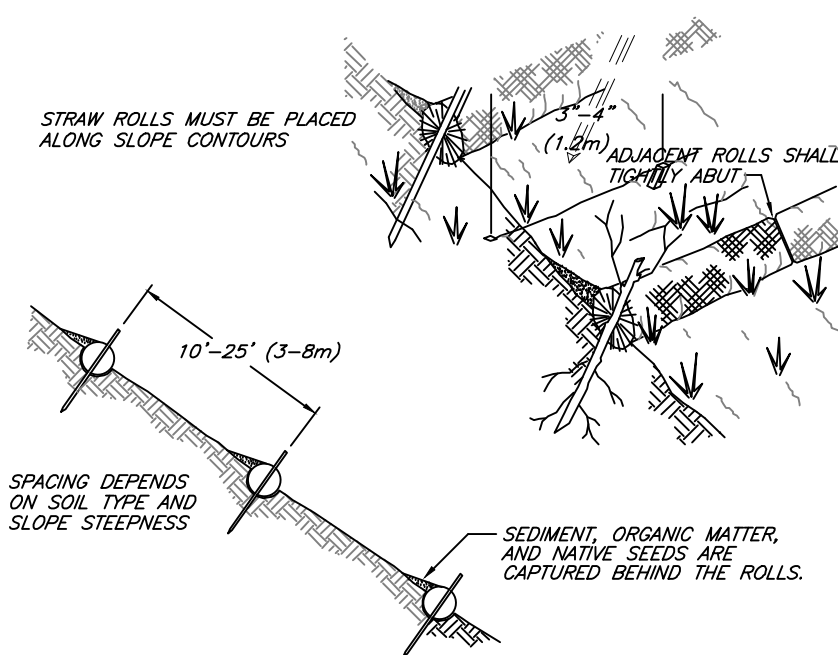
⑥ TEMPORARY TREE PROTECTION

DISTANCE OF PROTECTION IS 1 FOOT (RP) PER 1 INCH OF TRUNK DIAMETER (RT) AS MEASURED AT A HEIGHT OF 4.5 FEET ABOVE GRADE.

STRAW ROLLS



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
© 1998 JOHN MUDALAH



STRAW WATTLE INSTALLATION

Proper installation of the Straw Wattles is essential in order to insure the success of the product. Straw Wattles are designed for low surface flows, not to exceed 1 cfs for small areas. While they work well on stream banks, they should not be placed in the path of high water flow. On slopes, Wattles should be installed on contour with a slight downward angle at the end of the row in order to prevent pooling at the mid-section. No overall slope preparation is needed prior to installation, however Straw Wattles should always be installed in shallow trenches according to the guidelines given below. Running lengths of Wattles should be abutted firmly to ensure no leakage at the abutments. Guidelines regarding vertical spacing are given below. The Wattles should be pinned securely to the ground according to instructions in order to insure their stability and the success of the installation.

SPACING - DOWN SLOPE

Vertical spacing for slope installations should be determined by site conditions: slope gradient and soil type are the main factors. A good rule-of-thumb is:

- 1:1 slopes = 10 feet apart
- 2:1 slopes = 20 feet apart
- 3:1 slopes = 30 feet apart
- 4:1 slopes = 40 feet apart, etc.

However, adjustments may have to be made for the soil type: For soft, loamy soils - adjust the rows closer together; For hard, rocky soils - adjust the rows further apart.

TRENCHING

Use a hand tool such as a maddox or pick to score the ground. Using a shovel, dig the trench to the needed depth. Soil from excavating the trenches can be placed on the uphill, or flow side, of the trench to be used during installation.

For soft, loamy soils dig a 3 - 5 inch trench.
For hard, rocky soils dig a 2 - 3 inch trench.

INSTALLING

Lay the first Straw Wattle snugly in the trench. No daylight should be seen under the Wattle. Pack soil from trenching against the Wattle on the uphill side. When installing running lengths of Straw Wattles, butt the second Wattle tightly against the first. DO NOT overlap the ends. Stake the Straw Wattles at each end and four foot on center. For example:

- A 25 foot Wattle uses 6 stakes
- A 20 foot Wattle uses 5 stakes
- A 12 foot Wattle uses 4 stakes

④ STRAW WATTLE DETAILS AND NOTES NOT TO SCALE

Stakes should be driven through the middle of the Wattle, leaving 2 - 3 inches of the stake protruding above the Wattle. A heavy sediment load will tend to pick the Wattle up and could pull it off the stakes if they are driven down too low. It may be necessary to make a hole in the Wattle with the pick end of your maddox in order to get the stake through the straw. When Straw Wattles are used for flat ground applications, drive the stakes straight down; when installing Wattles on slopes, drive the stakes perpendicular to the slope.

Drive the first end stake of the second Wattle at an angle toward the first Wattle in order to help abut them tightly together. If you have difficulty driving the stake into extremely hard or rocky slopes, a pilot bar may be needed to begin the stake hole.

FLAT GROUND APPLICATIONS

For installations along sidewalks or behind curbs it may not be necessary to stake the Wattles, however trenches must still be dug. If you have not yet back-filled behind the sidewalk or curb, lay the Wattle snugly against it first, then backfill behind the Wattle: your trench is done! For installations around storm drains and inlets, trenches and staking will be needed.

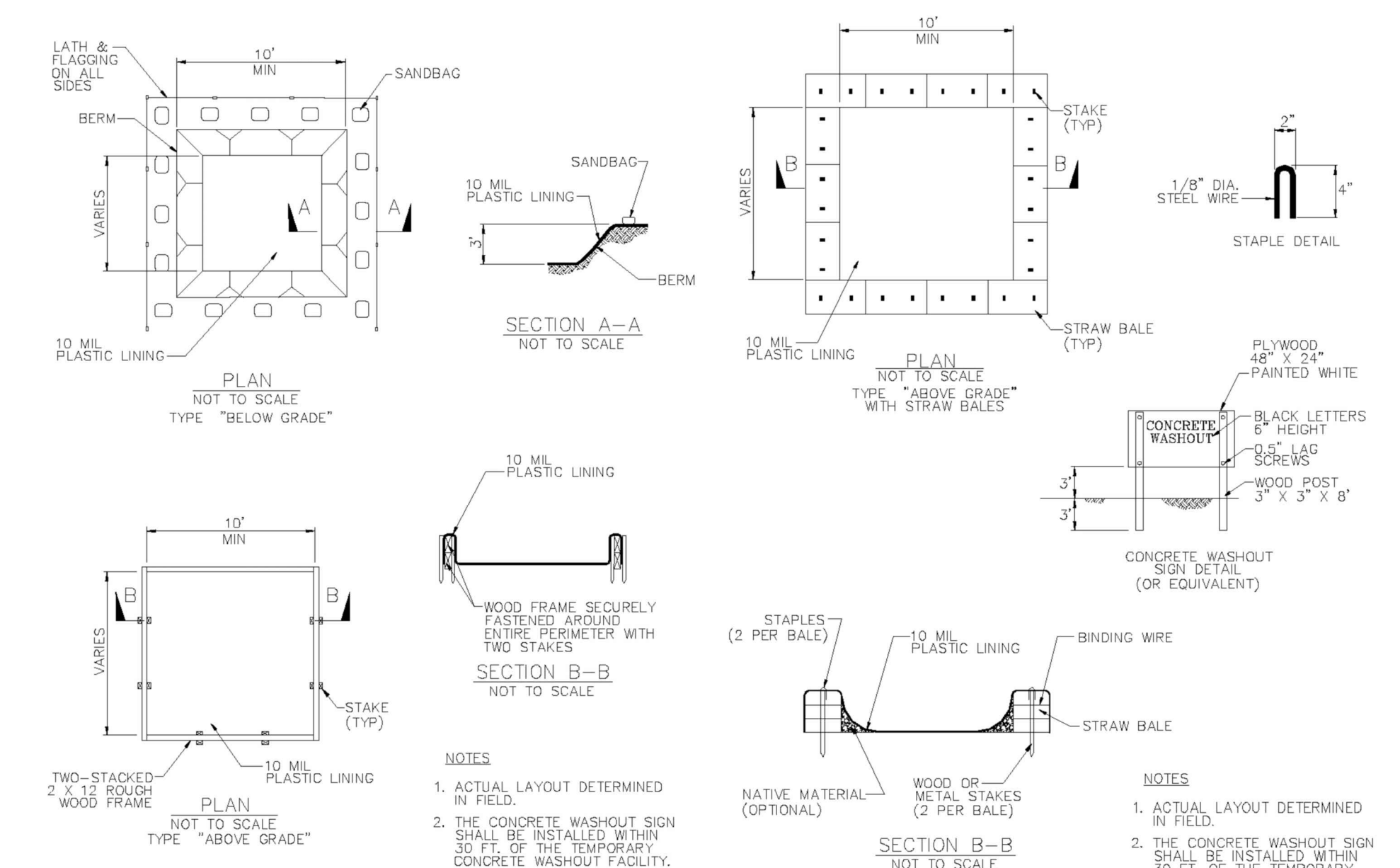
Fit Wattle in trench snugly up against the sidewalk or curb. Around storm drains or inlets, the Wattle should be back 1 - 1 1/2 ft. and should direct water flow toward the angle of drainage. If all drainage angles into the inlet, snake the Wattle all the way around the inlet, using more than one Wattle if needed.

STAKING

We recommend using wood stakes or willow cuttings, rather than metal pins, to secure the Straw Wattles. Wood stakes will eventually biodegrade, and willow cuttings will grow and provide extra stabilization. Be sure to use a stake that is long enough to protrude several inches above the Wattle: 18" is a good length for hard, rocky soil. For soft, loamy soil use a 24" stake for greater security. The diameter of the stake should be approximately 1" for ease of driving through the Wattle.

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WM-8 Concrete Waste Management



⑤ CONCRETE WASHOUT MANAGEMENT CONTRACTOR TO DETERMINE WHICH BASIN TO USE. ACCEPTABLE ALTERNATIVES INCLUDE PREFABRICATED ITEMS SUCH AS THE OUTPAK SERIES.

REVISION DATES

PUB. 10/01/2025

