

Exhibit D

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DRAFT RESOLUTION

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

In the matter of the application of:

LARSEN 2007 TRUST (PLN150133)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project categorically exempt per Section 15331, and 15303(b) of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow rehabilitation of an existing 3,020 square foot single family dwelling with restoration, new railing on the existing 220 square foot roof deck, including an 81 square foot addition, and new 524 square foot two-car garage; and, 2) A Coastal Administrative Permit and Design Approval to allow construction of a new 3,173 square foot single family dwelling with a 506 square foot two-car garage; and 3) Coastal Development Permit for development within 750 feet of an archaeological resource.

[PLN150133, Larsen 2007 Trust, 55A Riley Ranch Rd, Carmel, Carmel Area Land Use Plan (APN: 243-112-015-000)]

The Larsen 2007 Trust application (PLN150133) came on for public hearing before the Monterey County Planning Commission on June 14th, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) The proposed project is a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow rehabilitation of an existing 3,020 square foot single family dwelling with restoration, new railing on the existing 220 square foot roof deck, including an 81 square foot addition, and new 524 square foot two-car garage; and, 2) A Coastal Administrative Permit and Design Approval

to allow construction of a new 3,173 square foot single family dwelling with a 506 square foot two-car garage; and 3) Coastal Development Permit for development within 750 feet of an archaeological resource.

- b) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150133.
- c) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - 1983 Carmel Area Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 4;
 - Monterey County Zoning Ordinance (Title 20);
 - Monterey County Code, Chapter 18.25.070.
 - Secretary of the Interior's Standards for Historic Rehabilitation

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.

- d) The property is located at 55A Riley Ranch Rd. (Assessor's Parcel Number: 243-112-015-000), Carmel Area Land Use Plan. The 5.4- acre property is zoned Resource Conservation, with a Design Control Overlay, in a Special Treatment area, in the Coastal Zone [RC/D-SPTR (CZ)]. There are two existing (legally permitted) single-family dwellings on the property, a horse barn, and associated improvements and landscaping. The applicant is proposing to add a new third dwelling (main house) with 3,697 square feet. The RC/D-SPTR (CZ) zoning allows a (third) dwelling in accordance with the Special Treatment zoning for Point Lobos Ranch, (specifically for the flatlands portion of Riley Ranch, which permits one unit per 5 acres, with preference given for clustering development), per the Carmel Area Land Use Plan: Chapter 4.4.3. F.4. The property size is 5.4 acres; however, the existing and proposed development meet the criteria for clustered development, and may be permitted with a Coastal Development Permit. The proposed new main house and additions to the existing Allan house meet all the zoning requirements for density, setbacks, height, site coverage, and parking.
- e) Design Approval related to scenic Highway One: The property is in the Design Control Overlay in the Coastal Zone, which requires that structures which have the greatest potential to impact public views, such as structures along scenic highways or road corridors, receive Design Approval (DA) from the Planning Commission (20.44.050.E). Portions of the existing structures on the subject property, including the Allan house, the Cottage house, the horse barn, and the existing landscaping and trees, are visible from California State Highway One (Highway One). The proposed new main house, and alterations to the existing Allan house, will also be visible from Highway One, which is designated as a scenic highway in this location. There is an existing 150- foot wide, recorded scenic easement on the northern half of the subject property (Book 358, O.R, page 159) All the proposed development for this application will be outside of the scenic easement, and on the south side of the property away from the scenic highway. No trees are proposed to be removed with this proposal, and it will be a

condition of approval related to the preservation of existing trees and vegetation.

- f) Design Approval: The proposed new main house (3,173 square foot dwelling with 506 square foot attached garage) will have limited visibility from the scenic highway. It is sited to retain a row of existing Cypress trees between the dwelling and Highway One. It is designed to complement the other historic structures on the site, while being clearly distinguishable from them. It is also designed to complement the historic context of the site and surrounding properties. The new main house is two-stories, with a maximum roof height of 23 feet, with an attached one-story garage. The primary roof forms are 6/12 gable roofs, with 2/12 shed roofs for the porch and dormer roofs. Materials for the main house and garage include: Composite roof shingles in earth tone blend, exterior siding to be wood shingles, vinyl clad casement windows with traditional trim profiles, and Carmel Stone accents and chimneys.
- g) Historic Resources: There are two existing single family dwellings on the property. One is a 1,155 square-foot one-story "Cottage", built in 1920 by A.M. Allan. The applicant does not propose any alterations to the "Cottage". The second existing dwelling (the Allan house) is the two-story wood frame Tudor Revival-style house, with a partial basement, that was originally built in 1898 by R.M. Allan, and which he lived in from 1898 to 1925. The Allan house has been significantly altered since its construction, including small additions on the west side and north sides. The applicants propose to rehabilitate the Allan House as follows and as shown on the proposed plans and elevations:
1. Maintain, repair, or replace, as required, stone cladding; wood windows and doors; half-timbering and stucco, composite shingles, and wood posts and beams of inset porch.
Proposal: In compliance with the Secretary of the Interior Standards, all exterior features and materials will be preserved unless deterioration requires either their repair or replacement.
 2. Reduce the size of the inset porch on the east façade by moving the east wall two feet forward and eliminate the three windows on the second story in order to accommodate a gas fireplace with a sidewall flue/cap. The historic chimney on the north side will be retained.
Proposal: Move the east wall of the inset porch two feet forward in order to accommodate a gas fireplace and remove three windows at the north end of the second story of the house in order to establish a sidewall flue and cap for the fireplace.
 3. Construct a closed balustrade clad with heavy wood shingles along the edge of the solarium roof.
Proposal: The closed balustrade will be covered with wood shingles, according to an oral description by Mark Whisler and a circa. 1960-s photograph.
 4. Construct a one-story addition garage, comprising 484 square feet, on the south side of the house.

Proposal: The proposed side-gabled two-car garage will be compatible in size, scale, and massing with the house and will provide covered parking for the owners. It will be clearly differentiated from the house by its shingle siding, and it will not adversely impact any character-defining feature of the property. All elements of the south side of the house will be preserved, should the garage be removed at a later date.

The applicant has submitted a “Historic Resource Design Review, by Anthony Kirk, Palm Springs, CA” which details the proposed rehabilitation plan outlined above. (Exhibit F) The project will also retain the character-defining features of the Allan house, as identified by the MC-HRRB. Staff finds that all the rehabilitation, additions, and alterations to the Allan house will be consistent with the Secretary of the Interior’s Standards for Historic Rehabilitation, per CEQA Guidelines Section 15331, and with Monterey County Code, Chapter 18.25.070.

- h) Archaeological Resources: The proposed development is within 750’ of a known archaeological resource, which requires a Coastal Development Permit CDP), per Section 20.146.090 of the Coastal Implementation Plan (CIP). The applicant has submitted a “Cultural Resource Evaluation”, (LIB 150334) prepared by Dr. Robert Cartier, San Jose, CA, August 24, 2015. Conditions have been included to this project to ensure compliance with the recommendations in this report.
- i) The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (CU/CH-LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because it involved a Design Approval that is subject to review by the Planning Commission review. On November 25, 2017, the CU/CH LUAC voted 4 ayes, 0 noes, and 1 absent, to approve the new main house design, colors, materials, and lighting as proposed. The CU/CH LUAC members voted 3-ayes, 1-no, 1-absent, to approve plans as submitted for the Allan house, but not if the County deems the residence historic. The County and the applicant are presuming that the Allan house is historic, and are reviewing it for consistency with the SOI Standards for Rehabilitation.
- j) The project planner conducted site inspections on November 18 and December 14, 2016, to verify that the project on the subject parcel conforms to the plans listed above. The site visit on December 14, 2016, included two members of the MC-HRRB. At this meeting the applicants, staff, and HRRB sub-committee discussed options for preserving and rehabilitating the Allan house, to meet the Secretary of the Interior’s (SOI) Standards. These options were included in the revised plans, dated February 23, 2017, and County staff supports these revised plans due to their consistency with the SOI’s Standards for Rehabilitation.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150133.

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, Carmel Highlands Fire Protection District, RMA-Parks, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, 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 Archaeological, Biological, Historic, and Geological Resources. The following reports have been prepared:
 - “Cultural Resource Evaluation”, (LIB 150334) prepared by Dr. Robert Cartier, San Jose, CA, August 24, 2015.
 - “Biotic Report” (LIB 150635) prepared by Regan Biological Consulting and Horticulture, May 2, 2015.
 - “Correspondence on A.M. Allan House” (LIB 150336) prepared by Anthony Kirk, Palm Springs, CA, July 7, 2015.
 - “Peer Review on Phase I Historic Assessment” prepared by Kent Seavey, Pacific Grove, CA, Sept.14, 2016.
 - “Historic Resource Design Review” (LIB 150133) prepared by Anthony Kirk, Palm Springs, CA, March 2, 2017.
 - “Correspondence on A.M. Allen House” (LIB 170116) prepared by Anthony Kirk, Palm Springs, CA, March 13, 2017.
 - “Geotechnical Report” (LIB 150337, prepared by Grice Engineering, Salinas, CA, July,10, 2015.

The above-mentioned 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 has independently reviewed these reports and concurs with their conclusions, regarding the archaeological, biological, historic, and geologic reports. The applicant has submitted a proposed landscape plan, detailing the existing native vegetation zones, proposed vegetation, and irrigation plans. No trees are proposed to be removed. Conditions have been added to address concerns in these reports, including the preservation and protection of existing trees and vegetation.

- c) Two Historic Preservation consultants provided Phase I and II Historic Assessments, and peer reviews: Anthony Kirk and Kent Seavey. Both consultants agree generally that due to the extent of the physical changes to the original Allan house since the 1920’s, and the change in the house’s setting due to the construction of Highway One adjacent to the property, that the Allan house is unable to convey its historical significance as the home of A.M. Allan and Satie Allan” (Exhibit D) so that it has lost its historic integrity. Monterey County Staff Historian notes that the property may be significant as a cultural landscape related to its dairy use, and should be reviewed in a larger historic context.
- d) Staff conducted site inspections on November 18 and December 14, 2016, to verify that the site is suitable for this use.

- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN150133.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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 RMA - Planning, Carmel Highlands Fire Protection District, RMA - Parks, RMA - Public Works, Environmental Health Bureau, RMA - Environmental Services, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public and private facilities are available. Public water supply is from Cal-Am, and irrigation water is supplied by the Point Lobos Ranch Water System. Wastewater is supplied by the Carmel Area Wastewater District.
 - c) Staff conducted site inspections on November 18, and December 14, 2016, 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 for the proposed development found in Project File PLN150133.
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 and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted site inspections on November 14, and December 18, 2016, and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN150133.
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 15331 categorically exempts projects that are consistent with the Secretary of the Interiors Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The new third single-family

dwelling is also categorically exempt per Section 15303(b) because there are three dwellings proposed, and “no more than four dwelling units” are permitted per Section 15303(b).

- b) Based upon public comment received at public hearings, review of this application by the Historic Resources Review Board, and review by Monterey County Parks Department’s Historian, the applicant has revised the project scope. The applicant has agreed to treat the property as if it is presumed to be historically significant. The Allan house is to be preserved in situ, with materials consistent with the SOI Standards for Rehabilitation. The additions to the house will be located on less visible and historically significant elevations.
- c) No adverse environmental effects were identified during staff review of the development application during site visits on November 18 and December 14, 2016.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project is not located: a) in an area with high environmental sensitivity because it is located outside of the scenic easement; b) it will not have a cumulative impact, based on the scope of the proposed project; c) it will not have a significant effect on the environment, as there are not unusual circumstances; d) it will not have damage a Scenic Highway as it is located outside of the scenic easement and will be shielded from view by trees, and designed to complement the scenic environment; e) there are no Hazardous Waste Sites, and f) it will not cause a substantial change in the significance of a Historical Resource.
- e) Staff conducted site inspections on November 18 and December 14, 2016, to verify that the site and proposed project meet the criteria for the exemptions.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150133.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and not the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.070. of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
- b) Section 20.86.080. of the Monterey County Zoning Ordinance states that the proposed project is not subject to appeal by/to the Coastal Commission because 1. It is not between the sea and the first public road, 2. It is not in tidelands public trust lands, or within 100 feet of any wetland, etc., 3. It is not a conditional use, and 4. It is not a major public works or energy facility.

DECISION

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

1. Find the project categorically exempt per Section 15331, and 15303(b) of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow rehabilitation of an existing 3,020 square foot single family dwelling with restoration, new railing on the existing 220 square foot roof deck, including an 81 square foot addition, and new 524 square foot two-car garage; and, 2) A Coastal Administrative Permit and Design Approval to allow construction of a new 3,173 square foot single family dwelling with a 506 square foot two-car garage; and 3) Coastal Development Permit for development within 750 feet of an archaeological resource, in general conformance with the attached site plans and architectural plans, and subject to the attached conditions attached hereto.

Approval is subject to 23 conditions, incorporated herein by reference.

PASSED AND ADOPTED this 14th day of June, 2017 upon motion of _____, seconded by _____, by the following vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 Ron Rochester, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 SECRETARY OF THE PLANNING COMMISSION / CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN150133

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Combined Development Permit including a 1) Coastal Development Permit for the rehabilitation of an existing 3,020 square foot single family residence with restoration and new railing on the existing 220 square foot roof deck, with the addition of 81 square feet of living area, and a new 484 sq. foot two-car garage, and construction of a new 4,213 square foot single family residence with a 506 square foot two-car garage; and a 2) Coastal Development Permit for development within 750' of an archaeological resource; and 3) Design Approval. The property is located at 55A Riley Road, Carmel (Assessor's Parcel Number 243-112-015-000), Carmel Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (PLN150133) for (2) Coastal Development Permits and a (1) Design Approval] (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 243-112-015-000 on May 31, 2017. The permit was granted subject to *** conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Prior to the issuance of grading and building permits or commencement of use, the
Monitoring Owner/Applicant shall provide proof of recordation of this notice to the RMA -
Action to be Performed: Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or The Owner/Applicant shall adhere to this condition on an on-going basis.
Monitoring

Action to be Performed: Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. ***) for the ____ Permit (Planning File No.: PLN*****) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

5. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

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

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

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

6. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

7. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

8. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

9. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

10. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations from the project geotechnical report prepared by Grice Engineering Inc. The grading plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the grading plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading plan and geotechnical report to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the grading plan for conformance with the geotechnical recommendations.

11. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

12. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

13. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

14. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

15. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the DPW.

16. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

17. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

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

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

18. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

19. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on May 31, 2017 unless use of the property or actual construction has begun within this period.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

20. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of RMA - Planning. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the Owner/Applicant shall submit restoration plans to RMA - Planning for review and approval.

21. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

22. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the RMA-Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact RMA-Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. RMA-Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

23. PD038 - WATER TANK APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The water tank shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of RMA - Planning, prior to the issuance of building permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proposed color of water tank and landscaping plans to RMA - Planning for review and approval.

Prior to final inspection or occupancy, the Owner/Applicant shall provide evidence to the Director of RMA - Planning that the water tank has been painted and the landscaping has been installed according to the plans approved by RMA - Planning.

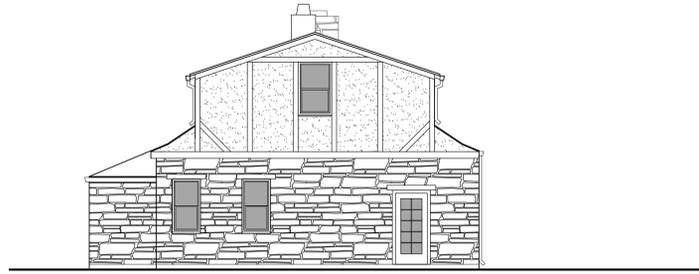
On an on-going basis, the Owner/Applicant shall continuously maintain all landscaped areas and fences; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

LARSEN FAMILY RANCH

55A RILEY RANCH RD
CARMEL, CA
A.P.N.: 243-112-15

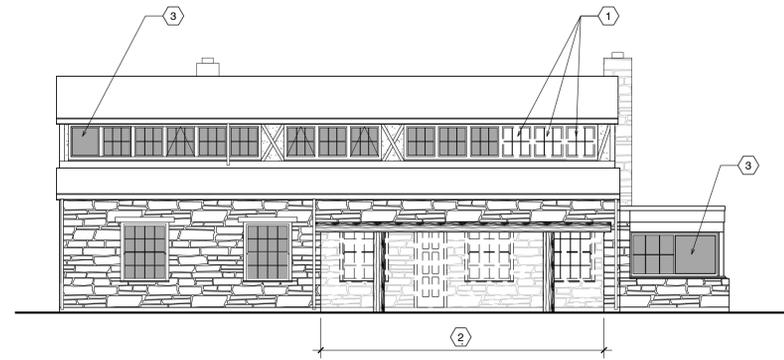
SHEET NOTES

1. REMOVE (E) WINDOWS AND INFILL OPENING w/ STUCCO TO MATCH (E).
2. REMOVE (E) DOOR, WINDOWS, STONE AND WALL.
3. REPAIR OR REPLACE (E) WINDOW TO MATCH (E).



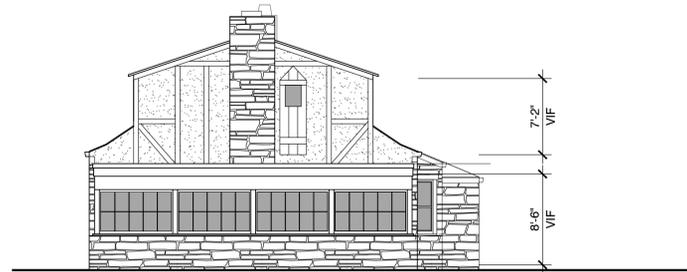
(E) STONE HOUSE - SOUTH ELEVATION

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



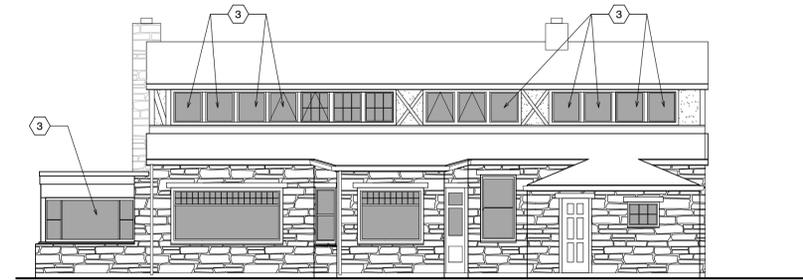
(E) STONE HOUSE - EAST ELEVATION

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



(E) STONE HOUSE - NORTH ELEVATION

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

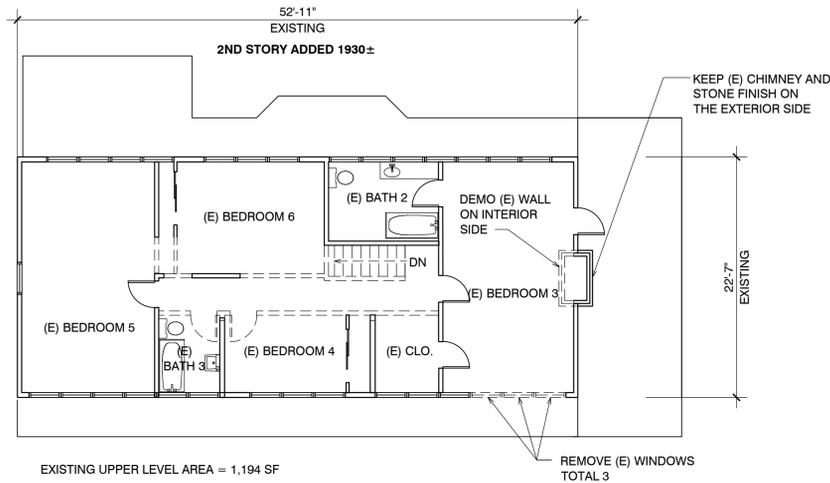


(E) STONE HOUSE - WEST ELEVATION

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

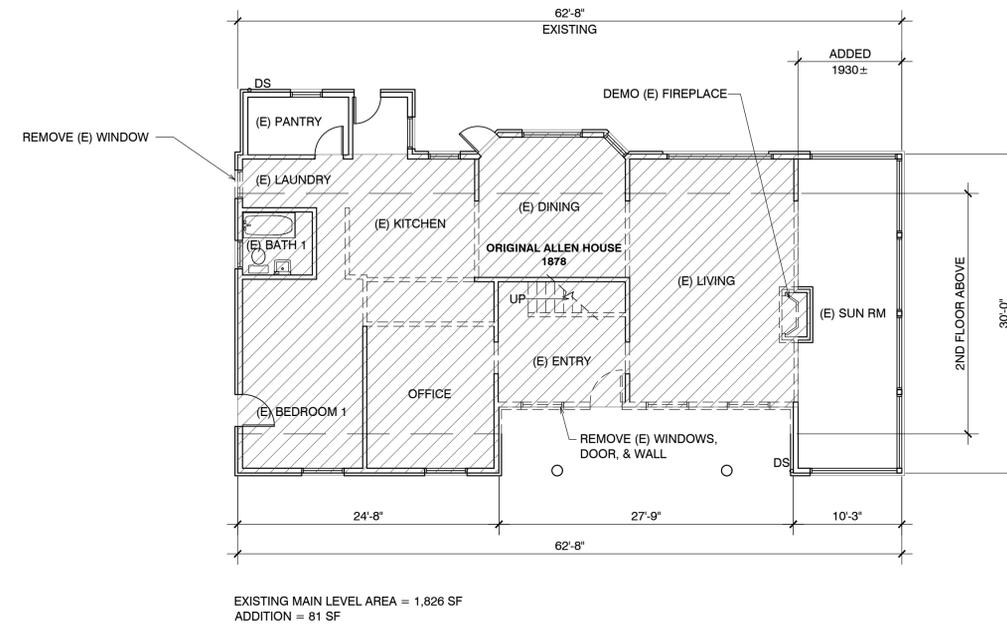
WALL LEGEND

- EXISTING WALLS TO REMAIN
- - - EXISTING WALLS / ITEMS TO BE DEMOLISHED



EXISTING UPPER LEVEL AREA = 1,194 SF

REMOVE (E) WINDOWS TOTAL 3



EXISTING MAIN LEVEL AREA = 1,826 SF
ADDITION = 81 SF

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Drawn By:
Drawing Date: 05/02/16
Project Number: 1510

Revisions:
08.06.16 - Resubmit For LUAC Continuance
09.02.16 - HRC
12.15.16 - HRC Revisions
02.23.17 - HRC Revisions 2

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Sheet Title:
(E) / REHABILITATION STONE HOUSE FLOOR PLANS & EXTERIOR ELEVATIONS

Sheet Number:



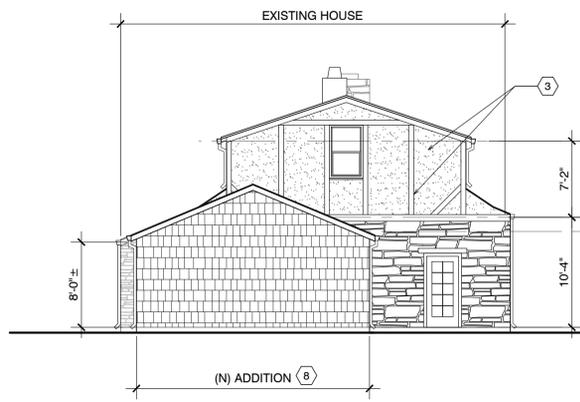
EXISTING / REHAB - STONEHOUSE SECOND FLOOR PLAN

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



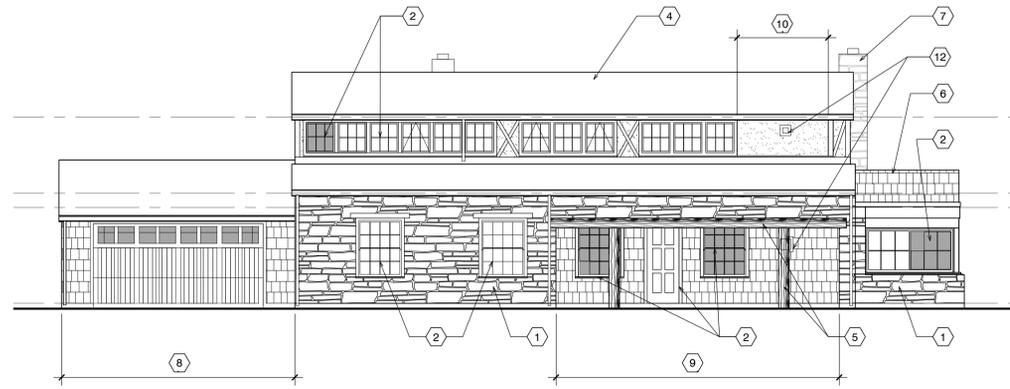
EXISTING / REHAB STONE HOUSE FIRST FLOOR PLAN

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



3 SOUTH ELEVATION REHAB STONE HOUSE

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



1 REHABILITATE STONE HOUSE - EAST ELEVATION

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

SHEET NOTES

1. MAINTAIN OR REPLACE AS NECESSARY TO MATCH (E) STONE.
2. MAINTAIN AND REPAIR OR REPLACE TO MATCH (E) WINDOWS & DOORS.
3. MAINTAIN AND REPAIR (E) HALF TIMBER & STUCCO.
4. MAINTAIN (E) COMPOSITE SHINGLES & REPLACE AS REQUIRED TO MATCH (E).
5. MAINTAIN / REPAIR OR REPLACE AS REQUIRED TO MATCH (E) WOOD POSTS & BEAMS
6. REPLACE PREVIOUSLY BUILT HEAVY WOOD SHINGLES RAILING (MATCH HISTORIC PICTURE).
7. MAINTAIN (E) FIREPLACE CHIMNEY ON EXTERIOR.
8. GARAGE ADDITION WITH SHINGLES TO MATCH ADJACENT COTTAGE
9. NEW WALL w/ SHINGLES TO MATCH ADJACENT COTTAGE.
10. NEW WALL w/ STUCCO FINISH TO MATCH (E)
11. MAINTAIN AND PROTECT (E) WALL, STONE, AND WINDOW TO REMAIN
12. NEW GAS FIREPLACE SIDEWALL FLUE / CAP

MATERIALS

ROOF: COMPOSITE SHINGLES
 WALLS: WOOD SHINGLES & CARMEL STONE
 WINDOWS / DOORS: WOOD PAINTED OR VINYL CLAD.
 REPLACE OR REPAIR AS POSSIBLE EXISTING WINDOWS

ELECTRICAL SYMBOL

⊖ LUMINAIRE - WALL MOUNTED SEE SCHEDULE.

LIGHT FIXTURE SCHEDULE

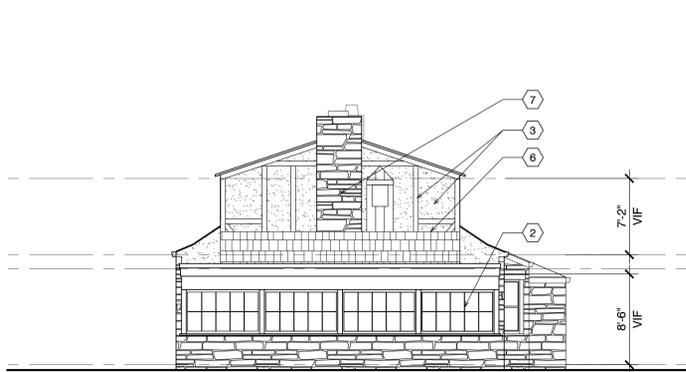
A	6" WALL SCONCE FIXTURE
B	8" WALL SCONCE FIXTURE



EXTERIOR WALL LUMINAIRE WEDGE WALL SCONCE
 MODEL: 684-WP (BRONZE)
 MANUFACTURER: COOPER LIGHTING

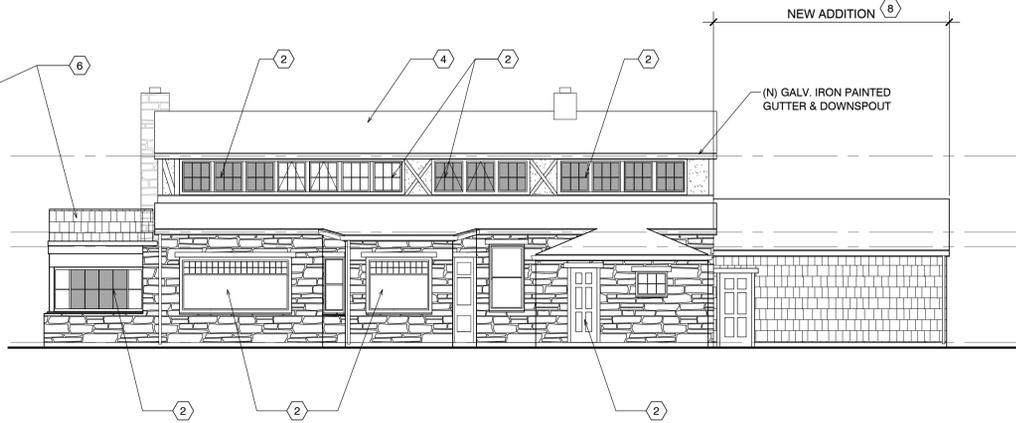
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 EMAIL: info@pauldavispartnership.com



4 NORTH ELEVATION REHAB STONE HOUSE

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



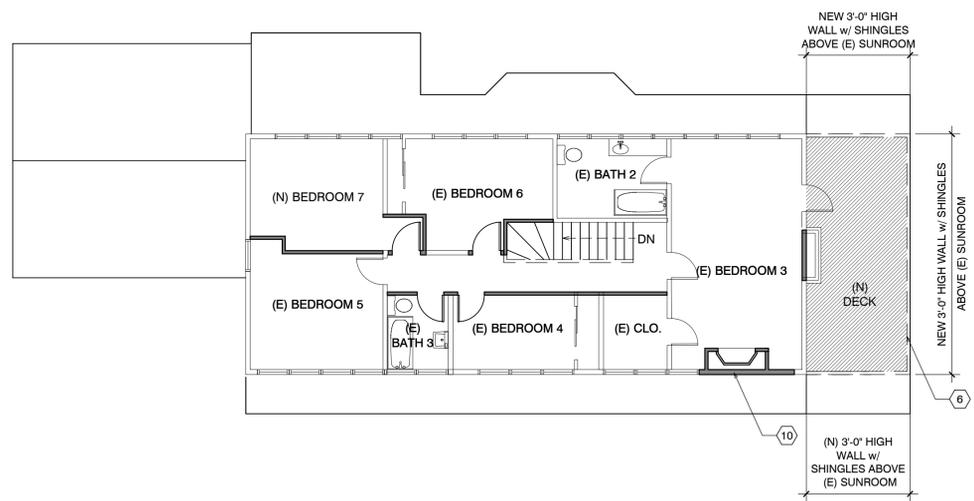
2 REHABILITATE STONE HOUSE - WEST ELEVATION

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

WALL LEGEND

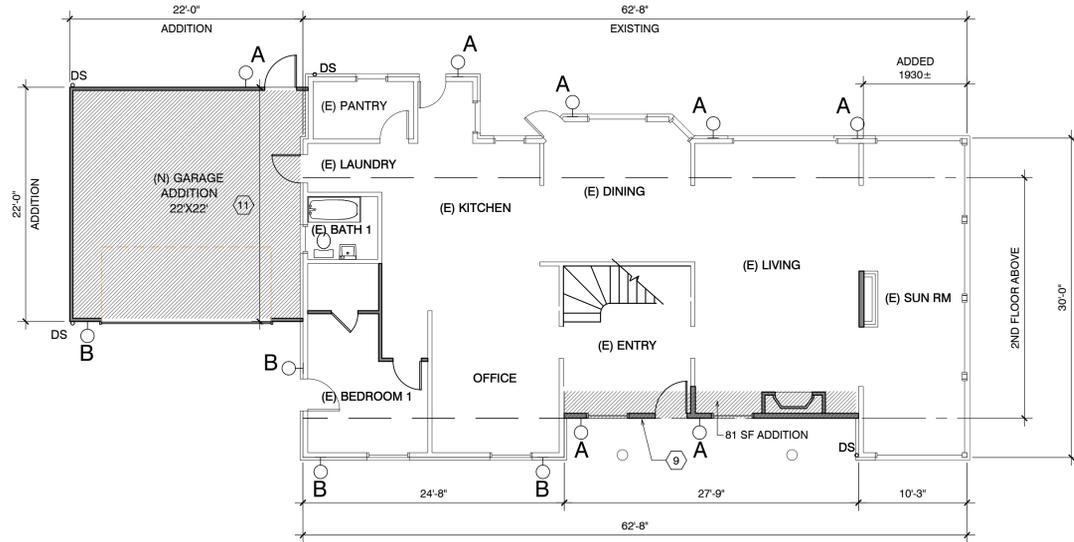
- EXISTING WALLS TO REMAIN
- - - EXISTING WALLS / ITEMS TO BE REMOVED
- NEW WALLS

Drawn By:
 Drawing Date: 05/02/16
 Project Number: 1510



PROPOSED REHAB - STONEHOUSE SECOND FLOOR PLAN

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



PROPOSED REHAB STONE HOUSE FIRST FLOOR PLAN

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

Revisions:
 08.06.16 - Resubmit For LUAC Continuance
 09.02.16 - HRC
 12.15.16 - HRC Revisions
 02.23.17 - HRC Revisions 2

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Sheet Title:
PROPOSED REHAB STONE HOUSE FLOOR PLANS & EXTERIOR ELEVATIONS

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