

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

In the matter of the application of:

Carmel Inn Ventures LLC (PLN150378)

RESOLUTION NO. 16-016

Resolution by the Monterey County Planning
Commission:

- 1) Considering an Addendum to the adopted Mitigated Negative Declaration approved for the Carmel River Inn (Resolution No. 06013; PLN030646);
- 2) Approving an amendment to a Combined Development Permit and General Development Plan for Carmel River Inn to eliminate four multi-unit structures to be replaced with 22 removable cabins subject to 62 conditions of approval; and
- 3) Adopting a Mitigation Monitoring and Reporting Program.

[26600 Oliver Road, Carmel, Carmel Area Land Use Plan]

The Carmel Inn Ventures LLC Amendment application (PLN150378) went to public hearing before the Monterey County Planning Commission on June 29, 2016. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **AMENDMENT** – Consideration of the request for the amendment has been carried out pursuant to Monterey County Code Section 20.70.105.B (Title 20).
EVIDENCE:
 - a) Pursuant to Section 20.70.105.A and B of the Monterey County Code, an amendment, not minor or trivial in nature, shall be taken to the decision-making body of the original permit and processed consistent with the original permit procedures. The original appropriate authority is the Planning Commission. The replacement of the multi-unit combo structures with cabin park-model cabin is not minor or trivial in nature because the use of cabin park-model cabins instead of conventionally built structures has never been proposed or considered in the Carmel area. However, the proposed cabin units better meet floodplain and design control regulations.
 - b) On December 23, 2015, the applicant, Carmel Inn Ventures LLC,

submitted an application to amend a previously-approved Combined Development Permit and General Development Plan (PLN140154) to allow: 1) reduction of units in the existing main lodge from 19 to 17 units with to accommodate a 624 square foot employee unit which was originally approved to replace an existing maintenance building; 2) maintaining all 24 historic cottages; and 3) replace four multi-unit combo structures with 22 cabin park-model cabins. The modification does not exceed the approved allotment of 63 units. The previously-approval (PLN140154) was a two year extension to a previously-approved two year extension (PLN110577) to an amendment (PLN070415) of the original permit (PLN030464).

- e) All conditions from the previously-approval (PLN140154, Resolution No. 14-043), have been either applied, updated or modified, except for three mitigation measures (see Finding 4, Evidence b) by this amendment, and attached to this resolution. The approval of this amendment effectively expires PLN030464, PLN070415, PLN1105774 and PLN140154 and becomes the primary reference file for the project.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the amendment can be found in Project File PLN150378.

2. FINDING:

CONSISTENCY - The subject amendment 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) Pursuant to Section 20.82.050 of the Zoning Ordinance, Action by Appropriate Authority, the Planning Commission shall make findings as necessary to support its decision on this amendment. Such findings shall address, but not be limited to, consistency with the General Plan, area plans, site suitability, environmental issues and Variance hardships.
- 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 applicable provisions of Title 20, and is therefore the amendment is a consistent use and development.
- c) **Allowable Units.** By proposing a total of 63 visitor serving units, the project does not exceed the maximum unit allowance of 86 visitor serving units and 12 employee units as described in the Policy 4.4.3.D.4 of the Carmel Area LUP.
- d) **Biological Resources.** The multi unit structures were analyzed to

encroach 15 feet into the 150 foot setback from a riparian corridor. Consistent with Section 20.146.040.C.2.c of the Coastal Implementation Plan – Part 4, in contrast the amendment using cabin units will meet the required 150 foot setback from riparian habitat and does not propose the removal of native trees which were approved for removal originally. One 10 inch in diameter Holly tree will be removed which isn't protected (Section 20.146.060.A, Coastal Implementation Plan). An updated biological assessment was provided by LSA associates, dated November 30, 2015 and February 3, 2016. The assessment reviewed the property for potential impacts to federal and state protected species. Although the property is located adjacent to the Carmel River which is a known habitat for California Tiger Salamander, California red-legged frog, Western pond turtle and other species, the project maintains a 150-foot setback from riparian vegetation habitat which the proposed development location does not have a suitable aquatic habitat or vegetation that would support said species. Additionally, approved impacts related to the construction of four multi-unit structures from development (grading, tree removal, excavation due to liquefaction) will be reduced by this amendment because the cabin-units require less grading for the driveway, parking areas and pads. As recommended by the assessment, a bird nesting survey (Condition No. 14) and construction management plan with recommendations from the assessment (Condition No. 15) have been included as conditions of project approval which is consistent with Section 20.146.040.B. of the Coastal Implementation Plan which requires development adjacent to locations of environmentally sensitive habitats to incorporate necessary site and design features to protect adjacent habitat.

- e) **Employee Housing.** The project meets the employee housing requirements described in the Carmel LUP Policies (4.4.3.H.2) and CIP Regulation (20.146.120.B.3.e) by providing an employee housing unit onsite to address the increase in visitor units. Affordable Units: As originally approved, the amendment meets the provisions of the Carmel LUP Policy 4.4.3.D.3 and CIP Regulations (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 project will not exceed the average cost of similar units in the area (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.
- f) **Aesthetics.** The Design Control regulations (Section 20.44.010, Zoning Ordinance) require structures to protect the viewshed, neighborhood character and visual integrity of the surrounding area. The cabin units will be designed with a natural cedar exterior with a corrugated metal roof which is similar to the materials approved for the combo structures. The sizing and location of each cabin unit is similar to the existing cottage. Each cabin unit is between 300-360 square feet. The spacing between each unit will provide landscaping similar to vegetation

existing on the property. The cabin units are not visible from Highway 1, a designated scenic highway. Therefore, the cabin units harmonize and are subordinate to the natural scenic character of the area using appropriate design and materials (Policy 2.2.2, Carmel Area LUP).

- g) **Historic Resources.** The amendment repairs and remodels all 24 historic cottages. Consistent with Section 21.54.040 and Section 18.25.080 of the Monterey County Code, the amendment was reviewed by the HRRB (Historic Resources Review Board) on March 3, 2016. The HRRB recommended approval of the project by a vote of 4-0. The HRRB recommended conditions which require: 1) an on-site meeting with hired contractor, Inn manager, hired historical consultant, a building inspector and project planner to insure repairs to cottages will not degrade the historic integrity of the cottages (Condition No. 62); and 2) amend the adopted Historic Resource District Overlay to include cottage #22 (Condition No. 10).
- h) **Floodplain Regulations.** The project is located within the FEMA Special Flood Hazard Area (SFHA) Zone AE, 100-year floodplain of the Carmel River, as shown on FEMA Flood Insurance Rate Map 06053C-0320G. MCC subsection 16.16.050.J.1 which requires “until a regulatory floodway is adopted, no new construction, substantial development, or other development, (including fill) shall be permitted within Zones AE, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other development, will not increase the water surface elevation of the base flood more than one foot at any point” (Regulations for Floodplains in Monterey County, MCC Chapter 16.16). The amendment included an acceptable hydraulic analysis prepared by TetraTech Inc., dated October 28, 2015, demonstrating compliance with MCC subsection 16.16.050.J.1. The hydraulic analysis concluded the proposed project resulted in no change to the 100-year water surface elevations at and upstream of the project site. The proposed cabin units are consistent with Section 16.16.010 MCC in that the design promotes public health, safety and general welfare and minimize public and private losses due to flood conditions.
- i) Consistent with the Land Use Advisory Committee Guidelines, adopted by the Board of Supervisors, the amendment was reviewed by the Carmel Highlands LUAC (Land Use Advisory Committee) because the amendment is a discretionary review that requires a public hearing. On January 19, 2016, the LUAC recommended approval of the project by a vote of 3-1. The main contentions raised by neighbors in attendance was that 1) temporary structures (cabin) are not taxed the same as permanent structures, so the project is a loss of money to the County, 2) the use of cabin units instead of conventionally built structures may decrease neighborhood property values, 3) proposed fire-pits may impact the air quality in the area, and 4) flood evacuation and cabin unit relocation will not work as designed.

3. **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) The following reports have been prepared and were evaluated:
 - *“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 and January 21, 2004.*
 - *“Biological Site Assessment at the Carmel River Inn” prepared by LSA Associates, LLC, San Luis Obispo, CA, November 30, 2015 and February 3, 2016.*
 - *“Historical and Architectural Evaluation for the Carmel River Inn” prepared by Kent L. Seavey, Preservation Consultant, Salinas, CA, April 1, 2004; updated on February 15, 2016.*
 - *“Liquefaction Study, Proposed Carmel River Inn Expansion” prepared by D&M Consulting Engineers, Inc., November 24, 2004. “Liquefaction Update Letter” prepared by Haro, Kasunich and Associates, Inc., Watsonville, CA, November 21, 2015.*
 - *“Impact of Proposed Improvements for Carmel River Inn on the Carmel River Base Flood Elevations” prepared by TetraTech, Inc., San Luis Obispo, CA, October 28, 2015.*

The above-mentioned technical reports indicate there are no potential impacts beyond what was originally analyzed for the project in 2006 (PLN030464) and 2007 (PLN070415). The reports indicate that the site is suitable for the amendment.
 - c) The project is designed with 12 mobile cabin units that must be relocated outside of the floodway during a flood emergency. All relocated cabin units will be retained on the property in locations above the water surface elevation of 100 year flood. The other 10 of the 22 cabin units are located above the water surface elevation of 100 year flood, and therefore, do not require relocation. The applicant submitted a draft Evacuation Plan. A tractor will be retained on site and it is estimated to take an average of 20 minutes to move each cabin (minimum of 4 hours) in good (dry) conditions in preparation for a flood event. Hydrologic conditions (Carmel River and its tributaries,

Carmel Lagoon, interior drainage, groundwater aquifer, reservoir storage) in this area is dynamic. While this area is heavily monitored by multiple agencies during the winter months, it is not possible to accurately identify floods. As such, the applicant agreed to an indemnification agreement with language specifically holding the County harmless for flood damage that may occur with this plan (Condition no. 4). In addition, the applicant agreed to provide a Final Evacuation Plan based on direction from the Planning Commission and subject to the approval of the RMA Director (Condition no.41).

4. FINDING:

CEQA (Addendum): - The project was previously analyzed by a Mitigated Negative Declaration (MND) that was adopted by the Planning Commission on February 22, 2006. Revisions to the original design have been made and minor changes to the adopted MND are required an addendum has been prepared for the revised project.

EVIDENCE:

- a) California Environmental Quality Act (CEQA) Guidelines Section 15164 which requires an addendum to an adopted negative declaration is prepared if only minor technical changes or additions are necessary.
- b) Minor technical changes regarding aesthetics, air quality, biological resources, cultural resources, geology, hydrology, noise and traffic were analyzed and presented no new adverse environmental effects. The following mitigation measures and conditions were altered or added as part of the technical change to the MND:
 - Hydrology: Mitigation Action and Measures 6, 7 and 8 in the Mitigated Negative Declaration regarding combo unit development in the floodway are no longer valid. The following conditions of approval have been applied related to the cabin units:
 - Foundation Plan – Enclosures/Grade Elevations (Condition No. 19): Provide foundation plan, prepared by a registered civil engineer or licensed architect, certifying the 10 cabin cabins (not to be relocated during a flood emergency) are compliant with foundation regulations.
 - FEMA Zone AE Recreational Vehicle Plan (Condition No. 20): The applicant shall provide a recreational vehicle evacuation plan certifying the 12 cabins which will remain recreational vehicles and non-elevated. The plans shall demonstrate all recreational vehicles on-site will be fully licensed ,maintained at all time to be ready for evacuation, attached to the site only by quick disconnect type utilities, clear of obstructions and has no permanently attached additions.
 - FEMA Zone AE Mobile Home Anchoring Plan (Condition No. 21): The applicant shall provide an anchoring plan and supporting calculations prepared by a registered civil engineer. In accordance with Monterey County Code Chapter 16.16.050, the 10 elevated cabins shall be designed

to resist flotation, collapse, and lateral movement.

- FEMA Zone AE Anchoring Certification (Condition No. 22): The applicant shall provide certification from a registered civil engineer that the 10 elevated cabins were constructed in accordance with the approved anchoring plan.

Biological Resources: Bird Nesting Survey (Condition No. 14) and Construction Management Plan (Condition No. 15) with recommended best management practices have been added per the recommendation by biological consultant, LSA Associates, Inc.

5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** Section 21.80.040 (D) Monterey County Zoning Ordinance (Title 21).

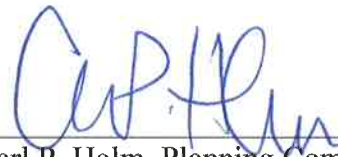
DECISION

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

1. Consider an Addendum to the adopted Mitigated Negative Declaration approved for the Carmel River Inn (Resolution No. 06013; PLN030646);
2. Approve an amendment to a Combined Development Permit and General Development Plan for Carmel River Inn to eliminate four multi-unit structures to be replaced with 22 removable cabins. The project in general conformance with the attached plans and subject to the 62 conditions, all being attached hereto and incorporated herein by reference. The approval of this amendment supersedes related previously-approved permits; and
3. Adopt the Mitigation Monitoring and Reporting Plan.

PASSED AND ADOPTED this 29th day of June, 2016 upon motion of Commissioner Diehl, seconded by Commissioner Vandever, by the following vote:

AYES: Diehl, Duflock, Getzelman, Hert, Padilla, Roberts, Rochester, Vandever
NOES: None
ABSENT: Ambriz, Mendez,
ABSTAIN: None



Carl P. Holm, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **July 26, 2016.**

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 TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **August 5, 2016.**

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 Department and Building Services Department office in Salinas.

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

Monterey County RMA Planning

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

PLN150378

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This amendment (PLN150378) to a Combined Development Permit and General Development Plan for Carmel River Inn to eliminate four multi-unit structures to be replaced with 22 removable cabins. The property is located at 26600 Oliver Road, Carmel (Assessor's Parcel Number 009-563-005-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An amendment (Resolution Number 16-016) was approved by the Planning Commission for Assessor's Parcel Number 009-563-005-000 on June 29, 2016. The permit was granted subject to 62 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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 RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning Department)

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis. Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning 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.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

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

**Compliance or
Monitoring
Action to be Performed:**

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

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

5. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

Pursuant to the State Public Resources Code Section 753.5, 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) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid.
(RMA - Planning Department)

(Condition transferred from PLN070415/PLN110577/PLN140154)

**Compliance or
Monitoring
Action to be Performed:**

Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

6. PD006 - MITIGATION MONITORING

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

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 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.
(RMA - Planning Department)

(Condition transferred from PLN070415/PLN110577/PLN140154)

**Compliance or
Monitoring
Action to be Performed:**

Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into agreement with the County to implement a Mitigation Monitoring Program.
- 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to 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 certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.

(RMA - Planning Department)

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to the RMA - Planning Department for review and approval.

During construction, the Owner/Applicant/Arborist shall 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.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to the RMA-Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

8. PD012(B) - LANDSCAPING: OTHER

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning Department. 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 and shall include an irrigation plan. 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.
(RMA - Planning Department)

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: a) At least three (3) weeks prior to final inspection or occupancy, the Owner/Applicant/Licensed Landscape COnttractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.

b) On an on-going, the Owner/Applicant 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.

9. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of 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 issuance of building permits.
(RMA - Planning Department)

(Condition transferred from PLN070415/PLN110577/PLN140154)

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

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

10. PDSP001-HISTORIC DISTRICT (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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 Seavey. The applicant shall formally request the director to re-zone the historic district into "HR" zoning district. The district shall include the relocated "Sherman"Unite" #22

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: Prior to occupancy, provide evidence of applications to the California, and National Registers to the Prior to occupancy. RMA-Planning Department and request the RMA-Planning Department to amend the zoning map to include a "HR" over lay on the section of the property containing the historic cabins, including cabin #22.

11. PDSP002 - CONSTRUCTION NOISE /ACTIVITY (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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)

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, provide evidence of installation and maintenance of sign during construction.

Monthly/On going during construction, provide complaint logs to the County monthly during construction.

12. PDSP003 - DEED RESTRICTION TRAIL, EMPLOYEE UNIT- OLIVER ROAD/GATE CLOSURE (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall implement and record a deed restriction to include the following three items containing the following statements subject to approval by the RMA-Planning Director:

1. The applicant/owner and successors in interest agree to record a 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 Land Use Plan.

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 PLN070415 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.

The applicant/owner and successors in interest shall restrict the use of the easterly gate onto Oliver Road as shown in permit plans PLN070415 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 PLN070415 with boulders and landscaping and only allow access to the Inn from Highway 1 over the abandoned Oliver Road up to the barrier.

(RMA - Planning Department)

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, provide draft Deed restriction for approval by the Director and show proof of approved recorded deed restriction.

6 months and 1 year after County approval of trail segment, submit trail easement and trail management plan to the RMA-Planning 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.

Every 5 years after permit approval, provide evidence of rental income consistent with low an moderate income levels.

On an on-going basis, maintain restricted access and barriers at Oliver Road.

13. PDSP004 - TREE REPLACEMENT (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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 from a County- approved forester or arborist prior to final building inspection.
(RMA - Planning Department)

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: Prior to final building inspection, 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

14. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

15. PDSP005 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A Construction Management Plan shall be submitted which identifies the contractor, estimated number of workers required during construction, parking location for equipment and construction workers and material storage. The construction management plan shall also include recommendations by the biological consultant in regards to fencing and best management practices during construction activities. Prior to review by RMA-Planning, the project biological consultant shall review and approve the plan. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a Construction Permit, the owner/applicant shall submit a Construction Management Plan for review and approval by RMA-Planning.

16. EH55 - EMPLOYEE HOUSING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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)

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: Prior to occupancy, obtain a health permit for the Employee Housing from the Environmental Health Bureau. Continuously comply with Employee Housing Regulations.

17. EHSP001 - EXISTING SEPTIC SYSTEMS (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: 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)

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: Prior to Final or Occupancy, Division of Environmental Health must approve plans and perform inspection as part of the septic permit.

18. WRSP01 - ZONE AE ELEVATION REQUIREMENTS

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The lowest floor and attendant utilities shall be constructed at a minimum elevation of 25.0 feet (NAVD88). 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 requirements. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a letter, prepared by a registered civil engineer or licensed land surveyor, to the Water Resources Agency for review and approval.

19. WRSP02 - FOUNDATION PLAN - ENCLOSURES / GRADE ELEVATIONS

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a foundation plan, prepared by a registered civil engineer or licensed architect, certifying the 10 permanent RV cabins are compliant with the following regulations:

1. All fully enclosed areas subject to flooding shall be designed to allow for the automatic entry and exit of floodwaters. Each enclosed area shall be defined and include a minimum of two openings on different sides.
2. The vents shall have a total net area not less than one square inch for every square foot of enclosed area subject to flooding.
3. The bottom of all openings shall be no higher than one foot above grade.
4. The foundation plan shall include a vent detail, the location and dimensions of all vents, as well as internal and external grade elevations.
5. All new construction materials below 25.0 feet (NAVD88) shall be resistant to flood damage. (Water Resources Agency)

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

20. WRSP03 - FEMA ZONE AE RECREATIONAL VEHICLE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a recreational vehicle evacuation plan certifying the 12 cabins which will remain recreational vehicles and non-elevated. The plans shall demonstrate all recreational vehicles on-site will be fully licensed, maintained at all time to be ready for evacuation, attached to the site only by quick disconnect type utilities, clear of obstructions and with no permanently attached additions. (Water Resources Agency)

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

21. WRSP04 - FEMA ZONE AE MOBILE HOME ANCHORING PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide an anchoring plan and supporting calculations prepared by a registered civil engineer. In accordance with Monterey County Code Chapter 16.16.050, the 10 elevated RV cabins shall be designed to resist flotation, collapse, and lateral movement. (Water Resources Agency)

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

22. WRSP05 - FEMA ZONE AE ANCHORING CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer that the 10 elevated RV cabins were constructed in accordance with the approved anchoring plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter, prepared by a registered civil engineer, to the Water Resources Agency for review and approval.

23. WRSP06 - ELEVATION CERTIFICATE

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a FEMA Elevation Certificate, completed by a registered civil engineer or licensed land surveyor certifying each of the 10 RV cabins has been constructed in accordance with Chapter 16.16 of Monterey County Code. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a FEMA Elevation Certificate, based on "finished construction", to the Water Resources Agency for review and approval.

A FEMA Elevation Certificate form can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us.

24. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

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

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

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

25. PW0007 - PARKING STD

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The parking shall meet county standards and be approved by the Director of Public Works and the Director of Planning and Building Inspection.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance the Applicant's engineer or architect shall prepare a parking plan, Owner/Applicant/Engineer to submit plans for review and approval.

26. PWSP001 - CIRCULATION PLAN (NON STANDARD)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The circulation plan shall be approved by the Department of Public Works.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading permits issuance, applicant's engineer or architect shall prepare a circulation plan for review approval.

27. PWSP002 - TRAFFIC IMPROVEMENT FEE (NON-STANDARD)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall pay to the County a pro-rata share of the cost of short term improvements to Highway One.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading permit issuance, applicant shall submit payment to the Building Department.

28. PWSP003 - AREA 50 ACCESS (NON-STANDARD)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Provide for access to County Service Area 50 facilities. (Public Works)

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, applicant shall provide evidence of access to the satisfaction of the Public Works Department

29. PWSP004 - TAMC FEE (NON-STANDARD)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall pay the Transportation Agency for Monterey County (TAMC) Regional Traffic Mitigation Fee identified in the TAMC nexus study. (Public Works)

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance
Applicant shall submit payment to the Department of Public Works and TAMC where appropriate.

30. PWSP005 – NON-STANDARD CONDITION - COUNTY WIDE TRAFFIC IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: If the County Wide Traffic Impact Fee is in place prior to issuance of building permits, applicant shall pay the County Wide Traffic Impact Fee.
The fee amount shall be determined based on the parameters adopted in the fee schedule.

(Condition transferred from PLN140154)

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

31. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

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

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

32. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

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

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

33. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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.

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

34. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 visible and legible 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

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

35. FIRE015 - FIRE HYDRANTS/FIRE VALVES

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

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 and no 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 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

(Condition transferred from PLN070415/PLN110577/PLN140154)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the water system improvements and shall obtain fire department approval of the final fire inspection.

36. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

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

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

37. FIRE001 - ROAD ACCESS

Responsible Department: Fire

Condition/Mitigation
Monitoring Measure:

Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name.

Responsible Land Use Department: _____ Fire District

Compliance or
Monitoring
Action to be Performed:

Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the roadway into design and print the text of this condition as Fire Department Notes on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of roadway improvements and obtain fire department approval the final fire inspection.

38. FIRE002 - ROADWAY ENGINEERING

Responsible Department: Fire

Condition/Mitigation
Monitoring Measure:

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

Compliance or
Monitoring
Action to be Performed:

Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the roadway into design and print the text of this condition as 'Fire Department Notes' on improvement plans.

Prior to issuance of building permit(s) for development on individual lots within the phase of the subdivision, the Applicant shall complete the installation of the roadway improvements and shall obtain fire dept. approval of the fire clearance inspection for each phase of development.

Prior to requesting a final building inspection, the Applicant shall complete the installation of roadway improvements and obtain fire department approval the final fire inspection.

39. FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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.

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, applicant shall enumerate as "Fire Dept. Notes" on plans.

Prior to rough sprinkler or framing inspection, applicant shall submit fire alarm plans and obtain approval.

Prior to final building inspection, applicant shall schedule fire alarm system acceptance test.

40. FIRES001 - OTHER (NON-STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The Applicant shall provide the following:

- 1) A minimum eight (8) inch water main to feed new buildings and hydrants (Looped system)
- 2) Hydrants are to be model #3775-JONES
- 3) A single FDC connection for the four combo buildings with a hydrant and the PIV in the area of the turn into the combo units
- 4) An additional hydrant in the area of cottage #16
- 5) Stand pipes on all combo units and Inn
- 6) A fire department turn around west of the new combo units
- 7) All water mains up-grades must be done prior to commencement of construction of the new Combo Units.

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: Prior to Issuance of building or grading permits, applicant shall enumerate as "Fire Dept. Notes" and identify locations of hydrants and turn around on plans. The turnaround shall be located out of the 100 foot environmentally sensitive habitat buffer.

Prior to final inspection or as stated in the condition of approval, the applicant shall schedule a fire department inspection to verify compliance with these conditions

41. CONDITION/MITIGATION MEASURE 1 - EVACUATION PLAN (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall prepare an evacuation plan that is acceptable to the RMA Director of Planning and that reflects the concerns of the Planning Commission.

Compliance or Monitoring Action to be Performed: Prior to issuance of a Building Permit.

42. MITIGATION MEASURE 2 - LIQUEFACTION RISK

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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.

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: 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.

43. MITIGATION MEASURE 3 - FLOOD RISK

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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 any increase in the base flood elevation. The updated hydraulic analysis shall be submitted to the Water Resources Agency for review and approval.

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: 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.

44. MITIGATION MEASURE 4 - FLOODING RISKS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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.

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: 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.

45. MITIGATION MEASURE 5 - DRAINAGE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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.

(Condition transferred from PLN070415/PLN110577)

Compliance or Monitoring Action to be Performed: 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.

46. MITIGATION MEASURE 9 - FEMA

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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.

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: Monitoring Action 9 - 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.

47. MITIGATION MEASURE 10 - FEMA

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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 with the exception of the existing 23 cottages that have been granted a Variance from the requirements of this chapter due to their historic nature (PLN070420)

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: Monitoring Action 10 - 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.

48. MITIGATION MEASURE 11 - TRAFFIC IMPACTS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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.

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: 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.

49. MITIGATION MEASURE 12 - OLIVER ROAD

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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.

(Condition transferred from PLN070415/PLN110577/PLN140154)

Compliance or Monitoring Action to be Performed: 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.

50. MITIGATION MEASURE 13 - TRAFFIC GENERATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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 7:00AM and end by 3:30PM. Deliveries to the construction site shall occur between 9:00AM and 4:00PM only.

(Condition transferred from PLN070415/PLN110577/PLN140514)

Compliance or Monitoring Action to be Performed: During construction and grading operations, the applicant shall submit monthly reports that include the daily truck trip log showing travel times to the RMA - Planning Director 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.

51. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Waste Discharger Identification (WDID) number certifying the project is covered under the California Construction General Permit.
(RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

52. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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

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

53. FIELD VERIFICATION OF POST-CONSTRUCTION STORMWATER CONTROL MEASURES

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered Professional Engineer that the stormwater control facilities have been constructed in accordance with the approved Stormwater Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to RMA-Environmental Services for review and approval.

54. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

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

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

55. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an updated Geotechnical Investigation and a grading plan. The updated Geotechnical Investigation shall include project specific mitigation measures including measures necessary to address liquefaction. The grading plan shall incorporate the recommendations included in the Geotechnical Investigation, and the geotechnical inspection schedule shall be included on the plan. The geotechnical inspection schedule shall identify when the inspections will be completed, who will conduct the inspection, a description of the required inspection, inspector name and the completion date. The applicant shall provide certification from the licensed practitioner that the grading plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

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

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

56. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

57. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

58. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

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

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

59. MAINTENANCE AGREEMENT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall enter into a Maintenance Agreement (Agreement) that clearly identifies the responsible party for ongoing maintenance of structural Stormwater Control Measures. The Agreement shall contain provisions for an annual drainage system report, prepared by a registered Professional Engineer, that includes the status of all structural stormwater control measures and maintenance recommendations. The annual report shall be submitted to RMA-Environmental Services, for review and approval, no later than August 15th. All recommended maintenance shall be completed by October 15th of the same year. If maintenance is required, certification shall be provided that all recommended maintenance has been completed before the start of the rainy season. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the owner/applicant shall submit the signed and notarized Agreement to RMA-Environmental Services for review and approval. The approved Agreement shall be recorded, and a copy of the recorded document shall be provided to RMA-Environmental Services.

A copy of the standard Agreement can be obtained at RMA – Environmental Services.

60. OPERATION AND MAINTENANCE PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Operation and Maintenance Plan prepared by a registered Professional Engineer that includes, at a minimum, the following:

- a) Site map identifying all structural Stormwater Control Measures requiring O&M practices to function as designed.
- b) O&M procedures for each structural Stormwater Control Measure including, but not limited to, LID facilities, retention/detention basins, and proprietorship devices.
- c) The O&M Plan shall include short- and long-term maintenance requirements, recommended frequency of maintenance, and estimated cost for maintenance.
(RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any building or grading permits, the owner/applicant shall submit the O&M Plan to RMA-Environmental Services for review and approval.

61. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan, prepared by a registered professional engineer, addressing the Post-Construction Stormwater Management Requirements (PCRs) for Development Projects in the Central Coast Region. The plan shall include the location of the drainage facilities and construction details. A report with supporting calculations shall also be provided. The Stormwater Control Plan shall be reviewed by a licensed practitioner to ensure conformance with the Geotechnical Investigation or Engineering Geology Report.
(RMA-Environmental Services)

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

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

62. PDSP006 - REPAIR/REMODEL OF HISTORIC COTTAGES

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: As recommended by the Historic Resources Review Board on March 3, 2016, a pre-construction meeting shall occur on-site with the contractor, historian, architect, project planner and building official to discuss and determine protocol for repairing/replacing damaged work to the 24 historic cottages and how to proceed. If any deviation from the approved plan regarding the historic cottages are contemplated, the contractor must contact the architect of record. The architect will then contact the historian, project planner, and appropriate building official and propose a course of action in writing to address the problem consistent with the Secretary's Standards, and best preservation practices.

Compliance or Monitoring Action to be Performed: On an on-going basis, the owner/applicant shall request a pre-construction meeting shall occur on-site with the contractor, historian, architect, project planner and building official if repair or replacement to the historic cottages are proposed, or if any deviation from the approved plan regarding the historic cottages are contemplated.

CARMEL

CALIFORNIA

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Drawn By: ML/VO
 Drawing Date: 10/30/15
 Project Number: 3449

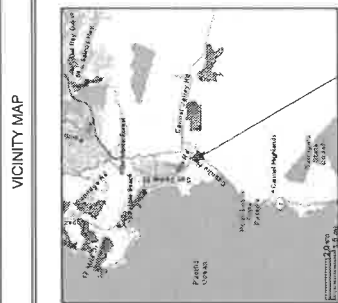
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Smart Fiber.
COVER SHEET

Smart Movers:

A1.0

[illegible]

GRAVING CALC'S
ASBEST. 1.100 CY (OUT) 355 CY (FILL)
NOTE: All dirt to remain on site and be recorded around combi units for backspilling (see master site plan).
TREES Remove: (1) Holly (1D).
 Replant per Forest Management report and biotic survey.
DEMOL. (E) Main 1m to remain on Carmel Sanitary Sewer. (E) Cottages to be transferred to Carmel Sanitary Sewer from septic tanks, new cabin units to go on Carmel Sanitary Sewer.
WATER All potable water to be provided by C&H-Irr. NOTE: All new units to be served by water from ratio 1m to (E) units and conversion of (E) indicating water (make-up

SHEET INDEX	
CENTER SHEET	
A 1.0	PLAN
A 1.1	FLOOR PLANS - CASTING MAIN IN
A 1.2	FLOOR PLANS - CASTING COTTAGES
A 1.3	ELEVATIONS - CASTING COTTAGES
A 1.4	ELEVATIONS - CASTING MAIN IN
A 1.5	SECTION
A 1.6	SECTION
A 1.7	SECTION
A 1.8	SECTION
A 1.9	SECTION
A 1.10	SECTION
A 1.11	SECTION
A 1.12	SECTION
A 1.13	SECTION
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A 1.99	SECTION
A 1.100	SECTION

- LEGEND**
- A** EXISTING MAIN BUILDING
SEE A-1
 - B** EXISTING COTTAGES TO REMAIN AND BE
REMODELED SEE A-2
 - C** NEW MAIN BUILDING ON CONCRETE PADS WITH
UTILITIES HOOKED. SEE A-3
- SHEET NOTES**
1. SWIMMING POOL WATER CONNECTION TO BE
EXTENDED FROM POTABLE LINE AND CONNECTED
TO ON-SITE WELL
 2. NEW ENTRY MONUMENT
 3. EXISTING BRIDGE MONUMENT
 4. NAT LANE
 5. 50' WELL SET BACK
 6. EMPLOYEE UNIT TO BE EXPANDED. SEE FLOOR PLAN
 7. EXISTING LAUNDRY ROOM
 8. EXISTING MAINTENANCE ROOM
 9. NEW TRASH
 10. EXISTING COTTAGE (BLOS 22) TO REMAIN
 11. BUFFER LANDSCAPE
 12. EXISTING TREES TO REMAIN. TYP
 13. EXISTING SEWER LIFT STATION

- Project / Owner**
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APH: 038-363-005

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DRAFT: 1/15/15

Sheet No: ML VQ
Drawing Date: 10/20/15
Project Number: 1469

Revision: 12/01/15

Sheet Title:
**MASTER
SITE PLAN**

Sheet Number:

A 1.1



SITE PLAN

SCALE: 1" = 40'



Project / Owner:

CARMEL
RIVER INN
U.S. HIGHWAY 1
170 CARMEL RIVER BRIDGE
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CARMEL, CA 95008
APN: 009-963-03

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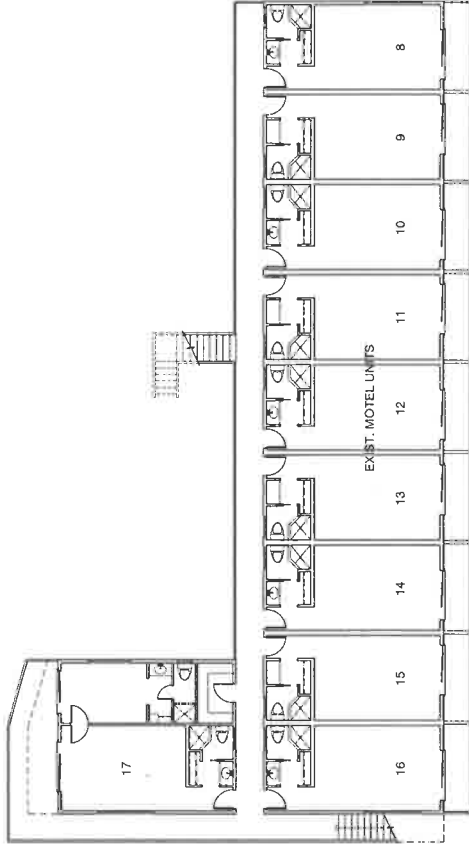
Drawn By: M.
Drawing Date: 03/28/13
Print Date:
Date Issued for Construction:
Revisions:

1. This set of plans was prepared by the Architect for the purpose of obtaining a building permit and for construction. It is the responsibility of the contractor to verify the accuracy of the information shown on these plans and to obtain all necessary permits and approvals from the appropriate authorities.

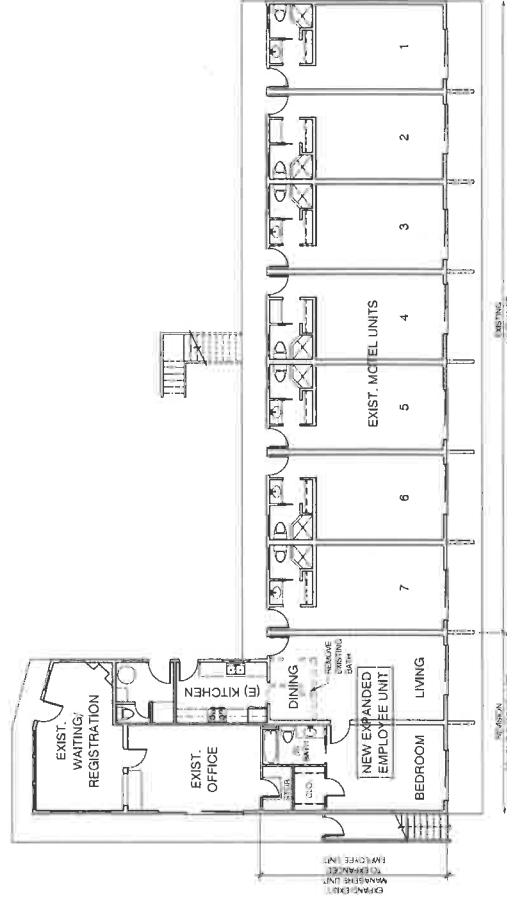
Sheet: The
EXISTING
MAIN INN
FLOOR PLANS

Sheet Number:

A.2.1



(E) UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



(E) MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

Project / Owner

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Drawn By: ML/VG
Drawing Date: 10/20/15
Project Number: 1489

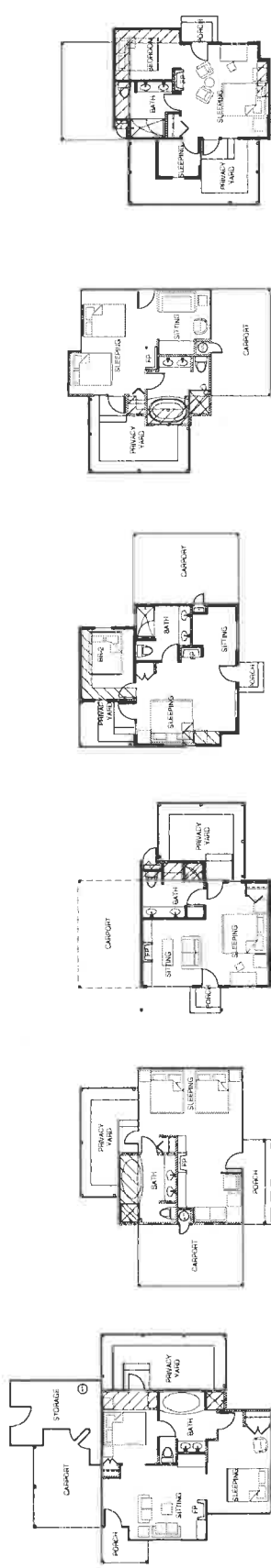
Revision: 1/20/15

These plans were prepared by the architect for the purpose of obtaining a building permit. They are not to be used for any other purpose without the written consent of the architect.

Sheet Title
COTTAGES
FLOOR PLANS

Sheet Number:

A2.2



UNIT 16
EXISTING: 105 SF
ADDITION: 105 SF
TOTAL: 210 SF

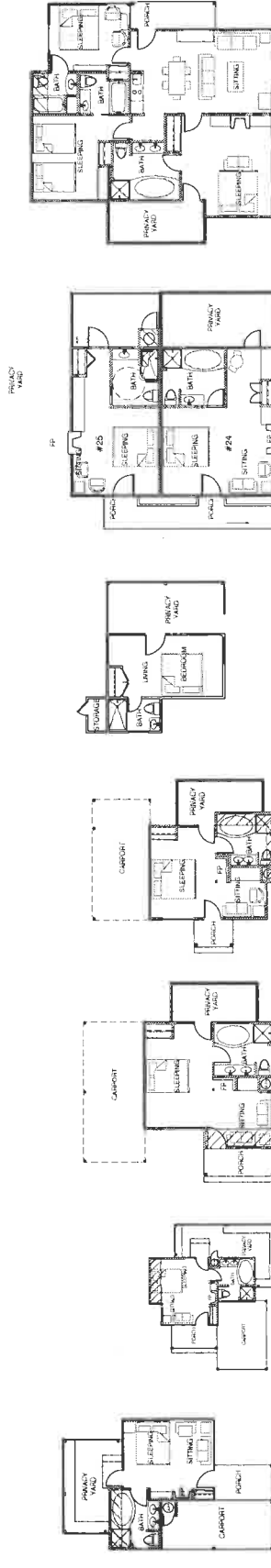
UNIT 15
EXISTING: 105 SF
ADDITION: 105 SF
TOTAL: 210 SF

UNIT 14
EXISTING: 105 SF
ADDITION: 105 SF
TOTAL: 210 SF

UNIT 13
EXISTING: 110 SF
ADDITION: 110 SF
TOTAL: 220 SF

UNIT 12
EXISTING: 144 SF
ADDITION: 110 SF
TOTAL: 254 SF

UNIT 11
EXISTING: 225 SF
ADDITION: 15 SF
TOTAL: 240 SF



UNIT 26
EXISTING: 105 SF
ADDITION: 105 SF
TOTAL: 210 SF

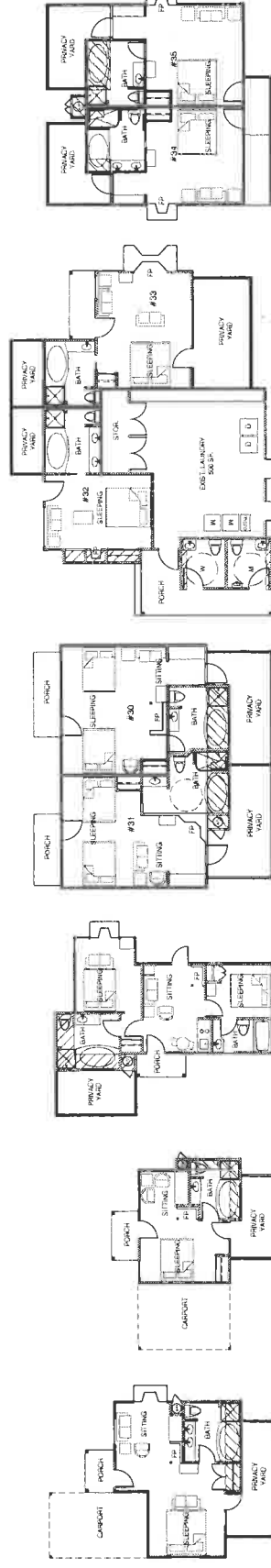
UNIT 24/25
EXISTING: 105 SF
ADDITION: 105 SF
TOTAL: 210 SF

UNIT 22
EXISTING: 105 SF
ADDITION: 105 SF
TOTAL: 210 SF

UNIT 20/21
EXISTING: 144 SF
ADDITION: 110 SF
TOTAL: 254 SF

UNIT 19
EXISTING: 144 SF
ADDITION: 110 SF
TOTAL: 254 SF

UNIT 17
EXISTING: 225 SF
ADDITION: 15 SF
TOTAL: 240 SF



UNIT 34/35
EXISTING: 105 SF
ADDITION: 105 SF
TOTAL: 210 SF

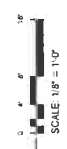
UNIT 32/33
EXISTING: 105 SF
ADDITION: 105 SF
TOTAL: 210 SF

UNIT 30/31
EXISTING: 144 SF
ADDITION: 110 SF
TOTAL: 254 SF

UNIT 29
EXISTING: 144 SF
ADDITION: 110 SF
TOTAL: 254 SF

UNIT 28
EXISTING: 225 SF
ADDITION: 15 SF
TOTAL: 240 SF

UNIT 27
EXISTING: 225 SF
ADDITION: 15 SF
TOTAL: 240 SF



COTTAGES FLOOR PLANS

LEGEND
EXISTING BUILDINGS
ADDITIONS OR NEW BUILDINGS

Project / Owner:

CARMEL
RIVER INN

U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
CARMEL, CA 95022
APN: 009-560-003

SHEET NOTES

- 1. SLIP/RESIST
- 2. TABLE & CHAIRS
- 3. KING SIZE BED
- 4. QUEEN SIZE BED
- 5. NIGHTSTAND
- 6. LINEN/CLOSET

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Drawn By: RL, VC
Drawing Date: 7/20/2015
Project Number: 1405

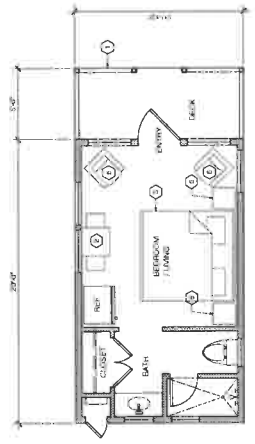
Revisions:

This set of plans was prepared by the architect for the owner's use. It is not to be used for any other purpose without the written consent of the architect. The architect assumes no responsibility for the construction of the project or for the performance of the contractor.

FLOOR PLANS
CABINS

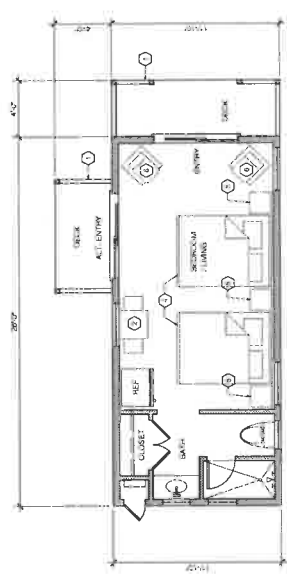
Sheet Number:

A2.3



SINGLE KING - CABIN FLOOR PLAN

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



DOUBLE QUEEN - CABIN FLOOR PLAN

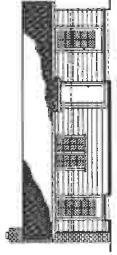
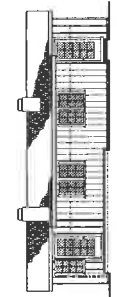
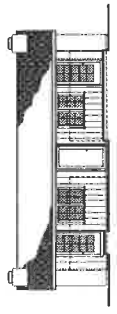
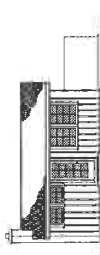
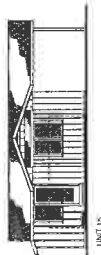
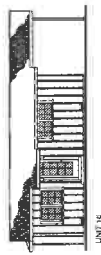
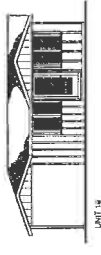
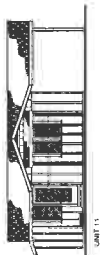
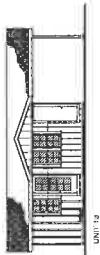
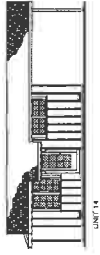
SCALE: 1/8" = 1'-0"

Project / Owner:

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EXTERIOR FRONT ELEVATION - COTTAGES

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



SAMPLE CABIN IMAGES (CAVCO MODELS)

Drawn By: M.J. MO
Drawing Date: 10/20/15
Project Number: 1400

Revision: 1501/15

This set of drawings was prepared for the project described above. It is the responsibility of the client to ensure that the drawings are used for the intended purpose and that all necessary permits are obtained. The drawings are not to be used for any other purpose without the written consent of the architect.

Sheet Title:
ELEVATIONS
COTTAGES
& CABINS

Sheet Number:

A3.1

4

Serial Number:

17) See Planting Details and Specifications for materials and procedures including, but not limited to, plant pit size, root barriers, and staking.

Project / Owner

CARMEL RIVER INN

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APN: 009-060-003

PHASE 1 MASTER PLAN

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ARCHITECTS

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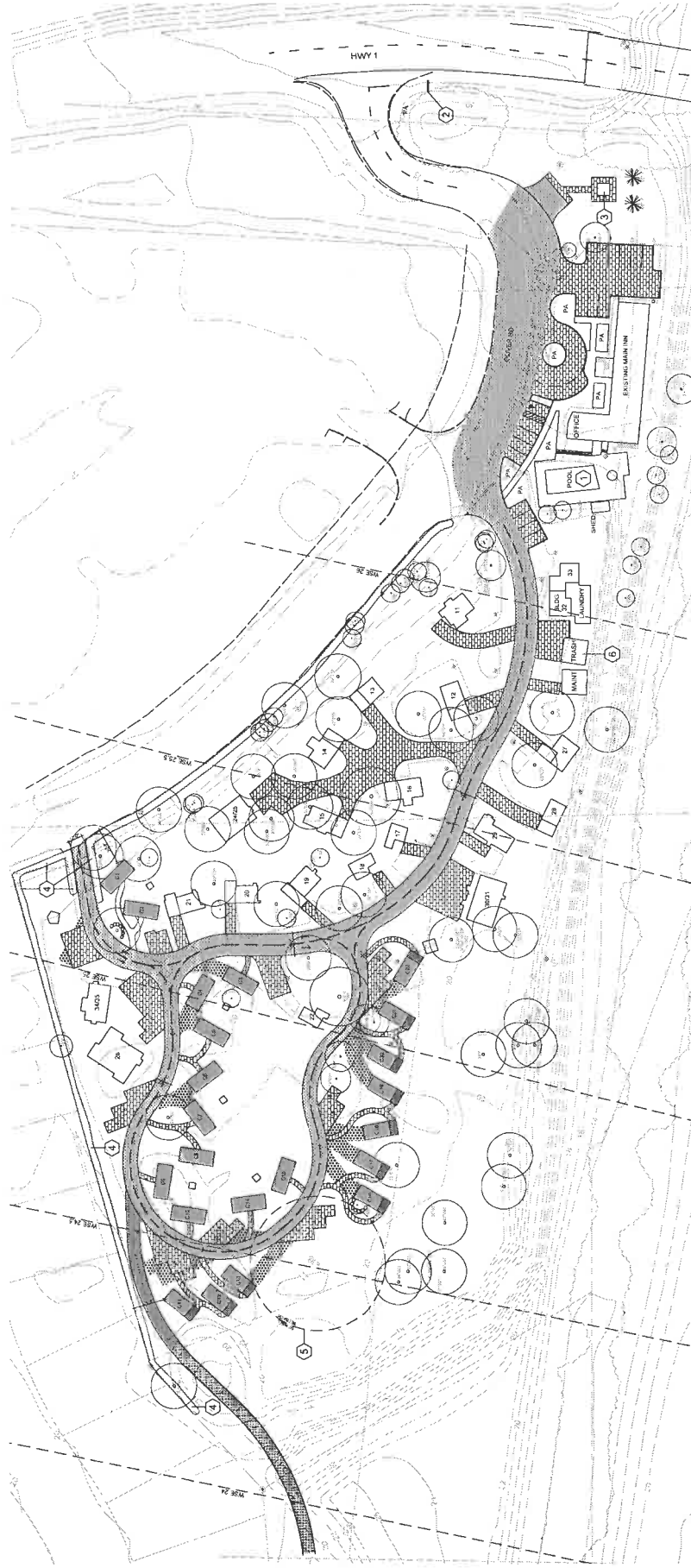


Drawn By: JLD
Drawing Date: 10/26/15
Reviewed: [Signature]

Sheet Title
Overall
Site Plan

Sheet Number

L-2.0

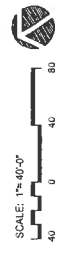


LEGEND

- Existing Cottages: 24 Total
- Proposed Cabins: 22 Total
- Concrete Pavers
- AC Paving
- Stabilized Decomposed Granite
- Gravel with grass in-fill
- Contourline of fire access
- Planting Area
- Existing Trees to Remain: No trees to be removed

REFERENCE NOTES

- Swimming pool water connection to be disconnected from potable line and connected to onsite well
- New entry signage
- Existing bridge monument
- Existing Cypress hedge to remain; Preserve and Protect
- 50' well setback
- New Trash Enclosure



Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
CARMEL RIVER BRIDGE
P.O. BOX 281666
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APN: 009-968-03

PHASE 1 MASTER PLAN

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www.hfsarchitects.com



Drawn By: J. SP
Drawing Date: 10/28/13
Revisions:

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Sheet Title:
Flood Parking
Site Plan

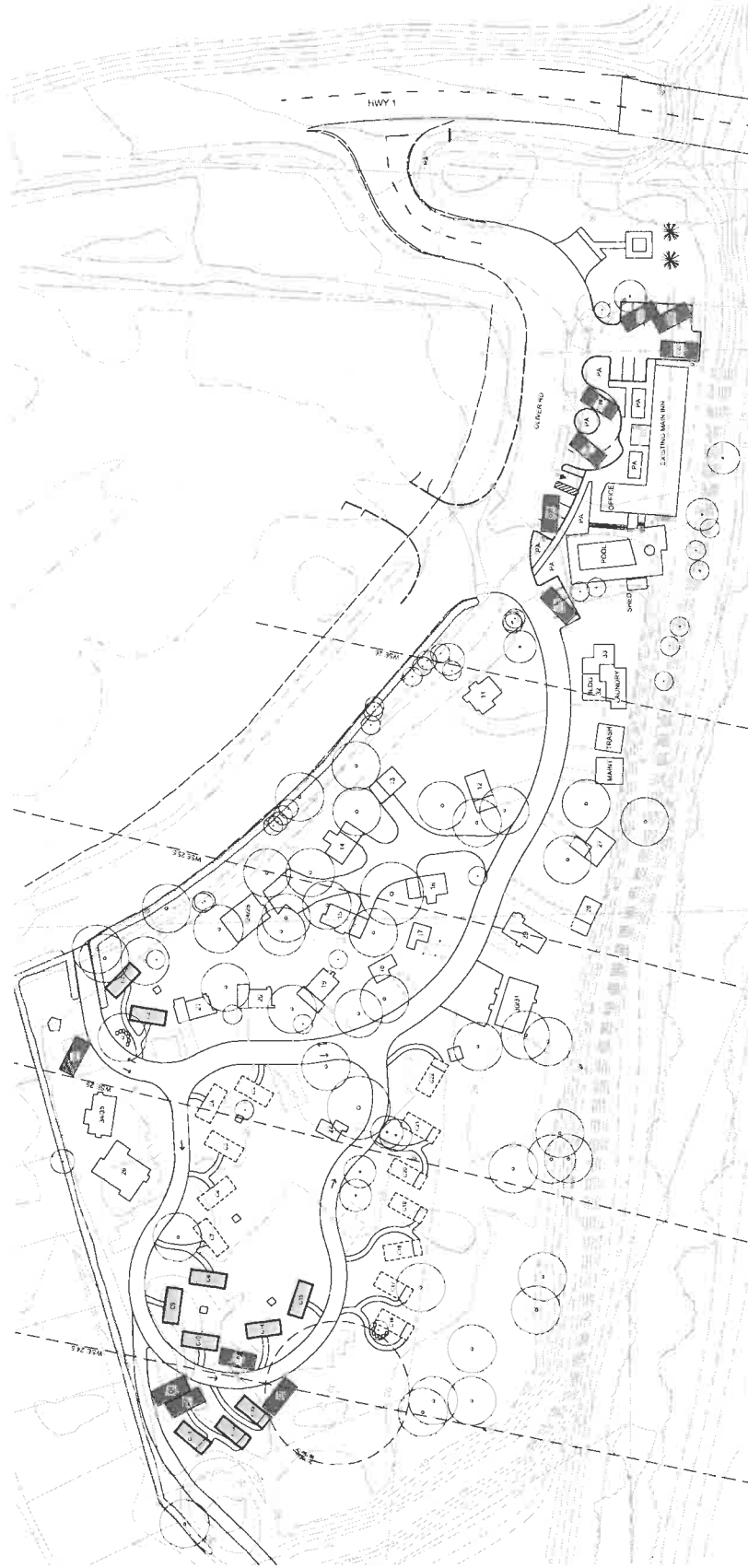
Sheet Number:



L-2.1

FLOOD PARKING LEGEND	
	Cabin to Remain during flood: 13 total. Located permanently above the Water Surface Elevation (WSE) of 100 year flood
	Cabin to be relocated during flood: 12 total
	Cabin locations during times of flooding
	Existing Colleges: "A" total

CABIN LEGEND	
Cabin to Remain - 13 total	Cabin to be Relocated - 12 total
C1	C3
C2	C4
C5	C6
C7	C8
C9	C10
C11	C12
C13	C14
C15	C16
C17	C18
C19	C20
C21	C22



Project / Drawn:

CARMEL RIVER INN

U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CALIFORNIA 95022
APN: 009-060-00

PHASE 1 MASTER PLAN

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS



1000 AVENUE 100, SUITE 100
SAN FRANCISCO, CA 94103
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LANDSCAPE
ARCHITECTS
402 PINE STREET, SUITE 101
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TEL: 415.398.1100 FAX: 415.398.1101
www.hfslandscape.com



Drawn By: JLD
Drawing Date: 10/20/10
Revised:

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Sheet Title:
Enlarged
Site Plan West

Sheet Number:

L-2.2



LEGEND

- Concrete Pavers
- AC Paving
- Stabilized Decomposed Granite
- Geoblock



Project / Owner:

CARMEL
RIVER INN

U.S. HIGHWAY 1
8 CARMEL RIVER BRIDGE
CARMEL, CALIFORNIA 95022
APN: 009-363-03

PHASE 1
MASTER PLAN

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS



LANDSCAPE ARCHITECTS
425 Third Street, Suite 200
Menlo Park, California 94025
TEL: (650) 321-1111



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425 Third Street, Suite 200
Menlo Park, California 94025
TEL: (650) 321-1111



Drawn By: JLP
Drawing Date: 10/20/15
Reviewed:

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS
425 THIRD STREET, SUITE 200
MENLO PARK, CALIFORNIA 94025
TEL: (650) 321-1111

Drawn By: JLP
Drawing Date: 10/20/15
Reviewed:

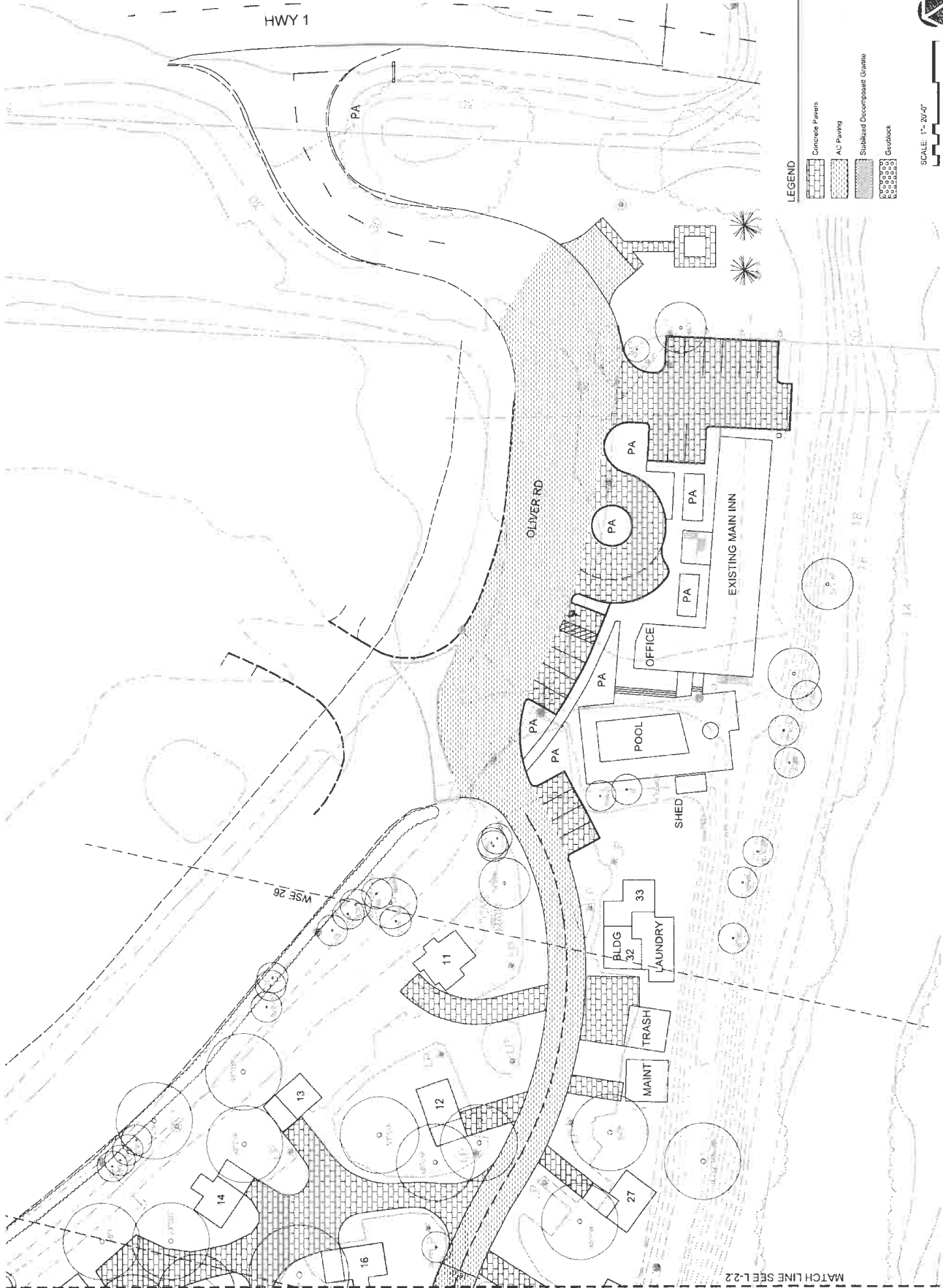
Enlarged
Site Plan East

Sheet Number:

SCALE: 1" = 20'-0"
20 0 20 40



L-2.3



Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
CARMEL RIVER BRIDGE
P.O. BOX 321609
CARMEL, CA 95009
APN: 001-000-005

PHASE 1 MASTER PLAN

THE
PAUL DAVIS
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1175 DAVIS LANE, SUITE 200
CARMEL, CA 95006
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WWW.PDA-PAULDAVIS.COM



hfs
LANDSCAPE
ARCHITECTS

425 NEW STREET, SUITE 200
NORTH GATE, CALIFORNIA 95061
TEL: 831.923.1175



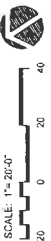
Drawn By: JLD/JP
Drawing Date: 10/26/15
Revised:

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS
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CARMEL, CA 95006
TEL: 831.923.1175
WWW.PDA-PAULDAVIS.COM

Sheet Title
Site Lighting
Plan

Sheet Number

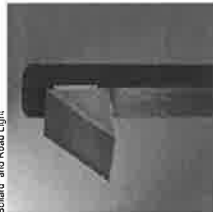
L-2.4



LIGHTING LEGEND

- ◆ Bollard Light (22 total, Shaper Exterior Bullard 982-1-WALED-JUN/ARB-3P-8MTGL available from Cooper Lighting at cooperindustries.com)
 - Road Light (33 total, Shaper Light on custom post, 6' high, 6" diameter, 120° beam spread, 150W, 120V, 1200lm, available from Cooper Lighting at cooperindustries.com. Mount on 6"x6" network post at 8' above finish surface.
- Note: Existing lighting to be field adjusted to accommodate new road and canopy. Preserve and protect all other site lighting.

Bollard and Road Light



**CARMEL
RIVER INN**

PHASE 1
MASTER PLAN

**THE
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PARTNERSHIP**
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LANDSCAPE
ARCHITECTS
425 Pacific Street, Suite 201
Monterey, California 93940
650.540.2300

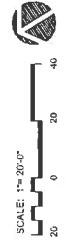
Dream By: _____
 Dreaming Date: _____
 Dreamer: _____

to ensure that control programmes using the technique are based on the best available information. The authors also suggest that the degree of compliance can be used as an indicator of the effectiveness of the control programme and that the degree of compliance can be used as a measure of the effectiveness of the control programme.

Sheet Title: Planting Plan

Shareholders:

L-3.0



PLANT LEGEND

[illegible]

Note Limits of adjustment to follow limit of reading. All adjustment to be

* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1

H	High
M	Moderate
L	Low
VL	Very Low
NL	Species Not Listed

* from: *Water Use Classification of Landscape Species. A Guide to the Water Needs of Landscape Plants (WUCOLS)*
Revised 2014, University of California Cooperative Extension
I. R. Costello, K.S. Jones

REFERENCE NOTES

- 1 Existing Cypress hedge to remain; Preserve and Protect
- 2 Planting extents to follow limits of grading

*** WATER USE CATEGORY (WUC) KEY**

WUCOLS Region Applicable to this Project: REGION 1

H High
M Moderate
L Low
NL Specimen Not Listed

* From: Water Use Classification of Landscape Species:
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension,
L.R. Coombs, K.S. Jones

REFERENCE NOTES

(1) Existing Cypress hedge to remain. Preserve and protect

(2) Planting outside to follow limits of grading

PLANT LEGEND

WUC SYM	BOTANICAL NAME	COMMON NAME
---	Matchline	
Tree	Quercus agrifolia 'Natalif'	Coast Live Oak
Shrub	Achillea millefolium	Common Yarrow
Grass	Conanthus griseus horizontalis	Cornel Creeper
	Rhamnus californica 'Eve Cross'	Eve Cross California
	Ribes sanguineum	Red Flowering Currant
	Rumex crispus	Malilla Poppy
	Silene cloverlandii 'Alan Chiswick'	Cleveland Sage
	Carex tunulicola	Barkley Sedge
	Festuca californica	California Fescue
	Festuca rubra	Crested Red Fescue
	Juncus patens	California Gray Rush
	Muhlenbergia capillaris	Pink Muhly Grass
	Grass mix (will be Grassblock, Low water use plants)	

Project / Owner
CARMEL RIVER INN
U.S. HIGHWAY 1
CARMEL, CALIFORNIA 93922
P.O. BOX 221609
APN: 039-060-00

PHASE 1 MASTER PLAN

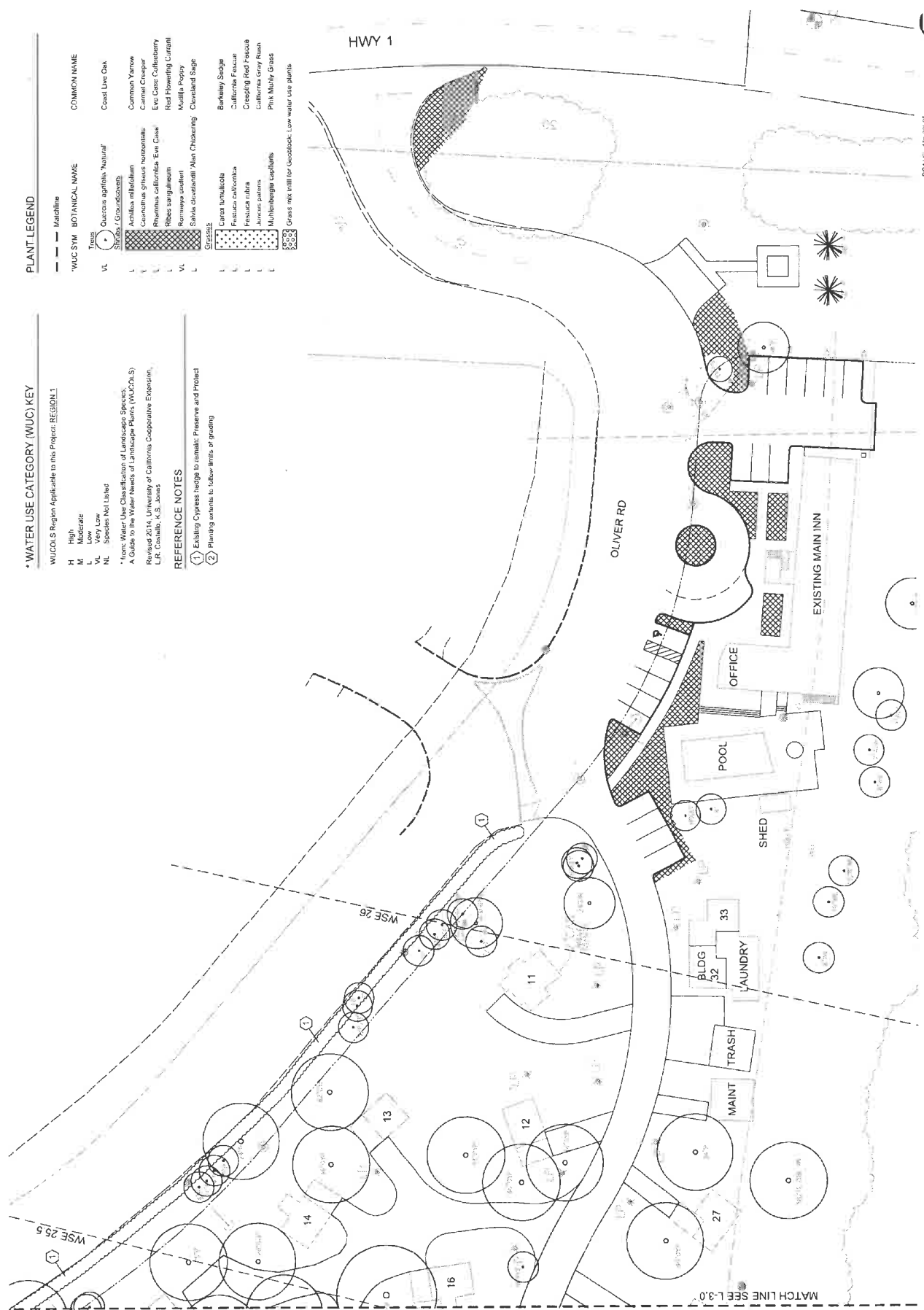
THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

LANDSCAPE ARCHITECTS
425 North Street, Suite 201
Carmel, CA 93922
Tel: 831.923.1000

SEAL
PAUL DAVIS PARTNERSHIP
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
No. 10000

Drawn By: JLD
Checked By: JLD
Reviewed By: JLD

Sheet Title: **Planting Plan**
Sheet Number: **L-3.1**



SCALE 1"=20'-0"

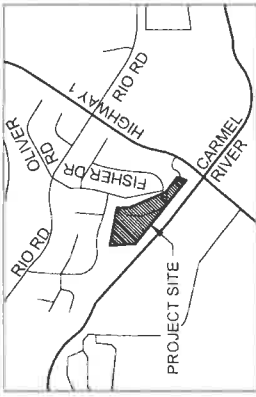
0 20 40

CARMEL RIVER INN

PRELIMINARY PLANS

CITY OF CARMEL

COUNTY OF MONTEREY, CALIFORNIA



VICINITY MAP
N.T.S.

DEVELOPER/OWNER
CARMEL RIVER INN
CARMEL, CA 95002

DATUM
ELEVATIONS ARE BASED ON THE COUNTRY U.S. VERTICAL CONTROL, BENCH MARK NO. 449720
ELEVATION: 237.00 MGSN

BASIS OF BEARING
THE BEARING OF THIS PROJECT IS BASED ON THE MONUMENTS SHOWN ON
THE MAP. THE BEARING OF THIS PROJECT IS BASED ON THE MONUMENTS SHOWN ON
THE MAP. THE BEARING OF THIS PROJECT IS BASED ON THE MONUMENTS SHOWN ON
THE MAP.

SURVEY NOTES
1. THIS PROJECT IS BASED ON THE ALTA SURVEY DATED SEPTEMBER 22, 2003 PREPARED BY
2. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT SITE.
3. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT SITE.
4. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT SITE.
5. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT SITE.

CIVIL ENGINEER
TETRA TECH
865 ANDREWS AVE. SUITE 200
CARMEL, CA 95002

PROJECT ADDRESS
CARMEL RIVER INN
CARMEL, CA 95002

SHEET INDEX		
SHEET NO.	DRAWING NO.	SHEET TITLE
0001	1	TITLE SHEET
0002	2	NOTES, LEGEND, ABBREVIATIONS AND DETAILS
0003	3	SITE PLAN
0004	4	PRELIMINARY GRADING PLAN
0005	5	UTILITIES
0006	6	UTILITIES

PROJECT DATA SUMMARY	
LAND USE DESIGNATION	TOUR, RES. RC
ZONING DESIGNATION	MUNICIPAL, RESIDENTIAL (MUNIC)
IMPERVIOUS COVERAGE	80.00%
PARKING AREA	400.00 SQ. FT. (10.00 ACRES)
APN	000000000
WATER SERVICE PROVIDER	MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
SEWER SERVICE PROVIDER	CARMEL AREA WASTEWATER DISTRICT

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

100 LAMAR AVENUE, SUITE 100
CARMEL, CA 95002
PHONE: (831) 923-1000 FAX: (831) 923-1001



Drawn By: E.M.
Checked By: E.M.
Drawing Date: 11/03/2015
Print Date: 11/03/2015
Date Issued for Construction: 11/03/2015

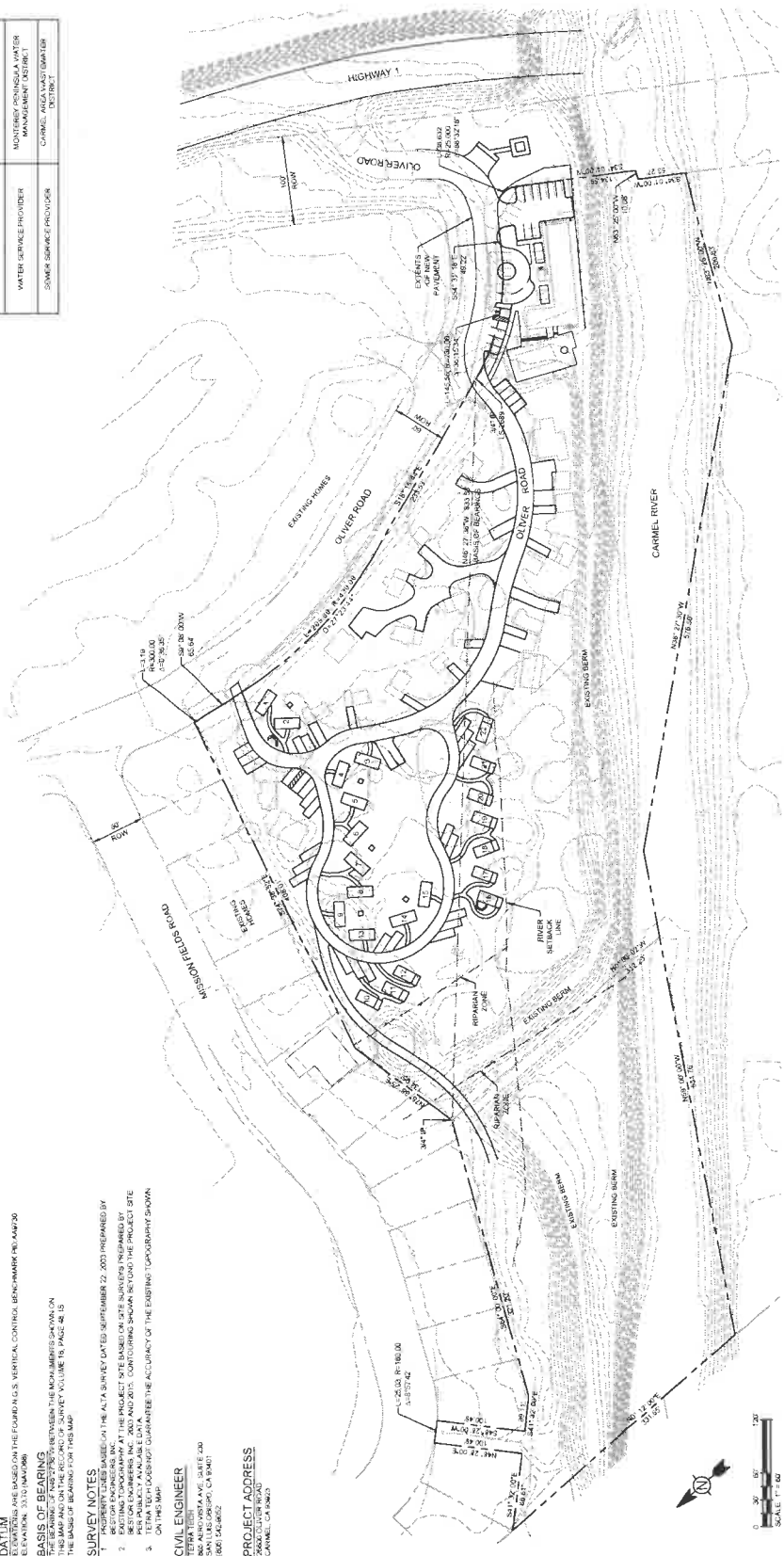
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Sheet Title

TITLE SHEET

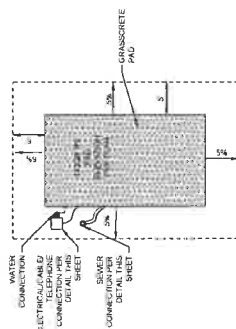
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G-001

SHEET 1 OF 6 SHEETS

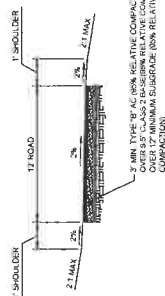


SITE MAP
1"=60'

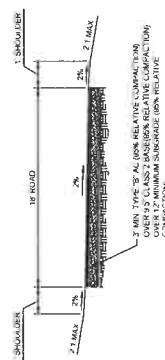




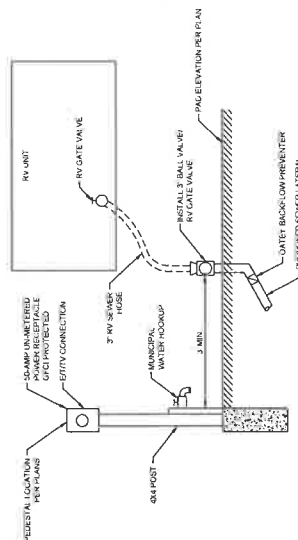
4 TYPICAL RV PAD LAYOUT



1 TYPICAL 1-WAY ROAD SECTION
- SCALE: NTS



2 TYPICAL 2-WAY ROAD SECTION
- SCALE NTS



- NOTES

3 TYPICAL RV CONNECTION
- SCALE N.T.S.

Guaranteed

- [illegible]

1. *Journal of the American Medical Association*, 1997; 278: 1019-1024.

- [illegible]

CONSTRUCTION IS ALLOWED FROM 7AM TO 8 PM WEEKDAYS ONLY FOR EXTERIOR WORK AND LIMITED INTERIOR WORK ON SATURDAYS 8AM TO 8PM. EXCERPT MATERIAL TO BE DISPOSED OF AT THE MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT LANDFILL.

Project / Drawn:

EARTHWORK QUANTITIES
CUT UNIMPAVED: 1,150 CUBIC YARDS
FILL UNIMPAVED: 1,150 CUBIC YARDS
NET UNIMPAVED: 0 CUBIC YARDS (UT)

LEGEND

PROPERTY LINE
SETBACK LINE
CONTOUR
DAYLIGHT
FENCE
TREE
PAD ELEVATION

PROPOSED

— 0 —
PAD 221

CARMEL

RIVER INN

U.S. HIGHWAY 1
P.O. BOX 221809
CARMEL, CA 93922
APN: 005-569-03

**PHASE I
MASTER PLAN**

**THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS**

300 JENNIFER STREET, SUITE 200
SAN JOSE, CA 95128 (415) 931-7444



Drawn By: E.M.
Drawing Date: 11-02-2015

Print Date:
Date Issued for
Construction:

Revisions:

This plan was prepared under contract for the purpose of showing preliminary grading and earthwork quantities only. It is not to be used for construction without the approval of the local planning agency. The client is responsible for obtaining all necessary permits and approvals. The engineer is not responsible for the accuracy of the data provided by the client.

Sheet Title:

**PRELIMINARY
GRADING
PLAN**

Sheet Number:

C-101

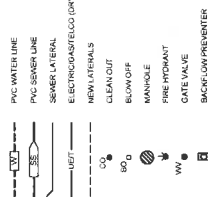
SHEET 4 OF 5 SHEETS



NOTES

1. INSTALL NEW GATE VALVE IN EXISTING SEWER LINE. GATE VALVE TO BE CLOSED DURING ANTICIPATED FLOOD.
2. EXISTING SEWER INFRASTRUCTURE AND LIFT STATION PER RECORD DRAWINGS.
3. EXISTING ON-SITE WATER MAIN AND LATERALS TO BE REMOVED AND REPLACED.

LEGEND



**THE
PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS



Drawn By: EM
Drawing Date: 11-02-2015

Print Date:

Date Issued for Construction:

References

It is important that each organization assess the likelihood of a security incident and the impact of such an incident on the organization. The likelihood of an incident is a function of the organization's size, complexity, and the nature of its operations. The impact of an incident is a function of the organization's mission, the criticality of its information, and the potential for damage to its reputation.

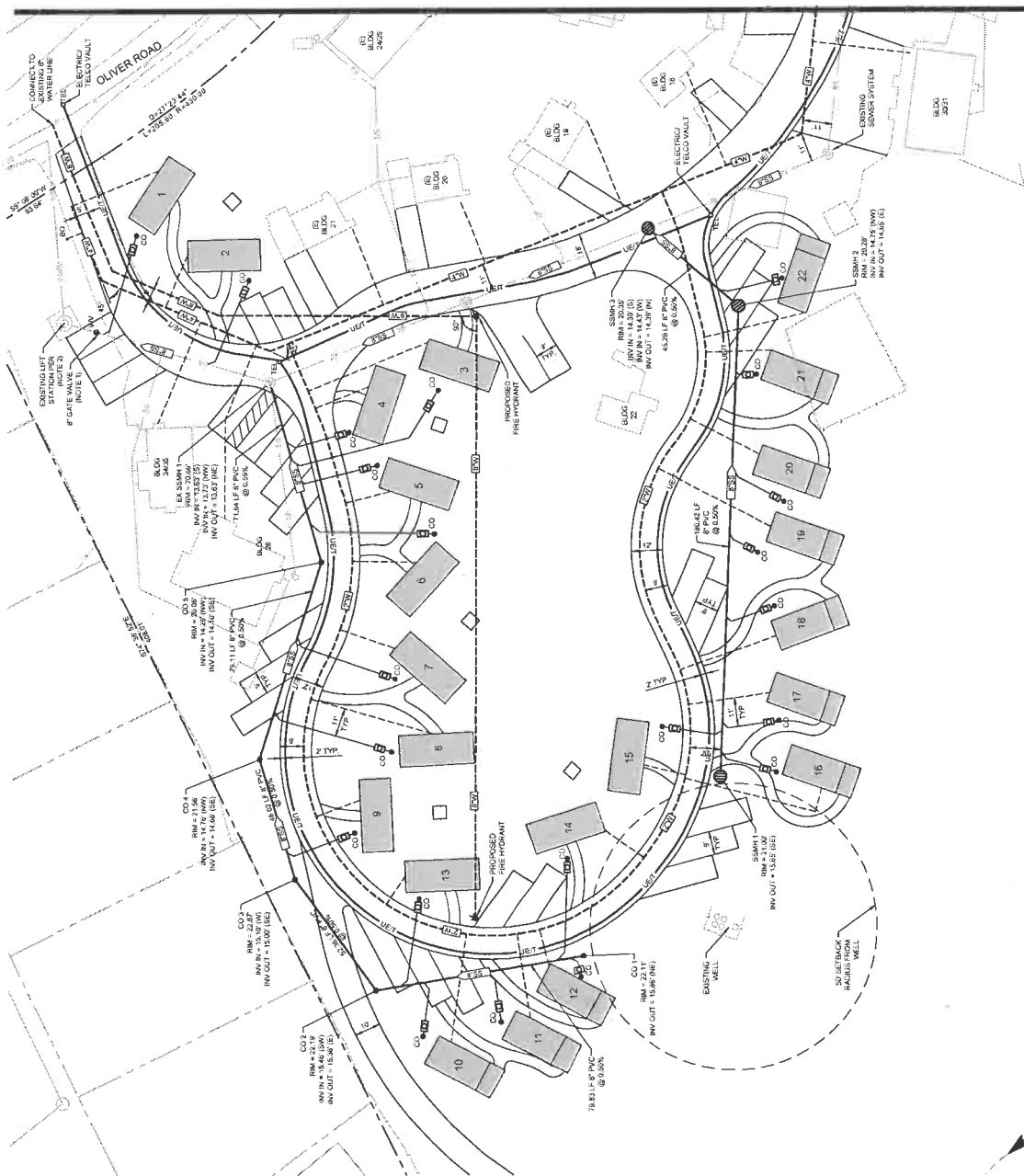
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UTILITIES

Sheet Number.

C-201

SHEETS OF 8 SHEETS



MATCHLINE SEE SHEET C-202

