

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

HAYWARD (PLN140625)

RESOLUTION NO. 15-033

Resolution by the Monterey County Zoning
Administrator:

- 1) Considering an Addendum to and the Rocky Creek Ranch Final Environmental Impact Report (SCH#9103305F; Resolution No. 92-39); and
- 2) Approving an Amendment to a Combined Development Permit (PLN100119). As amended, the project is a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and 2,711 square foot uncovered deck, a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, and associated grading; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

[PLN140625, Hayward, 38025 Rocky Creek Road, Big Sur, Big Sur Coast Land Use Plan, (APN: 418-132-002-000)]

The Hayward application (PLN140625) came on for public hearing before the Monterey County Zoning Administrator on May 28, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is an Amendment to a Combined Development Permit (PLN100119). As amended, the project is a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and 2,711 square foot uncovered deck, a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, and associated grading; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

EVIDENCE: a) The application, project plans, and related support materials submitted

by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140625.

- b) The proposed project, PLN140625, is related to PLN990440 (previously-approved Combined Development Permit), PLN020073 (Extension), PLN040077 (Extension), PLN060176 (Extension), PLN080111 (Extension), and PLN100119 (an Amendment to the previously-approved Combined Development Permit).
- c) Zoning Administrator Resolution No. 13-041 (PLN100119), approved on October 31, 2013, allowed construction of a 2,577 square foot two-story single family dwelling with a 528 square foot attached garage and 795 square foot covered patio, a 1,918 square foot barn with a 200 square foot covered porch and fenced corrals, construction of a well, installation of a septic system, removal of seven Coast Live oak, approximately 2,100 cubic yards of grading, and development within 100 feet of environmentally sensitive habitat.
- d) The proposed Amendment (PLN140625) would result in the following:
 - 1) an increase of approximately 223 square feet for the single family dwelling;
 - 2) an increase of approximately 42 square feet for the large non-habitable accessory structure (barn to studio);
 - 3) an increase of approximately 48 square feet for the small non-habitable accessory structure (garage);
 - 4) a reduction of approximately 664 square feet of covered deck and porch area;
 - 5) an increase of approximately 3,617 square feet of uncovered deck area; and
 - 6) a reduction of approximately 1,590 cubic yards of grading (cut and fill).

2. **FINDING:** **CONSISTENCY** -- The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Big Sur Coast Land Use Plan;
- Monterey County Coastal Implementation Plan, Part 3; and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 38025 Rocky Creek Road, Big Sur (Assessor's Parcel Number 418-132-002-000), Big Sur Coast Land Use Plan. The parcel is zoned Watershed and Scenic Conservation, 40 acres per unit, with Design Control Overlay (Coastal Zone) [WSC/40-D (CZ)], which allows construction of single-family dwellings and accessory structures, development within 100 feet of environmentally sensitive habitat, and development within 750 feet of a known archaeological resource with coastal development permits. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted site inspections on October 28, 2014, and February 24, 2015, to verify that the project on the subject parcel conforms to the plans listed above.
- d) As amended, permit number PLN140625 will become and be referred to

as the approved permit.

- e) Environmentally Sensitive Habitat Area (ESHA): See Finding No. 8.
- f) No tree removal is proposed (Big Sur Coast LUP Policy 3.5.2.2).
- g) Archaeological Resources: County records indicate the site is in an area identified as having a high sensitivity for cultural resources; however, an archaeological survey (LIB150034) prepared for the project site did not identify any potential for impacts to prehistoric resources. There is no evidence that any cultural resources would be disturbed (Big Sur Coast LUP Policy 3.11.1), and the potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of the County's standard project condition (Condition No. 4). A known archaeological resource is located approximately 350 feet southwest of the proposed development site; however, slope, vegetation, and a property boundary would preclude the potential for impacts to this resource.
- h) Big Sur Critical Viewshed: The project as proposed is consistent with the policies of the Big Sur Coast Land Use Plan dealing with visual resources and will have no impact on the critical viewshed. The project planner conducted site inspections on October 28, 2014, and February 24, 2015, to verify that the project site conforms to the visual resource policies of the plans listed above. The proposed development does not create any new visible structures within the critical viewshed (Big Sur Coast LUP Policy 3.2.2). Distance, topography, and vegetation effectively screen the proposed development from Highway 1.
- i) Scenic Easement: See Finding No. 7, Evidence d.
- j) Lot Legality: The approximately 44.7 acre lot was created by a major lot line adjustment, and is identified as Lot 2 on a Record of Survey recorded January 6, 1994 (Volume 18, Page 92).
- k) Conditions of Approval: All applicable conditions of approval from PLN100119 have been carried forward to PLN140625. Based on current regulations and review procedures, the following conditions of approval have either been deleted or added:
 - The Water Resources Agency deleted two conditions of approval that are obsolete; PLN10019 Condition No. 2 - Water Conservation Measures and No. 21 - Well Information.
 - RMA – Public Works added one condition of approval; PLN140625 Condition No. 13 - County Wide Traffic Impact Fee.
 - RMA – Planning deleted three conditions of approval that are no longer applicable to the currently-proposed project; PLN100119 Condition No. 3 – Submit Color Samples, No. 4 – Landscape Plan, and No. 30 – Conservation and Scenic Easement. The Big Sur LUAC, on February 24, 2015, recommended approval of the material and color finishes submitted for the project. The Applicant has also proposed that all undeveloped areas remain as natural habitat, so a Landscape Plan would not be required. An existing conservation and scenic easement covers approximately 2.5 acres of the parcel, and allows structures that would not be visible within the Big Sur Critical Viewshed and do not require significant vegetation removal. The project, as proposed, is consistent with the restrictions of the easement and the project building site would improve

protection of visual resources and access.

- RMA – Planning added four conditions of approval; PLN140625 Condition No. 3 – Attach Resolution to Construction Plans, No. 6 – Condition Compliance Fee, No. 7 – Tree and Root Protection, and No. 11 – Height Verification. These conditions reflect changes in the project and in the County’s review process since the approval of PLN100119.
- The Environmental Health Bureau added three conditions of approval; PLN140625 Condition No. 30 - New Well Source Capacity Test, No. 31 – Long-Term Water Supply Deed Restriction, and No. 32 – New Well Water Quality Analysis.
- RMA-Environmental Services added six conditions of approval; PLN140625 Condition No. 23 – Erosion Control Plan, No. 24 – Geotechnical Certification, No. 25 – Grading Plan, and Nos. 26 through 28 – Inspections.

The new conditions of approval have been incorporated into the attached Conditions of Approval, and are incorporated herein by reference.

- l) The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to the LUAC because it involved an Amendment to a project previously reviewed by the Big Sur LUAC. The LUAC, at a public meeting held on February 24, 2015, voted 4 – 0 to support the project as proposed.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140625.

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, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Water Resources Agency, and CALFIRE Coastal (Fire Protection District). There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Biological Resources and Archaeological Resources. The following reports have been prepared:
 - Preliminary Archaeological Reconnaissance (LIB150034) prepared by Archaeological Consulting, Salinas, California, December 7, 1999.
 - Biological Report (LIB150039) prepared by Jud Vandevere, Biological Consultant, Monterey, California, November 30, 1999.
 - Biological Spring Survey (LIB110295) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, May 20, 2011.
 - Biological Letter (LIB120039) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, April 3, 2013.
 - Biological Letter (LIB150032) prepared by Fred Ballerini

- Horticultural Services, Pacific Grove, California, August 24, 2011.
- Biological Letter (LIB150033) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, May 13, 2014.
- Forest Management Plan (LIB150054) prepared by Stephen R. Staub, Registered Professional Forester, Felton, California, January 2000.
- Preliminary Geotechnical Study (LIB150050) prepared by Geoconsultants, Inc., San Jose, California, February 15, 1989; including Addendum Geotechnical Study, prepared by Geoconsultants, Inc., San Jose, California, August 7, 1990.
- Retaining Wall Design Parameters (LIB150051) prepared by Buena Geotechnical Services, LLC, Atascadero, California, June 5, 2003.
- Revised Retaining Wall Design Parameters (LIB150052) prepared by Buena Geotechnical Services, LLC, Atascadero, California, June 17, 2003.
- Geologic Conditions (LIB150053) prepared by Geoconsultants, Inc., San Jose, California, July 30, 2003.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140625.

4. **FINDING:**

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

EVIDENCE:

- a) The project was reviewed by the RMA - Planning, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau (EHB), Water Resources Agency, and CALFIRE Coastal (Fire Protection District). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities will be provided. The parcel will be served by a private well and on-site wastewater treatment system. EHB reviewed the project application, and applied five conditions of approval (Condition Nos. 29 - 33) to address the requirement for a well construction permit, well capacity testing, fractured rock well advisement in the form of a deed restriction, water quality analysis, and review of on-site wastewater system design. Per EHB review, the wastewater system location and well site will meet all setback requirements pursuant to Monterey County Code 15.20.
- c) See Finding Nos. 2, 3, and 5, and supporting evidence.

- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN1450625.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted site inspections on October 28, 2014, and February 24, 2015, to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140625.

6. **FINDING:** **CEQA (Addendum)** - An Addendum to a previously certified Final Environmental Impact Report (FEIR) was prepared pursuant to Code of Regulations, Title 14, Section 15164, to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted EIR.

- EVIDENCE:**
- a) The County prepared a FEIR for the Rocky Creek Ranch, and the FIER was certified by the Board of Supervisors on January 26, 1993 (SCH#9103305F; Resolution No. 92-39). Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. The Rocky Creek Ranch FEIR analyzed a three-phase adjustment of lots (i.e., a re-subdivision), including the potential impacts associated with future construction of single-family dwellings and accessory structure within designated building envelopes on the resultant lots. Based on the proposed design for PLN140625, none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.
 - b) An Addendum to the Rocky Creek Ranch FEIR was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
 - c) The project involves the construction of a 2,800 square foot one-story single family dwelling with 331 square feet of covered deck and 2,711 square feet of uncovered deck, a 1,960 square foot one-story yoga studio with 906 square feet of uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, and associated grading. The project also involves development within 100 feet of environmentally sensitive habitat, and development within 750 feet of known archaeological resources. The Rocky Creek Ranch FEIR analyzed the impacts associated with the proposed development.

Potential environmental impacts have been addressed by the FEIR, which recommended appropriate mitigation measures to reduce impacts to a level of less than significant. Applicable measures were addressed during the application review process.

- d) Applicable mitigation measures (MM) are now addressed via County standard conditions of approval, which are equivalent or more effective in mitigating or avoiding potential significant effects. MM No. 6 (tree removal and temporary fencing) is addressed by Condition No. 7 – Tree and Root Protection. MM Nos. 17 and 20 (exterior lighting) are addressed by Condition No. 8 – Exterior Lighting Plan. MM No. 47 (archaeological resources) is addressed by Condition No. 4 – Cultural Resources – Negative Archaeological Report. MM No. 49 (traffic impacts) is addressed by Condition Nos. 12 and 13 – Regional Development Impact Fee and County Wide Traffic Impact Fee.
- e) No adverse environmental effects were identified, other than what was analyzed in the Rocky Creek Ranch FEIR, during staff review of the development application and during site inspections on October 28, 2014, and February 24, 2015.

7. **FINDING:**

PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 2, Shoreline Access Plan, or Figure 3, Trails Plan, in the Big Sur Coast Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- d) Scenic easement (visual access): An existing conservation and scenic easement covers approximately 2.5 acres of the parcel, and allows structures that would not be visible within the Big Sur Critical Viewshed and do not require significant vegetation removal. The project, as proposed, would place approximately half of the single-family dwelling within a 0.15 acre area of the easement. The County finds that the proposed building site is outside the Big Sur Critical Viewshed, does not involve removal of significant vegetation, and improves protection of visual resources and access. Therefore, as proposed, the project is consistent with the restrictions of the easement.
- e) The project planner conducted site inspections on October 28, 2014, and February 24, 2015, to verify the project would not interfere with visual access.
- f) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140625.

8. **FINDING:** **ESHA** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.
- EVIDENCE:**
- a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the criteria to grant said permit have been met.
 - b) The proposed project site will have no long-term effect on special-status species, sensitive habitat, or other significant biological resources (Big Sur Coast LUP Policy 3.3.2.1), and the siting of the proposed development minimizes impacts on surrounding ESHA. The project planner conducted site inspections on October 28, 2014, and February 24, 2015, to verify that the project on the subject parcel conforms to the ESHA policies and development standards of the plan and ordinance listed above. Five biological reports (LIB110295, LIB120039, LIB150032, LIB150033, and LIB150039) were prepared for the project, and include recommendations to ensure the long-term habitat values in the surrounding area are not disrupted by the proposed development. All potential impacts were assessed in the original permit action, and the structural design and footprint modifications proposed by this Amendment will not result in new impacts to biological resources. Also, the County will require the Applicant to record a notice (Condition No. 34) to certify that all development is implemented in accordance with the recommendations of the biological reports.
 - c) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140625.
9. **FINDING:** **WILDFIRE PROTECTION STANDARDS IN STATE RESPONSIBILITY AREAS** – The subject project, as conditioned, will ensure standardized basic emergency access and fire protection pursuant to Section 4290 of the Public Resource Code.
- EVIDENCE:**
- a) The proposed project is within the Monterey County State Responsibility Area. The proposed project would expose people and structures to risk of wildland fire where proposed residential development is adjacent to undeveloped open space.
 - b) Monterey County Code Section 18.56, Wildfire Protection Standards in State Responsibility Areas, requires that future design and construction of structures, subdivisions and developments in State Responsibility Areas shall provide for emergency access and perimeter wildfire protection measures. All proposed development, as designed and conditioned, provides for emergency access and fire suppression.
 - c) Condition of Approval Nos. 16 – 23 have been applied to the project to ensure the following: 1) all driveways meet minimum requirements regarding width, surface, grade, and turning radius or turnaround; 2) all buildings have required signing and numbering; 3) all structures have adequate fire protection equipment [sprinkler system and roof construction], emergency water flow, and access for emergency responders; 4) all gates allow safe and rapid access for emergency

response vehicles; and 5) defensible space.

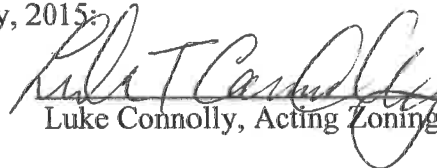
10. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning County Zoning Ordinance (Title 20). An appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- b) California Coastal Commission: Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use (i.e.; development within 100 feet of environmentally sensitive habitat and within 750 feet of a known archaeological resource).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Consider an Addendum to and the Rocky Creek Ranch Environmental Impact Report (SCH#9103305F; Resolution No. 92-39), per CEQA Guidelines Section 15164; and
2. Approve an Amendment (PLN140625) to a Combined Development Permit (PLN100119). As amended, the project is a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and 2,711 square foot uncovered deck, a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, and associated grading; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Coastal Development Permit to allow development within 750 feet of known archaeological resources; in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 28th day of May, 2015:



Luke Connolly, Acting Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 0 1 2015

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 JUN 1 1 2015

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM

Hayward Giles - PLN140625

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

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

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN140625

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Amendment (PLN140625) allows the construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and 2,711 square foot uncovered deck, a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, associated grading, and development within 100 feet of environmentally sensitive habitat and within 750 feet of known archaeological resources. The property is located at 38025 Rocky Creek Road, Big Sur (Assessor's Parcel Number 418-132-002-000), Big Sur Coast Land Use Plan, Coastal Zone. Related to PLN990440, PLN020073, PLN040077, PLN060176, PLN080111, and PLN100119. 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 15-033) was approved by the Zoning Administrator for Assessor's Parcel Number 418-132-002-000 on {Date the permit was approved}. The permit was granted subject to thirty-four (34) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. 15-033) for the Amendment (Planning File No.: PLN140625) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

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

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

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

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

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

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

5. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

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

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

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

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

6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (RMA-Planning)

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

Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

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)

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 RMA - Planning 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 RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

8. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits. (RMA - Planning)

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

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

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

9. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on May 28, 2018, unless use of the property or actual construction has begun within this period. (RMA-Planning)

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

10. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

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

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

11. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

12. 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. (RMA-Public Works)

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.

13. PWSP001 – COUNTY WIDE TRAFFIC IMPACT FEE (NON STANDARD)

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.

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.

14. WR002 - STORMWATER CONTROL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

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

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

15. FIRE007 - DRIVEWAYS

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 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 driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (CALFIRE Coastal)

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

Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway 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 driveway improvements and obtain fire department approval the final fire inspection.

16. 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. (CALFIRE Coastal)

**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.

17. 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. (CALFIRE Coastal)

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.

18. FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (CALFIRE Coastal)

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 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.

19. 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. (CALFIRE Coastal)

**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.

20. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (CALFIRE Coastal)

**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 vegetation management and shall obtain fire department approval of the final fire inspection.

21. 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. (CALFIRE Coastal)

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.

22. FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (CALFIRE Coastal)

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

23. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan identifying the proposed methods to control runoff and erosion. The plan shall include the location and details for all selected erosion control measures. The erosion control plan may be incorporated into other required plans provided it is clearly identified. (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.

24. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

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

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

25. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating recommendations from an updated Geotechnical Report or Engineering Geology Report, prepared for the project, by a licensed Geotechnical Engineer or Geologist. The applicant shall provide certification from the licensed practitioner that the Grading Plan incorporates their 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, updated Geotechnical Report or Engineering Geology Report, and certification from the licensed practitioner to RMA-Environmental Services for review and approval.

26. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

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

27. 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. (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.

28. 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. (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.

29. EHSP001 - WATER WELL CONSTRUCTION PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain a water well construction permit from the Environmental Health Bureau pursuant to Monterey County Code Chapter 15.08, Water Wells

Compliance or Monitoring Action to be Performed: Prior to drilling the well, a CA-licensed well drilling contractor shall obtain a water well construction permit from the Environmental Health Bureau on behalf of the owner.

30. EHSP002 - NEW WELL SOURCE CAPACITY TEST IN BEDROCK FORMATION

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All new or rehabilitated wells, completed in bedrock formations, to be added to a potable water distribution system shall first undergo a minimum of a 72-hour continuous source capacity test, witnessed by the Environmental Health Bureau (EHB), to determine the yield of the well in order to demonstrate compliance with Section 601.1 of the Uniform Plumbing Code. The test shall conform to Source Capacity Test Procedure, available from the EHB. The source capacity test must yield a sufficient quantity (determined by EHB) to support the proposed development.

The source capacity test(s) shall be made no earlier than August 1 of each year and no later than the first significant rainfall event of the wet season or Oct 31st. The source capacity test report shall include all information as specified by procedure guidelines. The applicant shall pay all associated fees to the EHB.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a building permit, the applicant shall contact Drinking Water Protection Services of EHB to schedule a Source Capacity Test and obtain procedure guidelines. A qualified professional shall perform the test, prepare a comprehensive Source Capacity Test Report as detailed in the procedure guidelines and submit the report to EHB for review and approval.

31. EHSP003 -LONG-TERM WATER SUPPLY DEED RESTRICTION

Responsible Department: Health Department

**Condition/Mitigation
Monitoring Measure:**

The applicant shall record a deed restriction stating: "Well yields in fractured rock aquifer systems have been shown to decline significantly over time due to meager ability of fractured rock to store and transmit water. Therefore, with the intrinsic uncertainties regarding the long-term sustainability of an on-site well proposed to provide a source of domestic potable water on this parcel, the present and any future owners of this property are hereby given notice that additional water sources may be required in the future."

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

Prior to issuance of construction permit the property owner shall sign and notarize the completed deed restriction template and submit the draft for review and approval by the Environmental Health Bureau and County Counsel.

Once approved, the applicant shall provide proof of recordation of the deed restriction to the Environmental Health Bureau and Planning Department.

If the applicant chooses not to pursue utilizing the well as a source for domestic use, this condition shall not be applicable.

32. EHSP004 - NEW WELL WATER QUALITY ANALYSIS

Responsible Department: Health Department

**Condition/Mitigation
Monitoring Measure:**

A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. In order to demonstrate a potable supply, a new domestic well shall first undergo water quality testing. Sample collection shall be done after development of the well and shall include analysis of coliform bacteria, and primary inorganics and secondary compounds as listed in Tables 64431-A and 64449-A&B in Title 22 of the California Code of Regulations. Waivers for asbestos, MTBE, and thiobencarb may be available upon request. Sample collection shall be done by a person approved by EHB and shall be analyzed by a laboratory certified by the Environmental Laboratory Accreditation Program (ELAP). If water quality results indicate that the well exceeds a primary drinking water standard(s), a Point-of-Entry treatment system shall installed before a building is occupied and the applicant shall record a deed restriction indicating that treatment is necessary for the well water to meet Title 22, CCR primary drinking water standards.

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

Prior to the issuance of a building permit, the applicant shall submit water quality analysis results to the Environmental Health Bureau (EHB) for review. If EHB determines that the water quality is adequate, no further action is required.

If EHB determines that treatment is necessary:

- Prior to issuance of building permits, the applicant shall provide plans prepared by a qualified individual for point-of-entry treatment to EHB for review and approval.
- Prior to occupancy of a building, the applicant shall provide to EHB for review and approval as-built plans prepared by a qualified individual for point-of-entry treatment and water quality analysis for a treatment effluent sample that demonstrates the treatment system is able to reduce the contaminant(s) to Title 22,CCR primary standards.

The applicant shall submit a draft deed restriction for review and approval by EHB and County Counsel.

The applicant shall provide proof of recordation of the approved deed restriction to EHB and Planning Department.

If the applicant chooses not to pursue utilizing the well as a source for domestic use, this condition shall not be applicable.

33. EHSP005 - ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Environmental Health has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board.

Compliance or Monitoring Action to be Performed: Concurrent with issuance of building permit, submit onsite wastewater treatment system design plans for review and approval by the Environmental Health Bureau. Applicant shall obtain a permit to install the onsite wastewater treatment system from Environmental Health.

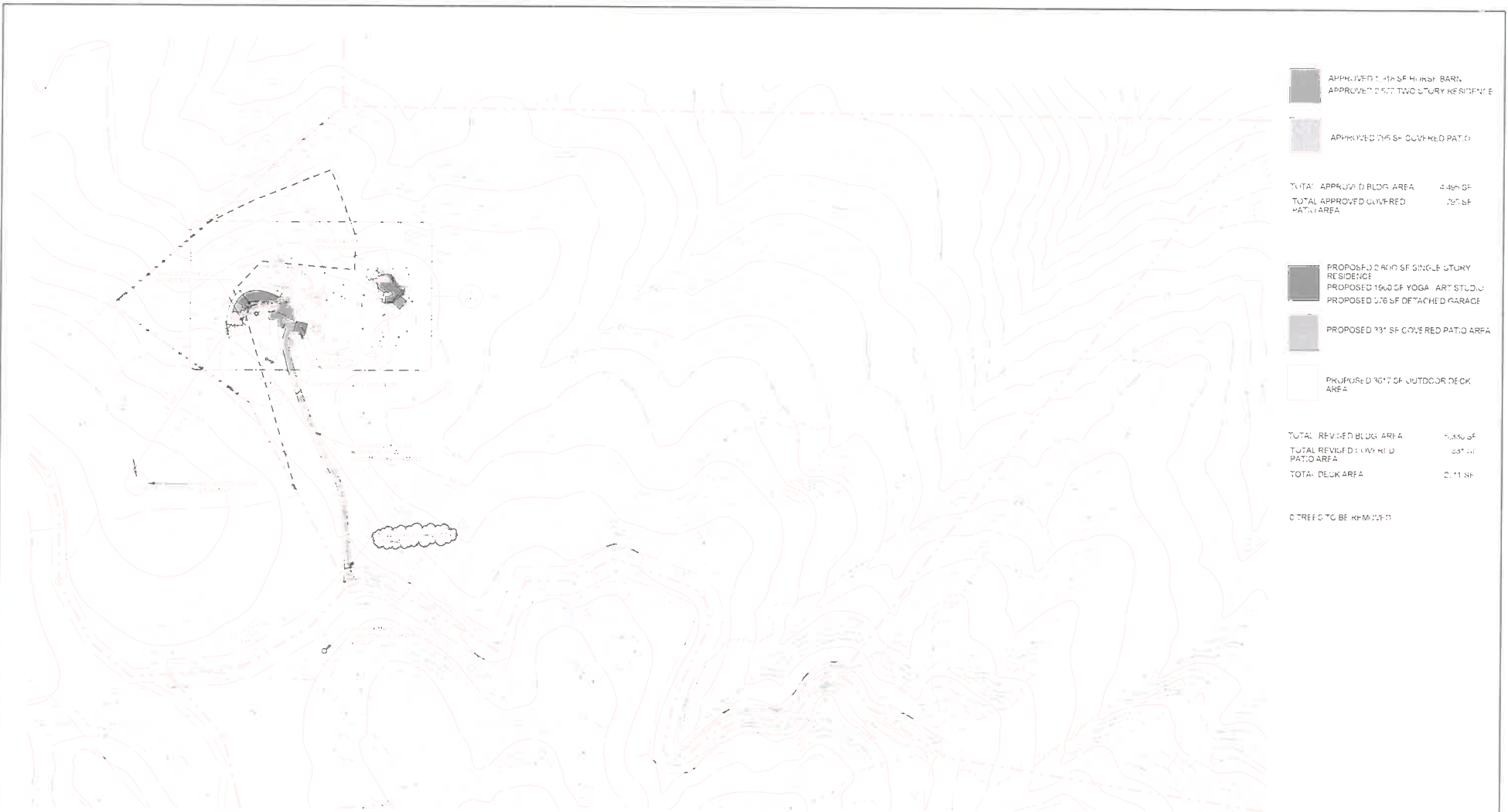
34. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, the Applicant shall record a notice which states: "The following reports have been prepared for this parcel: Preliminary Archaeological Reconnaissance (LIB150034) prepared by Archaeological Consulting, Salinas, California, December 7, 1999; Biological Report (LIB150039) prepared by Jud Vandevere, Biological Consultant, Monterey, California, November 30, 1999; Biological Spring Survey (LIB110295) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, May 20, 2011; Biological Letter (LIB120039) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, April 3, 2013; Biological Letter (LIB150032) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, August 24, 2011; Biological Letter (LIB150033) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, May 13, 2014; Forest Management Plan (LIB150054) prepared by Stephen R. Staub, Registered Professional Forester, Felton, California, January 2000; Preliminary Geotechnical Study (LIB150050) prepared by Geoconsultants, Inc., San Jose, California, February 15, 1989; including Addendum Geotechnical Study, prepared by Geoconsultants, Inc., San Jose, California, August 7, 1990; Retaining Wall Design Parameters (LIB150051) prepared by Buena Geotechnical Services, LLC, Atascadero, California, June 5, 2003; Revised Retaining Wall Design Parameters (LIB150052) prepared by Buena Geotechnical Services, LLC, Atascadero, California, June 17, 2003; and Geologic Conditions (LIB150053) prepared by Geoconsultants, Inc., San Jose, California, July 30, 2003. These reports are on file in Monterey County RMA - Planning, and all development shall be in accordance with these reports." (RMA - Planning)

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

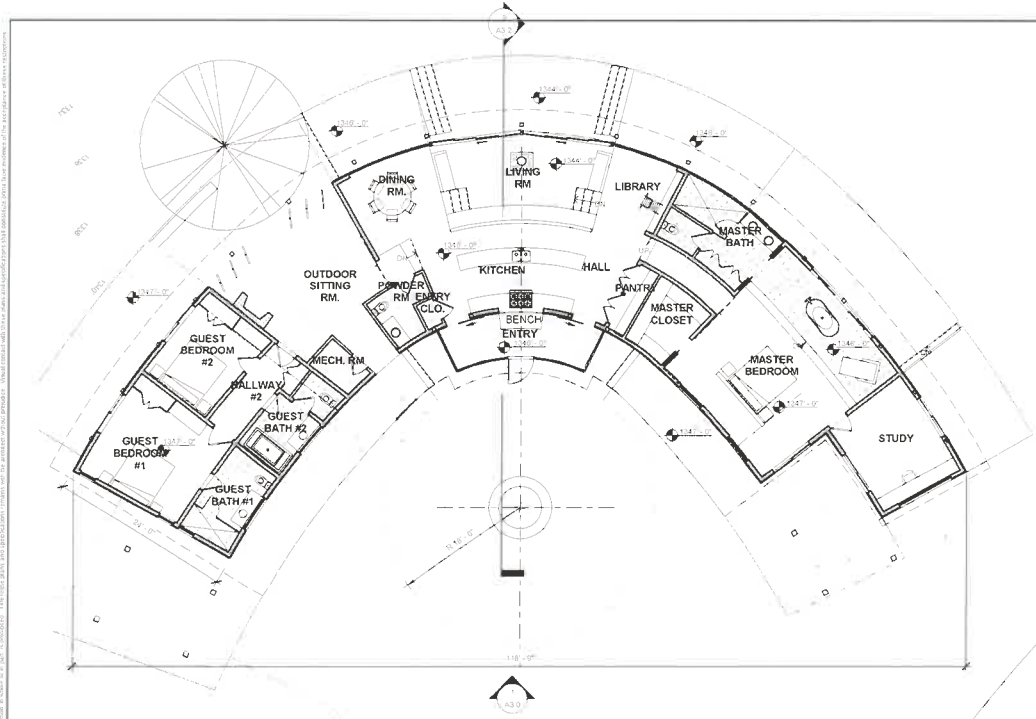
Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.



- APPROVED 1,148 SF HOUSE BARN
APPROVED 2,677 TWO STORY RESIDENCE
- APPROVED 795 SF COVERED PATIO
- TOTAL APPROVED BLDG AREA 4,494 SF
TOTAL APPROVED COVERED PATIO AREA 795 SF
- PROPOSED 2,410 SF SINGLE STORY RESIDENCE
PROPOSED 1900 SF YOGA / ART STUDIO
PROPOSED 0,76 SF DETACHED GARAGE
- PROPOSED 831 SF COVERED PATIO AREA
- PROPOSED 870 SF OUTDOOR DECK AREA
- TOTAL REVISED BLDG AREA 5,890 SF
TOTAL REVISED COVERED PATIO AREA 831 SF
TOTAL DECK AREA 0,71 SF
- 0 TREES TO BE REMOVED



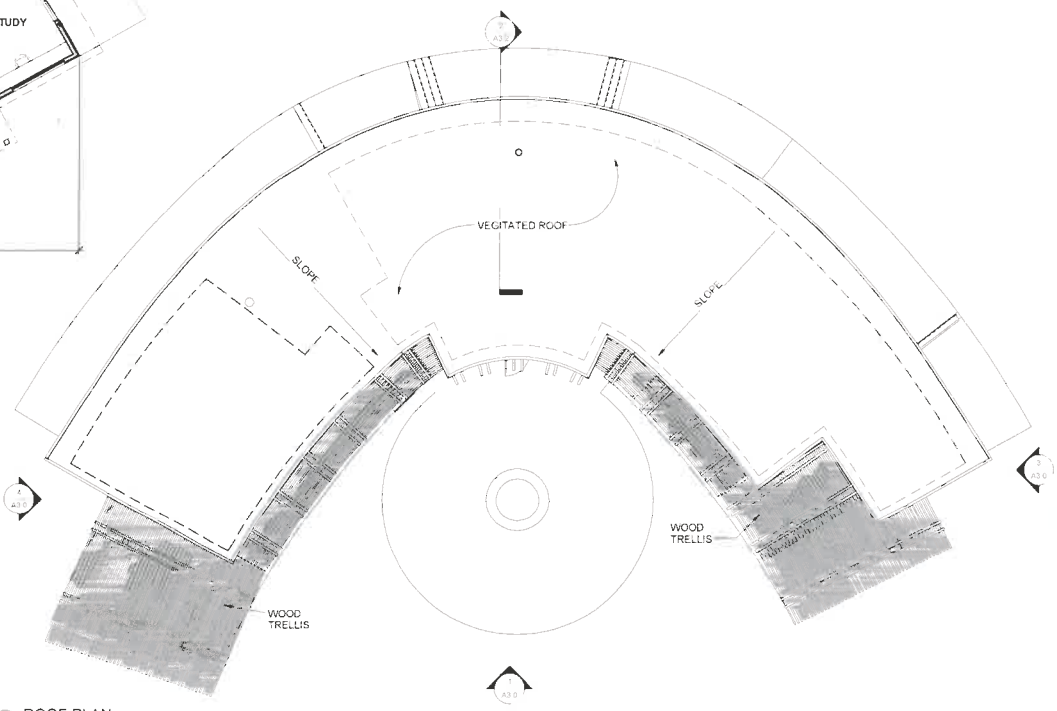
	<p>Scale: 1/8" = 1'-0"</p> <p>Sheet: 24 x 36</p> <p>Project No:</p> <p>Date:</p>	<p>OVERALL SITE PLAN - AREA CALCULATIONS</p> <h2 style="margin: 0;">Hayward Residence</h2> <p>101 Phyllis Avenue, Suite 101, Hayward, CA 94622</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">REVISION #</th> </tr> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISION #			No.	Description	Date														<p>STUDIO CARVER ARCHITECTURE + PLANNING + INTERIOR DESIGN</p> <p>PO BOX 3884 CARMEL, CA 95021 USA TEL: 831.923.7827 FAX: 831.923.7828 WWW.STUDIOCARVER.COM</p>	<p>Sheet</p> <h1 style="margin: 0;">A1.0</h1>
REVISION #																								
No.	Description	Date																						



1 MAIN RESIDENCE - FLOOR PLAN
1/8" = 1'-0"

AREA CALCULATIONS

2800 SF	HOUSE
331 SF	OUTDOOR SEATING AREA
2711 SF	DECK



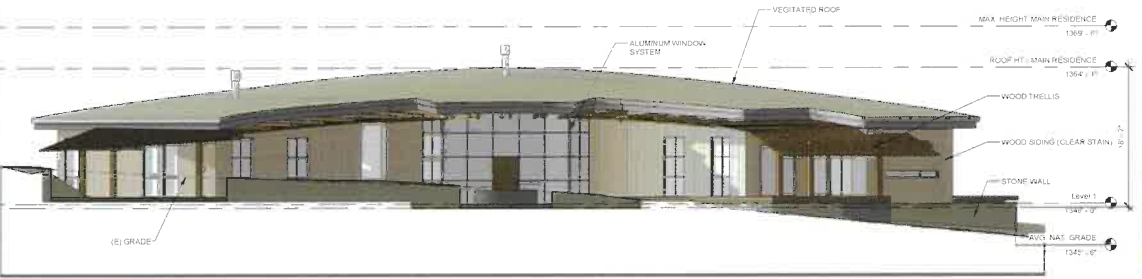
2 ROOF PLAN
1/8" = 1'-0"



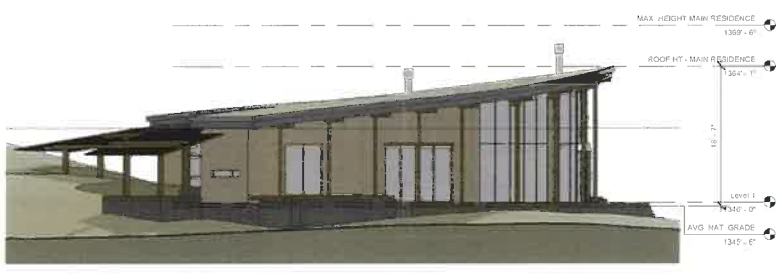
	Date: 6-5-2014	MAIN RESIDENCE FLOOR PLAN		STUDIO CARVER ARCHITECTURE • PLANNING • INTERIOR DESIGN	PO BOX 2684 CARMEL, CA 93021, USA T 831 622 7837 F 831 624 0884 WWW.STUDIOCARVER.COM	SHEET A2.0
	Scale: 1/8" = 1'-0" (@ 24" x 36")	Hayward - Main Residence				
	Drawn By: PL	38022 Rocky Creek Road, Carmel, CA				
	Job: 1331					

User: J:\Draw\Main Residence - 6-5-2014\20140605_1331_0000.dwg, 6/5/2014 10:59 AM, by: jay, sheet: Main Residence - Floor Plan, scale: 1/8" = 1'-0", title: Hayward - Main Residence
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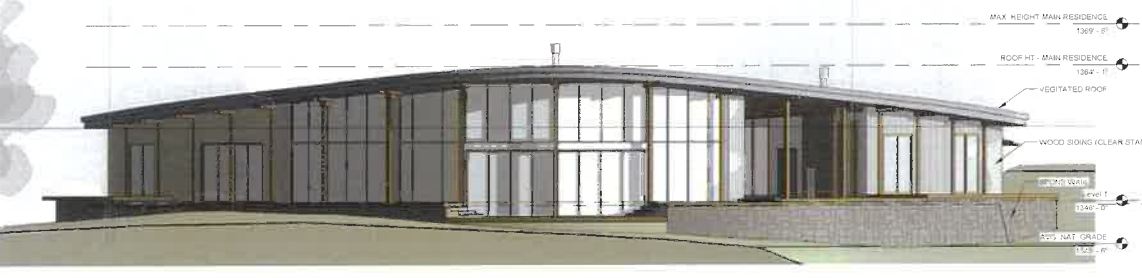
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1 MAIN RESIDENCE - SOUTH
1/8" = 1'-0"



3 MAIN RESIDENCE - EAST ELEVATION
1/8" = 1'-0"



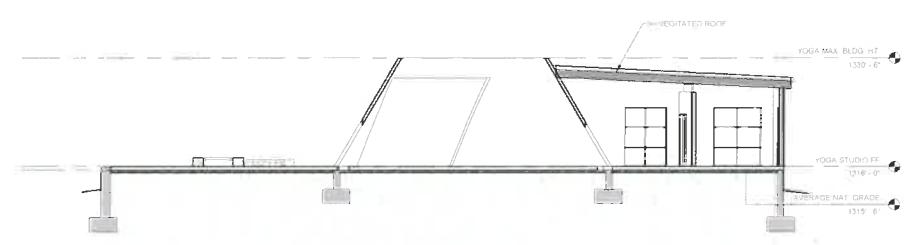
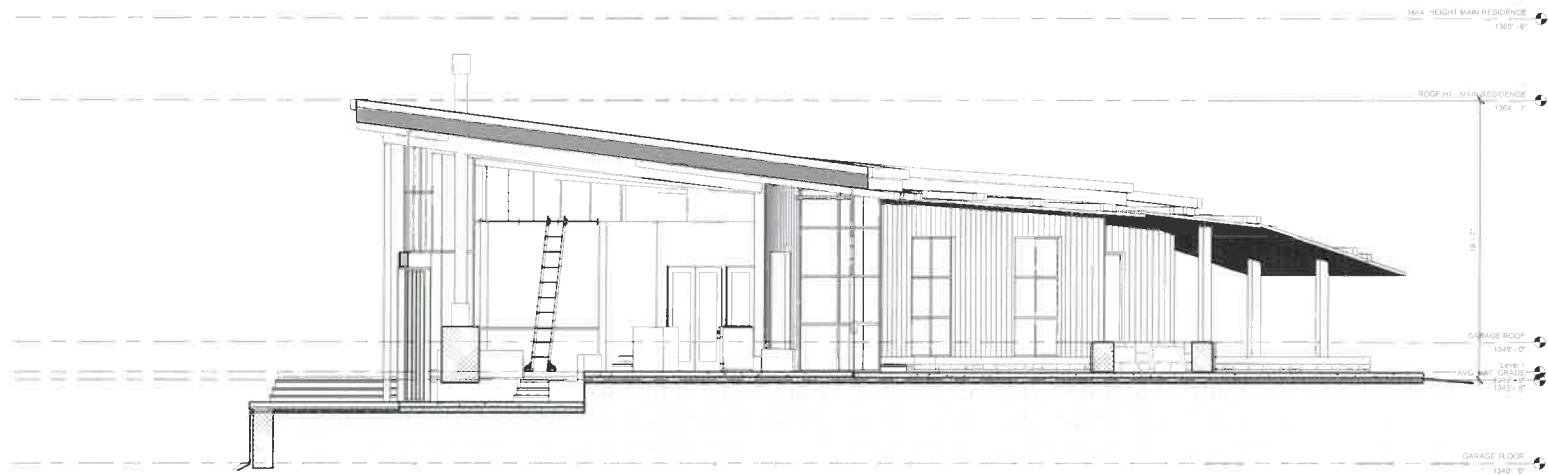
2 MAIN RESIDENCE - NORTH
1/8" = 1'-0"



4 MAIN RESIDENCE - WEST ELEVATION
1/8" = 1'-0"

	Date	8-5-2014	EXTERIOR ELEVATIONS - MAIN RESIDENCE Hayward - Main Residence 38026 Rocky Creek Road, Carmel CA		STUDIO CARVER ARCHITECTURE + PLANNING + INTERIOR DESIGN	PO BOX 1684 CARMEL CA 95021 USA TEL 831 622 7872 FAX 831 624 0364 WWW.STUDIOCARVER.COM	SHEET
	Scale	1/8" = 1'-0" (9' 24" x 36")					A3.0
	Drawn By	PL					
	Job	1331					

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1 YOGA STUDIO SECTION
 1/8" = 1'-0"

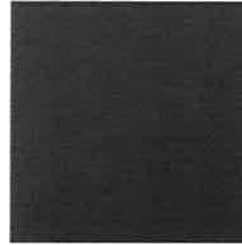
	Date	9-11-2014	BUILDING SECTIONS Hayward 39025 Rocky Creek Road, Carmel CA		STUDIO CARVER ARCHITECTURE • PLANNING • INTERIOR DESIGN	P.O. BOX 2488 CARMEL, CA 95021 USA T 831.622.7537 F 831.624.0388 WWW.STUDIOCARVER.COM	SHEET
	Scale	As indicated (@ 24" x 36")					A3.2
	Drawn By	PL					
	Job	1331					



WOOD SIDING



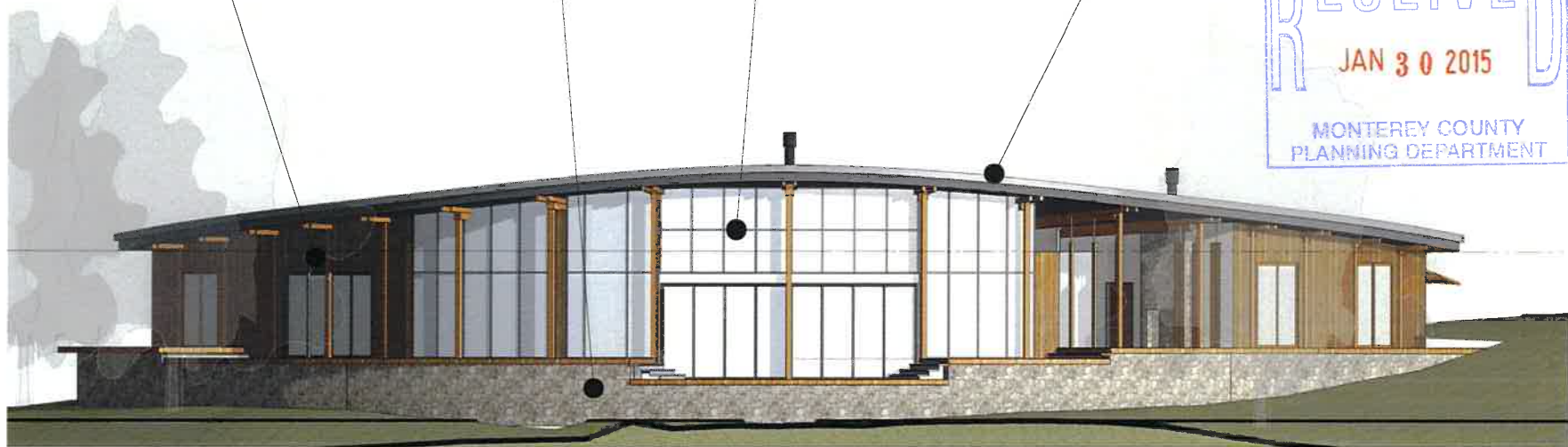
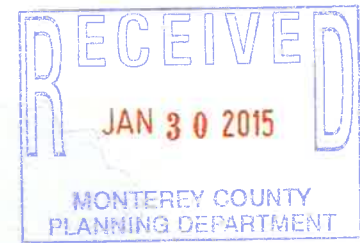
STONE WALL



ALUMINUM WINDOW FRAME -
DARK BRONZE ANODIZED



VEGETATED ROOF



1 North Elevation
1" = 10'-0"

Planning
Submittal

Date: 1-27-2015
Scale: 1" = 10'-0"
@ 11" x 17"
Drawn By: pl
Job: 1331

MATERIAL SPECIFICATIONS

Hayward Residence - Main Residence
38025 Rocky Creek Road, Carmel CA



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A3.4

PLN140625



WOOD SIDING



VEGETATED ROOF



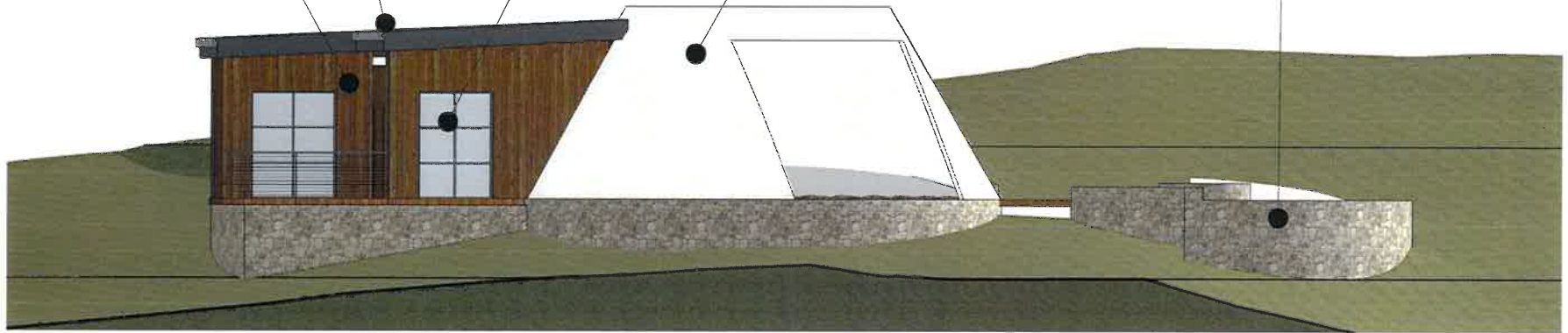
ALUMINUM WINDOW
FRAME - DARK
BRONZE ANODIZED



TENSILE STRUCTURE



STONE WALL



1 YOGA STUDIO - NORTH ELEVATION
1/8" = 1'-0"

Planning
Submittal

Date: 1-27-2015
Scale: 1/8" = 1'-0"
@ 11" x 17"
Drawn By: pl
Job: 1331

MATERIAL SPECIFICATIONS

Hayward Residence - Yoga Studio
38025 Rocky Creek Road, Carmel CA



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A3.5



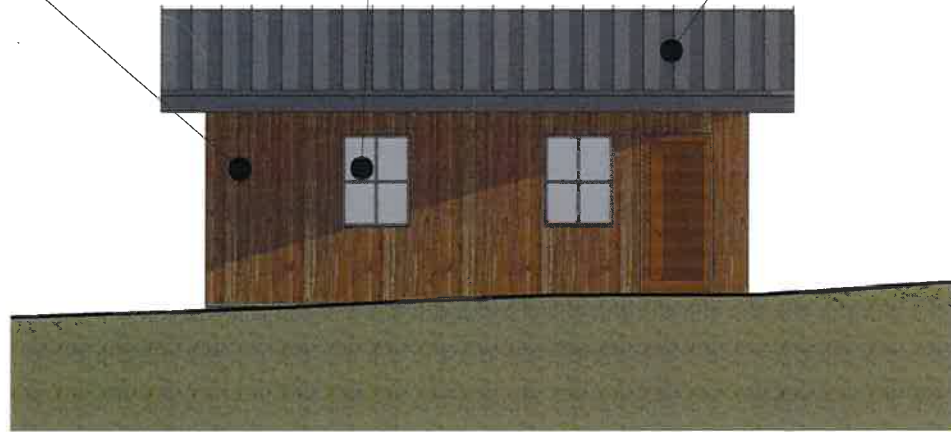
WOOD SIDING



ALUMINUM WINDOW
FRAME - DARK
BRONZE ANODIZED



METAL STANDING SEAM ROOF-
DARK GREY



1 GARAGE - NORTH ELEVATION
3/16" = 1'-0"

Planning
Submittal

Date: 1-27-2015
Scale: 3/16" = 1'-0"
@ 11" x 17"
Drawn By: PL
Job: 1331

MATERIAL SPECIFICATIONS

Hayward Residence - DETACHED GARAGE
38025 Rocky Creek Road, Carmel CA



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SHEET

A3.6

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