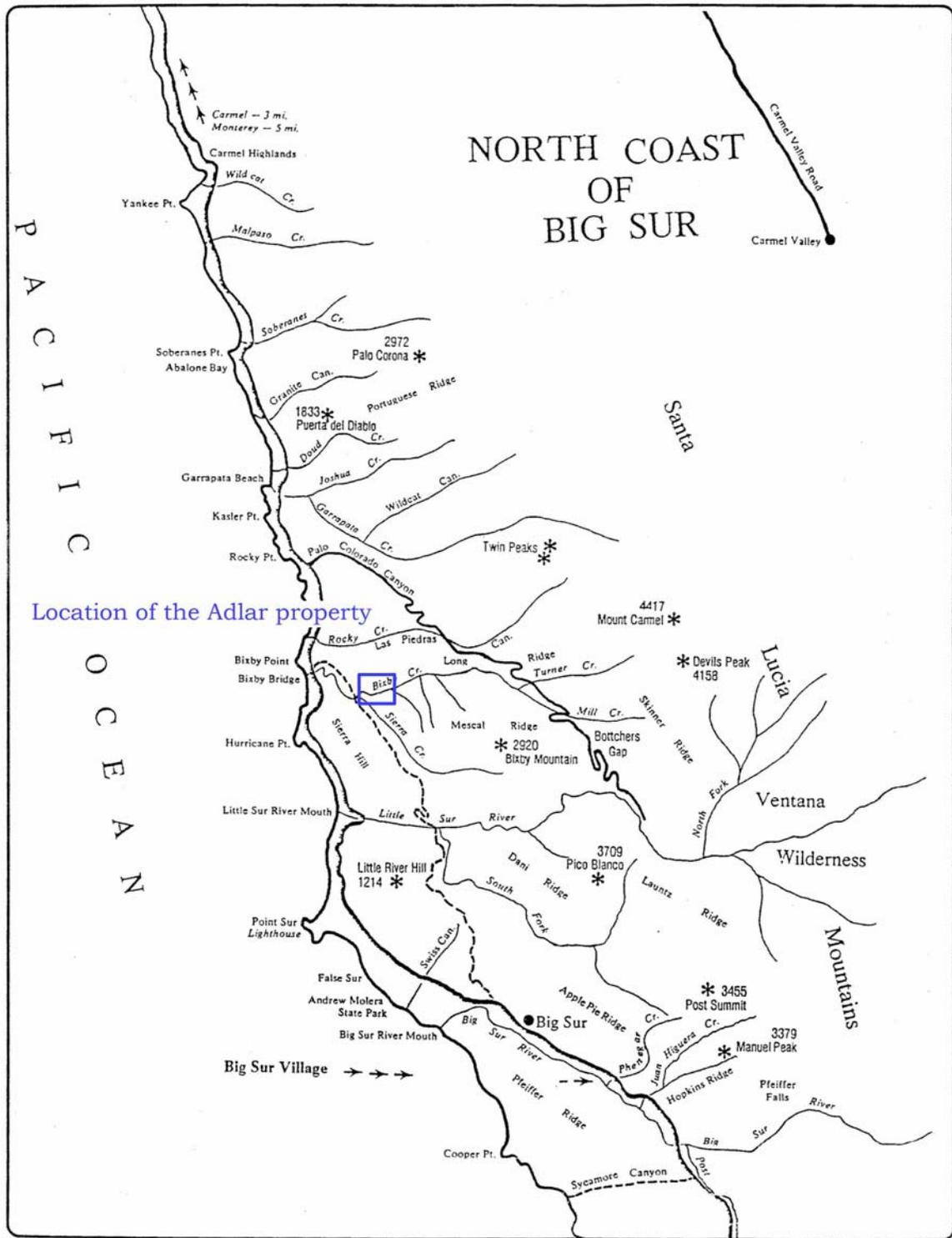


Redwood Sanctuary

Honey Williams
Mid-Coast Investments



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Redwoods from Building Site on Mescal Ridge

**ADLER TRUST PROPERTY
160 ACRES IN BIXBY CANYON
BIG SUR, CALIFORNIA**

\$2,600,000

It is unusual to find a property of this size and diversity available for purchase in the Big Sur area. The combination of an excellent ridge top building site coupled with a delightful private redwood canyon with an existing structure makes this a very attractive offering. This 160 acre property is located in Bixby Canyon, just east of the famous Bixby Bridge on the coastline between Carmel and Big Sur.

The parcel is bordered by U.S. Forest Service land to the south and west, and large private land holdings to the north and east. The property is composed of Bixby Canyon acreage with fine redwood trees and the western tip of Mescal Ridge that rises high above the canyon to an excellent building site. The property's dramatic terrain offers fine ocean, mountain and canyon views. The diverse topography and vegetation provides significant resource value. The property is accessible, useable, and pristine. Access to the property is off of the Old Coast Road. Improvements consist of a historic cabin with a lovely overlook, and a large stone fireplace located in the old mill flat, all that remains of a large house built in the 1930's.

Privacy and security are assured with the gated roadway. Secluded and quiet, the property is within easy access of the Monterey Peninsula to the north, the famous inns and restaurants of Big Sur to the south, and is well located to take advantage of the recreational opportunities available at the many near-by state parks and the Los Padres National Forest. This prime location makes this a desirable property for the Buyer who wants the peace and serenity of the wilderness, but at the same time requires proximity to town.



Mill Flat



Ariel View of the North Coast Range Showing the Adler Trust Property

Location:

Bixby Canyon is in Monterey County, a part of the Central Coast region of California, approximately 135 miles South of San Francisco. The subject property, APN# 418-011-032, is located in the region known as the North Sur Coast, in the unincorporated area of Monterey County.

The Big Sur Coast is a rugged mountainous stretch of approximately 90 miles of the Pacific Coast that is accessed only by Coast Highway One. The Big Sur area is geographically distinctive, and consists of the western slopes of the Santa Lucia Mountains, which drop dramatically to meet the Pacific Ocean as sheer cliffs and bluffs at the shoreline. The steep slopes of the ridges are cut by numerous narrow wooded canyons opening onto the Pacific Ocean, that create the scenery for which Big Sur is famous. Narrow, chaparral-covered spur ridges separate the coastal canyons.

The vast Los Padres National Forest, which provides excellent hiking, camping, fishing and horseback riding, lies to the east of the property. The near by Monterey Peninsula offers many cultural, sporting and entertainment activities.

The subject parcel is located approximately 12 miles south of Carmel, 15 miles north of the town of Big Sur, and due east of the Brazil Ranch, now

owned by the U.S. Forest Service. This property can best be understood as being composed of four distinct areas: the upper Mescal Ridge site, the two canyon drainages, Bixby Canyon and Sierra Creek Canyon, and the unusual wetland located on the west side of the Old Coast Road.



The Old Coast Road

Access:

Access to the property is via the County maintained Old Coast Road. One turns east off of Highway One at the northern shoulder of Bixby Bridge, and follows the unsurfaced Old Coast Road for 3/4 of a mile to Bixby Creek. To reach the canyon portion of the property one makes a left turn onto a dirt road just before crossing Bixby Creek. This road follows the path of Bixby Creek, crossing over three private land holdings and land of the U.S. Forest Service before reaching the Adler property. The road continues up the canyon, making six crosses over Bixby Creek before leaving the property. There is only one private holding beyond the Adler property, and beyond that the land belonging to the Monterey County Regional Parks District. The land to the west and south of the Adler 160 acres is owned by the U.S. Forest Service.

The Mescal Ridge upper portion of the Adler Trust Property is accessed by following the Old Coast Road for 2 miles beyond the Bixby crossing to the gate of the neighboring ranch, owned by John Moon. The Moon driveway crosses over the upper most portion of the Adler Trust property which could provide an easy access to the very desirable ridge top building site. The Adler Trust is in the process of acquiring an easement for the use of this roadway.

The wetland on the west side of the Old Coast Road can be accessed by foot from the Old Coast Road. The climb up through the redwood trees opens up and levels out somewhat onto the wetland with its unusual diversity of fauna and flora with several active springs which flow by culvert across the Old Coast Road and empty into Sierra Creek. This wetland has great value from a habitat perspective.

The Old Coast Road runs through the Sierra Creek drainage portion of the property which is very steep and heavily forested with redwood trees. The creek itself is accessible by foot along paths created by early loggers.



View from Mescal Ridge Building Site

Topography:

The topography of the Bixby Canyon drainage is steep and fairly rugged. The creek bed twists and winds as it makes its path to the sea, skirting the ridge spurs created by time and the drainages of the many large springs that occur on Mescal Ridge. The north facing slope of Mescal Ridge supports a redwood-mixed hardwood forest dominated by the redwoods, but also containing bays, alders, sycamores and tanbarks. Growing within these forested areas are groves of oaks and grassy openings. The canyon bottom is covered in lush redwood riparian woodland.

Notable features of the canyon include a north-south running ridge spur (the location of a small cabin), and a large open flat (the location of a historic sawmill).

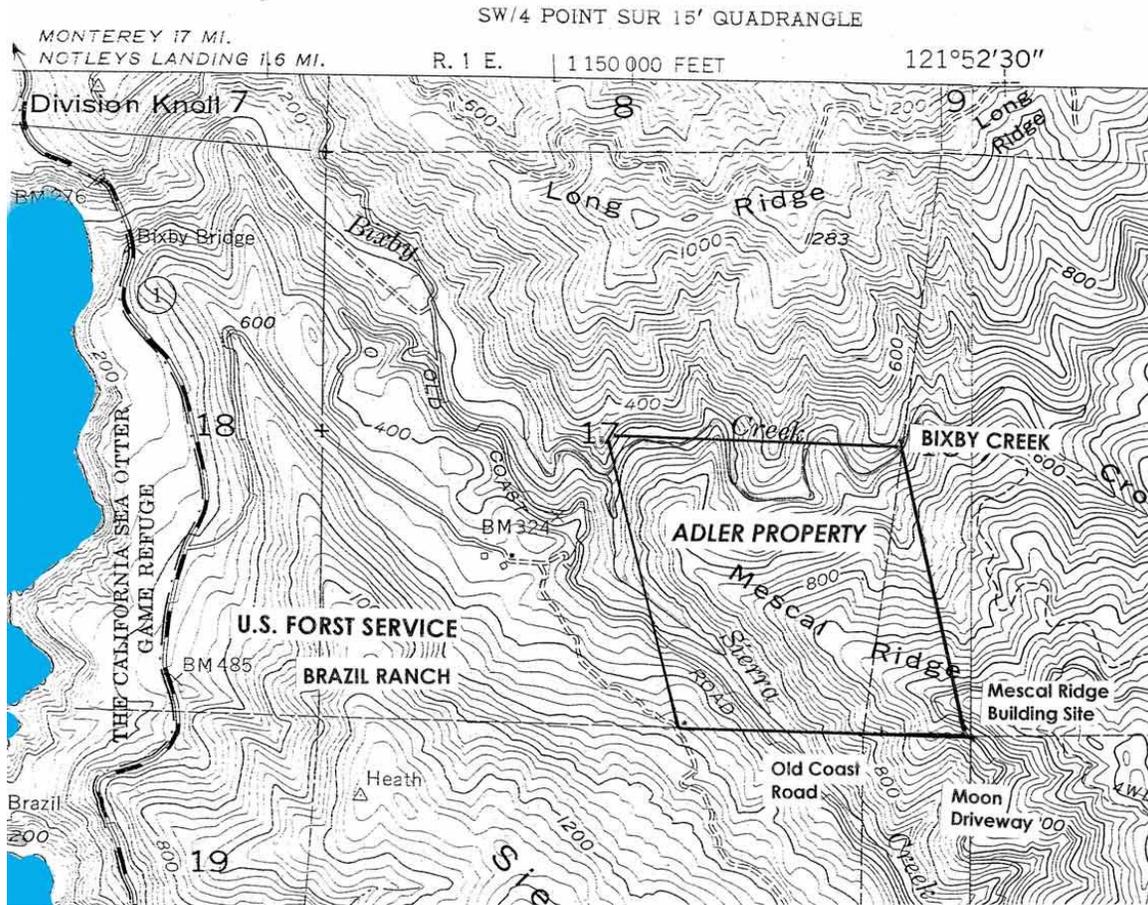
Primary Topographical Features:

The upper Mescal Ridge site begins in a stately grove of oak trees that the Rancho Calera driveway passes through. The oaks pass into a forest as the ridge slopes to the west. The redwood forest soon opens up onto a chaparral covered mesa, then back into a redwood grove which then drops steeply into the two drainages.

The most westerly north-facing slope of Mescal Ridge which contains a large section of Bixby Canyon, with Bixby Creek defining the properties northern boundary.

The most western slope of Mescal Ridge, which drops steeply down into the Sierra Creek drainage with its many large old redwood trees, and,

The wetland located above the Old Coast Road and below the Brazil Ranch Road.



USGS Topological Map



Cabin located on Spur Ridge

Improvements:

There are three different building site choices with vehicle access on the property, two having existing improvements. The improvements to the Adler Trust property, primarily located in the canyon area, include a small cabin on a ridge spur and a large chimney on the mill flat, all that remains of a house which burned down many years ago.

The mill flat is a large sunny area that the creek curves around. Beautiful redwood trees surround the site. The large two-story house was built by the Murphy Lumber Company family from the forms used to build Bixby Bridge. Murphy Lumber bought this property in 1925 and logged the canyon for the timber to build the forms for the several bridges being built in the area. The mill flat was once a bustling hive of activity. A diesel powered “donkey” was used to pull and hoist the downed trees up into the flat for milling. The large redwood tree used as an anchor point is still standing in the mill flat, with portions of the cable imbedded in the trunk.



Mill Flat House Fireplace

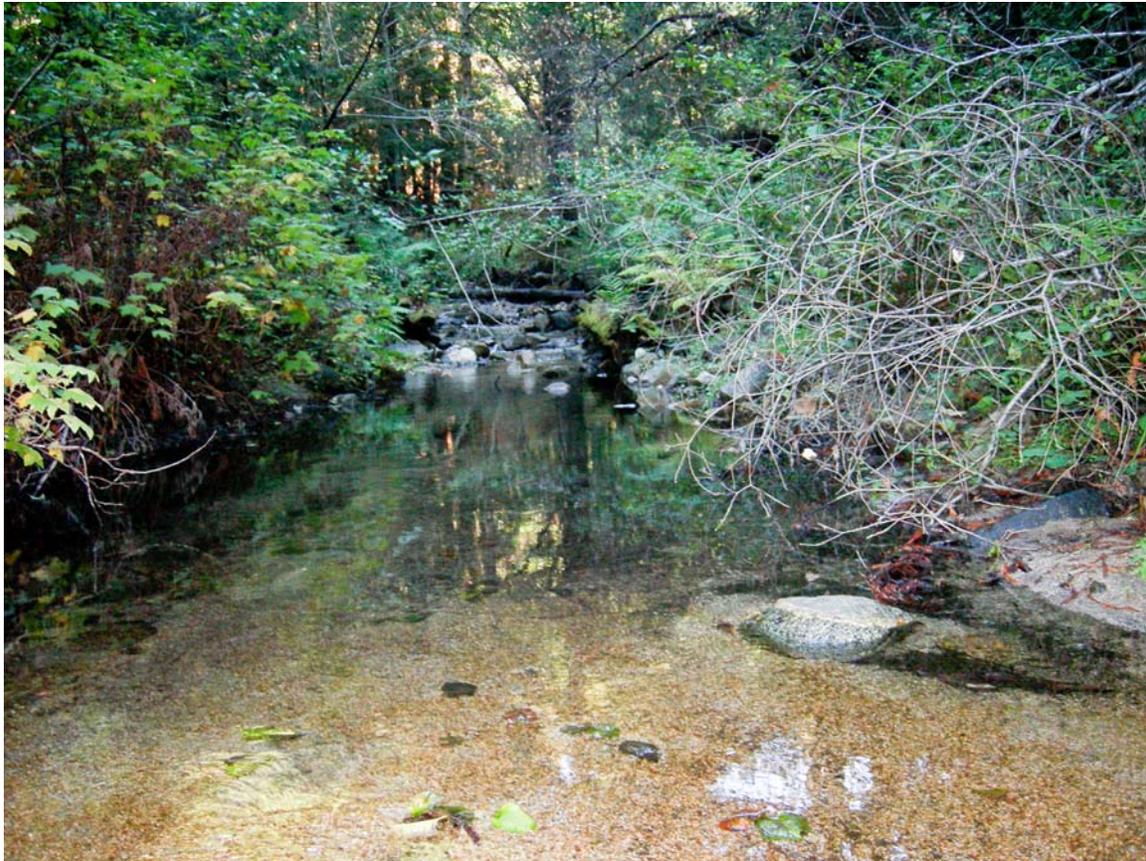
The existing small cabin was built by one of the men who worked for Murphy Lumber, and is located to the east of the mill flat on an unusually long and narrow ridge spur. The cabin site is well above the creek with lovely canyon views from the front deck. Water from the nearby spring flows into a redwood holding tank. The cabin has a very attractive and efficient fireplace and chimney built of river rock. The cabin is composed of a large front room with a wood burning cook stove and sink. The second room is a bathroom that runs the width of the building, with a toilet and sink area, a space for a closet, and a propane heated shower stall.

While having no existing improvements Mescal Ridge is probably the most convenient site for a year around residence. The site is accessed by a driveway off of the Old Coast Road and is out of the canyon and up in the sunshine, with southwesterly views over the Brazil Ranch and Pacific Ocean.

Utilities:

Development of the building sites in the canyon and on the ridge top face different challenges from a utility standpoint. The ridge top building site has access to hook up with a public utility (PG&E) and telephone service. Propane gas could be delivered. Water could be provided by pumping water uphill from one of the many fine springs or by drilling a well.

The canyon building sites would rely on a variety of alternative energy systems, hydro-electric being the most obvious. Water is readily available from the creeks and the many springs. Propane gas delivery and telephone service could be arranged. Septic systems would be required to handle sewage at all building sites.



Bixby Creek

Biological and Habitat Values:

The Adler property contains significant natural resources, including ample water from the two creeks as well as the many springs and seeps, plus abundant vegetation and wildlife. The rugged topography and the climate of this part of the central California coast makes for a rich diversity of plant life. The varied terrain creates a wide range of environments and microclimates. The plant diversity is primarily a reflection of the climatic diversity which results from this area being in a climatic transition zone where the northern and southern Californian climatic patterns meet.

The terrain supports several different plant communities. Most of the property belongs to Redwood Forest plant communities, with the Redwood Riparian Forest and Woodland community growing along the flowing creeks, and the Redwood Coniferous Forest growing higher on the slopes of Sierra and Bixby Creeks. The Mixed Evergreen Forest is found on Mescal Ridge, as are the plant communities known as Coastal Scrub and Chaparral.



Riparian Plant Community in Bixby Canyon

Riparian Forest and Woodland:

Alongside the flowing creeks and springs there is a narrow belt of trees and under story growing, a plant community called Riparian Forest and Woodland. Redwoods are again the dominant tree. The alder, and several species of willow are the next most common plants of this moisture dependent community, growing along with the lush and often tangled under story of ferns and viney shrubs. While there are many big leaf maple trees along the creeks and up draws with springs, there are few western sycamores which are more common in adjoining canyons.

The flowing water attracts many animals to come and drink, often seen are deer and raccoon prints (and other unidentifiable small prints) in the sand and mud along the creeks. The riparian woodland hosts many insects, many kinds of butterflies and dragonflies. It is also in this habitat that one sees snakes, lizards, and frogs. Jays call out and complain as we enter their domain, hawks call to one another, and the noisy kingfisher flies up and down the canyon.

The flowing water in Bixby and Sierra Creeks are home to rainbow trout, steelhead trout, and crayfish.

In Bixby Creek you can easily see many small fish and the occasional larger trout. Historically Bixby Creek was one of the famous local steelhead and rainbow trout fishing creeks. During the past twenty or thirty years the population has sharply declined. And during the past years we have had few storms which sent to sea the sediment necessary to signal the returning steelhead that this is their home creek.

From the lagoon the creek passes through the land owned by The Bixby Association, then past perhaps 12 residences before reaching the Adler property, and beyond, the von Saltza property. The Regional Park District land adjacent to the von Saltza property has a high waterfall that is impassable by fish. So it would not be difficult to protect the entire steelhead habitat of Bixby Creek. There are lovely sandy gravel spawning areas throughout Bixby Creek, as well as shady pools and vegetative overhangs, attractive habitat for fish.

Crayfish of course are not fish at all, but small lobster-look-alike crustaceans that lurk in the shadows and under logs or rocks, eating decayed organic matter that may come their way. Today Bixby Creek and Sierra Creek provide healthy habitat for many crayfish.



Coniferous Plant Community Grow on Canyon Slopes.

The Coniferous Forest:

The coast redwood dominates the coniferous plant community found growing on the slopes of Bixby and Sierra Creek Canyons. The two creeks running in these canyons provide water for thick groves of redwoods with their lush under story of ferns and sorrel. As well as the redwood, there are many bay trees and tanbark oaks.

Many years ago the noted biologist Vern Yadon discovered a huge native rhododendron growing on the slopes of Bixby Canyon. The forest fires in the summer of 2008 prevented us from locating the plant and collecting seeds. Mr. Yadon reported having seen this plant growing at only one other central coast location.

Some of the animals we have found in this part of the forest include the noisy Steller's jay, the banana slug, various salamanders and newts, gray squirrels, shrews, moles, mice, wood-rats and numerous bird and insect species.



Coastal Live Oaks on Mescal Ridge

Mixed Evergreen Forest:

Growing above the redwoods, the mixed evergreen forest occurs on the higher elevations of the property, on the cooler north and west facing slopes. The oak grove at the Mescal Ridge building site are typical of this plant community. The commonly found trees growing above the redwoods include the tanbark oak, madrone, buckeye, and the coast live oak. The plants growing in the under story include ceanothus, poison oak, several kinds of manzanita, Douglas Iris, and toyon.

Due to a large and diverse insect population, the mixed evergreen forest is a very productive habitat for birds. Chickadees, bushtits and warblers are common. As well as many insects, the mixed evergreen forests has several plants, such as the manzanita, madrone and poison oak, that produce edible berries that attract birds. Other birds are attracted by the acorns. The mixed evergreen forests tend to be moister than surrounding habitats with southern exposure, especially in the summer, and this attracts many breeding birds. The large number of birds attracts predators; red-tail hawks, red-shouldered hawks, kestrels and kites, turkey vultures and golden eagles may be seen circling overhead. Owls, crows and jays are common, as well as quail, flickers and woodpeckers. The diversity of

birdlife is due to the fact that the area remains relatively wild and undisturbed. Many reptiles, rodents, and small mammals live in the duff that accumulates on the floor of the mixed evergreen forest.

Larger mammals observed here include deer, bobcats, foxes, skunks, raccoon, and coyotes. Mountain lions, although rarely seen, leave evidence of their passage.



Coastal Scrub and Chaparral on Mescal Ridge

Coastal Scrub:

The Coastal Scrub plant community grows in dry conditions on the steep south facing and west facing slopes of Mescal Ridge. Coyote bush is the

dominant plant, along with sagebrush, California coffee-berry and monkey flower. Dwarfed scrub oaks and bays are present. The slope is so steep and the canopy of the coyote bush scrub community so dense that there is next to no understory of plant life.

There is an area of scrub-redwood on the ridge, here the terrain is less steep, but the wind whips up the canyon and results in dwarfed redwood

trees that have been bent into an almost wrapped growth shape. The salt air from the sea also plays a part in this dwarfing of the trees. The plants here rely on the coastal fog for much of their moisture. The under story of plants here include some ferns and poison oak.

Chaparral:

Up on Mescal Ridge there is a narrow band of chaparral that grows between the higher redwoods and oak woodland and the lower redwoods. This mixed chaparral is a patchwork of several kinds of hard wood shrubs with stiff evergreen leaves. This chaparral is very dense brush and includes chamise, manzanita, Ceanothus, scrub oaks, toyon, yerba santa, coffeberry, and poison oak.

Zoning, Development, and the General Plan:

The subject property is located in the unincorporated area of Monterey County and is subject to the land use restrictions imposed by the Monterey County General Plan and Zoning Ordinance. The property is also located within the Coastal Zone as administered by Monterey County and the California Coastal Commission.

The Monterey County General Plan contains provisions set forth by the California State Coast Coastal Commission and Coastal Plan. As such, land use decisions on properties situated in this jurisdiction are determined at the county level and reviewed by the California Coastal Commission. Development approvals issued by the County may be appealed to the California Coastal Commission in some instances

Zoning - WSC/40 (CZ):

The Adler parcel is zoned WSC/40(CZ), or, Watershed Scenic Conservation District/40 acre minimum (Coastal Zone), which allows for a division of land into 40-acre minimum lots for single family residences.

The purpose of WSC zoning as defined according to Section 20.118.010 of the Monterey County Coastal Implementation Plan (MCCIP): is "...to provide a district to allow development in the more remote or mountainous areas in the Coastal Zone while protecting the significant and substantial resources of these areas. Of specific concern are the highly sensitive resources inherent in such areas such as view shed, water shed, plant and wildlife habitat, streams and riparian corridors..."

See the Zoning Regulations for the Principle and Conditional Uses allowed and building requirements, such as set backs and height limits.

Site Constraints:

There are a number of policies and zoning regulations that govern the development potential of a particular parcel. These are typically analyzed as site constraints and define the maximum potential development capacity of a parcel. For example, development will generally be allowed on that portion of a parcel comprised of slopes less than thirty percent. Other considerations may include tree removal, archaeological resources, ridgeline development, environmentally sensitive habitat, soil stability, geological considerations, etc..

The proximity of the creek to any proposed development on this property is of importance to any permitting body. The existing chimney and photographs document the footprint of the original house and could qualify the site for rebuilding. When built before current zoning regulations were enacted, a structure is said to be “Grandfathered In” as a legal non-conforming use. The existing cabin could not be built today, but having been built long ago, it is again, a legal non-conforming structure.

Development on Mescal Ridge should be undertaken with care and an excellent lawyer. There are several wonderful potential building sites on the ridge with varying degrees of complexity in terms of site constraints. Issues to be considered would include the construction of a driveway to the building site, and the ability to provide power and water to the site.

The Big Sur Coast Land Use Plan sets forth the policy that governs development of this property.

Big Sur Coast Land Use Plan / Local Coastal Program:

The Big Sur Coast Land Use Plan, Local Coastal Program (LUP), which was adopted in 1985, supersedes the Monterey County Coast Master Plan, adopted in 1962.

The general goals and policies of the Big Sur Coast Land Use Plan / Local Coastal Program are further clarified and applied according to the Monterey County Coastal Implementation Plan. It is a six-part document that was adopted in 1988, two parts of which are of direct importance to the Adler property and other properties in the greater Big Sur area.

Part 1: Coastal Zone Regulations

Coastal Zone Regulations (Chapters 20.105-20.139).

Regulations for Coastal Development Permits (Chapter 20,140).

General Provisions and Exceptions in Coastal Zone (Chapter 20.142).

Title 20 (Zoning Ordinance).

Part 3: Regulations for Development

These regulations may be reviewed at the Monterey County's Department of Planning and Building Inspection which also maintains an informative web site at www.co.monterey.ca.us.

Price and Terms:

Offering Price: Two Million Six Hundred Thousand Dollars (\$2,600,000.)

While the owners prefer an all-cash sale, the terms are negotiable and partial financing may be available.

Contact Information:

To visit this property, or to obtain further information, please contact:

Honey Williams, Mid Coast Investments

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(A Folkloric) History:

Bixby Canyon has a rich and colorful history. The years prior to the 1870's were described by Rosalind Sharpe as follows:

" The wild, primitive, precipitous, bear-infested region along the edge of the steep Santa Lucia into which American settlers poured in the 1870's and '80s was by no means untouched. During the years in which it was gradually being depleted of its native Indian populace, it had been under Spanish rule, then, from 1822 on, Mexican. For the most part, the Spaniards left the coast severely alone, except for expeditions to capture runaway Mission Indians or to hunt ferocious grizzly bears for Monterey's famous bear and bull fights. (Bear Trap Canyon, lying to the east of the Adler property was a favorite site for trapping the grizzly bears referred to above). During the Mexican period, following the end of the Wars of Independence in 1822, the situation began to change. Two large land grants were given and people began to move into the coastal areas."

Before Highway One with its many bridges was built, all of the larger coastal canyons were home to small communities of Homesteaders and settlers. The harvest of tan oak bark, sent to San Francisco to be used in the tanning of cattle hides, was a source of income for many people who otherwise lived by subsistence farming. Many people worked in the timber and lumber business. Some settlers raised cattle, others made fence posts and railroad ties. Bixby Canyon was one of the two locations on the central coast where limestone was quarried and fired in large limekilns.

Historically what is now called Bixby Creek was also called Mill Creek. The "Mill Creek" name stemmed from the presence of Charles' Bixby's sawmill along the creek

In 1868 Charles Bixby acquired large tracts of land which he set about to improve and develop. In 1875 Charlie Bixby and William Gilkey settled at Bixby Creek, halfway between Monterey and the Big Sur. Bixby persuaded Gilkey to move down the coast with him, along with the timbermen Ed and Kenneth Cunningham. They all acquired land and began to work building homes and roads, and set out to make their fortunes in timber.

They built a boat landing, known as Bixby Landing, where the settlers shipped out their tan oak bark, railroad ties, fence posts and lumber.

Gilkey did not stay long, and after building his house in Bixby Canyon, he sold his place to Thomas Fussell and moved back to town.

Charles Bixby was very ambitious and hard working. He owned much of the land between the coast and Bixby Mountain and ran a large timber

business, with a mill flat in Bixby Canyon, now part of the Adler property. Bixby built a wagon road from Point Lobos to Bixby Creek, a tremendous undertaking at that time. He later extended the road to the top of Serra Hill and built a wagon road down through the canyon to Bixby Landing in order to ship out loads of lumber and tanbark which were lowered via cable to the waiting holds of ships anchored below.

In 1905 Bixby sold his interests to the Monterey Lime Company and Bixby moved to Monterey. The Monterey Lime Company built limekilns three miles up Bixby Canyon from the coast and mined the high grade limestone located in the area. They dug the stone from several quarries, loaded the stone into the kilns, which were then fired to produce the lime used in the making of cement. Unhappily, much of the old growth redwood in Bixby Canyon was cut and used to fire the kilns. The lime was loaded into barrels and raised up to Longridge, and then put onto an aerial tramway the company had built that ran all the way down Longridge to Bixby Landing. Here the barrels of lime were loaded onto ships and sent, along with lumber, to fill the need for building supplies in the fast growing urban areas. This need was especially strong following the 1906 earthquake and the resulting rebuilding of San Francisco.

During the operation of the limekilns the community in Bixby Canyon expanded with the addition of the many limekiln workers and the people who supplied them with their worldly goods. The timber business and the cattle ranching all continued on. It was a busy, busy time.

As the country filled up in the 1870's, 1880's, and 1890's, there were close ties between neighbors, although they may have seen each other only rarely due to the distance between their homes. But they were there for each other in emergencies. Marriages among the few families living "down the coast" were frequent, which added to the tightness of the communities. People tended to have families with many children and so schools were built in many canyons. The through road into Big Sur was completed in 1881, the road winding in and out of each and every canyon along the way.

The 1880's, '90's and early 1900s were a social but lawless era. There were community gatherings for spring roundups at the different cattle ranches. There was a dance Hall at Notley's Landing just a few miles north of Bixby, and Saturday nights could become very raucous and occasionally violent. During the time of the Notley dance hall there was a bar at Bixby run by Wes Smith whose family lived just to the north. The bar was frequented largely by the Italian limekiln workers, and it was said that every Sunday morning dead Italians were to be found in the woods following the Saturday night bar fights.

The limekilns were closed down in 1911 after a log jam caused a flood in the canyon. Many of the people who lived in the surrounding area moved out after the limekiln operation shut down, including Thomas Fussell, and Will Smith closed his bar. Life in Bixby Canyon became far more quiet.

A post office was established at Bixby's sawmill in the early 1880's, then moved west to the mouth of the canyon at the time when Thomas Fussell owned the land. He later sold it to Horace Hogues who sold it to the Sharpe family in 1919.

In 1925 the Murphy family bought what is now the 160 acre Adler property for their growing timber and lumber business. Here at the mill flat they milled the timber used to form the bridges being built along Highway One. When the forms were removed after the concrete hardened on Bixby Bridge, the Murphy family built a large house on the mill flat. In the 1950's the house was damaged by fire and was later dismantled, leaving only the stone fireplace standing.

*In 1906, following the San Francisco earthquake, many artists and writers came to the Carmel area at the urging of poet George Sterling, who had settled here. Sterling and his friend, the writer Jimmy Hopper, became entranced with the coast and made many expeditions to Bixby Canyon, becoming friendly with the Hogues family. It was Sterling who introduced Robinson Jeffers to Bixby Canyon. The Jeffers' poems *The Loving Shepherdess* and *Thurso' Landing* were said to take place in and around Bixby Canyon, and the tourists confused the Sharpes family with the protagonists of the poems, causing much consternation to the Sharpes who were none too happy to be taken for the strange and difficult characters Jeffers wrote about.*

Howard Sharpe bought the 300 acre Bixby Creek Ranch in 1919. He was retired from the military and looking for a quiet place in the country to settle down and write. Mr Hogues by now had built somewhat of a tourist resort at Bixby, and the Sharpes thought it would be a good life for them to buy the and operate the resort. There was a beach, miles of good trout stream and mountains on every side.

In her book, A Wild Coast and Lonely, Rosalind Sharpe Wall describes the Bixby Creek Ranch when her family bought the place:

“In 1919 the coast was quiet and sparsely populated as it had been in the 1870’s before the industrial boom years. The industries which had brought hundreds of lumberjacks., mill-hands, limekiln workers and miners in to the country in the 1880’s, 1890’s, and early 1900s had shut down, leaving in their wake a litter of crumbling shacks and barns, rotting lime barrels, abandoned mine shafts, and ruined boat landings. At Bixby Creek the fire-blackened trestles that had once supported an aerial tramway from the limekilns three miles up the canyon hung like skeletal fingers and lent a ghostly, even sinister touch to the scene. Bixby Landing, too, was in an abandoned state. The old brick oven that had fueled the cables that lowered cargo down to the holds of waiting ships was still there as were mounds of rotting lime barrels; and there was also an old Japanese shack, complete with built-in wooden bedstead and wooden pillow racks, for many Japanese worked at the Limekilns in addition to the Italians. Down in the clearing in Bixby Creek stood the old Gilkey ranch house, painted a deep rose color with an orange-yellow roof, a color I have never seen on a ranch house before or since. In addition there were numerous out-buildings, a barn, a corral, a dance hall, a stable, and several cabins which were rented to tourists. The ranch came equipped with six horses. My father had great dreams for the place. He named it Rainbow Lodge...he built a road up the canyon and another one down to the beach. There were numerous camp sites for tourists, complete with elegant out-houses, and he added several cabins.”

In 1937 the highway opened all the way between Carmel and San Luis Obispo, and everything changed. The inland life of the canyon communities that had been the mainstay of coastal live began to wither away. The Sharpe's Rainbow Lodge was no more after the fabulous Bixby Creek Bridge was opened. The tourists passed by on the new highway, and the road to Rainbow Lodge, today known as the Old Coast Road was all but abandoned.

In 1932 Mr Sharpe built a stone house on the northern shoulder of the then-under-construction Bixby Creek Bridge. Here he hoped to attract the tourists that would be passing by on the highway with a new resort, one offering food and drink. Although there were no real living quarters, the Sharp family eventually moved up into the Stone House and the ranch below in Bixby Creek Canyon was abandoned.

In 1938 the Sharpes rediscovered the supposedly extinct southern sea-otters, and tourists once again came to the resort to view the otters from an observation deck. Cabins were added to the Stone House and it was renamed Bixby Inn, but closed when war came in 1941. Years later, after the war, Gallatin Powers bought the property and the establishment was called Gallatins, and later, The Crocodile's Tail.

By the end of World War II, the canyons were all but deserted. Travelers passed quickly by on the highway, giving little thought to what lay inland. The Crocodiles Tail became geologically unsafe and the building was pushed over the edge into the sea below. The site today is an automotive pull-out and vista point. People come to photograph Bixby Bridge and the look at the sea below. In the 1960's, Lady Bird Johnson placed a placard in a large boulder, declaring Highway One to be a Scenic Highway. The placard was soon stolen, and the last I heard, it was said to be located on a wall at Reed College. Today Lady Bird's placard-less boulder has been moved to make more space for cars. There is a stencil painted on the bridge abutment, reading "No Jumping from Bridge", the response to the craze of bungee jumping that occurred some years ago.

But life in the canyon did go on. The huge forest fire of 1941 burned many structures, and the willows grew and covered the canyon floor. In 1942 the Sharpe's began to sell off lots in the canyon, an Association of parcel owners formed, now called The Bixby Association. The Association owns many acres that have been left in their natural state. The small homes along the canyon floor were built to blend in with nature.

One of the people who acquired property here was Lawrence Ferlinghetti, a member of the "Beat Generation" group of poets, and founder of the famous City Lights Book Store in San Francisco. It was to Ferlinghetti's place in Bixby Canyon that Jack Kerouac traveled, and his famous book, Big Sur, actually is based on his time spent in Bixby.

Today there are approximately fifteen parcels that comprise the Bixby Association. The Adler 160 acres lies just up the canyon from these small parcels. Life in the canyon today is very quiet in spite of its colorful past, with perhaps only eight or nine full-time resident households.