

Exhibit H

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

RESOLUTION NO. 07052

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

FINDINGS AND DECISION

In the matter of the application of
IWF Carmel River Inn Investors (PLN070415)

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, an Amendment to a previously approved Combined Development Permit (PLN030646) 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 a historic district; 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; a Coastal Development Permit for the removal of 5 native trees; and a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat. This amendment would revise the new two-story buildings by omitting unit 5, rotating buildings 1 and 4 out of the 150-foot riparian corridor, revising buildings 2 and 3 from 8 units to 10 units, and adding 4 units to the main inn building for a total of 10 units at the main inn. The total number of proposed units remains unchanged (69). The property is located at 26600 Oliver Road, Carmel, Carmel Land Use Plan, and came on regularly for hearing before the Planning Commission on November 14, 2007.

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

FINDINGS OF FACT

1. **FINDING: CONSISTENCY**— The subject Combined Development Permit, as described in Condition 1, 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) which designates this area as appropriate for development.

EVIDENCE: (a) Plan Conformance The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
(b) Zoning Consistency The property is located at 26600 Oliver Road Carmel (Assessor's Parcel Number 009-563-005-000), Carmel Area Land Use Plan. The parcel is zoned VSC-D (CZ) and RC-D (CZ) ("Visitor Serving Commercial and Resource Conservation, both within a Design Control District in the Coastal Zone"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.
(c) Site Visit The project planner(s) conducted a site inspection on September 30, 2005 to

lighting conditions were recommended. A Monterey County standard condition of approval requiring plans to be submitted to and approved by the RMA-Planning department and is to include down lit, unobtrusive lighting has been incorporated (Condition 12, Exhibit D).

- (k) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN070415 and PLN030646.

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

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

- (b) Technical reports by outside biological, archaeological, hydrological, historical, traffic and geological consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed provided conditions and mitigations are incorporated. County staff concurs. The following reports have been prepared and were evaluated under the original project (PLN030464):

- "Preliminary Archaeological Reconnaissance for the Proposed New Construction Area on Assessor's Parcel 009-563-005-000 in Carmel, Monterey County, California" prepared by Mary Doane, B.A. and Trudy Haversat, M. A., RPA of Archaeological Consulting, Inc., Salinas, CA, March 5, 2004.
- "Carmel River Inn/Biological Survey & Assessment" prepared by Jeffery B. Froke, Ph.D., of California Wildlife Ecology, Watsonville, CA, January 13, 2004.
- "Carmel River Inn / Amendment" prepared by Jeffery B. Froke, Ph.D., of California Wildlife Ecology, Watsonville, CA, 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, Carmel, CA, May 7, 2004.
- "Historical and Architectural Evaluation for the Carmel River Inn" prepared by Kent L. Seavey, Preservation Consultant, Salinas, CA, April 1, 2004.
- "Preliminary Geologic Investigation, Central Area of Carmel River Inn" prepared by D&M Consulting Engineers, Inc., CA, March 11, 2004.
- "Liquefaction Study, Proposed Carmel River Inn Expansion" prepared by D&M Consulting Engineers, Inc., November 24, 2004.
- "Summary of Hydraulic Modeling for the Carmel River Inn, County of Monterey" prepared by Balance Hydrologics, Inc., CA, 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., CA, January 31, 2006.
- "Carmel River Inn Master Plan Traffic Impact Report" prepared by Higgins Associates, Civil & Traffic Engineers, CA, May 10, 2004.
- "Carmel River Inn Traffic Impacts During Construction" prepared by Higgins Associates, Civil & Traffic Engineers, CA, March 23, 2005.
- Oliver Road and Highway 1 Safety Letter" prepared by Higgins Associates, Civil

addendum to an adopted negative declaration be prepared if only minor technical changes or additions are necessary.

- (b) No new adverse environmental effects were identified during staff review of the revised development application.
- (c) See preceding and following findings and supporting evidence.

5. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

6. **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.

7. **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.D.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 the Carmel River although no formal trail plan has been developed since the adoption of the LUP. The applicant and owner have agreed to participate (secured by a deed restriction) in an access management plan for the currently undeveloped trail and has agreed to allow a 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.

8. **FINDING: TREE REMOVAL** - The project includes a Tree Removal Permit for the removal of one Oak tree in accordance with the applicable policies of the Carmel Area Land Use Plan and the Monterey County Zoning Ordinance (Title 20). The required Findings in order to grant the permit for tree removal have been met.

EVIDENCE: (a) The original design required removal of five (5) native trees for the construction of the proposed project including one landmark willow tree that was determined to be hazardous due to its condition. The landmark willow tree has since fallen and been removed. The revised design eliminates the requirement for removal of three (3) of the five (5) trees originally approved for removal. As amended and with new information the project requires removal of one (1) Coast Live Oak tree.

- (b) Removal of one (1) oak tree is the minimum required under the circumstances (20.146.060.D.3 CIP Part 4) as the area proposed for development is restrained by a

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.

Monterey County Resource Management Agency

Planning Department

Condition Compliance and/or Mitigation Monitoring Reporting Plan

Project Name: IWF Carmel River Inn Investors

File No: PLN070415

APNs: 009-563-005-000

Approved by: Planning Commission

Date: November 14, 2007

**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>PD001 - SPECIFIC USES ONLY</p> <p>This Combined Development permit (PLN070415, Revision to PLN030646) allows a General Development Plan for the Carmel River Inn to Increase the number of guest units from 43 to 69; 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 10, construction of four (4) new two-story structures, two containing eight units (Combo Units 1 & 4) and two containing ten (10) units (Combo Units 2 & 3), all with parking below, the conversion of an existing maintenance building into an employee unit, the abandonment of Oliver Road, and grading; and a Coastal Development Permit to allow the removal of one oak tree. The property is located at 26600 Oliver Road Carmel (Assessor's Parcel Number 009-563-005-000), Carmel Land Use Plan. 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 the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County</p>	Adhere to conditions and uses specified in the permit.	Owner/Applicant	Ongoing unless otherwise stated	

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		required for the discovery. (RMA - Planning Department)			
4.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>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 property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA - Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA - Planning Department.</p>	Owner/Applicant	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

8.	<p>PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)</p>	Submit certification by the geotechnical consultant to the RMA - Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
9.	<p>PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)</p>	<p>An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.</p> <p>Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.</p>	Owner/ Applicant	<p>Prior to the issuance of grading and building permits</p> <p>Ongoing</p>	
10.	<p>PD011 - TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, 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 or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA - Director of Planning. If there is</p>	<p>Submit evidence of tree protection to the RMA - Planning Department for review and approval.</p> <p>Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.</p>	Owner/ Applicant	<p>Prior to the issuance of grading and/or building permits</p> <p>During Construction</p>	

		21.06.195, are prohibited. 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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
13.		PDSP001 – 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 a 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 district shall include the relocated "Sherman" Unit #22.	Provide evidence of applications to the California, and National Registers to the RMA-Planning Department and request the RMA – Planning Department to amend the zoning map to include a "HR" overlay on the section of the property containing the historic cabins, including the relocated cabin #22.	Owner/ Applicant	Prior to Occupancy	
14.		PDSP002 – 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 Saturday (8:00 am to 6:00 pm) and no construction activities on Sunday. The 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. (RMA – Planning Department)	Provide evidence of installation and maintenance of sign during construction.	Owner/ Applicant	Prior to issuance of building permits.	
			Provide complaint logs to the County monthly during construction.	Owner/ Applicant	Monthly/O n going during constructio n	

16.	PDSP004 – TREE REPLACEMENT (NON-STANDARD) The applicant shall implement tree replacement in accordance with the recommendations contained in the Forestry Evaluation prepared by Glenn C. Flamik of Forest City Consulting, dated May 7, 2004. The one oak tree proposed for removal shall be replaced by planting one oak tree at the site. Said replacement shall be demonstrated in the form of photos or a letter form a County- approved forester or arborist prior to final building inspection. (RMA – Planning Department)	Submit evidence of the tree replacement in the form of photos and a receipt or a letter from a County- approved forester or arborist to the RMA-Planning Department	Owner/ Applicant/ Forester	Prior to final building inspection	
17.	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 occupancy/ Continuous Cond.	
18.	EHSP001- EXISTING SEPTIC SYSTEMS (NON-STANDARD) 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. (Environmental Health)	Division of Environmental Health must approve plans and perform inspection as part of the septic permit.	Engineer/ Applicant	Prior to Final or Occupancy	
19.	WR22 - FLOODPLAIN RECORDATION The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)	Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	

23.	<p>WRSP001 - DRAINAGE PLAN (NON-STANDARD)</p> <p>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)</p>	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	
24.	<p>WRSP002 - ZONE A1-A30 ELEVATION REQUIREMENTS (NON-STANDARD)</p> <p>The lowest floor and attendant utilities for the proposed units shall be constructed, at a minimum, to the following elevations (Combo Units 3 and 4 = 25.3 feet; Combo Units 1 and 2 = 26.2 feet; Employee Building No. 22 = 27.3 feet NGVD 1929). 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 elevation certification of the lowest floor. (Water Resources Agency)</p>	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	
25.	<p>WRSP003 - FOUNDATION PLAN - ENCLOSURES/GRADE ELEVATIONS (NON-STANDARD)</p> <p>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)</p>	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	

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.	PWSP001 – CIRCULATION (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.	PWSP002 – TRAFFIC IMPROVEMENTS FEE (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.	PWSP003 – AREA 50 ACCESS (NON-STANDARD) Provide for access to County Service Area 50 facilities. (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.	PWSP004 – TAMC FEE (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	

35.	<p>FIRE008 - GATES</p> <p>All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Responsible Land Use Department: Carmel Highlands Fire District.</p>	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.	
36.	<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>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.</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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38.	<p>FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)</p> <p>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 completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers.</p> <p>Responsible Land Use Department: Carmel Highlands Fire District.</p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
		Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
		Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
39.	<p>FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)</p> <p>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.</p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
		Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
		Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	

42.	1.	<p>MITIGATION MEASURE 1</p> <p><i>In order to avoid a substantial adverse change in the significance of a historical resource, cabin #22 ("Sherman"), which is one of the original cabins built ca. 1934, shall be relocated on the property within the Historic District adopted by the Board of Supervisors on July 24, 2007 (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 Buildings, as deemed appropriate and approved by a qualified historian.</i></p>	<p>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 Buildings, as deemed appropriate. The revised site plan and relocation and rehabilitation plan for cabin #22 shall be subject to approval by the RMA – Planning Director.</p>	Applicant or Owner	Prior to the issuance of grading or building permits
43.	2.	<p>MITIGATION MEASURE 2</p> <p><i>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</i></p>	<p>Monitoring Action 2.A – Prior to issuance of grading or building permits, the applicant shall submit a final design-level geotechnical report to the RMA- Planning and Building Departments for review and approval.</p>	Applicant or Owner	Prior to issuance of grading or building permits.

46.	5.	<p>MITIGATION MEASURE 5</p> <p><i>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></p>	<p>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.</p>	Applicant or Owner	Prior to issuance of grading or building permits	
47.	6.	<p>MITIGATION MEASURE 6</p> <p>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 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.</p>	<p>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.</p>	Applicant or Owner	Prior to issuance of grading or building permits	
48.	7.	<p>MITIGATION MEASURE 7</p> <p>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 tow openings having a total net area of not less than on 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.</p>	<p>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.</p>	Applicant or Owner	Prior to issuance of grading or building permits	

52.	11.	MITIGATION MEASURE 11 In order to reduce potential cumulative traffic impacts to less-than-significant levels at the Highway 1/Rio Road intersection, the applicant shall contribute toward the improvements necessary to provide a free right-turn lane from westbound Rio Road to northbound Highway 1 based on the estimated 0.55% of traffic generated by the proposed project under estimated cumulative conditions.	Monitoring Action 11 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 Rio 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	
53.	12.	MITIGATION MEASURE 12 In order to reduce potential safety hazards at the intersection of Highway 1 and Oliver Road to less-than-significant levels, the applicant shall improve corner-sight distances, the stop bar shall be moved to four (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 either south of the Carmel River Bridge or north of Oliver Road.	Monitoring Action 12.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 12 prior to final inspection of the Combo Units. Monitoring Action 12.B - Prior to issuance of grading or building permits, the applicant shall provide the RMA - Planning 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 12 prior to final inspection of the Combo Units.	Applicant or Owner	Prior to issuance of grading or building permits	

Project / Location

CARMEL RIVER INN
U.S. HIGHWAY 1
CARMEL, CA 95002
APR 008-5632-03

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS
10000 S.W. 10TH AVE. SUITE 100
DAVIDSON, NC 28033

SITE PLAN
ENLARGED NEW COMBO UNITS

A 1.2

SHEET NOTES

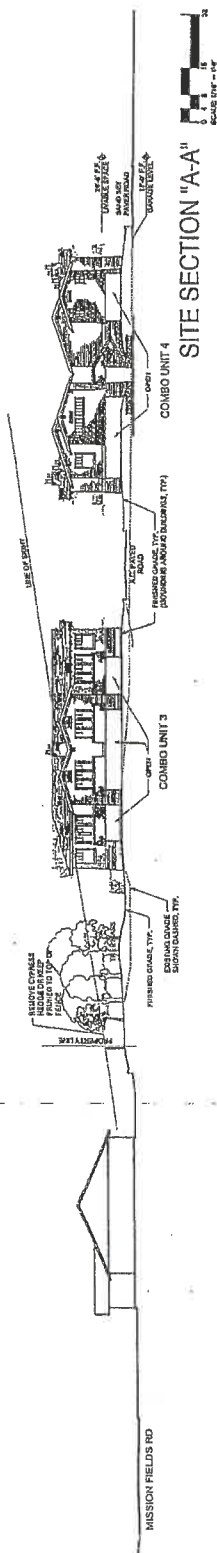
1. NEW A.C. PARKING DRIVEWAY
2. NEW "WIDE SET" PAVED CIRCULAR DRIVEWAY
3. NEW LANDSCAPING (SEE LANDSCAPING PLAN)
4. 5 PACE COMBO UNITS WITHIN 10' OF GRACE & RIVER DRIVE
5. 10' BUFFER ZONE FROM RIVER DRIVE
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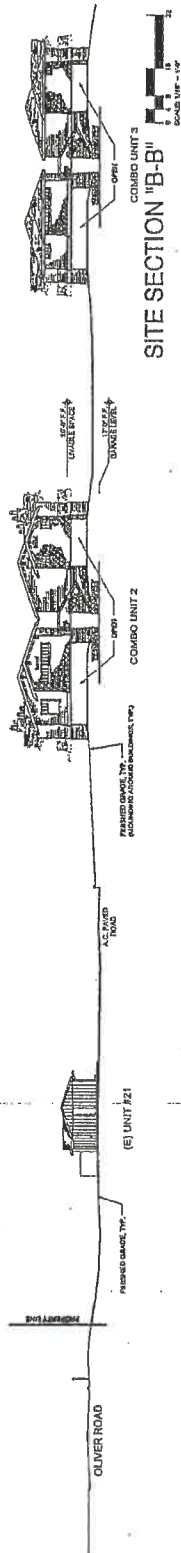
ENLARGED COMBO UNITS SITE PLAN
SCALE: 1" = 20' 0"

PLAN 070415

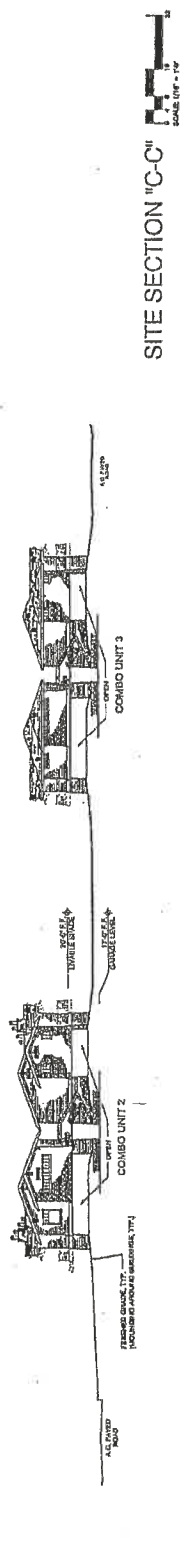
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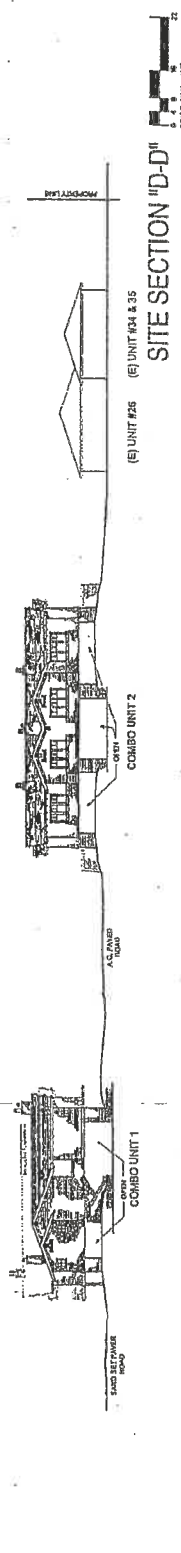
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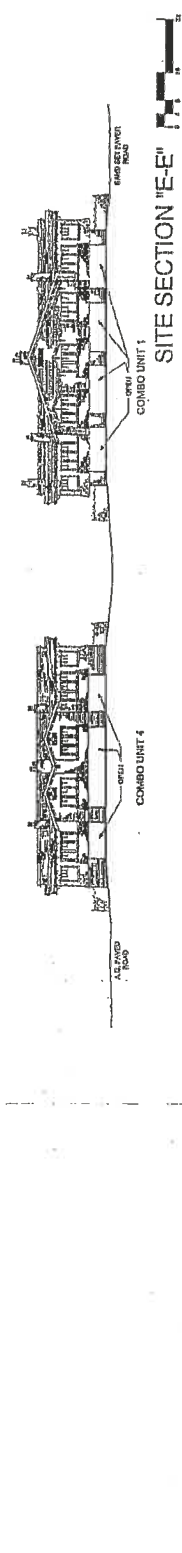
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SITE SECTION "E-E"



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○ SHEET NOTES

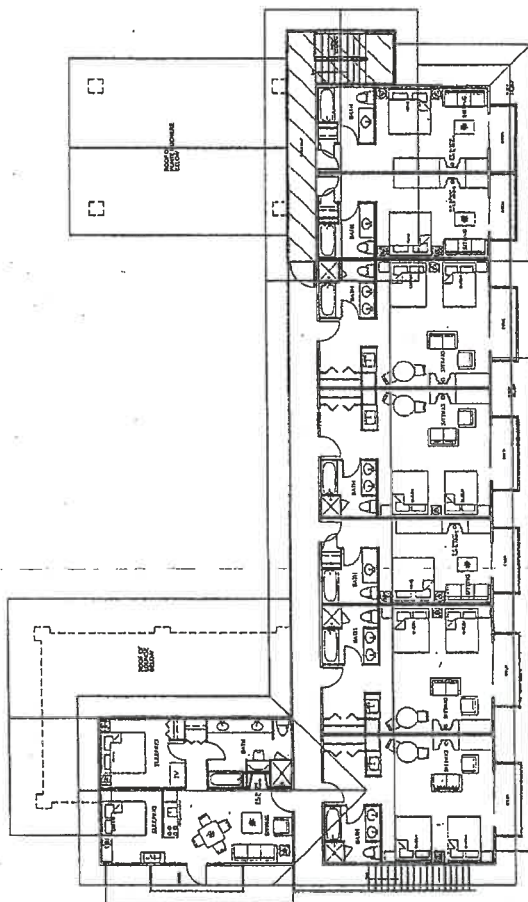
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Project / Name

**CARMEL
RIVER INN**
U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 95022
APN: 009-020-00

**THE
PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS

200 S. MARINA STREET, SUITE 100, LOS ANGELES, CA 90012
TEL: 213-460-1000 FAX: 213-460-1001



WALL LEGEND
EXISTING WALLS TO REMAIN
PROPOSED NEW WALLS
EXISTING WALLS TO BE DEMOLISHED

**PARTIAL FLOOR
PLAN MAIN INN
LEVEL 2**

Sheet Number

A 2.2



PARTIAL FLOOR PLAN - MAIN INN (LEVEL-2)

PLAN 070415