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May 19, 2010

OUR FILE NO. 17.06

Rick Hanson  
PBS&J  
1410 Rocky Ridge Drive, Suite 190  
Roseville, CA 95661

**Re: Water Right Application No. 30166 (El Sur Ranch): Applicant's Analysis of Potential for Cumulative Development Water Supply Impact Within the Big Sur River Watershed**

Dear Mr. Hanson:

In the scope of Work 3.0 proposed by your letter of February 22, 2010, and in our meeting on March 29, 2010, PBS&J requested additional information from the applicant concerning, among other subjects, the potential for future intensification of upstream riparian water uses that could, when combined with the subject project, potentially result in cumulative water use impacts within the Big Sur River Watershed.

Specifically, you asked for data, if available, concerning the potential for other new riparian uses (beyond those which would already be reflected in the measurements and data collected by SGI) to occur in the watershed which might, when combined with the pending application, be cumulatively considerable. We discussed what method should be employed to identify potential for cumulative water use impacts within the Big Sur River Watershed and it was agreed that the most appropriate measure would be the list of projects approach, which is described in CEQA Guidelines Section 15130(b)(1)(A).

As a threshold matter, it should be noted that a large majority of lands within the Big Sur River Watershed are state or federal lands designated as parks, open space, National Forest or Wilderness Area. The potential for intensification of riparian water use on such lands appears remote by their nature. The majority of the remaining land with any potential for water intensifying development, whether or not riparian, lies within the Big Sur River valley in the lower watershed illustrated on Exhibit A. This exhibit is also found in the 2005 SGI report in your possession titled Hydrogeologic Investigation and Conceptual Site Model within the Lower Reach of the Big Sur River.

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Searches for past, present, and probable future projects were conducted both through the records of the SWRCB and the County of Monterey.

For the SWRCB records, a search of the e-WRIMS database yielded no water rights where the search criteria were broadly set to find "*Water Right Status = Pending OR Permitted OR Licensed OR Cancelled OR Inactive OR Revoked OR Claimed OR Claimed - Local Oversight OR Rejected OR Adjudicated OR Registered OR Certified OR Closed OR Temporary OR Waste Water Change Order OR Active OR State Filing; Water Right Type = Pre-1914 Claim of Right OR Riparian Claim of Right OR Post 1914 OR Not Determined OR No Right Required; County = Monterey; Watershed is (Big Sur).*" See attached search output attached as Exhibit B.

The applicant's representatives have examined the Monterey County databases for all Monterey County Planning Department development project application files for properties located within the Big Sur Area Land Use Plan area from 2003 to present. A total of one hundred and six (106) project file records were identified and reviewed.

In order to encompass all past, present, and probable future projects, every Monterey County file record found was placed into the cumulative impact study attached as Exhibit C, *regardless of present project status*. Thus, the list includes project applications which are approved, conditionally approved, incomplete, inactive, and withdrawn. Some of these projects were approved as long ago as 2003, and may have already been developed at the time the SGI studies were completed. Consequently, to the extent that the effects of these past projects would already be in the baseline hydrogeological data evaluated in the EIR, they should not be considered for cumulative impact purposes. However, the past projects identified were nevertheless included in the cumulative impact study. Similarly, other projects have been incomplete for periods of time up to seven years and may not be active but were nevertheless assumed to be probable future projects.

All one hundred and six (106) of the project records were assessed for any potential to intensify riparian water use within the Big Sur River Watershed, the boundaries of which are illustrated on Exhibit A. For the purpose of this analysis, it was assumed that a project has the potential to intensify riparian water use within the Big Sur River Watershed if: 1) it has any potential for water use intensification (including if that potential is unknown and could not readily be determined); and 2) the water supply for the such intensification is a riparian source within the Big Sur River Watershed (regardless of whether the project itself may be located outside of the Big Sur River Watershed).

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Applying these criteria, no past, present, or probable future projects were found to have potential to increase riparian water use in the Big Sur River Watershed. The details are found in the attached cumulative impact study.

I hope this information is helpful in preparing responses to comments on the DEIR. After you have had an opportunity to review this letter and enclosures, please do not hesitate to contact me with any questions or comments you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Blum", with a horizontal line extending to the right.

Mark A. Blum

MAB:mh

Enclosures

CC: Paul Murphey  
Client  
Client representatives

PROJECT NO.

01-ESR-001

DATE

3/11/05

DR. BY

ML/jp





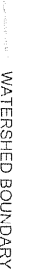
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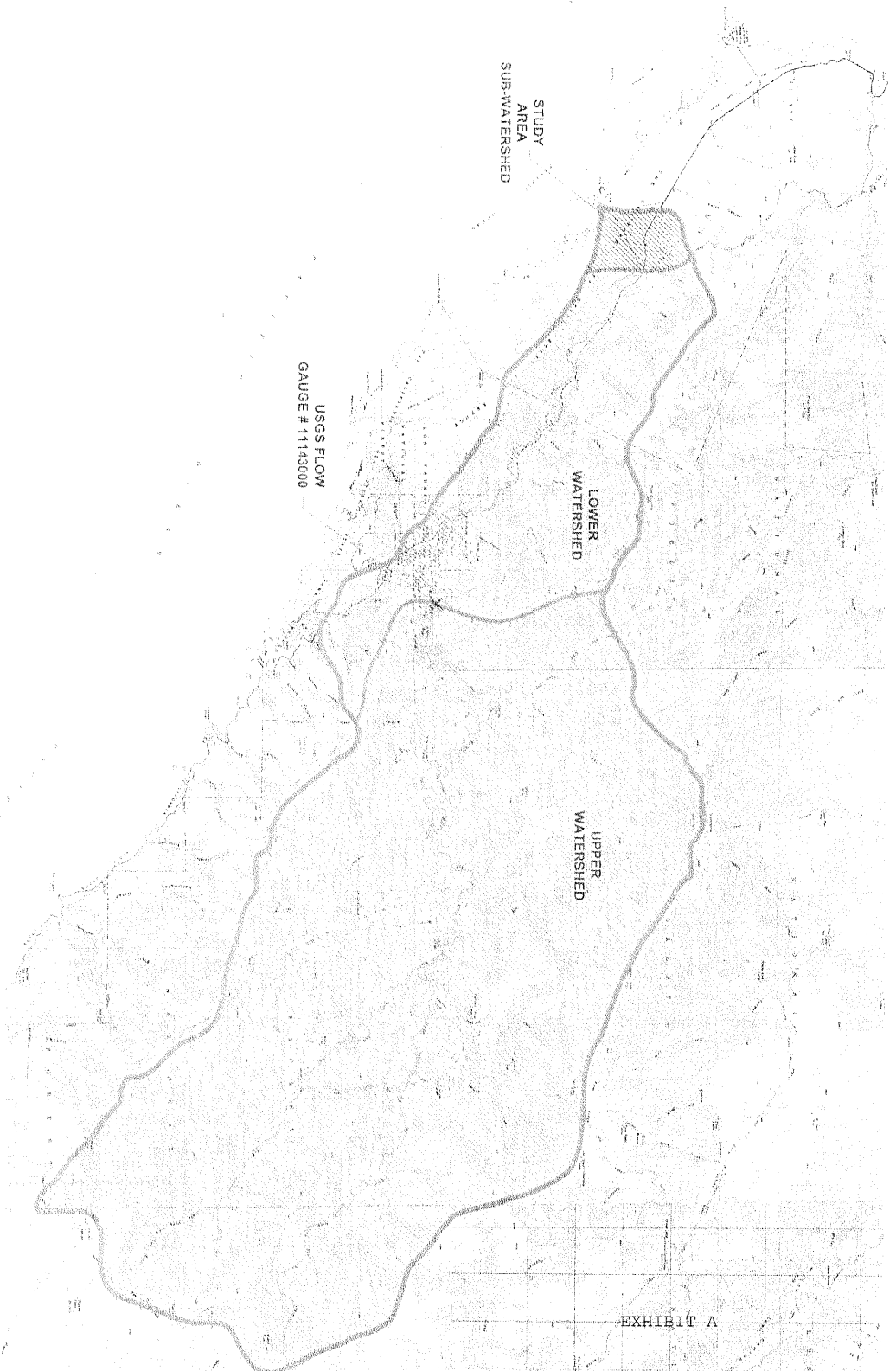
PH

EL SUR RANCH  
 BIG SUR, CALIFORNIA

BIG SUR RIVER WATERSHED

FIGURE 3-19

- LEGEND**
-  STUDY AREA
  -  SUB-WATERSHED
  -  LOWER WATERSHED
  -  UPPER WATERSHED
  -  WATERSHED BOUNDARY





e-WRIMS Water Right Search Results

Criteria: Displaying Water Rights where Water Right Status = Pending OR Permitted OR Licensed OR Cancelled OR Inactive OR Revoked OR Claimed OR Claimed - Local Oversight OR Rejected OR Adjudicated OR Registered OR Certified OR Closed OR Temporary OR Waste Water Change Order OR Active OR State Filing; Water Right Type = Pre-1914 Claim of Right OR Riparian Claim of Right OR Post 1914 OR Not Determined OR No Right Required; County = Monterey; Watershed is (Big Sur).

Search Results: [previous](#) [next](#)

Appl ID	Permit ID	License ID	Water Right Type	Status	Holder Name	Date	Face Amt	County	Source	Permit/License	Map It	E
<a href="#">Return to Water Right Public Search Form</a>										<a href="#">Download to Excel</a>		

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**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
1	PLN 090421	53900 Highway One Big Sur APN: 420-231-006-000	Approved 10/22/2009	Debris Wall	No	No	No
2	PLN 020370	46408 Pear Valley Road Big Sur APN: 419-231-010-000	Incomplete as of 07/11/2003	Conversion of Barn to Single Family Dwelling & Caretaker's Unit	Yes	No	No
3	PLN 030379	56440 Highway One Big Sur APN: 421-011-001-000	Incomplete as of 06/28/2004	New Single Family Dwelling & subdivision	Yes	No	No
4	PLN040180	Coastlands Big Sur APNs: 420-011-002-000 and 420-171-032-000	Appealed to Coastal Commission 05/12/2004	Lot Line Adjustment	No, not from this application. Speculative future applications might seek to intensify water use.	No. Sources are Coastlands Water Company, springs and on-site well.	No
5	PLN 050697	37295 Palo Colorado Road Carmel APN: 148-041-031-000	Incomplete as of 04/19/2010	Studio & Caretaker's Unit	Yes	No	No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
6	PLN 050722	Highway One Big Sur APNs: 243-211-023-000, 243-211-022-000, 417-011-016-000 and 417-021-002-000	Appealed to Coastal Commission 03/22/2006	Lot Line Adjustment	No, not from this application. Speculative future applications might seek to intensify water use.	No	No
7	PLN 060189	Highway One Big Sur APN: 418-011-041-000, 418-011-043-000 and 418-011-042-000	Appealed 07/25/2006	Lot Line Adjustment	No, not from this application. Speculative future applications might seek to intensify water use.	No	No
8	PLN 060333	West of Highway One at Buck Creek, Big Sur APN: 421-231-002-000	Incomplete As of 04/19/2009	New Single family dwelling & guesthouse	Yes	No	No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
9	PLN 060364	Andrew Molera State Park & Point Sur State Park Big Sur APN: 159-011-007-000, 159-021-007-000, 159-031-002-000, 159-011-015-000, 159-021-003-000, 159-021-005-111, 159-021-006-000, 159-031-003-000, 159-031-005-000, 419-201-014-000 and 419-201-019-000	Incomplete as of 03/05/2007	Modification of water system, including conversion of test well to permanent well	No. Per Mitigated Negative Declaration SCH #2006041155.	No. Per Mitigated Negative Declaration SCH #2006041155.	No
10	PLN 070392	Highway One, Post Mile 10.4, South of Gorda Rural Center APN: none listed	Incomplete as of 06/08/09	Office building, etc.	Possibly	No	No
11	PLN 070499	51250 Partington Ridge Road Big Sur APN: 420-221-002-000	Pending Approval [no date given]	Trail Maintenance	No	No	No



**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
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12	PLN 070512	Harlan Ranch at Lopez Point 0.5 miles North of Lucia APN: 422-011-025-000, 422-011-026-000; and 422-011-028-000	Appealed 01/17/08	Lot Line Adjustment	No, not from this application. Speculative future applications might seek to intensify water use.	No	No
13	PLN 080166	Sycamore Canyon Road, West of Highway One APN: 419-262-013-000	Incomplete as of 05/04/99	Lot Line Adjustment	No, not from this application. Speculative future applications might seek to intensify water use.	No	No
14	PLN 080245	37725 Palo Colorado Road Carmel APN: 418-081-004-000	Referred	Partial residence restoration	No	No	No
15	PLN 090407	46650 Pfeiffer Ridge Road Big Sur APN: 419-241-026-000	Incomplete as of 03/15/2010	Single family dwelling remodel & addition	Possibly	No	No
17	PLN 090037	50300 Partington Ridge Big Sur APN: 420-211-025	Approved 01/27/09	Tree Removal	No	No	No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
18	PLN 090038	50218 Partington Ridge Big Sur APN: 420-211-009-000	Approved 01/27/09	Tree Removal	No	No	No
19	PLN 070632	44651 Highway One Carmel APN: 159-011-008-000	Approved 01/29/09	Convert shed to office	No	No	No
20	PLN 090029	55000 Highway One Big Sur APN: 421-011-006-000	Approved 03/26/09	Well to supplement damaged water system	No	No	No
21	PLN 080524	53810 Highway One Big Sur APN: 420-231-004-000 and 420-231-005-000	Approved 03/27/09	Permit extension for grading & erosion control	No	No	No
22	PLN 080565	Coastlands Road Big Sur APN: 015-301-001-000	Approved 04/01/09	Test Well	No, not from this application. Speculative future applications might seek to intensify water use.	No	No
23	PLN 080218	Highway One between Post Mile 21.3 and 21.6 North of Limekiln Point APN: None listed	Approved 04/08/09	Highway Improvements	No	No	No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
24	PLN 080421	Highway One between Post Mile 30.18 and 5 APN: none listed	Approved 04/09/09	Highway Repair and maintenance	No	No	No
25	PLN 090057	47205 Highway One Big Sur APN: 421-211-021 and 421-211-022	Approved 04/30/09	Amend Permit Condition	No	Yes	No
26	PLN 090022	48743 Highway One Stone Ridge Road Big Sur APN: 420-191-005-000	Approved 05/06/09	Reconstruct single family dwelling & accessory structures destroyed by fire	No	No, parcel not riparian or in watershed, and water source is on-site well.	No
27	PLN 090164	62480 Highway One (Post Mile 22.75) Big Sur APN: 422-011-014-000	Approved 05/08/09	Geotechnical monitoring	No	No	No
28	PLN 090054	36584 Highway One, Rocky Point Big Sur APN: 243-251-024-000	Approved 05/20/09	Relocation of previously approved single family dwelling	No	No	No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
29	PLN 080403	37863 Palo Colorado Road Big Sur APN: 418-091-012-000	Approved 05/28/09	After the fact permitting of existing single family dwelling	No	No	No
30	PLN 090207	36652 Highway One Big Sur APNs: 243-301-029-000 and 243-301-021-000	Approved 06/12/09	Water System Filtration	No	No	No
31	PLN 090091	47865 Coast Ridge Road Big Sur APN: 419-031-005-000	Approved 06/24/09	Replace existing well	No	No, parcel appears to be out of watershed, is not riparian to river and source is on site well	No
32	PLN 080348	36496 Highway One Garrapata Ridge Big Sur APN: 243-301-010-000	Approved 06/24/09	After the fact permit for 147 sq. ft. residential addition, garage & barn	Unknown.	No	No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
33	PLN 090049	47826 Middle Road Big Sur APN 419-221-012-000	Approved 07/01/09	Onsite backup well for fire suppression and agricultural purposes	Yes, for agricultural purposes. No intensification of use from existing potable domestic supply from Clear Ridge Water Association	No, well is on-site, parcel out of watershed.	No
34	PLN 909234	41352 Palo Colorado Road Big Sur APNs: 418-181-021-000, 418-181-022-000 and 418-021-056-000	Approved 07/06/09	Tree Removal	No	No	No
35	PLN 090137	Post Mile Marker 46.9 and 50.0 Highway One Big Sur APNs: 000-000-000-000, 419-031-002-000 and 159-021-007-000	Approved 08/13/09	Highway Drainage Improvements	No	No	No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
36	PLN 080468	46325 Pfeiffer Ridge Road Big Sur APN 419-241-017-000	Approved 08/27/09	Demolition & construction of larger single family dwelling, guesthouse & accessory structures	Yes	Undeveloped portion of parcel potentially located within watershed, but water use not riparian. Served by Rancho Chaparral Mutual Water System, which pumps from a well near the Big Sur River under a USFS Special Use Permit as an appropriate use not permitted by SWRCB.	No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
37	PLN 090203	46390 Clear Ridge Rd Big Sur APN: 419-281-007-000	Approved 10/14/09	New well to serve existing single family dwelling and studio & backup fire suppression	Not at this time. No building permits are being issued at least until appropriate water rights hearing and determination occurs.	No. Project not located in watershed. Water use not riparian. Served by Clear Ridge Water Association System, which draws from Big Sur River as an unpermitted appropriate use.	No
38	PLN 070309	38250 Palo Colorado Road Carmel APN 418-131-024-000	Approved 10/29-09	Construction of single family dwelling, accessory buildings, permanent well and alternative septic system	Unknown	Debris Wall	No
39	PLN 090402	53900 Highway One Big Sur APN 420-231-006-000	Approved 12/14/09		No		No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
40	PLN 100113	Post-Miles 2.2 and 2.9 Highway One, Lucia APNs: 422-011-014-000, 422-011-015-000 and 000-000-000-000	Approved 03/04/10	Emergency Highway Work	No	No	No
41	PLN 100112	46221 Clear Ridge Road Big Sur APN: 419-221-001-000	Approved 03/04/10	Tree Removal	No	No	No
42	PLN 100027	Adjacent to Highway One, within the CalTrans Right-of-Way and in the Pfeiffer Big Sur State Park APNs: 000-000-000-000 and 419-291-005-000	Approved 1/21/10	Energy dissipater	No	No	No
43	PLN 090421	53900 Highway One Big Sur APN: 420-231-006-000	Approved on 03/25/2010	Debris Reflection Wall	No	No	No
44	PLN 090221	37029 Palo Colorado Road Carmel APN: 418-031-022-000	Approved 01/28/2010	Remodel and addition to single family dwelling	Possibly	No	No



**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
45	PLN 070163	47900 Highway One Big Sur APNs: 419-311-035-000 and 419-311-036-000	Approved 12/03/2009	Minor and Trivial Permit Amendment	Unknown	No, 7 on-site wells	No
46	PD 051165	West of Highway One in the CalTrans Right-of-Way, Adjacent to APN: 419-311-021-000 (State Parks Land)	No Change in Status 03/24/2010	Site Plan for Recycling Center	No	No	No
47	PD 040368	West of Highway One North of Garrapata Bridge Big Sur APN: 243-212-016-000	Coastal Commission recommended denial. Appeal withdrawn to address legal lot issue	Zoning Amendment	No, not from this application. Speculative future applications might seek to intensify water use.	No	No
48	PLN 100110	6841 Garrapatos Big Sur APN: 418-101-005-000	Application request submitted on 03/04/2010	Hoop Houses for agriculture	Unknown	No	No
49	PLN 100102	50150 Highway One Big Sur APN: 420-291-008-000	Application given out on 03/18/2010	Well to replace damaged surface water diversion system	No	No	No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
50	PLN 100110	51406 Partington Ridge Big Sur APN: 420-221-018-000 and 420-221-019-000	Incomplete as of 03/24/2010	Lot Line Adjustment	No, not from this application. Speculative future applications might seek to intensify water use.	No	No
51	PLN 070520	Between Julian Pfeiffer Burns State Park APN: None listed	Tabled – No Change in Status as of 03/24/2010	Bird Flight Diverters	No	No	No
52	PLN 060266	37717 Palo Colorado Road Big Sur APN: 418-081-007-000	Application Withdrawn	Single family dwelling & accessory structures	Yes	No	No
53	PLN 040759	50580 Partington Ridge Big Sur APNs: 420-211-015-000 and 420-211-0018-000	Deemed complete 12/12/05; suspended	After the fact permit for water tanks; lot line adjustment	No, not from this application. Speculative future applications might seek to intensify water use.	No	No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
54	PLN 040586	Highway One Big Sur APN: 420-181-006-000	Deemed complete 04/15/05 – No Change in Status	Continuation of legal non-conforming use	No	No	No
55	PLN 030379	56440 Highway One Big Sur APN: 421-011-001-000	Deemed incomplete 07/26/04 & 12/07/06. No change in status.	New single family dwelling & connection to existing well, designation as a receiver site for a TDC	Yes	No	No
56	PLN 030127	46205 Clear Ridge Road Big Sur APN: 419-221-06-000	Tabled at ZA Hrg 10/30/03. No change in status as of 03/24/2010	Convert studio to single family dwelling	Unknown	No. Served by Clear Ridge Water Association System, which draws from Big Sur River as an unpermitted appropriate use	No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
57	PLN 020400	35781 Highway one (Post Mile Marker 63.0) Big Sur APN: 243-301-160-00	Tabled at 03/25/03 PC Hrg. No change in status of 03/24/2010	Slide Material Disposal Site	No	No	No
58	PLN 020374	39290 Coast Road Monterey APN: 418-121-023-000	No change in status as of 03/24/2010	Demolition and construction of larger dwelling	Possibly	No, Bixby Creek	No
59	PLN 010530	Big Sur APNs: 418-021-021-111, 418-021-025-000 and 418-021-034-000	Suspended No change in status as of 03/24/2010	Lot Line Adjustment	No, not from this application. Speculative future applications might seek to intensify water use.	No	No
60	PLN 010311	3.2 Miles East of Highway One on Palo Colorado Road APNs: 418-131-025-000 and 418-132-005-000	No change in status as of 03/24/2010	Lot Line Adjustment	No, not from this application. Speculative future applications might seek to intensify water use.	No	No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
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No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
61	PLN 000142	Highway One, Various sites Post Mile 27.8 & 22.4	Suspended. No change in status as of 03/24/2010	Landslide Material Disposal	No	No	No
62	PLN 980487	Gorda Mountain No. 4 APN: 424-011-016-000	Project has been suspended due to no activity. No change in status as of 03/24/2010	Legalization of existing caretaker's unit.	No	No	No
63	PLN 970596	Lopez Point Big Sur APN: 422-011-010-000	Project has been suspended due to no activity. No change in status as of 03/24/2010	Microwave Dish	No	No	No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
64	PLN 970595	Post Ranch (West side of Highway One) APN: 419-011-036-000	Project has been suspended due to no activity. No change in status as of 03/24/2010	Microwave Dish	No	No	No
65	PLN 040180	Coastlands Big Sur APNs: 420-011-002-000 and 420-171-032-000	No change in status as of 11/13/2009	Lot Line Adjustment	No, not from this application. Speculative future applications might seek to intensify water use.	No	No
66	PLN 060771	Post Mile Marker 10.4 Highway One Big Sur APN: 424-011-001-000	Conditional Approval 01/31/2007	Renovation of housing	No	No	No
67	PLN 070006	16510 Highway One Monterey APN: 243-251-023-000	Conditional Approval 01/31/2007	Retaining Wall	No	No	No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

No.	Monterey County Planning File No.	Location & APN	Application Date & Status	Project Description	Potential for Water Use Intensification	Project Either Located Within or Connects to Riparian Water Supply in Big Sur River Watershed	Potential for Cumulative Water Impact
68	PLN 060722	Post Mile Marker 22.3 Highway One Big Sur APN: 422-011-017-000	Conditional Approval 02/16/2007	Temporary on-site employee housing in recreational vehicles	No	No	No
69	PLN 060356	47200 & 47205 Highway One Big Sur APNs: 419-211-021-000 and 419-211-022-000	Conditional Approval 03/08/2007	Utility upgrades, replacing RV/Cabin site, remodel toilet/shower facility	No	Yes	No
70	PLN 060441	9525 Pias Ranch Road Big Sur APN: 419-251-012-000	Conditional Approval 03/08/2007	Guesthouse & retaining wall	Yes	No	No
71	PLN 070052	53810 Highway One Big Sur APNs: 420-231-004-000 and 420-231-005-000	Conditional Approval 04/18/2007	Retaining Wall	No	No	No
72	PLN 040522	35567 Highway One Big Sur APN: 417-021-035-000	Conditional Approval 04/25/2007	Replace single family dwelling destroyed by fire	No	No	No

**CUMULATIVE RIPARIAN WATER USE IMPACT STUDY  
BIG SUR WATERSHED**

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73	PLN 060138	37815 Palo Colorado Road Big Sur APN: 418-091-005-000	Conditional Approval 05/30/2007	After the fact permits for existing residential development	No, existing	No	No
74	PLN 070232	Post Mile Marker 40.9 Highway One Big Sur APN: 420-201-009-000	Approved 06/08/2007	Highway improvements	No	No	No
75	PLN 060613	41730 Pfeifer Ridge Road Big Sur APN: 419-311-012-000	Conditional Approval 07/11/2007	Designation of donor site in transferable development credit program	No, reduction in development potential	No	No
76	PLN 070422	47120 Highway One Big Sur APN: 419-211-013-000	Approved 08/09/2007	Tree Removal	No	No	No
77	PLN 050296	36700 Highway One South Monterey APN: 243-262-004-000	Conditional Approval 09/12/2007	After the fact permits for accessory structures	No	No	No
78	PLN 060505	37719 Palo Colorado Road Big Sur APN: 418-081-039-000	Conditional Approval 11/28/2007	New Well Water Source	Yes	No	No



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79	PLN 070386	30920 Aurora Del Mar, Carmel APN: 243-551-004-000	Conditional Approval 12/13/2007	Garage conversion, studio, garage, retaining wall	Unknown	No	No
80	PLN 070602	9345 Sycamore Canyon Road Big Sur APN: 419-261-045-000	Conditional Approval 12/19/2007	Replacement well for existing single family dwelling	No	No	No
81	PLN 050481	Andrew Molera State Park Highway One Big Sur APNs: 159-021-003-000, 159-021-006-000, 159-021-007-000, 159-031-003-000 and 159-031-005-000	Conditional Approval 01/09/2008	Brush removal	No	No	No
82	PLN 070431	Highway One between Post Mile Markers 46.6 and 47.1 Big Sur APN 419-031-002-000	Conditional Approval 01/09/2008	Highway safety improvements & Tree removal	No	No	No

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83	PLN 070070	36140 Highway One Monterey Hawk's Nest, Big Sur APN: 243-321-002-000	Conditional Approval 01/31/2008	Addition to single family dwelling	Yes	No	No
84	PLN 070582	30500 Aurora Del Mar, Otter Cove Big Sur APN: 243-331-001-000	Conditional Approval 02/28/2008	Interior remodel of existing single family dwelling	No	No	No
85	PLN 080124	46400 Clear Ridge Road Big Sur APN: 419-281-008-000	Conditional Approval 03/31/2008	Replace existing domestic well	No	No	No
87	PLN 060732	62475 Coast Highway One Big Sur APN: 422-011-007-000	Conditional Approval 04/23/2008	Demolish and reconstruct 10 workers quarters; new infirmary	Unknown	No	No
88	PLN 080195	47900 Highway One Big Sur APN: 419-311-040-000	Conditional Approval 06/12/2008	Solar Photovoltaic System	No	No	No
89	PLN 070465	31453 Highway One Big Sur APNs: 243-221-026-000 and 243-221-020-000	Conditional Approval 06/12/2008	Residential addition and lot merger	Unknown	No	No

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90	PLN 070528	54200 Highway One Big Sur APN: 421-231-007-000	Conditional Approval 07/02/2008	Demolition and reconstruction of new residence	Unknown	No	No
91	PLN 070063	Post Mile Marker 26.2 Highway One Between Vicente Creek and Gamboa Point APN: 422-011-001-000	Conditional Approval 07/09/2008	Retaining wall, erosion control and storm damage	No	No	No
92	PLN 080123	46300 Clear Ridge Road Big Sur APN: 419-221-009-000	Conditional Approval 07/16/2008	Test Well	No, not from this application. Speculative future applications might seek to intensify water use.	No, parcel maybe at least partly located in watershed, but is not riparian to river and well is on-site	No
93	PLN 080354	49901 Highway One Big Sur APN: 420-201-008-000	Conditional Approval 08/05/2008	Domestic well to replace surface diversion damaged by fire	No	No	No
94	PLN 080262	38250 Palo Colorado Road Carmel APN: 418-131-024-000	Conditional Approval 08/06/2008	Test well on vacant parcel	No, not from this application. Speculative future applications might seek to intensify water use.	No	No

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95	PLN 080119	Julia Pfeiffer Burns State Park APN: 420-021-022-000	Conditional Approval 08/14/2008	Pedestrian Trail	No	No	No
96	PLN 080362	47000 Highway One Big Sur APN: 419-201-023-000	Conditional Approval 08/27/2008	Bridge Replacement	No	No	No
97	PLN 080452	Newell Ranch Highway One Big Sur APN: 420-181-001-000	Conditional Approval 10/01/2008	Tree removal	No	No	No
98	PLN 080439	50257 Highway One Big Sur APN: 420-291-013-000	Conditional Approval 10/15/2008	Well to augment surface water diversion damaged by fire	No	No	No
99	PLN 080444	48865 Highway One Big Sur APN: 420-181-002-000	Conditional Approval 10/15/2008	Well to augment surface water diversion damaged by fire	No	No	No
100	PLN 080481	Dani Ridge Road (El Sur Ranch) Big Sur APNs: 418-021-025-000 and 418-021-034-000	Conditional Approval 10/16/2008	Tree Removal	No	No	No

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101	PLN 080447	Newell Ranch Highway One Big Sur APN: 420-181-012-000	Conditional Approval 10/22/2008	Well to augment surface water diversion damaged by fire	No	No	No
102	PLN 080338	31549 Highway One Carmel APN: 243-221-024-000	Conditional Approval 11/12/2008	New guesthouse	Yes	No	No
103	PLN 080011	48189 Highway One Big Sur APNs: 420-011-002-000, 420-171-033-000, 420-171-034-000 and 420-171-035-000	Conditional Approval 11/13/2008	Lot line adjustment; test well; tree removal; carport	No, not from this application. Speculative future applications might seek to intensify water use.	No	No
104	PLN 080477	54800 Highway One Big Sur APN: 421-011-009-000	Conditional Approval 11/19/2008	Well to serve existing residence connected to Buck Creek Mutual Water System damaged by fire	No	No	No
105	PLN 080504	47900 Highway One Big Sur APN: 419-311-040-000	Conditional Approval 12/03/08	Well to replace failed well in an existing water system	No	No	No
106	PLN 080491	48743 Highway One Big Sur APN 420-191-005-000	Conditional Approval 12/10/2008	Domestic well to augment existing surface water diversion damaged by fire	No	No	No