
Big Sur Multi-Agency Advisory Council Meeting
Friday, December 13th, 2024
10:00 a.m.
Big Sur Lodge, 47225 Highway One, Big Sur, CA 93920
Congressman Jimmy Panetta and Supervisor Mary Adams, Co-Chairs

AGENDA

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://montereycty.zoom.us/j/97758027905>
Passcode: 043269

Or One tap mobile:

+16692192599,,97758027905# US (San Jose)
+16699006833,,97758027905# US (San Jose)

Or join by phone:

Dial (for higher quality, dial a number based on your current location):
US: +1 669 219 2599 or +1 669 900 6833 or +1 213 338 8477 or +1 929 205 6099 or +1
312 626 6799
Webinar ID: 977 5802 7905

- I. Call to Order**
- II. Roll Call and Introductions**
- III. Approval of the September 13, 2024 Draft Minutes**
- IV. Recognition In Memory of Big Sur Resident Mike Handy**
- V. Special Presentation – 30th Assembly District Woman of the Year**
- VI. Public Comment on Non-Agenda Items – limited to 3 minutes**
- VII. New Business - none**
- VIII. Old Business**
 - a. Bixby Bridge Emergency Taskforce Update
- IX. Reports from Member Agencies**
 - a. Big Sur Resident, North Coast
 - b. Big Sur Resident, South Coast
 - c. Big Sur Chamber of Commerce
 - d. Community Association of Big Sur
 - e. County of Monterey Planning Department
 - f. Monterey Peninsula Regional Park District
 - g. California Coastal Commission
 - h. Caltrans
 - i. California State Parks and Recreation
 - j. Monterey Bay National Marine Sanctuary
 - k. United States Forest Service
 - l. 5th District, Monterey County Board of Supervisors
 - m. 30th District, California State Assembly
 - n. 17th District, California State Senate
 - o. 19th District, United States Congress
- X. Report from Non-Member Agencies on Issues Pertinent to Big Sur**

- a. United States Forest Service, Law Enforcement Officer
- b. California Highway Patrol
- c. Monterey County Sheriff's Office
- d. Big Sur Fire
- e. Big Sur Byway Organization

XI. Adjournment

Next Meeting – TBD for 2025

~Thank you to the Big Sur Lodge for your hospitality and for the use of the conference room at the Big Sur Lodge~

For BSMAAC Agendas and Minutes please visit

<https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/committees-hearings-agendas>

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MINUTES

[Big Sur Multi-Agency Advisory Council Meeting - September 13th, 2024](#)

I. Call to Order

II. Roll Call and Introductions

- a. Big Sur Resident, North Coast – Martha Karstens
- b. Big Sur Resident, South Coast – Bree Harlan
- c. Big Sur Chamber of Commerce – Kirk Gafill
- d. Community Association of Big Sur – Patte Kronlund
- e. County of Monterey Planning Department – Melanie Beretti
- f. Monterey Peninsula Regional Park District – Joseph Narvaez
- g. California Coastal Commission – Breylene Ammen
- h. Caltrans – John Olejnik
- i. California State Parks and Recreation – Rachel Pitts
- j. Monterey Bay National Marine Sanctuary - Lisa Wooninck
- k. United States Forest Service – Jeanne Dawson
- l. 5th District, Monterey County Board of Supervisors – Mary Adams
- m. 30th District, California State Assembly – Mauricio Arias
- n. 17th District, California State Senate – Isabel Meza
- o. 19th District, United States Congress – Emmanuel Garcia

III. Approval of the June 7th, 2024, Draft Action Minutes

- a. Motion to approve minutes by Kirk Gafill, Second Emmanuel Garica.
- b. Martha Karstens- Question about comments.
- c. Supervisor Mary Adams- Action minutes were completed. If you go to the link provided, you can up someone's comment.
- d. Martha Karstens- Commented
- e. All in favor, Minutes approved.

IV. Public Comment on Non-Agenda Items – limited to 3 minutes

- a. Marcus Foster- Commented on behalf of Keep Big Sur Wild to preserve the Land Use Plan.
- b. Matt Glazer- Commented to re-introduce himself and share that he will be on the ballot to run for a board member for Carmel Unified School District.
- c. Steve Beck- Commented on invasive plants.
- d. John Olejnik, Caltrans- Responded to Steve Beck's comment.
- e. Lucas Handy- Commented on behalf of Treebones resort.

V. New Business

- a. Regent's Slide Informational Update – Caltrans - John Olejnik
 - i. Video shown by Caltrans – Can be found in the link.
 - ii. John Olenjik- The slide has been mobilized, and data collection is ongoing. Work is progressing, with a detailed inspection of the area to ensure safety for all

personnel involved. Investigation and planning are underway to determine the next steps and initiate action.

- iii. Supervisor Mary Adams- Is there a projected timeline?
- iii. John Olejnik- There is no projected timeline but there is a lot of work ongoing
- iv. Martha Parsons-Commented
- v. John Olejnik –There cannot above slide above an active work site.
- vi. Bree Harlon- Commented
- vii. Supervisor Adams- Commented
- viii. Bree Harlon- Commented
- ix. Bruce Merchant- Commented
- x. John Olejnik - Video is not on Caltrans site yet
- xi. Bruce Merchant- Commented
- xii. John Olejnik - Commented, work continues
- xiii. Marcus Foster- Commented
- xiv. John Olejnik – Commented and are monitor cultural heritage sites.
- xvii. Supervisor Mary Adams – Thanks Caltrans for their update.
- xviii. John Olejnik – Appreciates the chance to be here and glad to show the video.
- xix. Resident – Commented that video should be embedded in agenda.
- xx. Bree Harlon- Commented
- xxi. John Olejnik -Commented
- xxii. Supervisor Mary Adams- Item Closed

VI. Old Business

- a. Nacimiento-Fergusson Road Update - Federal Highway Administration
 - i. Supervisor Mary Adams- After storms of 2023 we are going to be able to open Nacimiento-Ferguson Road. Thanks to the contractor and the engineers to get the road open and thankful that they are her today.
 - ii. Gini Swanson- Excited to complete the project and reopen the road to the public. Roadwork, as well as engineering and construction, have been finished. Currently focusing on tree work and ensuring continued access. We are working with Monterey County to replace damaged signs and address potholes. Brush along the line of sight has been growing, and we want to clear it to ensure safe driving conditions. The Forest Service is exploring options to resolve this and is collaborating with partners who have the necessary brush-clearing equipment. This is a hazardous task, so we will need machines for the job. The goal is to have the road reopened by the end of September, if all goes as planned.
 - iii. Fin Eifert, Monterey District Ranger- The target timeline for reopening is the end of September, contingent on completing the brushing work. We are closely coordinating with Monterey County and Fort Hunter Liggett.
 - iv. Tom Collins- Commented that residents are concerned about what they observed before the closure and are worried about the safety of the area.
 - v. Gini Swanson- Commented that additional recreation staff and law enforcement are now on-site to monitor the area, provide education, and enforce regulations if necessary. The community was thanked for their

patience, and Congressman Panetta's support of the project was appreciated.

- vi. Bree Harlan- Commented that many people rely on Nacimiento-Fergusson to pass through town and commute to work. When it reopens, traffic will be redirected to Nacimiento-Fergusson, and it should not be used as a route for trucks and trailers due to its narrow width. A reminder was issued about the road's limited capacity. Thanks were extended to Gini Swanson for her efforts in keeping the community informed and for her ongoing work on the project.
- vii. Supervisor Mary Adams- Item Closed

b. Bixby Bridge Emergency Taskforce Update

- i. Supervisor Adams: Commented that there was a board referral, County Housing worked on prohibiting parking on Coast Road temporarily during Rocky creek repairs are in place. Public works worked with public contractor installed a K rail, updated signage. Symbols and not words for international visitors. Community members of Big Sur have suffered from gridlock from Bixby bridge and Old Coast Road. We heard you and it was very difficult not to response as quickly as we could and not changing the nature of the road or infrastructure. Thanks everyone who partnered with us. CA highway patrol, Assembly Dawn Addis, County Planning, Keep Big Sur Wild, CABS, Chamber, Bixby Canyon residents, etc. these partnerships made this happen. Hope is to have a dedicated officer during peak hours, but it is an expensive proposition. Looking for additional sources of funding to have CHP at the area.
- ii. Mauricio Arias from Assembly Member Addis's Office - Commented
- iii. Marcus Foster- Commented
- iv. Martha Diehl- Commented
- v. Supervisor Adams- Commented
- vi. Laura Shulken- Commented
- vii. Supervisor Adams- Commented
- viii. Earl Stein- Commented
- ix. Rachel Goldberger, CABS- Commented
- x. Andy Rosas, Monterey Sherriff Office- Commented
- xi. Martha Karstens- Commented
- xii. Martha Diehl- Commented
- xiii. Kirk Gafill- Thanked all the offices who assisted on this project.
- xiv. Supervisor Adams- Commented and thanked Assemblymember Addis' office. Item Closed.

VII. Reports from Member Agencies

a. Big Sur Resident, North Coast – Martha Karstens

- i. Martha Karstens- the Coastal Commission is working to address the issue at Bixby Bridge. Thanks were extended to Colleen Courtney from Supervisor Adams' office for her support. At the Grange, a new kitchen has been completed, and children's dance classes have started. A party was held to recognize Grange members, honoring those with 35, 40, 45, and 50 years of

service. The Historical Society has welcomed new board members, and everything is going well at the museum. The CERT team is conducting refresher training and CPR classes, supported by a grant for community funding. Additionally, a recent event was attended at Pebble Beach, and in November, all CERT agencies will be present. A special thank you was given to the Grange for their ongoing contributions. Also posed a question a resident asked regarding if the smokehouse would be open to the public.

b. Big Sur Resident, South Coast- Bree Harlan

- i. Bree Harlan- Grateful for the rehabilitation of Los Boros Road and other roadways—thanks to Monterey Public Works for their efforts. However, there are concerns about the condition of South Coast Ridge Road and other nearby roads. The state of these roads raises issues, including the need for vehicle restrictions on SCRR, as well as the high-water bars. More work is needed, as there is significant brush in the roadway and around campsites, which can tempt people to build fires. South Coast residents are also experiencing stress and anxiety due to the Regent Slide and Paul Slide. There is hope that agencies are actively exploring all options to reopen Highway 1.
- ii. Gini Swanson- Thanks Bree for her comments. Provided comments on water bars.

c. Big Sur Chamber of Commerce – Kirk Gafill

- i. Business levels are currently in recovery mode due to the Rocky Creek closure, with a 10% decrease compared to last year. The closure, which has lasted 21 months at one or more locations between Carmel and Cambria, is the longest continuous highway closure in recent history, and there is still no clear timeline for reopening the southern section. This ongoing closure affects businesses, employees, the local community, the traveling public, and tax revenues. It also impacts travelers considering visits to California. While the outcome remains hopeful, it's unclear when full recovery will happen. Communication from Caltrans has improved, and their ongoing updates are greatly appreciated, as they help businesses plan and adjust. However, if the closure extends into a third year, the impacts will become even more significant. This is a challenging period, but the continued engagement from Caltrans is valuable. Thanks to Caltrans for the informative video updates. It's important to share these videos as a snapshot of the current situation and encourage people to provide contact information when sharing them publicly.

d. Community Association of Big Sur – Patte Kronlund

- i. The final distribution of disaster relief was completed in August, with 10 South Coast families identified as impacted. The funding received from CABS has been fully distributed. Thanks were extended to the Community Foundation for Monterey County, the GoFundMe campaign, and the CABS Stewardship Fund for their support. The Big Sur pilot shipping program has been completed, including 10 shipping days, and is laying the foundation for a five-year shipping program, supported by a grant from CAL FIRE. Fireside Chats are scheduled for the first Wednesday of each month at the Big Sur River Inn. The CPOA and CABS have been working on this initiative for over

18 years. CABS has been awarded an OP-Opportunity grant from Monterey County to hire Kyle Evans as a consultant to work on solutions for improving internet service in Big Sur. Thanks were given to Congressman Panetta, the Monterey Economic Partnership, SurfNet, and other partners for their contributions. Community housing remains CABS' top priority, and they continue to take a collaborative approach with numerous partners. Community meetings have been held to gather input. Thanks were given to Finn, the U.S. Forest Service, Congressman Panetta, Monterey County, and the Big Sur Community for their support in amplifying local voices. A North Coast community meeting is scheduled for October 23rd, from 4-6 PM in this room, focused on wildfire strategies. A South Coast meeting will be held in November. CABS' traffic counter data, shared with Monterey County and the Big Sur Byways Organization, continues to tell the story of the area's challenges and the impact on its residents.

ii. Supervisor Adams- Commented

e. County of Monterey Planning Department - Melanie Beretti

i. If you have concerns about the permit process, please feel free to reach out to me. I'm working to address any issues that need to be resolved. A major milestone was reached at the Board of Supervisors meeting, where vacation rental ordinances were approved and will soon take effect. Regarding the housing element update, staff has submitted the first draft to the state for a 90-day review. We expect to receive comments by the end of November and will make the necessary updates. We will continue to focus on addressing concerns related to that draft. No housing sites have been identified in Big Sur at this stage, as the focus is currently on the mouth of Carmel Valley. However, the hope is to secure more affordable housing in Carmel Valley, with the goal of eventually expanding those efforts to Big Sur. We are preparing to move forward with coastal ordinances for housing units to ensure compliance with state laws that have evolved over the years. Additionally, updates to the Big Sur Land Use Plan are being presented to the Monterey County Planning Commission. Thanks to the community and my colleagues for working closely together on these updates. We are taking all feedback into account and will return to the Planning Commission after the first of the year.

f. Monterey Peninsula Regional Park District - Joseph Narvaez

i. Updates: The floodplain restoration project, supported by Rep. Panetta, NOAA, and the California Coastal Commission, is set to break ground in the summer of 2025. In addition, the shuttle route will be driven on November 23rd at Parkit.com. Fire mitigation efforts are underway at Garland Park and Palo Corona.

g. California Coastal Commission - Breylon Ammen

i. The September Commission meeting was held in Monterey. While there were no items directly related to Big Sur, the Monterey-Salinas Transit proposed transit project was approved. Additionally, an emergency permit was authorized for the Rocky Creek project.

h. Caltrans – John Olejnik

- i. We are committed to rebuilding Highway 1, with a strong focus on the safety of workers. Due to the challenges posed by the slide, we had to retreat above it and work to bring it down to the bottom. Addressing the Regent Slide is a top priority, and we are working efficiently—no time is being wasted in the effort to fix it.
- i. California State Parks and Recreation – Rachel Pitts**
 - i. Update on Public Safety in Big Sur Operations: Campgrounds were at full capacity all summer and continue to be busy on weekends. The team worked closely with various agencies throughout the summer, but operating state parks has been challenging due to severe staffing shortages. Out of the nine positions needed, only three are filled, making it difficult to create a schedule with adequate coverage. They are hopeful these positions will be filled soon. If not, cadets may be assigned to assist in place of rangers. Please reach out if you have any questions.
 - ii. Supervisor Adams- Will new staff be housed in Big Sur?
 - iii. Rachel Pitts- Staffing is determined by available housing. They can only hire as many people as they have housing for, but they are currently working on three new housing units to expand capacity.
 - iv. Supervisor Mary Adams: Commented
 - v. Rachel Pitts- Commented
- j. Monterey Bay National Marine Sanctuary – Lisa Wooninck**
 - i. The Regent Slide project continues to involve coordination with Caltrans, NOAA, Fish and Wildlife, and the Army Corps of Engineers. The primary goal remains to reopen the highway to the public. Efforts are focused on proactive permitting in collaboration with Caltrans. At the June 2024 council meeting, a vote was passed to provide protections for Sur Ridge, a 50-square-mile area designated for research. Additionally, CSUMB held a ceremony to mark the beginning of construction on the Ed Taylor Science Building, which will house the Monterey Bay National Marine Sanctuary. Thanks were given to Congressman Panetta and the Biden-Harris Administration for their support through the Inflation Reduction Act. Construction is slated to begin in January 2027, with the building expected to be operational later that year.
- k. United States Forest Service – Jeanne Dawson**
 - i. Involved in trail restoration efforts, working to reopen trails for public access. This includes projects such as the Vicenta Flat Trail, Willow Camp Fire Trail in collaboration with the CCC. On the South Coast, starting in October, we'll be focusing on a creek and trail project. Additionally, we are wrapping up the first phase of work on fuel breaks along Skinner Ridge and in the Little Sur area. Access has been a challenge, but we're working closely with our partners to ensure safe crew movement. We are also exploring funding opportunities and developing a long-term maintenance strategy for both firefighters and the communities we serve. Thanks to CABS for the recent update. The next meetings are scheduled. We appreciate the continued support from our partners, including CABS, State Parks, and residents, as we work together to shape plans. In other updates, on the Nacimiento-Ferguson project, we are

drilling a well to test water sources in preparation for rebuilding the Nacimient Station. At San Carpoforo Beach, we are working with State Beaches to install fencing and signage. We are also seeking alternative camping options now that camping has been closed. We also appreciate the public's feedback regarding invasive weeds. We are planning to address these issues on the Forest Service side and look forward to acting in the near future.

l. 5th District, Monterey County Board of Supervisors -Supervisor Mary Adams

- i. I'm grateful that we've successfully completed the Vacation Rental Ordinance. We've also made progress on key projects such as the Scenic Road Protection Structure and the Carmel Lagoon Restoration. Additionally, we're advancing home elevation programs to improve resilience in the area. As for the Housing Element, it's a critical step toward easing the pressure on those working in Big Sur by increasing the availability of affordable housing.

m. 30th District, California State Assembly - Mauricio Arias for Assemblymember Dawn Addis

- i. The final day to pass bills was August 31st. The Governor has until September 30th to take action on the bills passed. A total of 17 bills were introduced, 13 passed successfully, and 3 are still pending. One key bill, AB 1861, addresses Pierce's Disease in wine regions. All bills are posted on the website for review. Another important piece of legislation is AB 3233, the Local Choice and Safety Act. For more information or to get involved, you can reach out directly or visit the website. The California Central Coast Caucus has been actively advocating for the Central Coast, especially in relation to the Climate Bond Working Group. It's important to ensure the region receives its fair share of funding within the bond. As for district updates: regarding Old Coast Road, we're happy to be working on this and hold monthly meetings with the Caltrans Director to discuss progress. Rocky Creek/St. Francis Log Jam, Regent, and Paul Slides: These ongoing challenges are being addressed. Point Sur Protection: A letter has been submitted to request Point Sur be designated as a protected area. Local Law Enforcement: An informal meeting with local law enforcement is planned. December Meeting: Addis will be in attendance for the upcoming meeting.
- ii. Martha Karstens - asked if Old Coast Road is open.
- iii. Resident- confirmed that it is.

n. 17th District, California State Senate- Isabel Meza for State Senator Laird

- i. There's a 2-year legislative term currently pending a vote by the Governor. A total of 22 bills were introduced this session, including: SB 1097: Military and Veterans, SB 1190: Mobile Homeowner. There are 12 additional bills awaiting action on the Governor's desk. Also, Kate Daniels will be transitioning into a new role as Supervisor.

o. 19th District, United States Congress – Emmanuel Garcia for Congressman Panetta

- i. With a potential government shutdown looming on October 1st, negotiations are ongoing. Efforts continue to secure funding for FEMA and Farm Bill programs, with bipartisan support for passing both the National Defense

Authorization Act (NDAA) and the Farm Bill. Work is being done across federal, state, and local levels to support Big Sur. One key initiative is collaboration with NOAA and the Coast Guard to install a transmitter in Big Sur, with Post Ranch identified as the best location. In addition, it's been 4 years since the fire, and there's a continued focus on investing \$18 million into the construction of a new fire station, along with securing a reliable water source to support the station. Regarding the Nacimiento-Ferguson Road, we are pleased with its reopening and are actively working with residents to address any concerns related to the road's access. Please feel free to reach out to our office if you have any questions or need assistance—we are happy to help.

VIII. Report from Non-Member Agencies on Issues Pertinent to Big Sur

a. United States Forest Service, Law Enforcement Officer

- i. John Ares— Fire activity has been low on the South Coast. We're closely monitoring the Nacimiento-Ferguson Road and are hopeful for a smooth reopening. Signage has been placed recommending four-wheel drive vehicles for safe travel.

b. California Highway Patrol

- i. John Yerace - We made it through the summer without any major issues on the highway. Looking ahead, we're monitoring the Nacimiento-Ferguson Road and the potential impact of the Krail project on Old Coast Road and the highway. Please feel free to reach out if you have any question.
- ii. Eddie Anderson- Thanks for the meeting.

c. Monterey County Sheriff's Office

- i. Andy Rosas - Coastal Commander and Public Information Officer- We are exploring options for a resident deputy in the Big Sur area. Currently, we are seeking assistance with housing. While there are options further north, we are looking for something more centrally located in the Big Sur region. I'm happy to discuss potential solutions. You can find my contact information on our website.

d. Big Sur Fire

- i. Matt Harris - for the 50th Anniversary of Big Sur Fire, we're currently in the planning stages and collaborating with CABS to make it a memorable event. A big thank you to the County Communication personnel for their ongoing support. We are also working to install two additional fire repeaters, which will improve fire communication in the region. Additionally, efforts are underway on the Community Emergency Response Plan. So far this year, we've received 159 calls, which is a decrease compared to last year. We continue to coordinate with Cambria and Fort hunter Liggett as needed. Lastly, we'll miss Supervisor Adams and her leadership.

e. Big Sur Byway Organization

- i. Martha Diehl- Thank you to Big Sur Fire for the improvements in communications. I also want to thank State Parks for their support, especially with the lifeguards at Garrapata State Park. We had a meeting this past quarter, and Caltrans has been sharing their upcoming project plans. For more

information, please check our website, where you'll find meeting details and foundational documents. Our next meeting is scheduled for November.

IX. Adjournment

Montion Melanie Beretti, motioned seconded, all in favor.

Meeting adjourned.

Next Meeting – Friday, December 13, 2024

~Thank you to the Big Sur Lodge for your hospitality and for the use of the conference room at the Big Sur Lodge~

PROJECT APPLICATIONS IN BIG SUR
County of Monterey Housing & Community Development – Planning
ACTIVITY BETWEEN AUGUST 30, 2024 AND NOVEMBER 22, 2024

The following projects are currently active within the Big Sur Coast Land Use Plan area or have been decided since August 30, 2024. Changes are highlighted:

FILE #	APPLICANT	AREA	PROPOSED USE
PLN240340 (PLANNER: JOSEPH ALAMEDA)	LIPMAN HILLARY TR	47540 HIGHWAY 1, BIG SUR	EMERGENCY COASTAL ADMINISTRATIVE PERMIT TO DEMOLISH A XXXX SQUARE FOOT COMMERCIAL STRUCTURE [BIG SUR BAKERY] BURNED IN A FIRE. THE PROPERTY IS LOCATED AT 47540 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-311-021-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 6, 2024. STATUS IS "APPLIED". *PLANNER MUST ENTER A COMPLETE PROJECT DESCRIPTOIN, INVOICE THE CORRECT FEES & COLLECT THE BALANCE DUE PRIOR TO PROCESSING THE PERMIT. **PLANNER IS WAITING FOR A RESPONSE FROM THE CALIFORNIA COASTAL COMMISSION
PLN240203 (PLANNER: FIONNA JENSEN)	BERGERON BIG SUR DEVELOPMENT LLC	48170 HIGHWAY 1, BIG SUR	*PROJECT IS NOT CONSIDERED AN AMENDMENT. THE MAJORITY OF PROJECT WAS PROCESSED UNDER PLN040180-AMD1, HOWEVER, THE HEARING WAS PROCESSED UNDER PLN240203 COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT TO DESIGNATE AND TRANSFER A TRANSFERABLE DEVELOPMENT CREDIT CREATED UNDER PLN060613 TO PARCEL 4; AND 2) A COASTAL DEVELOPMENT PERMIT ALLOW A MERGER AND LOT LINE ADJUSTMENT OF PARCEL 1 (34.1 ACRES), PARCEL 2 (74.2 ACRES), PARCEL 3 (0.14 ACRES), AND PARCEL 4 (24.8 ACRES), RESULTING IN THREE PARCELS CONTAINING 52.6 ACRES (PARCEL A), 40.3 ACRES (PARCEL B), AND 40.4 ACRES (PARCEL C). PARCEL A WILL RETAIN THE TRANSFER DEVELOPMENT CREDIT. THE PROPERTIES ARE LOCATED AT 48170 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBERS 420-011-041-000 AND 420-171-032-000), WEST OF HIGHWAY 1, SOUTHERLY OF POST RANCH INN, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT DEEMED "COMPLETE" ON JULY 16, 2024. PROJECT APPROVED BY PLANNING COMMISSION ON SEPTEMBER 11, 2024. APPEAL RECEIVED ON OCTOBER 24, 2024. STATUS IS "APPEALED".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN240076 (PLANNER: HYA HONORATO)	CALIFORNIA DEPARTMENT OF TRANSPORTATION & ROMAN CATHOLIC BISHOP OF MTY	NO ADDRESS ASSIGNED (PROJECT LOCATED AT PM 47.8, BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO ALLOW THE REPAIR OF A RETAINING WALL BY REMOVING DEBRIS AND WOOD OBSTRUCTIONS RESTRICTING RIVER FLOW. DEBRIS AND WOOD OBSTRUCTION WILL BE REMOVED & STORED BY THE ROAD FOR OFF-HAUL. THE PROPERTY IS LOCATED AT POST MILE MARKER (PM) 47.8, BIG SUR (ASSESSOR'S PARCEL NUMBERS 419-211-018-000 AND 419-291-005-000), ALONG HIGHWAY 1, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON MARCH 4, 2024. PROJECT DEEMED "COMPLETE" ON AUGUST 22, 2024. PROJECT APPROVED BY ZONING ADMINISTRATOR ON SEPTEMBER 26, 2024. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON OCTOBER 31, 2024, AS AN INFORMATIONAL ITEM. STATUS IS "CONDITION COMPLIANCE".
PLN230350 (PLANNER: CHRISTINA VU)	MR ARTEMIS LLC	30860 AURORA DEL MAR, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A NEW 622 SQUARE FOOT ACCESSORY DWELLING UNIT ATTACHED BY A 210 SQUARE FOOT TRELIS AND ASSOCIATED SITE IMPROVEMENT; 2) COASTAL ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF CULTURAL RESOURCE; AND 3) ACCEPT THE AMENDED CONSERVATION & SCENIC EASEMENT DEED. THE PROPERTY IS LOCATED AT 30860 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-351-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JUNE 11, 2024; PROJECT DEEMED "INCOMPLETE" ON JULY 11, 2024. PROJECT RE-SUBMITTED ON SEPTEMBER 6, 2024; PROJECT DEEMED "INCOMPLETE" ON OCTOBER 1, 2024. DOCUMENTATION RE-SUBMITTED ON DECEMBER 4, 2024. 884 DEADLINE IS JANUARY 3, 2025. STATUS IS "RE-SUBMITTED". *CONDITIONS STILL HAVE TO BE CLEARED UNDER PLN220218
PLN230291 (PLANNER: HYA HONORATO)	RATAUL BALBIR TR	46820 CLEAR RIDGE ROAD, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW A TEST WELL AND 2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ESHA. THE PROPERTY IS LOCATED AT 46820 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-271-001-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON MARCH 13, 2024; PROJECT DEEMED "COMPLETE" ON APRIL12, 2024. PROJECT APPROVED BY ZONING ADMINISTRATOR ON JUNE 27, 2024. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON AUGUST 30, 2024; NO APPEAL RECEIVED FROM COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN210348 (PLANNER: MARY ISRAEL)	NAIK DEVANG & DESAI RUPA	36240 & 36242 HIGHWAY 1, MONTEREY	<p>COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO DEMOLISH EXISTING SINGLE FAMILY DWELLING AND CONSTRUCT NEW 9,392 SQUARE FOOT TWO-LEVEL SINGLE FAMILY RESIDENCE INCLUDING AN ATTACHED THREE-CAR GARAGE; AND A NEW SINGLE STORY 1,200 SQUARE FOOT ACCESSORY DWELLING UNIT WITH A 536 SQUARE FOOT TWO-CAR GARAGE AND NEW DRIVEWAY; 2) COASTAL DEVELOPMENT PERMIT FOR REMOVAL OF THREE CYPRESS TREES INCLUDING ONE LANDMARK TREE; 3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; 4) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES GREATER THAN 30%; 5) COASTAL ADMINISTRATIVE PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF ARCHAEOLOGICAL RESOURCES. THE PROPERTY IS LOCATED AT 36240 & 36242 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBER 243-251-011-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 23, 2022; PROJECT DEEMED "INCOMPLETE" ON JANUARY 6, 2023. PROJECT RE-SUBMITTED ON OCTOBER 10, 2023; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 9, 2023. PROJECT RE-SUBMITTED ON JANUARY 29, 2024; PROJECT DEEMED "INCOMPLETE" ON APRIL 12, 2024. PROJECT RE-SUBMITTED ON MAY 24, 2024; PROJECT DEEMED "INCOMPLETE" ON JULY 10, 2024. PROJECT RE-SUBMITTED ON AUGUST 13, 2024; DEEMED "INCOMPLETE" ON SEPTEMBER 11, 2024. PROJECT RE-SUBMITTED ON OCTOBER 21, 2024; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 21, 2024. STATUS IS "INCOMPLETE".</p>
PLN210292 (PLANNER: MARY ISRAEL)	CUDE JESSE L & SANDRA TRS	37761 PALO COLORADO ROAD, CARMEL	<p>COMBINED DEVELOPMENT PERMIT TO CLEAR A CODE ENFORCEMENT VIOLATION (14CE00095) CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 1,175 SQUARE FOOT SINGLE-FAMILY DWELLING, A BRIDGE, 5,000 GALLON WATER TANK AND TWO (2) NON-HABITABLE ACCESSORY STRUCTURES; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30%; AND 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (INTERMITTENT STREAM) AREA. THE PROPERTY IS LOCATED AT 37761 PALO COLORADO, BIG SUR (ASSESSOR'S PARCEL NUMBER 418-081-033-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT INITIALLY SUBMITTED ON AUGUST 9, 2022. PROJECT RE-SUBMITTED ON MAY 6, 2024, FOR A FOURTH TIME. PROJECT DEEMED "COMPLETE" JUNE 5, 2024. PROJECT APPROVED BY PLANNING COMMISSION ON SEPTEMBER 11, 2024. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON OCTOBER 7, 2024; NO APPEAL RECEIVED FROM COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".</p>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN190397-EXT1 (PERMIT TECHNICIAN: SUMMER OBLEDO)	CRIPE REED SILAS & BRIGGA (C P)	46190 CLEAR RIDGE ROAD, BIG SUR	EXTENSION TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN190397) TO CLEAR CODE ENFORCEMENT VIOLATION (14CE00085) CONSISTING OF: 1) AFTER-THE-FACT COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO APPROVE A 1,490 SQUARE FOOT SINGLE FAMILY DWELLING AND 390 SQUARE FOOT ART STUDIO; AND 2) AFTER-THE-FACT COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES OVER 30 PERCENT. THE PROPERTY IS LOCATED AT 46190 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-221-007-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. EXTENSION REQUEST SUBMITTED ON JULY 25, 2024; PROJECT DEEMED "COMPLETE" ON OCTOBER 29, 2024. PROJECT APPROVED BY CHIEF OF PLANNING ON NOVEMBER 6, 2024. FINAL LOCAL ACTION NOTICE WILL BE SENT TO COASTAL COMMISSION; THERE WILL BE A 10 "WORKING DAY" APPEAL PERIOD. STATUS IS "PENDING APPROVED".
PLN170932 (PLANNER: ZOE ZEPP)	EVANS PETER H TR	38793 PALO COLORADO ROAD, MONTEREY	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 980 SQUARE FOOT SINGLE FAMILY DWELLING, 128 SQUARE FOOT COVERED PORCH, 20 SQUARE FOOT COVERED ENTRY, 184 SQUARE FOOT DECK AND INSTALLATION OF NEW WATER TANKS; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPE EXCEEDING 30 PERCENT; AND REMOVAL OF TREES DAMAGED BY THE SOBERANES WILDFIRE. THE PROPERTY IS LOCATED AT 38793 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-161-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. ORIGINAL APPLICATION SUBMITTED ON MAY 10, 2018; PROJECT DEEMED "INCOMPETE" ON JUNE 6, 2018. APPLICATION RE-SUBMITTED OCTOBER 12, 2018; PROJECT DEEMED "COMPLETE" ON NOVEMBER 8, 2018. PROJECT OWNER DECIDED TO RE-DESIGN PROJECT AND HIRE A NEW AGENT. NEW APPLICATION FOR RE-DESIGNED PROJECT SUBMITTED ON AUGUST 22, 2024. PROJECT DEEEMED "INCOMPLETE" ON SEPTEMBER 18, 2024. PROJECT RE-SUBMITTED ON SEPTEMBER 20, 2024; PROJECT DEEMED "COMPLETE" ON OCTOBER 21, 2024. STATUS IS "COMPLETE". PROJECT WILL BE HEARD AT BIG SUR LAND USE ADVISORY COMMITTEE MEETING ON DECEMBER 10, 2024. PER THE PLANNER, THE PROJECT HAS NOT BEEN SCHEDULED FOR A HEARING DATE.

The following projects within the Big Sur Coast Land Use Plan area are active, but have had NO CHANGE IN STATUS since August 30, 2024:

FILE #	APPLICANT	AREA	PROPOSED USE
PLN230308 (PLANNER: MARY ISAREL)	MAEHR TED H AND RAINER RICHARD SCOTT	38829 & 1122 PALO COLORADO ROAD, CARMEL	<p>COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO (2) LEGAL LOTS OF RECORD CONSISTING OF PARCEL 1, 43.65 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-005-000) AND PARCEL 2, 7.25 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-006-000). THE ADJUSTMENT WOULD RESULT IN TWO (2) PARCELS OF 40.43 ACRES (PARCEL A) AND 10.47 ACRES (PARCEL B). THE PROPERTIES ARE LOCATED AT 38829 AND 1122 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBERS 418-151-005-000 AND 418-151-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 20, 2023; PROJECT DEEMED "INCOMPLETE" ON DECEMBER 20, 2023. PROJECT RE-SUBMITTED ON JANUARY 18, 2024 AND DEEMED "COMPLETE" ON FEBRUARY 18, 2024. ACCORDING TO ACCELA THE PROJECT WAS SET FOR THE PLANNING COMMISSION HEARING ON MARCH 27, 2024. STATUS IS "SET FOR HEARING". [NO CHANGE IN STATUS]</p> <p>*PROJECT WAS CONTINUED AT MARCH 27, 2024 PLANNING COMMISSION HEARING IN ORDER FOR CODE ENFORCEMENT STAFF TO INVESTIGATE ADDITIONAL TREE REMOVAL WHICH CAME TO LIGHT AFTER THE PC HEARING NOTICE OF THE PAIRED PROJECT, PLN160856, THE AFTER-THE-FACT COMBINED DEVELOPMENT PERMIT TO CLEAR CODE ENFORCEMENT VIOLATION (CE080464). INVESTIGATIONS ARE UNDERWAY.</p>
PLN230208 (PLANNER: HYA HONORATO)	IZONIL LLC	31549 HIGHWAY 1, CARMEL	<p>COMBINED DEVELOPMENT PERMIT CONSISTING OF AN: 1) AFTER-THE-FACT COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR CONVERSION OF AN EXISTING 413 SQUARE FOOT GUEST HOUSE AND 451 SQUARE FOOT STORAGE ROOM OVER AN EXISTING DETACHED GARAGE TO AN 864 SQUARE FOOT ACCESSORY DWELLING UNIT; AND 2) A COASTAL DEVELOPMENT PERMIT FOR THE DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES. THE PROPERTY IS LOCATED AT 31549 HIGHWAY 1, CARMEL (ASSESSOR'S PARCEL NUMBER 243-221-027-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON OCTOBER 4, 2023; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 1, 2023. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]</p>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN230090 (PLANNER: CHRISTINA VU)	SALYER SAUNDRA	38887 PALO COLORADO ROAD, CARMEL	COASTAL ADMINISTRATIVE PERMIT FOR ESTABLISHMENT OF AN OUTDOOR COMMERCIAL CANNABIS OPERATION CONSISTING OF 10,000 SQUARE FEET OF CULTIVATION, 400 SQUARE FEET OF STORAGE AND 200 SQUARE FOOT NURSERY. THE PROPERTY IS LOCATED AT 38887 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-151-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON OCTOBER 12, 2023; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 3, 2023. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]
PLN230036 (PLANNER: JOSEPH ALAMEDA)	SALOMON CHARLOTTE D TR & FETHERSTON RICHARD S TR ET AL	30740 AURORA DEL MAR, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) AFTER-THE-FACT COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO CONVERT 721 SQUARE FEET OF CRAWL SPACE TO HABITABLE SPACE; 2) AFTER-THE-FACT COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; 3) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW ADDITION OF 288 SQUARE FEET OF OFFICE SPACE; 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ESHA; AND 5) COASTAL ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES. THE PROPERTY IS LOCATED AT 30740 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-341-004-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JULY 24, 2024; PROJECT DEEMED "INCOMPLETE" ON AUGUST 22, 2024. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN220106 (PLANNER: FIONNA JENSEN)	BIG SUR CG OWNER LLC	47000 HIGHWAY 1, BIG SUR	<p>COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW CAMPGROUND IMPROVEMENTS INCLUDING A REPLACEMENT SEPTIC SYSTEM AND RELOCATION OF CAMP SITES, DEMOLITION OF APPROXIMATELY 12,840 SQUARE FEET OF EXISTING CAMPGROUND COMMON SPACES AND CONSTRUCTION OF A 200 SQUARE FOOT GATEHOUSE, 800 SQUARE FOOT CAMPGROUND RETAIL STORE, 3,000 SQUARE FOOT GENERAL STORE, 2,500 SQUARE FOOT EDUCATION AND HISTORY CENTER, 3,00 SQUARE FOOT LODGE, AND 705 SQUARE FOOT GUEST SERVICES BUILDING; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30 PERCENT; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE. THE PROPERTY IS LOCATED AT 47000 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-201-023-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 14, 2022; PROJECT DEEMED "INCOMPLETE" ON DECEMBER 9, 2022. PROJECT RE-SUBMITTED ON FEBRUARY 6, 2023; PROJECT DEEMED "COMPLETE" ON APRIL 11, 2023. ENVIRONMENTAL DOCUMENT WAS ROUTED ON NOVEMBER 14, 2023; REVIEW PERIOD ENDS ON DECEMBER 14, 2023. PROJECT CONTINUED AT PLANNING COMMISSION HEARING ON JANUARY 31, 2024 TO DATE UNCERTAIN. STATUS IS "CONTINUED". [NO CHANGE IN STATUS]</p>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN220076 (PLANNER: FIONNA JENSEN)	MONTEREY PENINSULA REGIONAL PARK DISTRICT (PALO CORONA REGIONAL PARK)	4860 & 5240 CARMEL VALLEY ROAD, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) GENERAL DEVELOPMENT PLAN FOR PALO CORONA REGIONAL PARK; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30%; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND 4) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 25%. THE PROPERTIES ARE LOCATED NEAR 4860 & 5240 CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBERS 015-162-033-000, 015-162-041-000, 015-162-042-000, 015-162-044-000, 015-162-046-000, 015-162-047-000, 015-162-050-000, 015-162-051-000, 157-121-001-000, 157-121-002-000, 157-131-011-000, 157-131-012-000, 157-181-009-000, 157-181-010-000, 243-081-005-000, 243-081-008-000, 243-091-001-000, 416-011-014-000, 416-011-021-000, 416-011-033-000, 416-011-035-000, 416-011-037-000, 416-011-038-000, 416-011-039-000, 416-011-040-000, 417-011-002-000, 417-011-004-000, 417-011-005-000, 417-011-014-000, 417-011-015-000, 417-011-017-000, 417-011-020-000, 417-011-023-000, 417-011-026-000, 417-011-027-000, 417-011-028-000, 417-011-029-000, 417-011-030-000, 417-011-032-000 AND 417-011-033-000) [NO ADDRESSES ASSIGNED TO PARCELS], A PORTION LOCATED IN CARMEL LAND USE PLAN, PORTION LOCATED IN CARMEL VALLEY MASTER PLAN & PORTION LOCATED IN GREATER MONTEREY PENINSULA AREA PLAN. [NO DEVELOPMENT IS PROPOSED IN THIS PROJECT. THE GENERAL DEVELOPMENT PLAN IDENTIFIES POTENTIAL FUTURE PROJECTS]. PROJECT SUBMITTED ON MARCH 17, 2022; PROJECT DEEMED "INCOMPLETE" ON APRIL 15, 2022. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]
PLN220016 (PLANNER: MARY ISRAEL)	GREENWOOD KODIAK	46240 PFEIFFER RIDGE ROAD, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW ESTABLISHMENT OF AN OUTDOOR COMMERCIAL CANNABIS OPERATION CONSISTING OF 5,000 SQUARE FEET OF CULTIVATION AREA. THE PROPERTY IS LOCATED AT 46240 PFEIFFER RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-241-003-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JUNE 7, 2023; PROJECT DEEMED "INCOMPLETE" ON JULY 7, 2023. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN210100 (PLANNER: FIONNA JENSEN)	AGARWAL PUNEET & AARTI NASTA TRS	30950 AURORA DEL MAR, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE DEMOLITION OF A 3,264 SQUARE FOOT SINGLE FAMILY DWELLING AND CONSTRUCTION OF A 5,016 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING AND ATTACHED GARAGE; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF AN ENVIRONMENTALLY SENSITIVE HABITAT. THE PROPERTY IS LOCATED AT 30950 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-351-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JUNE 15, 2022; PROJECT DEEMED "INCOMPLETE" ON OCTOBER 26, 2022. PROJECT RE-SUBMITTED ON JULY 12, 2023; DEEMED "INCOMPLETE" ON AUGUST 1, 2023. PROJECT RE-SUBMITTED A SECOND TIME ON DECEMBER 18, 2023; PROJECT DEEMED "COMPLETE" ON JANUARY 18 2024. ACCORDING TO ACCELS, PROJECT HAS NOT BEEN SET FOR HEARING. STATUS IS "COMPLETE". [NO CHANGE IN STATUS]
PLN210074 (PLANNER: FIONNA JENSEN)	22 STARS INC	50150 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) COASTAL ADMINISTRATIVE PERMIT & DESIGN APPROVAL FOR THE DEMOLITION OF A 3,963 SQUARE FOOT SINGLE FAMILY DWELLING & ATTACHED GARAGE, AND CONSTRUCTION OF A 4,217 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING AND ASSOCIATED SITE IMPROVEMENTS; AND 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN THE CRITICAL VIEWSHED. THE PROPERTY IS LOCATED AT 50150 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-291-008-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON DECEMBER 7, 2021 & PROJECT DEEMED "INCOMPLETE" ON JANUARY 6, 2022. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]
PLN200040 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	FERNWOOD RESORT LLC (KING VENTURES)	47200 HIGHWAY 1, BIG SUR	DESIGN APPROVAL TO ALLOW THE REPLACEMENT OF SIX (6) EXISTING PARK MODEL UNITS WITH NEW AIRSTREAM CLASSIC MODELS. ALL UTILITIES ARE ALREADY IN PLACE. THE PROPERTY IS LOCATED AT 47200 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-211-022-000), BIG SUR LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON FEBRUARY 10, 2020; PROJECT DEEMED "INCOMPLETE" ON APRIL 15, 2020. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN190160 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	UBBEN JEFFREY W & LAURA H TRS	37791 PALO COLORADO ROAD, CARMEL	COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY 699 SQUARE FOOT ACCESSORY DWELLING UNIT WITH DECK AND A 45 SQUARE FOOT RETAINING WALL. GRADING OF 55.8 CUBIC YARDS CUT AND 53.3 CUBIC YARDS FILL. THE PROPERTY IS LOCATED AT 37791 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-091-019-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON FEBRUARY 28, 2020; 30-DAY REVIEW PERIOD ENDED MARCH 27, 2020. PROJECT DEEMED "INCOMPLETE" ON APRIL 1, 2020. [NO CHANGE IN STATUS]
PLN180296 (PLANNER: HAS TO BE RE-ASSIGNED)	CALIFORNIA DEPT OF PARKS & RECREATION	44350 HIGHWAY 1, MONTEREY	COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE PERMANENT ON-SITE PLACEMENT OF 10,500 CUBIC YARDS OF PREVIOUSLY STOCKPILED SOIL. THE PROPERTY IS LOCATED AT 44350 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 159-011-015-000), POINT SUR STATE HISTORIC PARK [FORMER POINT SUR NAVAL FACILITY], BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON JUNE 6, 2018; 30-DAY REVIEW PERIOD ENDED ON JULY 6, 2018. STATUS IS STILL "APPLIED". STATE PARKS STAFF NEEDS TO CHANGE THE SCOPE OF THE PROJECT. JOE SIDOR WILL SPEAK WITH STATE PARKS STAFF TO "VOID" THE PROJECT. [NO CHANGE IN STATUS]
PLN180166 (PLANNER: CHRISTINA VU)	GORES SAM TR	47062 CLEAR RIDGE ROAD, BIG SUR	AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PC93112) TO ALLOW AN INCREASE OF SQUARE FOOTAGE CONSISTING OF: A 5,756 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING, A 920 SQUARE FOOT ATTACHED GARAGE AND A 1,200 SQUARE FOOT ACCESSORY DWELLING UNIT. THE PROPERTY IS LOCATED AT 47062 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-271-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON AUGUST 29, 2018; DEEMED "COMPLETE" ON SEPTEMBER 28, 2018. PROJECT RE-SUBMITTED ON AUGUST 23, 2019; PROJECT DEEMED "INCOMPLETE" ON SEPTEMBER 27, 2019. PROJECT RE-SUBMITTED ON OCTOBER 28, 2019; PROJECT DEEMED "COMPLETE" ON NOVEMBER 12, 2019. APPLICANT SUBMITTED REVISED PLANS ON MAY 24, 2023, WITH MANAGEMENT APPROVAL. PROJECT DEEMED "INCOMPLETE" ON JUNE 23, 2023. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160856 (PLANNER: MARY ISRAEL)	MAEHR TED H AND RAINER RICHARD SCOTT	38829 & 1122 PALO COLORADO ROAD, CARMEL	<p> AFTER-THE-FACT COMBINED DEVELOPMENT PERMIT TO CLEAR CODE ENFORCEMENT CASE (CE080464) CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 1,466 SQUARE FOOT SINGLE FAMILY DWELLING, A DETACHED 270 SQUARE FOOT STUDY ROOM, A 450 SQUARE FOOT TWO-STORY BARN, A 75 SQUARE FOOT SHED, A 90 SQUARE FOOT SHED, A 250 SQUARE FOOT CARPORT/WORKSHOP, 12 WATER STORAGE TANKS (10,000 GALLONS; 5 AT 4,900 GALLONS; 3,000 GALLONS; 2,500 GALLONS; 1,000 GALLONS; AND 3 AT 500 GALLONS), A WATER CATCHMENT SYSTEM, ON-SITE WASTEWATER SYSTEM, APPROXIMATELY 600 LINEAR FEET OF UNPAVED DRIVEWAY, AND ASSOCIATED GRADING; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF 3 MADRONE TREES; AND 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD CONSISTING OF PARCEL 1, 43.65 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-005-000), AND PARCEL 2, 7.25 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-006-000). THE ADJUSTMENT WOULD RESULT IN TWO PARCELS OF 40.43 ACRES (PARCEL A) AND 10.47 ACRES (PARCEL B). THE PROPERTIES ARE LOCATED AT 38829 AND 1122 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBERS 418-151-005-000 AND 418-151-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON MARCH 23, 2017; 30-DAY REVIEW ENDED ON APRIL 21, 2017. APPLICATION RE-SUBMITTED ON DECEMBER 20, 2018. PROJECT DEEMED "COMPLETE" ON FEBRUARY 11, 2019. ENVIRONMENTAL DOCUMENT WAS ROUTED ON MARCH 27, 2023; REVIEW PERIOD ENDED APRIL 26, 2023. PROJECT CONTINUED AT PLANNING COMMISSION HEARING ON MARCH 27, 2024 TO DATE UNCERTAIN. STATUS IS "CONTINUED". [NO CHANGE IN STATUS] </p> <p> *PROJECT WAS CONTINUED AT MARCH 27, 2024 PLANNING COMMISSION HEARING IN ORDER FOR CODE ENFORCEMENT STAFF TO INVESTIGATE ADDITIONAL TREE REMOVAL WHICH CAME TO LIGHT AFTER THE PC HEARING NOTICE OF PLN160856. INVESTIGATIONS ARE UNDERWAY. </p>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160851-AMD1 (PLANNER: FIONNA JENSEN)	MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING)	46821 HIGHWAY 1, BIG SUR	AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN160851; BOARD RESOLUTION 19-285) CONSISTING OF: 1) GENERAL DEVELOPMENT PLAN AMENDMENT TO ALLOW THE ESTABLISHMENT OF A COMMERCIAL BUSINESS OPERATION, 2) COASTAL ADMINISTRATIVE PERMIT TO CONVERT A TEST WELL INTO A PERMANENT WELL, 3) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 700 SQUARE FOOT OFFICE WITH A TWO (2) BEDROOM SECOND STORY EMPLOYEE HOUSING UNIT, A 600 SQUARE FOOT WORKSHOP, 800 SQUARE FOOT STORAGE BUILDING AND ASSOCIATED SITE IMPROVEMENTS INCLUDING SEVEN (7) PUBLIC PARKING SPOTS; AND 4) COASTAL DEVELOPMENT PERMITS TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%, WITHIN 100 FEET OF ESHA AND REMOVAL OF 11 NATIVE TREES. THE PROPERTY IS LOCATED AT 46821 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-201-007-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT RE-SUBMITTED ON NOVEMBER 30, 2022; PROJECT DEEMED "COMPLETE" ON DECEMBER 20, 2022. ENVIRONMENTAL DOCUMENT WAS PREPARED & ROUTED. PROJECT APPROVED BY PLANNING COMMISSION ON JUNE 14, 2023. PROJECT APPEALED TO THE BOARD OF SUPERVISORS ON JULY 20, 2023 & JULY 24, 2023. PROJECT APPROVED BY BOARD OF SUPERVISORS ON SEPTEMBER 19, 2023. PROJECT APPEALED TO THE COASTAL COMMISSION ON OCTOBER 19, 2023 & OCTOBER 20, 2023. STATUS IS "PENDING APPROVED". [NO CHANGE IN STATUS]
PLN160851 (PLANNER: KENNY TAYLOR)	MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING)	46821 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL DEVELOPMENT PERMIT, DESIGN APPROVAL, AND GENERAL DEVELOPMENT PLAN TO ALLOW THE ESTABLISHMENT OF A COMMERCIAL BUSINESS OPERATION INCLUDING A 760 SQUARE FOOT OFFICE, A 600 SQUARE FOOT WORKSHOP, AN 800 SQUARE FOOT STORAGE UNIT, STORAGE OF EQUIPMENT SUCH AS GENERATORS, CEMENT SILO, DIESEL STORAGE TANKS, AND SEPTIC SYSTEM; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF 16 PROTECTED TREES; AND 4) COASTAL ADMINISTRATIVE PERMIT TO CONVERT A TEST WELL INTO A PERMANENT WELL. THE PROPERTY IS LOCATED AT 46821 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-201-007-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT WAS APPROVED BY BOARD OF SUPERVISORS ON AUGUST 27, 2019. FINAL LOCAL ACTION NOTICE SENT OCTOBER 9, 2019. TWO APPEALS RECEIVED BY THE COASTAL COMMISSION. PLANNING STAFF RESCINDED FLAN FROM COASTAL COMMISSION ON OCTOBER 21, 2022. STATUS REMAINS "PENDING APPROVED". PROJECT IS BEING AMENDED UNDER PLN160851-AMD1 TO ADDRESS COASTAL COMMISSION CONTENTIONS. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160766 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	DOOLITTLE WILLIAM G & NANCY C TRS	48228 HIGHWAY 1, BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO REMOVE AND REPLACE A 40 FOOT LINEAR RETAINING WALL THAT HAS FAILED AND THE EXISTING RETAINING WALL MAY FALL OFF FROM THE SLOPE TO A SECTION OF COASTLANDS ROAD AND COULD POTENTIALLY COMPROMISE THE PROPERTY'S DRIVEWAY, BLOCKING INGRESS AND EGRESS. THE PROPERTY IS LOCATED AT 48228 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-171-039-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPROVED BY THE DIRECTOR OF RMA PLANNING ON OCTOBER 18, 2016. STATUS IS "PENDING APPROVED". PLANNER & HEARING SECRETARY NEED TO UPDATE WORKFLOW TASKS IN ACCELA; HEARING SECRETARY WILL PROCESS PERMIT RESOLUTION AND UPLOAD INTO ACCELA. [NO CHANGE IN STATUS]
PLN160571 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	WOLFF ANTHONY	38089 PALO COLORADO ROAD, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW AN AS-BUILT 585 SQUARE FOOT ACCESSORY DWELLING UNIT, AND 2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES OVER 30%; AND 3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 38089 A PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-131-017-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT DEEMED "INCOMPLETE" ON FEBRUARY 24, 2017. [NO CHANGE IN STATUS]
PLN160558 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	LIPMAN HILLARY TR	47540 HIGHWAY 1, BIG SUR	COASTAL ADMINISTRATIVE PERMIT TO ALLOW FIVE (5) 4,999 GALLON WATER TANKS. THE PROPERTY IS LOCATED AT 47540 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-311-020-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON AUGUST 26, 2016; DEEMED INCOMPLETE ON SEPTEMBER 6, 2016. PROJECT RE-SUBMITTED ON FEBRUARY 22, 2017; DEEMED "INCOMPLETE" ON MARCH 22, 2017 [NO CHANGE IN STATUS]
PLN160470 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	RANCHOL DEL MONTE LLC & DAGMAR ELISE FRANKLIN	37821 PALO COLORADO ROAD, CARMEL	COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 1,496 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN EXISTING DETACHED 1,140 SQUARE FOOT BARN AND PHOTOVOLTAIC SYSTEM WHICH WILL REMAIN. THE PROPERTY IS LOCATED AT 37821 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-101-003-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON JULY 20, 2016; 30-DAY REVIEW PERIOD ENDED ON AUGUST 19, 2016. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160191 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	RIDEOUT BIG SUR PROPERTIES LLC (RIVERSIDE CAMPGROUND & CABINS)	47020 HIGHWAY 1, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AND A DESIGN APPROVAL TO ALLOW REPLACEMENT OF A CONCRETE CROSSING STRUCTURE OVER THE BIG SUR RIVER (RIVERSIDE CAMPGROUND) WITH A CLEAR SPAN BRIDGE TO IMPROVE FISH PASSAGE CONDITIONS FOR FEDERALLY PROTECTED STEEL HEAD TROUT. THE PROPERTY IS LOCATED AT 47020 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-211-003-000), BIG SUR LAND USE PLAN, COASTAL ZONE. DEEMED INCOMPLETE ON APRIL 14, 2016. [NO CHANGE IN STATUS]
PLN160108 (PLANNER: CHRISTINA VU)	OROSCO PATRICK WEBBER & AMANDA BROOKS	47070 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT TO CORRECT CODE ENFORCEMENT VIOLATION (14CE00255) CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW AFTER-THE-FACT ADDITIONS TO AN EXISTING SINGLE FAMILY DWELLING; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW AFTER-THE-FACT CONSTRUCTION OF A RETAINING WALL ENCROACHING INTO SLOPES IN EXCESS OF 30%; AND 3) DESIGN APPROVAL TO ALLOW AFTER-THE-FACT CONCRETE PAD DECKS ON AN EXISTING GRADED PADS. THE PROPERTY IS LOCATED AT 47070 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-211-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. DEEMED COMPLETE ON JANUARY 20, 2017; SET FOR APRIL 12, 2017 PLANNING COMMISSION HEARING. RE-SCHEDULED FOR A PC HEARING DATE TO BE DETERMINED; STATUS WAS "SET FOR HEARING". PER CRAIG SPENCER, PROVIDED DIRECTION TO APPLICANT. WAITING ON SUBMITTAL OF ADDITIONAL INFORMATION. UPDATED CHECKLIST HANDED OUT BY PLANNER ON FEBRUARY 15, 2023. FORMAL APPLICATION WAS NOT SUBMITTED WITHIN THE 6 MONTH TIME FRAME AND STATUS AUTOMATICALLY CHANGED TO "VOID" ON AUGUST 15, 2023. PLANNER HAS TO PROVIDE WRITTEN PROOF FROM OWNER/APPLICANT/AGENT REQUESTING AN EXTENSION OF TIME TO SUBMIT THE FORMAL APPLICATION. UNTIL SUCH EVIDENCE IS RECEIVED, STATUS REMAINS "VOID". [NO CHANGE IN STATUS]
PLN150151 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	STATE OF CALIFORNIA	47225 HIGHWAY 1, BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW THE REPLACEMENT OF A CULVERT BRIDGE WITH A FREE-SPAN BRIDGE AND RESTORATION OF THE STREAMBED. THE PROPERTY IS LOCATED AT 47225 HIGHWAY 1, BIG SUR [PFEIFFER BIG SUR STATE PARK] (ASSESSOR'S PARCEL NUMBER 419-031-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. DEEMED COMPLETE ON MARCH 11, 2015. STATUS CHANGED TO "SET FOR HEARING" BUT PROJECT HAS NOT BEEN SCHEDULED FOR A HEARING DATE AS OF THIS DATE. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN140729 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	WTCC VENTANA INVESTORS V LLC (VENTANA INN)	48123 HIGHWAY 1, BIG SUR	DESIGN APPROVAL FOR SIGNAGE AND TRAIL IMPROVEMENTS, ASSOCIATED WITH THE INSTALLATION OF TRAIL AND DIRECTIONAL/INTERPRETIVE SIGNAGE, AND CONSTRUCTION OF APPROXIMATELY 2,700 LINEAR FEET OF ON-SITE TRAILS, INCLUDING STEPS AND APPROXIMATELY 500 LINEAR FEET OF RETAINING WALLS, CONSTRUCTION OF 17 PARKING SPACES (INCLUDING 2 ADA-COMPLIANT SPACES). THE TRAIL IMPROVEMENTS AND SIGN POSTS WILL USE NATURAL COLORS AND MATERIALS (DOUGLAS FIR AND CEDAR). THE SIGNS WILL USE EARTH TONE COLORS, EXCEPT FOR THE DISABLED PARKING, TRAIL MAP, AND INTERPRETIVE SIGNS. THE PROPERTY IS LOCATED AT 48123 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBERS 419-321-010-000 AND 419-321-015-000), BIG SUR LAND USE PLAN, COASTAL ZONE. APPEAL TO BE HEARD BEFORE THE BOARD OF SUPERVISORS AT LATER DATE TO BE DETERMINED; INDEFINITELY DELAYED. [NO CHANGE IN STATUS]
PLN140625-EXT1- EXT2 (PLANNER: MCKENNA BOWLING)	BEHLAU CHRISTOPHER AND BEHLAU JULIEN AND BEHLAU STEFAN (FORMERLY HAYWARD GILES)	38025 ROCKY CREEK ROAD, BIG SUR	SECOND THREE-YEAR EXTENSION TO A PREVIOUSLY APPROVED FOUR (4) YEAR EXTENSION (PLN140625-EXT1) OF PREVIOUSLY APPROVED PERMIT (PLN140625), AN AMENDMENT OF A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF A 2,800 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH A 331 SQUARE FOOT COVERED DECK AND A 2,711 SQUARE FOOT UNCOVERED DECK; A 1,960 SQUARE FOOT ONE-STORY YOGA STUDIO WITH A 906 SQUARE FOOT UNCOVERED DECK; A 576 SQUARE FOOT ONE-STORY DETACHED GARAGE; INSTALLATION OF A SEPTIC SYSTEM; CONSTRUCTION OF A WELL; AND ASSOCIATED GRADING; DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES. THE PROPERTY IS LOCATED AT 38025 ROCKY CREEK ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 418-132-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. RELATED TO PLN990440, PLN020073, PLN040077, PLN060176, PLN080111 AND PLN100119. PROJECT SUBMITTED ON JULY 24, 2024. PROJECT DEEMED "COMPLETE" ON JULY 24, 2024. ACCORDING TO ACELA, PROJECT HAS NOT BEEN SET FOR HEARING. STATUS IS "COMPLETE". [NO CHANGE IN STATUS]
PLN130342 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	MONTEREY BAY AREA COUNCIL INC	PALO COLORADO, BIG SUR	DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING STORAGE BUILDING AND RECONSTRUCTION OF A 630 SQUARE FOOT STORAGE BUILDING. THE PROPERTY IS LOCATED AT PALO COLORADO, BIG SUR, CA (ASSESSOR'S PARCEL NUMBER 418-181-021-000), BIG SUR COAST LUP. DEEMED INCOMPLETE ON JUNE 7, 2013. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN110473 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	SKINNER PETER G	54220 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO REMOVE EXISTING OVERHEAD UTILITIES AND PLACE UTILITIES UNDERGROUND, RELOCATE EXISTING GENERATOR TO NEW CONCRETE UTILITY PAD, TWO (2) NEW 5,000 GALLON WATER TANKS, RELOCATE PROPANE TANK, AND NEW FIRE HYDRANT; AND 2) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 8 EUCALYPTUS TREES AND 6 MONTEREY PINE TREES. THE PROPERTY IS LOCATED AT 54220 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 421-231-003-000), BIG SUR LAND USE PLAN, COASTAL ZONE. DEEMED INCOMPLETE ON APRIL 2, 2012. [NO CHANGE IN STATUS]
PLN110214 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	NOVOA KATHLEEN WOODS ET AL	31200 PLASKETT RIDGE ROAD, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A MINOR SUBDIVISION TENTATIVE PARCEL MAP OF AN EXISTING 120 ACRE PARCEL INTO TWO PARCELS CONSISTING OF ONE FORTY ACRE PARCEL (PARCEL 1) AND ONE 80 ACRE REMAINDER PARCEL (PARCEL 2). THE PROPERTY IS LOCATED AT 31200 PLASKETT RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 423-011-010-000). BIG SUR LAND USE PLAN AREA, COASTAL ZONE. TABLED; DEPARTMENT CANNOT SUPPORT MINOR SUBDIVISION BECAUSE OF SLOPE-DENSITY; APPLICANT IS APPLYING FOR A TRANSFER OF DEVELOPMENT CREDIT (TDC) TO GET CREDIT TO APPLY FOR SUBDIVISION. [NO CHANGE IN STATUS]
PLN080166 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	JARDINE ALAN C AND MARY ANN TRS	SYCAMORE CANYON ROAD WEST OF HIGHWAY 1, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD OF APPROXIMATELY 7.51 ACRES (ASSESSOR'S PARCEL NUMBER 419-261-012-000) AND 2.52 ACRES (ASSESSOR'S PARCEL NUMBER 419-262-013-000), RESULTING IN TWO LOTS OF. 2.52 (PARCEL A) AND 7.51 (PARCEL B) RESPECTIVELY. THE PROJECT IS LOCATED ON SYCAMORE CANYON ROAD WEST OF HIGHWAY 1, BIG SUR, AND COASTAL ZONE. REVISIONS NEED TO BE MADE. DEEMED INCOMPLETE ON MAY 26, 2009. [NO CHANGE IN STATUS]
PLN070520 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	PACIFIC GAS & ELECTRIC	BETWEEN JULIA PFEIFFER BURNS STATE PARK, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW THE INSTALLATION OF FIREFLY BIRD FLIGHT DIVERTERS ON PG&E POWER LINES NOT VISIBLE FROM HIGHWAY ONE AND SWAN FLIGHT DIVERTERS ON POWER LINES WITHIN THE CRITICAL VIEWSHED FROM JULIA PFEIFFER BURNS STATE PARK TO GRIMES POINT. THE BIRD FLIGHT DIVERTERS WILL BE INSTALLED TO HELP REDUCE CALIFORNIA CONDOR FATALITIES FROM COLLISIONS WITH POWER LINES. CONDORS ARE A FEDERALLY ENDANGERED SPECIES. THE PROJECT IS LOCATED FROM JULIA PFEIFFER BURNS STATE PARK TO GRIMES POINT BECAUSE A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT IN THE CRITICAL VIEWSHED IS NEEDED. TABLED [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN070362 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	CAL TRANS – WILLOW SPRINGS PM 10	POST MILE 10.4, SOUTH OF GORDA, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A GENERAL DEVELOPMENT PLAN TO ADDRESS THE LONG RANGE DEVELOPMENT AND OPERATIONS OF THE WILLOW SPRINGS STATION IN THREE PHASES: PHASE I INCLUDES A NEW OFFICE BUILDING; PHASE II CONSISTS OF CONSTRUCTING A NEW SLAB TO ACCOMMODATE EQUIPMENT FOR WASHING VEHICLES AND RECYCLING OF WASTEWATER; AND PHASE III CONSISTS OF REMODELING EXISTING EQUIPMENT BUILDING TO INCLUDE NEW WINDOWS/DOORS AND PAVING; AN LCP AMENDMENT TO REZONE THE MAINTENANCE STATION FROM THE WATERSHED AND SCENIC CONSERVATION ZONING DISTRICT AND INCORPORATE IT INTO THE GORDA RURAL COMMUNITY CENTER DISTRICT; AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT HIGHWAY ONE, POST MILE 10.4, SOUTH OF GORDA RURAL CENTER IN THE BIG SUR AREA. APPLIED ON JUNE 8, 2009; DEEMED INCOMPLETE ON JULY 7, 2009. [NO CHANGE IN STATUS]
PLN060189 (PERMIT TECHNICIAN: PROJECT HAS TO BE RE-ASSIGNED)	BURKE TIMOTHY M & DANA L (J T)	PALO COLORADO ROAD, SOUTH OF TWIN PEAKS, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT THAT WOULD RECONFIGURE THREE EXISTING VACANT LOTS RESULTING IN TWO OF THE SMALLER LOTS BEING MOVED FROM THE EASTERLY LOCATION TO THE WESTERLY LOCATION FOR THE PURPOSES OF BETTER ACCESS. THE RESULTING LOT SIZES WOULD REMAIN AT EXISTING SIZES TO INCLUDE 39.92, 6.60 AND 7.56 ACRES (ASSESSOR'S PARCEL NUMBERS 418-011-041-000, 418-011-043-000, 418-011-042-000). THE PROJECT IS LOCATED ON PALO COLORADO ROAD, SOUTH OF TWIN PEAKS, BIG SUR AREA, AND COASTAL ZONE. APPROVED BY THE SUBDIVISION COMMITTEE DECEMBER 14, 2006; APPEALED BY THE COASTAL COMMISSION (A-3-MCO-07-004). APPEAL POSTPONED BY APPLICANT ON SEPTEMBER 9, 2009 AT CALIFORNIA COASTAL COMMISSION HEARING. [NO CHANGE IN STATUS]
PLN050722 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	DOUD JOHN EDWARD & JANE DEVINE DOUD TRS	EAST OF HIGHWAY 1 BETWEEN SOBERANES POINT AND KASLER POINT APPROX. TWO MILES NORTH OF PALO COLORADO ROAD, BIG SUR	COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT BETWEEN FOUR LOTS OF 555 ACRES (LOT A, ASSESSOR'S PARCEL NUMBER 243-211-023-000), 530 ACRES (LOT 10, ASSESSOR'S PARCEL NUMBER 243-211-022-000), 144 ACRES (LOT 2, ASSESSOR'S PARCEL NUMBER 417-011-016-000) AND 146 ACRES (LOT 3, ASSESSOR'S PARCEL NUMBER 417-021-002) TO RESULT IN FOUR PARCELS WITH 116 ACRES (PARCEL JD1), 72 ACRES (PARCEL JD2), 931 ACRES (PARCEL JD3), 256 ACRES (PARCEL JD4). PARCEL A WAS PART OF A 2-LOT ADJUSTMENT APPROVED IN 2003 (PLN030027). THE PROJECT IS LOCATED EAST OF HIGHWAY 1 BETWEEN SOBERANES POINT AND KASLER POINT APPROXIMATELY TWO MILES NORTH OF PALO COLORADO ROAD, BIG SUR AREA, COASTAL ZONE. APPROVED BY THE MINOR SUBDIVISION COMMITTEE FEBRUARY 22, 2007 AND APPEALED; WILL BE SUBMITTING APPLICATION FOR MINOR AND TRIVIAL AMENDMENT. STATUS IS "APPEALED". [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN040759 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	DU BOIS JOHN H & MARCIA A	50580 PARTINGTON RIDGE, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT TO CLEAR A VIOLATION FOR THE INSTALLATION OF TWO 5,000 GALLON WATER TANKS ON SLOPES OF 30% OR GREATER; 2) COASTAL ADMINISTRATIVE PERMIT FOR A LOT LINE ADJUSTMENT, BETWEEN TWO EXISTING LEGAL PARCELS OF 10.8 ACRES (PARCEL 1) AND 46 ACRES (PARCEL 2) RESULTING IN TWO LOTS OF 10.8 ACRES (PARCEL A) AND 46 ACRES (PARCEL B). THE PROPERTIES ARE LOCATED AT PARTINGTON RIDGE, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-211-015-000 AND 420-211-018-000) EAST OF HIGHWAY 1, COASTAL ZONE. DEEMED COMPLETE DECEMBER 12, 2005; PROJECT HAS BEEN SUSPENDED FOR COMPLIANCE WITH CODE ENFORCEMENT. [NO CHANGE IN STATUS]
PLN040180-AMD1 (PLANNER: FIONNA JENSEN)	BERGERON BIG SUR DEVELOPMENT LLC	48170 HIGHWAY 1, BIG SUR	<p>*REFER TO PLN240203; PROJECT IS NOT CONSIDERED AN AMENDMENT</p> <p>AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN040180) CONSISTING OF: COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO RECONFIGURE FOUR (4) EXISTING LOTS OF RECORD COMPRISING 34.1 ACRES +/- (PARCEL 1), 74.2 ACRES +/- (PARCEL 2), 0.14 ACRES +/- (PARCEL 3) AND 24.8 +/- ACRES (PARCEL 4) IN THE COASTLANDS SUBDIVISION INTO THREE (3) LOTS OF APPROXIMATELY 52.6 +/- ACRES (PARCEL "A"), 40.5 +/- ACRES (PARCEL "B") AND 40.1 +/- ACRES (PARCEL "C"). TRANSFER OF DEVELOPMENT CREDIT (TDC) THAT HAD BEEN ALLOWED IN PLN060613 TO CREATE A RECEIVER SITE FOR A DONOR, WOULD BE EXTINGUISHED. THIS IS CHANGED FROM THE COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO RECONFIGURE FOUR (4) EXISTING LOTS OF RECORD (ASSESSOR'S PARCEL NUMBERS 420-011-041-000 [FORMERLY 420-011-002-000] AND 420-171-032-000) OF APPROXIMATELY 0.15, 23, 34 AND 75 ACRES EACH IN THE COASTLANDS SUBDIVISION INTO FOUR (4) LOTS OF APPROXIMATELY 18, 27, 45 AND 45 ACRES EACH; AND A VARIANCE TO ALLOW TWO (2) RESULTING LOTS THAT DO NOT MEET THE MINIMUM LOT SIZE OF 40 ACRES. THE PROPERTIES ARE LOCATED AT 48170 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBERS 420-011-041-000 AND 420-171-032-000), WEST OF HIGHWAY 1, SOUTHERLY OF POST RANCH INN, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. [NO ADDRESS ASSIGNED TO APN 420-171-032-000]. APPLIED ON SEPTEMBER 7, 2021 & DEEMED INCOMPLETE ON OCTOBER 26, 2021. PROJECT RE-SUBMITTED ON OCTOBER 6, 2021 & DEEMED COMPLETE ON OCTOBER 7, 2021. STATUS IS "COMPLETE". STATUS IS "COMPLETE". FILE PLN040180-AMD1 WAS NEVER SENT TO A HEARING BODY. [NO CHANGE IN STATUS IN ACCELA]</p>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN040180 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	WESTON JANE ET AL	LOCATED WEST OF HIGHWAY ONE, SOUTHERLY OF POST RANCH INN, BIG SUR	*REFER TO PLN240203; PROJECT IS NOT CONSIDERED AN AMENDMENT COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO RECONFIGURE FOUR EXISTING LOTS OF RECORD (ASSESSOR'S PARCEL NUMBERS 420-011-002-000 AND 420-171-032-000) OF APPROXIMATELY 0.15, 23, 34, AND 75 ACRES EACH IN THE COASTLANDS SUBDIVISION INTO FOUR LOTS OF APPROXIMATELY 18, 27, 45, AND 45 ACRES EACH. THE LOTS ARE LOCATED WEST OF HIGHWAY ONE, SOUTHERLY OF POST RANCH INN, BIG SUR AREA, COASTAL ZONE. APPROVED BY MINOR SUBDIVISION COMMITTEE MAY 26, 2005; APPEALED BY THE COASTAL COMMISSION (#A-3-MCO-05-052). PROJECT IS BEING AMENDED UNDER PLN040180-AMD1. [NO CHANGE IN STATUS]
PLN030127 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	EIZNER EDUARDO & CAROLYN SHEARER	46205 CLEAR RIDGE RD, BIG SUR	AMENDMENT TO A PREVIOUSLY APPROVED COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL (RESOLUTION NO 970383) CONSISTING OF THE FOLLOWING: 1) DELETE THE PREVIOUSLY APPROVED TWO-STORY SINGLE FAMILY RESIDENCE FROM THE PLANS; 2) CONVERT THE EXISTING 810 SQ. FT. ARTIST STUDIO (YURT) INTO A SINGLE FAMILY RESIDENCE; 3) CONSTRUCT A 1,725 SQ. FT. ONE-STORY ADDITION AND A 525 SQ. FT. DECK TO THE ARTIST STUDIO; AND 4) RELOCATE AND ATTACH THE PREVIOUSLY APPROVED 240 SQ. FT. CARPORT TO THE ARTIST STUDIO. THE PROPERTY IS LOCATED AT 46205 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-221-006-000), BIG SUR COAST AREA, COASTAL ZONE. TABLED AT ZONING ADMINISTRATOR MEETING OCTOBER 30, 2003. [NO CHANGE IN STATUS]
PLN020400 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	YOLANDA & RON GURRIES FAMILY PARTNERSHIP (CALTRANS)	35781 HWY 1 (PM 63.0), CARMEL	COASTAL DEVELOPMENT PERMIT TO ALLOW THE ESTABLISHMENT AND OPERATION OF TWO PERMANENT EARTH MATERIAL DISPOSAL SITES FOR MATERIAL REMOVED FROM HIGHWAY 1 IN THE BIG SUR AREA. THE AREAS WITHIN THE PROPERTY USED FOR MATERIAL DISPOSAL ARE IDENTIFIED AS SITES A AND C, AND COMBINED WILL HOLD APPROXIMATELY 70,000 CUBIC YARDS OF EARTH MATERIAL. THE PROJECT INCLUDES RESTORATION AND REVEGETATION OF DISTURBED AREAS; PERMANENT REMOVAL AND RESTORATION OF THE EXISTING ACCESS DRIVEWAY TO THE PROPERTY; AND CONSTRUCTION OF A NEW DRIVEWAY WHICH WILL SERVE AS SINGLE ACCESS TO THE PROPERTY AND DISPOSAL SITES. THE PROPERTY IS LOCATED AT 35781 HIGHWAY 1 (POST MILE 63.0), CARMEL (ASSESSOR'S PARCEL NUMBER 243-301-030-000), BIG SUR COAST LAND USE PLAN COASTAL ZONE. TABLED AT MARCH 26, 2003 PLANNING COMMISSION HEARING - NO MEETING DATE HAS BEEN SET [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN020374 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	HAUSWIRTH ROBERT & SHARON	39290 COAST ROAD, MONTEREY	COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF AN EXISTING 897 SQ. FT. SINGLE FAMILY DWELLING AND CONSTRUCTION OF A 3,945 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH BASEMENT AND A 480 SQ. FT. DETACHED GARAGE (TOTAL STRUCTURAL COVERAGE IS 3,439 SQ. FT.); A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF MAPPED OR FIELD IDENTIFIED ENVIRONMENTALLY SENSITIVE HABITAT; GRADING (540 CUBIC YARDS OF CUT/FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 39290 COAST ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 418-121-023-000), BIG SUR AREA, COASTAL ZONE. TABLED FROM JUNE 12, 2003 ZONING ADMINISTRATOR MEETING; PREPARATION OF AN INITIAL STUDY TO ADDRESS POTENTIAL IMPACTS TO BIXBY CREEK AND ENVIRONS – INFORMATION REQUESTED NOT SUBMITTED BY APPLICANT. APPLICANT INQUIRED ABOUT RESTARTING THE PROJECT; PLANNER CONTACTED APPLICANT ON FEBRUARY 13, 2014. [NO CHANGE IN STATUS]
PLN010530 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	HILL JAMES III	EAST OF OLD COAST ROAD, BIG SUR	COASTAL DEVELOPMENT PERMIT FOR A MAJOR LOT LINE ADJUSTMENT OF APPROXIMATELY 960 ACRES OF THE 7000+/- ACRE EL SUR RANCH. THE PROPOSAL IS TO RECONFIGURE TEN PARCELS RANGING FROM 47 ACRES TO 196 ACRES. THE PROPERTY IS LOCATED EAST OF THE CONFLUENCE OF THE NORTH AND SOUTH FORKS OF THE LITTLE SUR RIVER, (ASSESSOR'S PARCEL NUMBERS PORTIONS OF 418-021-021-000, 418-021-025-000 AND 418-021-034-000), EAST OF OLD COAST ROAD, BIG SUR AREA, COASTAL ZONE. [ADMINISTRATIVE DETERMINATION THAT THE PROJECT WAS SUBJECT TO STATE LAW LIMITING LOT LINE ADJUSTMENTS TO 4 PARCELS APPEALED BY APPLICANT TO PLANNING COMMISSION – APPEAL DENIED ON DECEMBER 11, 2002 – PC DECISION APPEALED TO THE BOARD OF SUPERVISORS SOON THEREAFTER AND SUBSEQUENTLY TABLED AT MAY 27, 2003 BOARD OF SUPERVISORS MEETING TO ADDRESS LOT LEGALITY ISSUES] NO HEARING DATE HAS BEEN SET. STATUS CHANGE ON 09/10/2007, TABLED BY BOARD OF SUPERVISORS IN 2003. SUSPENDED [NO CHANGE IN STATUS]
PLN010311 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	TRAPKUS STEPHEN TR	3.2 MILES EAST OF HWY 1 ON PALO COLORADO, BIG SUR	COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD (ASSESSOR'S PARCEL NUMBERS 418-131-028-000 AND 418-132-005-000). THE LOT LINE ADJUSTMENT WILL ADD 7.8 ACRES TO ASSESSOR'S PARCEL NUMBER 418-131-028-000. THE PROPERTIES ARE LOCATED AT THE 3.2 MILE MARKER AT PALO COLORADO ROAD, BIG SUR, AND COASTAL ZONE. TABLED AT JULY 25, 2002 SUBDIVISION COMMITTEE MEETING FOR REDESIGN – NO HEARING DATE HAS BEEN SET. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN000142 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	CALTRANS 2000- DISPOSAL SITE	HWY 1 VARIOUS SITES PM27.8 & 22.4, BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO REMOVE LANDSLIDE THAT IS BLOCKING BOTH LANES OF HWY 1. INCLUDES REVIEW OF DISPOSAL SITES FOR EXCESS MATERIAL FROM PITKINS CURVE AND BIG CREEK SLIDES. (SEE PLN000425 AND PLN000426 FOR FOLLOW-UP DISPOSAL.) SUSPENDED [NO CHANGE IN STATUS]
PLN980487 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	GRIES BEVERLY STERN	GORDA MOUNTAIN NO 4, BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A 540 SQUARE FOOT CARETAKER UNIT AND CARPORT ON A PARCEL WITH AN EXISTING SINGLE FAMILY RESIDENCE. THIS PROJECT WILL BRING THE EXISTING ILLEGAL MANUFACTURED UNIT INTO COMPLIANCE WITH THE ZONING ORDINANCE AND RESOLVE COUNTY CODE VIOLATION FILE #85-315:D. THE PROPERTY IS FRONTING AND SOUTHERLY OF GORDA MOUNTAIN RD, LOCATED AT NO. 4 GORDA MOUNTAIN (ASSESSOR'S PARCEL NUMBER 424-011-016-000) IN THE BIG SUR AREA OF THE COASTAL ZONE. DEEMED INCOMPLETE ON APRIL 14, 1999. (PROJECT HAS BEEN SUSPENDED DUE TO NO ACTIVITY) [NO CHANGE IN STATUS]
PLN970596 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	PACIFIC BELL	LOPEZ POINT, BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A MICROWAVE DISH ENCLOSED IN A SHED (22' 6" IN HEIGHT) LOCATED WITHIN THE CRITICAL VIEWSHED OF STATE HIGHWAY 1. THE PROJECT INCLUDES A PROPANE TANK, 7' HIGH CEDAR FENCE AND SOLAR PANELS ON THE SHED ROOF. THIS WILL PROVIDE PACIFIC BELL TELEPHONE SERVICE ALONG THE SOUTH COAST AREA OF BIG SUR. THE PROPERTY IS FRONTING ON THE WESTERLY SIDE OF STATE HIGHWAY 1, LOCATED AT LOPEZ POINT (ASSESSOR'S PARCEL NUMBER 422-011-010-000) IN THE BIG SUR AREA OF THE COASTAL ZONE. PROJECT HAS BEEN SUSPENDED DUE TO INACTIVITY. [NO CHANGE IN STATUS]
PLN970595 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	PACIFIC BELL	POST RANCH (WEST SIDE OF HWY 1), BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A MICROWAVE DISH ON A 34' HIGH SUPPORT ANTENNA FOR PACIFIC BELL TELEPHONE SERVICE; AND A VARIANCE TO EXCEED THE 15' MAXIMUM ALLOWABLE HEIGHT FOR AN ACCESSORY STRUCTURE. THE PROPERTY IS FRONTING ON AND WESTERLY OF STATE HIGHWAY 1, LOCATED AS PARCEL "C" ON THE POST RANCH PROPERTY (ASSESSOR'S PARCEL NUMBER 419-311-036-000) IN THE BIG SUR AREA OF THE COASTAL ZONE. TABLED – PROJECT HAS NEVER BEEN DEEMED COMPLETE OR INCOMPLETE. [NO CHANGE IN STATUS]
PD040368 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	DOUD JOHN EDWARD	W OF HWY 1 N OF GARRAPATA BRIDGE, BIG SUR	CONSIDER LAND USE PLAN AMENDMENT AND ZONE CHANGE FROM OUTDOOR RECREATION (OR) TO WATERSHED & SCENIC CONSERVATION (WSC/40) FOR A 2.5-ACRE LOT LOCATED NORTH OF GARRAPATA CREEK, SOUTH OF GARRAPATA PARK, AND WEST OF HIGHWAY ONE, BIG SUR (ASSESSOR'S PARCEL NUMBER 243-212-016-000), COASTAL ZONE. APPROVED BY BOARD OF SUPERVISORS ON NOVEMBER 14, 2006; LOCAL COASTAL PROGRAM AMENDMENT SENT TO CALIFORNIA COASTAL COMMISSION IN JUNE 2007. CALIFORNIA COASTAL COMMISSION RECOMMENDED DENIAL-APPEAL WITHDRAWN TO ADDRESS LEGAL LOT ISSUE. [NO CHANGE IN STATUS]



PROJECT UPDATE – STATE ROUTE 1 IN SAN LUIS OBISPO & MONTEREY COUNTIES (HIGHWAY 46 TO CARMEL RIVER)

PREPARED FOR DECEMBER 13, 2024, BIG SUR MULTI-AGENCY ADVISORY COUNCIL MEETING

PROJECTS UNDER CONSTRUCTION										
	Project	Location	Description	Estimated Construction Timeline	Construction Cost	Funding Source	Coastal Development Permit	Project Manager	Contractor	Comments
C1	Highway 1 Pfeiffer Canyon Mitigation (1K080)	At Pfeiffer Canyon Bridge (MON 45.4/45.6)	Environmental mitigation (planting, erosion control) for project EA 1J130.	April 2023 – May 2026	\$200,000	SHOPP	This project is to meet the CDP condition for 05-1J130.	Aaron Wolfram	CON	Contract Approved on 4/11/2023. 3 Year Plant Establishment.
C2	Highway 1 Big Sur Central (1Q770)	In Monterey County, Near Big Sur, From Limekiln Creek Bridge to 0.9 Mile south of Castro Canyon Bridge MON-1-20.9/42.2	Storm Damage Repairs	Jan 2023 - July 2025	\$76.35 Million	SHOPP	Exempt	Victor Devens	Papich Construction, Inc.	Construction in progress.
C4	Highway 1 Big Sur South (1Q760)	In San Luis Obispo and Monterey Counties, Near Big Sur, From Ragged Point to Limekiln Creek Bridge SLO-1-71.8 to MON-1-20.9	Storm Damage Repairs	Jan 2023 - April 2025	\$21.75 Million	SHOPP	Exempt	Victor Devens	S. Chaves Construction, Inc.	Construction in progress.
C5	Highway 1 Big Sur North (1Q800)	In Monterey County, Near Big Sur, From 0.9 Mile south of Castro Canyon Bridge to 0.3 Mile south of Carmel River Bridge MON-1-42.2/72.0	Storm Damage Repairs	Jan 2023 - July 2025	\$25.4 million	SHOPP	Exempt	Victor Devens	Granite Rock Construction	Construction in progress.
C6	Coastal RSP Repair (1R190)	In Monterey County from 3 miles to 1 mile south of the town of Gorda. MON-1-7.2/9.2	Repair RSP and gabion baskets	Jan 2024 - July 2025	\$81.75 million	SHOPP	Exempt	Victor Devens	John Madonna Construction	Construction in progress



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C7	St. Francis Revetment (1R210)	On Route 1 in Monterey County 2.2 miles north of the Pfeiffer Canyon Bridge. MON-1-47.8	Replace failed concrete revetment	Jan 2024 - July 2025	\$7.5 million	SHOPP	Exempt	Victor Devens	Granite Rock Construction	Construction in progress
C8	Dolan Point Slide (1R630)	In Monterey County 1.7 miles south of the Dolan Creek Bridge. MON-1-29.5	Remove slide material. Restore roadway. Install rockfall netting.	Feb 2024 - April 2025	\$3.7 million	SHOPP	Exempt	Victor Devens	Papich Construction	Construction in progress
C9	Monastery Beach Sinkhole (1S080)	In Monterey County one mile south of the Carmel River Bridge MON-1-71.24	Sinkhole over culvert	May 2024 - April 2025	\$150,000	SHOPP Minor	Exempt	Victor Devens	Granite Construction	Construction in progress
C10	Rocky Creek Slip Out (1S040)	In Monterey County at .1 mile south of the Rocky Creek Bridge MON-1-60.0	Stabilize slope. Temporary signal.	March 2024 - August 2025	\$9.4 million	SHOPP	Emergency Costal Development Permit	Victor Devens	Teichert Construction	Construction in progress
C11	Regent's Slide (1R640)	In Monterey County 0.3 mile south of the Big Creek Bridge. MON-1-27.8	Remove slide material. Restore roadway.	Jan 2023 - TBD	\$31 million	SHOPP	Emergency Costal Development Permit	Victor Devens	Papich Construction	Excavation halted temporarily. Crews observed additional cracking, requiring additional monitoring and analysis before beginning work again.
C12	Rocky Creek Slip Out Restoration (1S160)	In Monterey County at .1 mile south of the Rocky Creek Bridge MON-1-60.0	Construct a viaduct to restore two-way traffic	June 2024 – Summer 2025	Estimated \$21 million	SHOPP 130 Emergency Work	To be determined	Chad Stoehr	Gordon N. Ball, Inc.	Construction in progress



PROJECT UPDATE – STATE ROUTE 1 IN SAN LUIS OBISPO & MONTEREY COUNTIES (HIGHWAY 46 TO CARMEL RIVER)

PREPARED FOR DECEMBER 13, 2024, BIG SUR MULTI-AGENCY ADVISORY COUNCIL MEETING

PROJECTS IN DEVELOPMENT									
	Project	Location	Description	Estimated Construction Timeline	Construction Cost	Funding Source	Coastal Development Permit	Project Manager	Comments
D1.	Highway 1 Mud Creek Permanent Restoration (1K020)	In Monterey County 0.8 miles north of Alder Creek Bridge to 1.2 miles north of Alder Creek Bridge (MON 8.7/9.1)	Coastal Development Permit Requirements	Summer 2025 – Fall 2025	\$2.1 million	SHOPP MAJOR	Yes	Luis Duazo	Project Plans, Specifications, and Cost Estimates are being finalized. Coastal Development Permit is in-progress.
D2.	Highway 1 Limekiln Creek Bridge Replacement (1F510)	In Monterey County from south of Limekiln Creek Bridge to just north of Limekiln Creek Bridge (MON 20.9-21.3)	Replace bridge	Summer 2027 – Fall 2030	\$96.2 million	SHOPP	Yes	Carla Yu	The Design phase has begun.
D3.	Highway 1 Big Creek Tieback Wall (1K010)	Near Lucia south of Big Creek Bridge (MON 27.5/27.7)	Construct tieback wall, restore roadway and facilities, place Water Pollution Control BMPs, and erosion control	Winter 2024/25 – Winter 2026/27	\$7.3 million	SHOPP	Yes	Meg Henry	Caltrans received an incomplete letter from Coastal for the CDP application and is actively working with Coastal to address their comments.
D4.	Highway 1 Castro Canyon Bridge Rail Upgrade (1H490)	At Castro Canyon Bridge (MON 43.1)	Replace bridge rail	TBD - Spring 2028	\$2.5 million	SHOPP	Yes	Meg Henry	Project is delayed due to AT&T; a second time extension was requested but denied by HQ CTC staff. D5 is reprogramming the project in the 24/25 SHOPP. EA will remain as 05-1H490. D5 was notified in early March 2024 that AT&T has contested the legal filing. D5 is awaiting clarification on updated timeline from HQ legal. As of May 2, the date for resolution of legal action is unknown but anticipated to be no earlier than late fall and possibly later



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									than Spring 2025. The construction timeline will be updated when resolved.
D5.	Highway 1 Coastlands II Wall Permanent Restoration (1P210)	Near Big Sur at 1.1 Mile south of Pfeiffer Canyon Bridge (MON 44.34/44.34)	Construct soldier pile wall or mechanically stabilized embankment wall	Winter 2025/26 – Winter 2026/27	\$3.2 million	SHOPP	Yes	Carla Yu	The 95% Constructability Review was completed in December 2024. RTL is scheduled for June 2025.
D6.	Highway 1 Garrapata Creek Bridge Rail Replacement (1H800)	At Garrapata Creek Bridge (MON 62.97)	Bridge rail rehabilitation	Summer 2025 – Summer 2026	\$3.6 million	SHOPP	Yes	Aaron Wolfram	Project is holding on completion of updates to 2024 Standards because the CDP is currently awaiting appeal to the Coastal Commission. The Monterey County Planning Commission denied CDP on 2/22/2023 and denied appeal on 3/8/23. Board of Supervisors voted to appoint a working group to discuss additional options for rail selection. The Board denied a CDP at the 6/25/2024 meeting. CT is awaiting the decision of our appeal from the Coastal Commission.
D7.	Highway 1 Carmel River Overflow Bridge (1F650)	In Monterey County, on Route 1, 0.2 miles south of Carmel River Bridge (MON 71.9 - 72.3)	Drainage Improvements	April 2025 – May 2025	\$11 million	Local, Oversight	Yes	Ryan Caldera	95% Plans have been reviewed by the Department and returned to the County of Monterey. Anticipate comments to be addressed and resubmittal in Fall 2024.
D8.	Highway 1 Big Creek to Carmel Drainage Restoration (1N360)	In Monterey Count on Route 1 at Various Locations (MON 27.76/70.87)	Drainage Restoration	Winter 2024/25 – Summer 2025	\$1.25 million	SHOPP MINOR A	Yes	Aaron Wolfram	DPR signed 11/7/2022. Starting public circulation of DED. PAED targeting February 2024.



PROJECT UPDATE – STATE ROUTE 1 IN SAN LUIS OBISPO & MONTEREY COUNTIES (HIGHWAY 46 TO CARMEL RIVER)

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ACRONYMS USED IN THIS REPORT:

CT	Caltrans	PA&ED	Project Approval and Environmental Document
CDP	Coastal Development Permit	PS&E	Plans, Specifications, & Estimates
DED	Draft Environmental Document	RTL	Ready to List
DPAC	Division of Procurement and Contracts	SHOPP	State Highway Operation and Protection Program
DPR	Draft Project Report	STIP	Statewide Transportation Improvement Program
ED	Environmental Document		