

Exhibit G

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**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 06013

A. P. # 009-563-005-000

FINDINGS AND DECISION

In the matter of the application of
IWF CARMEL RIVER INVESTORS (PLN030646)

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit, consisting of a General Development Plan for the Carmel River Inn to increase the number of guest units from 43 existing to 69 proposed and to create an Historic District; a Coastal Administrative Permit and Design Approval for the remodel of 23 existing cottage units, demolition of one cottage, remodel of the main inn to reduce the number of units from 19 existing to 6, construction of 5 new two-story structures each consisting of 8 guest units on the second floor with parking below, the conversion of an existing maintenance building into an employee unit, the abandonment of a portion of Oliver Road, grading (2,550 cu. yds. cut/2,550 cu. yds. fill); a Coastal Development Permit for the removal of 5 native trees; and a Coastal Development Permit for development within 100' for environmentally sensitive habitat. The project is located at 26600 Oliver Road, Carmel (Assessor's Parcel Number 009-563-005-000), Carmel Area, Coastal Zone, came on regularly for hearing before the Planning Commission on February 22, 2006.

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING: CONSISTENCY, SITE SUITABILITY, & PUBLIC ACCESS** – The subject Combined Development Permit, as described in Condition 1 of the attached Exhibit "D," and as conditioned, conforms to the plans, policies, requirements, and standards of the certified Monterey County Local Coastal Program (LCP). The LCP for the project consists of the *Carmel Area Land Use Plan*, the *Regulations for Development in the Carmel Area Land Use Plan* (Part 4), Part 6 of the Coastal Implementation Plan (Appendices), and the Monterey County Zoning Ordinance (Title 20). The project is located The parcel is zoned VSC-D (CZ) RC-D (CZ); "Visitor Serving Commercial," and "Resource Conservation" both within a Design Control District in the Coastal Zone. The sites are physically suitable for the use proposed. The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and do not interfere with any form of historic public use or trust rights (see Section 20.70.050.B.4 of Title 20). No access is required as part of the project as no substantial adverse impact on public coastal access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

- EVIDENCE:** (a) Planning and Building Inspection Department (PBID) staff have reviewed the project as contained in the application and accompanying materials for conformity with the certified Monterey County Local Coastal Program and have determined that the project is consistent as conditioned. Permit application, plans, and materials contained in Project File No. PLN030646.
- (b) The project planner(s) conducted several onsite inspections and more recently on

Exhibit 6

Page 1 of 46 Pages

September 30, 2005, to verify that the project on the subject parcel conforms to the certified Monterey County Local Coastal Program.

- (c) The requested Combined Development Permit involves development requiring the removal of 5 protected trees and development within 100 feet of environmentally sensitive habitat. All of these activities are conditionally allowable for the subject properties pursuant to Chapter 20. 20.22 (VSC [CZ] District) of the Zoning Ordinance (Title 20). The project is conditioned to meet the requirements of Carmel LUP Policy 4.4.3.D.9 to replace riparian trees on a 5 (replacement):1 (removed) ratio.
- (d) By proposing a total of 69 visitor serving units, the project does not exceed the maximum unit requirement of 86 visitor serving units and 12 employee units as articulated in Carmel LUP Policy 4.4.3.D.4
- (e) The project complies with Section 20.146.040.C.2.c of the *Regulations for Development in the Carmel Area Land Use Plan*. The project proposes an encroachment of 15 feet into this setback for three of the new Combo Units. However, this regulation also states that, "*the setback requirement may be modified if it can be demonstrated that a narrower corridor is sufficient to protect existing riparian vegetation.*" According to Dr. Jeffrey B. Froke, who prepared the biological survey for this project, the 15 foot encroachment into the 150 foot riparian setback would not violate the ecological or biological intent of this setback requirement due to the developed state of the project site, and due to the presence of the earthen levee along the southern portion of the property. The biologist notes that the earthen levee along this portion of the Carmel River serves as an effective barrier between the river's riparian habitat and the development. Therefore, no conflict is found with the aforementioned regulation, and no special mitigation measure is required to address any potential impacts due to encroachment into the 150 foot riparian setback.
- (e) The project meets the employee housing requirements articulated in Carmel LUP Policies (4.4.3.H.2) and CIP Regulations (20.146.120.B.3.e) by providing a new employee housing unit onsite to address the increase in 25 visitor units. The applicant has provided information that concludes that the project will require two additional housekeeping employees while other staff will remain constant; therefore the additional unit will provide housing for 50% of the increased staff. The applicant has agreed to a deed restriction on the employee unit to have the rents maintained at the low and moderate income levels pursuant to the standards contained in the County's inclusionary housing ordinance.
- (f) The project meets the provisions of Carmel LUP Policy 4.4.3.D.3 and CIP Regulation (20.146.120.B.3.a) related to the provision of low to moderate income visitor serving units as part of an expansion of an existing facility. The applicant has submitted evidence that the project will not exceed the average cost of similar units in the area which is between \$200 and \$250 per night by 10% or more which requires the provision for a percentage of low cost units (30% below average) to be available. The applicant states that the new units will bring approximately \$200 per night but that the remodeled historic units will bring less to be in the \$125 to \$150 range because of their small size. Even though the threshold is not surpassed (10% increase) and there will not be any above average cost units triggering the low cost requirement, the applicant has concluded that the remodeled historic units will provide a number of units at 30% below the average cost.

- (g) Consistent with Carmel Area Land Use Plan policy 2.2.2 the project will *harmonize and be clearly subordinate to the natural scenic character of the area* due to the limited intensification of structures as outwardly visible from off of the site and the natural treatments and theme of the new and remodeled buildings. The project meets the policy requirements stated above given that the northern most unit is setback 24 feet from the property line, that the project height is 24 feet which is 11 feet less than allowed in the zoning district (35 Feet). In addition the minimum height that could be accommodated is constrained given that the floor height is required to be 10 feet above ground to meet County flood control requirements. The project will also be extensively screened by landscaping that will fill the set back area.
- (h) Evidence and documents submitted subsequent to the October 12, 2005 hearing including subsequent traffic analysis, hydrogeologic analysis, and revised plans for the two most northern combo units as detailed in Exhibit A – 1 of the February 22, 2006 Planning Commission staff report PLN030646 and as referenced in Finding #3 below and as addressed in Condition # 56.
- (i) LAND USE ADVISORY COMMITTEE: The Carmel Area Land Use Advisory Committee recommended approval of the project by a vote of 6 to 0 on the main unit and historic units and 4 to 2 on the new combo units; LUAC meeting minutes dated June 21, 2005.
- (j) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File No. PLN030646.
- (k) There has been no testimony received either written or oral, during the course of public hearings to indicate that the site is not suitable for the project. Necessary public facilities are available for the use proposed. The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, the applicable Fire Department, Public Works Department and Environmental Health Division. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.
- (l) The subject property is not adjacent to the seashore and is not described as an area where the Local Coastal Program requires public coastal access, according to Sections 20.70.050.B.4.c.i and ii of the Zoning Ordinance (Title 20).

2. **FINDING: TREE REMOVAL** – The subject project, as designed and conditioned, minimizes tree removal in accordance with the applicable goals and policies of the *Carmel Area Land Use Plan* and with the *Regulations for Development in the Carmel Area Land Use Plan*. A total of eight (8) trees are proposed for removal as part of the subject project. Of these, five (5) are protected native trees, which include one (1) landmark willow tree (33" DBH) that will be removed due to its hazardous condition and four (4) cottonwood trees (14", 16", 17", and 21" DBH) that will be removed to construct Combo Unit 1

EVIDENCE:(a) According to Glenn C. Flamik of Forest City Consulting, who prepared the Forest Management Plan for this project, the willow tree has a major cavity at about 12 feet high and another cavity 8 inches wide at the base of the tree. Due to its size and location, these cavities make this tree a hazard. The removal of the four cottonwood trees in order to construct Combo Unit 1 is required due to the site

constraints of the parcel. These trees and the willow will be replaced on at least a 1:1 ratio in order to fulfill the regulatory requirements of the Local Coastal Program. In addition, several native trees will be planted along the northern property line as a buffer for existing nearby residences.

- (b) *Forest Management Plan for New Combo Units at: APN 009-563-00[5], Carmel River Inn*, prepared by Glenn C. Flamik of Forest City Consulting, dated May 7, 2004.
- (c) Project plans as contained in File No. PLN030646

3. **FINDING: - CEQA (Mitigated Negative Declaration):** On the basis of the whole record before the Planning Commission there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. Revisions to mitigation measures have been made resulting in new measures that are equivalent or more effective in mitigating or avoiding potential significant effects and that in itself will not cause any potentially significant effect on the environment. The mitigated negative declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- (a) The Monterey County Planning and Building Inspection Department prepared an Initial Study pursuant to CEQA. The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study is on file in the office of PB&I and is hereby incorporated by reference (PLN020357). All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval.
 - (b) A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation. Applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of project approval (Condition 7)
 - (c) Evidence that has been received and considered includes:
 - The application and materials.
 - Technical reports. *Preliminary Archaeological Reconnaissance for the Proposed New Construction Area on Assessor's Parcel 009-563-005 in Carmel, Monterey County, California*, prepared by Mary Doane, B. A., and Trudy Haversat, M. A., RPA, of Archaeological Consulting, Inc., dated March 5, 2004.
 - *Carmel River Inn / Biological Survey & Assessment*, prepared by Jeffery B. Froke, Ph.D., of California Wildlife Ecology, dated January 13, 2004.
 - *Carmel River Inn / Amendment*, prepared by Jeffery B. Froke, Ph.D., of California Wildlife Ecology, dated January 21, 2004.
 - *Forest Management Plan for New Combo Units at: APN 009-563-00[5], Carmel River Inn*, prepared by Glenn C. Flamik of Forest City Consulting, dated May 7, 2004.

- *Historical and Architectural Evaluation for the Carmel River Inn*, prepared by Kent L. Seavey, Preservation Consultant, dated April 1, 2004.
- *Preliminary Geologic Investigation, Central Area of the Carmel River Inn Property*, prepared by D&M Consulting Engineers, Inc., dated March 11, 2004.
- *Liquefaction Study, Proposed Carmel River Inn Expansion*, prepared by D&M Consulting Engineers, Inc., dated November 24, 2004.
- *Summary of Hydraulic Modeling for the Carmel River Inn, County of Monterey*, prepared by Balance Hydrologics, Inc., dated July 23, 2004 and letter from Whitson Engineers, dated July 22, 2004.
- *Subsequent Hydraulic Modeling for the Carmel River Inn, County of Monterey*, prepared by Balance Hydrologics, Inc., dated January 31, 2006
- *Carmel River Inn Master Plan Traffic Impact Report*, prepared by Higgins Associates, Civil & Traffic Engineers, dated May 10, 2004.
- *Carmel River Inn Traffic Impacts During Construction*, prepared by Higgins Associates, Civil & Traffic Engineers, dated March 23, 2005.
- *Oliver Road and Highway 1 Safety Letter*, prepared by Higgins Associates, Civil & Traffic Engineers, dated December 23, 2005.
- *Liquefaction Mitigation, Proposed Carmel River Inn Expansion*, prepared by D&M Consulting Engineers, Inc., dated January 5, 2005.

The Initial Study addresses potential environmental impacts of future development. It includes mitigation provided in the Initial Study and included in conditions 1-14 contained in the mitigation measure/conditions of approval attached and referenced herein to ensure that the impacts are reduced to a less than significant level. \

4. **FINDING: NO VIOLATIONS** – The subject properties are 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 properties, and all zoning violation abatement cost, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations that exist on subject properties.

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

EVIDENCE: Preceding findings and supporting evidence.

6. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of the Coastal Act and the Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impacts on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE: The project meets the policies and regulations contained in the Carmel LUP (Policy 5.3) and CIP Regulations (20.146.130). The project is located adjacent to a proposed trail identified on the LUP public access map (Figure 3) adjacent to the Carmel River although no formal trail plan has been developed since the adoption of the LUP. The applicant owner has agreed to participate (secured by a deed restriction) in an access management plan for the currently undeveloped trail and has agreed to allow an 15 foot wide access easement across the subject property. The final route of the trail through the subject property is to be determined based on a comprehensive plan developed for the trail route for areas outside of the subject property. Staff has verified that areas exist to site the trail easement.

7. **FINDING: APPEALABILITY** – The project, as approved by the Planning Commission, is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: Sections 20.86.030 and 20.86.080 of the Monterey County Coastal Implementation Plan

DECISION

THEREFORE, it is the decision of said Planning Commission that said application be granted as shown on the attached sketch, subject to the attached conditions.

PASSED AND ADOPTED this 22nd day of February 2006, by the following vote:

AYES: Errea, Padilla, Vandever, Diehl, Sanchez, Salazar, Rochester, Wilmot
NOES: None
ABSENT: None
ABSTAIN: Brown, Isakson


DALE ELLIS, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON MAR 27 2006

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE APR 06 2006

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH

THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

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

**Department: Planning and Building Inspection
Condition Compliance & Mitigation Monitoring and/or
Reporting Plan**

Project Name: Carmel River Investors

File No: PLN030646

APNs: 009-563-005-000

Approval by: Planning Commission

Date: February 22, 2006

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1		<p>SPECIFIC USES ONLY</p> <p>Project Combined Development Permit consisting of a General Development Plan for the Carmel River Inn to increase the number of guest units from 43 to 69 and to create an Historic District; a Coastal Administrative Permit and Design Approval to remodel 23 existing cottage units, demolition of one cottage, remodel of primary Inn building to reduce the number of existing units from 19 to 6, construction of 5 new two-story structures each consisting of 8 guest units on the second floor with parking below, the conversion of an existing maintenance building into an employee unit, the abandonment of Oliver Road, Grading (2550 cu.yds. cut/2550 cu. Yds. fill); a Coastal Development Permit for removal of 5 native trees, and a Coastal Development Permit for development within 100' of Environmentally Sensitive Habitat. The project will occur on Assessors Parcel # 009-563-005-000. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

Permit Count Number	Mitig Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		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. (Planning and Building Inspection)				
2		PBDD016 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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 the property, filing of the final map, 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	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBL.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, which-ever occurs first and as applicable	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date/time)
		property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (Planning and Building Inspection)				
3		NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 06013) was approved by the Planning Commission for Assessor's Parcel Numbers 009-563-005-000 on February 22, 2006. The permit was granted subject to 56 conditions of approval along with 14 mitigation measures that run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Applicant	Prior to issuance of grading and/or building permits or start of use	
4		NOTICE-PERMIT APPROVAL This permit shall expire two years from the date of adoption unless extended by the Director of Planning and Building Inspection pursuant to Section 20.140.100 of the Coastal Implementation Plan. (Planning and Building Inspection)	None		October 12, 2007	
5		GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)	None	Applicant	October 15 th to April 15 th	
6		MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the	Owner/ Applicant	Prior to issuance of grading and building permits.	

Permit Cond. Number	Minig. Number	Conditions of Approval and/or Mitigation Measures as approved by the Planning and Building Department	Compliance or Monitoring Actions to be taken by the property owner	Responsible Party for Compliance	Timing	Verification
		Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (Planning and Building Inspection)	time the property owner submits the signed mitigation monitoring agreement.			
7		STOP WORK - RESOURCES FOUND If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant	Ongoing	
8		FISH AND GAME FEE-NEG DEC Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) calendar days of project approval – prior to filing of the Notice of Determination. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid. (Planning and Building Inspection)	Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first.	Owner/ Applicant	Prior to issuance of building and grading permits.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
9		<p>LANDSCAPE PLAN AND MAINTENANCE NON STANDARD</p> <p>The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. 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. The landscape plan shall specifically provide screening for the westerly 40 new units. The landscape plan shall specify the area within 150 feet of the Carmel River and include a specific plan for riparian vegetation and replacement tree planting that is consistent with the existing riparian corridor to be developed in coordination and certified by a consulting biologist. The landscape plan shall also include conditions from Coastal Commission Permit A-3-MCO-01-100 that involves landscape requirements for drought tolerant plants and limitations on the landscape well use to 2.5 acre feet per year subject to approval by the Director. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (Planning and Building Inspection)</p>	<p>Submit landscape plans and contractor's estimate to PBI for review and approval.</p> <p>Provide evidence from Landscape Architect or contractor that landscaping has been installed per plan prior to occupancy</p> <p>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. The applicant shall provide photographic evidence for the first 5 and 10 year milestones after permit approval that the landscaping is effective in screening at least 50% of the 40 units to the off-site neighboring homes and street views.</p> <p>The applicant shall verify annually that the landscape well does not exceed 2.5 acre feet per year. If this amount is exceeded then the well shall turned off per Coastal Commission permit A-3-MCO-01-100</p>	<p>Owner/ Applicant/ Contractor</p> <p>Owner/ Applicant/ Contractor</p> <p>Owner/ Applicant</p>	<p>At least 60 days prior to final inspection or occupancy</p> <p>Prior to Occupancy</p> <p>Ongoing; 5 and 10 year</p> <p>Annually</p>	

Permit Comd. Number	Mtg. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date)
10		DELETED – PC – 2/22/06				
11		HISTORIC DISTRICT – NON-STANDARD The applicant shall apply to have the appropriate area of the project site included in the California Register of Historic Places as an Historic District and apply for listing on the National Register consistent with recommendations contained in the "Historical and Architectural Evaluation" prepared by Kent Sevey. The applicant shall formally request the director to re-zone the historic district into "HR" zoning district. The new district shall include the relocated "Sherman" Unit #22.	Provide evidence of applications and request and review and approval by a registered historical consultant.	Owner/ Applicant	Prior to Occupancy	
12		PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, 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 applicant shall submit 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
13		PBI CONSTRUCTION NOISE/ACTIVITY – NON STANDARD The applicant shall limit construction activity to the hours of 7:00 am to 6:00 pm during weekdays and limit minimal interior construction on Saturdays (8:00 am to 6:00 pm) and no construction activities on Sunday. The	Provide evidence of installation and maintenance of sign during construction.	Owner/ Applicant	Prior to issuance of building permits.	

Petition Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		applicant shall post a sign at least 3 foot by 4 foot in size in a conspicuous location containing a phone number and message for neighbors to contact for noise complaints. The applicant shall log noise complaints and respond appropriately where reasonable and contact the County to report complaints on a monthly basis and how those complaints were resolved. (Planning and Building Inspection)	Provide complaint logs to the County monthly during construction.	Owner/ Applicant	Monthly/On going during construction	
14		PBI – DEED RESTRICTION - TRAIL – EMPLOYEE UNIT – OLIVER ROAD/GATE CLOSURE – The applicant shall implement and record a deed restriction to include the following three items containing the following statements subject to approval by the Director: 1) The applicant/owner and successors in interest agree to record an 15 foot wide public access easement over the length of the property in an east/west direction and obtain permits (where appropriate) and implement a trail management plan consistent with requirements of the public access requirements contained in the Carmel Area Land Use Plan and Coastal Implementation Plan within 1 year of the County approval of a formally adopted trail plan for the related trail segment shown in Figure 3 of the Carmel Area	Provide draft Deed restriction for approval by the Director and show proof of approved recorded deed restriction.	Owner/ Applicant	Prior to issuance of building permits.	
			Submit trial easement and trail management plan to Director for approval within 6 months of County approval of trail segment. Provide evidence of recorded easement and trail management plan with one year of County approval of related Figure 3 trail segment	Owner/ Applicant	6 months and 1 year after County approval of trail segment	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring: Various to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>Land Use Plan. In the interim the applicant/owner and successors in interest shall record a public access easement over the existing Oliver Road to allow public use between Highway 1 and the remaining public portion of Oliver Road.</p> <p>2) The applicant/owner and successors in interest shall restrict the rent received from renters residing in the employee unit created as part of County permit approval PLN030646 to the amount of rent designated for low and moderate income renters as determined in the Monterey County Inclusionary Ordinance. The applicant/owner and successors in interest shall provide evidence of compliance every 5 years in the form of a report to be approved by the Director.</p> <p>3) The applicant/owner and successors in interest shall restrict the use of the easterly gate onto Oliver Road as shown in permit plans PLN030325 to emergency access and not allow visitor/employee or construction access through the gate, and make the barrier on Oliver Road as shown in permit plans PLN030646 permanent with boulders and landscaping and only allow access to the Inn from Highway 1 over the abandoned Oliver Road up to the barrier.</p>	<p>Provide evidence of rental income consistent with low and moderate income levels</p> <p>Maintain restricted access and barriers</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Every 5 years after permit approval</p> <p>Ongoing</p>	
15		<p>TREE PROTECTION (NON-STANDARD)</p> <p>Native trees located close to the construction site shall be protected from inadvertent damage from construction equipment by wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone</p>	<p>Submit evidence of tree protection in the form of a letter from a County-approved forester or arborist to PBI for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to final building inspection</p>	

Permit Condition Number	Conditions of Approval and Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed after applicable certified professional is retained (or action to be completed)	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
	or drip line of the retained trees. Protective fencing, staging areas and grading limits shall be reviewed and established periodically by the contractor in consultation with a County-approved forester or arborist throughout the duration of construction and grading activities. Said protection shall be demonstrated in the form of a letter from a County-approved forester or arborist prior to final building inspection. (Planning and Building Inspection)				
16	TREE REPLACEMENT (NON-STANDARD) The applicant shall implement tree replacement in accordance with the recommendations contained in the Forestry Evaluation prepared Glenn C. Flamik of Forest City Consulting, dated May 7, 2004 except that protected tree replacement shall occur on 5:1 replacement/removal ratio consistent with the Carmel Area Land Use Plan. Said implementation shall be demonstrated in the form of photos and a letter from a County-approved forester or arborist prior to final building inspection. (Planning and Building Inspection)	Submit a tree replacement plan and obtain approval by the Director	Applicant/ Forester	Prior to issuance of Grading or Building Permit	
		Submit evidence of tree replacement in the form of photos and a letter from a County-approved forester or arborist to PBI for review and approval.	Applicant/ Forester	Prior to final building inspection	
17	TREE MONITORING (NON-STANDARD) The applicant shall arrange for tree replacement planting to be monitored for establishment success one year after project completion and then annually for the next five years. Establishment success shall be 100%. If tree replacement planting is not successful, the applicant shall arrange for additional tree planting and follow up monitoring to occur. Said monitoring shall be demonstrated in the form of photos and a letter from a County-approved forester or arborist. (Planning and Building Inspection)	Submit monitoring evidence in the form of photos annually and a letter from a County-approved forester or arborist to PBI for the first year and the sixth year for review and approval.	Owner/ Applicant	One year after project completion and then annually for 5 years.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name date)
18		DELETED - PC - 2/22/06				
19		EH55- EMPLOYEE HOUSING Comply with Employee Housing Regulations found in the California Health and Safety Code Section 17000-17062.5 and the California Code of Regulations Title 25, Division 1, Chapter 1, Subchapter 3 Sections 600-940. (Environmental Health)	Obtain a health permit for the Employee Housing from the Division of Environmental Health.	CA Licensed Engineer /Owner/ Applicant	Prior to occu-pancy/ Continu-ous Cond.	
20		FLOOD ANALYSIS - ZONES A1-A30 W/O DEFINED FLOODWAY The hydraulic analysis and report prepared by Balance Hydrologics, dated July 23, 2004, shall be updated to reflect the new cross-sections resulting from the construction of stone columns and the placement of associated fill material. The proposed project shall not result in more than a 1-foot rise in the base flood elevation. The updated hydraulic analysis shall be submitted to the Water Resources Agency for review and approval. (Water Resources Agency)	Submit the updated hydraulic analysis and report to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
21		FINAL GRADING PLAN Prior to final clearance for the grading permit, the applicant shall provide the Water Resources Agency "as-built" final grading plans for review and approval. (Water Resources Agency)	Submit a copy of the "as-built" grading plans to the Water Resources Agency for review and approval	Owner/ Applicant	Prior to finalizing the grading permit.	
22		DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include oil-grease/water separators for the paved parking areas. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
23		ZONE A1-A30 ELEVATION REQUIREMENTS The lowest floor and attendant utilities for the proposed units shall be constructed, at a minimum, 1-foot above the base flood elevation provided by the Water Resources Agency. The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation. (Water Resources Agency)	Submit a letter, certifying the reference marker has been established, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
24		FOUNDATION PLAN – ENCLOSURES/GRADE ELEVATIONS All fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area shall be provided. The bottom of all openings shall be no higher than one foot above grade. The applicant shall provide the Water Resources Agency a foundation plan, for each new unit and the main inn, prepared by a registered civil engineer showing the internal and external grade elevation, as well as, the location and dimensions of all vents. (Water Resources Agency)	Submit a foundation plan, for each new unit, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
25		NON-RESIDENTIAL FLOODPROOFING REQUIREMENTS The applicant shall provide the Water Resources Agency certification from a registered civil engineer that the proposed laundry/house keeping/storage rooms in the Combo Units will meet the following floodproofing provisions: 1. The structures, together with attendant utilities and	Submit a letter, plans, and supporting calculations, prepared by a registered civil engineer, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading and/or building permits	

Permit Control Number	Utility Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		sanitary facilities, are watertight, at a minimum, to 1 foot above the base flood elevation provided by the Water Resources Agency with walls substantially impermeable to the passage of water. 2. All structural components are capable of resisting hydrostatic and hydrodynamic forces, including the effects of buoyancy, and anticipated debris impact forces. (Water Resources Agency)				
26		SUBSTANTIAL IMPROVEMENT DETERMINATION The applicant shall provide substantial improvement determinations, for all buildings that include an addition and/or remodel, to the Water Resources Agency. The substantial improvement determination shall include an appraisal of the market value of the structure and a cost estimate for the proposed project. If any addition/remodel equals or exceeds 50 percent of the market value of the structure, the existing structure and addition shall be elevated in accordance with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)	Submit a substantial improvement determination to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
27		CONCRETE SLAB INSPECTION The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate completed by a registered civil engineer or licensed land surveyor, certifying the forms have been set at a height that will ensure the minimum lowest floor elevation requirement. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate, for each new unit, based on building under construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to the foundation pre-pour inspection	
28		ELEVATION CERTIFICATE The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate, based on finished construction, for each new unit and the main inn. The Elevation Certificates shall be completed by a registered civil engineer or licensed surveyor to certify	Submit a completed FEMA Elevation Certificate, for each new unit, based on finished construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to final inspection	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		each structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)				
29		PW0007 – PARKING STD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
30		PW- NON STANDARD The circulation plan shall be approved by the Department of Public Works (Public Works)	Applicant's engineer or architect shall prepare a circulation plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
31		PW- NON STANDARD The applicant shall pay to the County a pro rata share of the cost of short term improvements to Highway One (Public Works)	Applicant shall submit payment to the Department of Public Works	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
32		PW- NON STANDARD Prior to issuance of any grading or building permits, the applicant shall dedicate easements for the levee, pond, and access to the County Service Area Facilities subject to the approval of the Department of Public Works (Public Works)	Applicant shall provide evidence of access to the satisfaction of the Public Works Department	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
33		PW- NON STANDARD The applicant shall pay the Transportation Agency for Monterey County (TAMC) Regional Traffic Mitigation Fee identified in the TAMC nexus study (Public Works)	Applicant shall submit payment to the Department of Public Works and TAMC where appropriate.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	

Permit Condit- Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
34		EH - Existing Septic Systems All existing septic systems on the property shall be properly abandoned as per Monterey County Code, Chapter 15.20. A permit for the septic system abandonment shall be obtained from the Monterey County Health Department, Division of Environmental Health.	Division of Environmental Health must approve plans and perform inspection as part of the septic permit.	Engineer/ Applicant	Prior to Final Occupancy	
35		FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: Carmel Highlands Fire District.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection	

Permit Conc. Number	Ytlig Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (time/date)
36		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: Carmel Highlands Fire District.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
37		FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

Permit Condition Number	Mtg. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. Responsible Land Use Department: Carmel Highlands Fire District.	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
38		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. Responsible Land Use Department: Carmel Highlands Fire District.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection	

Permit Cond. Number	Meas. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
39		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. Responsible Land Use Department: Carmel Highlands Fire District.	Applicant shall enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. rough sprinkler inspection Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner Applicant or owner Applicant or owner	Prior to issuance of building permit. Prior to framing inspection Prior to final building inspection	
40		FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL) The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. Responsible Land Use Department: Carmel Highlands Fire District.	Applicant shall enumerate as "Fire Dept. Notes" on plans. Applicant shall submit fire alarm plans and obtain approval. Applicant shall schedule fire alarm system acceptance test.	Applicant or owner Applicant or owner Applicant or owner	Prior to issuance of building permit. Prior to rough sprinkler or framing inspection Prior to final building inspection	
41		FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

Permit Condi. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		Responsible Land Use Department: Cypress Fire Protection District and Pebble Beach CSD.				
42	1	<i>Mitigation Measure 1 – In order to avoid a substantial adverse change in the significance of an historical resource, cabin #22 ("Sherman"), which is one of the original cabins built ca. 1934, shall be relocated on the property within the proposed historic district (instead of demolished), consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, with the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Building, or with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as deemed appropriate and approved by a qualified historian.</i>	<i>Monitoring Action 1 – Prior to the issuance of grading or building permits, the applicant shall submit a revised site plan indicating the proposed new location of cabin #22, as well as a relocation and rehabilitation plan prepared by a qualified historian, which verifies that the plan is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, with the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Building, or with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as deemed appropriate. The revised site plan and relocation and rehabilitation plan for cabin #22 shall be subject to approval by the Director of Planning and Building Inspection.</i>	Applicant or owner	Prior to the issuance of grading or building permits	

Permit Cond. Number	Ming. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
43	2	Mitigation Measure 2 – In order to reduce the risk of impacts from seismic-induced liquefaction to less-than-significant levels, the preparation of a final design-level geotechnical report will be required which includes geotechnical criteria for design and construction of the proposed improvements. These improvements shall include some combination of soil improvement and strengthened foundation design. Soil improvement shall include some method of in-situ ground densification, such as vibro-replacement stone columns. Strengthened foundation design shall include such methods as shallow foundations reinforced with grade beams designed to resist minor differential settlements.	Monitoring Action 2.A – Prior to issuance of grading or building permits, the applicant shall submit a final design-level geotechnical report to the Planning and Building Inspection Department for review and approval.	Applicant or owner	Prior to issuance of grading or building permits	
			Monitoring Action 2.B – Prior to issuance of grading or building permits, the applicant shall submit grading and building plans that have been reviewed and approved by a registered geotechnical engineer, and verified as consistent with the recommendations of the final design-level geotechnical report required by Monitoring Action 2.A. All applicable grading and building plans shall be signed and wet-seal stamped by the consulting registered geotechnical engineer as evidence of verification that they are consistent with the recommendations of the final design-level geotechnical report.	Applicant or owner	Prior to issuance of grading or building permits,	
44	3	Mitigation Measure 3 – In order to reduce the risk of flooding of the project site, the hydraulic analysis and report prepared by Balance Hydrologics, dated July 23, 2004, shall be updated to reflect the new cross-sections resulting from the construction of stone columns and the placement of associated fill material. The proposed project shall not result in more than a 1-foot rise in the base flood elevation. The updated hydraulic analysis	Monitoring Action 3 – Prior to issuance of any grading or building permits, the applicant shall submit the updated hydraulic analysis and report to the Water Resources Agency for review and approval.	Applicant or owner	Prior to issuance of grading or building permits,	

Permit Code Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date/time)
		shall be submitted to the Water Resources Agency for review and approval.				
45	4	<i>Mitigation Measure 4 – In order to reduce the risk of flooding of the project site, the applicant shall provide the Water Resources Agency “as-built” final grading plans for review and approval.</i>	<i>Monitoring Action 4 – Prior to finalizing the grading permit, the applicant shall submit a copy of the “as-built” grading plans to the Water Resources Agency for review and approval.</i>	Applicant or owner	Prior to issuance of grading or building permits	
46	5	<i>Mitigation Measure 5 – In order to reduce onsite and offsite drainage impacts to less-than-significant levels, the applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include oil-grease/water separators for the paved parking areas. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency.</i>	<i>Monitoring Action 5 – Prior to issuance of any grading or building permits, the applicant shall submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.</i>	Applicant or owner	Prior to issuance of grading or building permits	
47	6	<i>Mitigation Measure 6 – In order to reduce the risk of flooding of the new combo units to less-than-significant levels, the lowest floor and attendant utilities for the proposed units shall be constructed, at a minimum, 1-foot above the base flood elevation provided by the Water Resource Agency. The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation.</i>	<i>Monitoring Action 6 – Prior to issuance of any grading or building permits, the applicant shall submit a letter, certifying the reference marker has been established, to the Water Resources Agency for review and approval.</i>	Applicant or owner	Prior to issuance of grading or building permits	

Permit Number	Mitig. Number	Conditions of Approval for Mitigation Measures and Responsible Land Use Department	Completion of Mitigation Measures to be performed where applicable, in a timely fashion this required for action to be accepted	Responsible Party for Compliance	Timing	Verification of Compliance (date/due)
48	7	Mitigation Measure 7 – In order to reduce the risk of flooding of the new combo units to less-than-significant levels, all fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area shall be provided. The bottom of all openings shall be no higher than one foot above grade. The applicant shall provide the Water Resources Agency a foundation plan, for each new unit and the main inn, prepared by a registered civil engineer showing the internal and external grade elevation, as well as, the location and dimensions of all vents.	Monitoring Action 7 – Prior to issuance of any grading or building permits, the applicant shall submit a foundation plan, for each new unit, to the Water Resources Agency for review and approval.	Applicant or owner	Prior to issuance of grading or building permits	
49	8	Mitigation Measure 8 – In order to reduce the risk of flooding of the new combo units to less-than-significant levels, the applicant shall provide the Water Resources Agency certification from a registered civil engineer that the proposed laundry/house keeping/storage rooms in the Combo Units will meet the following floodproofing provisions: 1. The structures, together with attendant utilities and sanitary facilities, are watertight, at a minimum, to 1 foot above the base flood elevation provided by the Water Resources Agency with walls substantially impermeable to the passage of water. 2. All structural components are capable of resisting hydrostatic and hydrodynamic forces, including the effects of buoyancy, and anticipated debris impact forces.	Monitoring Action 8 – Prior to issuance of any grading or building permits, the applicant shall submit a letter, plans, and supporting calculations, prepared by a registered civil engineer, to the Water Resources Agency for review and approval.	Applicant or owner	Prior to issuance of grading or building permits	

Permit Condi. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
50	9	Mitigation Measure 9 – In order to avoid conflict with the Regulations for Floodplains in Monterey County, the applicant shall provide substantial-improvement determinations, for all buildings that include an addition and/or remodel, to the Water Resources Agency. The substantial-improvement determination shall include an appraisal of the market value of the structure and a cost estimate for the proposed project. If any addition/remodel equals or exceeds 50 percent of the market value of the structure, the existing structure and addition shall be elevated in accordance with Chapter 16.16 of the Monterey County Code.	Monitoring Action 9 – Prior to issuance of any grading or building permits, the applicant shall submit a substantial improvement determination to the Water Resources Agency for review and approval.	Applicant or owner	Prior to issuance of grading or building permits	
51	10	Mitigation Measure 10 – In order to avoid conflict with the Regulations for Floodplains in Monterey County, the applicant shall provide the Water Resources Agency a FEMA Elevation Certificate completed by a registered civil engineer or licensed land surveyor, certifying the forms have been set at a height that will ensure the minimum lowest floor elevation requirement.	Monitoring Action 10 – Prior to the foundation pre-pour inspection, the applicant shall submit a completed FEMA Elevation Certificate, for each new unit, based on building under construction, to the Water Resources Agency for review and approval.	Applicant or owner	Prior to pouring of foundation	
52	11	Mitigation Measure 11 – In order to avoid conflict with the Regulations for Floodplains in Monterey County, the applicant shall provide the Water Resources Agency a FEMA Elevation Certificate, based on finished construction, for each new unit and the main inn. The Elevation Certificates shall be completed by a registered civil engineer or licensed surveyor to certify each structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code.	Monitoring Action 11 – Prior to final inspection, the applicant shall submit a completed FEMA Elevation Certificate, for each new unit, based on finished construction, to the Water Resources Agency for review and approval.	Applicant or owner	Prior to final inspection	

Permit Cond. Number	Mitiga- Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date)
53	12	Mitigation Measure 12 – In order to reduce potential cumulative traffic impact to less-than-significant levels at the Highway 1/Río Road intersection, the applicant shall contribute toward the improvements necessary to provide a free right-turn lane from westbound Río Road to northbound Highway 1 based on the estimated 0.55% of traffic generated by the proposed project under estimated cumulative conditions.	Monitoring Action 12 – Prior to issuance of grading or building permits, the applicant shall pay a fee to be determined by the Public Works Department for improvements necessary to provide a free right-turn lane from westbound Río Road to northbound Highway 1 based on the estimated 0.55% of traffic generated by the proposed project under estimated cumulative conditions.	Applicant or owner	Prior to issuance of grading or building permits	
54	13	Mitigation Measure 13 – In order to reduce potential safety hazards at the intersection of Highway 1 and Oliver Road to less-than-significant levels by improving corner-sight distances, the stop bar shall be moved to 4 feet from the southbound Highway 1 travelway, the vegetation between Oliver Road and the Carmel River Bridge shall be cleared, and the Caltrans road condition sign shall be relocated north of Oliver Road.	Monitoring Action 13.A – Prior to issuance of grading or building permits, the applicant shall solicit from either Caltrans or the Monterey County Public Works Department, as applicable, a memorandum of agreement that the agency with jurisdiction will carry out the work required by Mitigation Measure 13 prior to final inspection of the Combo Units. Monitoring Action 13.B – Prior to issuance of grading or building permits, the applicant shall provide the Planning and Building Inspection Department with a copy of a signed memorandum of agreement explicitly guaranteeing that the agency with jurisdiction will carry out the work required by Mitigation Measure 13 prior to final inspection of the Combo Units.	Applicant or owner	Prior to issuance of grading or building permits	

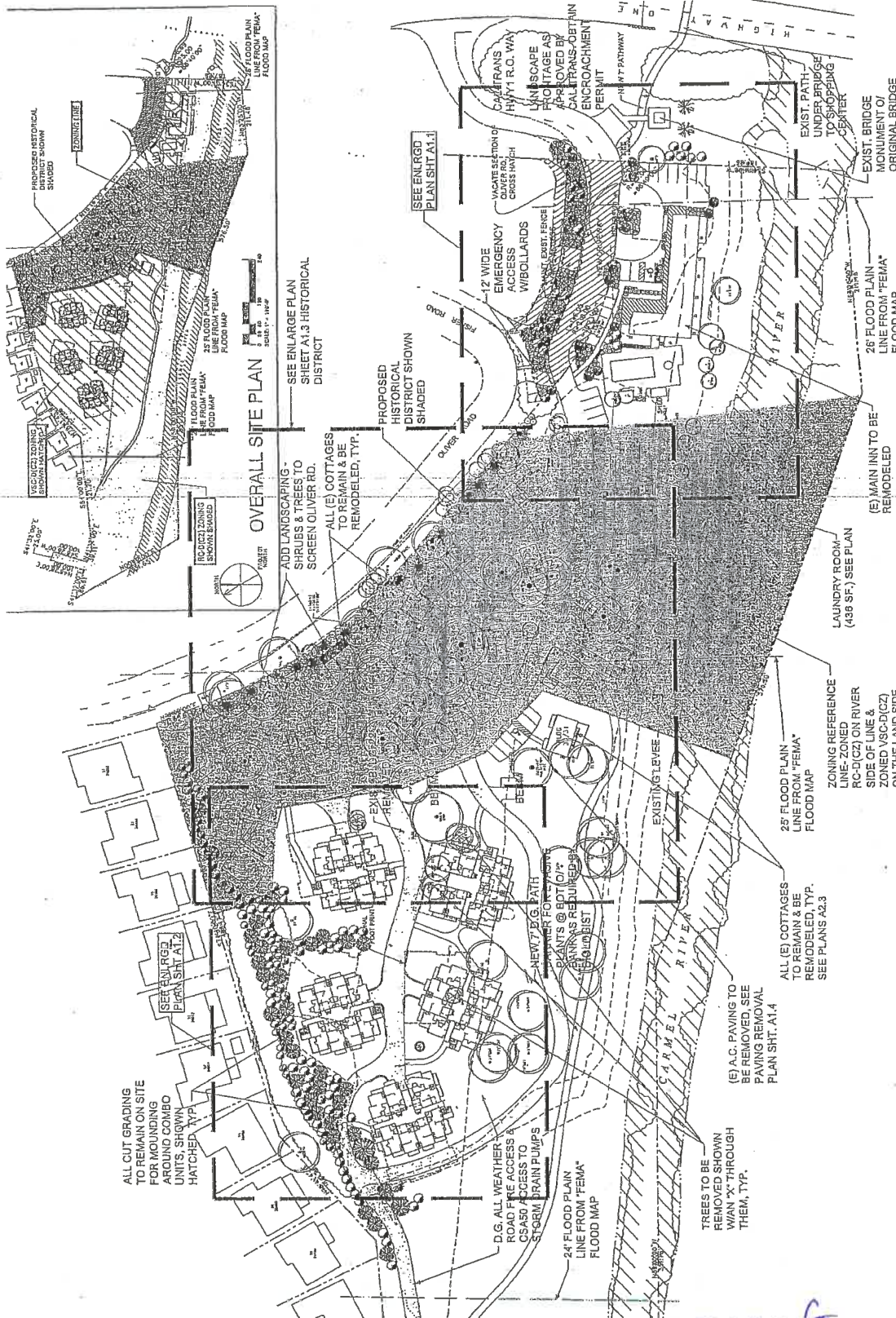
Permit Cont. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
55	14	Mitigation Measure 14 – In order to reduce peak hour construction/grading traffic generation to a less-than-significant level, the applicant shall arrange for construction/grading activities to begin by 7:00 AM and end by 3:30 PM. Deliveries to the construction site shall occur between 9:00 AM and 4:00 PM only.	Monitoring Action 14 – During construction and grading operations, the applicant shall submit monthly reports that include the daily truck trip log showing travel times to the Director of Planning and Building Inspection for review and approval. The contractor shall submit a signed certification to contain an “under penalty of perjury” clause. Failure to comply shall cause revocation of permit.	Applicant or owner	Ongoing during construction	
56		Revised Site Excavation and Elevation Plans – The applicant shall adhere to revised site excavation plans that provide for no impact to flood levels over existing conditions and incorporate design changes to elevations to the two northern most combo units. Both requirements shall be consistent with information submitted and approved by the Planning Commission on or later than February 22, 2006	Applicant shall submit revised plans and obtain approval prior to issuance of grading or building permits.	Applicant or Owner	Prior to issuance of grading or building permits	

CARMEL
RIVER INN
1155 UNIVERSITY
@ CARMEL RIVER BRIDGE
P.O. BOX 21698
CARMEL, CA 95022
415.922.8600

PHASE I MASTER PLAN

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

1440 University Avenue, Suite 100, San Francisco, CA 94115
Tel: (415) 774-1100 Fax: (415) 774-1101



A1.0



CARMEL RIVER INN
 1. MAIN INN
 2. CARMEL RIVER BRIDGE
 3. P.O. BOX 281609
 4. CARMEL, CA 95008-1609

**PHASE I
 MASTER PLAN**

THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS

1000 LINDSEY STREET, SUITE 100
 CARMEL, CA 95008-1609
 TEL: (408) 925-1100 FAX: (408) 925-1101

Drawn By	KLW	Scale	1/4" = 1'-0"
Quantity	KLW		
Plot Date			
Site Based on	AS-BUILT		
Revisions			

Notes:
 1. All dimensions are in feet and inches.
 2. All elevations are in feet above sea level.
 3. All areas are in square feet.
 4. All areas are in square feet.
 5. All areas are in square feet.

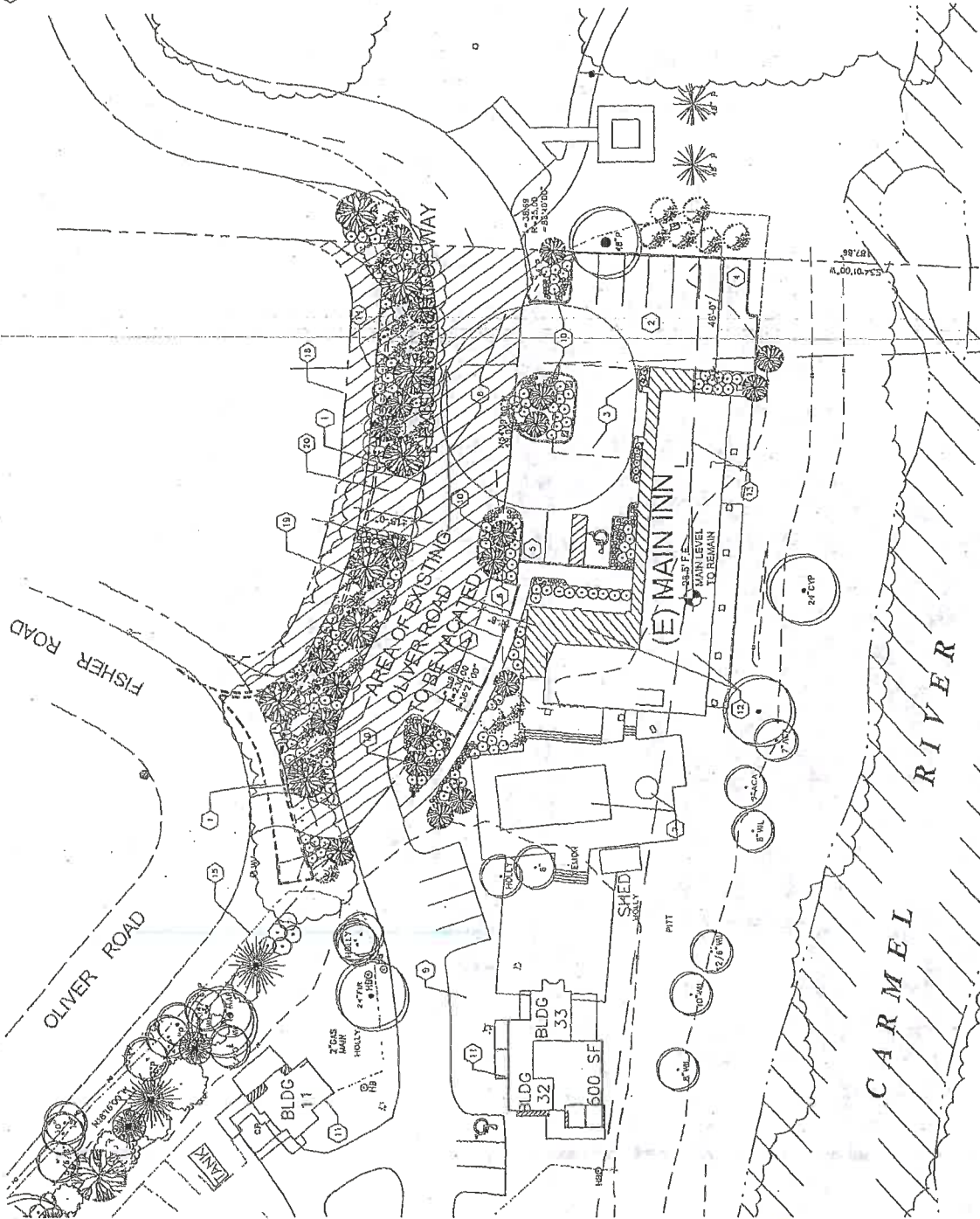
Site Plan
 ENLARGED
 MAIN INN

Sheet Number:

A 1.1

SHEET NOTES

1. REPAIR EXISTING PAVING & CURB/AND & REPLACE LANDSCAPING
2. NEW PAVING FOR SIDEWALK
3. NEW PAVING FOR DRIVE
4. 7 GUEST PARKING SPACES
5. 3 GUEST PARKING SPACES
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99. 3 GUEST PARKING SPACES
100. 3 GUEST PARKING SPACES



LEGEND
 EXISTING BUILDINGS
 ADDITIONS OR NEW BUILDINGS

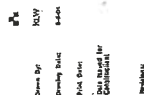
ENLARGED HOTEL SITE PLAN
 SCALE: 1/4" = 1'-0"



**CARMEL
RIVER INN**
U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221649
CARMEL, CA 93922

PHASE I MASTER PLAN

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

[illegible]

SITE PLAN ENLARGED COTTAGE UNITS

A13



ENLARGED COTTAGE UNITS SITE PLAN

LEGEND

EXISTING BUILDINGS	ADDITIONS OF NEW BUILDINGS
--------------------	----------------------------

Exhibit 6

Page 36 of 46 Pages

**CARMEL
RIVER INN**
U.S. HIGHWAY 1
8 CARMEL RIVER BRIDGE
CARMEL, CALIFORNIA
CARMEL, CA 95022
APN: 008-663-00

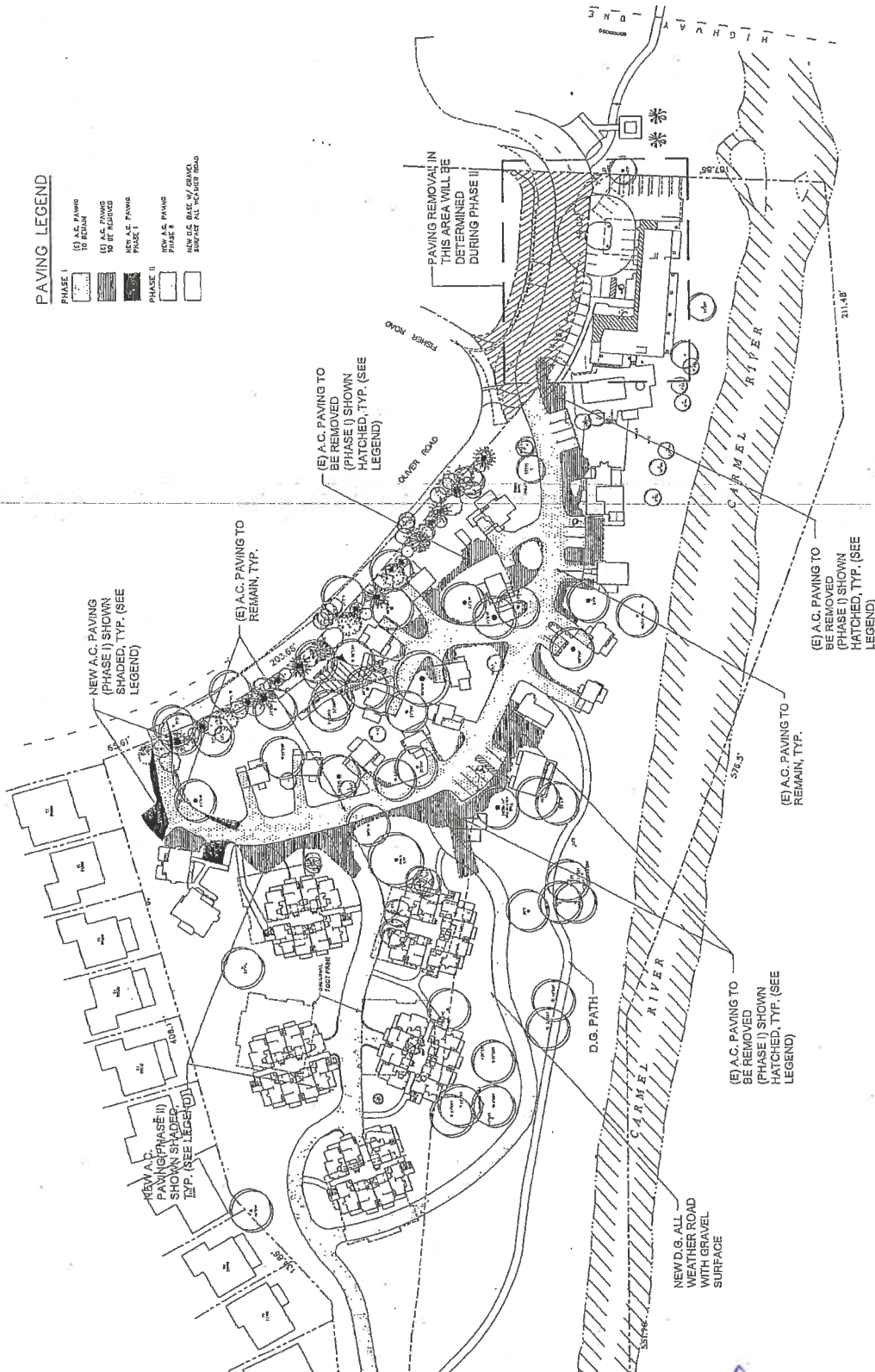
**PHASE I
MASTER PLAN**

**THE
PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS

10000 CARMEL AVENUE, SUITE 200
CARMEL, CALIFORNIA 95022
TEL: (408) 925-1100
FAX: (408) 925-1101

PAVING LEGEND

PHASE I	(1) A.C. PAVING TO REMAIN
	(2) A.C. PAVING TO BE REMOVED
	(3) A.C. PAVING TO BE REMOVED
	NEW A.C. PAVING PHASE I
PHASE II	NEW A.C. PAVING PHASE II
	NEW D.G. BASE w/ GRAVEL SURFACE ALL WEATHER ROAD



MASTER PAVING PLAN



EXISTING BUILDINGS
ADDITIONS OF NEW BUILDINGS

Notes:
1. ALL PAVING SHALL BE 18" THICK A.C. PAVING.
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10. ALL PAVING SHALL BE 18" THICK A.C. PAVING.

**PHASE I
MASTER
PAVING PLAN**

A 1.4

CARMEL
RIVER INN
U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922

PHASE I
MASTER PLAN

THE
PAUL DA
PARTNERS
ARCHITECTS & PLANNERS

THE FOLLOWING PARTS, BEARING THE
MARKING (111) 313-3134 PAK (111)

[illegible]

the *Journal of the American Medical Association* and the *British Medical Journal* have been the most influential in the field of medical ethics. The *Journal of the American Medical Association* has published a series of articles on medical ethics since 1947, and the *British Medical Journal* has published a series of articles on medical ethics since 1948. Both journals have been instrumental in the development of medical ethics as a discipline.

Sheet 114a
SITE
SECTIONS
COMBO UNITS

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A15

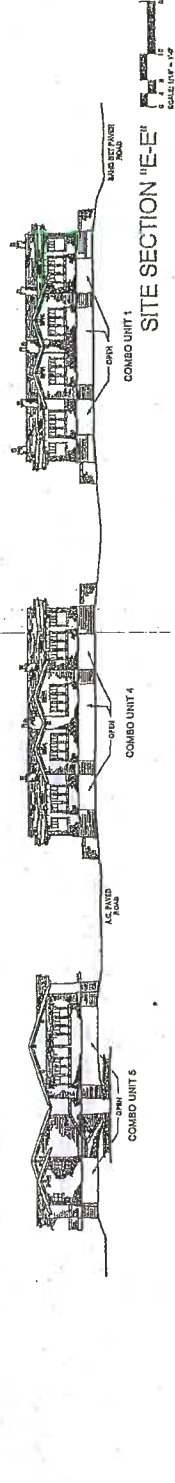
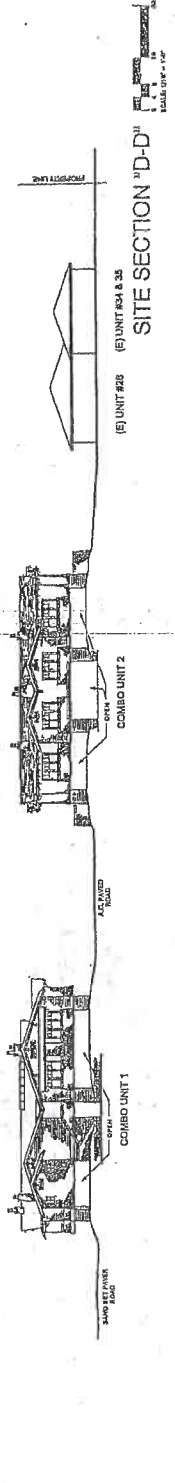
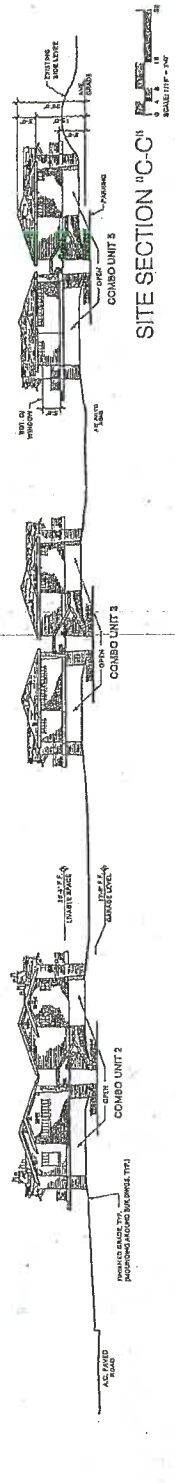
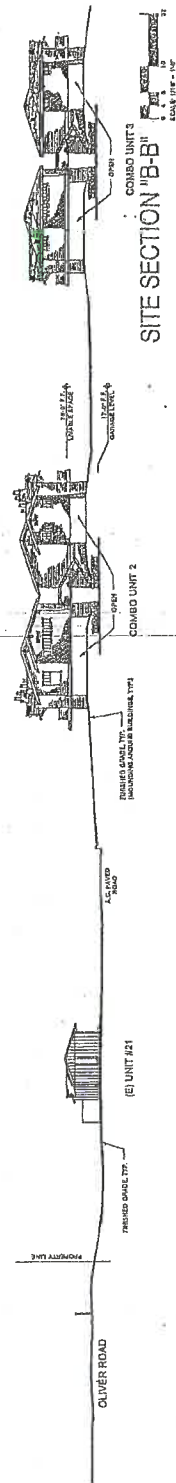
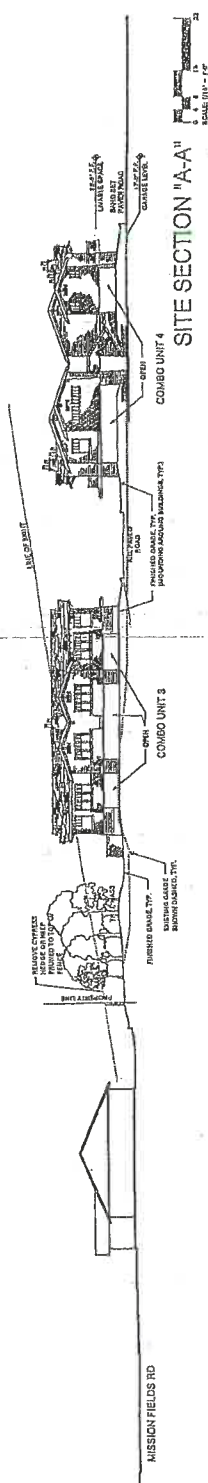
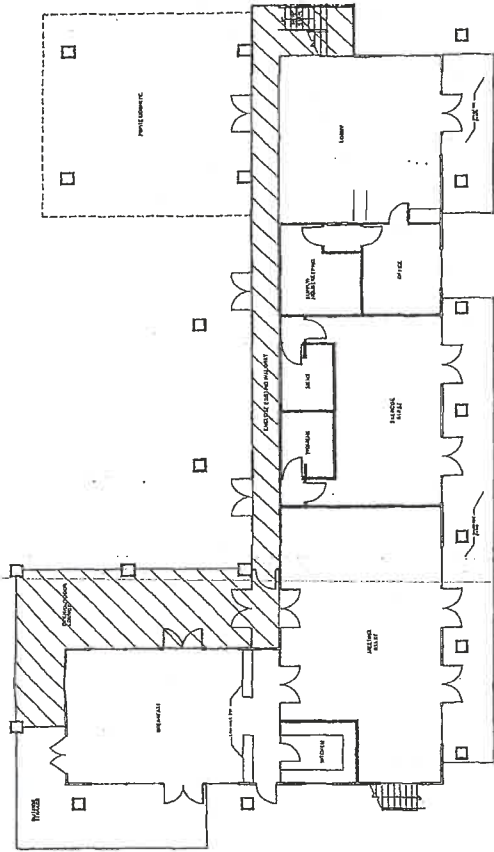


PHOTO 1 / SOUTH

CARMEL
RIVER INN
1000 RIVERVIEW
CARMEL, CA 95022
P.O. BOX 21159
CARMEL, CA 95022
PHN: 408-454-4000

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS
1000 RIVERVIEW, SUITE 101
CARMEL, CA 95022
TEL: 408-454-4000



MAIN INN-MAIN LEVEL FLOOR PLAN

SCALE 1/4\"/>

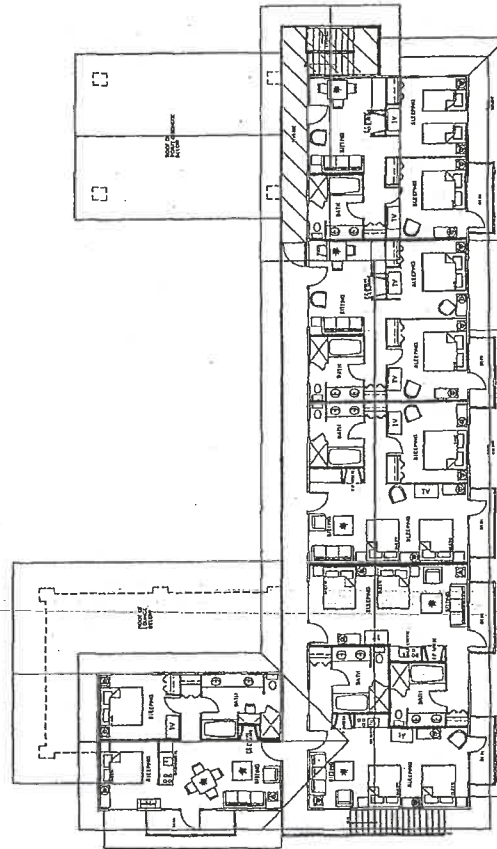
North Arrow
Scale: 1/4\"/>

1. The floor plan shows the layout of the building and the location of the various rooms and areas. It is a detailed drawing that includes walls, doors, windows, and furniture. The plan is oriented with North at the top. A scale bar indicates 1/4\"/>

MAIN INN
FLOOR PLANS

Sheet Number

A 2.1



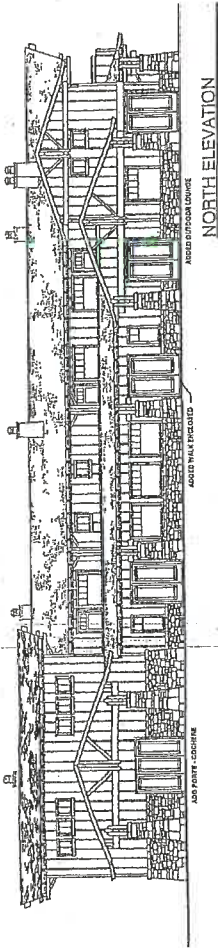
MAIN INN-UPPER LEVEL FLOOR PLAN

LEGEND
EXISTING BUILDINGS
ADDITIONS OR NEW BUILDINGS
SCALE 1/4\"/>

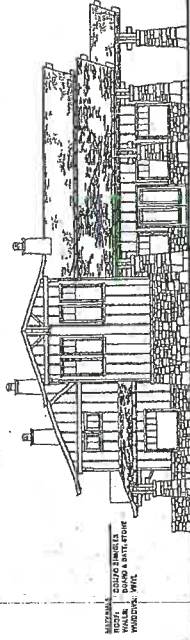
CARMEL
RIVER INN
U.S. HIGHWAY 1
CARMEL, CALIF. 95006
P.O. BOX 21109
CARMEL, CA 95022
APR 09 09:52:03

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

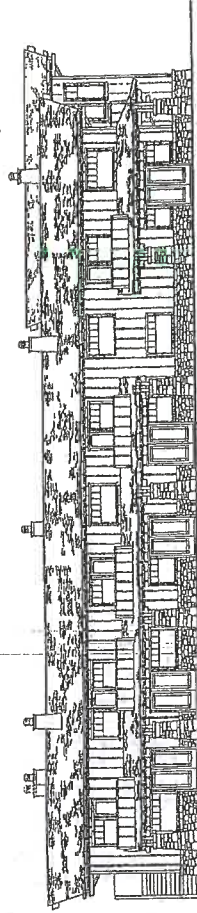
1000 MARSH STREET, SUITE 100, CARMEL, CA 95006
TEL: 831.923.1100 FAX: 831.923.1101
WWW.PAULDAVISARCHITECTS.COM



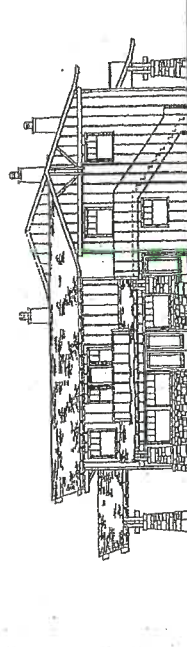
NORTH ELEVATION



EAST (HWY 1) ELEVATION



SOUTH ELEVATION



WEST ELEVATION

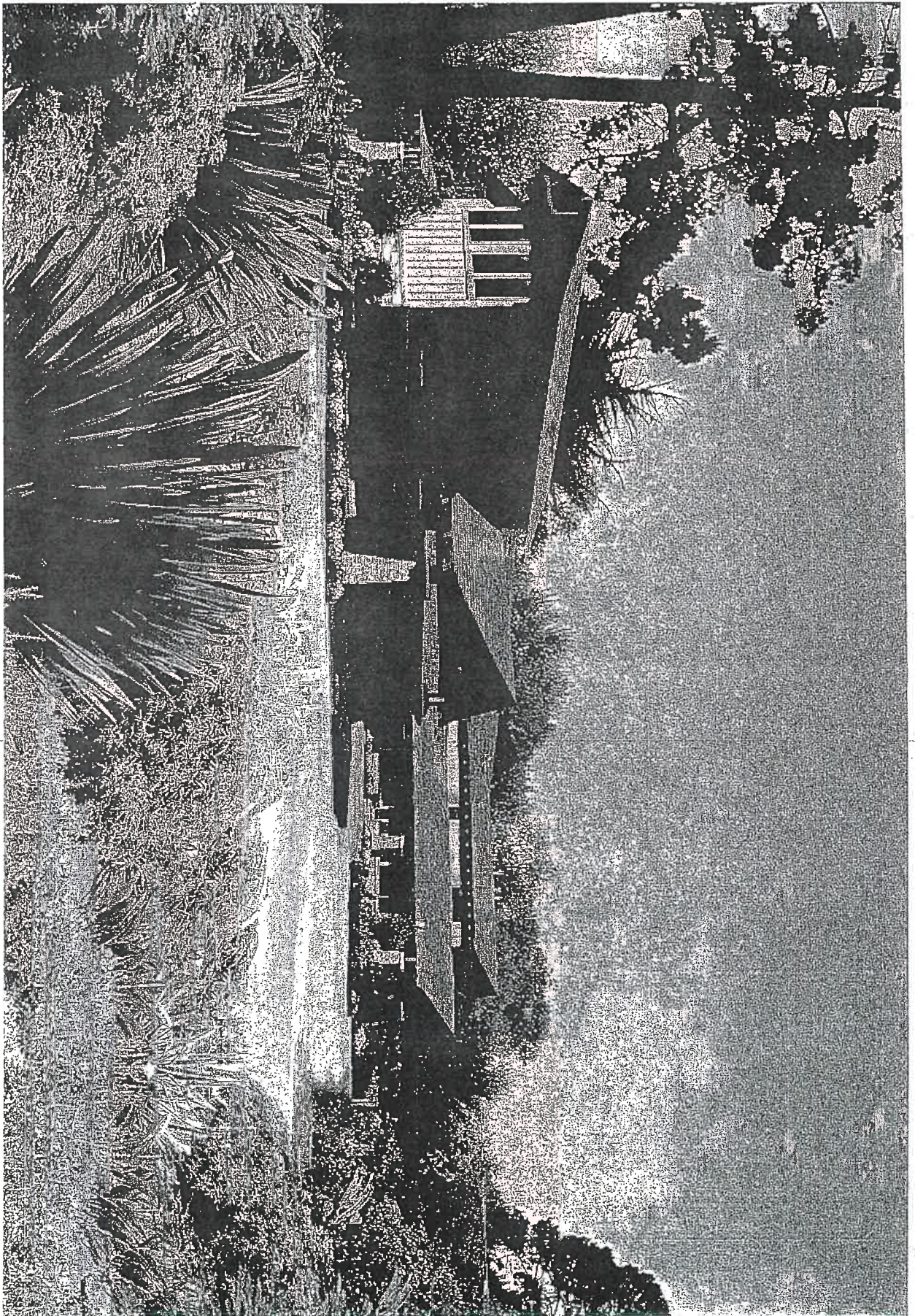
MAIN INN ELEVATIONS

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

A 2.1a

Exhibit G

Page 40 of 46 Pages



CARMEL
RIVER INN
1000 CARMEL AVENUE
P.O. BOX 261899
CARMEL, CA 95022
APR: 009-553-020

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS
1000 CARMEL AVENUE, SUITE 200
CARMEL, CA 95022
TEL: 009-553-0200

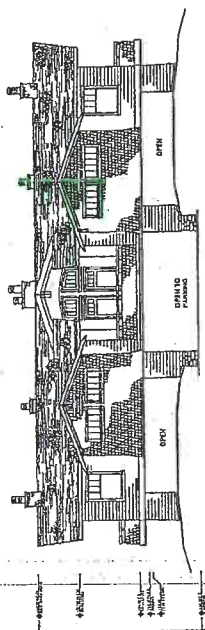
Drawn By: KLM
Checked By: HED/MS
Plot Date: 11/11/99
Plot Scale: 1/8" = 1'-0"
Plot Date: 11/11/99
Plot Scale: 1/8" = 1'-0"

Notes:
1. All dimensions are in feet and inches.
2. All dimensions are to the center of the wall unless otherwise noted.
3. All dimensions are to the finished surface unless otherwise noted.
4. All dimensions are to the exterior face of the wall unless otherwise noted.
5. All dimensions are to the interior face of the wall unless otherwise noted.

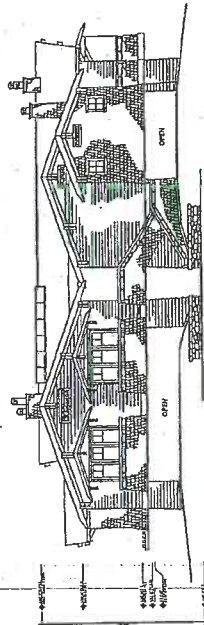
FLOOR PLANS &
EXT. ELEVATIONS
COMBO UNITS

Sheet: 1/1

A 2.2

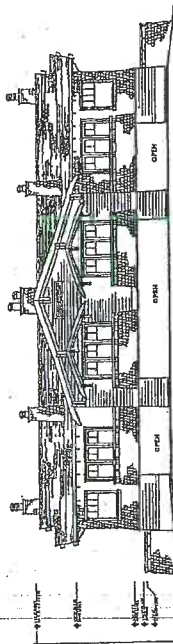


SOUTH ELEVATION

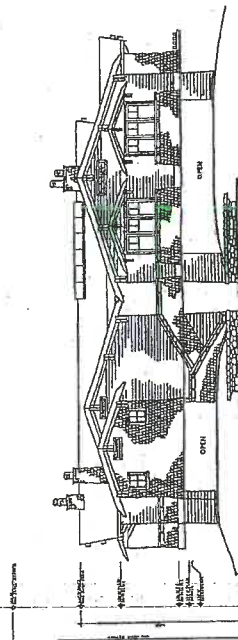


EAST ELEVATION

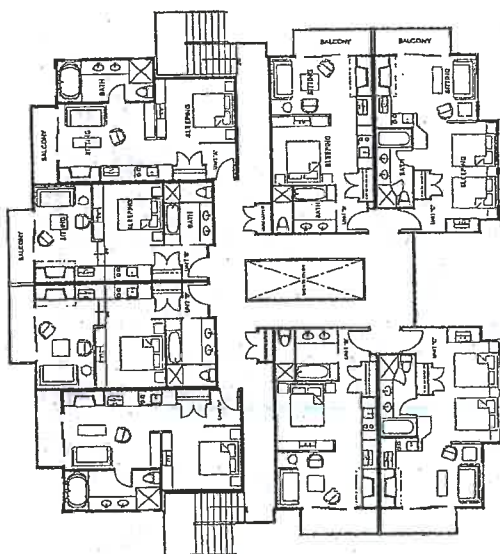
NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTER OF THE WALL UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE FINISHED SURFACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE EXTERIOR FACE OF THE WALL UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE INTERIOR FACE OF THE WALL UNLESS OTHERWISE NOTED.



NORTH ELEVATION

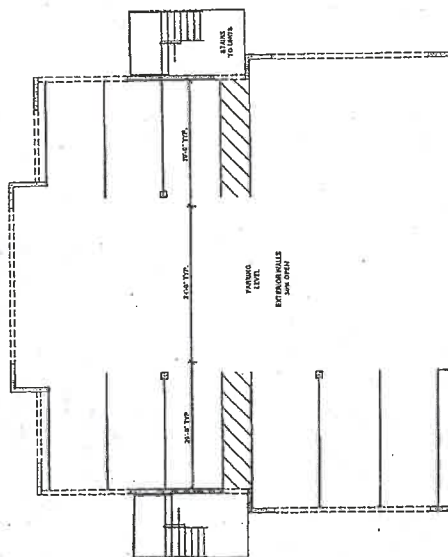


WEST ELEVATION



FLOOR PLAN - MAIN LEVEL UNIT-3

ALL NEW CONSTRUCTION BUILDINGS 1 - 3 SIMILAR



FLOOR PLAN - GARAGE UNIT-3

ALL NEW CONSTRUCTION BUILDINGS 1 - 3 SIMILAR



CARMEL RIVER INN
 U.S. HIGHWAY 1
 CARMEL RIVER BRIDGE
 CARMEL, CA 95022
 APN: 555-662-00

THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS

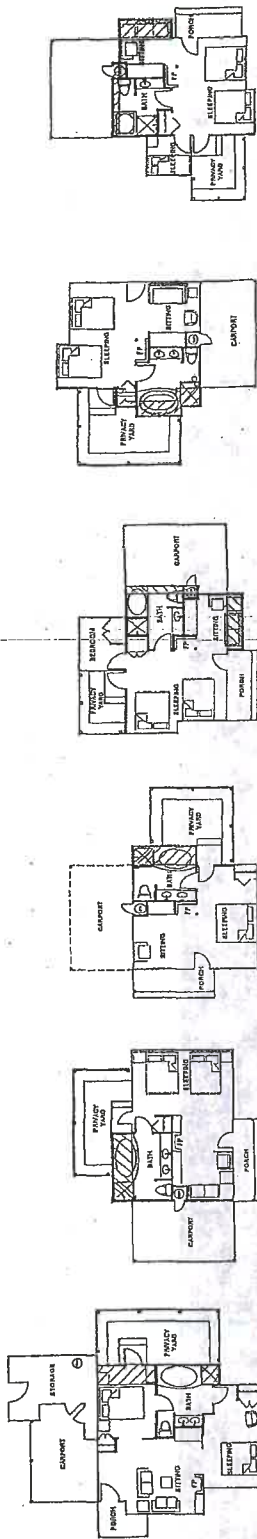
1000 AVENUE OF THE GIGARS, SUITE 200
 CARMEL, CA 95022
 TEL: (408) 925-1100 FAX: (408) 925-1101

Scale: 1/8" = 1'-0"
 North Arrow
 Section: 1/8" = 1'-0"
 Elevation: 1/8" = 1'-0"
 Plan: 1/8" = 1'-0"

COTTAGES FLOOR PLANS

Sheet: 10-000000

A.2.3



UNIT 16
 EXISTING 10' x 12'
 ADDITION 10' x 12'

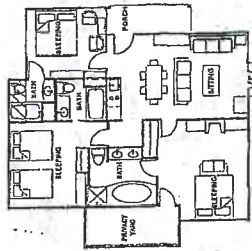
UNIT 15
 EXISTING 10' x 12'
 ADDITION 10' x 12'

UNIT 14
 EXISTING 10' x 12'
 ADDITION 10' x 12'

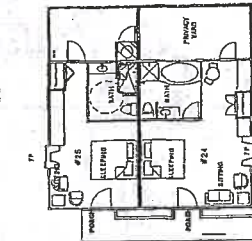
UNIT 13
 EXISTING 10' x 12'
 ADDITION 10' x 12'

UNIT 12
 EXISTING 10' x 12'
 ADDITION 10' x 12'

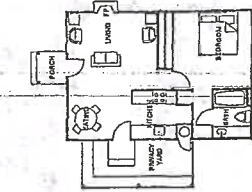
UNIT 11
 EXISTING 10' x 12'
 ADDITION 10' x 12'



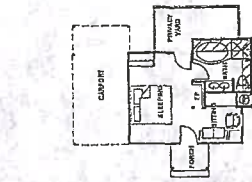
UNIT 26
 EXISTING 10' x 12'
 ADDITION 10' x 12'



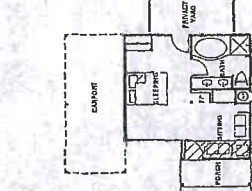
UNITS 24/25
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 ADDITION 10' x 12'



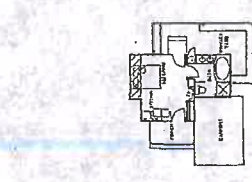
UNIT 22 NEW EMPLOYEE UNIT
 EXISTING 10' x 12'
 ADDITION 10' x 12'



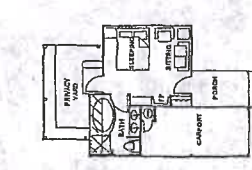
UNIT 20/21
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 ADDITION 10' x 12'



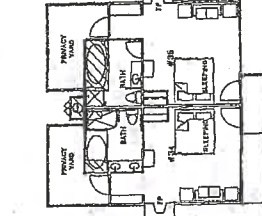
UNIT 19
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 ADDITION 10' x 12'



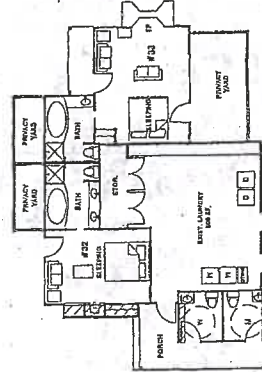
UNIT 18
 EXISTING 10' x 12'
 ADDITION 10' x 12'



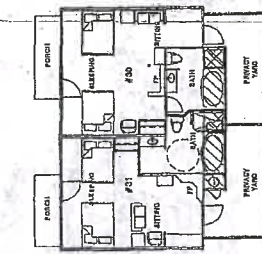
UNIT 17
 EXISTING 10' x 12'
 ADDITION 10' x 12'



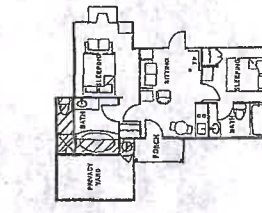
UNITS 34/35
 EXISTING 10' x 12'
 ADDITION 10' x 12'



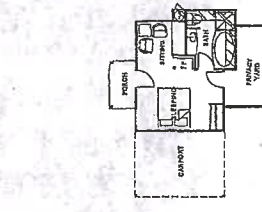
UNITS 32/33
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 ADDITION 10' x 12'



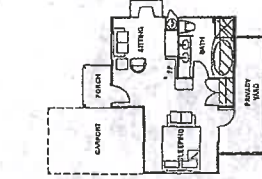
UNITS 30/31
 EXISTING 10' x 12'
 ADDITION 10' x 12'



UNIT 29
 EXISTING 10' x 12'
 ADDITION 10' x 12'



UNIT 28
 EXISTING 10' x 12'
 ADDITION 10' x 12'



UNIT 27
 EXISTING 10' x 12'
 ADDITION 10' x 12'

COTTAGES FLOOR PLANS

LEGEND
 EXISTING BUILDINGS
 ADDITIONS OR NEW BUILDINGS

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

CARMEL
RIVER INN
U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
CARMEL, CA 93923
APR 800-823-03

THE
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PARTNERSHIP
ARCHITECTS & PLANNERS

1000 LAMAR AVENUE, SUITE 100, SAN JOSE, CA 95128
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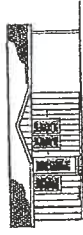
Drawn By: KLV
Checked By: KLV
Scale: 1/8" = 1'-0"
Plot Date: 10/1/90
Date Issued For Construction: 10/1/90
Architect: Paul Davis

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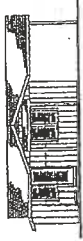
Sheet No. 20
COTTAGES
FLOOR PLANS

Sheet Number

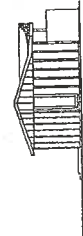
A 2.4



UNIT 13



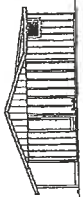
UNIT 15



UNIT 15

COTTAGES ELEVATIONS

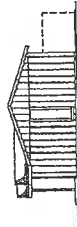
SCALE: 1/8" = 1'-0"



UNIT 14



UNIT 16



UNIT 16

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RIVER INN
14100 N. 1ST AVE.
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P.O. BOX 221609
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408-926-9833

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PARTNERSHIP
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14100 N. 1ST AVE., SUITE 100, CARMEL, CA 95021
ARCHITECT: PAUL DAVIS PARTNERSHIP

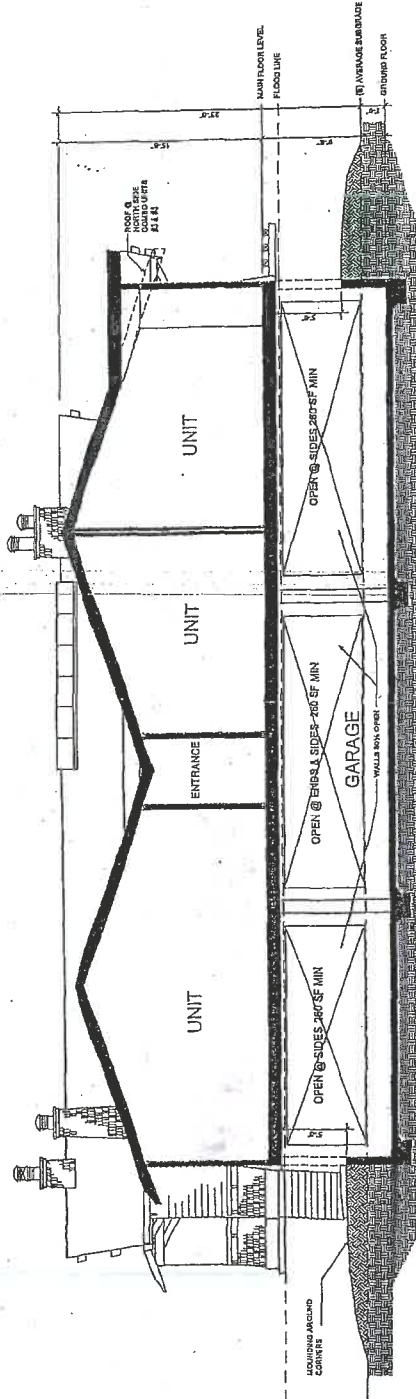
Drawn By: DW
Drawing Date: 10/19/98
Field: 10/1/98
Date: 10/1/98
Project: 10/1/98

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SECTIONS
UNIT 1

Sheet Number:

A5.1



SECTION

SCALE 1/4"=1'