

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

In the matter of the application of:

PATRICK DEYOUNG (PLN090421)

RESOLUTION NO. 10-014

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically exempting PLN090421 per CEQA Guidelines Section 15303; and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 66 linear foot debris deflection wall (including the construction and installation of drainage improvements consisting of approximately 60 linear feet of concrete lined gutter, approximately 311 linear feet of 18 inch diameter storm drain pipe, and an energy dissipater approved under emergency permit PLN090402); 2) a Coastal Development Permit to allow development within 50 feet of a coastal bluff; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow development on slope greater than 30 percent; and 5) a Design Approval.

(PLN090421, Patrick DeYoung, 53900 Highway, Big Sur, Big Sur Coast Land Use Plan, APN 420-231-006-000)

The DeYoung application (PLN090421) came on for public hearing before the Monterey County Zoning Administrator on March 25, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County General Plan,
- Big Sur Coast Land Use Plan,
- Big Sur Coastal Implementation Plan, and
- Monterey County Zoning Ordinance (Title 20)

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

- b) The property is located at 53900 Highway 1, Big Sur (Assessor's Parcel Number 420-231-006-000), Big Sur Coast Land Use Plan (LUP). The parcel is zoned Watershed and Scenic Conservation, 40 acres per unit, with a Design Control District Overlay (Coastal Zone) [WSC/40-D (CZ)], which allows the construction of minor accessory structures or facilities such as debris deflection walls and drainage improvements with a Coastal Administrative Permit. The Monterey County Zoning Ordinance (Title 20) and the Big Sur Coast LUP also allow development within 50 feet of a coastal bluff, within 100 feet of environmentally sensitive habitat, and on slope greater than 30 percent provided the applicable Coastal Development Permits are first granted. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted site inspections on October 13, 2009, and March 10, 2010, to verify that the project on the subject parcel conforms to the plans listed above.
- d) County records identify the project site is within an area of high sensitivity for prehistoric cultural resources. An archaeological survey prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of the County's standard project condition (Condition No. 3).
- e) Slope: Development on slopes that exceeds 30% is prohibited unless there is no feasible alternative that 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 General Plan and the Big Sur Coast Land Use Plan than other development alternatives. See Finding No. 7.
- f) Environmentally Sensitive Habitat Areas (ESHA): Development within 100 feet of ESHA must minimize impacts in accordance with the applicable goals and policies of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20). See Finding No. 8.
- g) Coastal Bluff: Monterey County Zoning Ordinance Section 20.70.120.B.1 requires a Coastal Development Permit for improvements to any structure within 50 feet of a coastal bluff edge because they involve risk of environmental impact. In addition, the Big Sur Coast Land Use Plan Policy 3.7.2.3 directs all development to be sited and designed to minimize risk from geologic, flood, or fire hazards. The area of disturbance required for the drainage improvements and the debris deflection wall is the minimum necessary and will help to reduce the potential for future debris flows. The project, as proposed, is consistent with applicable policies regarding hazards and protection of environmental resources.
- h) The project was referred to the South Coast Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the

LUAC because it involves a Design Approval subject to review by the Zoning Administrator. The South Coast LUAC voted unanimously to support the project at a public meeting held on January 12, 2010.

- i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project Files PLN090421 and PLN090402.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cal-Fire Coastal (Fire Protection District), RMA - Public Works Department, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Biological Resources, Archaeological Resources, and Soil/Slope Stability. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- Preliminary Archaeological Reconnaissance (LIB090503) prepared by Archaeological Consulting, Salinas, California, November 5, 2009.
- Biological Assessment (LIB090502) prepared by Nicole Nedeff, Carmel Valley, California, November 23, 2009.
- Debris Flow Protection Recommendations (LIB090504) prepared by Haro, Kasunich, and Associates, Inc., Watsonville, California, March 31, 2006.
- Request for Emergency Permit to Construct Storm Drainage Improvements and Debris Flow Protection (LIB100004) prepared by Haro, Kasunich, and Associates, Inc., Watsonville, California, November 9, 2009.
- Supplemental Information Regarding Need for Emergency Permit to Construct Storm Drainage Improvements and Debris Flow Protection (LIB100005) prepared by Haro, Kasunich, and Associates, Inc., Watsonville, California, November 25, 2009.

- c) Staff conducted site inspections on October 13, 2009, and March 10, 2010, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project Files PLN090421 and PLN090402.

3. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by the RMA - Planning Department, Cal-Fire Coastal (Fire Protection District), RMA - Public Works Department, Environmental Health Division, and Water Resources Agency. The respective departments/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) See Finding Nos. 1, 2, 4, 5, 6, 7, and 8, and supporting evidence.

4. **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 RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted site inspections on October 13, 2009, and March 10, 2010, and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project Files PLN090421 and PLN090402.

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

EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3), categorically exempts the construction or location of limited numbers of new, small facilities or structures.

b) The project consists of the construction of a 66 linear foot debris deflection wall (including the construction and installation of drainage improvements consisting of approximately 60 linear feet of concrete lined gutter, approximately 311 linear feet of 18 inch diameter storm drain pipe, and an energy dissipater approved under emergency permit PLN090402). The project, as proposed, is consistent with the Class 3 categorical exemption per Evidence 5a above.

c) No adverse environmental effects were identified during staff review of the development application during site visits on October 13, 2009, and

March 10, 2010.

- d) Exceptions to exemptions listed in Section 15300.2.a-f are inapplicable. The project does not involve: a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, nor development within view of a scenic highway. The project site is located, and involves development, near a particularly sensitive environment; however, the development proposed will not result in a significant impact to natural resources. See Finding Nos. 2 and 8.
- e) See preceding and following findings and supporting evidence.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 2, Shoreline Access Plan, Central Section, and Figure 3, Trails Plan, Central Section, in the Big Sur Coast Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project Files PLN090421 and PLN090402.
 - e) The project planner conducted site inspections on October 13, 2009, and March 10, 2010.

7. **FINDING:** **DEVELOPMENT ON SLOPE** – There is no feasible alternative which would allow development to occur on slopes of less than 30%.

- EVIDENCE:**
- a) In accordance with the applicable policies of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
 - b) The project includes application for development on slopes exceeding 30%. The slope above the existing caretaker unit has been weakened by inadequate drainage improvements at the top of the slope. Storm runoff from Highway 1 and the property area above the slope are focused onto the slope, and have caused debris flows. A major debris flow in 2005 caused damage to the caretaker unit and other exterior improvements. The recent rain storm of October 13, 2009, also caused a minor debris flow and damaged temporary drainage pipes. New erosion scars have

developed and could contribute to new debris flows. The construction of the drainage improvements and the debris deflection wall is the minimum work required to abate the threat that debris flows pose to the caretaker unit.

- c) The project application includes development on slopes exceeding 30%. Policy 3.7.3.A.1 of the Big Sur Coast Land Use Plan states that "All development shall be sited and designed to conform to site topography and to minimize grading and other site preparation activities." The topography of the parcel significantly limits the available building area for the deflection wall and drainage improvements. The County has reviewed the project plans and visited the site to analyze possible development alternatives. Based on the site limitations and plans provided, there is no feasible alternative which would allow development to occur on slopes of less than 30%.
- d) The Zoning Administrator shall require such conditions and changes in the development as it may deem necessary to assure compliance with Section 20.64.230.E.2 of the Monterey County Zoning Ordinance (Condition Nos. 4, 5, 8, 11, and 12).
- e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project Files PLN090421 and PLN090402.
- f) The project planner conducted site inspections on October 13, 2009, and March 10, 2010.
- g) The subject project minimizes development on slopes exceeding 30% in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

8. **FINDING:** **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) The project application includes development within 100 feet of environmentally sensitive habitat areas (ESHA). Although the project area itself does not contain any sensitive species or ESHA, the site is within 100 feet of a natural drainage/riparian area. The project site is also located several hundred feet above the waters of the Monterey Bay National Marine Sanctuary (MBNMS). In accordance with the applicable policies of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
 - b) Policy 3.3.2.1 of the Big Sur Coast Land Use Plan directs that development in ESHA shall not be permitted if it results in potential disruption to habitat value. The County has reviewed the plans for the installation/construction of drainage improvements and a debris deflection wall, and concurs it is the minimum amount of work required and will minimize the potential impacts to resources. In addition, the biological assessment prepared for the project noted that the project will

not adversely affect the natural resources in the surrounding area, including the Monterey Bay National Marine Sanctuary. Therefore, the disruption caused by the proposed development is construction-related and temporary and will not result in significant or permanent disruption of the habitat.

- c) The project site is located on the Big Sur coastline above the waters of the Monterey Bay National Marine Sanctuary. Policy 3.3.3.B.1 of the Big Sur Coast Land Use Plan directs that development on parcels adjacent to inter-tidal habitat areas should be sited and designed to prevent deposition of sediment. No construction work is proposed along the rocky shore area, and the project area is several hundred feet above the mean high tide line. Per the biological assessment prepared for the project, the near-shore waters and sensitive species in the sanctuary waters should not be impacted by project implementation. In addition, the maintenance of vegetation in the surrounding area will aid in filtering soil and debris that could occur during a flow event.
- d) The project also involves work above a natural drainage/riparian area. Policy 3.3.3.A.3 of the Big Sur Coast Land Use Plan directs that development shall be sited to protect riparian habitat values. Due to the location of the caretaker unit, the debris deflection wall is sited in the least disruptive location.
- e) The project planner conducted site inspections on October 13, 2009, and March 10, 2010, to verify ESHA locations and potential project impacts to ESHA.
- f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project Files PLN090421 and PLN090402.
- g) The biological assessment prepared and submitted for the project recommended actions to minimize and prevent potential impacts to the riparian area and the Monterey Bay National Marine Sanctuary waters. The proposed development shall be completed in accordance with these recommendations, and monitored for three years to ensure consistency with applicable policies (see Condition Nos. 8, 9, 11, and 12).

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

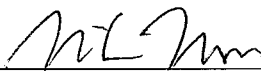
- EVIDENCE:**
- a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission: Section 20.86.080.A.1 and A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because approved projects between the sea and the first through public road paralleling the sea, and approved projects involving development in the underlying zone as a conditional use, are appealable to the Coastal Commission.

DECISION

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

- A. Categorically exempt PLN090421 per CEQA Guidelines Section 15303; and
- B. Approve a Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 66 linear foot debris deflection wall (including the construction and installation of drainage improvements consisting of approximately 60 linear feet of concrete lined gutter, approximately 311 linear feet of 18 inch diameter storm drain pipe, and an energy dissipater approved under emergency permit PLN090402); 2) a Coastal Development Permit to allow development within 50 feet of a coastal bluff; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow development on slope greater than 30 percent; and 5) a Design Approval; in general conformance with the attached sketch and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of March, 2010.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAR 30 2010**

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

APR 09 2010

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 the Monterey County Planning Department and 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.

<p align="center">RESOLUTION <u>10-014</u> - EXHIBIT 1</p> <p align="center">Monterey County Resource Management Agency</p> <p align="center">Planning Department</p> <p align="center">Condition Compliance and/or Mitigation Monitoring Reporting Plan</p>	<p>Project Name: <u>DEYOUNG</u></p> <p>File No: <u>PLN090421</u> APN: <u>420-231-006-000</u></p> <p>Approved by: <u>Zoning Administrator</u> Date: <u>March 25, 2010</u></p>
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN090421) allows 1) a Coastal Administrative Permit for the construction of a 66 linear foot debris deflection wall (including the construction and installation of drainage improvements consisting of approximately 60 linear feet of concrete lined gutter, approximately 311 linear feet of 18 inch diameter storm drain pipe, and an energy dissipater constructed under emergency permit PLN090402); 2) a Coastal Development Permit to allow development within 50 feet of a coastal bluff; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow development on slope greater than 30 percent; and 5) a Design Approval. The property is located at 53900 Highway 1, Big Sur (Assessor's Parcel Number 420-231-006-000), Big Sur Coastal Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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	Adhere to conditions and uses specified in the permit.	Owner / Applicant	Ongoing unless otherwise stated.	
			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 the RMA - Planning Department.	RMA - Planning		
			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.	WRA RMA - Planning		

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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. (RMA-Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-014) was approved by the Zoning Administrator for Assessor's Parcel Number 420-231-006-000 on March 25, 2010. The permit was granted subject to twelve (12) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits.	
3.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. 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.	Owner / Applicant / Archaeo- logist	Ongoing	
4.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project's compliance with the geotechnical report.	Owner / Applicant / Geotech- nical Consultant	Prior to final inspection.	

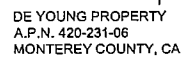
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
5.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner / Applicant	Prior to the issuance of grading and building permits.	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner / Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department.	Owner / Applicant	Prior to final inspection.	
6.		PD016 – NOTICE OF REPORTS Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Biological Assessment has been prepared for this parcel by Nicole Nedeff, dated November 23, 2009; and Debris Flow Protection Recommendations and Removal of Debris Flow Materials have been prepared by Haro, Kasunich, and Associates, Inc., dated March 31, 2006, and January 21, 2010, respectively. These reports are on record in the Monterey County RMA - Planning Department, Library Nos. 090502 and 090504, respectively. All development shall be in accordance with these reports." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner / Applicant	Prior to the issuance of grading and building permits.	
7.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to	The applicant shall obtain a valid grading or building permit and/or	Owner / Applicant	As stated in the	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		expire on March 25, 2013, unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.		conditions of approval.	
8.		PD033 - RESTORATION OF NATURAL MATERIALS (NON-STANDARD) Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area and in accordance with the biological report prepared for the project, subject to the approval of the Director of the RMA - Planning Department. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to issuance of grading and building permits. The approved restoration work shall be completed prior to final inspection. (RMA – Planning Department)	Submit restoration plans to the RMA - Planning Department for review and approval.	Owner / Applicant	Prior to issuance of grading and building permits.	
			Complete the restoration of natural materials to correspond with the adjoining area and in accordance with the biological report prepared for the project.	Owner / Applicant	Prior to final inspection.	
9.		PDSP001 – BIOLOGICAL CERTIFICATION AND MONITORING (NON-STANDARD) Prior to final inspection, the biological consultant shall provide certification that all development has been constructed in accordance with the biological report (Section IV, General Recommendations and Suggested Conditions). After completion of restoration work, the plantings shall be monitored for a three-year period. Monitoring reports prepared by a qualified biologist shall be submitted to the RMA-Planning Department on an annual basis for three years following project completion. (RMA – Planning Department)	Submit certification by the biological consultant to the RMA – Planning Department showing project’s compliance with the biological report.	Owner / Applicant / Biological Consultant	Prior to final inspection.	
			Submit monitoring reports to the RMA-Planning Department for a three-year period. The reports shall be submitted on an approximate annual basis after project completion.		Monitoring Report – year one after completion	
					Monitoring Report – year two after completion	
					Monitoring Report – year three after completion	

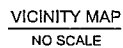
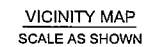
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
10.		PDSP002 – DEBRIS FLOW SOIL PLACEMENT (NON-STANDARD) Soil from future debris flows may be placed in the corral area on the property located at 53810 Highway 1 (Assessor's Parcel Numbers 420-231-004-000 and 420-231-005-000), Big Sur. In order to reduce erosion potential in the corral area, the applicant shall take the following actions: 1) salvage pine needle duff for use as mulch; 2) remove invasive, undesirable plants from the area prior to the placement of excavated material; 3) outline the fill area with natural fiber rolls and slightly compact new soil cover once in place; and 4) replace pine needle duff and supplement with weed-free straw to act as erosion control mulch. Erosion of debris material from the corral area shall constitute non-compliance with this condition. (RMA – Planning Department)	Adhere to the actions specified.	Owner / Applicant	Ongoing	
11.		PDSP003 – CONSTRUCTION ACCESS (NON-STANDARD) The applicant shall minimize ground and vegetation disturbance during construction activities by identifying a clear and unobstructed corridor for equipment access and delivery of materials to all work areas, and by using specialized equipment (as recommended in the biological report) that will minimize ground disturbance in constrained work areas. (RMA – Planning Department)	Identify and incorporate as notes on the plans and submit to the RMA-Planning Department for review and approval.	Owner / Applicant	Prior to issuance of building permit.	
12.		PDSP004 – PROTECTION OF RESOURCES IN CONSTRUCTION AREA (NON-STANDARD) In order to protect the surrounding natural resources, the applicant shall control the area of construction by taking the following actions: 1) maintain down-slope silt fencing free of slurry sediment to the extent possible during concrete mixing and pouring of deflection wall supports; 2) remove collected slurry sediment and dispose of off-site; 3) replace fiber rolls if contaminated	Identify and incorporate as notes on the plans and submit to the RMA-Planning Department for review and approval.	Owner / Applicant	Prior to issuance of building permit.	
			Comply with these recommendations during the course of construction until project completion as approved by the Director of RMA – Planning.	Owner / Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		with slurry; 4) leave clean rolls in place after construction to reduce downstream sedimentation in the riparian area; 5) place plastic snow-drift fencing or other appropriate barrier at upstream margin of the willow thicket to prevent potential damage of the riparian area during construction of the debris deflection wall and energy dissipater at the pipeline terminus; and 6) place natural fiber rolls at base of fencing along cross section of rocky channel to prevent runoff of potentially contaminated water or slurry into the natural drainage. The use of creosoted railroad ties is not recommended for the debris deflection wall, as this wood preservative leaches chemicals into the environment as it decomposes. The applicant shall identify and incorporate these recommendations as notes on the plans and submit to the RMA-Planning Department for review and approval. The applicant shall comply with these recommendations during all phases of construction, and shall submit evidence of compliance to the RMA-Planning Department. (RMA – Planning Department)	Submit evidence of compliance to the RMA - Planning Department for review and approval.	Owner / Applicant	Prior to final inspection.	

END OF CONDITIONS



ASSESSORS PARCEL MAP
SCALE: 1" = 400± FT



PATRICK DE YOUNG
(A portion of the work area is on a
proposed easement to Peter Mullin)

53900 Highway 1
Blg Sur, CA 93920

John Kasunich, G.E. 455
HARO, KASUNICH & ASSOCIATES, INC.
116 East Lake
Watsonville, CA 95076
(831)722-4175 Fax (831)722-3202

Bryan Happee, P.L.S. 8229
DUNBAR & CRAIG
1011 Cedar St.
Santa Cruz, CA 95060
(831) 425-7533 Fax (831) 428-9182

Excavation: 120 cubic yards
Fill: 0 cubic yards
Contractor to verify quantities prior to bidding and construction.

SHEET 1 - TITLE SHEET
SHEET 2 - PROPOSED EASEMENT
SHEET 3 - SITE PLAN, DEBRIS WALL DETAIL & DRAINAGE IMPROVEMENT
SHEET 4 - CROSS SECTIONS
SHEET 5 - PLASTIC PIPE DOWNDRAIN AND CABLE ANCHORAGE SYSTEM DETAILS

Debris wall location to be approved by project Geotechnical Engineer.

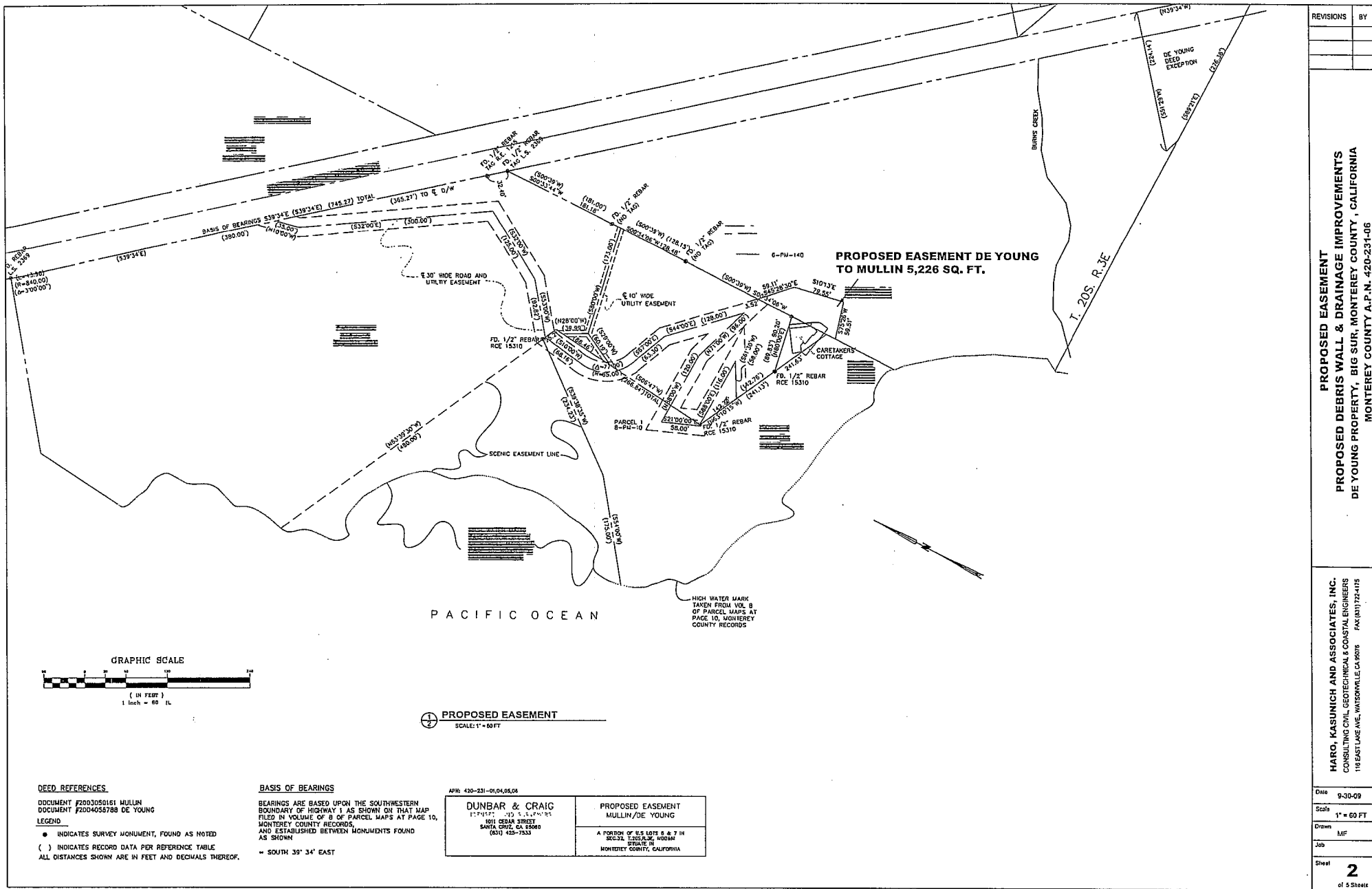
Earthwork observation, and pier and foundation excavations to be inspected by project Geotechnical Engineer.

Drainage system placement and details to be inspected by project Civil Engineer.

TITLE SHEET
PROPOSED DEBRIS WALL & DRAINAGE IMPROVEMENTS
DE YOUNG PROPERTY, BIG SUR, MONTEREY COUNTY, CALIFORNIA
MONTEREY COUNTY A.P.N. 42D-231-06

HARO, KASUNICH AND ASSOCIATES, INC.
CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS
116 EAST LAKE AVE., WATSONVILLE, CA 95076 FAX (415) 722-1175

Date	9-30-09
Scale	AS SHOWN
Drawn	MF
Job	
Sheet	1 of 5 Sheets

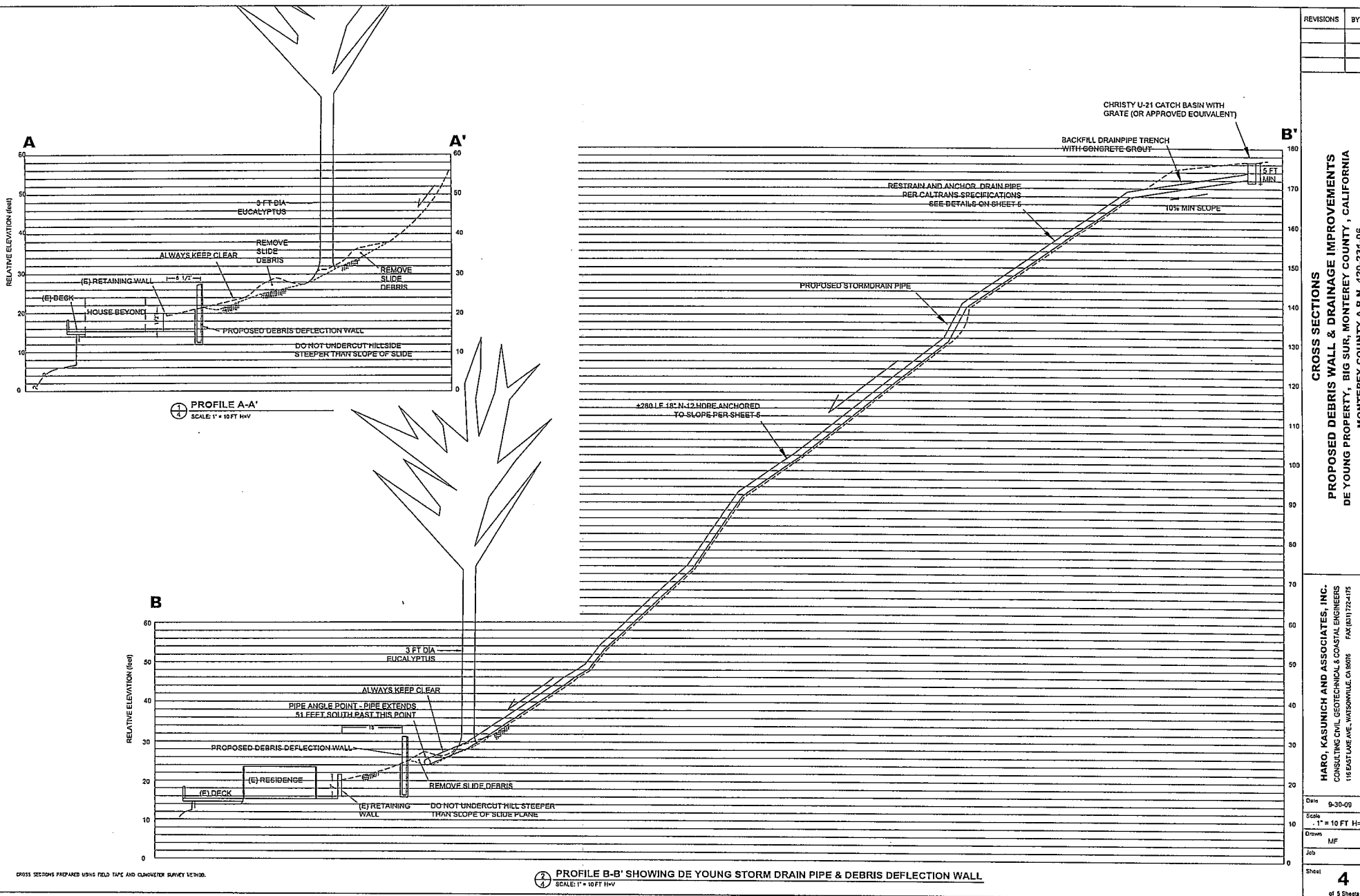


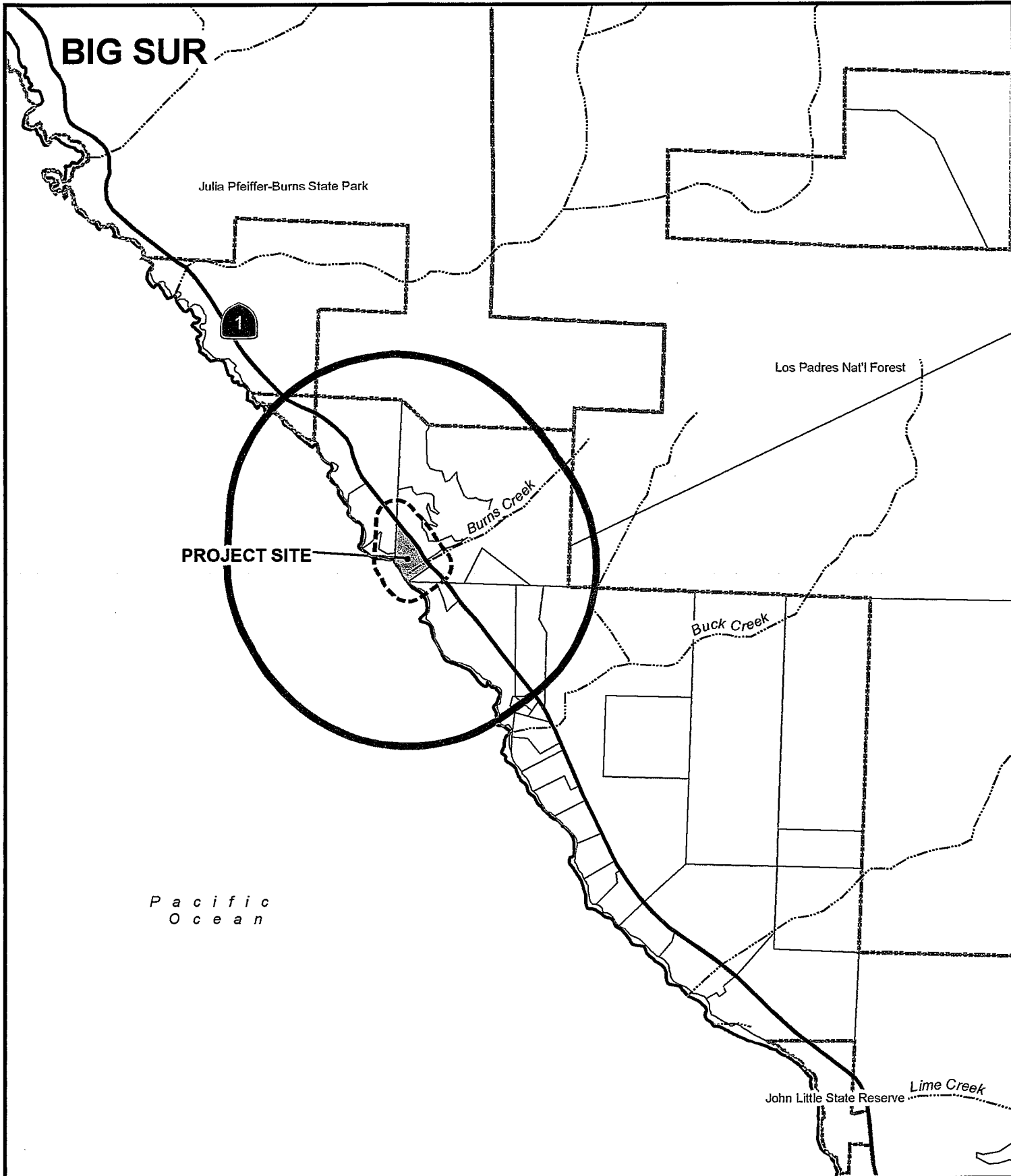
REVISIONS	BY

PROPOSED EASEMENT
PROPOSED DEBRIS WALL & DRAINAGE IMPROVEMENTS
DE YOUNG PROPERTY, BIG SUR, MONTEREY COUNTY, CALIFORNIA
MONTEREY COUNTY A.P.N. 420-231-06

HARO, KASUNICH AND ASSOCIATES, INC.
CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS
114 EAST LAKE AVE., WATSONVILLE, CA 95076
FAX (831) 724-1115

Date	9-30-09
Scale	1" = 60 FT
Drawn	MP
Job	
Sheet	2 of 5 SHEETS





APPLICANT: DE YOUNG

APN: 420-231-006-000

FILE # PLN090421

 300' Limit  2500' Limit  City Limits  Water

