

## Attachment C

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

In the matter of the application of:

**ROBERTS BRYAN & ADRIENNE D TRS (PLN230064)**

### **RESOLUTION NO. 24-006**

Resolution by the County of Monterey Planning Commission:

- 1) Finding that the project qualifies for Class 1 and 5 Categorical Exemptions pursuant to CEQA Guidelines sections 15301 and 15305, and that none of the exceptions from CEQA Guidelines 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of a:
  - a. Coastal Development Permit to allow a Lot Line Adjustment to merge two parcels resulting in a single 4.15 acre parcel;
  - b. Coastal Administrative Permit and Design Approval to allow:
    - i. the remodel, partial demolition and minor of an existing 12,176 square foot single family residence, resulting in a 12,636 square foot single family residence;
    - ii. demolition of existing 397 square foot detached guest house and replacement with a 424 square foot detached guest house;
    - iii. demolition of a 644 square foot attached garage and construction of a 941 square foot detached garage; and
    - iv. associated site improvements including approximately 800 cubic yards of grading with 750 cubic yards of cut and 50 cubic yards of fill, repaving an existing driveway, installing an auto court, pathways, post-construction drainage improvements, a pool deck, and a pool;
  - c. Coastal Development Permit to allow development within the Critical Viewshed;
  - d. Coastal Development Permit to allow development within 50 feet of a bluff;
  - e. Coastal Development Permit to allow development on slopes in excess of 30%; and
  - f. Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area.

[PLN230064 Roberts Bryan & Adrienne D Trs, 37600 Hwy 1 Big Sur Coast Land Use Plan (APN: 418-111-012-000)]

**The Roberts Bryan & Adrienne D Trs application (PLN230064) came on for a public hearing before the County of Monterey Planning Commission on March 27, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the County of Monterey Planning Commission finds and decides as follows:**

## FINDINGS

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

**EVIDENCE:** a) 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 (“BSC LUP”);
- The Monterey County Coastal Implementation Plan Part 3, Regulations for Development in the Big Sur Coast Land Use Plan (“CIP”);
- Monterey County Coastal Subdivision Ordinance (“Title 19”); and
- The Monterey County Coastal Implementation Plan Part 1, the Zoning Ordinance (“Title 20”).

Communications were received from the Big Sur Land Use Advisory Committee indicating that the project was inconsistent with scenic resources protection policies in the Big Sur Coast Land Use Plan. The project was re-designed to address these inconsistencies as detailed in Finding No. 2, and referred to the LUAC for re-review as detailed in Finding No. 1, Evidence “s”. As re-designed, no conflicts were found to exist. No other communications were received during review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located at 37600 Hwy 1, Big Sur (APN: 418-111-012-000). The parcel is zoned Watershed and Scenic Conservation with a Density of 40 acres a unit and a Design Control Overlay in the Coastal Zone or “WSC/40-D (CZ)”.

The project proposes an extensive remodel, including a partial demolition and minor addition, of an existing single-family residence, demolition and reconstruction of a guesthouse, construction of a detached garage, and associated site improvements including a pool, auto court, and stormwater facilities, and merger of two legal lots of record into one 4.15 acre lot. The project is within 50 feet of a coastal bluff, 100 feet of environmentally sensitive habitat area, and portions of the site and structures are viewable within the Critical Viewshed.

The WSC/40-D(CZ) zoning principally allows the first single-family home on a legal lot of record, guest houses, and non-habitable accessory structures subject to a Coastal Administrative Permit (Title 20 sections 20.17.040.A, 20.17.040.B, and 20.17.040.E, respectively). Lot Line Adjustments are conditionally allowable uses requiring a Coastal Development Permit per Title 20 section 20.17.050.JJ. Per Title 19 section 19.09.005.E, properties may be merged through the lot line adjustment process. Development within the Critical Viewshed, on slopes of 30 percent or greater, and within 100 feet of environmentally sensitive habitat area are all non-exempt development requiring a Coastal Development Permit in each case (Title 20 sections

20.17.030.B, 20.17.030.C, and 20.17.030.E). Title 20 section 20.70.120 also lists development within 50 feet of coastal bluffs as an exception to the Coastal Development Permit exemptions, therefore requiring a Coastal Development Permit.

The necessary entitlements for the development are included in the project description and all uses are either principally or conditionally allowable. Therefore, the project is an allowed use for this site.

- c) Lot Legality. While the property has one assessor's parcel number (APN 418-111-012-000), it contains two separate legal lots of record. The property with the existing residence, "Parcel A" contains 1.59 acres. "Parcel B" is a separately described vacant property north and west of Parcel A containing approximately 2.56 acres. A parcel may be considered a legal lot of record if it is specifically and separately described as a lot within a deed that may describe several parcels, provided that the deed was recorded prior to March 2, 1964 and the property complied with the zoning requirements in existence at the time the deed was recorded. In this case both parcels are individually and separately described in the deed in Volume 746 of Official Records of Monterey County at Page 352 recorded December 1, 1941. The first sectional district map establishing zoning for the properties, Ordinance No. 578, was adopted February 11, 1946, meaning that the property had no zoning classification at the time the deed was recorded in 1941. The zoning ordinance in effect at the time, Ordinance No. 377, adopted on October 6, 1930 had no regulations for properties which did not have a zoning designation. The summary section of Ordinance No. 377 states "[I]t should be clearly understood that this ordinance is not regulating County property as a whole. At this time-October, 1930-its provisions have only been applied in zoning the Carmel Highlands area and The Point adjacent to Carmel." As there were no zoning requirements in existence for these properties at the time that the deed was recorded in 1941, and they are both specifically and separately described in their current configuration, the County recognizes both Parcel A and B as separate legal lots of record.
- d) Development Standards. The development standards for the WSC zoning are codified in Title 20 section 20.17.060. Additional regulations specific to guest houses are codified in Title 20 section 20.64.020. The project is consistent with the maximum allowable structure height, maximum building site coverage, setback, and minimum building site standards as detailed the subsequent evidence. As both properties are significantly less than 40 acres in size, they both exceed the maximum density allowed by the WSC/40 zoning district, however this is a legal non-conforming condition, and the lot merger would reduce the nonconformity.
- e) Structure Height. The maximum allowable structure height of main structures is 24 feet, non-habitable accessory structures is 15 feet, and guest houses is 12 feet, all measured from average natural grade. The proposed residence (main structure) is 22 feet and 5 inches, the proposed detached garage is 9 inches, and the proposed guest house is 11 feet and 6 inches, all within the allowable height maximums.

- f) Building Site Coverage. Existing Parcel A is 1.59 acres and existing Parcel B is 2.56 acres, more or less. After the merger, the resulting property would be 4.15 acres (180,656 square feet). The maximum allowable building site coverage is 10 percent (18,065 square feet), and the proposed coverage is 5.3 percent (9,505 square feet).
- g) Guest House Size. The maximum allowable floor area for guesthouses is 425 square feet. The proposed guest house is 424 square feet.
- h) Minimum Building Site. The minimum building site size in the WSC zoning is 1 acre. The resulting property after the merger is 4.15 acres, in compliance with this requirement.
- i) Setbacks – Main Structures. The minimum setbacks for main structures are 30 feet (front), 20 feet (side), and 20 feet (rear). The proposed setbacks for the main residence of 215 feet and 10 inches (front), 37 feet 6 inches (south side), 124 feet 5 inches (north side), and 130 feet and 11 inches (rear) comply with these minimum requirements.
- j) Setbacks – Accessory Structures. The minimum setbacks for habitable accessory structures are 50 feet (front), and 6 feet (sides and rear). The setbacks for non-habitable accessory structures are 50 feet (front), 6 feet (side for the front half of the property), 1 foot (side for the rear half of the property), and 1 foot rear. The project includes two accessory structures, a detached garage (a non-habitable accessory structure) and a guest house (a habitable accessory structure). The proposed garage has an 80-foot front setback, its closest side setback is 72 feet, and its rear setback is greater than the main residence (making it greater than 130 feet). The proposed guest house front setback is 165 feet 5 inches, its closest side setback is 20 feet 1 inch, and its rear setback is greater than the main residence. Therefore, both accessory structures comply with their respective minimum setback requirements.
- k) Setbacks – Between Structures. The required minimum setback between main and accessory structures is 10 feet and the required minimum setback between accessory structures are 6 feet. The setbacks between structures meet these minimum requirements:
  - The setback between the detached garage (accessory structure) and guest house (accessory structure) is 66 feet and 6 inches.
  - The setback from the detached garage and single-family residence (main structure) is greater than 66 feet and 6 inches.
  - The setback between the guest house (accessory structure) and single-family residence (main structure) is greater than 40 feet.
- l) Density. In the WSC zoning, the maximum allowable density is that which is shown on the sectional district map, based on acres per unit. In this case, the property is zoned WSC/40, so the maximum allowable density is 1 unit per 40 acres. The BSC LUP addresses the purpose of the 40 acre per unit requirement, “[T]he Watershed and Scenic Conservation District will permit subdivision at a density rate of 40 acres or more per parcel as a means of deterring further development from harming the rural character of the land.” Existing Parcel A is 1.59 acres and developed with a residence, making it non-conforming as to density. Parcel B at 2.56 acres is similarly non-conforming to density. After the lot merger with Parcel B, the property would be 4.15 acres, which would still be non-conforming as to density. As they are legal lots

of record, these are legal non-conforming conditions. Merging the properties would somewhat reduce the non-conformity as the resulting property would be greater in size and closer to the density requirement of 1 unit per 40 acres. The merger would also effectively eliminate an undeveloped legal lot of record in the Big Sur Critical Viewshed which contains environmentally sensitive habitat area. The implementation section of the BSC LUP section 7.2.4 encourages such mergers:

“[M]erger of contiguous substandard size lots held by the same owner is an appropriate mechanism in areas designated as restoration areas in which development of individual legal lots of record would harm the existing natural uses.” As the merger would reduce an existing legal non-conformity and such mergers are encouraged by the BSC LUP, not meeting the 40 acre per unit density should not preclude approval of the merger.

- m) Scenic Resources and Design. The project is consistent with the Big Sur Coast Land Use Plan policies protecting scenic resources and their implementing regulations in the Monterey County Coastal Implementation Plan, as detailed in Finding No. 2 and supporting evidence.
- n) Environmentally Sensitive Habitat Areas. The project is consistent with the Big Sur Coast Land Use Plan policies protecting environmentally sensitive habitat areas and their implementing regulations, as detailed in Finding No. 5 and supporting evidence.
- o) Hazardous Areas. The project is consistent with the Big Sur Coast Land Use Plan policies regarding development in hazardous areas and near coastal bluffs and their implementing regulations in the Monterey County Coastal Implementation Plan, as detailed in Finding No 8, development within 50 feet of a bluff, and supporting evidence.
- p) Archaeological Resources. An archaeological report dated January 2019 (LIB190041) had previously been prepared for the property by Susan Morley, M.A., and which included the presently proposed development area in accordance with CIP section 20.145.120.B.5. The report included archival research from the Northwest Regional Information Center and a field survey by a qualified archaeologist. Archival research did not identify any resources onsite, with the nearest prehistoric site being over 1,000 feet from the property. The field survey did not identify any evidence of resources onsite. Therefore, no impacts to cultural resources are anticipated. Nevertheless, the County's standard condition has been applied, which requires that the applicant stop work within 50 meters and contact HCD-Planning and a qualified archaeologist if any previously unknown resources are uncovered during construction.
- q) Forest Resources. No trees are proposed for removal. Nevertheless, a Forest Management Plan (LIB230085) was prepared by forester Frank Ono in accordance with CIP section 20.145.060.B. The site is primarily forested with Monterey cypress trees of varying sizes and maturity. The plan concluded that the project would not harm any individual trees, but recommended tree protection measures including temporary fencing and wrapping of trunks, monitoring of excavation expected to encounter tree roots, keeping any excavation fill away from trees, and that the

applicant enter into a monitoring contract with a qualified forester prior to issuance of construction permits to ensure that the recommendations of the plan are adhered to. Condition No. 11, Tree and Root Protection is applied which will require the applicant to protect trees through construction and incorporate the measures recommended by the forester.

r) Historical Resources. In accordance with CIP section 20.145.110.B, a historical report (LIB230115) was prepared to analyze the potential of the project to impact historical resources. According to the report, the existing residence was constructed circa 1960, and the existing guest house was constructed circa 1990. The report concluded that the main residence lacked both significance and integrity, making it not a historical resource, and that the guest house was not old enough to be considered potentially historic. Therefore, the project would not impact any historical resources.

s) Land Use Advisory Committee (LUAC) Review. The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review and recommendation in accordance with Board of Supervisors Resolution No. 15-103, as it involves a Design Approval subject to a public hearing and a Lot Line Adjustment (in this case a merger) in the Coastal Zone. On September 26, 2023 the LUAC conducted a site visit and then a meeting, where they voted 2-1 to recommend approval of the project with changes. The LUAC were concerned with the proposed garage and replacement guest house, which would be viewable in the Big Sur Critical Viewshed. BSC LUP Key Policy 3.2.1 prohibits all future public and private development visible from Highway 1 and major public viewing areas (the Critical Viewshed). More detailed discussion of this and other LUP Scenic Resources policies is detailed in Finding No. 2 and supporting evidence. To address this the LUAC recommended both the proposed garage and guest house be removed from the project. The LUAC also had concerns regarding the increase in night time lighting viewable from the Critical Viewshed due to the quantity of glass on the single-family residence, and that limbing of the cypress trees onsite had made the existing residence more visible from the Critical Viewshed. To address these issues, they recommended shading the windows at night, having downcast interior and exterior lighting, and incorporating some vegetative landscaping screening.

The applicant re-designed the project and submitted supplemental information in order to address the LUAC's concerns. They reduced the height of the proposed guest house by 3 feet 3 inches (from 14 feet 9 inches to 11 feet and 6 inches). The proposed guest house is to replace an existing guest house that would be demolished as part of the application, and while BSC LUP Policy 3.2.3.A.7 encourages resiting or redesign to conform to Key Policy 3.2.1, it does allow replacement of structures in the Critical Viewshed provided that the replacement does not increase the visibility of the structure. The applicant also reduced the proposed detached garage by 6 feet and 9 inches (from 7 feet and 6 inches to only 9 inches above average natural grade). They are also proposing to fill the artificially flattened lawn area with to incorporate the garage into the topography of the site and render the garage not

visible from the Critical Viewshed. The applicant is proposing automatic shading that will drop at sunset, preventing night interior lighting from spilling out or causing a “lanterning” effect, and included a concept landscaping plan as part of their planning submittal.

Staff referred the re-designed project back to the LUAC, who conducted a subsequent site visit and meeting on February 27, 2024. The re-designs were received positively, “LUAC members commended the project manager and the owner for a good modification of the plan,” and the LUAC recommended approval of the re-designed project as proposed 5-0. Areas of concern mentioned in the meeting minutes for the February 27, 2024 meeting the lighting visibility in the critical viewshed and landscaping, similar to the discussions at the September 26, 2023 meeting. Condition No. 6 is incorporated to ensure that low-lying landscaping screening is installed and maintained. Condition No. 7 requiring an exterior lighting plan is also incorporated to prevent light pollution. Due to the specific concern expressed by the LUAC regarding light from the interior of the structure, a provision is included in this condition that requires installation of the proposed automatic shades.

- t) The project planner conducted site inspections on March 30, 2023, September 26, 2023, January 17, 2024, and February 27, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- u) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230064.

**2. FINDING:** **CRITICAL VIEWSHED AND DESIGN** – The project preserves Big Sur’s scenic resources and avoids or minimizes impacts to the Critical Viewshed in accordance with the applicable goals and policies of the Big Sur Coast Land Use Plan (LUP); The Monterey County Coastal Implementation Plan Part 3, Regulations for Development in the Big Sur Coast Land Use Plan (CIP); and assures protection of the public viewshed and neighborhood character in accordance with the Design Control “D” Overlay Zoning District.

**EVIDENCE:**

- a) The property is subject to the Scenic Resources Policies of the Big Sur Coast Land Use Plan (BSC LUP), their implementing regulations in the Monterey County Coastal Implementation Plan Part 3, Regulations for Development in the Big Sur Coast Land Use Plan (CIP), and a Design Control “D” Zoning Overlay district.
- b) The property is in Big Sur west of Highway 1, between the highway and the ocean. North of the site along Highway 1 are the intersection of the highway and Palo Colorado Road, then Rocky Point. South of the site is Rocky Creek Bridge. Highway 1 in Big Sur is one of the most visually spectacular stretches of coastline in the nation, “[T]he aesthetic and scenic qualities and semi-wilderness character of the coast have received national and even international acclaim. Accordingly, the issue of visual resource protection is probably the most significant and far reaching question concerning the future of the Big Sur coast.” (BSC LUP section 3.2) Along this portion of highway the general visual character is views of grass/prairie and the rocky coastline to the west,

and rolling hills with chaparral to the east. These views are partially interrupted by portions of the highway which appear to have been cut into the existing hillsides, where slopes block most views in either direction. The viewshed is also partially degraded by the presence of telephone poles and cables east of the highway. A few residences and appurtenant site improvements such as fences, driveway entrances, and mailboxes are visible driving along this portion of the highway.

- c) Critical Viewshed Key Policy. Recognizing the Big Sur coast's outstanding beauty, BSC LUP Key Scenic Resources Policy 3.2.1 prohibits all public and private development in the Big Sur Critical Viewshed, which includes everything within sight of Highway 1. There are supplemental policies addressing parcels partially in the Critical Viewshed (BSC LUP Policy 3.2.3.A.2) and replacement structures (BSC LUP Policy 3.2.3.A.7) which are discussed in greater detail below.
- d) Critical Viewshed Determination Procedure. The procedure for identifying whether a property is in the Critical Viewshed is detailed in LUP Policy 3.2.3.B.1., which indicates that the structure shall be accurately flagged to show dimensions, height, and rooflines. Visibility will be considered in terms of normal, unaided vision in any direction for any amount of time at any season, and views from Highway 1 shall not be obscured by artificial berming or landscaping.
- e) Critical Viewshed Determination. The replacement guest house and detached garage were staked and flagged in accordance with BSC LUP policy LUP Policy 3.2.3.B.1. The planner conducted site visits on March 30, 2023 and September 26, 2023 to review the visual character of the site and the proposed project. After these visits the project was re-designed and re-flagged, and the planner conducted subsequent site visits on January 17, 2024, and February 27, 2024. The following is a description of the viewshed for the traveling public going from north to south:
  - The existing residence is visible along Highway 1 from approximately 0.68 miles to the northeast (distances measured directly from highway to the closest point of the structure/property).
  - As motorists drive south around the bend past Palo Colorado Road, the existing residence is visible while the rest of the site is screened.
  - Along the straight away 0.17 miles north of the property the site is completely blocked from view by a knoll/hillside east of Highway 1.
  - Driving south past this knoll the roofline of the existing residence becomes visible again.
  - Continuing south as you approach the entrance driveway a low profile stone wall, gate, and mailbox are visible.
  - Looking directly west from the center of the site a water tank, fencing, existing driveway and hardscape, the flagging for the replacement guesthouse, and the flagging for the garage become visible, with the existing residence visible behind them.

- Continuing to the south and looking northwest these structures are obscured by Monterey cypress but remain visible.
- Continuing south eventually only the roof of the existing residence is visible, and then the site and all structures pass out of view entirely.
- A heavily vegetated knoll approximately 0.28 miles south of the site blocks the site entirely from view from areas further south.

In summary, the site contains structures and site improvements in the Critical Viewshed, with the existing single-family residence being the most visually prominent. Site improvements and accessory structures become visible for the travelling public immediately east of the site and remain visible for a brief period of time.

f) Policy 3.3.2.A.7. This policy addresses replacement and enlargement of existing structures, “[T]he general policy concerning replacement of structures shall be to encourage resiting or redesign in order to conform to the Key Policy. Replacement or enlargement of existing structures, or structures lost in fire or natural disaster within the critical viewshed shall be permitted on the original location on the site, provided no other less visible portion of the site is acceptable to the property owner, and provided the replacement or enlargement does not increase the visibility of the structure. Replacement or enlargement of structures outside the critical viewshed shall be permitted as long as such replacement or enlargement does not cause the structure to intrude into critical viewshed.” The replacement of the guest house, remodel of the single-family residence, and replacement site improvements are all consistent with this policy:

- The guest house has been re-sited to a less visible location, and redesigned from the existing guest house in order to reduce its visibility. As the existing guesthouse is sited, the flat roof is prominently visible, and a portion of the structure appears to obstruct blue ocean views, both of which draw viewers eyes to the structure. The proposed guest house would bring the guest house further inland, such that it no longer silhouettes against the ocean. The flat roof would be re-oriented, so that it isn’t as visually prominent and doesn’t draw viewers eyes toward it. The overall height of the structure is being reduced by 2 feet and 6 inches from 14 feet existing to 11 feet 6 inches.
- The remodeled residence would be slightly less visible than the existing residence from certain vantage points, particularly north of the site looking southwest. This is due to the removal of the southern portion of the residence and the changes to the roof profile on the south façade, which reduce the ridge at that location and pull portions of the structure away from the bluff.
- The existing site improvements, including the driveway and artificial lawn area are visible from Highway 1 looking east and encompass the majority of the site between the existing driveway and residence. The proposed site improvements, including the driveway, auto-court, walkway, and pool, are sited in a similar configuration, such that they would not increase visibility or adversely impact the viewshed.

The detached garage is a new structure rather than a replacement structure, and is therefore evaluated under Policies 3.3.2.A.2, 3.3.2.A.3, and 3.3.2.A.9 as detailed in Evidence “g” below.

g) BSC LUP Policy 3.3.2.A.2 and 3.3.2.A.3. These policies address properties partially in the Critical Viewshed, “[T]he best available planning techniques shall be used to permit development of parcels partially in the critical viewshed. These may include clustering of structures, sensitive site design, design control, transfer of development credits, and other techniques designed to allow development on such parcels outside the critical viewshed,” and “[W]here it is determined that an alternative building site on a parcel would result in conformance to the Key Policy, then the applicant will be required to modify his proposal accordingly. Similarly, changes in the design, height, or bulk of proposed structures will be required where this will result in an approvable project.”

The detached garage is consistent with these policies. The first iteration of the project design included a new structure that was visible in the Critical Viewshed, inconsistent with Key Policy 3.2.1. However, after the LUAC meeting on January 15, 2024 the applicants revised their proposal to change the design and height of the proposed structure to ensure conformance with the key policy as required by Policy 3.3.2.A.3. This was done by a combination of height reduction and site grading. The overall height of the garage from 7 feet 6 inches above average natural grade to 9 inches above average natural grade. To ensure that the garage is not visible at all the applicants are re-contouring the site such that the entire garage would be underground and not visible. This is consistent with Policy 3.3.2.A.2, which requires that the best available planning techniques be used to permit development of parcels partially in the critical viewshed. The Landscaping Condition No. 6 is incorporated and includes project specific language that requires that the grading contours and fill above the garage be maintained in perpetuity with vegetative cover to prevent the garage from becoming visible in the future. Building the garage into the landscaping in this manner is a unique approach that would not necessarily be supportable in other cases or for other projects. The critical viewshed determination Policy 3.2.3.B.1 states that visibility shall be considered without artificial berthing or landscaping. In this case the applicants are restoring the contours of the site that had been graded down to create a lawn, not berthing or mounding up. This creative grading approach is supportable due to the unique site-specific factors applicable to the Robert's property:

- The grading would not create artificial knolls or mounds that would increase the overall grade height, be man made in appearance, or impede visual access.
- In the lawn area the existing topographic contours are inconsistent with the adjacent grade, and there are retaining walls along the eastern portions of this lawn that show where artificial cut had been made, so there is reasonable certainty that

this area was artificially graded down to create a flatter terrace for the lawn.

- The resulting grade would match the adjacent grading contours to create a more natural appearance.
- Critically, this work is being performed with other work that reduces the overall visibility of the structures in the Critical Viewshed. This is detailed further in evidence "h" below.

h) Reduction in Visibility. Multiple elements of the design work together to reduce the visibility of the existing development overall. For the primary residence, the ridge of the home on the northern elevation is being reduced by approximately 2 feet. Additionally, approximately 785 square feet on the northwestern portion of the residence is being removed, pulling the residence in that area approximately 15 feet away from the bluff edge. As discussed below, the revised colors, materials, and roof forms for the residence and guest house further subordinate those structures to the natural environment. The height of the existing guest house is 14 feet, while the height of the proposed guest house is 11 feet and 6 inches. The guest house is also being resided approximately 22 feet east; pulling it closer to the highway in this case reducing its visibility and visual prominence as it no longer silhouette over the ocean.

i) Design Control. The existing residence, initially constructed in 1960 and subsequently added to and altered after 1977 is a large 12,176 square foot (12,820 square feet if the 644 square foot attached garage is included) building with brown textured cement stucco, stone, vertical wood siding, extensive glazing, and composition shingle roofing. The colors and materials of the residence partially subordinate the structure to the surrounding visual environment, however its large form and extensive glazing draw attention toward the structure inconsistent with the surrounding rural character of Big Sur. The historical report prepared for the project (LIB230115) by Kent L. Seavey has a less than flattering analysis of the present design, stating "the roof system is a hodge-podge of differing forms, shapes and angles that appear as if they were plugged in or glued on randomly to the barn-like main building block between 1979 and the early 1980s," and "Fenestration is irregular, with a random selection of fixed, casement type and pop-out windows that appear to have come off the shelves of Home Depot and applied to the building envelope as disproportionately as possible." The report summarizes "The subject property is a failed attempt to evoke *[sic]* the organic aesthetic design concepts and principles introduced by Frank Lloyd Wright and others that found expression elsewhere throughout Big Sur during the 1960s and 1970s." The proposed project would replace the colors and materials with weathered wood siding, stone siding and site walls, a standing seam copper roof, grey stone paving, and dark patina steel frame doors and windows. A western portion of the residence is being removed, and the roof form simplified in that location. The result of the proposed alterations will be a structure with materials that better subordinate it to the surrounding environment, with more uniform and consistent fenestration (doors and windows), and a simplified more visually pleasing roof profile. The guest house

will have the same architectural finishes as the primary residence, and its simple angled roofs are closer in style to the residence than its current flat roof. Therefore, the design of the proposed project assures protection of the public viewshed and neighborhood character.

- j) Landscaping. Condition No. 6 is applied which will require the applicant to prepare a landscaping plan and submit it to HCD-Planning for review and approval prior to issuance of construction permits, install the landscaping, and maintain it in perpetuity. Specific language has been included in this condition that requires that any landscaping adjacent to Highway 1 be low-profile plants that would not block ocean views.
- k) Lighting & Glass. In accordance with CIP section 20.145.030.B.4. an exterior lighting plan condition has been applied, which will require that exterior lighting be shielded to reduce its long-range visibility, and that the light source not be visible. Further, exterior lighting shall be downlit and minimal to reduce as much as possible light pollution. Due to the quantity of glass on the residence, the LUAC expressed concern both regarding glare and night time lantering from lights in the residence. The applicant is proposing an anti-glare glass and to have an automatic shade that would deploy at night to prevent any night time lantering. The Exterior lighting plan condition includes language that requires that the applicant include these features on the building permit plan set, and that they provide verification that they were installed in accordance with the plan prior to building final inspection. While the LUAC had also expressed a desire that interior lights be downlit, this was not included as a permit condition as the automatic shades would substantively address the concern.
- l) Scenic Easement. CIP section 20.145.030.A.2.h. requires that as a condition of approval for properties in the critical viewshed, that the owner grant a scenic easement to the County over existing vegetated areas where development could be located in within the critical viewshed. Condition No. 10 is applied to implement this regulation. The exact areas subject to the easement would be reviewed and approved by HCD-Planning, and then the easement will be taken to the Board of Supervisors for review and acceptance. BSC LUP Policy 3.3.2.3 requires conservation and scenic easements for environmentally sensitive habitat areas as well, so the easement would include sensitive habitat areas regardless of their visibility in the Critical Viewshed and enumerate that the scenic easement also protects the bluff and sage scrub environmentally sensitive habitat areas on the north and northwestern coastal bluffs. These areas with existing/approved development, and those areas landward of the 50 year bluff and slope stability setback shall not be subject to the easement.
- m) Land Use Advisory Committee (LUAC) Review. The Big Sur LUAC, the advisory body whose purview includes site design considerations, recommended approval of the project as proposed 5-0 on February 27, 2024.
- n) The project planner conducted site inspections on March 30, 2023, September 26, 2023, January 15, 2024, and February 27, 2024 to verify

that the project on the subject parcel conforms to the policies and regulations listed above.

- o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230064.

**3. FINDING:** **DEVELOPMENT ON SLOPES (Auto court and Pathways)** – There is no feasible alternative which would allow development to occur on slopes of less than 30% and, as sited and designed, the project better achieves the goals and policies of the Monterey County Local Coastal Program.

**EVIDENCE:**

- a) The project includes approximately 1,200 square feet of development on man-made slopes, to install an auto court with a fire truck turnaround and a paved pedestrian path to the auto court. These areas of slope are entirely man-made and appear to be the result of cut and fill for the construction of the paving directly in directly east of the residence and the existing artificial lawn area further east of the residence.
- b) Title 20 section 20.64.230 prohibits development on slopes in excess of 30% unless a finding can be made that either there is no feasible alternative which would allow development to occur on slopes of less than 30%; or the proposed development better achieves the goals, policies and objectives of the Monterey County Local Coastal Program than other development alternatives.
- c) In this case the development on 1,200 square feet of man-made slopes is unavoidable and better meets the goals and policies of the Monterey County Local Coastal Program, specifically the policies of the Big Sur Coast Land Use Plan (BSC LUP).
- d) There is no existing fire truck turnaround on the site, and installing one either at the present garage location, or the proposed detached garage would necessitate development on slopes. The local amendments to the California Fire Code, Monterey County Code section 18.09.030.5, require bringing structures with significant alterations into conformance with current fire code requirements, which would include the provision of a fire truck turnaround for emergency access. Additionally, the parking regulations in Monterey County Code section 20.58.040 require 2 parking spaces for a single-family residence. As parking is required by the zoning ordinance, a fire truck turnaround would be required to meet current health and safety requirements, development on slopes would be unavoidable in this case.
- e) BSC LUP Policy 3.2.3.A.4 indicates that grading or excavations shall not be allowed to damage or intrude upon the critical viewshed, including all alterations of natural landforms. In this case the changes would not alter any natural land forms or degrade the critical viewshed. These slopes are man-made features which do not contribute to the scenic quality or character of the site or surrounding area.
- f) BSC LUP Policy 3.3.2.6 indicates that where structures are permitted on properties with environmentally sensitive habitat areas, structures shall be clustered in the least sensitive habitat areas. In this case, placement of the auto court and access path to it inland east of the residence clusters the parking and development away from the bluff and sage

scrub environmentally sensitive habitat area, in greater conformance with this policy.

- g) An erosion control plan would be required prior to issuance of construction permits by Monterey County Code section 16.12.060, which would prevent any erosion related impacts from grading operations, including this sloped portion of the property.
- h) The project planner conducted site inspections on March 30, 2023, September 26, 2023, January 15, 2024, and February 27, 2024 to verify that the project on the subject parcel conforms to the policies and regulations listed above.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230064.

**4. FINDING:** **DEVELOPMENT ON SLOPES (Drainage Improvements)** – There is no feasible alternative which would allow development to occur on slopes of less than 30% and, as sited and designed, the project better achieves the goals and policies of the Monterey County Local Coastal Program.

**EVIDENCE:**

- a) Title 20 section 20.64.230 prohibits development on slopes in excess of 30% unless a finding can be made that either there is no feasible alternative which would allow development to occur on slopes of less than 30%; or the proposed development better achieves the goals, policies and objectives of the Monterey County Local Coastal Program than other development alternatives.
- b) The project proposes to install a storm drain line that conveys stormwater past the bluff into the ocean, which would require approximately 280 square feet of development on slopes, approximately 2 feet wide of disturbance for a 140 lineal foot pipe. The definition of development in Title 20 section 20.06.310 includes the placement of any structure, including pipes.
- c) The Monterey County Coastal Implementation Plan (CIP) section 20.145.080.A.2 requires that where a geologic report is prepared for a project, the recommendations of that report be incorporated into the project design. In this case, the geotechnical report (LIB230087) prepared by Ashton Buckner, P.E. and Moses Cuprill, P.E. recommendations 42 – 44 directly address drainage that proper control of storm water will be essential to the project and recommending that runoff be conveyed to suitable discharge locations away from the coastal bluff, and not be allowed to flow onto the bluff.
- d) To discharge stormwater away from the bluff would require installing a stormwater system line that goes beyond. As the property is bounded on all sides by slopes in excess of 30 before the bluff, the only way to install a storm drain line that conveys runoff beyond the bluff would be to install run it along in excess of 30 percent. Therefore, development on slopes is unavoidable in this case.
- e) The 280 square feet of development on slopes for installation of the line is required to comply with CIP section 20.145.080.A.2 that requires that development incorporate the recommendations of the geotechnical report. CIP section 20.145.080.A.2.g. also requires that site preparation

activities be sited and designed to conform to site topography and minimize the need for grading. The proposed location is the most straightforward and direct path from the site beyond the bluff, meaning that it minimizes impacts to slopes to install it. Attempting to re-align the pipe would potentially impact the dense trees or remnant environmentally sensitive bluff scrub habitat areas, which are northwest and north of the building area. Therefore, installation of the stormwater line and its location better meet the goals, policies, and objectives of the Monterey County Local Coastal Program.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230064.

**5. FINDING:** **DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA)** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

**EVIDENCE:**

- a) In accordance with CIP section 20.145.040.A a biological report (LIB23084) was prepared by Pat Regan analyzing the biotic conditions of the site and the potential for the project to impact environmentally sensitive habitats or sensitive species. The report stated that habitat primarily consistent of non-native plant materials on the inland side of the house, including ornamental landscaping and a lawn. There are also Monterey cypress and Monterey pine planted as part of the sites landscaping. More native plant species are present on the coastal side of the house; the plant habitats that were native to the site are Coastal bluff scrub and Coastal Sage scrub, and remnants of both these communities occur on the steep north/northwest facing bluffs on the property.
- b) CIP section 20.145.020 defines environmentally sensitive habitat areas as that which plant or animal life or their habitats are particularly valuable because of their special nature or role in an ecosystem. Examples of environmentally sensitive habitat include habitat for rare and endangered species. Seacliff buckwheat is found in dense strands of coastal sage and bluff scrub, and is habitat to the federally endangered Smith's Blue Butterfly. A number of rare plant species documented to occur nearby in Coastal sage and/or bluff scrub include Little Sur manzanita, ocean bluff milk-vetch, Monterey Coast paintbrush, Hutschinson's larkspur, Michael's rein orchid, Yadon's rein orchid, and maple-leaved checkerbloom. Therefore, this remnant bluff and sage scrub is environmentally sensitive habitat area.
- c) The remnant bluff and sage scrub areas are on the steep bluffs outside of the project area. No Seacliff buckwheat or any sensitive plant species, including the ones listed above, were identified by the biologist during their survey of the site. While outside of the development area, the development is within 100 feet of environmentally sensitive habitat area, which is non-exempt development requiring a coastal development permit.
- d) Within the landscaping area and interface with the undeveloped portions of the site, the biologist identified several invasive plant

species, some of which appear to have been planted in the landscape and others may have spread from other locations where they've become established, including Cape ivy, Poison hemlock, Nasturtium, Licorice, English Ivy, and Calla Lily. The biologist stated “[A] focused effort to remove the invasive species, to keep them from spreading further into wildlands, would be a beneficial part of the landscape plan for the new and revised landscape areas.” The project includes proposed landscaping. BSC LUP Policy 3.3.3.A.10 encourages removal of invasives, and 3.3.2.9 requires use of native landscaping species in proposed landscaping. Condition No. 6 requiring a landscaping plan has been applied, which will require that the applicant prepare a landscaping plan with appropriate native planting materials compatible with the surrounding habitats prior to issuance of construction permits. Given the heightened sensitivity of sites which interface with environmentally sensitive habitats, this condition has been modified from the County's standard condition language to require that a qualified biologist review the proposed planting plan prior to issuance of construction permits. This will ensure consistency with the above mentioned BSC LUP policies, as well as BSC LUP policy 3.3.2.7., that land uses adjacent to environmentally sensitive habitat areas be compatible with the long-term maintenance of these resources, including incorporating all site planning and design features needed to prevent significant habitat impacts.

- e) BSC LUP Policy 3.3.2.3 requires permanent conservation in environmentally sensitive habitats when new development is proposed on parcels containing such habitats. While the residence on the property is existing development, the new detached garage, replacement guest house, and new hardscape areas are all new development, therefore this policy is applicable to the project. Condition No. 10 is applied which will require that the environmentally sensitive habitat areas on the site, the coastal bluff scrub and Coastal Sage scrub occurring on the steep north/northwest facing bluffs, be placed in a conservation and scenic easement.
- f) The project planner conducted site inspections on March 30, 2023, September 26, 2023, January 15, 2024, and February 27, 2024 to verify that the project on the subject parcel conforms to the policies and regulations listed above.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230064.

**6. 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 Calfire. 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 the need to analyze site suitability and potential impacts to historic, biotic, and forest resources. The following reports have been prepared to address these issues:

- “Tree Assessment Forest Management Plan Roberts Residence” (LIB230083) prepared by Frank Ono, Ono Consulting, Pacific Grove, CA, February 10, 2023.
- “Biological Assessment of 37600 Highway One, Big Sur CA” (LIB230084) prepared by Patrick Regan, Regan Biological & Horticultural Consulting, Carmel Valley, CA, October 25, 2022.
- “37600 Highway One – Fuel Management Plan” (LIB230085) prepared by Frank Ono, Ono Consulting, Pacific Grove, CA, February 7, 2023.
- “Geologic and Coastal Bluff Recession Assessment Report” (LIB230086) prepared by Mark Foxx, Haro, Kasunich and Associates, Inc., Watsonville, CA, May 3, 2022.
- “Geotechnical Investigation and Coastal Hazard Investigation” (LIB230087) prepared by Moses Cuprill, P.E. and Ashton Buckner, P.E., Haro, Kasunich and Associated, Inc., Watsonville, CA, May 3, 2022.
- “Phase I Historic Review for the residential property located at 37600 Highway 1” (LIB230115) prepared by Kent L. Seavey, Pacific Grove, CA, April 27, 2017.
- “Preliminary Cultural Resources Reconnaissance of APN 418-111-012” (LIB190041) prepared by Susan Morley M.A., Marina, CA, January 2019.

The geological and geotechnical reports (LIB230086 and LIB230087) are supplemented by a Technical Memo dated February 10, 2023 by Haro, Kasunich And Associates, Inc. County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) The property contains an existing single-family residence, guest house, and associated site improvements on a property zoned to allow such uses. The proposed project consists of a remodel of this residence, demolition of the guest house and replacement with a new guest house, and construction of a detached garage. As the proposed alterations would not substantially change the existing use of the subject property, the site is suitable for the proposed development.
- d) Staff conducted site inspections on March 30, 2023, September 26, 2023, and January 15, 2024 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230064.

## 7. 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, the Environmental Health Bureau (EHB), and Calfire. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities will be provided. The project has existing driveway access off of Highway 1, is served by an existing onsite spring, and is served by an existing onsite wastewater treatment system (OWTS, EHB Permit No. ON0120044). EHB reviewed the project and deemed it complete without comment or conditions of approval as no new connections were being proposed for the spring and the scope of work would not require expansion of the existing OWTS.
- c) The project is consistent with the Big Sur Coast Land Use Plan policies regarding development in hazardous areas and near coastal bluffs and their implementing regulations in the Monterey County Coastal Implementation Plan, as detailed in Finding No. 9 Health and Safety and Finding No 10, development within 50 feet of a bluff.
- d) Staff conducted site inspections on March 30, 2023, September 26, 2023, January 15, 2024, and February 27, 2024 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230064.

**8. FINDING:** **DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF –**  
 The project is consistent with the Big Sur Coast Land Use Plan (BSC LUP) policies addressing hazardous areas and development in proximity to coastal bluffs, and their implementing regulations in the Monterey County Coastal Implementation Plan Part 3, Regulations for Development in the Big Sur Coast Land Use Plan (CIP).

**EVIDENCE:**

- a) Geotechnical Report. BSC LUP Policy 3.7.3.A.9 and 3.7.3.A.11 require preparation of geological and geotechnical reports for development in proximity to a coastal bluff, and in areas of known or suspected geologic hazards, to assess geologic hazards and provide recommendations to address them. In this case a geological report (LIB230086) was prepared by engineering geologist Mark Foxx and a geotechnical report (LIB230087) prepared by Moses Cuprill, P.E. and Ashton Buckner, P.E. These two reports are supplemented by a technical design memo prepared by Moses Cuprill, P.E. and Ashton Buckner, P.E. dated February 10, 2023. The geotechnical report states that there are no significant geotechnical or geologic hazards at the site which would prohibit the proposed development, provided the recommendations presented in it are followed in development of project plans and specifications. These include recommendations regarding grading, foundations, utility trenches, drainage, and site plan review.

b) Geological Report. The geological report (LIB230086) described the geology in the vicinity of the site and analyzed potential geologic hazards that could impact the property or project. It concluded that the project was feasible provided the recommendation in it were followed. The report characterized the geology of the site as granodiorite bedrock overlain by recent debris fan deposits. The report also states that there are possibly remnant marine terrace deposits above the bedrock. The debris fan deposits consist of sands, silts and gravels that are very susceptible to erosion. The granodiorite bedrock is much less susceptible to erosion. The existing residence is placed on the debris fan deposits. To the west of the residence is a flat terrace, where a septic tank is sited (a leech field also used to be in this location but has since been moved east of the residence), and an existing walking path, which slopes downward and north parallel to the western property line. This path appears visible in historic coastal imagery of the site in the geologic report from 1972 and 1979. The geological report recommendations included that new habitable development only be constructed inland of the 50 year bluff erosion and instability setback established in it; that development include measures to minimize erosion (such as landscaping and drainage control) and that stormwater runoff dispersal and erosion control be implemented; permit plan review; careful monitoring of future coastal erosion and bluff recession; and that removal of any existing improvements be done in a manner that minimizes removal and impact to underlying soils. The report also recommended foundations be sited seaward of the 50 year bluff setback. However, this was based on the concept of demolishing the existing residence and constructing a new one. The scope of the project was changed since the initial preparation of the geological and geotechnical reports in 2022, and the technical design memo prepared by the geotechnical engineer recommends that any foundations seaward of this setback be deep foundations installed to penetrate below the landslide plane depicted in sections of the site showing the 50 year bluff setback, which would minimize the threat to life and safety of the building occupants in the event of a major landslide.

c) Condition No. 8. - Notice of Report. CIP section 20.145.080.A.2.a. requires that the recommendations of geological and geotechnical reports be incorporated into the project design. To ensure that both the geologist and geotechnical engineers' recommendations are adhered to, Condition No. 8, Notice of Report is applied. This will require the applicant to record a notice on the property stating that all development will be in accordance with the recommendations of the geological and geotechnical reports, including the geotechnical engineers technical design memo dated February 10, 2023.

d) Previous Entitlements. On April 2, 2019 the County Zoning Administrator approved Emergency Coastal Development Permit PLN190043 (Resolution No. 19-43), which allowed a hilfiker retaining wall to stabilize the flat terrace west of the home where the septic tank was present. Resolution No. 19-43 states that large storm events occurred throughout 2018 and the first quarter of 2019, causing seepage, and slumping of the soil behind an existing wood and post retaining

wall that supported the flat terrace. The wall was installed to prevent slumping and stabilize the terrace area. A follow up Coastal Development Permit (PLN190385) was approved by the Zoning Administrator on August 27, 2020 (Resolution No. 20-33), which allowed an additional tied-back solder pile retaining wall east and parallel to the existing walking path. This wall was designed to stabilize the slopes containing the existing residential development and collect and direct seepage away from erodible soils. Lawrence E. Grice, P.E. prepared the previous geotechnical analyses (LIB190043 and LIB190044) for these permits.

- e) Tsunami. Tsunami hazards at the property are low, based on the Monterey County Tsunami inundation Map dated March 2021 prepared by the California Geological Survey. (LIB230086)
- f) Storm wave runup. Improvements on the site are 140 feet above sea level in an area above the reach of wave runup. (LIB230086)
- g) Fault. Monterey County GIS portrays short discontinuous fault line in the immediate southwest of the property. The fault is, “an inferred queried pre-Quaternary age fault mapped by Gary Greene in 1972.” The geologist concludes that the fault does not pose a significant hazard to the existing home or a proposed new home, because based upon its age it is classified as Inactive. (LIB230086)
- h) Bluff Recession. The geological report (LIB230086) states that moderate seismic shaking is expected in the next 50 years, and that other than seismic shaking, coastal bluff landsliding is the most significant geologic hazard at the site. The uncemented nature of the topsoil and debris fan deposits, coupled with occasional intense coastal storms can result in erosion and bluff recession hazards along the bluff edge. In order to calculate the anticipated retreat of the bluff, the geologist compared historical satellite imagery, which resulted in a worst case retreat of historical bedrock retreat of 1 to 2 feet from 1972 to 2022. The debris fan deposit appears to have retreated from 0 to 4 feet in some isolated spots. The report concludes, “Using the high end of the average annual terrace deposit erosion rates that appear to have historically occurred on the property since 1972 (50 years) would suggest that about 4 feet of debris fan deposit erosion could cause 4 feet of recession of the bluff edge from surficial erosion could occur at the subject property in the next 50 years.” To evaluate what portion of the building site is likely to remain stable over the next 50 years, the geological report incorporated the geotechnical reports (LIB230087) slope stability analysis to come up with a 50 year (until 2073) bluff erosion and instability setback. The report concludes that any development seaward of the 50 year coastal recession setback line may be damaged and need to be sacrificed. Since both the geological and geotechnical reports were prepared for the project, the project plans were revised to propose remodeling the existing residence rather than demolishing it and building a replacement residence. As portions of the existing residence are seaward of the recommended 50 year bluff setback, a technical design memo was prepared by Moses Cuprill, P.E. and Ashton Buckner, P.E. dated February 10, 2023. This memo recommends that any foundations seaward of this setback be deep

foundations installed to penetrate below the landslide plane depicted in sections of the site showing the 50 year bluff setback.

- i) Condition No. 9 - Coastal Hazards Deed Restriction. BSC LUP Policy 3.7.2.4. requires that in locations determined to have significant hazards, development permits include a special condition requiring the owner to record a deed restriction describing the nature of the hazard and long-term maintenance requirements, and BSC LUP Policy 3.9.1.1. requires that bluff top setbacks be adequate to avoid the need for sea walls during developments lifetime. In this case the areas seaward of the 50 year bluff erosion and instability setback are subject to known bluff erosion and slope stability hazards. Therefore, Condition No. 9 is applied to ensure consistency with these policies, which will require the applicant to record a deed restriction identifying that the site is subject to coastal hazards, assuming the risks of such development, waiving liability, indemnifying the Coastal Commission and County of Monterey for any damages due to coastal hazards, prohibiting future coastal armoring, requiring geotechnical analysis evaluating whether development is safe should land sliding, storm surge events, or bluff erosion threaten it, and re-location/removal should the development become unsafe without the installation of new sea walls or shoreline protective structures. Maintenance and repair of the existing retaining walls permitted by PLN190043 and PLN190385 shall be allowable within this deed restriction so long as those walls are only retaining surcharge of the landward development, and not functioning as sea walls or interfering with natural shoreline/coastal processes, including inland habitat migration and coastal erosion.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230064.

**9. 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 Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on March 30, 2023, September 26, 2023, January 15, 2024, and February 27, 2024 and researched County records to assess if any violation exists on the subject property.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230064.

**10. FINDING:** **LOT LINE ADJUSTMENT (Merger)** - The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision ordinance – Coastal) of the Monterey County Code.

**EVIDENCE:**

- a) Title 19 section 19.09.005.E., properties may be merged through the lot Line Adjustment Process. To approve a Lot Line Adjustment (LLA),

Title 19 section 19.09.025 requires that the decision maker must find that the lot line adjustment is between two (or more) existing adjacent parcels; that a greater number of parcels than originally existing will not be created as a result of the lot line adjustment; and that the parcel resulting from the lot line adjustment conform to “County Zoning and Building Ordinances.” Each of these findings can be met as detailed in subsequent evidence “c” through “e”.

- b) The consistency finding is not constructed narrowly to only refer to Part 1 of the Monterey County Coastal Implementation Plan, which is the typical meaning of the term “The Zoning Ordinance.” Title 19 section 19.02.260 defines zoning ordinance to mean Title 19.1 and 20 of the Monterey Code. Title 20 in turn includes cross references to the various Coastal Implementation Plan Development Standards (Title 20 Chapter 20.66), and requires that all Coastal Development Permits be consistent with the Monterey County Local Coastal Program (Title 20 section 20.02.060.A). This is consistent with the Subdivision Map Act section 66412(d) that states that an agency shall limit its review to whether the parcels resulting from the adjustment conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. In summary Lot Line Adjustments must be consistent with the plans and regulations detailed in Finding No. 1 evidence “a”.
- c) Existing Parcels. The lot line adjustment is between two adjacent existing parcels, “Parcel A” which contains the existing residence and is 1.59 acres, and “Parcel B”, which is a separately described vacant property north and west of Parcel A containing approximately 2.56 acres. Both of these parcels are recognized as legal lots of record as detailed in Finding No. 1 evidence “c”.
- d) Will not Create New Parcels. The LLA will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be merged, resulting in one contiguous 4.15 acre legal parcel of record.
- e) Consistency. The resulting parcel would be consistent with the requirements of the County Zoning and Building Ordinances. As detailed in Finding No. 1, the resulting parcel will be consistent with the development standards of the zoning ordinance. No development is proposed on Parcel B, which is steeply sloped, has large portions viewable in the Critical Viewshed, and contains environmentally sensitive habitat area (coastal bluff and sage scrub), so the merger would not conflict with any of the resource protection policies and regulations discussed in Findings 2 through 4 or the hazards policies and regulations discussed in Finding 6. The project was also referred to HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Calfire; none of whom identified any inconsistencies with building ordinances that would result from the merging of the two properties.
- f) As an exclusion to the Subdivision Map Act, the Lot Line Adjustment does not require recordation of a map. To appropriately document the boundary changes, the Owner/Applicant shall record a deed for the respective parcels to reflect the adjustment (Condition No. 12) and an

Unconditional Certificate of Compliance for the merged lot per Condition No. 13.

- g) 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 PLN230064.

**11. 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) The project qualifies for Class 1 and 5 Categorical Exemptions pursuant to CEQA Guidelines sections 5301 and 15305, as detailed in evidences “c” through “e”, and none of the exceptions from CEQA Guidelines 15300.2 apply to the project as detailed in evidences “f” through “e”.
- b) The project consists of the remodel of a single-family residence which would remove an indoor pool and attached garage, demolition and replacement of an existing guest house, construction of a detached garage to replace the attached garage being removed as part of the single-family residence remodel, associated site improvements including a pool, auto-court, and driveway, and the merging of two contiguous lots of record.
- c) CEQA Guidelines section 15301, existing facilities, exempts the repair or minor alteration of existing structures, facilities, or topographical features. The key consideration of this exemption is that the project involves negligible or no expansion of use. The site would go from being a single site with two lots that contains a single-family residence with a pool in the residence, attached garage, and detached guest house to a single-family residence with a detached garage and detached guesthouse. The primary and accessory uses of the site will remain essentially the same after the project, and the overall floor area (inclusive of the residence, garage, and guest house) would increase 784 feet from 13,217 square feet to 14,001 square feet. This represents a negligible expansion of use, consistent with the intent of this exemption.
- d) CEQA Guidelines section 15305, minor alterations in land use limitations, exempts alterations in land use limitations that do not result in changes in land use or density, including minor lot line adjustments and reversion to acreage in accordance with the Subdivision Map Act. The County’s subdivision processes merger applications in the same manner as lot line adjustments. The merger of two legal lots of record into a single property is consistent with the intent of this exemption.
- e) Class 1 categorical exemptions apply regardless of their location. The project is also not located in an area where an environmental resource of hazardous or critical concern has been designated by a local, state, or federal agency and precisely mapped.
- f) The project consists of alterations to an existing single-family residence, replacement of an existing guest house, construction of a detached garage, associated site improvements, and merging of two legal lots of record. The proposed land use is not being altered and there is a negligible expansion of existing use, and there are no potentially significant impacts associated with the project, therefore the project would not cause or contribute to a cumulative environmental impact.

- g) There are no unusual circumstances associated with the undertaking of the project that would create the reasonable possibility for a potentially significant environmental effect.
- h) The project is in view of Highway 1, a designated state Scenic Highway. However, as detailed in Finding No. 2, the project would not adversely affect scenic resources in view of the scenic highway.
- i) The project is not located on a hazardous waste site included on any list compiled by Section 65962.5 of the Government Code.
- j) A phase I historical report (LIB230115) was prepared for the project which assess the existing structures and determined that the existing residence was not a historical resource and that the detached guest house was not old enough to be considered a historical resource. Therefore, the project would, not impact any historical resources.
- k) No adverse environmental effects were identified during staff review of the development application during site visits on March 30, 2023, September 26, 2023, January 15, 2024, or February 27, 2024.
- l) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230064.

**12. 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 applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

**EVIDENCE:** a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Sections 20.70.050.B.4 or 20.145.150 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 described as Priority 3, other areas suitable for access in Figure 2 of the Big Sur Land Use Plan. The plan describes these as “attractive destinations where safety hazards or resource conflicts can be mitigated, and with the potential for improved parking.” It is also shown in a potential corridor for a public trail in Figure 3 of the Big Sur Land Use Plan, Trails Plan.

d) However, Title 20 section 20.70.050.B.4.c. states that for single-family development on an existing lot, no access shall be required if no substantial adverse impact can be demonstrated, either individually or cumulatively, on historic access, public trust, or the recreational value of, accessibility to, use of, or safety of public beaches, trails, recreation areas, or recreation support areas; or, the shoreline, by affecting either processes of sources of sand necessary to maintain public beaches or tidelands, or by siting in a manner that would necessitate a shoreline protective device or other public maintenance of the area; then access shall not be required. The project, as a remodel and associated structures on an existing single-family residence with no access present, and merger of two properties, neither of which have public access, would not impact any historic or public trust access, or the recreational value or accessibility of any

recreational areas. The project would also not impact the shoreline, as the siting of the residence is existing, and Condition No. 9 requires a deed restriction which would prohibit future armoring of the site.

- e) Big Sur Coast Land Use Plan (BSC LUP) General Policy 6.1.4.4 states that visual access should be protected for long term public use. The project would not impact visual access. None of the structures proposed would block existing ocean views, and the demolition and replacement of the guest house closer to Highway 1 actually slightly improves visual access to the ocean. As discussed in Finding No. 2 the colors and materials of the structures are of a visually unobtrusive nature, such that they would not detract from the publics viewing experience of the shoreline or ocean.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230064.

**13. FINDING:**

**EVIDENCE:**

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

- a) Board of Supervisors. Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) 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 (in this case Highway 1) and development that is permitted in the underlying zone as a conditional use. The project includes a Lot Line Adjustment, which is a conditionally allowable use. The project also includes development on slopes in excess of 30%, development within 100 feet of environmentally sensitive habitat area, and development in the critical viewshed, all three of which are non-exempt development requiring a Coastal Development Permit and considered conditionally allowable regardless of the property's underlying zoning designation.

## DECISION

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

- 1) Find that the project qualifies for a Class 1 and 5 Categorical Exemptions pursuant to CEQA Guidelines sections 5301 and 15305, and that none of the exceptions from CEQA Guidelines 15300.2 apply; and
- 2) Approve a Combined Development Permit consisting of a:
  - a. Coastal Development Permit to allow a Lot Line Adjustment to merge two parcels resulting in a single 4.15 acre parcel;
  - b. Coastal Administrative Permit and Design Approval to allow:
    - i. the remodel, partial demolition and minor of an existing 12,176 square foot single family residence, resulting in a 12,636 square foot single family residence;
    - ii. demolition of existing 397 square foot detached guest house and replacement with a 424 square foot detached guest house;
    - iii. demolition of a 644 square foot attached garage and construction of a 941 square foot detached garage; and
    - iv. associated site improvements including approximately 800 cubic yards of grading with 750 cubic yards of cut and 50 cubic yards of fill, repaving an existing driveway, installing an auto court, pathways, post-construction drainage improvements, a pool deck, and a pool;
  - c. Coastal Development Permit to allow development within the Critical Viewshed;
  - d. Coastal Development Permit to allow development within 50 feet of a bluff;
  - e. Coastal Development Permit to allow development on slopes in excess of 30%; and
  - f. Coastal Development Permit to allow 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.

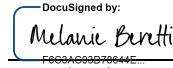
**PASSED AND ADOPTED** this 27<sup>th</sup> day of March, 2024, upon motion of Commissioner Roberts, seconded by Commissioner Mendoza, by the following vote:

AYES: Diehl, Work, Roberts, Getzelman, Gonzalez, Shaw, Mendoza

NOES: None

ABSENT: Monsalve, Gomez, Daniels

ABSTAIN: None

DocuSigned by:  
  
Melanie Beretti, AICP  
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON 4/5/2024.

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 4/15/2024.

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 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

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

PLN230064

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN230064) allows:

- a. Coastal Development Permit to allow a Lot Line Adjustment to merge two parcels resulting in a single 4.15 acre parcel;
- b. Coastal Administrative Permit and Design Approval to allow:
  - i. the remodel, partial demolition and minor of an existing 12,176 square foot single family residence, resulting in a 12,636 square foot single family residence;
  - ii. demolition of existing 397 square foot detached guest house and replacement with a 424 square foot detached guest house;
  - iii. demolition of a 644 square foot attached garage and construction of a 941 square foot detached garage; and
  - iv. associated site improvements including approximately 800 cubic yards of grading with 750 cubic yards of cut and 50 cubic yards of fill, repaving an existing driveway, installing an auto court, pathways, post-construction drainage improvements, a pool deck, and a pool;
- c. Coastal Development Permit to allow development within the Critical Viewshed;
- d. Coastal Development Permit to allow development within 50 feet of a bluff;
- e. Coastal Development Permit to allow development on slopes in excess of 30%; and
- f. Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area.

The property is located at 37600 Hwy 1 Big Sur Coast Land Use Plan (APN: 418-111-012-000), Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 ongoing 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 24-006) was approved by County of Monterey Planning Commission for Assessor's Parcel Number 418-111-012-000 on March 27, 2024. The permit was granted subject to 15 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey 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. PD005(A) - NOTICE OF EXEMPTION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

#### 5. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** 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.

## 6. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:**

The site shall be landscaped. Prior to the issuance of building permits, a landscaping plan shall be submitted to the Director of HCD - Planning for review and approval. The purpose of the landscaping is to screen partially screens existing and proposed development from the critical viewshed, while not being so tall as to block ocean existing ocean views (i.e. those not already blocked by existing Monterey cypress trees or structures). The area above the existing garage shall remain landscaped and vegetated so that the garage remains out of view from the Critical Viewshed. The landscaping shall be required to use native and native compatible species in accordance with Big Sur Coast Land Use Plan policy 3.3.3.A.10 which encourages removal of exotic species and policy 3.3.2.9 which requires use of native landscaping species in proposed landscaping. As the site interfaces with environmentally sensitive habitat areas, including coastal bluff and sage scrub, a qualified biologist shall be required to review and approve the proposed planting list prior to building permit issuance.

The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan.

Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:**

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall include the recommendations from biological survey. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor shall provide confirmation from a qualified biologist on the County of Monterey list of approved environmental consultants verifying that the proposed plantings are either native or native compatible and would not adversely effect or crowd out the environmentally sensitive bluff and sage scrub on the site or adjacent property.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

**7. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit an exterior lighting plan 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 HCD - Planning, prior to the issuance of building permits.

In order to prevent interior lighting from causing night time light pollution or a "lantern" affect, the owner/applicant shall install the automatic shades which were included in the proposed project, and provide verification that they were installed after construction. (HCD - 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 HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to issuance of building permits, the Owner/Applicant shall incorporate automatic shades into the project plans and submit these to HCD - Planning for review and approval. The automatic shades shall be incorporated into the final building plans.

Prior to final/occupancy, the owner/applicant shall install the exterior lighting and automatic shades in according to the approved plan.

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 and automatic shades are installed and maintained in accordance with the approved plan.

## 8. PD016 - NOTICE OF REPORT

<b>Responsible Department:</b>	Planning
<b>Condition/Mitigation Monitoring Measure:</b>	<p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:</p> <p>"Geological and Geotechnical Reports (Library Nos. LIB230086 and LIB230087), were prepared by Mark Foxx, Certified Engineering Geologist, and Ashton Puckner, P.E. and Moses Cuprill, P.E., respectively, on May 3, 2022. These reports are supplemented by a technical design memo prepared by Ashton Puckner, P.E. and Moses Cuprill, P.E. on February 10, 2023. These reports are on file with County of Monterey HCD - Planning. All development shall be in accordance with these reports."</p> <p>(HCD - Planning)</p>
<b>Compliance or Monitoring Action to be Performed:</b>	<p>Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.</p> <p>Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.</p>

## 9. PDSP001 - COASTAL HAZARDS DEED RESTRICTION

<b>Responsible Department:</b>	Planning
<b>Condition/Mitigation Monitoring Measure:</b>	<p>In accordance with Big Sur Coast Land Use Plan Hazards Policy 3.7.2.4, the owner shall record a deed restriction on the property describing the nature of the property's hazards (Coastal Hazards, including but not limited to waves, storms, flooding, landslide, shoreline retreat, erosion, and earth movement, many of which will worsen with future sea level rise) and long-term maintenance requirements. This deed restriction shall also ensure consistency with Policy 3.9.1.1, that bluff top setbacks for development be adequate to avoid the need for sea walls during development's economic lifespan. The deed restriction shall say the text of Exhibit B Attachment 2 of this resolution.</p>
<b>Compliance or Monitoring Action to be Performed:</b>	<p>Prior to issuance of construction permits, owner/applicant shall record the deed restriction, and provide HCD-Planning with evidence that it has been recorded. Such evidence shall be in the form of a copy of the recorded document with the recorders seal.</p>

## 10. PD040 - CRITICAL VIEWSHED (BIG SUR)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** To protect the Big Sur Critical Viewshed from potential future development and protect environmentally sensitive habitats, in accordance with Monterey County Coastal Implementation Plan sections 20.145.030.A.2 (g) and (h), and Big Sur Coast Land Use Plan Policy 3.3.2.3, the applicant shall record a Conservation and Scenic Easement over those portions of the subject parcel that are in the critical viewshed and where the environmentally sensitive coastal bluff and sage scrub are, subject to review and approval of HCD-Planning and the review and approval by the Board of Supervisors. The easement area shall encompass all of the existing 2.56 acre Parcel B. The existing walking path and approved stormwater line shall be allowable within the easement area. Conservation and scenic easement shall protect environmentally sensitive habitat areas, including the existing bluff and sage scrub, and shall protect the Big Sur Critical Viewshed by prohibiting new development within the easement area.

A Subordination Agreement shall be required, where necessary. An easement deed shall be submitted to, reviewed and approved by, the Director of HCD - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to the issuance of grading and building permits. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading or building permits, the Owner/Applicant shall provide a "Critical Viewshed Map" as described in Monterey County Coastal Implementation Plan 20.145.030.A.2.(g).

Prior to issuance of grading or building permits, the Owner/Applicant provide a diagram approved by a qualified biologist from the County of Monterey list of approved environmental consultants depicting the location and distribution of environmentally sensitive habitat areas to be protected by the easement.

Prior to issuance of grading or building permits, the Owner/Applicant shall submit the conservation and scenic easement deed and a survey plat to the HCD-Planning Department for review and approval. The easement deed shall be accompanied by a legal description of the subject property in a manner acceptable by the Monterey County Recorder for recordation of the easement deed and a plat, legal description, and accompanying closure calculations for the easement area prepared by a licensed surveyor or civil engineer.

Prior to recording the parcel/final map or prior to the issuance or grading or building permits, the Owner/Applicant shall submit a signed and notarized Subordination Agreement, if required, to HCD- Planning for review and approval.

Prior to or concurrent with recording the parcel/final map, final inspection, or commencement of use, the Owner/Applicant shall record the approved conservation and scenic easement and submit a copy of the recorded easement deed to HCD – Planning.

**11. PD049 - TREE AND ROOT PROTECTION**

**Responsible Department:** Planning

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

**Compliance or Monitoring Action to be Performed:** Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD-Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

## 12. PDSP002 - LOT LINE ADJUSTMENT DEED

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Owner(s)/Applicant(s) shall prepare, execute and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for the merged parcel. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:**

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN230064) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The deed shall comply with the Monterey County Recorder's guidelines as to form and content.
  - a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.
  - b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.
  - c. The purpose of the deed shall be stated on the first page of the deed, as follows:  
"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN230064. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

**PLEASE NOTE:** Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and/or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:
  - a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor
  - b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.
  - c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.
  - d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

### 13. PD045 - COC (LOT LINE ADJUSTMENTS)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall request an unconditional Certificates of Compliance for the merged parcel. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

### 14. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel-Risk Management

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

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

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

**15. PW0044 - CONSTRUCTION MANAGEMENT PLAN**

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

The applicant or contractor shall submit a parking plan that includes measures to reduce the visual impacts seen by Highway 1 travelers and the surrounding communities during the construction.

All construction parking/staging shall be on private property, and measures shall be taken to prevent construction vehicles from queuing on Highway 1 at any time during the construction.

**Compliance or Monitoring Action to be Performed:**

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

## **Exhibit B – Attachment 2 Coastal Hazards Deed Restriction**

### **Condition No. 9 PDSP001 – Coastal Hazards Deed Restriction Text:**

- a. General Provisions. This deed restriction is being recorded to satisfy Condition No. 9 of the Combined Development Permit Approval (PLN230064), approved by County of Monterey Planning Commission Resolution No. 24-006. By accepting this permit, the property owner has accepted the following conditions and restrictions, which shall run with the land and also bind subsequent property owners:
- b. Coastal Hazards. The site is subject to coastal hazards, including but not limited to waves, storms, flooding, landslide, shoreline retreat, erosion, and earth movement, many of which will worsen with future sea level rise. This site is on a coastal bluff and is subject to known bluff erosion and slope stability hazards. Geological and Geotechnical Reports prepared for the Combined Development Permit PLN230064 identified a “50 year Bluff Erosion and Instability Setback,” and stated that improvements seaward of which should be considered at risk, and may be damaged and need to be sacrificed by 2073.
- c. Assume Risks. To assume all risks to the Permittee and the properties that are the subject of this permit of injury and damage from such hazards in connection with this permitted development.
- d. Liability Waiver. To unconditionally waive any claim of damage or liability against the California Coastal Commission & the County of Monterey, and their officers, agents, and employees for injury or damage from such hazards.
- e. Indemnification. To indemnify and hold harmless the California Coastal Commission & the County of Monterey, and their officers, agents, and employees with respect to the County’s approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards. This indemnification obligation is in addition to, and cumulative of, the indemnification obligation imposed by the County of Monterey Planning Commission in its Resolution No. 24-006, Condition No. 9. Property owner understands and agrees that both indemnification obligations shall be memorialized in the indemnification agreement required by Planning Commission Resolution No. 24-006 Condition No. 14.
- f. Permittee Responsible. That any adverse effects to property caused by the permitted project shall be fully the responsibility of the Permittee.
- g. Shoreline Armoring Prohibited. That no shoreline armoring shall ever be constructed to protect the development approved pursuant to this permit, including in the event that the development is threatened with damage or destruction from coastal hazards in the future.

h. Waiver of Rights to Construct Armoring. The Permittee hereby waives, on behalf of itself and all successors and assigns, any rights to construct such armoring that may exist under applicable law.

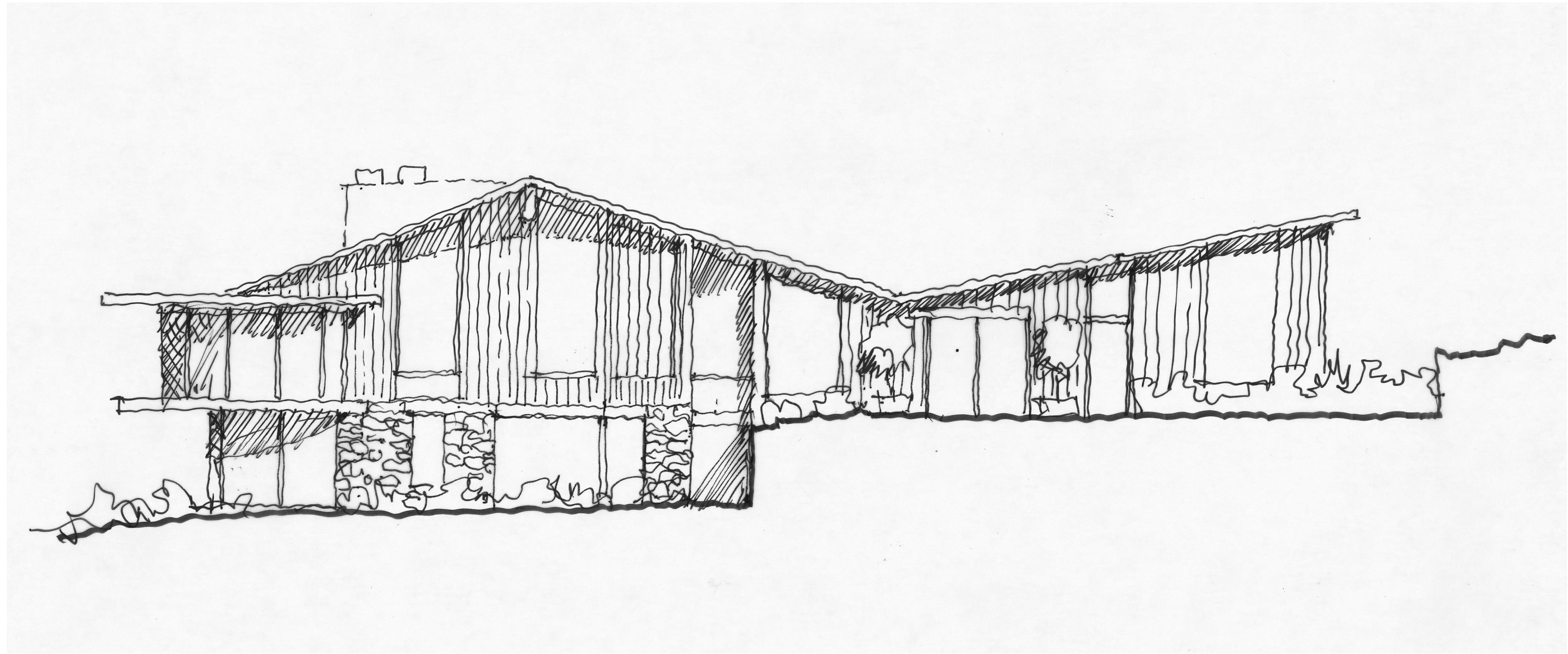
i. Existing hilfiker walls. The existing hilfiker retaining walls approved pursuant to County Coastal Development Permits PLN190043 and PLN190385 may be repaired or maintained consistent with the provisions of Monterey County Code. This provision shall not alleviate the requirement for Coastal Development Permits for development activity / repair that requires a Coastal Development Permit. Should a Coastal Development Permit be required for any repair work, it shall only be approved if the necessary findings to allow a Coastal Development Permit can be met by the appropriate authority, and the retaining walls would not function as sea walls or interfere with natural shoreline/coastal processes, including inland habitat migration and coastal erosion.

j. Safety and geotechnical investigation. The approved project may be constructed and used consistent with the terms and conditions of this permit for only as long as development on the property remains safe for use and occupancy. If any portion of the development is deemed unsafe by an appropriate public agency including the County of Monterey; the coastal bluff edge migrates within five feet of the existing walking path west of the residence; coastal bluff erosion, storm surge or landslides damage the existing hilfiker walls permitted pursuant to County Coastal Development Permits PLN190043 and PLN190385 such that they would require replacement or any of the listed activities requiring a Coastal Development Permit in subsection "i" in order to remain functional; or a storm surge event, bluff erosion, or landslide event cause damage to any major structural component of the residence (including any load bearing beam, column, foundation slab, grade beam, or pile), the applicant shall have a geotechnical and coastal hazards investigation prepared by a licensed geotechnical engineer and geologist or engineering geologist at their own expense that shall address whether portions of the approved development are immediately threatened by coastal hazards and/or are unsafe without the installation of new sea walls or shoreline protective structures, and shall identify all those immediate or potential future measures that could stabilize the threat of coastal hazards without shoreline armoring including, but not limited to, removal or relocation of portions of the approved project. The Director of County of Monterey HCD may administratively approve any immediate measures that stabilize the site or reduce/eliminate the threat of coastal hazards that do not involve shoreline armoring, any of the activities which require a Coastal Development Permit listed in subsection "i", major vegetation removal, or new buildings visible within the Big Sur Critical Viewshed.

k. Removal/Relocation. If the geotechnical and coastal hazards investigation determines that portions of the approved development are immediately threatened by coastal hazards and/or are presently unsafe without shoreline armoring, the property owner shall within 90 days of submitting the investigation, submit a Removal/Relocation Plan to the County of Monterey HCD for review and approval. The Removal/Relocation Plan shall clearly describe the manner in which such development is to be removed/relocated and the affected area restored so as to best protect coastal resources, including the Big Sur Critical Viewshed and adjacent coastal and sage scrub and the Pacific Ocean. The Removal/Relocation plan shall be processed as an amendment to the Combined Development Permit PLN230064, consistent with the procedures for

amendments to Coastal Development Permits in Monterey County Code. In the event that portions of the development are destroyed by coastal hazards before they are removed/relocated, the property shall remove all recoverable debris associated with the development from the bluff; shall lawfully dispose of the material in an approved disposal site; and shall restore the affected area so as to best protect coastal resources, including the adjacent bluff and sage scrub, and the Pacific Ocean.

1. This deed restriction shall not prohibit the County of Monterey from considering Emergency Permits consistent with Monterey County Code to abate immediate health and safety risks. However, as required by this deed restriction, such emergency permits shall not allow construction of shoreline armoring.



37600 HIGHWAY ONE  
BIG SUR, CALIFORNIA 93920

# PLANNING

## JANUARY 26, 2024

## PROJECT DIRECTORY

OWNER:  
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1  
GEOTECHNICAL ENGINEER:  
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WATSONVILLE, CA 95076  
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EMAIL: MCUPRILL@HAROKASUNICH.COM

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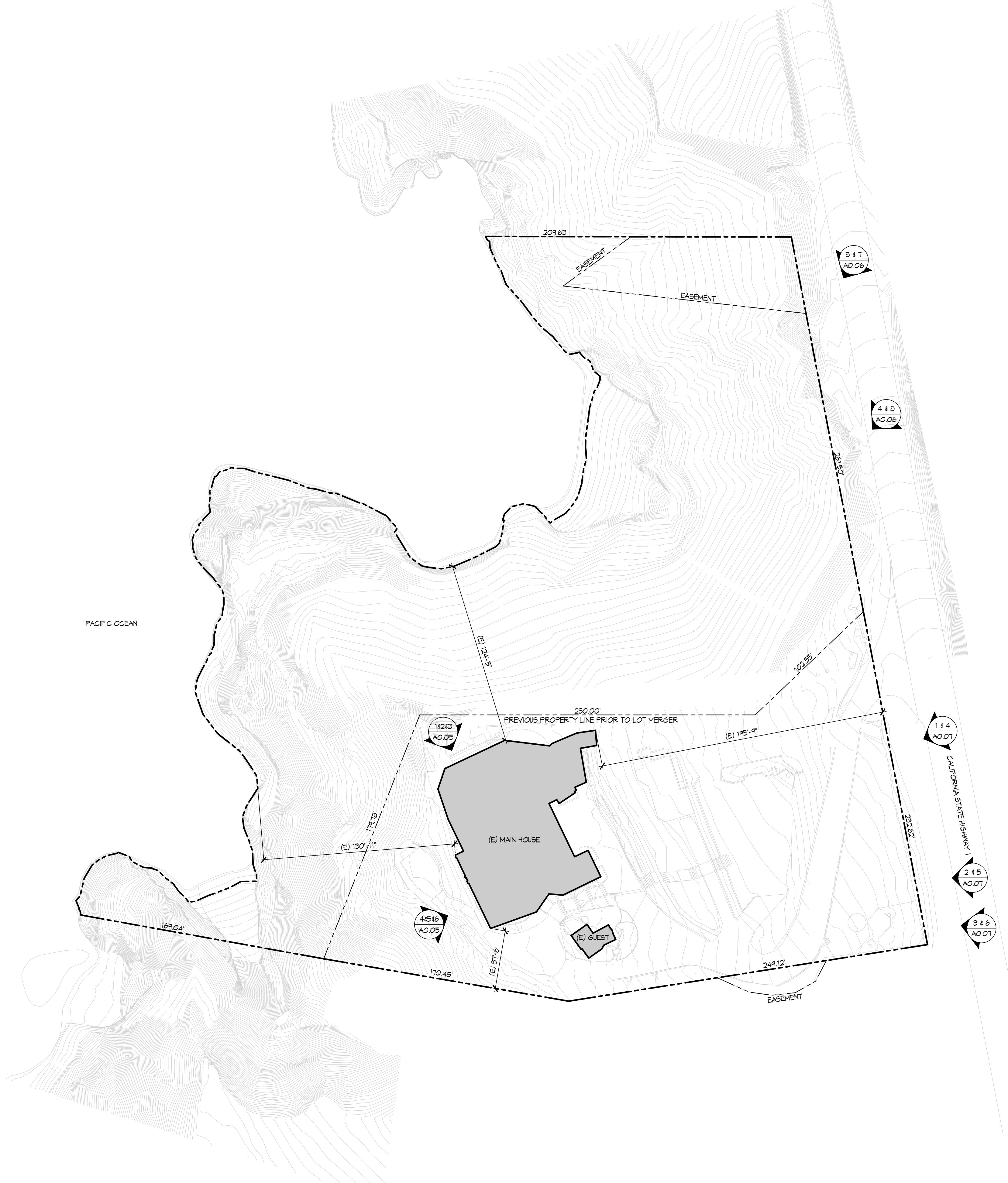
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## COVER SHEET

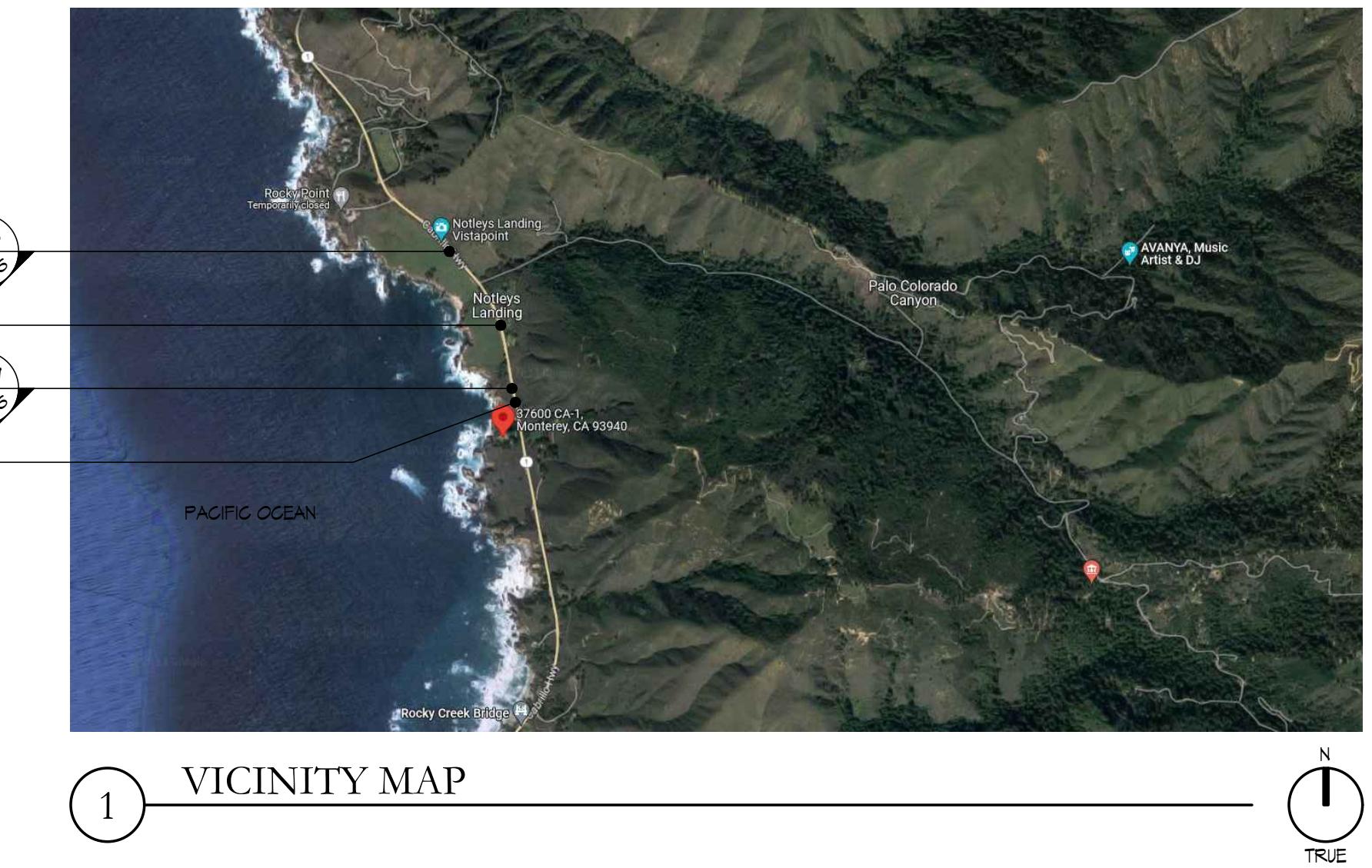
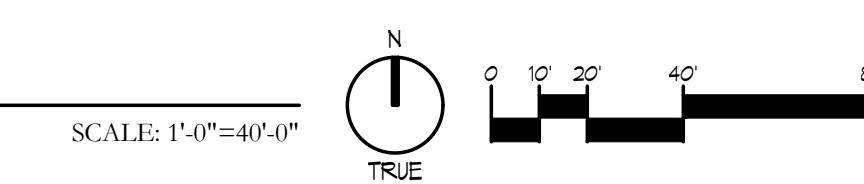
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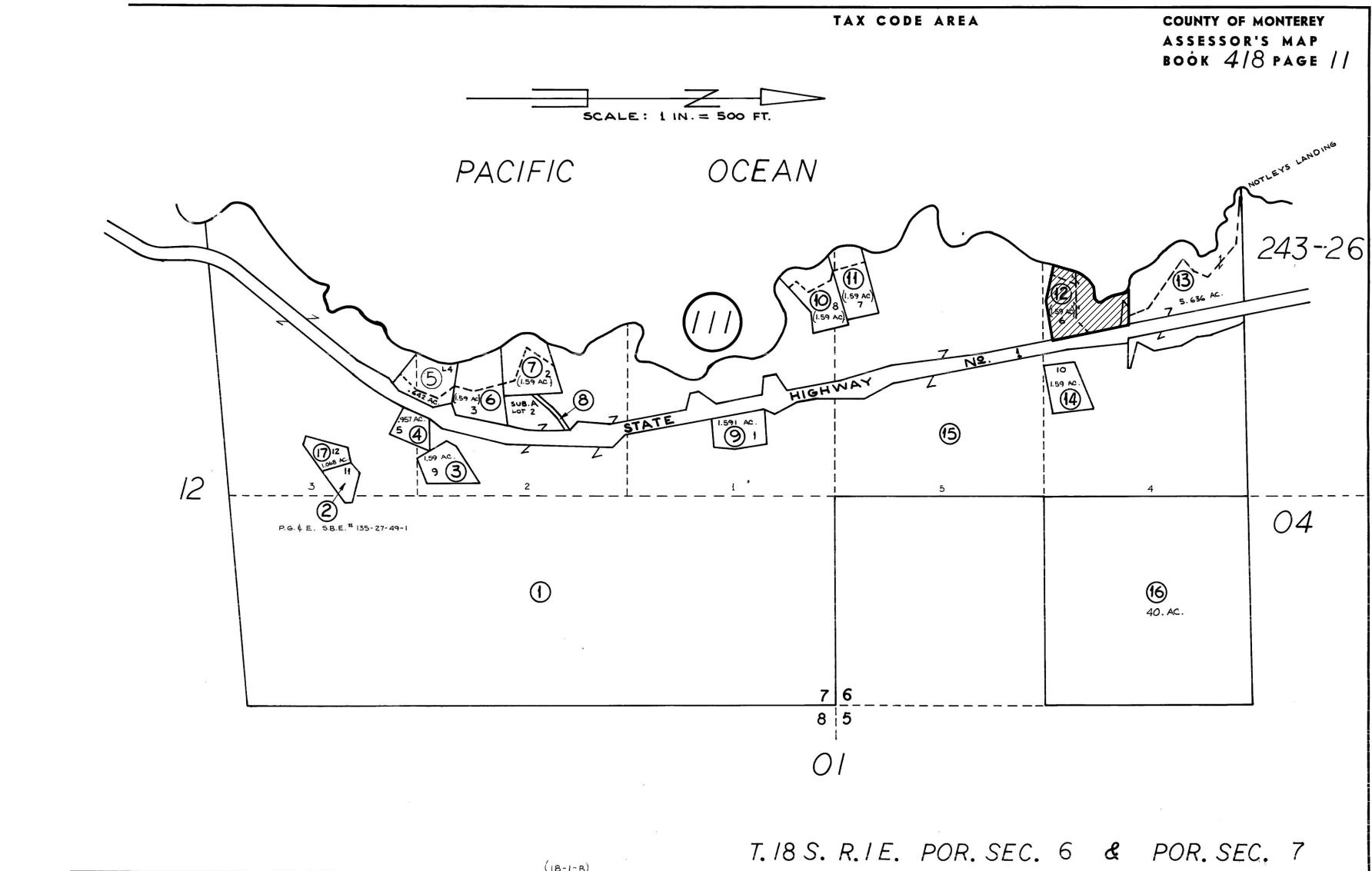
ARCHITECTURAL ABBREVIATIONS		GENERAL NOTES		PROJECT SUMMARY		SHEET INDEX	
A/C	AIR CONDITIONING	FT	FEET OR FOOT	PVC	POLYVINYL CHLORIDE	A0.00	COVER SHEET
ABV	ABOVE	FTG	FOOTING	P&DR	POWDER	A0.01	PROJECT INFORMATION
AC	ASPHALTIC CONCRETE	FURR	FURRED OR FURRING	QTY	QUANTITY	A0.02	VICINITY MAP, PARCEL MAP AND OVERALL SITE PLAN
ACC	ACCESS OR ACCESSIBLE	GA	GAUGE	QUAL	QUALITY OR QUALIFICATIONS	A0.03	PROPOSED STORY POLE PLAN
ACOUS	ACOUSTICAL	GAVAL	GALVANIZED	(R)	RELOCATE OR RELOCATED	A0.04	MATERIALS
AD	ARMED	GYPSUM CONCRETE	GYPSUM CONCRETE	R	RISER OR RADIUS	A0.05	EXISTING & PROPOSED MODEL VIEWS
ADJ	ADJACENT OR ADJUSTABLE	GD	GARAGE DISPOSAL	RAD	ROOF DRAIN	A0.06	EXISTING & PROPOSED TURNOUT VIEWS
ADP	ADDITIONAL	GEN	GENERAL	RCP	REFLECTED CEILING PLAN	A0.07	EXISTING & PROPOSED STREET VIEWS
AFF	ABOVE FINISH FLOOR	GD	GROUND FAULT CIRCUIT	RD	REFERENCE OR		
AGGR	AGGREGATE	GYF	GYPSUM PLASTER	REF	REFRIGERATOR		
AHU	AUTHORITY HAVING	GFCI	INTERUPITER	REFL	REFLECTED OR REFLECTIVE		
ALT	ALTERNATE	GFRG	GLASS FIBER REINFORCED	REFR	REFRINED		
ALUM	ALUMINUM	GLAZ	GLAZING	REGD	REQUIRED		
ANOD	ANODIZED	GYF	GYPSUM SHEET METAL	RM	RESILIENT		
ARCH	ARCHITECT OR	GYPSUM	GYPSUM	RND	RETAINING		
ASPH	ASPHALT OR ASPHALTIC	HB	HOSE BIBB	RO	REVISION OR REVISED OR		
AVG	AVGAGE	HD	HOLLOW CORE	RND	REVERSE		
A/V	AUDIO/VIDEO	HEAD	HEAD	RO	RIGHT OF WAY		
ANRB	AIR AND WATER-RESISTANT OR	HR	HORIZ	RND	REDWOOD		
	RESISTIVE BARRIER	HRAN	HOT RUBBERIZED ASPHALT	SCD	SOLID CORE		
BD	BOARD	HT	HEATING VENTILATING AND AIR	SCHD	SOLID DRAWINGS		
BFP	BACKFLOW PREVENTER	HVAC	HEATING VENTILATING AND AIR	SCHD	SOLID DRAWINGS		
BITUM	BITUMINOUS	HDW	HEADER	SCHD	SOLID DRAWINGS		
BLDG	BUILDING	HDW	HARDWARE	SD	SOUTH		
BLK	BLOCK	HDWD	HARDWOOD	SAF	SELF-ADHERING SHEET		
BLKG	BLOCKING	HM	HOLLOW METAL	FLASHING	FLASHING		
BM	BEAM	HORIZ	HORIZONTAL	SAF	SELF-ADHERING SHEET		
BO	BOTTOM OF	HR	HOUR	SASH	WATERPROOFING		
BR	BEDROOM	HRAN	HOT RUBBERIZED ASPHALT	SCD	WATERPROOFING		
BSMT	BASEMENT	HT	HEATING VENTILATING AND AIR	SCD	WATERPROOFING		
B/TN	BETWEEN	HVAC	HEATING VENTILATING AND AIR	SCHD	WATERPROOFING		
BUR	BUILT UP ROOFING	HT	HEATING VENTILATING AND AIR	SCHD	WATERPROOFING		
CAB	CABINET	HAH	HOT WATER HEATER	SD	WATERPROOFING		
CB	CATCH BASIN	HD	INSIDE DIAMETER	SEAL	WATERPROOFING		
CEM	CEMENT OR CEMENTITIOUS	ID	INSIDE DIAMETER	SECT	WATERPROOFING		
CER	CERAMIC	INCH	INCH	SED	WATERPROOFING		
CFAN	COLD FLUID-APPLIED	INCAN	INCANDESCENT	SEP	WATERPROOFING		
CIP	CIP	INCL	INCLUDE OR INCLUDING	SF	WATERPROOFING		
CJ	CONTROL JOINT	INFO	INFORMATION	SFD	WATERPROOFING		
CLG	CEILING	INSUL	INSULATION	SD	WATERPROOFING		
CLKG	CAULKING	INT	INTERIOR	SHR	WATERPROOFING		
CLOS	CLOSET	JCT	JUNCTION	SHT	WATERPROOFING		
CLR	CLEAR OR CLEARANCE	JST	JOIST	SHTG	WATERPROOFING		
CLSS	CORRUGATED LATH STARTER STRIP	JST	JOINT	SM	WATERPROOFING		
CMU	CONCRETE MASONRY UNIT	KIT	KITCHEN	SL	WATERPROOFING		
CTR	COUNTER	LAM	LAMINATE	SLD	WATERPROOFING		
CO	CLEAN OUT	LAV	LAVATORY	SLD	WATERPROOFING		
COL	COLUMN	LB	LOAD	SLD	WATERPROOFING		
COMB	COMBUSTION	LN	LINEN OR LINEAR	SPC	SPRAY-APPLIED		
COMP	COMPOSITION	LT	LIGHT	SPD	POLYURETHANE FOAM		
CONN	CONCRETE	LTG	LIGHTING	SPC	SPRAY-APPLIED		
CONN	CONNECTION	LNT	LIGHTNING	SQ	SEE PLUMBING DRAWINGS		
CONST	CONSTRUCTION	LNT	LIGHTNING	SS	SEE PLUMBING DRAWINGS		
CONT	CONTINUOUS	MATL	MATERIAL	SSD	SEE STRUCTURAL DRAWINGS		
CPT	CARPET	MAX	MAX	STD	SEE STRUCTURAL DRAWINGS		
CSMT	CEMENT	MARBLE	MARBLE	STD	SEE STRUCTURAL DRAWINGS		
CT	CERAMIC TILE	MC	MEDICINE CABINET	STD	SEE STRUCTURAL DRAWINGS		
CTR	CENTER	MDF	MEDIUM DENSITY FIBERBOARD	STOR	STRUCTURE OR STRUCTURAL		
CTSK	COUNTERSINK	MDO	MEDIUM DENSITY OVERLAY	STRUCT	STRUCTURE OR STRUCTURAL		
(D)	DEMOLISH	MECH	MECHANICAL	SUP	SUSPENDED		
D	DEEP OR DRYER	MED	MEDIUM OR MEDICINE	SX	SHEAR WALL		
DBL	DOUBLE	MEMB	MEMBRANE	SYM	SYMMETRICAL		
DEMO	DEMOLISH OR DEMOLITION	MFR	MANUFACTURER				
DEPT	DEPARTMENT	MH	MANHOLE	T	TREAD		
DIA	DIA	MIN	MINIMUM	T&B	TOP AND BOTTOM		
DIM	DIMENSION	MIR	MIRROR	T&G	TONGUE AND GROOVE		
DN	DN	MISG	MISCELLANEOUS	TB	TOE NAIL		
DO	DOOR OPENING	MO	MASONRY OPENING	TC	TRASH COMPACTOR		
DR	DOOR	MTD	MOUNTED	TEL	TELEPHONE		
DS	DS	MTL	METAL	TEMP	TEMPERED		
DTL	DETAIL	MULL	MULLION	THK	THICK OR THICKNESS		
DN	DRAWSHAKER	MW	MICROWAVE	THRESH	THRESHOLD		
DNG	DRAWING	N	NEA	TO	TOP OF		
DNR	DRAVER	N	NORTH	TOP	TOP OF CONCRETE		
(E)	EXISTING	N/A	NOT APPLICABLE	TOP	TOP OF PLATE		
E	EAST	NIC	NOT IN CONTRACT	TOP	TOP OF WALL		
EA	EACH	NO	NUMBER	TPH	TOILET PAPER HOLDER		
EJ	EXPANSION JOINT	NOM	NOMINAL	TRANS	TRANSPARENT		
EL	ELEVATION	NR	NON-RATED	TS	TUBE STEEL		
ELEC	ELECTRIC OR ELECTRICAL	NTS	NOT TO SCALE	Typ	Typical		
ELEV	ELEVATOR	O/	OVER	UNF	UNFINISHED		
EMER	EMERGENCY	OBS	OBSCURE	UNL	UNLESS OTHERWISE NOTED		
ENCL	ENCLOSE OR ENCLOSURE	OC	OC	UNL	UNLESS OTHERWISE NOTED		
EO	EDGE OF	OD	OUTSIDE DIAMETER	UNL	UNLESS OTHERWISE NOTED		
EP	ELECTRICAL PANEL	OVERFLOW	OVERFLOW	VAR	VARIABLE		
EQNL	EQUIPMENT	OPCI	OWNER-FURNISHED	VCT	VINYL COMPOSITION TILE		
EXH	EXHAUST	OPD	CONTRACTOR INSTALLED	VEN	VENER		
EXP	EXPANSION	OPD	OVERFLOW DRAIN	VEST	VERTICAL		
EXT	EXTERIOR	OPFI	OWNER-FURNISHED OWNER	VIF	VESTIBLE		
F	FIXED OR FREEZER	OPNG	OPENING	VOL	VERIFY IN FIELD		
FA	FIRE ALARM	OPP	OPPOSITE	VPL	VOLUME		
FAF	FLUID-APPLIED FLASHING	OPP	OPPOSITE	VPL	VENEER PLASTER		
FAU	FORGED AIR UNIT	PAN	PANTRY	W	WEEST OR WASHER OR NIDE		
FD	FLOOR DRAIN OR FIRE	PAN	PANTRY	W/	WITH		
FDN	FOUNDATION	PC	PREFACED	W/D	WASHER AND DRYER		
FT	FINISH FLOOR	PERIM	PERIMETER	W/O	WITHOUT		
FIN	FINISH OR FINISHED	PERP	PERPENDICULAR	WC	WATER CLOSET OR WALL		
FLR	FLOOR	PKT	POCKET	WD	WATER PROOFING		
FLASH	FLASHING	PL	PLATE	WHR	WATER HEATER		
FUOR	FLUORESCENT	PLAM	PLASTIC LAMINATE	WHR	WINDON		
FO	FACE OF	PLAS	PLASTER	WP	WHERE OCCURS		
FOC	FACE OF COLUMN OR	PLYND	PLYWOOD	WP	WHEREVER OR		
FOF	FACE OF FINISH	PNL	PANEL	WPM	WATERPROOF OR		
FOS	FACE OF STUD	POL	POLISH OR POLISHED	WPM	WATERPROOF MEMBRANE		
FOT	FACE OF TREAD	PR	PAIR	WRS	WATER-RESISTANT OR		
FR	FIRE-RATED OR RESISTANT OR	PREF	PREFINISH OR PREFINISHED	WSCT	WEATHERSTRIPPING		
FRMG	RESISTIVE OR FRAME	PREFAB	PREFABRICATED	WT	WAHSCT		
FRT	FIRE-RETARDANT TREATED	PT	POINT OR PRESSURE-TREATED	WT	WEIGHT		
FS	FLOOR SINK	PTD	PRESERVE-TREATED	WT	WILDLAND-URBAN INTERFACE		
		PTN	PARTITION	XPS	EXTRUDED POLYSTYRENE		
1. PROMPTLY INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS IN THE DOCUMENTS, IF NOTED BY THE CONTRACTOR, ADDITIONALLY INFORM THE ARCHITECT OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO APPLICABLE CODES, RULES AND REGULATIONS.							
2. THE LAYOUT, LEVELS, DIMENSIONS, RELATIONSHIPS AND CONFIGURATIONS SHOWN ON PLAN DRAWINGS GOVERN. DO NOT ALTER ANY ASPECT OF THE INFORMATION SHOWN ON THESE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER OR ARCHITECT. REVIEW CONSTRUCTION DOCUMENTS THOROUGHLY AND RESOLVE ALL AMBIGUITIES PRIOR TO START OF CONSTRUCTION.							
3. ALL DIMENSIONS SHALL BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO FACE OF STUD OR CONCRETE, CENTERLINE OF COLUMN, OR CENTERLINE OF WINDOW, DOOR OR OTHER OPENING, UNLESS OTHERWISE NOTED. WHERE NOTED, CLEAR FINISH DIMENSIONS CRITICAL FOR EQUIPMENT, CASEWORK OR OTHER REQUIREMENTS SHALL BE WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND WIDTH OF WALLS. VERIFY DIMENSIONS IN THE FIELD BEFORE PREPARING SHOP DRAWINGS, FABRICATIONS OR CONSTRUCTION.							
4. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR VARIATIONS FROM THE PLANS OR SPECIFICATIONS UNLESS APPROVED IN ADVANCE IN WRITING AND PRIOR TO CONSTRUCTION OF ANY CHANGE OR VARIATION.							
5. THE CONTRACTOR SHALL MAINTAIN GENERAL LABOR AND WORKERS COMPENSATION INSURANCE AND IS RESPONSIBLE FOR JOB SITE SAFETY. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING AND BRACING, ETC REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION OF THE PROJECT. ALL WORK AND CONSTRUCTION SHALL COMPLY WITH ALL LOCAL REGULATIONS AND SAFETY REQUIREMENTS.							
6. PROVIDE WORKMANSHIP IN ALL TRADES OF THE HIGHEST QUALITY, BY PERSONS ESPECIALLY SKILLED AT ASSIGNED TASKS, TO RESULT IN A NEAT AND CLEAN INSTALLATION. INSTALL WORK TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT. CORRECT EXISTING FRAMING TO REMAIN, IF REQUIRED.							



## OVERALL EXISTING SITE PLAN



## 1 VICINITY MAP



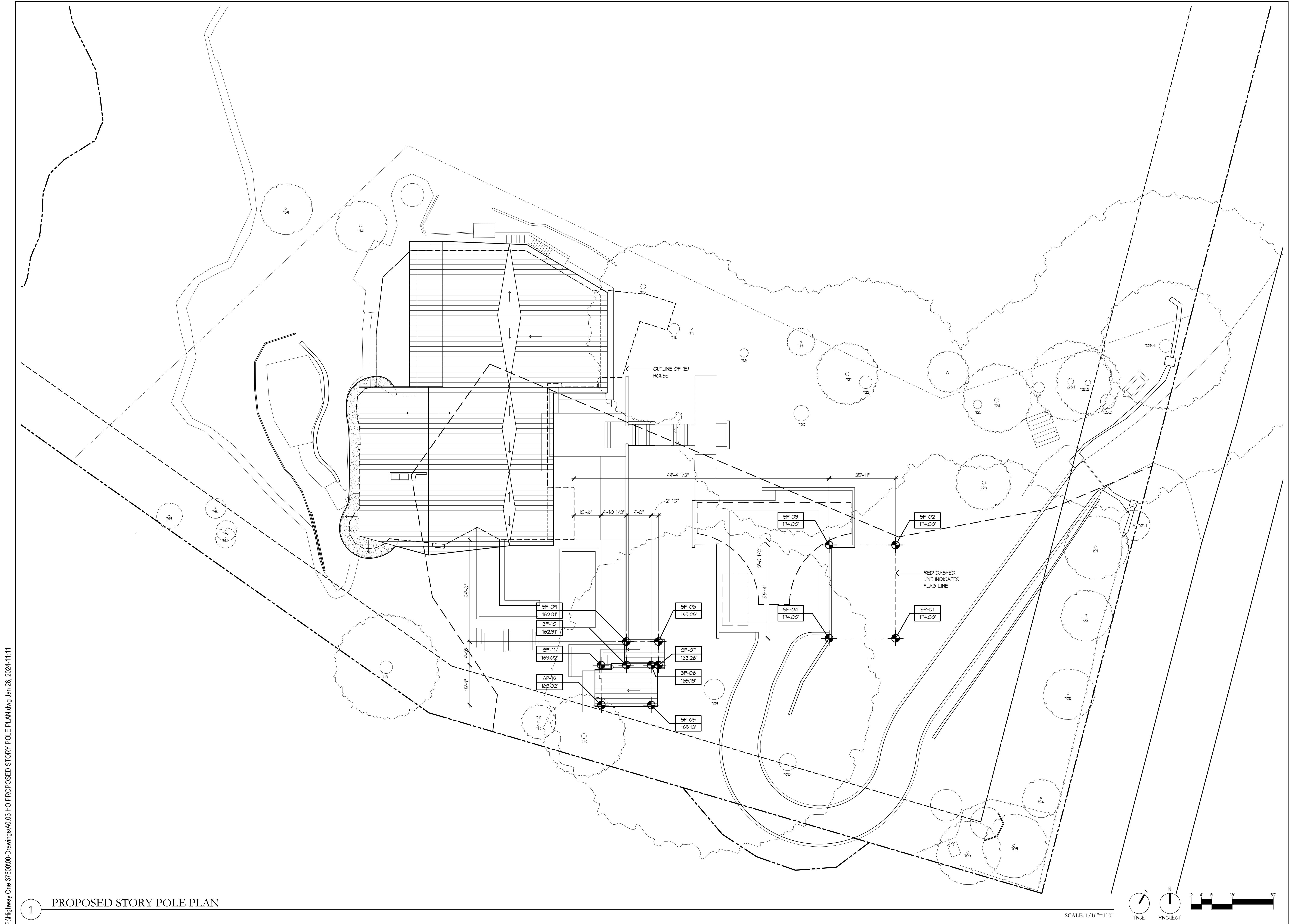
3 ASSESSOR'S PARCEL MAP

2 PROPERTY RECENTLY MERGED VIA LOT LINE ADJUSTMENT

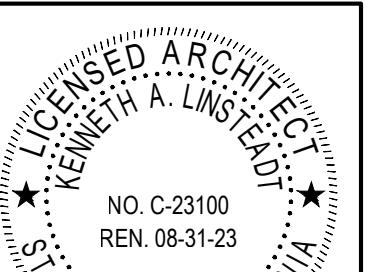
## VICINITY MAP, PARCEL MAP AND OVERALL SITE PLAN

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KL

Ken Linsteadt  
ARCHITECTS1412 Van Ness Avenue  
San Francisco, CA 94109  
t 415.351.1018  
f 415.351.1019

DRAWINGS, SPECIFICATIONS AND ALL OTHER DOCUMENTS REFLECTING THE ARCHITECT'S DESIGN, WHETHER IN PAPER OR ELECTRONIC FORM, ARE THE PROPERTY OF THE ARCHITECT. SERVICES FOR USE SOLELY WITH RESPECT TO THIS PROJECT, THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT.

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BIG SUR, CA 93920

APN: 418-111-012

DRAWN BY: \_\_\_\_\_

DATE: 04.28.23 ISSUE: PLANNING

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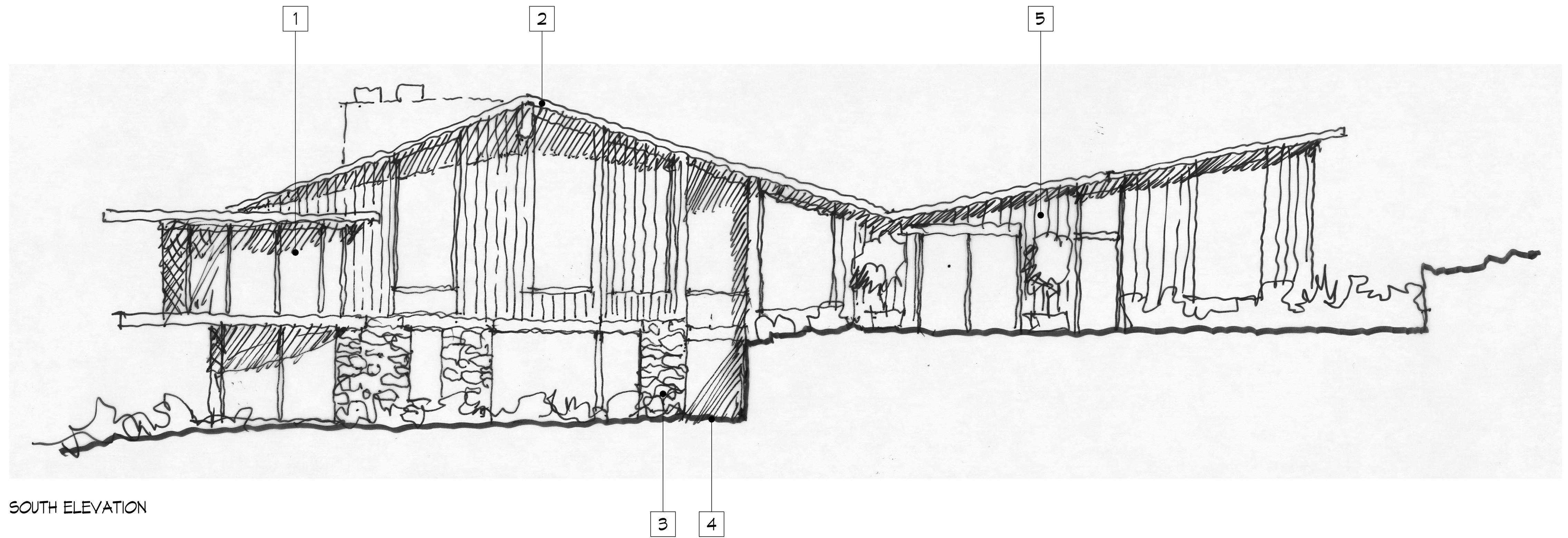
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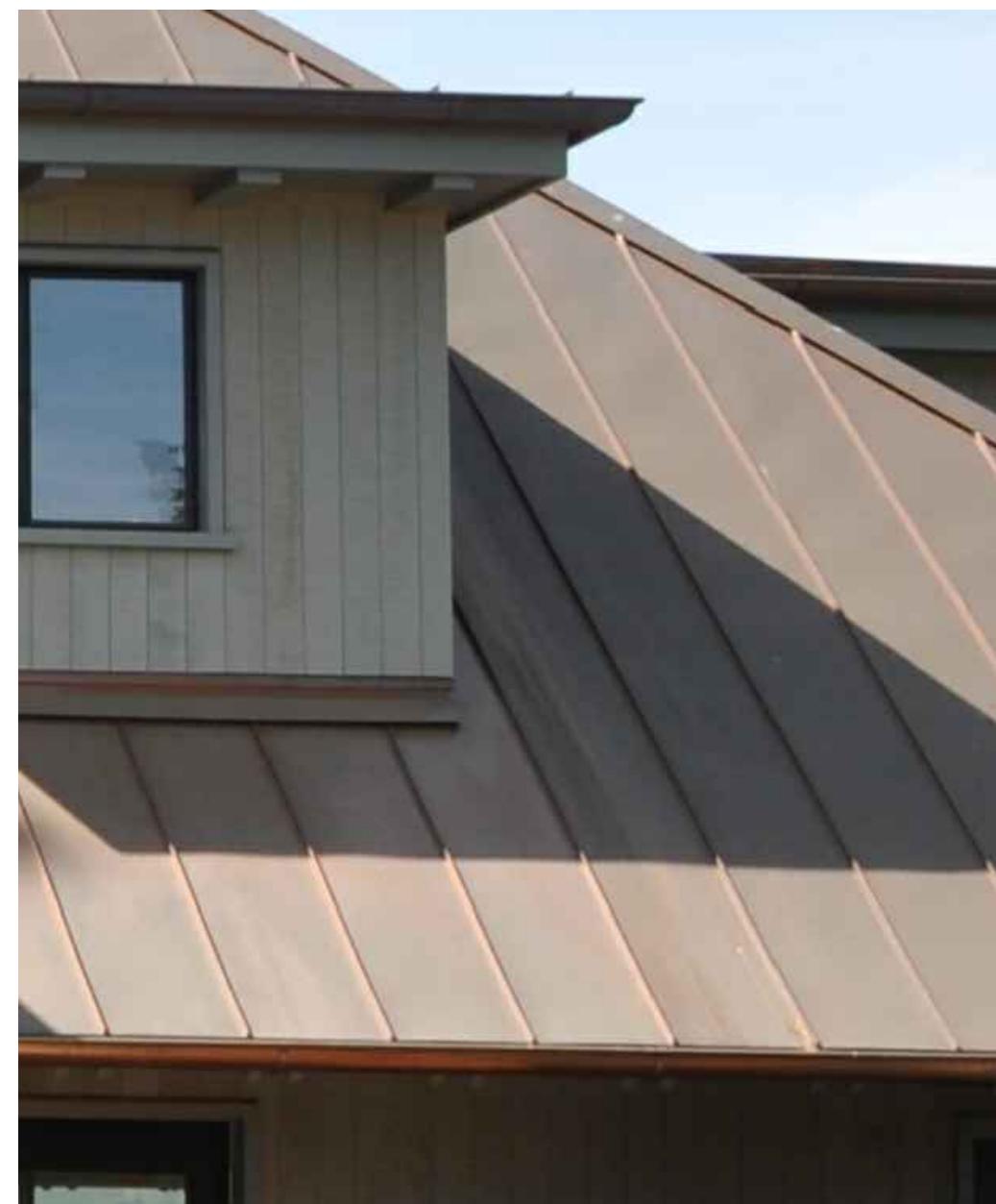
MATERIALS  
BOARD

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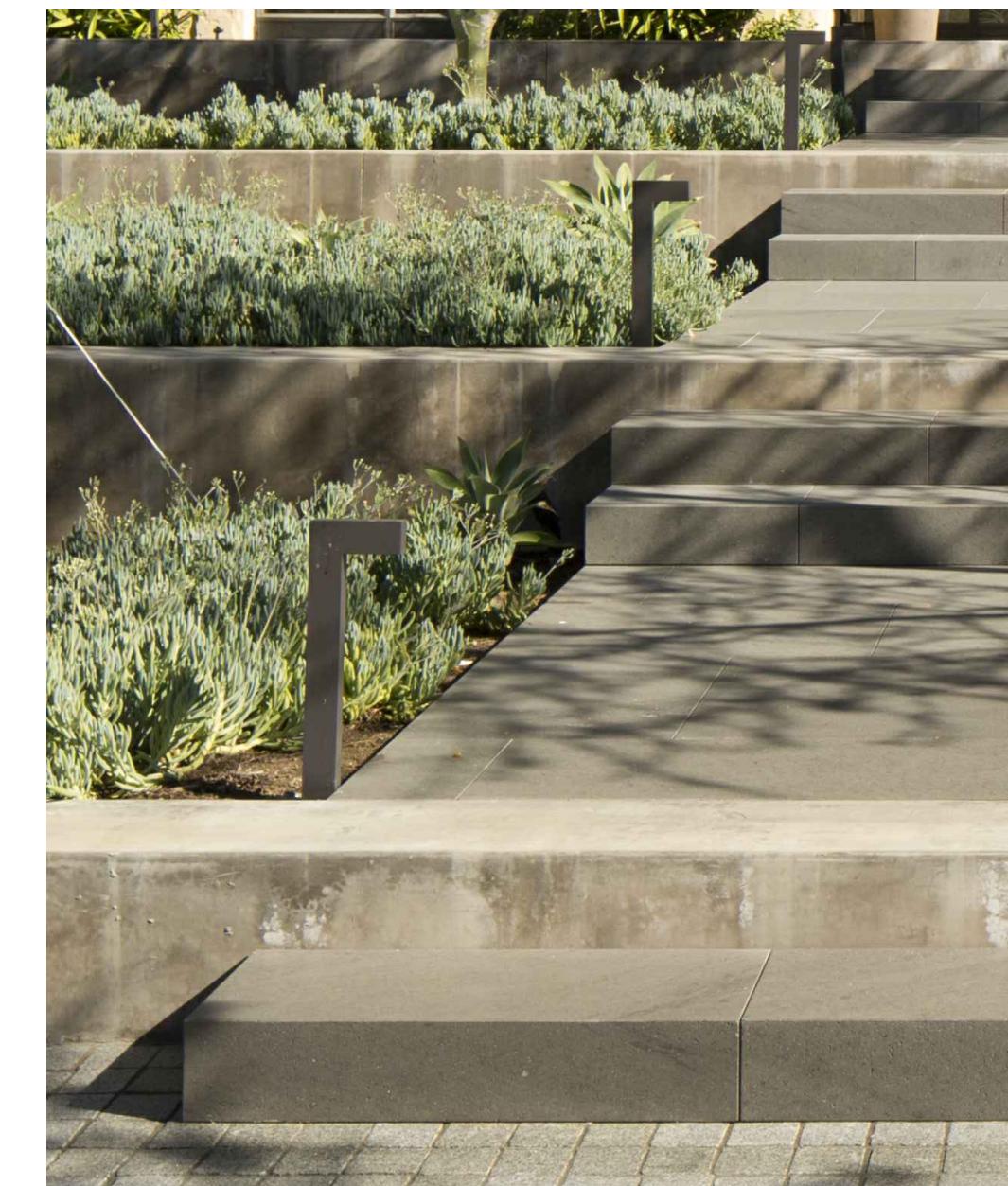
SOUTH ELEVATION

1 DARK PATINA STEEL FRAME  
DOORS & WINDOWS

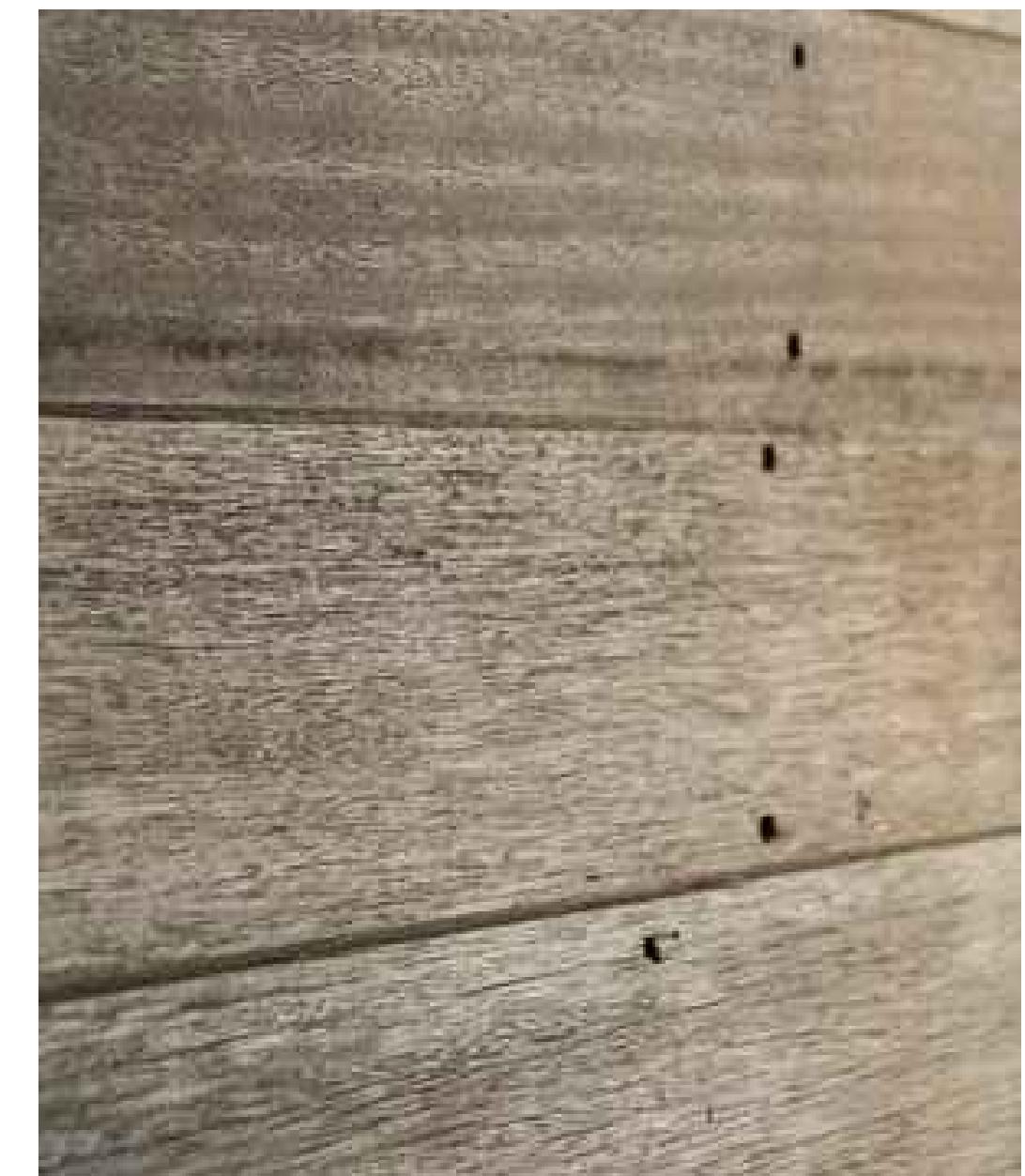
2 STANDING SEAM COPPER ROOFING



3 BUILDING &amp; SITE WALLS



4 STONE PAVING



5 WEATHERED WOOD SIDING



## 6 EXISTING WEST ELEVATION MODEL VIEW



## 3 EXISTING NORTH ELEVATION MODEL VIEW



## 5 PREVIOUSLY PROPOSED WEST ELEVATION MODEL VIEW



## PREVIOUSLY PROPOSED NORTH ELEVATION MODEL VIEW



## PROPOSED WEST ELEVATION MODEL VIEW



## 1 PROPOSED NORTH ELEVATION MODEL VIEW

P:\Highway One 37600\00-Drawings\A0.05 HO EXISTING & PROPOSED MODEL VIEWS.dwg Mar 08, 2024-13:20

# 37600 HIGHWAY ONE

37

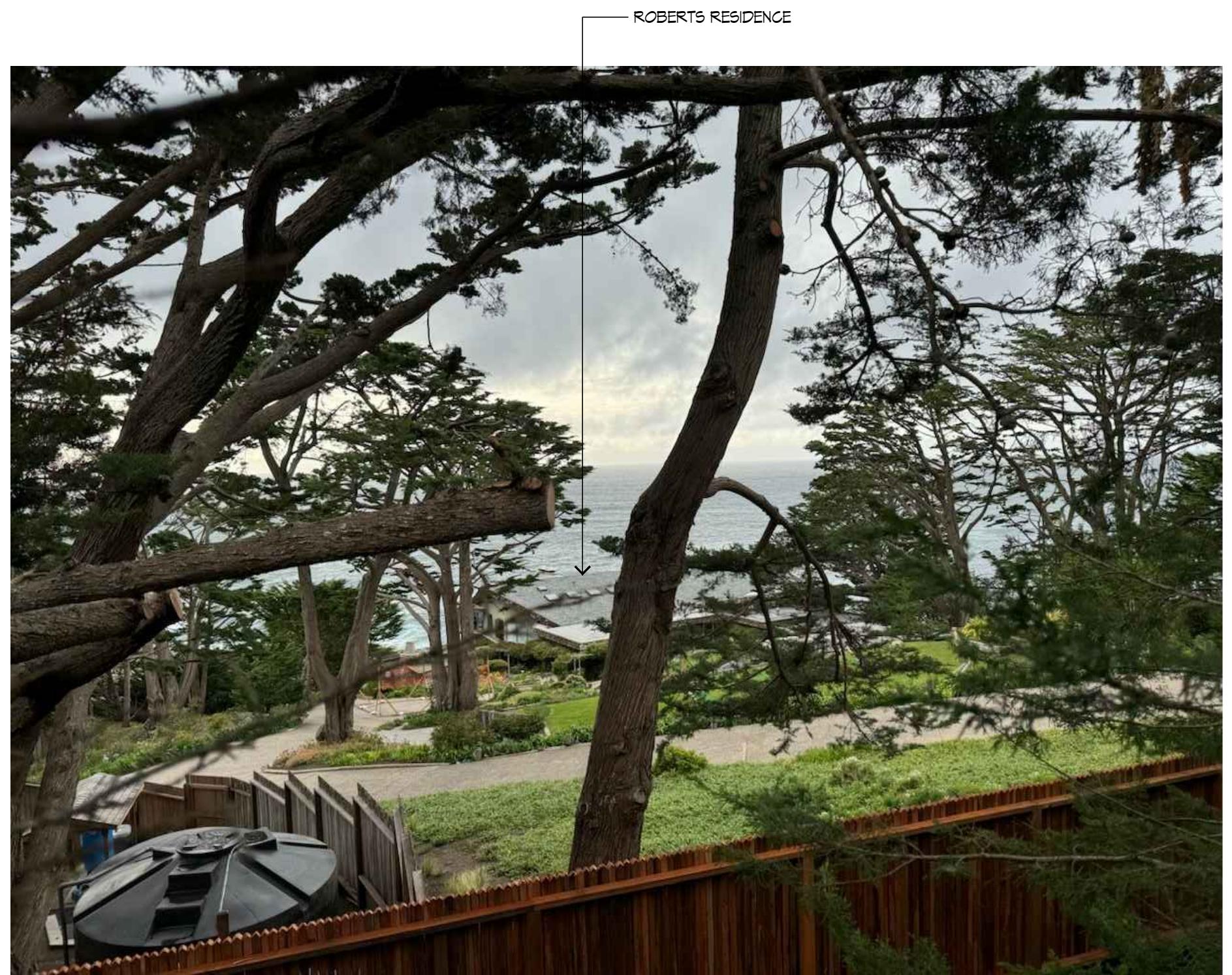
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DATE:      ISSUE:  
04.28.23      PLANNING  
12.04.23      PLANNING

## EXISTING & PROPOSED MODEL VIEWS

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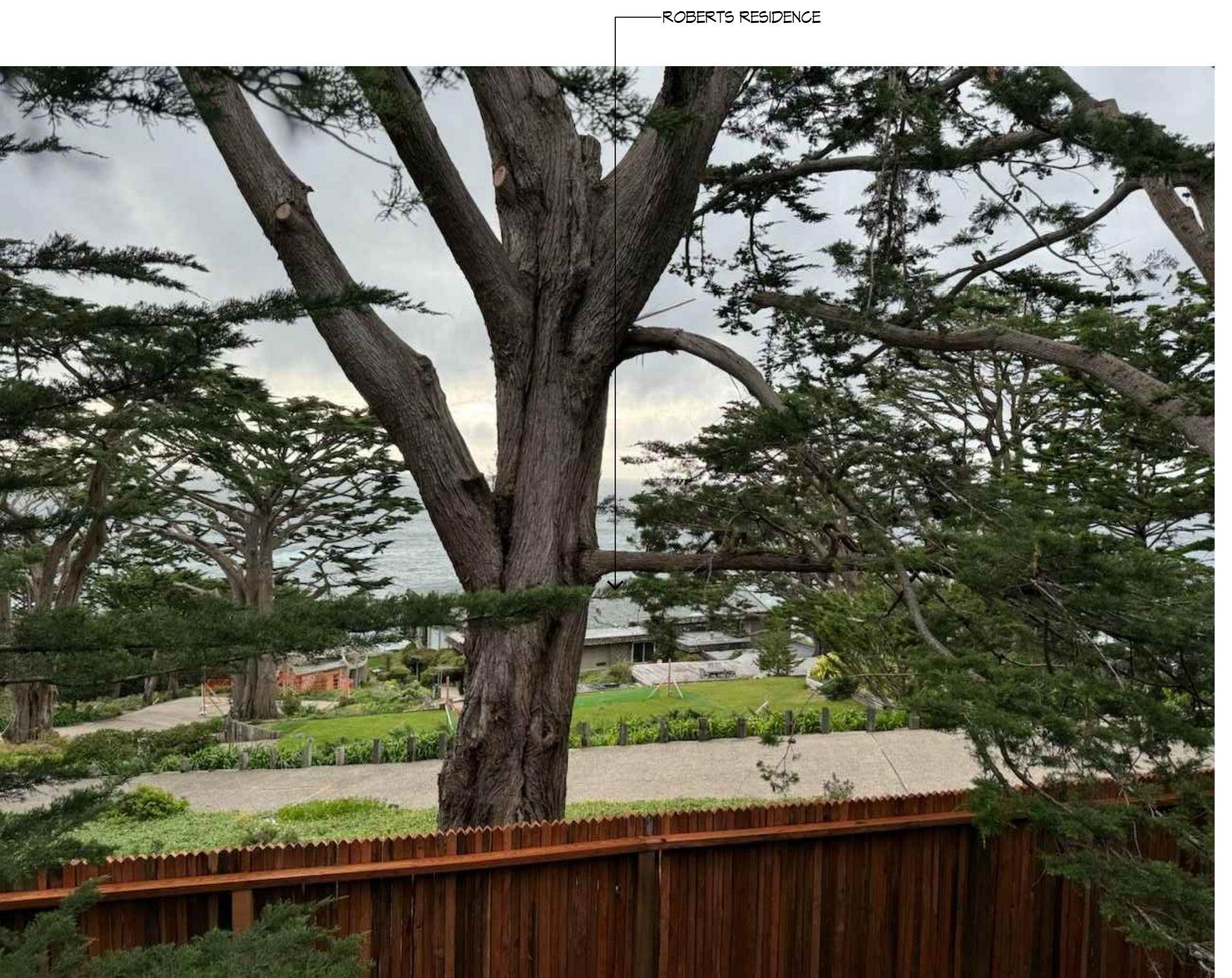
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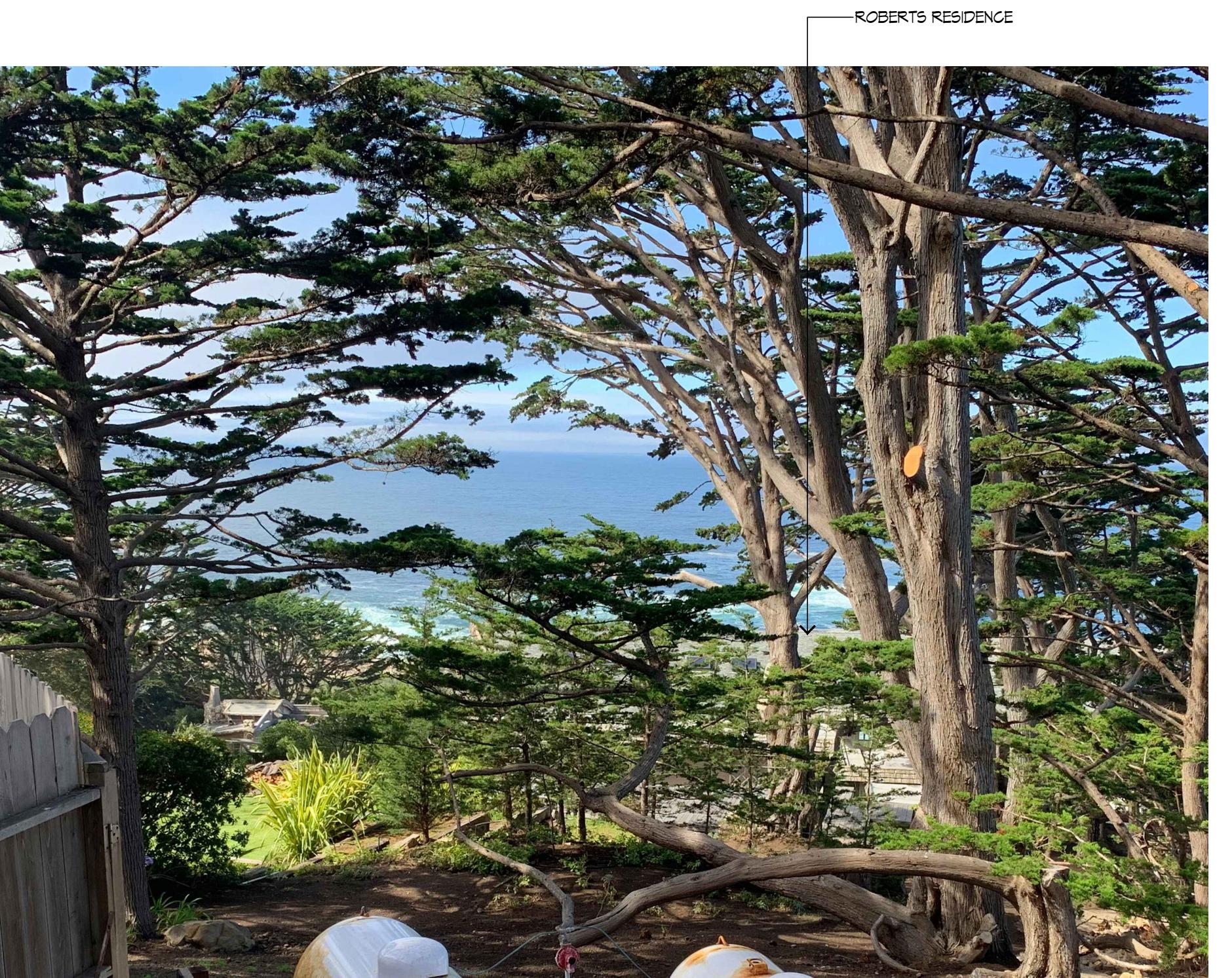
6 EXISTING STREET VIEW

LOCATION 3



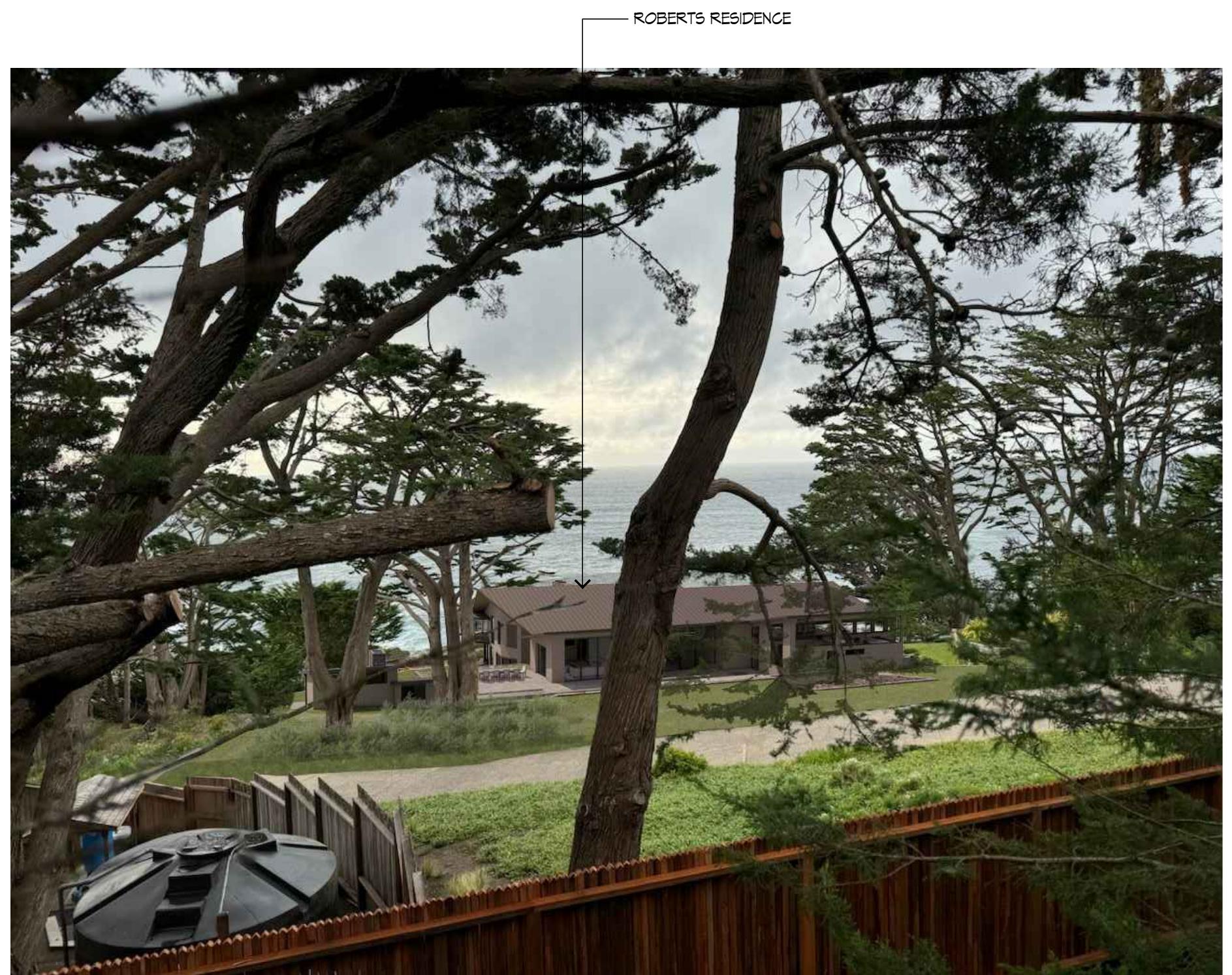
5 EXISTING STREET VIEW

LOCATION 2



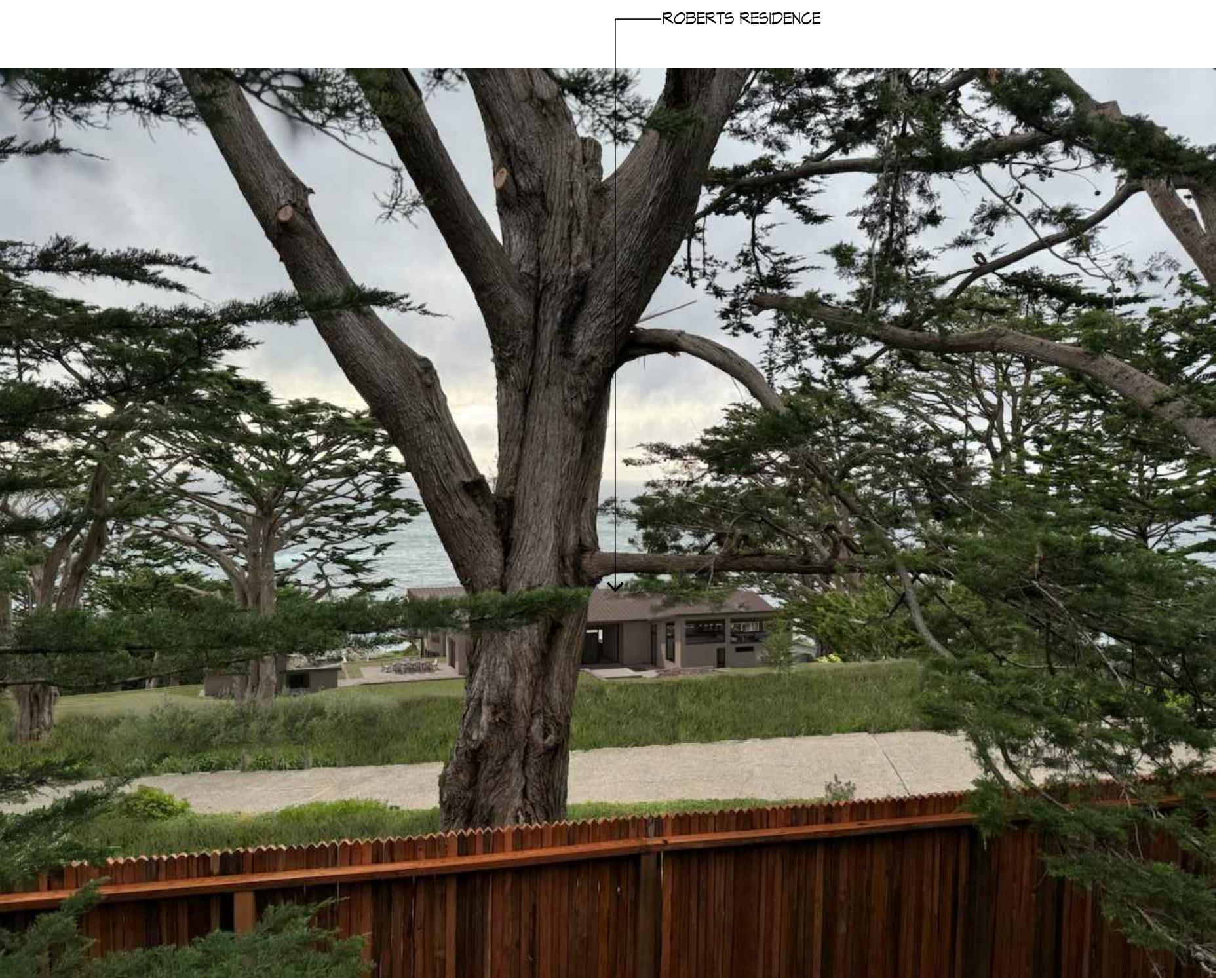
4 EXISTING STREET VIEW

LOCATION 1



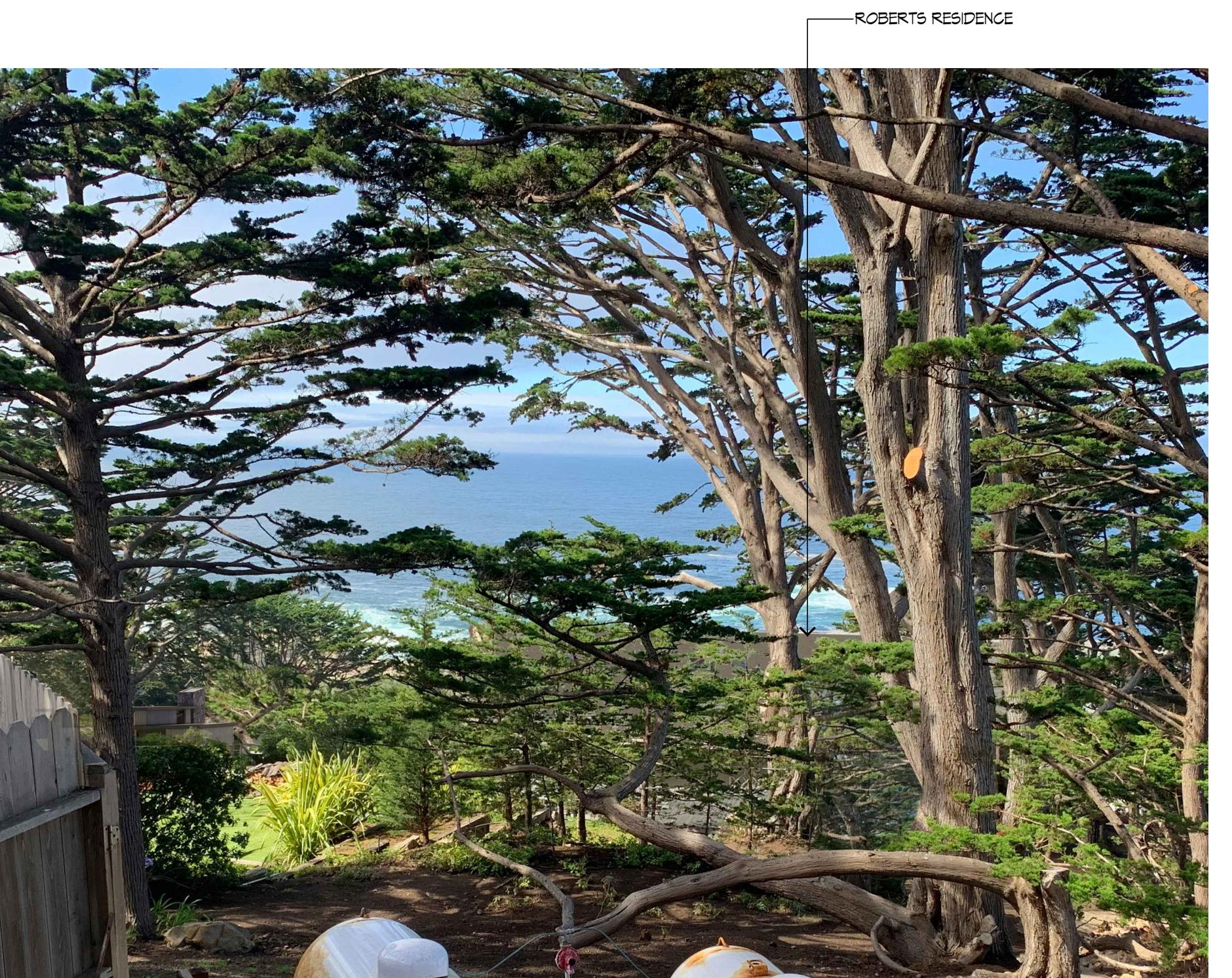
3 PROPOSED STREET VIEW

LOCATION 3



2 PROPOSED STREET VIEW

LOCATION 2



1 PROPOSED STREET VIEW

LOCATION 1

EXISTING &  
PROPOSED  
STREET VIEWS

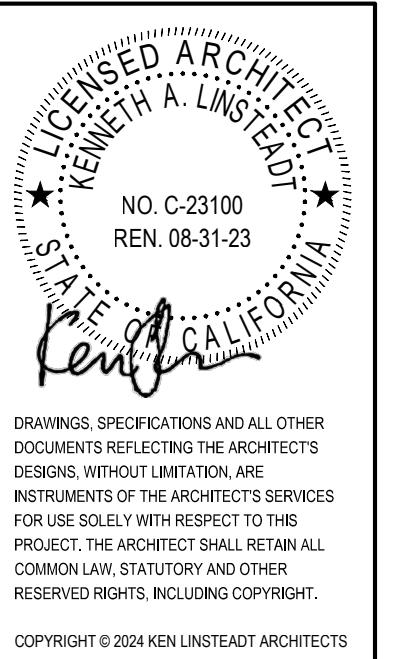
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BIG SUR, CA 93920  
APN: 418-111-012

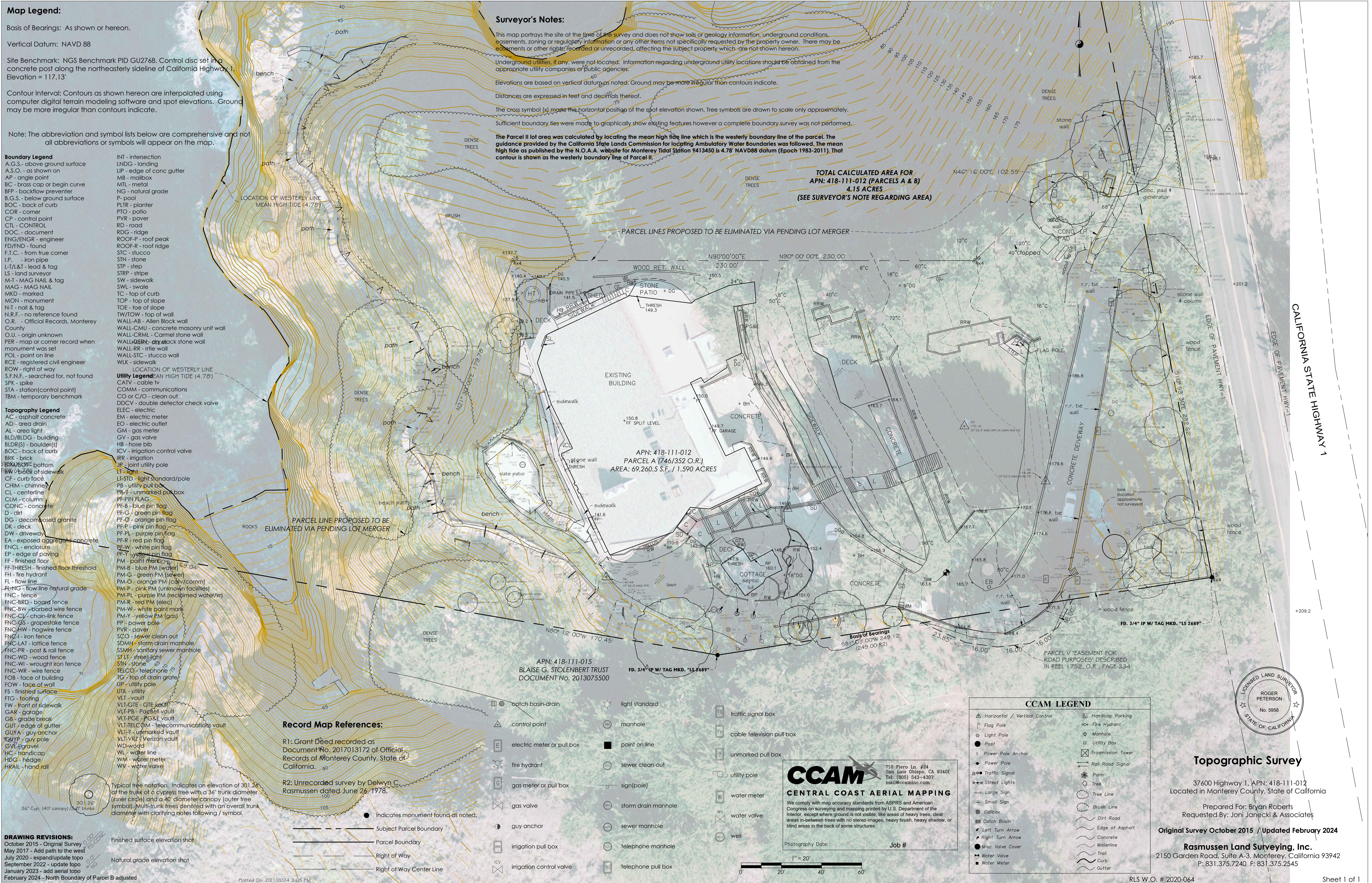
DRAWN BY:  
DATE: ISSUE:  
12.04.23 PLANNING  
01.26.24 PLANNING

Ken Linsteadt  
ARCHITECTS  
1412 Van Ness Avenue  
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K



**Map Legend:**

Basis of Bearings: As shown or hereon.

Vertical Datum: NAVD 88

Site Benchmark: NGS Benchmark PID GU2768. Control disc set in a concrete post along the northeasterly sideline of California Highway 1, Elevation = 117.13'

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

**Boundary Legend**

A.G.S. - above ground surface  
A.S.O. - as shown on  
B.C. - back cap or begin curve  
B.F.P. - backflow preventer  
B.G.S. - below ground surface  
B.O.C. - back of curb  
C.C. - corner  
C.P. - control point  
C.T. - control tie  
D.O.C. - document  
E.N.G./E.N.R. - engineer  
F.D./F.N.D. - found  
F.T.C. - from true corner  
I.P. - iron pipe  
L.T. & L.T. - lead & tag  
L.S. - lot  
M.T. - MAG MAIL & tag  
M.A.G. - MAG MAIL  
M.K.D. - marked  
M.O.N. - monument  
N.T. - nail & tag  
N.R.F. - no reference found  
O.R. - Official Records, Monterey County  
O.U. - origin unknown  
P.E.R. - map or corner record when monument was set  
P.O.L. - point on line  
R.C.E. - registered civil engineer  
R.O.W. - right of way  
S.F.N.F. - searched for, not found  
S.P.K. - spike  
S.T.A. - station [control point]  
T.B.M. - temporary benchmark

**Topography Legend**

A.C. - asphalt concrete  
A.D. - area drain  
A.L. - area light  
B.L.D./B.L.D.G. - building  
B.L.D.R(S) - boulder(s)  
B.C. - back of curb  
B.R.C. - curb  
B.T.M/B.T.O.T. - bottom  
B.W. - back of sidewalk  
C.F. - curb face  
C.H.I.M. - chimney  
C.L. - centerline  
C.L.M. - column  
C.O. - concrete  
D. - dirt  
D.G. - decomposed granite  
D.K. - deck  
D.W. - driveway  
E.A. - exposed aggregate concrete  
E.N.G. - engineer  
E.P. - edge of paving  
F.F. - finished floor  
F.F.-T.H.R.E.S.H. - finished floor threshold  
F.H. - fire hydrant  
F.L. - flow line  
F.L.-N.G. - flow line natural grade  
F.N.C. - fence  
F.N.C.-B.R.D. - board fence  
F.N.C.-B.W. - barbed wire fence  
F.N.C.-C.L. - chain-link fence  
F.N.C.-G.S. - grapestake fence  
F.N.C.-H.W. - hogwire fence  
F.N.C.-I. - iron fence  
F.N.C.-L.A.T. - lattice fence

**CCAM**  
CENTRAL COAST AERIAL MAPPING

710 Piero Ln. #24 San Luis Obispo, CA 93401 Tel: (805) 543-4307 mail@ccaminc.com

We comply with map accuracy standards from ASPRS and American Congress on Surveying and Mapping printed by U.S. Department of the Interior. Areas where we did not visit, like areas of heavy trees, clear areas in-between trees with no stereo images, heavy brush, heavy shadow, or blind areas in the back of some structures

Photography Date: Job #

**CCAM LEGEND**

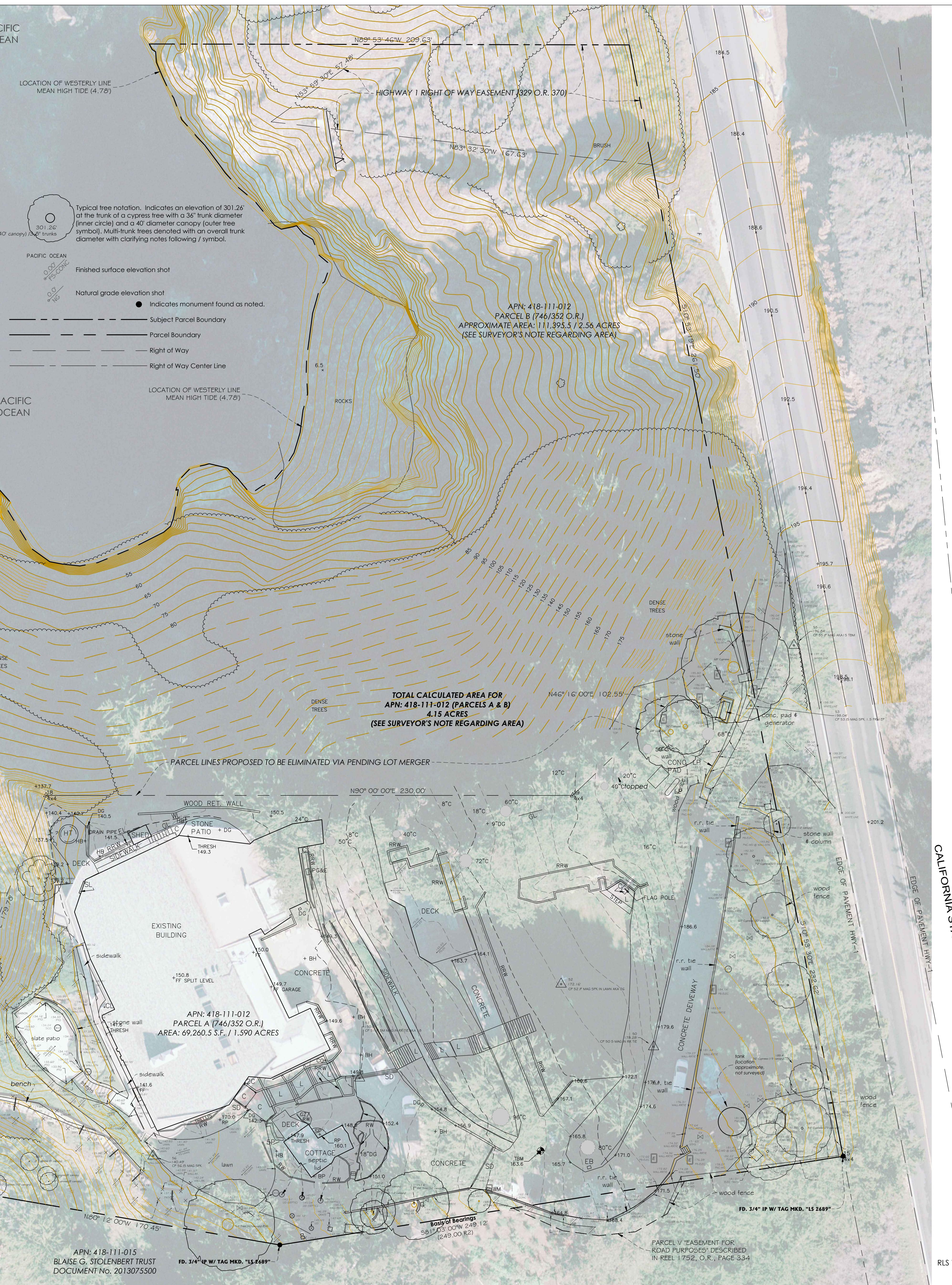
△ Horizontal / Vertical Control	□ Fire Hydrant
† Flag Pole	○ Manhole
● Light Pole	□ Utility Box
▷ Post	□ Transmission Tower
▷ Power Anchor	□ Rail Road Signal
● Power Pole	● Palm
● Traffic Signal	○ Tree
● Street Lights	● Tree Line
— Large Sign	— Brush Line
— Small Sign	— Dirt Road
■ Catch Basin	— Edge of Asphalt
← Left Turn Arrow	— Concrete
→ Right Turn Arrow	— Waterline
● Miss Valve Cover	— Trail
● Water Valve	— Curb
■ Water Meter	— Gutter

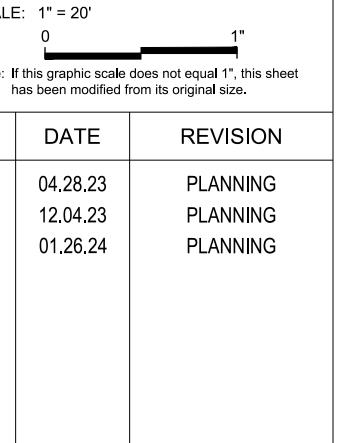
**DRAWING REVISIONS:**  
October 2015 - Original Survey  
May 2017 - Add path to the west  
July 2020 - expand/update topo  
September 2022 - update topo  
January 2023 - add aerial topo  
February 2024 - North Boundary of Parcel B adjusted

**Record Map References:**

R1: Grant Deed recorded as Document No. 2017013172 of Official Records of Monterey County, State of California.

R2: Unrecorded survey by Delwyn C. Rasmussen dated June 26, 1978.





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PROJECT NO. 22-291

DATE 12.04.23  
DRAWN Dna  
DESIGNED DNA/CN  
CHECKED CN

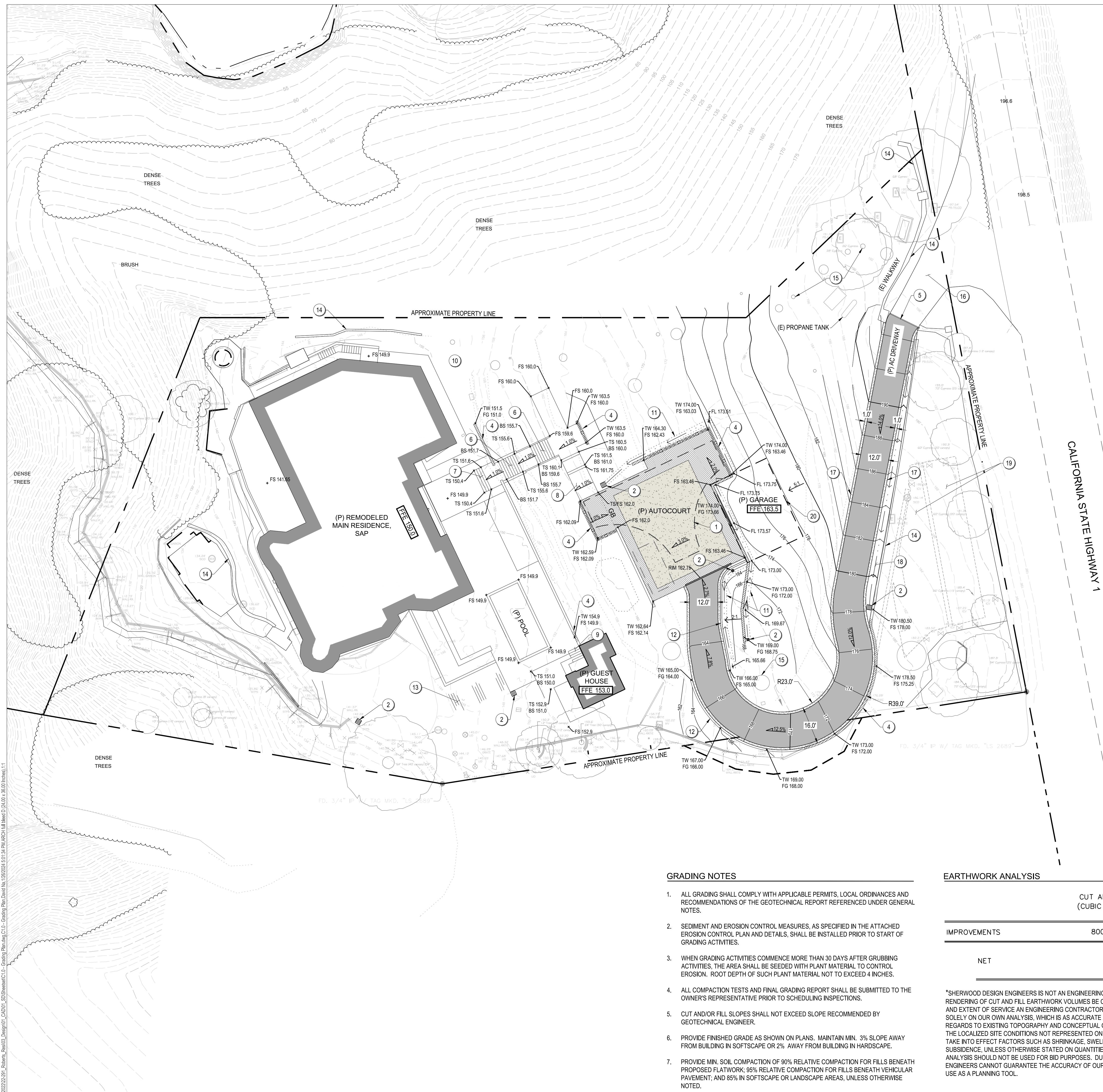
# PLANNING SUBMITTAL

## ROBERTS RESIDENCE

37600 HIGHWAY ONE

BIG SUR, CA

## GRADING PLAN



## GRADING LEGEND

FG 100.00	SPOT ELEVATION
FG 100.00	SPOT ELEVATION
1.10%	HARSCAPE SLOPE
1.0%	SOFTSCAPE SLOPE
FFE 100.0	FINISH FLOOR ELEVATION
PAD 100.0	PAD ELEVATION
100	(P) MAJOR CONTOUR
102	(P) MINOR CONTOUR
100	(E) MAJOR CONTOUR
102	(E) MINOR CONTOUR
□ □ □	(P) GUARD RAIL
■	(P) AC PAVEMENT
□	(P) AB SHOULDER
4 4 4	(P) CONCRETE
▨	(P) RETAINING WALL

## KEYNOTES

- (P) FIRE ACCESS TURNAROUND
- DI SHOWN FOR REFERENCE, TYP. SEE DRAINAGE PLAN
- (E) WALL TO REMAIN
- (P) RETAINING WALL
- (E) GATE TO REMAIN, LOCATE KNOX BOX AND KEY PER THE FIRE DEPARTMENT REQUIREMENTS
- (P) 8 STAIRS
- (P) 3 STAIRS
- (P) 2 STAIRS, TYP. 4 TOTAL
- (P) 10 STAIRS
- (E) RESIDENCE AND SURROUNDING HARSCAPE
- (P) DRAINAGE SWALE, TYP
- (P) SITE WALL
- (P) STAIRS, TYP. SLP
- (E) WALL TO REMAIN
- (E) TREE, TYP
- (E) AC DRIVEWAY TO REMAIN
- (P) 1 FT SHOULDER
- (P) ROCK REINFORCED SWALE
- REFER TO SHEET C.2 FOR ADDITIONAL INFORMATION ON THE ONSITE WASTEWATER TREATMENT SYSTEM AND PROPOSED MODIFICATIONS
- (P) GARAGE OUTLINE WITH GREEN ROOF





SCALE: 1" = 20'  
Note: this graphic scale does not equal 1". this sheet has been modified from its original size.

NO	DATE	REVISION
1	04.28.23	PLANNING
2	12.04.23	PLANNING
3	01.26.24	PLANNING

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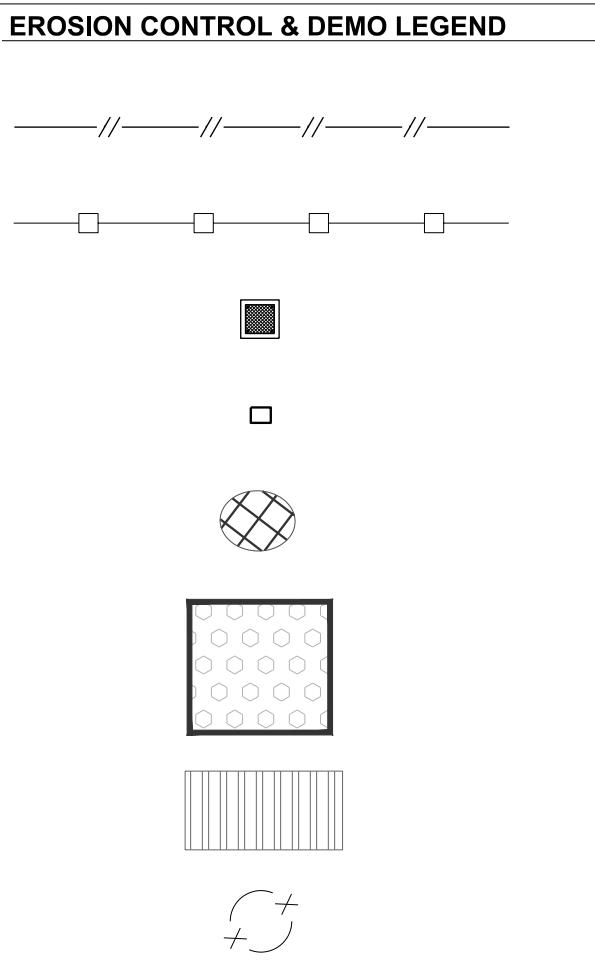
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DATE 12.04.23  
DRAWN Dna  
DESIGNED DNA/CN  
CHECKED CN

## EROSION CONTROL PLAN

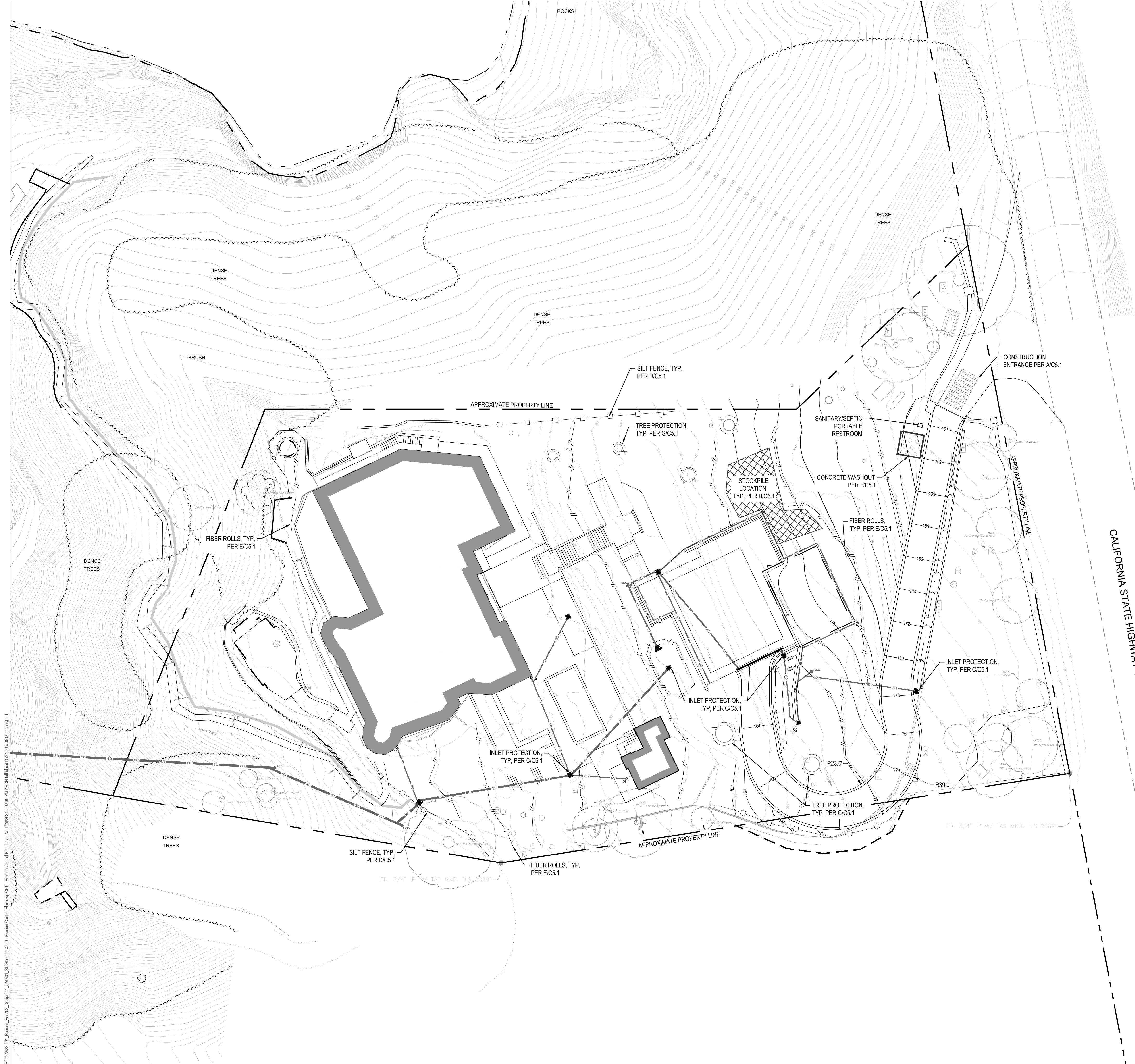
ROBERTS RESIDENCE  
37600 HIGHWAY ONE  
BIG SUR, CA

DRAWING NO. C5.0  
3 OF 5



### EROSION AND SEDIMENTATION CONTROL

1. SEDIMENT AND EROSION CONTROL MEASURES, AS SPECIFIED IN THE ATTACHED EROSION CONTROL PLAN AND DETAILS, SHALL BE INSTALLED PRIOR TO START OF DEMOLITION AND MAINTAINED THROUGHOUT THE PROJECT.
2. AN EROSION CONTROL BLANKET SHALL BE INSTALLED PER DISTURBED AREAS WITH A SLOPE EQUAL TO AND GREATER THAN 4:1 PER DETAIL H/C5.1 AND SEEDED. VERIFY SEEDING REQUIREMENTS WITH THE LANDSCAPE ARCHITECT AND PROJECT BIOLOGIST.
3. SOIL COMPACTION, PARKING OF VEHICLES OR HEAVY EQUIPMENT, STOCKPILING OF CONSTRUCTION MATERIALS, CLEANING OF CONCRETE OR PLASTER, AND/OR DUMPING OF SPOILS OR MATERIALS SHALL NOT BE ALLOWED ADJACENT TO TREES ON THE PROPERTY ESPECIALLY WITHIN NEAR FENCED AREAS.





SCALE	0	1"
Note: This graphic scale does not equal 1". This sheet has been modified from its original size.		
NO	DATE	REVISION
1	04.28.23	PLANNING
2	12.04.23	PLANNING
3	01.26.24	PLANNING

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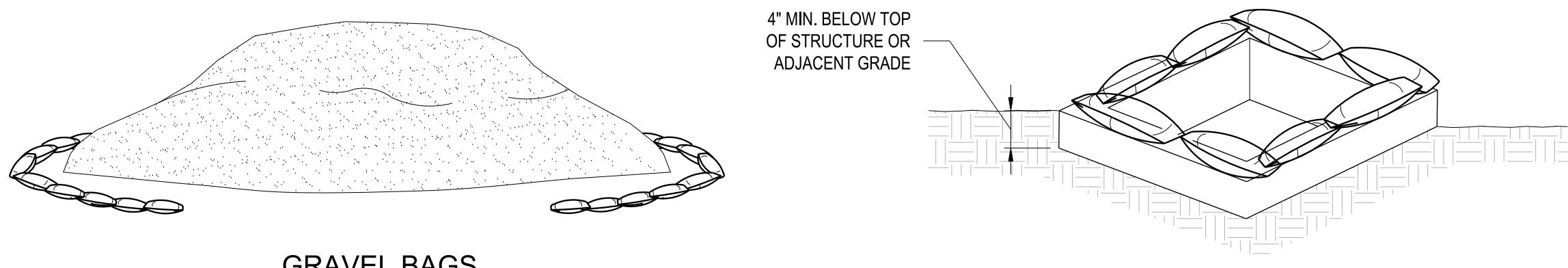
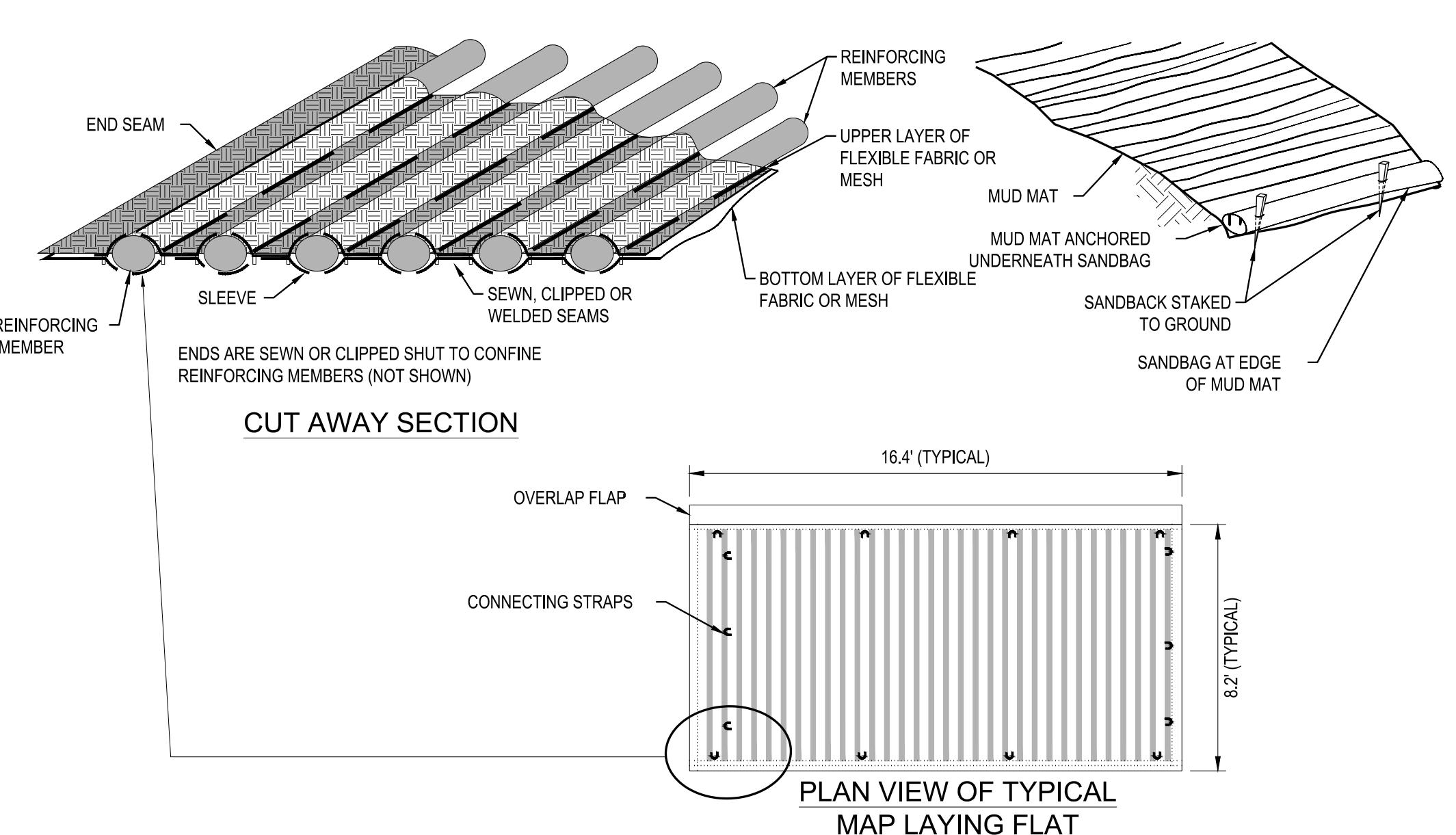
PROJECT NO. 22-291  
DATE 2/17/2023  
DRAWN Dna  
DESIGNED DNA/CN  
CHECKED CN

## PLANNING SUBMITTAL

### ROBERTS RESIDENCE

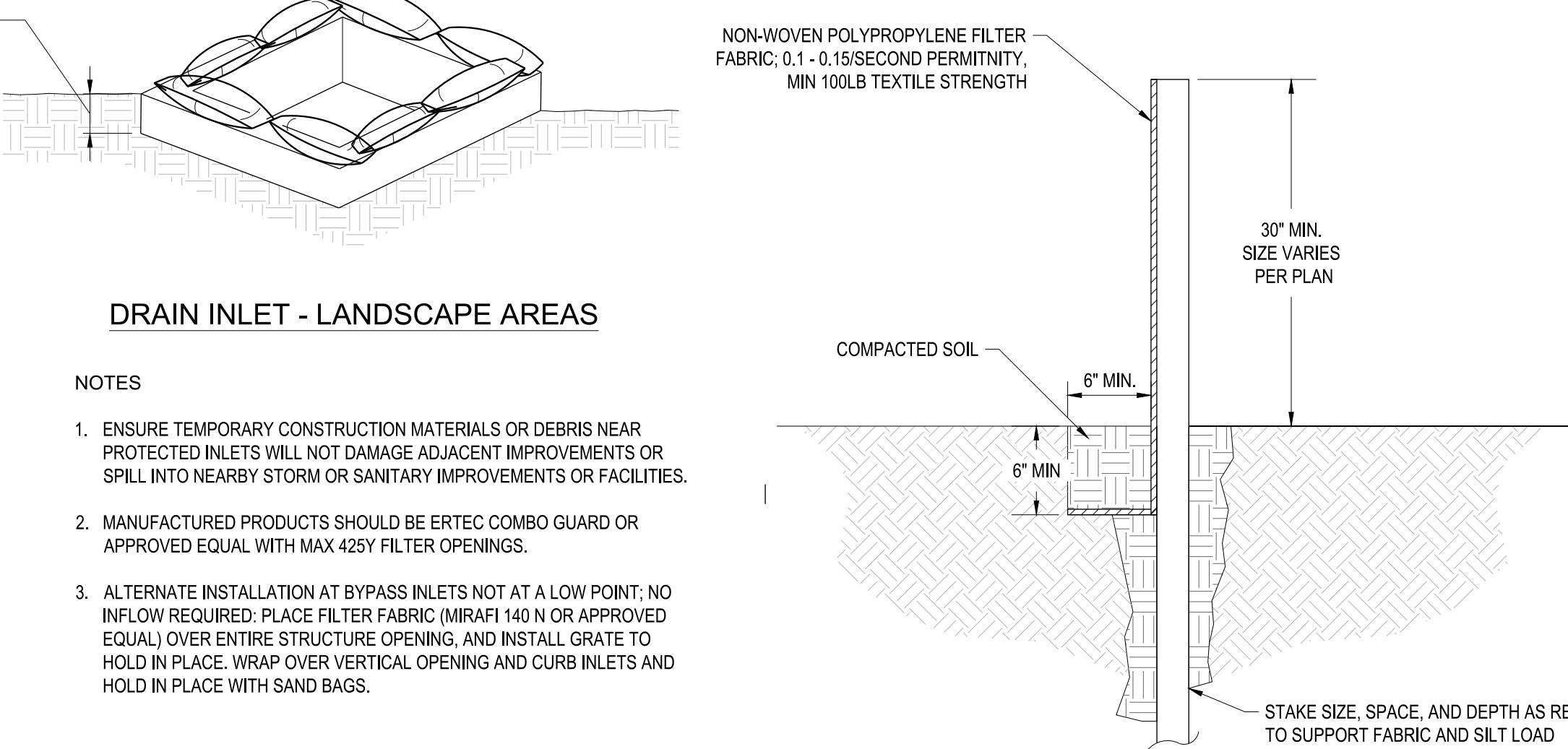
37600 HIGHWAY ONE  
BIG SUR, CA

## EROSION CONTROL DETAILS



**A AGES MUD MAT**  
EC-014  
SCALE: NTS

**B MATERIAL STOCKPILE**  
EC-014  
SCALE: NTS

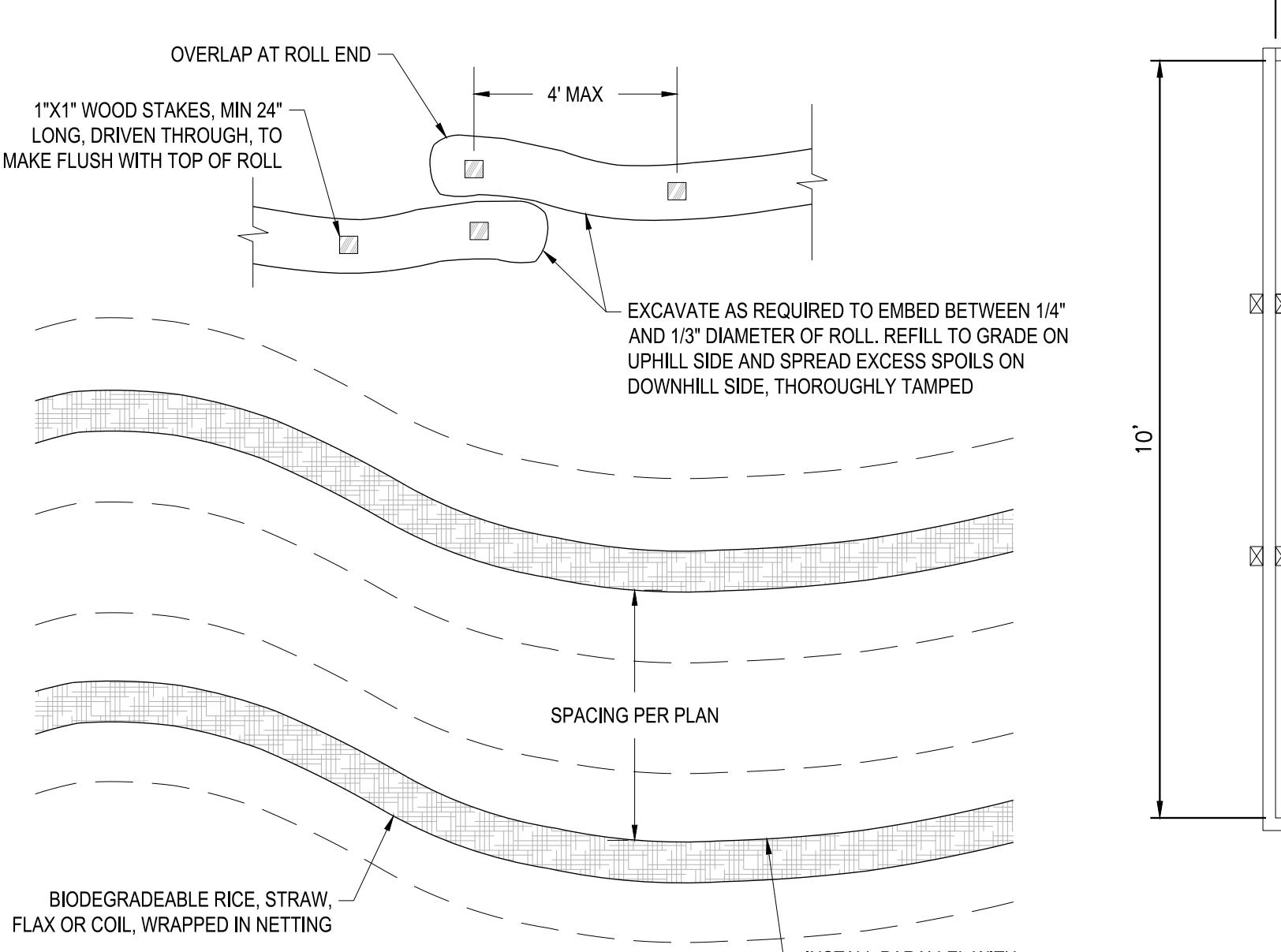


**DRAIN INLET - LANDSCAPE AREAS**

**DRAIN INLET - PAVED SURFACE**

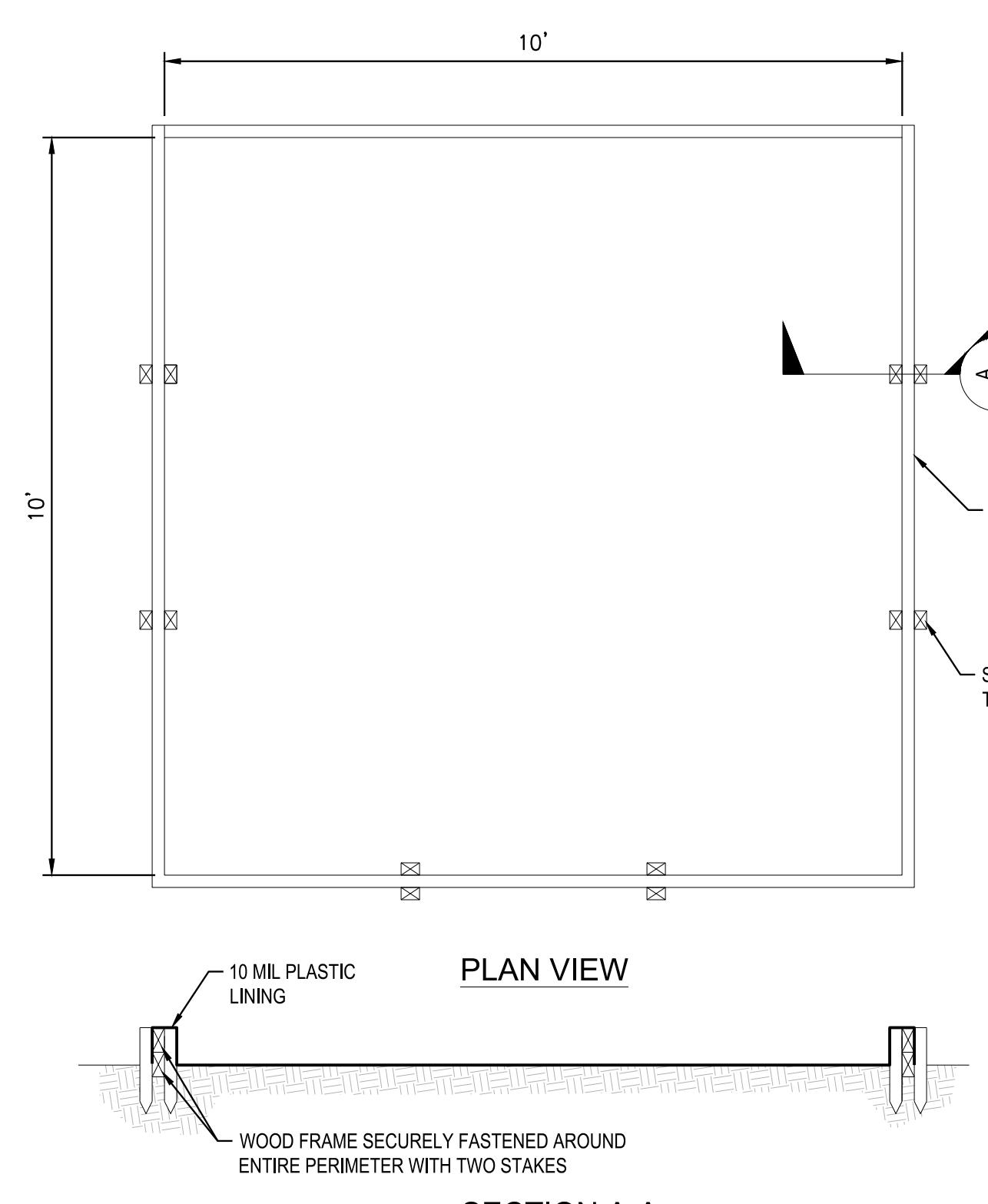
**C INLET PROTECTION - WITH SAND BAGS**  
ER-00-006  
SCALE: NTS

**D SILT S-FENCE**  
ER-00-001  
SCALE: NTS



NOTES

1. FIBER ROLLS SHALL BE MANUFACTURED PRODUCTS CONSISTING OF RICE, STRAW, FLAX, COIL OR SIMILAR BIODEGRADABLE MATERIAL WRAPPED INTO A TUBULAR SHAPE WITH NETTING.
2. CONTRACTOR TO USE ERTEC STRAW WATTLES OR APPROVED EQUAL.

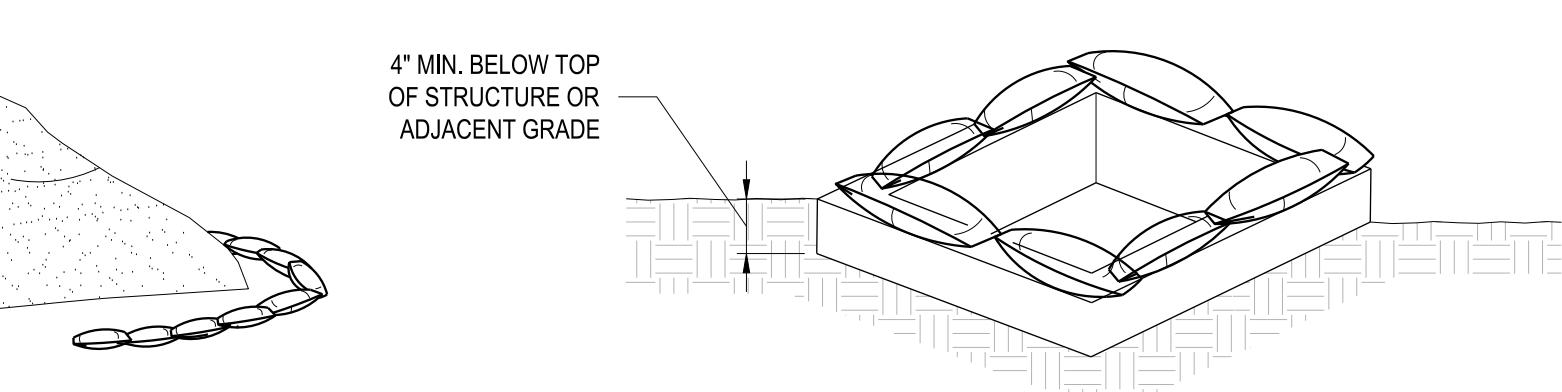


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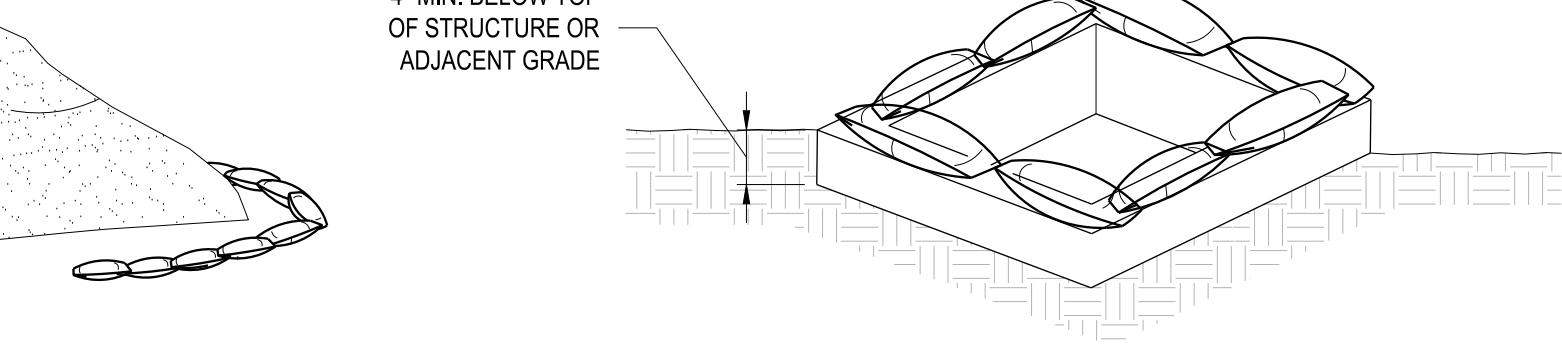
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY

**E FIBER ROLLS**  
SCALE: NTS

**F CONCRETE WASHOUT**  
SCALE: NTS

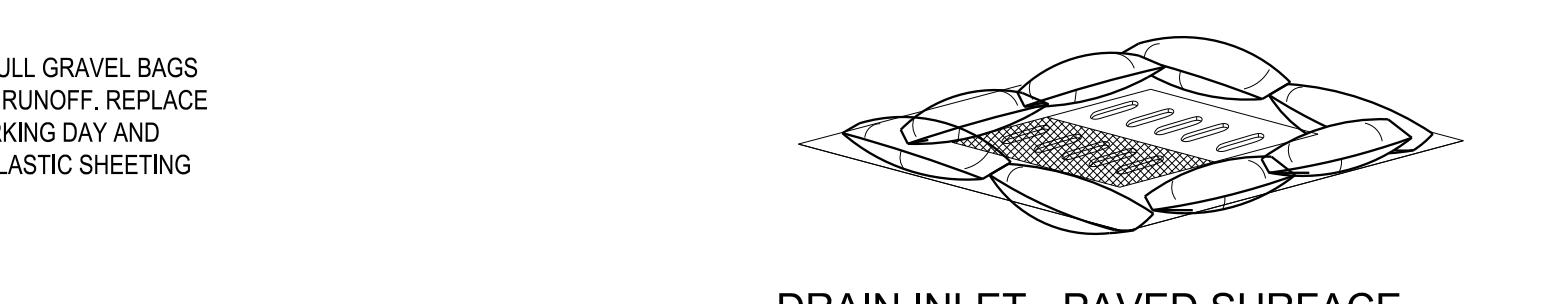


**G TREE PROTECTION**  
SCALE: NTS



NOTES

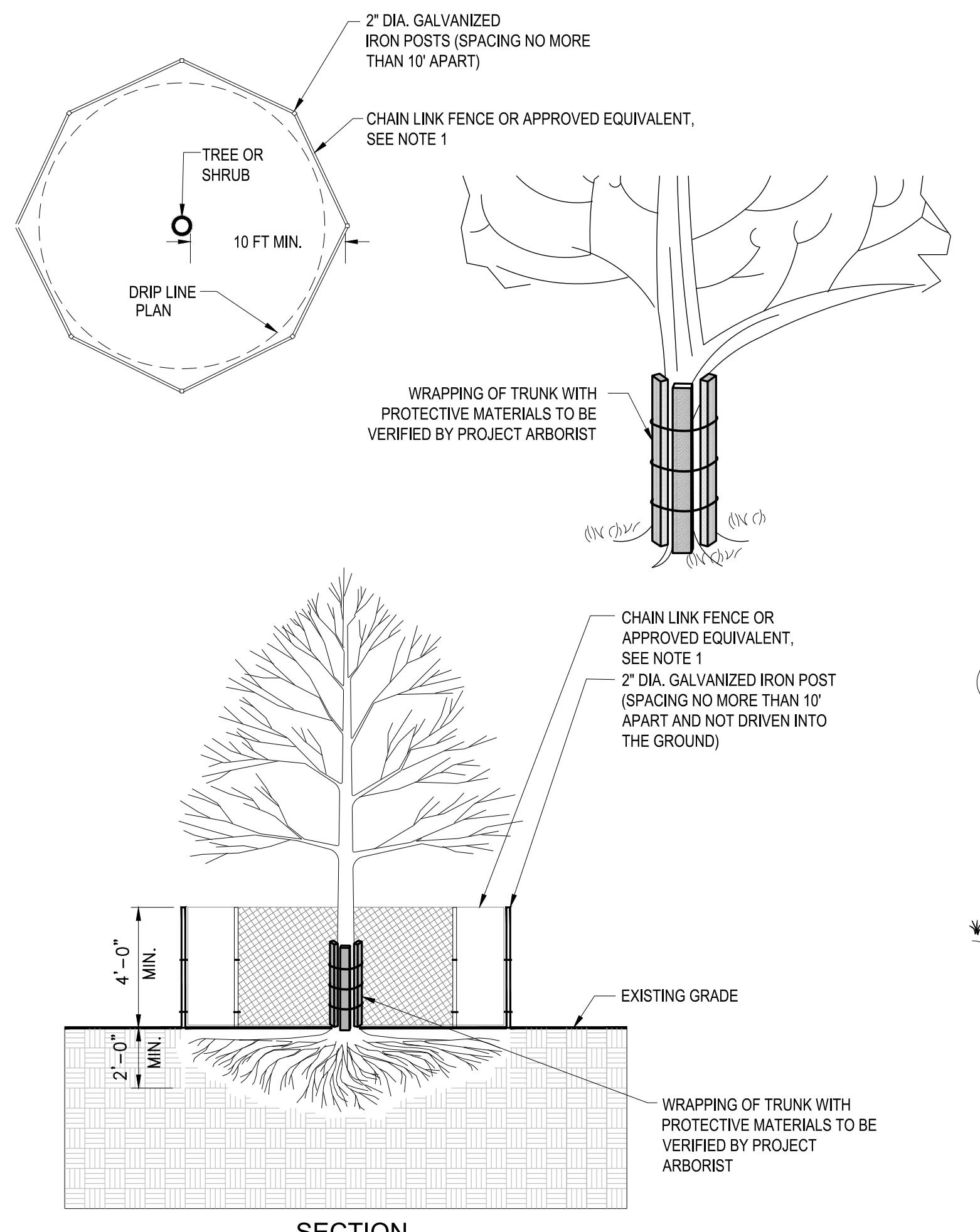
1. ENSURE TEMPORARY CONSTRUCTION MATERIALS OR DEBRIS NEAR PROTECTED INLETS WILL NOT DAMAGE ADJACENT IMPROVEMENTS OR SPILL INTO NEARBY STORM OR SANITARY IMPROVEMENTS OR FACILITIES.
2. MANUFACTURED PRODUCTS SHOULD BE ERTEC COMBO GUARD OR APPROVED EQUAL WITH MAX 425Y FILTER OPENINGS.
3. ALTERNATE INSTALLATION AT BYPASS INLETS NOT AT A LOW POINT: NO INFLOW REQUIRED. PLACE FILTER FABRIC (MIRAFI 140 N OR APPROVED EQUAL) OVER ENTIRE STRUCTURE OPENING, AND INSTALL GRATE TO HOLD IN PLACE. WRAP OVER VERTICAL OPENING AND CURB INLETS AND HOLD IN PLACE WITH SAND BAGS.



**DRAIN INLET - PAVED SURFACE**

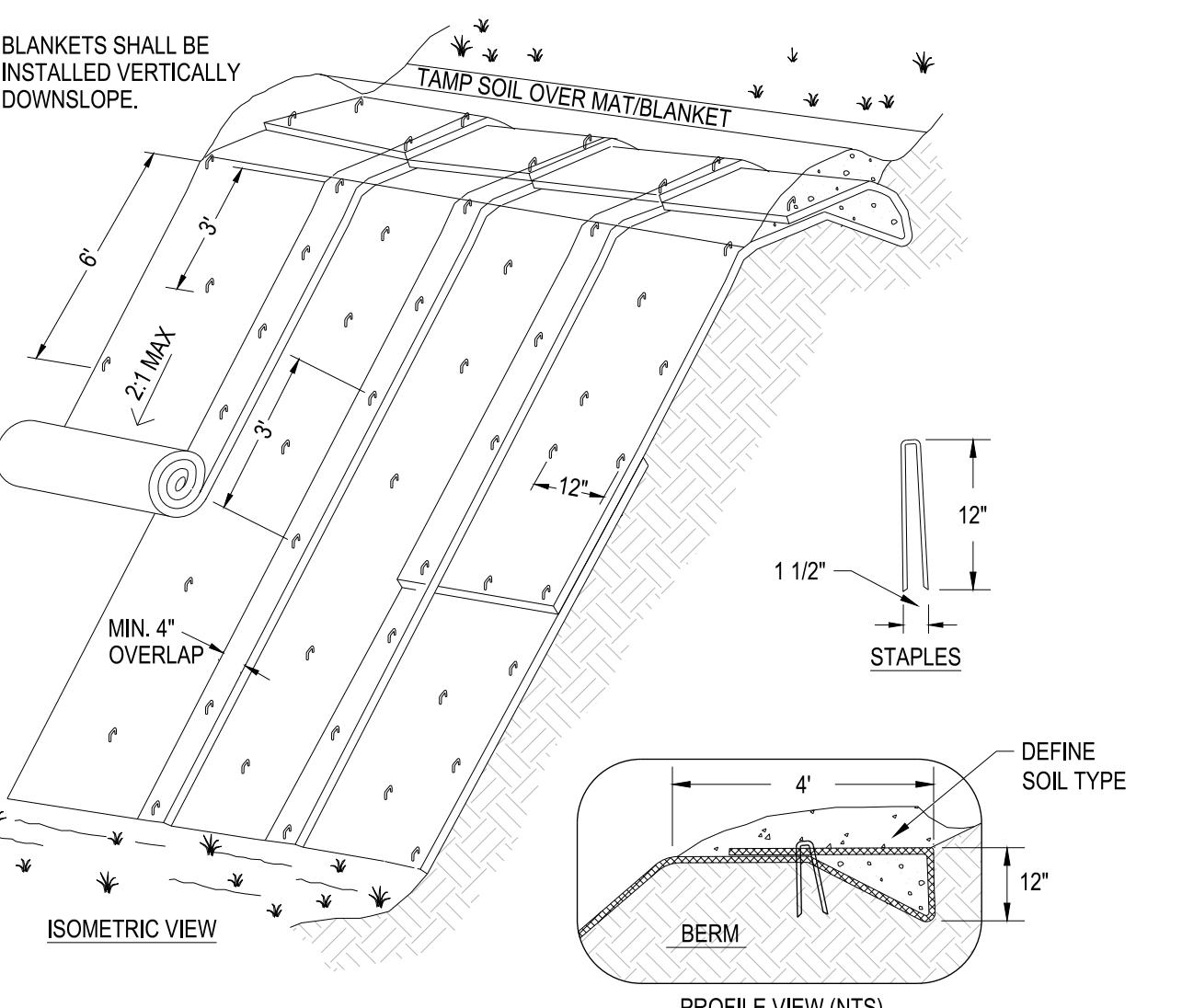
**C INLET PROTECTION - WITH SAND BAGS**  
ER-00-006  
SCALE: NTS

**D SILT S-FENCE**  
ER-00-001  
SCALE: NTS



NOTES

1. FENCING SHALL CONSIST OF CHAIN LINK, SNOWDRIFT, PLASTIC MESH, HAY BALES, OR FIELD FENCE. FENCING IS NOT TO BE ATTACHED TO THE TREE BUT FREE-STANDING OR SELF-SUPPORTING SO AS NOT TO DAMAGE TREES. FENCING SHALL BE RIDGELY SUPPORTED AND SHALL STAND A MINIMUM HEIGHT OF FOUR FEET ABOVE GRADE AND SHOULD BE PLACED TO THE FARTHEST EXTENT POSSIBLE FROM THE TREE'S BASE TO PROTECT THE AREA WITHIN THE TREE'S DRIP LINE (TYPICALLY 10-12 FEET AWAY FROM THE BASE OF A TREE).
2. CONTRACTOR AND/OR ARBORIST CAN PROPOSE AN ALTERNATE TREE PROTECTION PLAN TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION



**H EROSION CONTROL BLANKET**  
EC-00-002  
SCALE: NTS



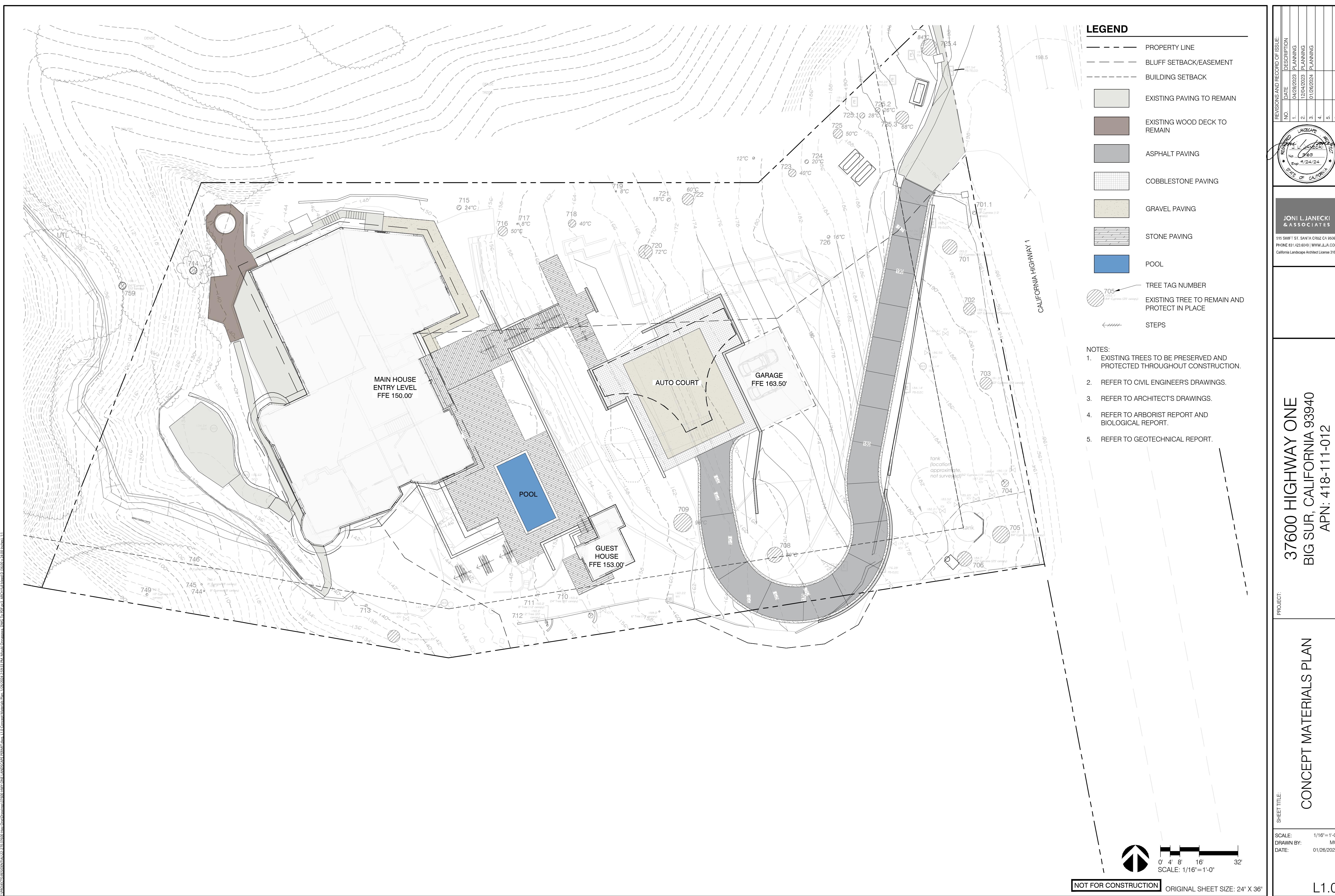
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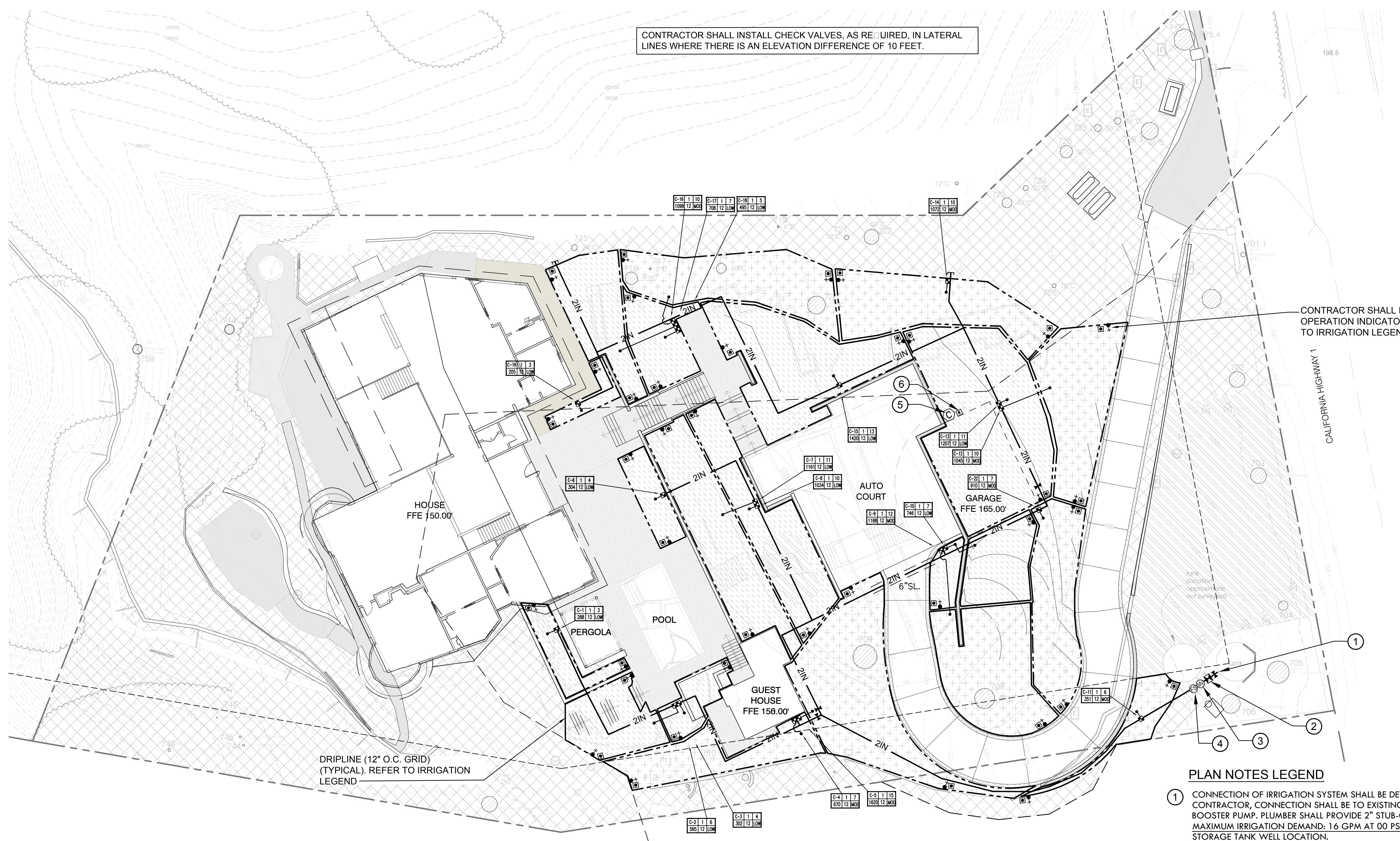
# ROBERTS RESIDENCE

37600 HIGHWAY ONE  
BIG SUR, CA

## EXISTING SLOPE STUDY







## NOTES:

1. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
2. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
3. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
4. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH EMMITTERS) SHALL BE AS FOLLOWS:

0.75	0-500 FT
1"	501-1100 FT
5. EACH DRIP ZONE SHALL RECEIVE A SET OF AIR VENT/VACUUM RELIEF VALVE AT THE HIGHS POINT AND FLUSH VALVES AT FARTHEST ENDS OF EACH SYSTEM AND EACH PLANTER.
6. CONTRACTOR TO INSTALL ALL IRRIGATION PIPING TO GO AROUND ALL UTILITY BOX, LIGHTS, SIGNS, ETC. (DRAWINGS ARE DIAGRAMMATIC).
7. LOCATE REMOTE CONTROL VALVE BOXES AWAY FROM PROMINENT, HIGHLY VISIBLE LOCATIONS. CONTACT LANDSCAPE ARCHITECT FOR EXACT LOCATIONS.

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM



CALL BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT

## PLAN NOTES LEGEND

- 1 CONNECTION OF IRRIGATION SYSTEM SHALL BE DETERMINED IN THE FIELD BY CONTRACTOR, CONNECTION SHALL BE TO EXISTING STORAGE TANK. OR BOOSTER PUMP. PLUMBER SHALL PROVIDE 2" STUB-OUT AND GATE VALVE. MAXIMUM IRRIGATION DEMAND: 16 GPM AT 00 PSI STATIC PRESSURE AT STORAGE TANK WELL LOCATION.  
IRRIGATION SYSTEM SHALL REQUIRE 65 PSI TO OPERATE SYSTEM TO IT POTENTIAL. THE ELEVATION CHANGE FROM THE TANK TO HOUSE WILL NOT OCCUR ENOUGH PRESSURE TO SUPPORT OR OPERATE THE IRRIGATION SYSTEM. CONTRACTOR SHALL FIELD VERIFY THE PRESSURE, ONCE THE PRESSURE IS DETERMINED AT THE TANK. (IT SHALL DETERMINED IF A BOOSTER PUMP IS REQUIRED OPERATE THE IRRIGATION SYSTEM).
- 2 BACKFLOW FOR IRRIGATION BY LANDSCAPE CONTRACTOR. REFER TO IRRIGATION LEGEND.
- 3 MASTER CONTROL VALVE (LINE SIZE) WIRE TO CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS. REFER TO IRRIGATION LEGEND.
- 4 FLOW SENSOR. WIRE TO CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS. REFER TO IRRIGATION LEGEND.
- 5 IRRIGATION CONTROLLER "C". MOUNT ON EXTERIOR WALL AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
- 6 WIRELESS WEATHER SENSOR. MOUNT ON EVE OF BUILDING. INSTALL SENSOR OPEN TO THE SKY. COORDINATE AND CONFIRM EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

CONCEPT IBBIGRATION PI AN  
SET TITLE:

SHEET TITLE:

SCALE: 1/16"=  
DRAWN BY:  
DATE: 12/04/2

BIG SUR, CALIFORNIA 93940  
APN: 418-111-012

BIG SUR, CALIFORNIA 93940  
APN: 418-111-012

L2.0

**FOR CONSTRUCTION** ORIGINAL SHEET SIZE: 24" X 36"

ORIGINAL SHEET SIZE: 24" X 36"

## IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- PROVIDE EACH CONTROLLER WITH ITS OWN GROUND ROD. SEPARATE THE GROUND RODS BY A MINIMUM OF EIGHT FEET. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. INSTALL NO MORE THAN 6" OF THE GROUND ROD ABOVE FINISH GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. MAKE THIS WIRE AS SHORT AS POSSIBLE, AVOIDING KINKS OR BENDING.
- SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
- INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS P7354D (HUNTER) THE PAIGE IRRIGATION WIRE. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.
- DECODER GROUNDING SHALL BE PROVIDED EVERY 600 FEET OR EVERY 8 DECODERS, WHICHEVER IS SMALLER. AT THE CONTROLLER AND AT THE LAST DECODER OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD, #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6.
- SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG COIL OF WIRE AT EACH SPLICING AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN.
- INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
- THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.
- NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: REFER TO PLANS.
- PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

## IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
③	HDL-06-12	ON GRADE HDL DRILINE WITH 12" O.C. Emitter Drip Ring For Trees (3 Rings Per Tree) See Detail	0.10	30	TRICKLE
●	PGV-101G	HUNTER REMOTE CONTROL VALVE			
■	PCZ-101-40	HUNTER REMOTE CONTROL DRIP KIT WITH 40 PSI REGULATOR			
●+	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
□	ECO-ID	HUNTER ECO-INDICATOR			
CV	KC OR KSC	NDS KSC SERIES CHECK VALVE FOR UPHILL FLOW DIRECTION OR KC SERIES SPRING CHECK VALVE FOR DOWNSHILL FLOW DIRECTION (LINE SIZE)			
■	LGT-XX-SS	LEEMCO STAINLESS STEEL GATE VALVE (LINE SIZE)-2.5" AND SMALLER			
■	975XLSEU-1"/PBB-20	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH FREEZE BLANKET			
MV	ICV-	HUNTER MASTER VALVE-(LINE SIZE) (NORMALLY CLOSED)			
FS	HC-100-FLOW	HUNTER 1" FLOW METER (0.3 - 30 GPM)			
C	HCC-800-PL	HUNTER HCC (54) STATION CONTROLLER IN A PLASTIC WALL MOUNTED ENCLOSURE WITH A EZ DECODER SYSTEM			
-	EZ-1	HUNTER SINGLE STATION DECODER (1 PER VALVE)			
-	EZ-DM	HUNTER DECODER OUTPUT MODULE FOR HCC CONTROLLERS			
-	HC-PLAN-ENTHUSIAST	HUNTER HYDRAWISE SOFTWARE			
-	NOT SHOWN ON PLANS	ROUTE TWO WIRE CABLE TO ALL REMOTE CONTROL VALVES. SIZE #14AWG WIRE WITH A PAIGE 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS PAIGE ELECTRIC WIRE P7354D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KITS OR APPROVED EQUAL. INSTALL 2 WIRE CABLE WITHIN 1.25" SCH 40 ELECTRICAL CONDUIT. REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS.			
R	WR-CLIK	WIRELESS RAIN-CLIK SENSOR AND RECEIVER MOUNTED ON THE CONTROLLER ENCLOSURE			
		CONTROLLER AND STATION NUMBER REMOTE CONTROL VALVE SIZE (IN INCHES) FLOW (GPM) WATER USE CLASSIFICATION OF ZONE APPLICATION RATE (IN/HR) OR DRILINE SPACING AREA (SQ. FT.) ASSOCIATED REMOTE CONTROL VALVE MAIN LINE: 2" THROUGHOUT: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER. LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER. DRILINE LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER. SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER. DRILINE REMOTE CONTROL VALVE PVC LATERAL SUPPLY HEADER EXHAUST HEADER Drip Zone Extents DRILINE REMOTE CONTROL VALVE PVC LATERAL APPROXIMATE CONNECTION POINT BETWEEN DRILINE TUBING AND PVC SUPPLY/EXHAUST HEADERS ARE NEEDED. REFER TO DRILINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.			

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CONCEPT IRRIGATION NOTES  
AND LEGEND

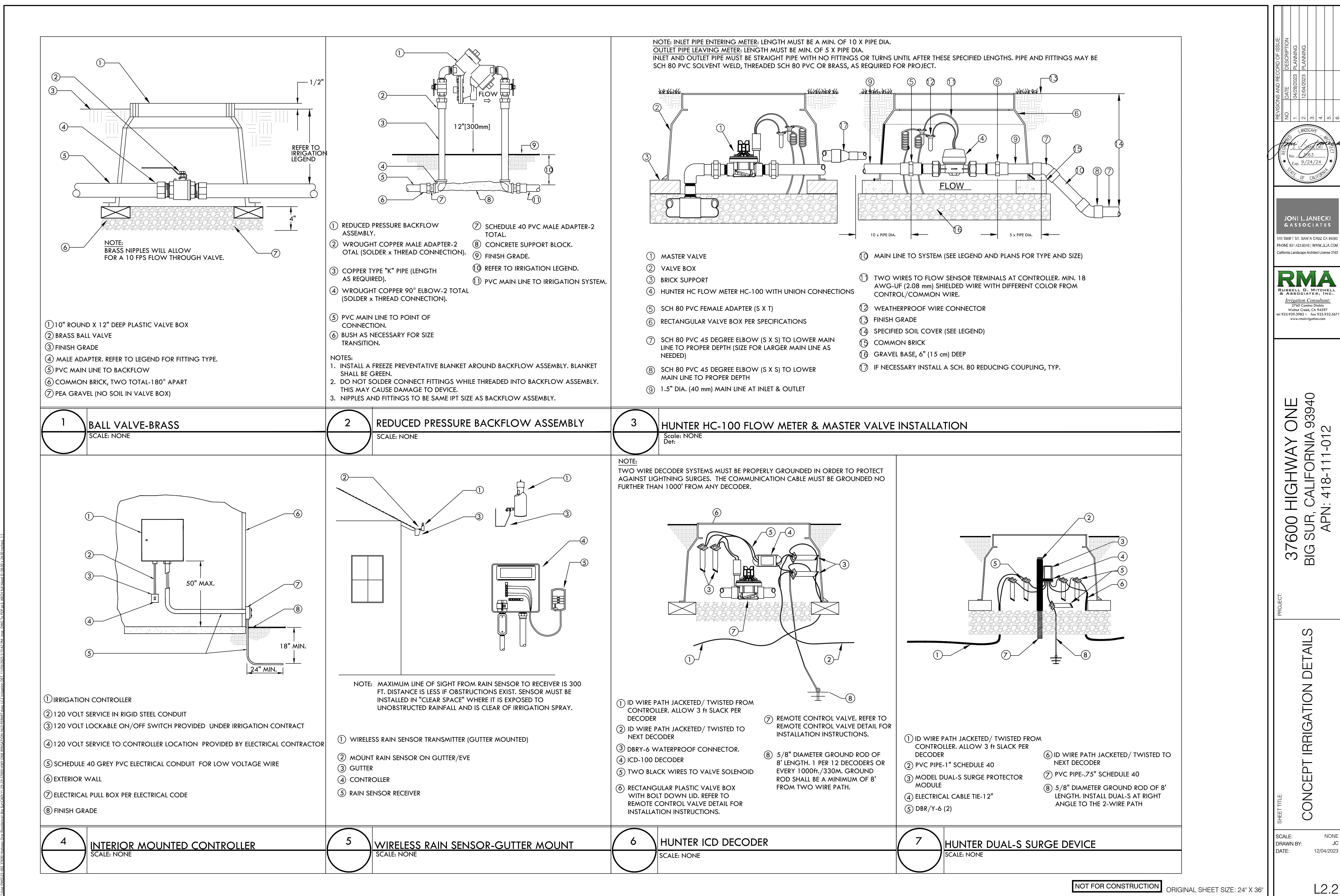
NOT FOR CONSTRUCTION  
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REVISIONS AND RECORD OF ISSUE	PLANNING
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NO. 2	12/06/2023
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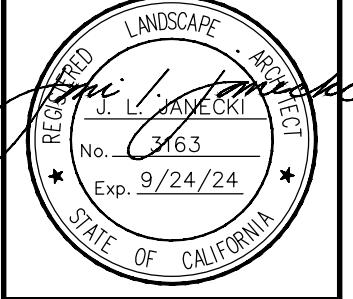
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2. 12/04/2023 PLANNING  
3. 4. 5. 6.



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& ASSOCIATES

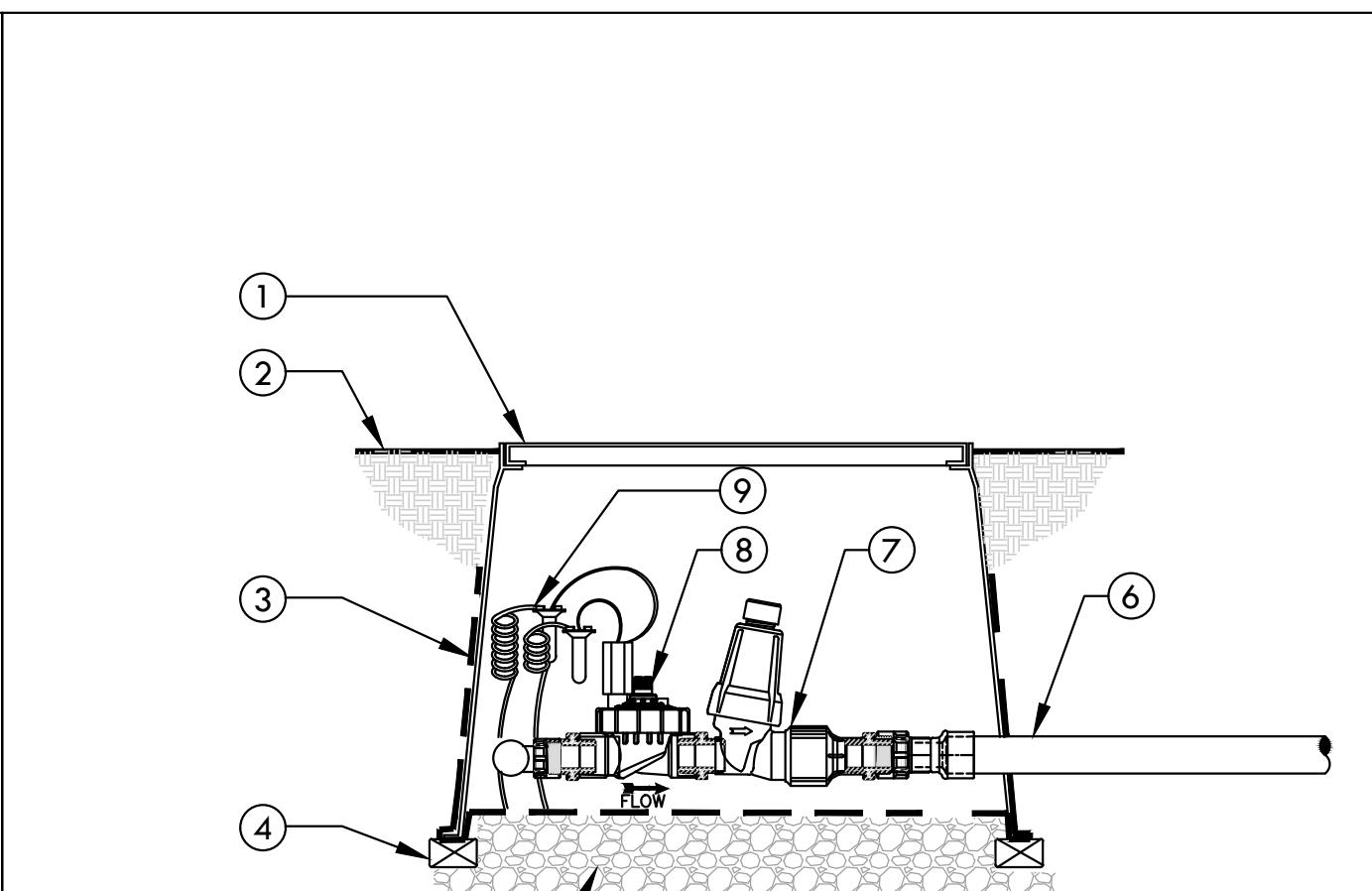
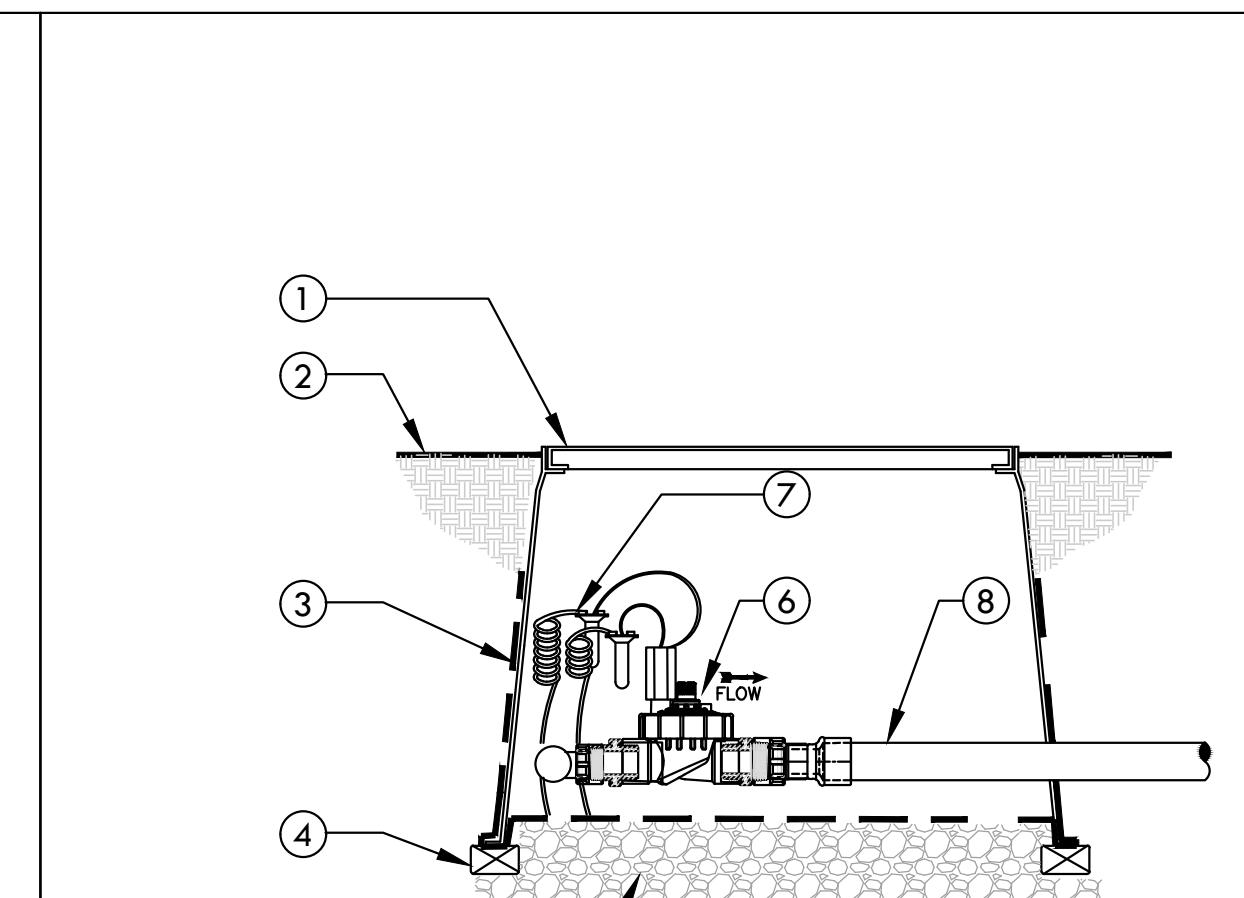
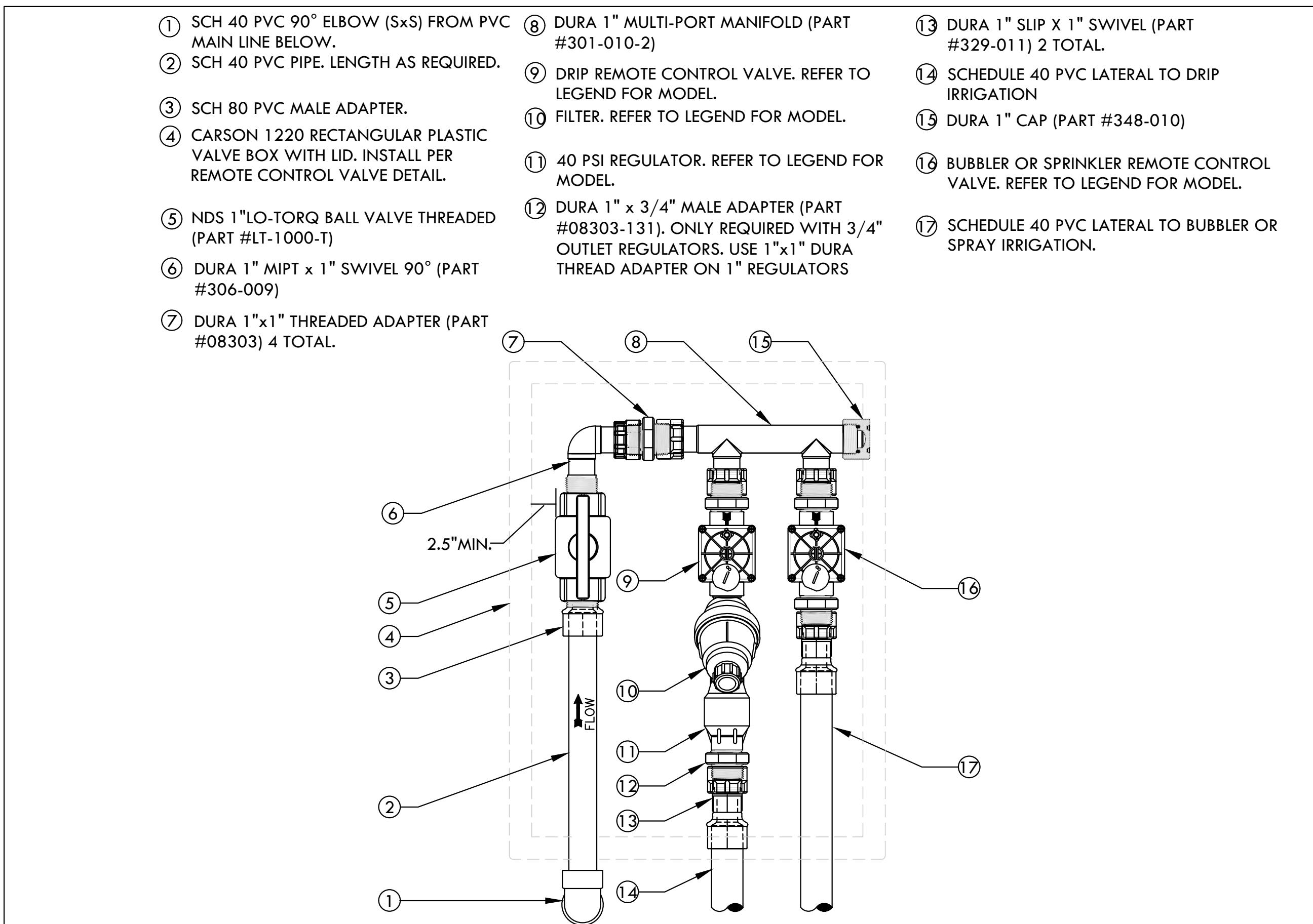
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SHEET TITLE: CONCEPT IRRIGATION DETAILS

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DRAWN BY: JC  
DATE: 12/04/2023

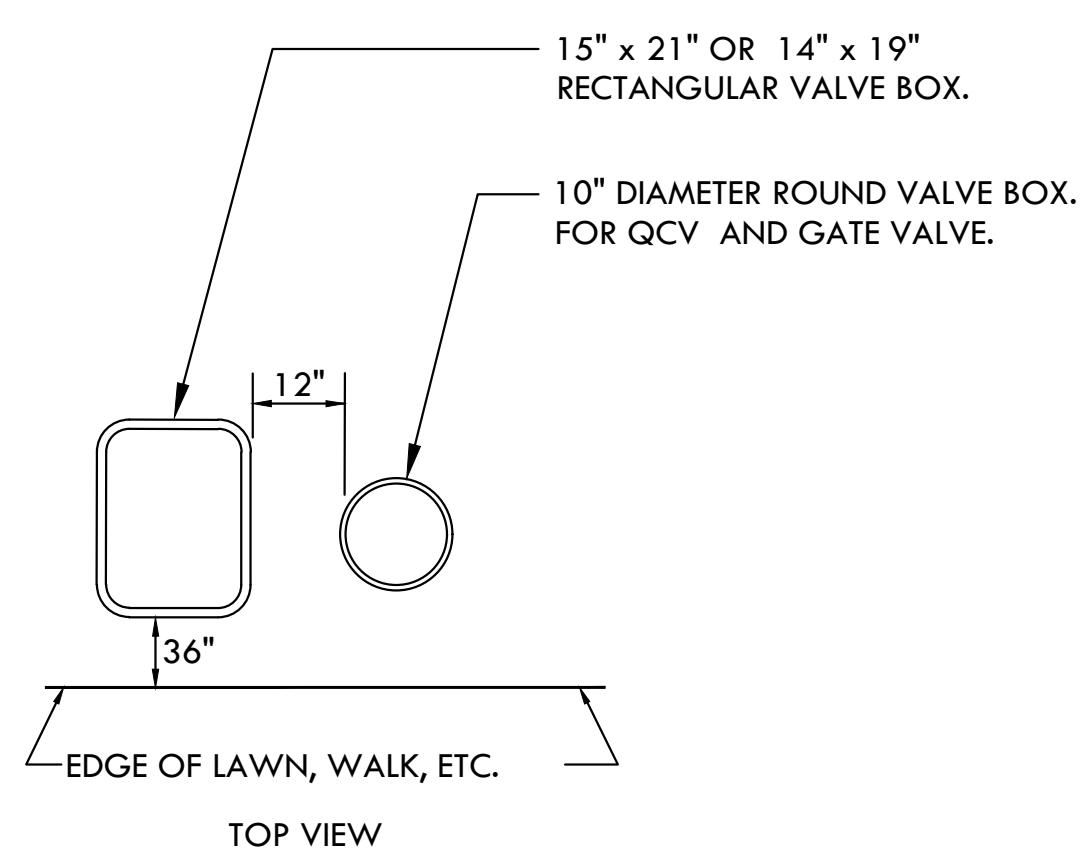


○ CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES  
② FINISH GRADE  
③ 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX  
④ BRICK-1 EACH CORNER  
⑤ PEA GRAVEL OR 3/4" DRAIN ROCK- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)  
⑥ SCH 40 PVC LATERAL LINE TO DRIPLINE OR DRIP.  
⑦ DRIP FILTER AND REGULATOR  
⑧ REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS  
⑨ VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS OF WIRE IN A 1" DIAMETER COIL  
⑩ SCH 40 PVC LATERAL LINE TO BUBBLERS OR SPRAY

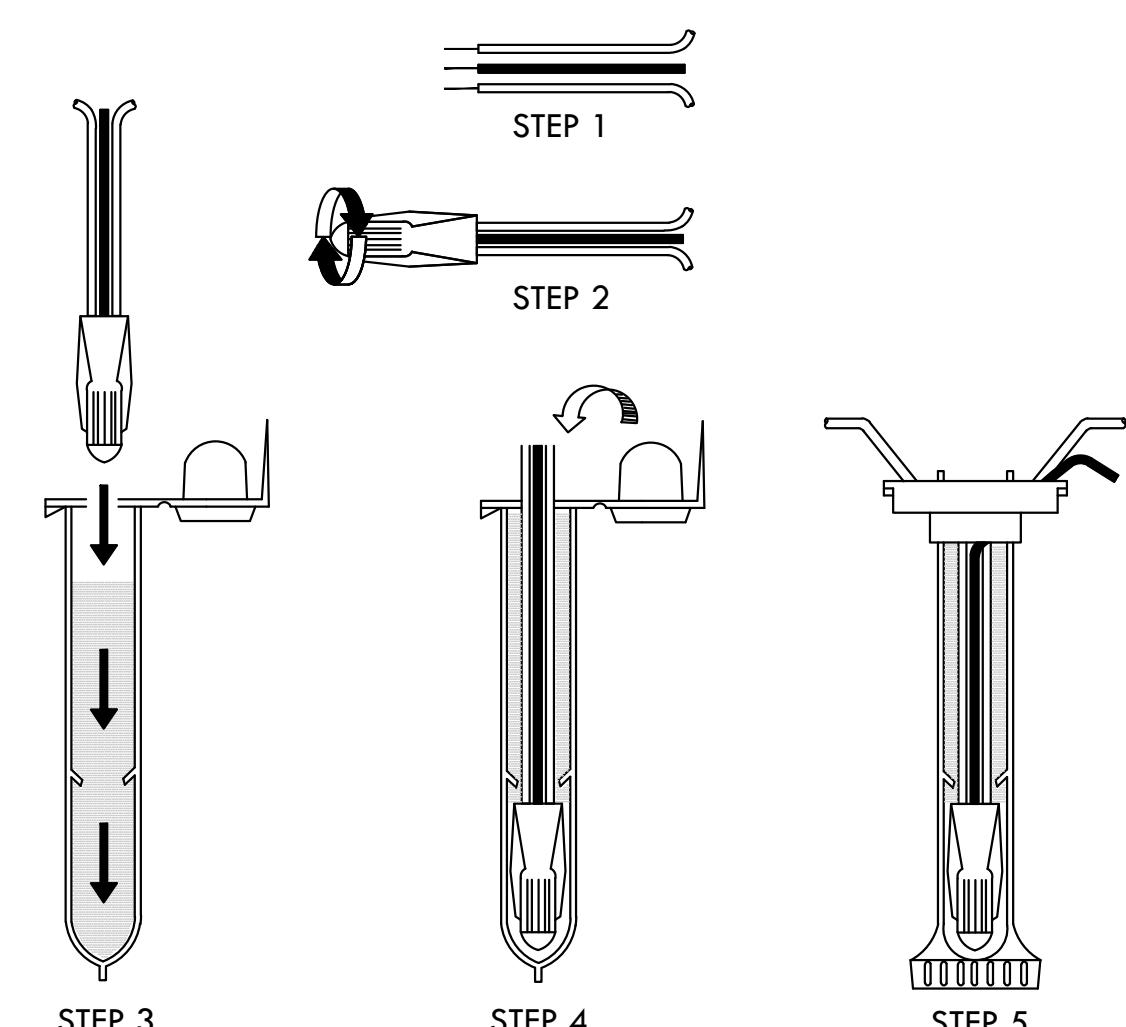
1 TWO REMOTE VALVE MANIFOLD DETAIL (1" VALVES ONLY)  
SCALE: NONE

2 BUBBLER OR SPRAY REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD  
SCALE: NONE

3 DRIP REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD  
SCALE: NONE



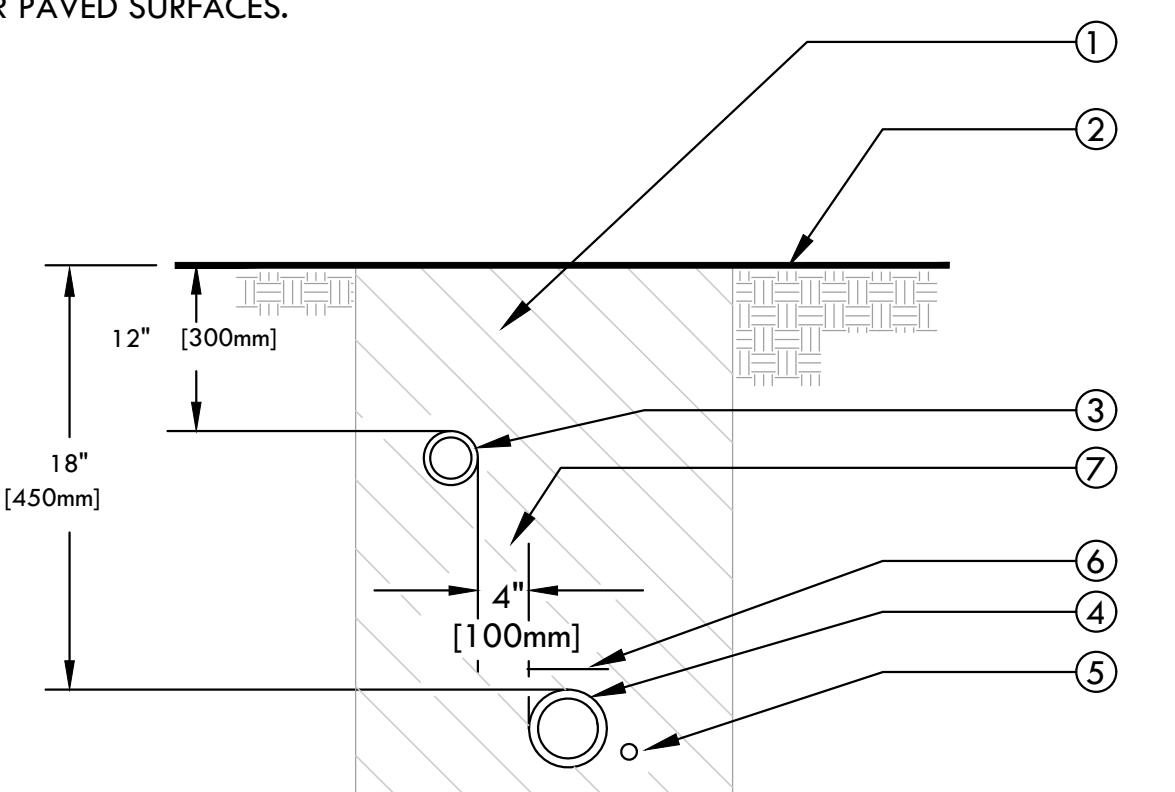
INSTRUCTIONS:  
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVES TO FACILITATE SERVICING VALVE.  
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.  
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.  
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.  
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.  
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.



NOTE:  
MAXIMUM # OF WIRES PER CONNECTOR:  
• 3-#14 GAUGE  
• 2-#12 GAUGE

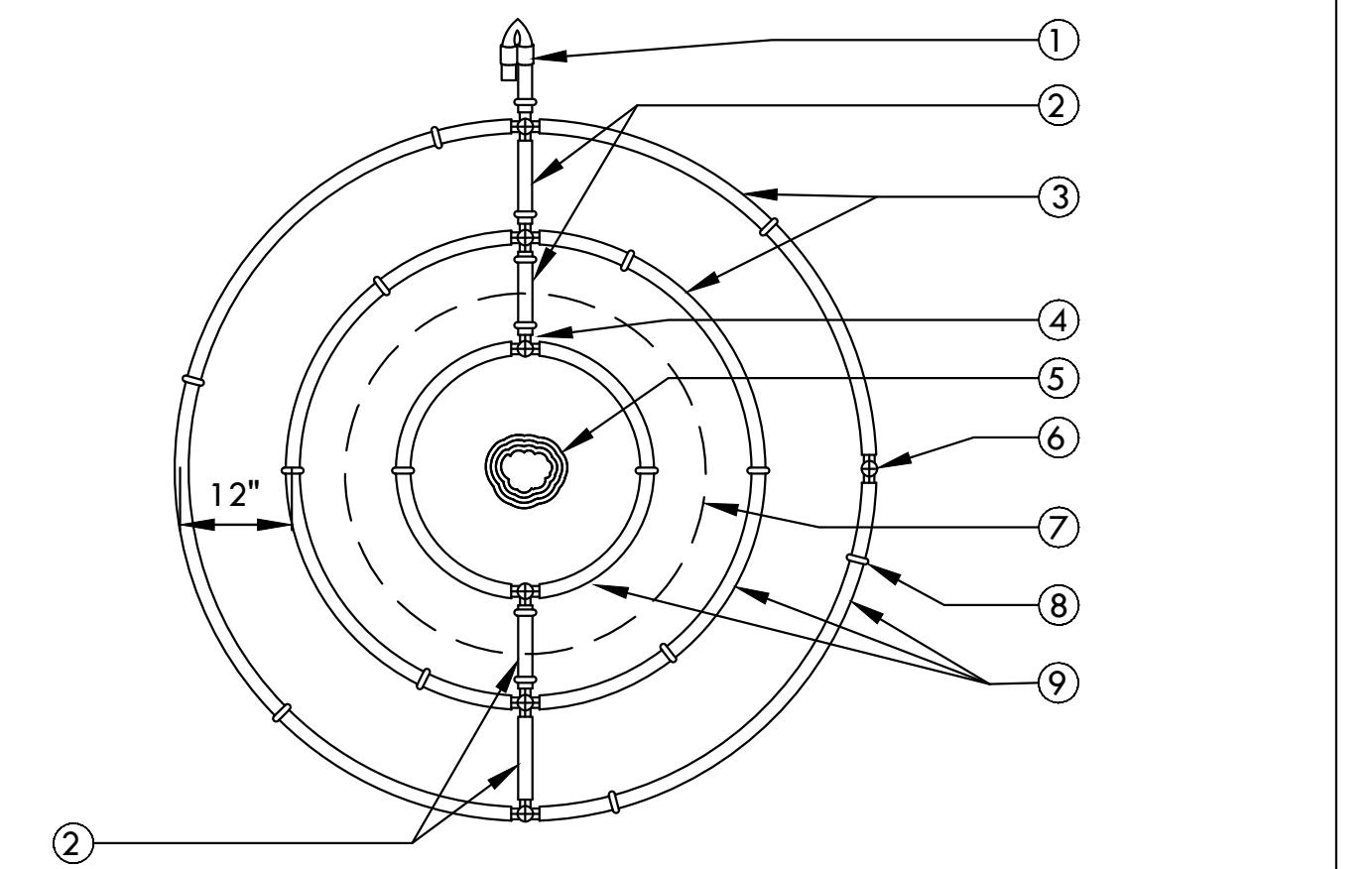
INSTRUCTIONS:  
1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.  
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.  
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.  
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.  
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

NOTES:  
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES.



① CLEAN BACKFILL MATERIAL.  
② FINISH GRADE.  
③ LATERAL LINE.  
④ MAIN LINE.  
⑤ 2-WIRE CABLE. CABLE SHALL BE LAID OUT LOOSELY IN THE TRENCH.  
⑥ 3" DETECTABLE WARNING TAPE OVER MAIN LINE - 3" [75mm] ABOVE PIPE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR PORTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS

⑦ TYPICAL DISTANCE BETWEEN PIPES.



① FIGURE 8 LINE END  
② BLANK TUBING  
③ DRIPLINE  
④ HUNTER PLD-TEE (PLD-TEE)  
⑤ TREE TRUNK  
⑥ ADAPTER TEE FROM PVC TO DRIPLINE.  
⑦ ROOT BALL  
⑧ 6-INCH SOIL STAPLE (TYP)  
EQUALLY SPACE 4 AROUND EACH TUBE RING  
⑨ LOCATE FIRST DRIPLINE RING HALFWAY BETWEEN THE TRUNK AND EDGE OF ROOTBALL. LOCATE THE SECOND DRIPLINE RING AT EDGE OF ROOTBALL. LOCATE THE THIRD RING 1" OUTSIDE THE SECOND RING

NOTE:  
SUGGESTED QUANTITY DRIP RINGS PER TREES SIZE:  
• 15 GAL OR 24" BOX = 2 RINGS  
• 36 GAL OR 48" BOX = 3 RINGS  
• 60 GAL OR LARGER = 4 RINGS

4 VALVE BOX INSTALLATION-BLACK BOXES AND LIDS  
SCALE: NONE

5 WEATHERPROOF WIRE SPLICE ASSEMBLY  
SCALE: NONE

6 TRENCHING  
SCALE: NONE

7 DRIP RINGS AROUND TREE  
SCALE: NONE

REVISIONS AND RECORD OF ISSUE	
NO.	DATE
1.	04/26/2023
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RECORD NO. 1663  
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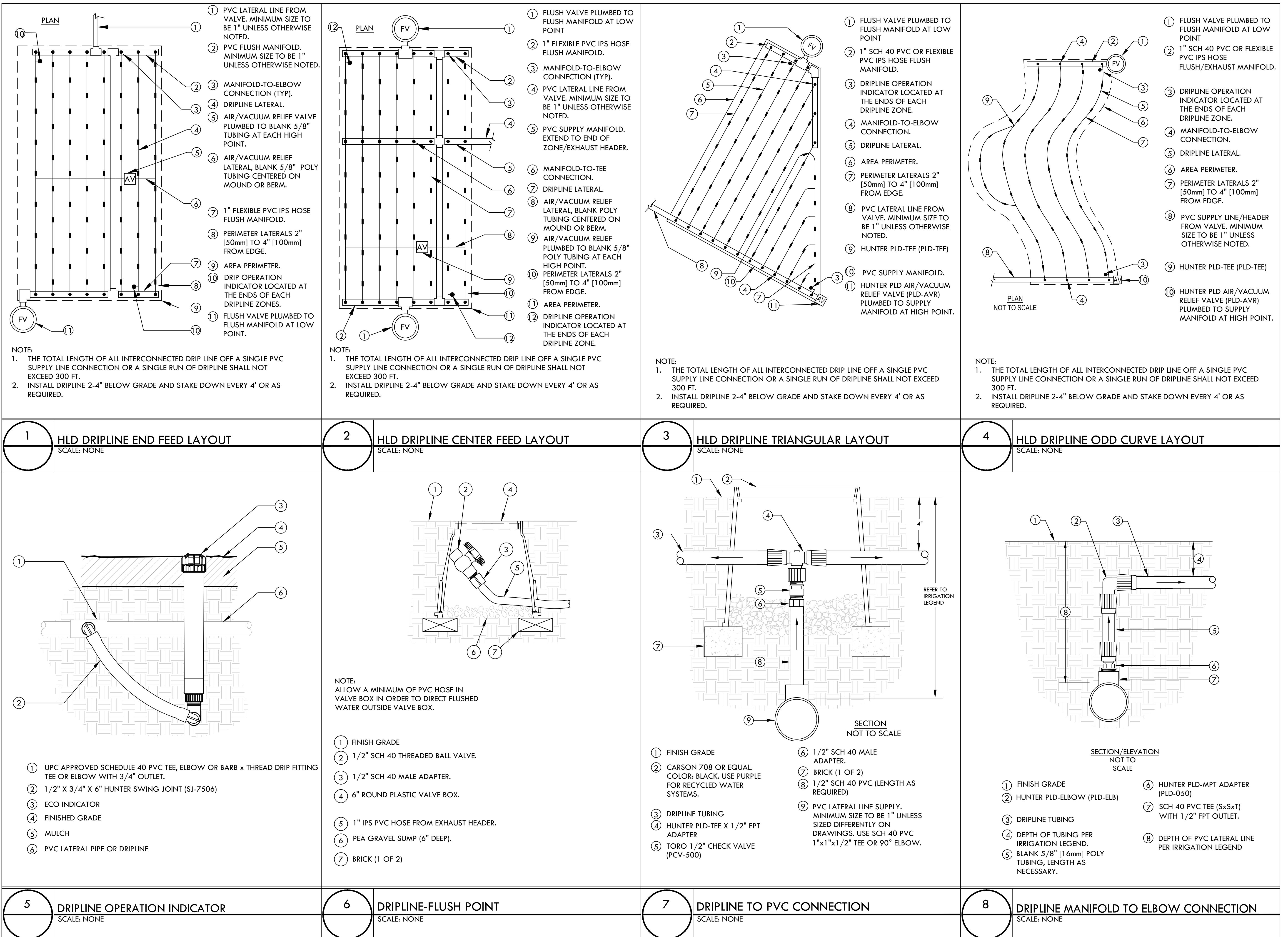
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PROJECT: 37600 HIGHWAY ONE  
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APN: 418-111-012

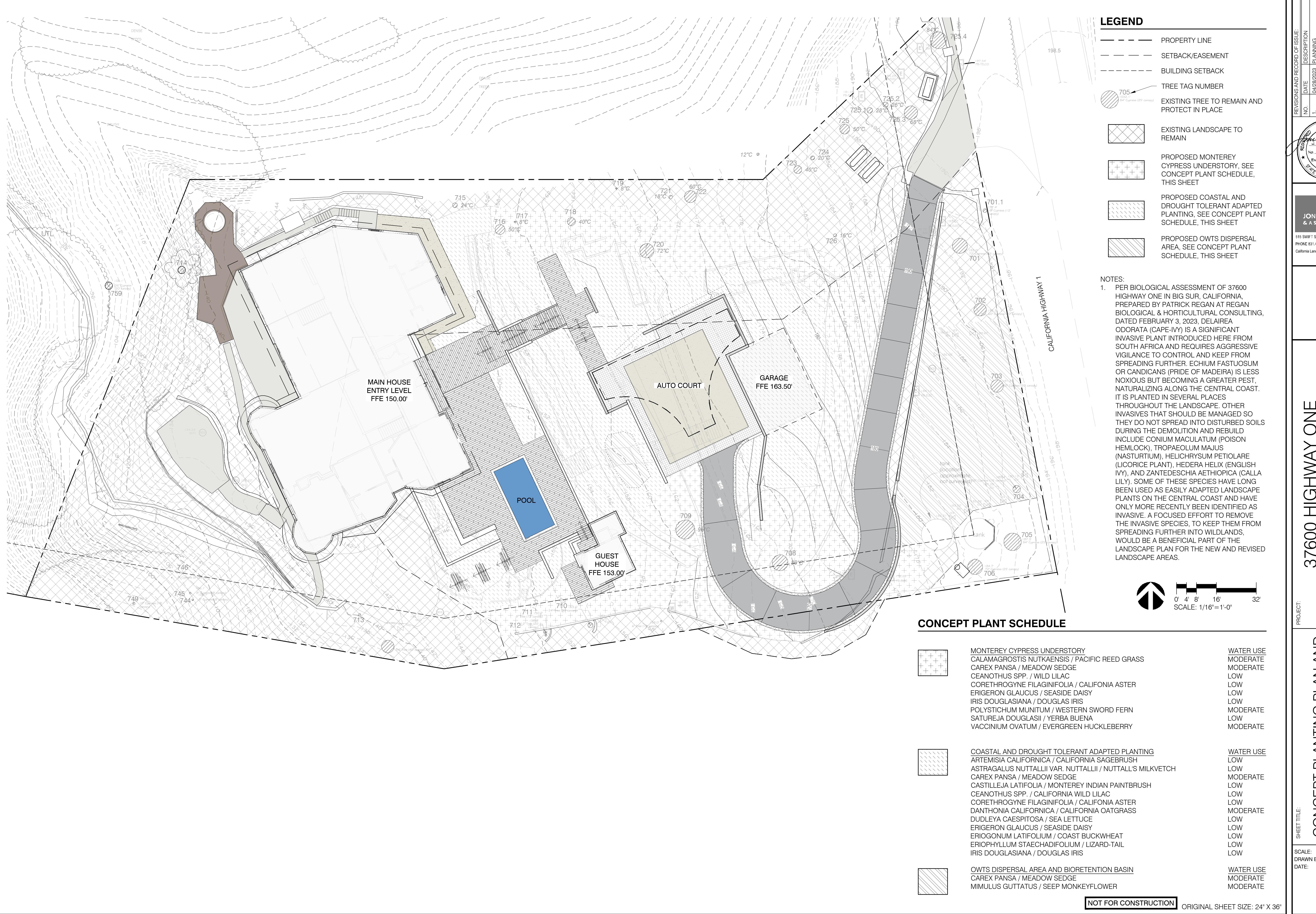
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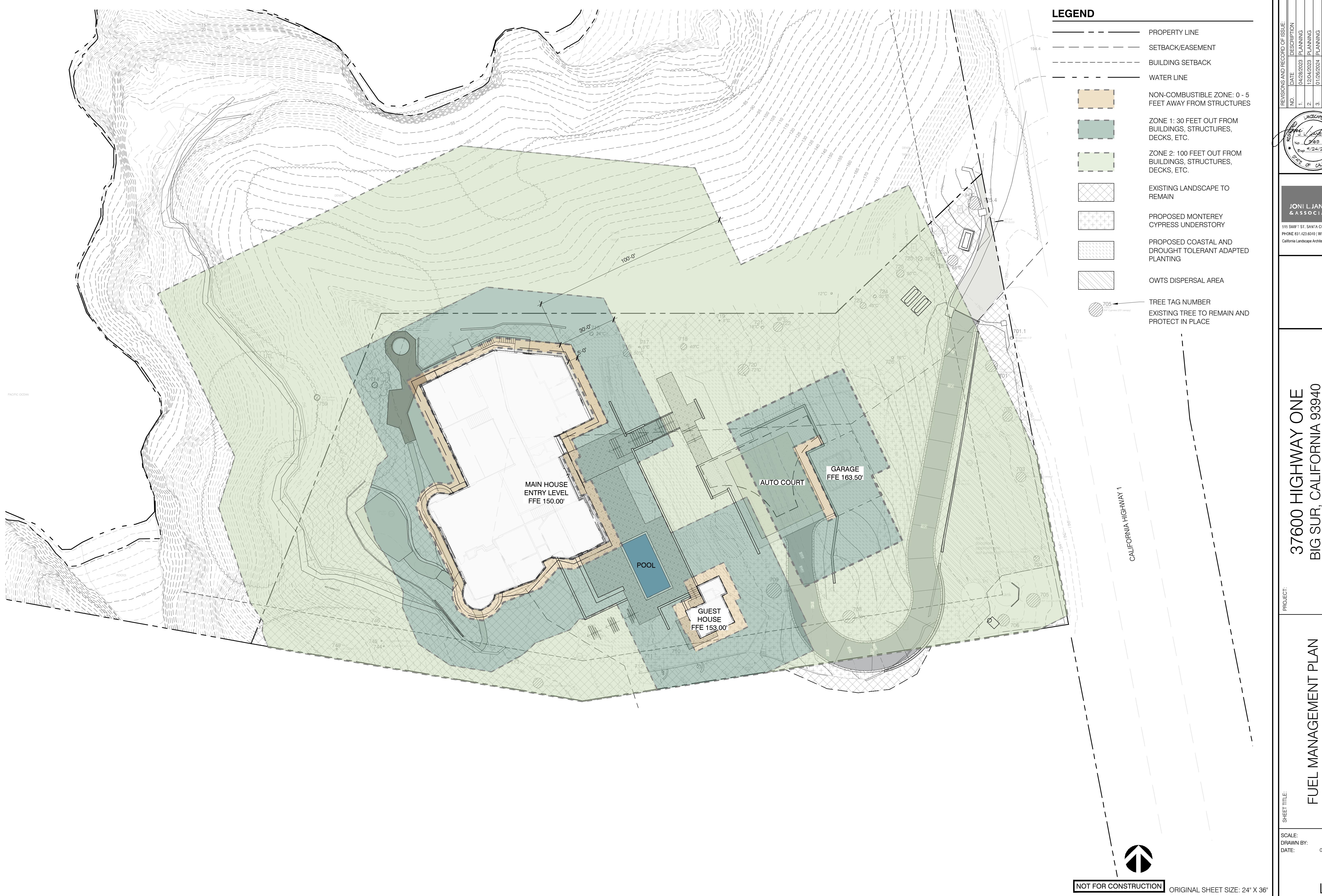
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DATE: 12/04/2023

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## FUEL MANAGEMENT NOTES

### ZONE 1

ZONE 1 EXTENDS 30 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS, ETC.

- MAINTAIN A NONCOMBUSTIBLE ZONE 0-5 FEET AWAY FROM STRUCTURES.
- REMOVE ALL DEAD PLANTS, GRASS AND WEEDS (VEGETATION).
- REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YOUR YARD, ROOF AND RAIN GUTTERS.
- TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
- REMOVE BRANCHES THAT HANG OVER YOUR ROOF AND KEEP DEAD BRANCHES 10 FEET AWAY FROM YOUR CHIMNEY.
- RELOCATE WOOD PILES INTO ZONE 2.
- REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.
- REMOVE VEGETATION AND ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS.
- CREATE A SEPARATION BETWEEN TREES, SHRUBS AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.

### ZONE 2

ZONE 2 EXTENDS 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS, ETC.

- CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
- CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
- CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS AND TREES.
- REMOVE ALL DEAD TREES.
- REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES.

### PLANT AND TREE SPACING

THE SPACING BETWEEN GRASS, SHRUBS, AND TREES IS CRUCIAL TO REDUCE THE SPREAD OF WILDFIRES. THE SPACING NEEDED IS DETERMINED BY THE TYPE AND SIZE OF BRUSH AND TREES, AS WELL AS THE SLOPE OF THE LAND. FOR EXAMPLE, A PROPERTY ON A STEEP SLOPE WITH LARGER VEGETATION REQUIRES GREATER SPACING BETWEEN TREES AND SHRUBS THAN A LEVEL PROPERTY THAT HAS SMALL, SPARSE VEGETATION.

### VERTICAL SPACING

REMOVE ALL TREE BRANCHES AT LEAST 6 FEET FROM THE GROUND.

ALLOW EXTRA VERTICAL SPACE BETWEEN SHRUBS AND TREES. LACK OF VERTICAL SPACE CAN ALLOW A FIRE TO MOVE FROM THE GROUND TO THE BRUSH TO THE TREETOPS LIKE A LADDER. TO DETERMINE THE PROPER VERTICAL SPACING BETWEEN SHRUBS AND THE LOWEST BRANCHES OF TREES, USE THE FORMULA  $3 \times$  THE HEIGHT OF THE SHRUB TO OBTAIN THE VERTICAL CLEARANCE. EXAMPLE: A FIVE-FOOT SHRUB IS GROWING NEAR A TREE.  $3 \times 5 = 15$  FEET OF CLEARANCE NEEDED BETWEEN THE TOP OF THE SHRUB AND THE LOWEST TREE BRANCH.

### HORIZONTAL SPACING

HORIZONTAL SPACING DEPENDS ON THE SLOPE OF THE LAND AND THE HEIGHT OF THE SHRUBS OR TREES. SHRUB SPACING GENERALLY WOULD BE A MULTIPLIER OF HEIGHT WITH TREES BEING IN MULTIPLIERS OF 10 FEET. ON A FLAT TO MID-SLOPE (0-20%) DISTANCE BETWEEN SHRUBS OR TREES SHOULD GENERALLY BE 2X THE SHRUB HEIGHT BETWEEN PLANTS. EXAMPLE: A 4-FOOT SHRUB SHOULD HAVE 8 FEET IN BETWEEN PLANTS AND TREES SHOULD 10 FEET BETWEEN TREE CROWNS.

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SHEET TITLE:

FUEL MANAGEMENT NOTES

SCALE:

DRAWN BY:

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DATE:

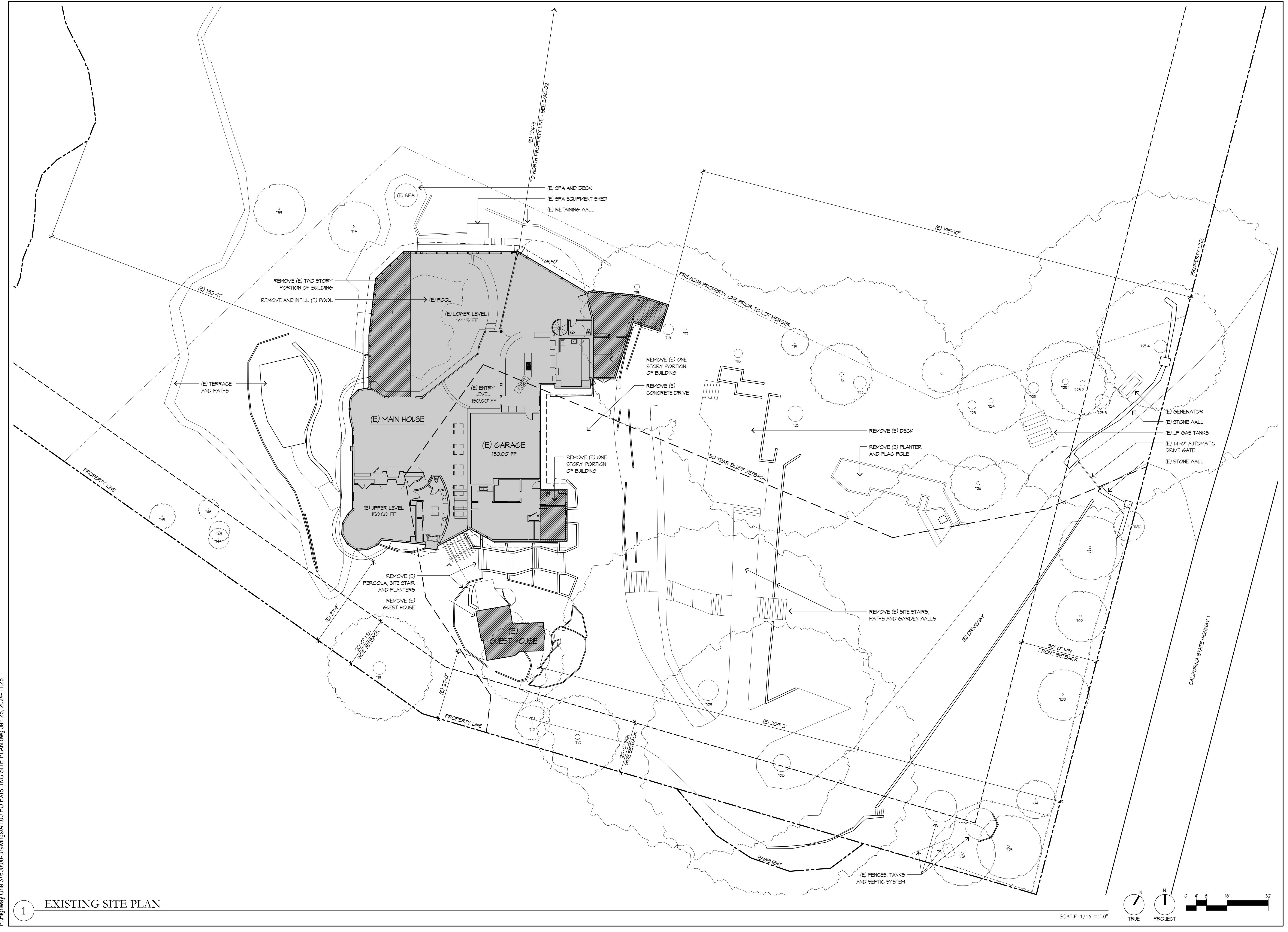
01/26/2024

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NO.	DESCRIPTION
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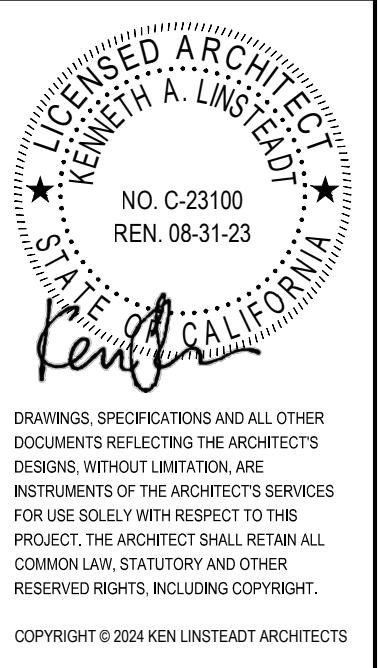
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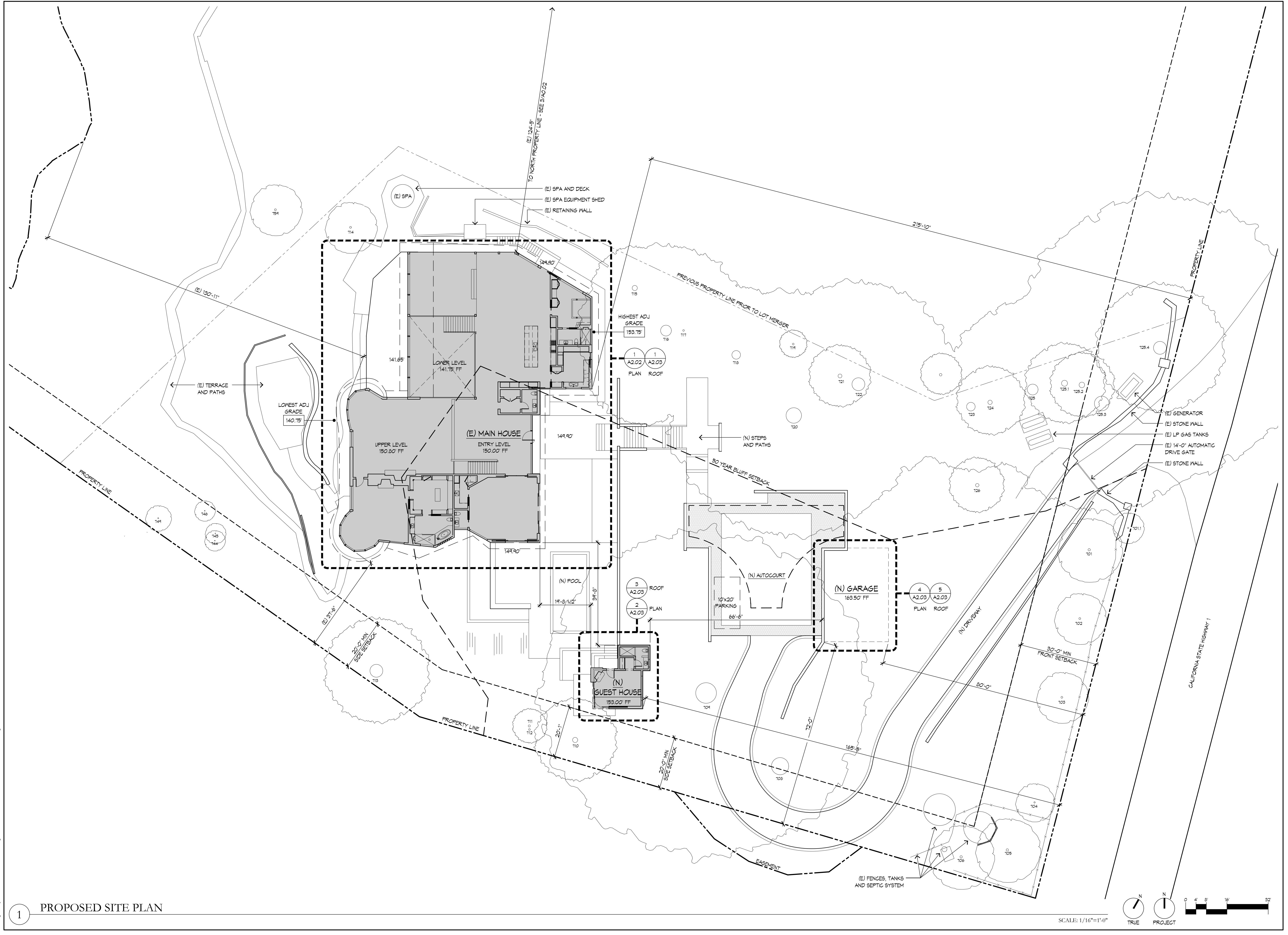
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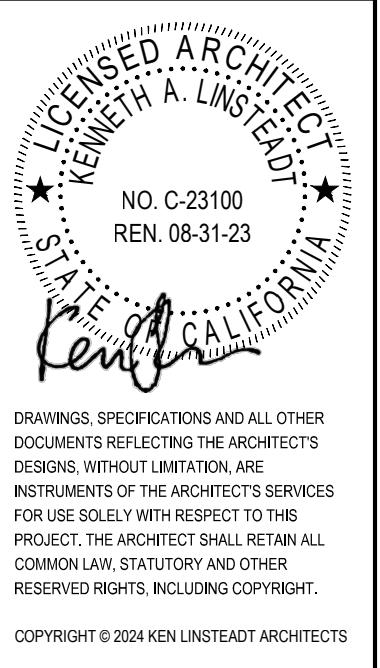
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# 37600 HIGHWAY ONE

BIC SUB C A 03020

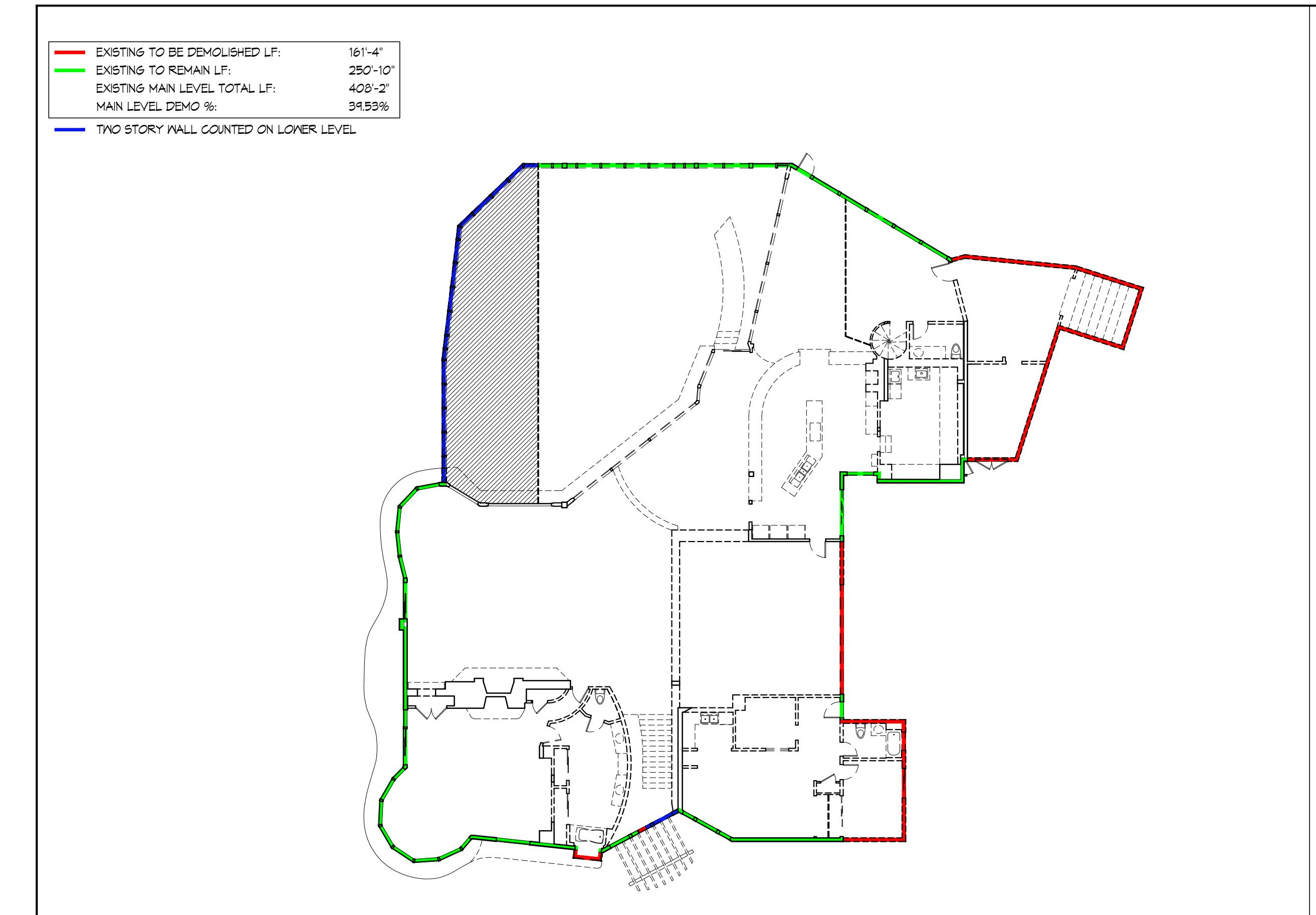
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## PROPOSED SITE PLAN

## A1.01

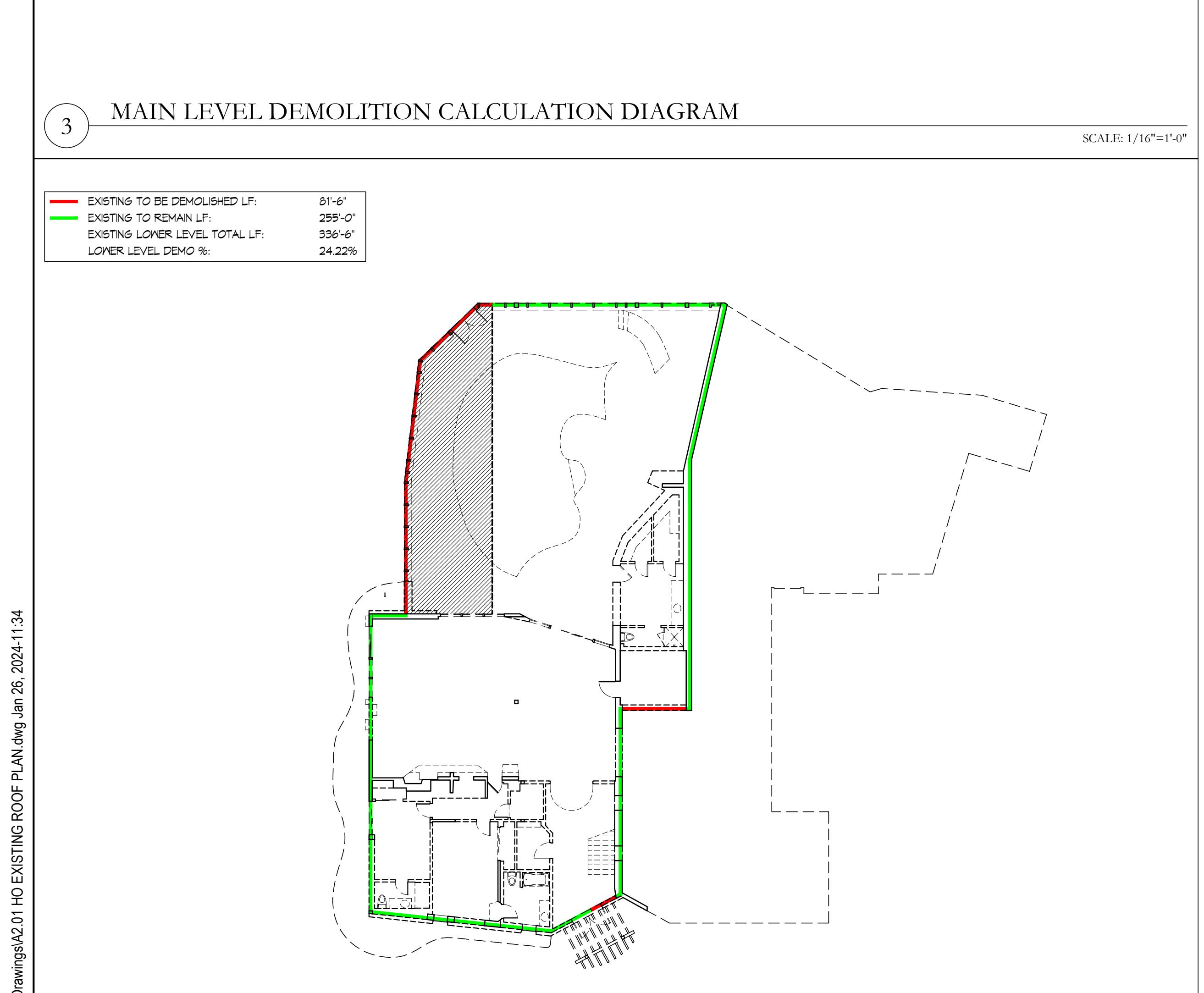
01.26.24





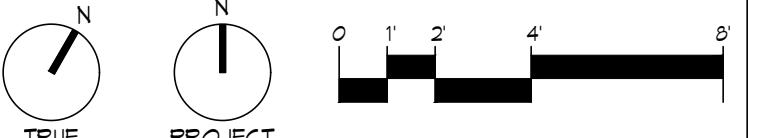
3 MAIN LEVEL DEMOLITION CALCULATION DIAGRAM

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



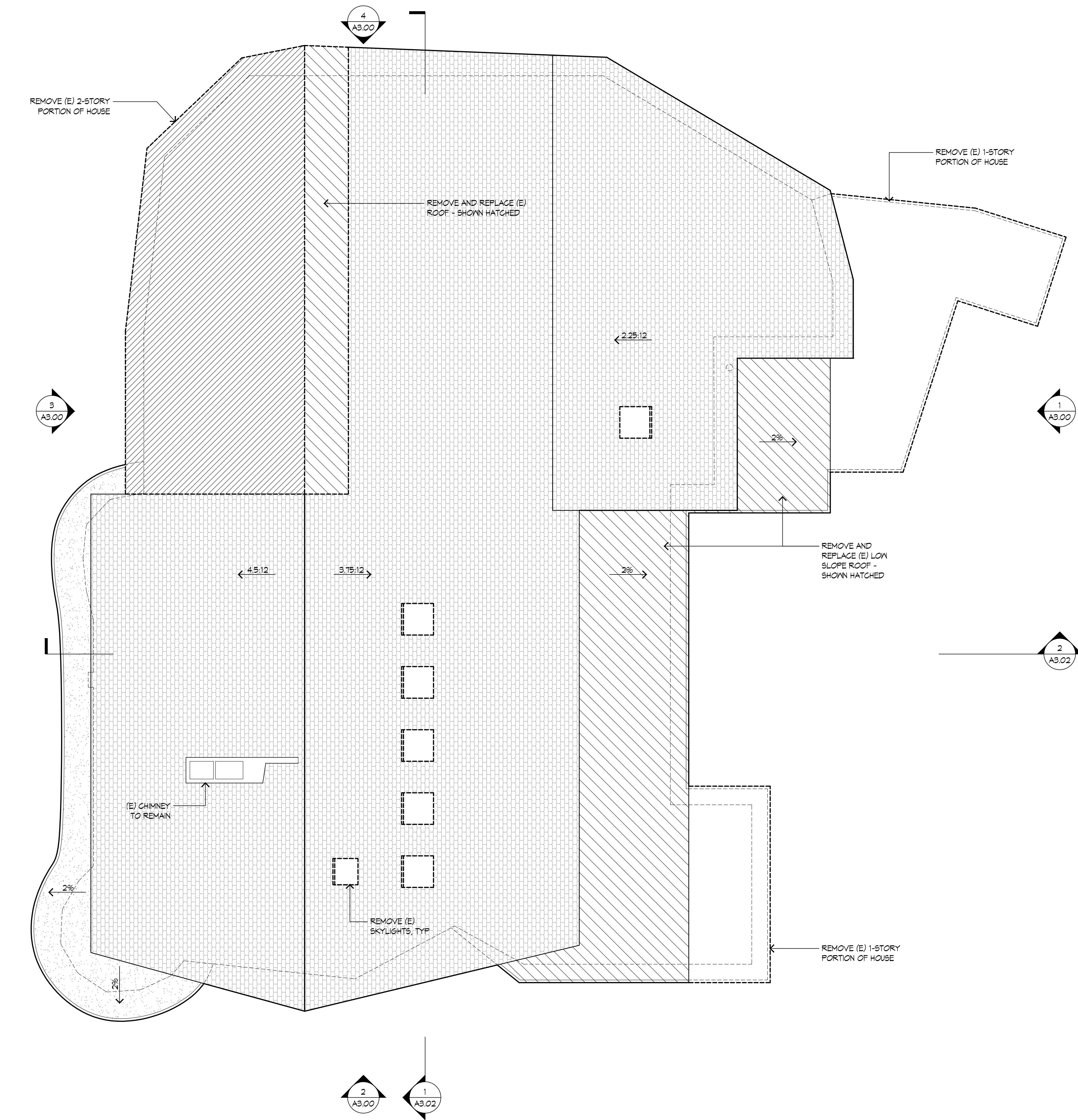
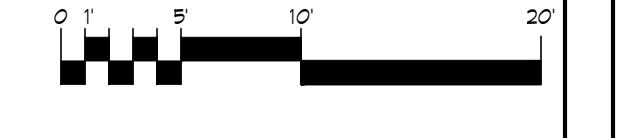
2 LOWER LEVEL DEMOLITION CALCULATION DIAGRAM

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



1 EXISTING / DEMOLITION ROOF PLAN

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



1 EXISTING / DEMOLITION ROOF PLAN

37600 HIGHWAY ONE

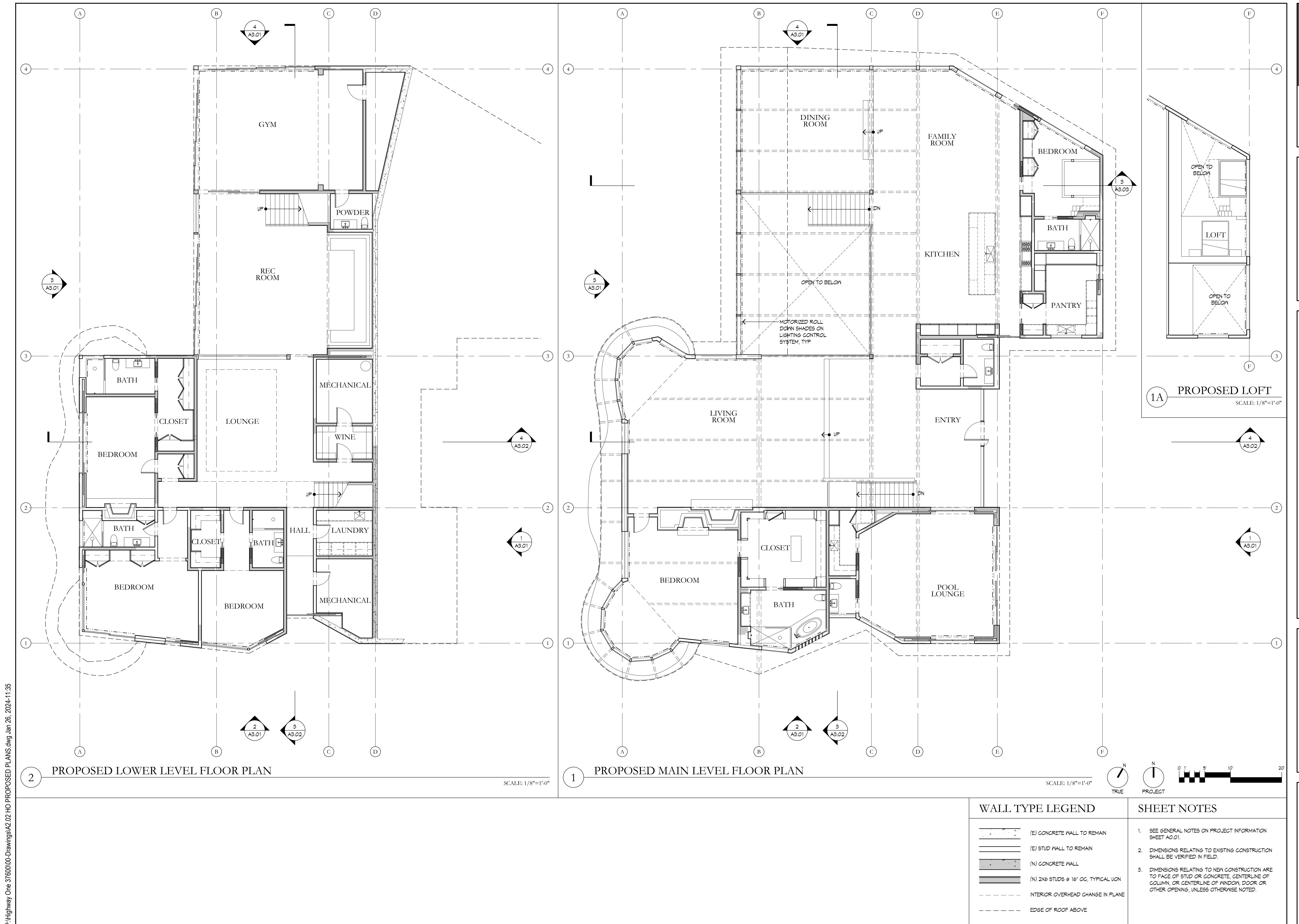
BIG SUR, CA 93920

DRAWN BY:  
DATE: ISSUE:  
04.28.23 PLANNING  
12.04.23 PLANNING  
01.26.24 PLANNING  
[REPEATED LINES]

EXISTING / DEMO  
ROOF PLAN &  
DEMO CALC  
DIAGRAMS

A2.01

01.26.24



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**37600 HIGHWAY ONE**

BIG SUR, CA 93920

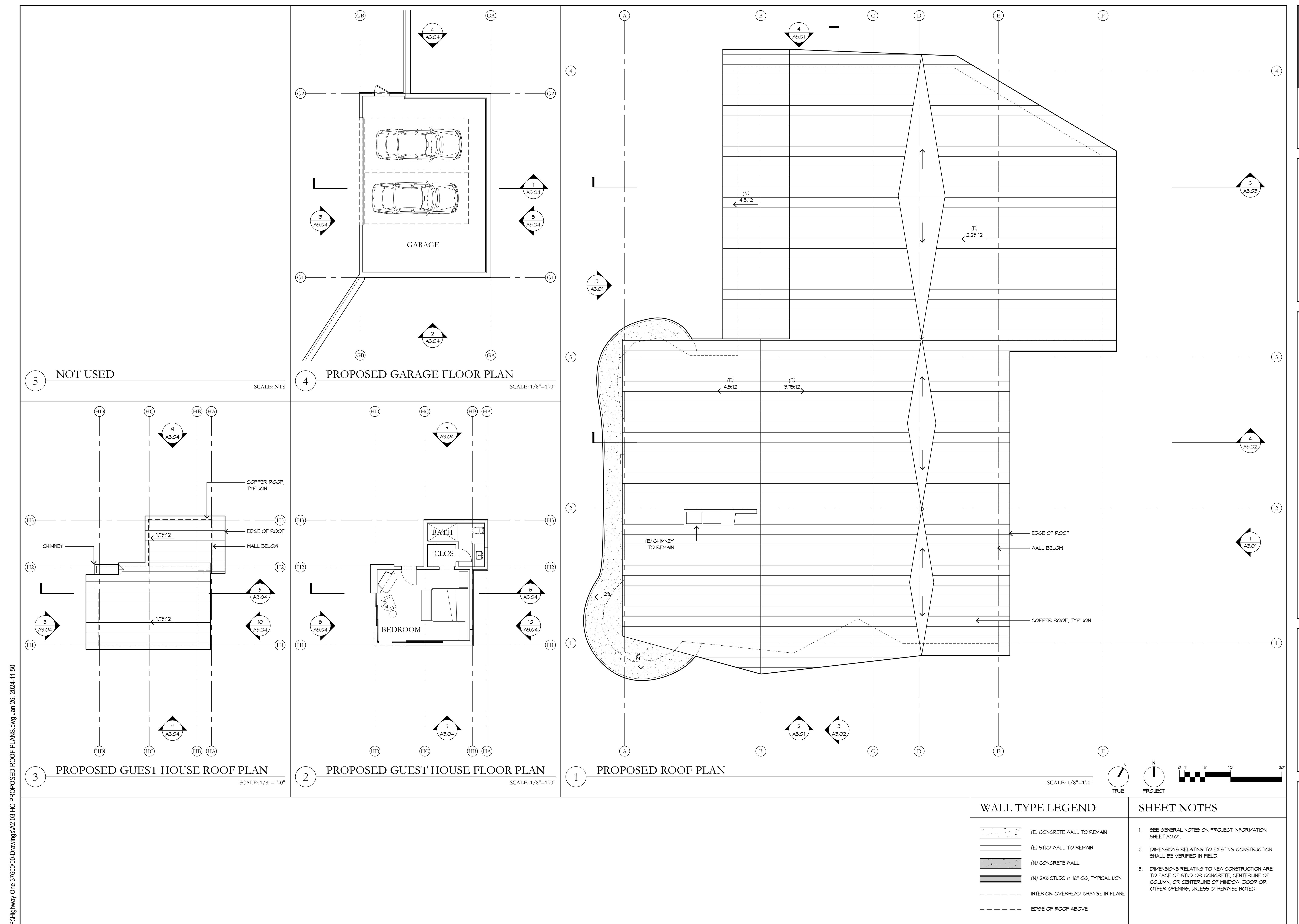
APN: 418-111-012

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**PROPOSED FLOOR PLANS**

**A2.02**

01.26.24



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**37600 HIGHWAY ONE**

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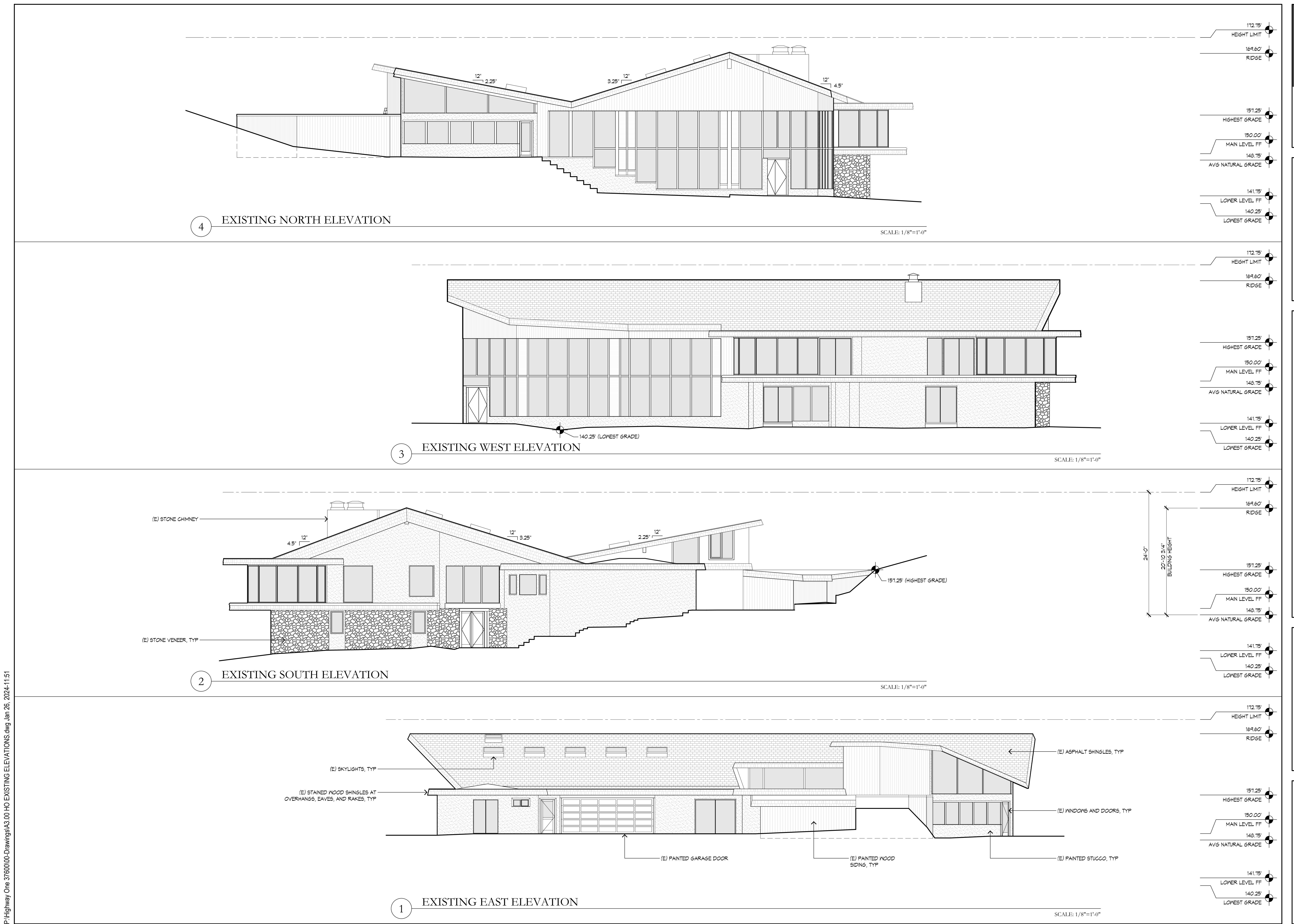
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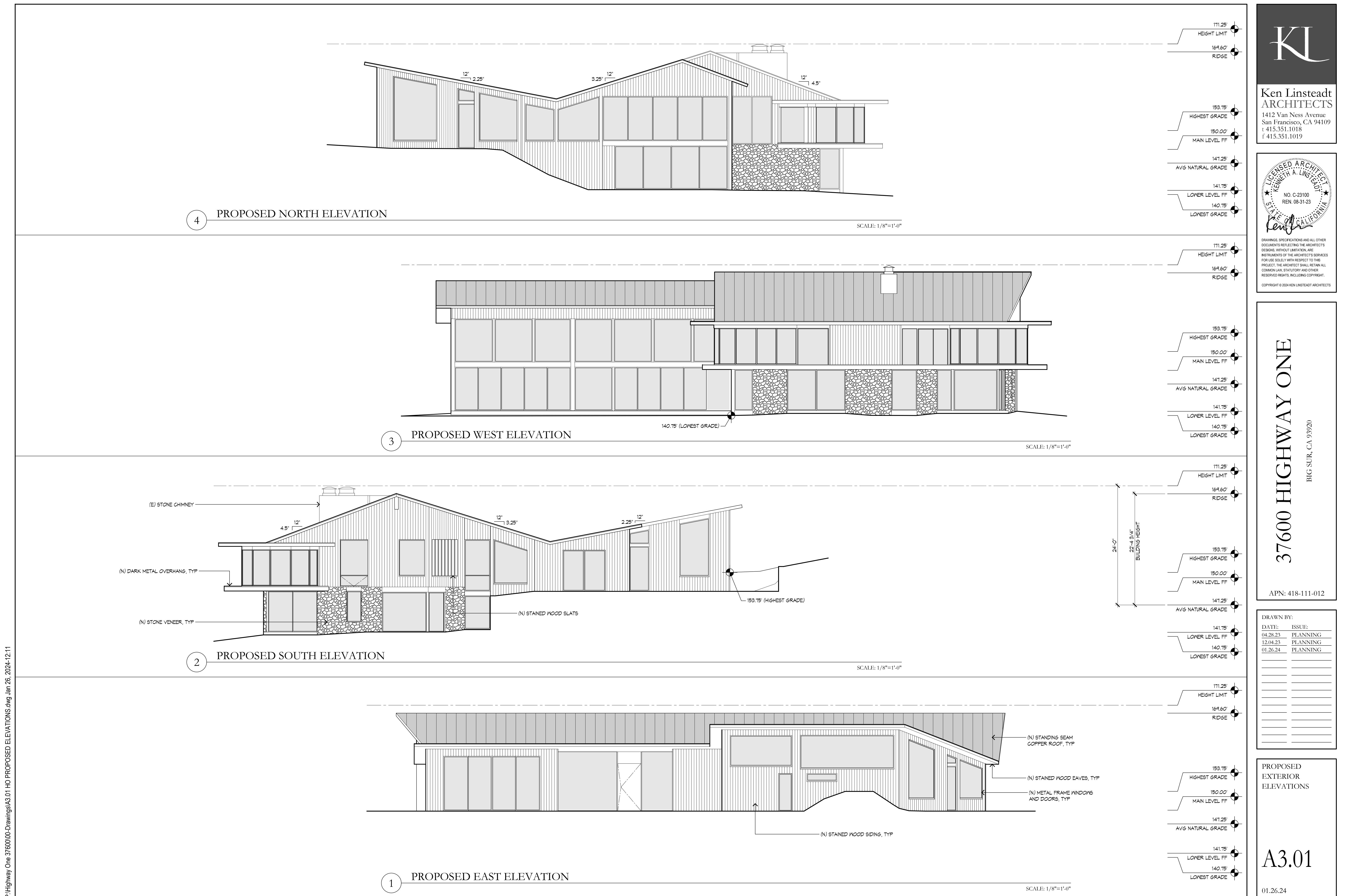
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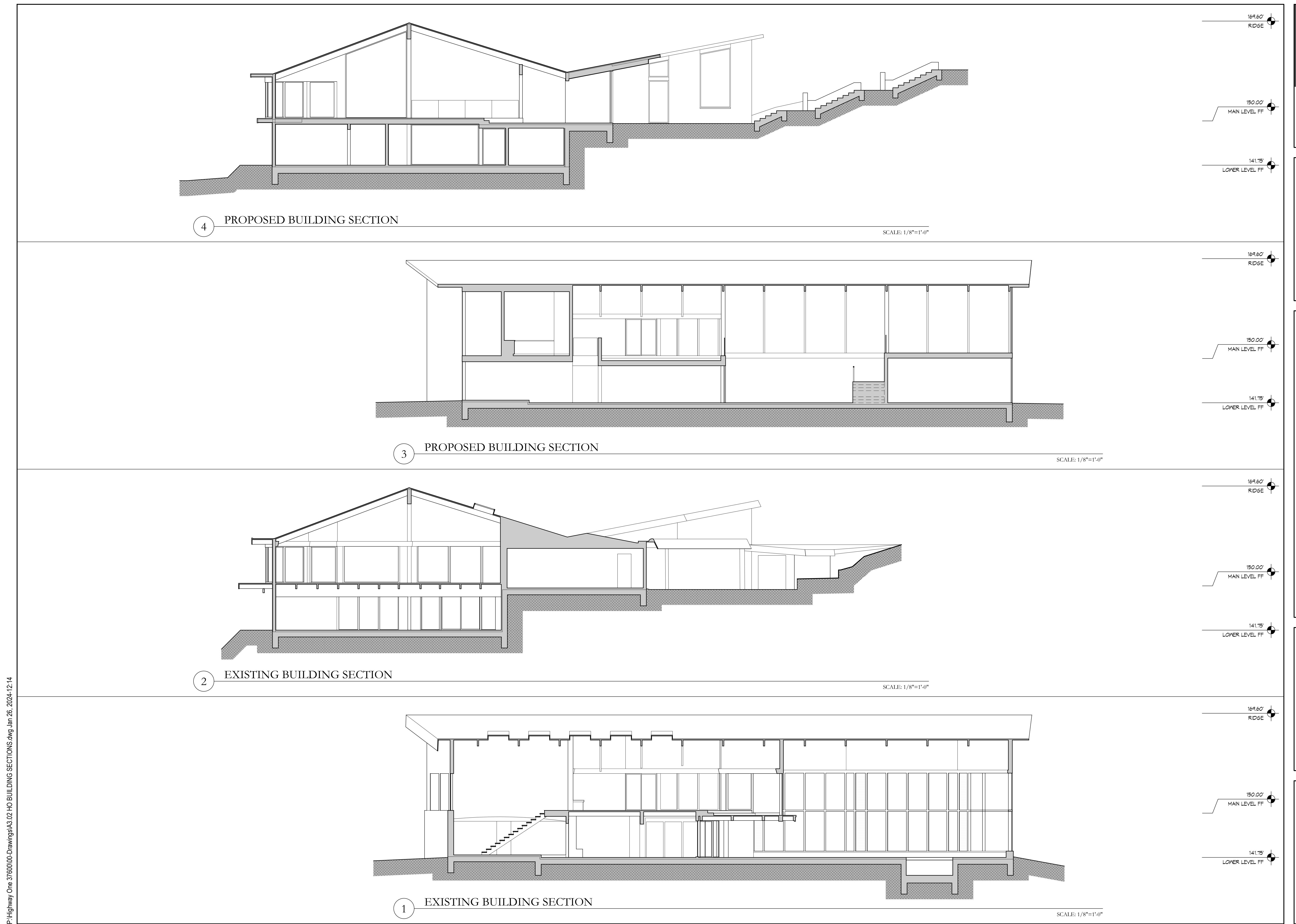
PROPOSED FLOOR AND ROOF PLANS

**A2.03**

01.26.24







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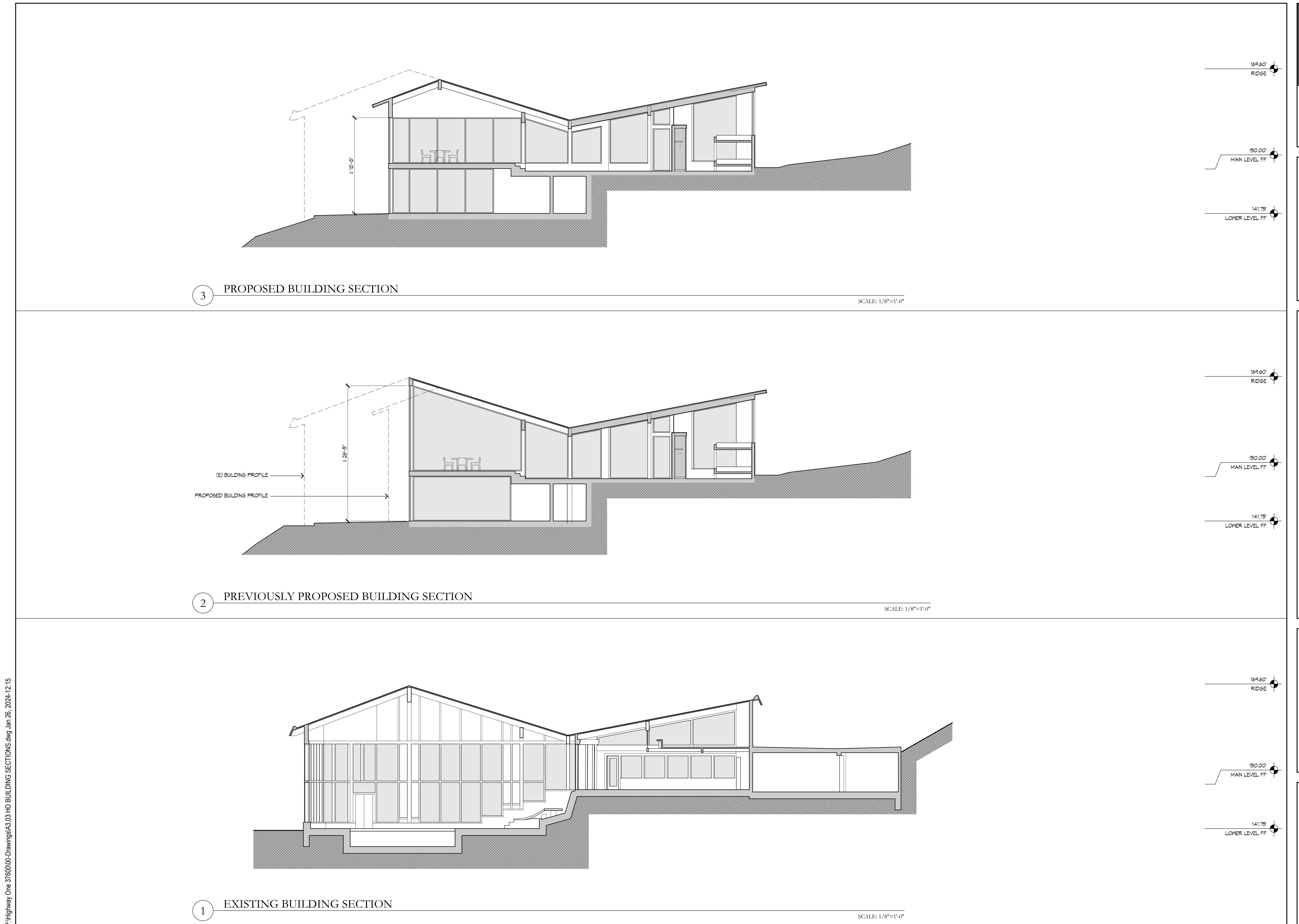
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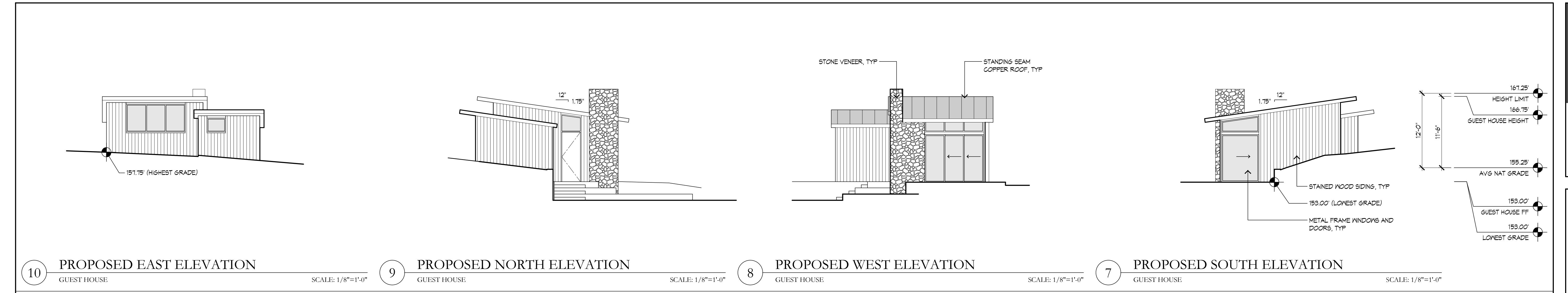
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DATE: ISSUE:  
04.28.23 PLANNING

EXISTING & PROPOSED BUILDING SECTIONS

A3.02  
01.26.24





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01.26.24

ACCESSORY  
BUILDING  
ELEVATIONS  
& SECTIONS

A3.04

01.26.24

