

Exhibit D

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

In the matter of the application of:

RALEY RICHARD (PLN190117)

RESOLUTION NO. 19- 058

Resolution by the Monterey County RMA Chief of Planning:

- a) Considering the previously adopted Negative Declaration for PLN120276; and
- b) Approving a Minor and Trivial Amendment of a Combined Development Permit consisting of. 1) Coastal Administrative Permit and Design Approval to allow the construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, a 216 square foot second story deck, and 1,412 square feet of flatwork including an at grade patio, concrete paver driveway and walk ways; 2) Coastal Development Permit to allow the conversion of an existing 1,603 square foot single family dwelling into a 423 square foot guesthouse, conversion of 1004 square feet into an art studio and 176 square feet of storage and allow the structure to exceed the 12 foot height limit by 10 feet; and demolish an existing 360 square foot guesthouse within an existing 845 square foot structure retaining 485 square feet of the structure as a detached garage; 3) three new guest parking spaces consisting of 347 square feet, located on an existing driveway to the detached garage.; 4) Coastal Development Permit to allow development within 100-feet of Environmentally Sensitive Habitat; and 5) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; Grading to include approximately 260 cubic yards of cut and 260 cubic yards of fill.

[PLN190117, Richard Raley, 170 Spindrift Lane, Carmel, Carmel Area Land Use Plan (APN: 241-321-002-000)]

CORRECTED

November 7, 2019

(This resolution supersedes the
previous resolution mailed on
October 10, 2019)

The RMA Chief of Planning, having considered the application and all the written and documentary evidence presented relating thereto, finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** - The Minor and Trivial Amendment is consistent

with the requirements set forth in Monterey County Zoning Ordinance (Title 20) Section 20.70.105.A and does not cause impacts not already assessed in original permit action. As approved and amended, permit number PLN190117 will become and be referred to as the approved permit.

- EVIDENCE:** (a) On April 11, 2013, the Zoning Administrator approved PLN120276 in Resolution No. 13-014 for a Combined Development Permit consisting of 1) Coastal Administrative Permit and Design Approval to allow the construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, a 216 square foot second story deck, and 1,412 square feet of flatwork including an at grade patio, concrete paver driveway and walk ways; 2) Coastal Development Permit to allow the conversion of an existing 1,603 square foot single family dwelling into a 423 square foot guesthouse, conversion of 1004 square feet into an art studio and 176 square feet of storage and allow the structure to exceed the 12 foot height limit by 10 feet; and demolish an existing 360 square foot guesthouse within an existing 845 square foot structure retaining 485 square feet of the structure as a detached garage; 3) Coastal Development Permit to allow development within 100-feet of Environmentally Sensitive Habitat; and 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; Grading to include approximately 260 cubic yards of cut and 260 cubic yards of fill.
- (b) On April 27, 2016, a three-year extension (PLN160150) of a previously approved permit (PLN120276, Resolution 13-014) was approved by the RMA Director in Resolution No. 16-017 for a Combined Development Permit consisting of 1) Coastal Administrative Permit and Design Approval to allow the construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, a 216 square foot second story deck, and 1,412 square feet of flatwork including an at grade patio, concrete paver driveway and walk ways; 2) Coastal Development Permit to allow the conversion of an existing 1,603 square foot single family dwelling into a 423 square foot guesthouse, conversion of 1004 square feet into an art studio and 176 square feet of storage and allow the structure to exceed the 12 foot height limit by 10 feet; and demolish an existing 360 square foot guesthouse within an existing 845 square foot structure retaining 485 square feet of the structure as a detached garage; 3) Coastal Development Permit to allow development within 100-feet of Environmentally Sensitive Habitat; and 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; Grading to include approximately 260 cubic yards of cut and 260 cubic yards of fill.
- (c) The amendment includes three new guest parking spaces consisting of 347 square feet, located on an existing driveway to the detached garage.
- (d) The project is minor or trivial in nature because there are no new impacts not already assessed in original permit action. The Amendment better meets the policies of the Carmel Area Land Use Plan by providing additional parking to the original project; and is in

keeping with the action of the appropriate authority.

- (e) An application for a Minor and Trivial Amendment to allow three new guest parking spaces consisting of 347 square feet, located on an existing driveway to the detached garage was submitted April 17, 2019. The parcel is zoned “LDR/1-D (CZ)” [Low Density Residential/ 1 acre per unit – Design Control District in the Coastal Zone] which allows residential development.
- (f) This Minor and Trivial Amendment shall be the operating permit and is described as a Combined Development Permit consisting of:
 - 1) Coastal Administrative Permit and Design Approval to allow the construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, a 216 square foot second story deck, and 1,412 square feet of flatwork including an at grade patio, concrete paver driveway and walk ways;
 - 2) Coastal Development Permit to allow the conversion of an existing 1,603 square foot single family dwelling into a 423 square foot guesthouse, conversion of 1004 square feet into an art studio and 176 square feet of storage and allow the structure to exceed the 12 foot height limit by 10 feet; and demolish an existing 360 square foot guesthouse within an existing 845 square foot structure retaining 485 square feet of the structure as a detached garage;
 - 3) three new guest parking spaces consisting of 347 square feet, located on an existing driveway to the detached garage.;
 - 4) Coastal Development Permit to allow development within 100-feet of Environmentally Sensitive Habitat; and
 - 5) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; Grading to include approximately 260 cubic yards of cut and 260 cubic yards of fill
- (g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed amendment found in Project Files PLN190117, PLN160150 and PLN120276.

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

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning, Cypress Fire Protection District, RMA - Public Works, Environmental Health Bureau, and RMA - Environmental Services. 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) The Amendment will not impact the approved specialized wastewater system design or significantly increase water demand identified for the original project.
 - c) Staff verified that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the

proposed development found in Project File PLN190117, PLN160150, and PLN120276.

- 3. FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property. There are no known violations on the subject parcel.
 - b) Staff researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN190117, PLN160150, and PLN120276.
- 4. FINDING:** **CEQA** - The project does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162 (a). The original CEQA action on the project was a Negative Declaration. The Amendment would not result in a substantial change to the approved project and would not increase the severity of previously identified potential effects. No unusual circumstances were identified to exist for the proposed Amendment.
- EVIDENCE:**
- (a) An Initial Study was prepared for the previously approved project (PLN120276); and a Negative Declaration was adopted (SCH #2012021017) on April 11, 2013.
 - (b) Based on the project review, the project meets Section 15162 (a). No substantial changes have occurred with respect to circumstances under which the project was undertaken that will require major revisions to the Negative Declaration; or new information of substantial importance which would indicate the project would have one or more new significant effect not discussed in the previous Negative Declaration.
 - (c) The Minor and Trivial Amendment does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162 and is Categorical Exempt. See Finding No. 1.
 - (d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed amendment found in Project Files PLN190117, PLN160150 and PLN120276.
- 5. FINDING:** **PUBLIC NOTICE** - Consideration of the request for the amendment has been carried out pursuant to Monterey County Code Section 20.84.040.A of Monterey County Code Title 20 (Zoning).
- EVIDENCE:**
- (a) On October 4, 2019, notices were mailed to residents within 300 feet of the project site and posted in at least 3 different public places on and near the subject property.
 - (b) No objections were received during the notification period from October 6, 2019 to October 16, 2019.
 - (c) The application, project plans, and related support materials

submitted by the project applicant to Monterey County RMA-Planning for the proposed amendment found in Project Files PLN190117, PLN160150, and PLN120276.

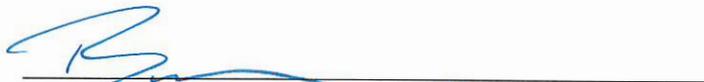
6. **FINDING:** **APPEALABILITY** - The project, as approved, is appealable to the Board of Supervisors and to the California Coastal Commission.
- EVIDENCE:** (a) Pursuant to Title 20 Section 20.86.030.A, projects approved by the RMA-Chief of Planning shall be appealed to the Board of Supervisors.
- (b) Pursuant to Title 20 Section 20.86.080.A, the project is appealable to the California Coastal Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the RMA Chief of Planning does hereby:

- a) Consider the previously adopted Negative Declaration for PLN120276; and
- b) Approve a Minor and Trivial Amendment of a Combined Development Permit consisting of:
 - 1) Coastal Administrative Permit and Design Approval to allow the construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, a 216 square foot second story deck, and 1,412 square feet of flatwork including an at grade patio, concrete paver driveway and walk ways;
 - 2) Coastal Development Permit to allow the conversion of an existing 1,603 square foot single family dwelling into a 423 square foot guesthouse, conversion of 1004 square feet into an art studio and 176 square feet of storage and allow the structure to exceed the 12 foot height limit by 10 feet; and demolish an existing 360 square foot guesthouse within an existing 845 square foot structure retaining 485 square feet of the structure as a detached garage;
 - 3) three new guest parking spaces consisting of 347 square feet, located on an existing driveway to the detached garage.;
 - 4) Coastal Development Permit to allow development within 100-feet of Environmentally Sensitive Habitat; and
 - 5) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; Grading to include approximately 260 cubic yards of cut and 260 cubic yards of fill, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 2nd day of October, 2019.



Brandon Swanson, Interim RMA Chief of Planning

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT AND THE CALIFORNIA COASTAL COMMISSION ON OCT 10 2019.

THIS APPLICATION IS ALSO APPEALABLE TO THE **COASTAL COMMISSION**. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE DIRECTOR OF PLANNING, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA 95060.

NOTE:

1. You may need a building and/or grading permit and must comply with the Monterey County Resource Management Agency-Building Services Department 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 working days after the mailing of the 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 an 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.

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

Monterey County RMA Planning

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

PLN190117

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Minor and Trivial Amendment to a previously approved permit (PLN160150 and PLN120276) to allow modifications to the driveway design and add three guest parking spaces. The property is located at 170 Spindrift Lane, Carmel (Assessor's Parcel Number 241-321-002-000), Carmel Highlands area, Carmel Area Land Use Plan, Coastal Zone. 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 on-going 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:
"A Minor and Trivial Amendment (Resolution Number 19-058) was approved by the Chief of RMA Planning for Assessor's Parcel Number 241-321-002-000 on October 2, 2019. The permit was granted subject to 16 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. 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.

4. PD009 - GEOTECHNICAL CERTIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant/Geotechnical Consultant shall submit certification by the geotechnical consultant to the RMA-Building Services Department and the RMA-Planning Department showing project's compliance with the geotechnical report.

5. PD010 - EROSION CONTROL PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: (NON-STANDARD) Erosion Control Plan shall be prepared to include temporary and permanent measures to prevent any debris, rocks or earth materials from being transported off the site or into the ocean. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and the Director of RMA- Building Services. Temporary and permanent erosion control plantings shall utilize appropriate native species. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA-Planning and Director of RMA - Building Services. The language of this condition shall be included as a note on all grading and building plans. (RMA - Planning Department and RMA - Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA-Planning Department and the RMA-Building Services Department for review and approval.
The Owner/Applicant, on an on-going basis, shall comply with the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA-Planning and Director of RMA-Building Services.

6. 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 RMA - Planning, prior to 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.

7. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on October 16, 2022 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.

8. SPPD001 - LANDSCAPE PLAN & MAINTENANCE (SFD NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped with the use of native plant material. The landscaping plan shall be designed to establish a native habitat along the western side of the property and particularly along the top of the Bluff. The Landscape Plan shall be revised and approved by a County approved Biologist. The plant material may be established with drip irrigation, spray irrigation shall not be used within 50 feet of the bluff. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The final landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The final plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, either landscaping shall be installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)

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

The language of this condition shall be included as a note on all building or grading plans.

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

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

9. SPPD002 - CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize Traffic Impacts and Air Quality impacts during the construction/grading phase of the project and shall provide the following:

- 1) Duration of construction, an estimate of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, location of truck staging and best management practices to be implemented throughout the project.
- 2) To protect the ESHA in the intertidal areas and the kelp beds prior to any grading or construction work a construction barrier shall be designed and installed a minimum of 15 feet from the bluff top, to stop all construction materials and waste from entering the ESHA. The barrier shall be at least 5 feet in height and shall extend from north of the guesthouse demolition to the southern property. If during the construction period, the design of the fence proves to be inadequate to protect the sensitive resources of the ESHA, the fence shall be redesigned and reinstalled immediately. All construction materials must always be secured and stored properly on the site to prevent blowing or falling into the ocean, even when they are in use. The job must remain debris/garbage free at all times, day or night. All garbage shall be bagged and hauled away daily, or completely secured.
- 3) Hours of operation shall be as described in the building permit as a note. That during the grading and construction work shall be limited to Monday through Friday from 8am-5pm. Any alteration in hours of operation/work must first be approved by the Director of RMA - Planning.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a Construction Permit, a Construction Management Plan (CMP) shall be prepared. The Construction Management Plan must be reviewed and approved by a County-approved biologist/Forester or arborist prior to submitting the plan for review and approval by the RMA-Building Services Department and Planning Department.

10. SPPD003 - COMPLY WITH DEVELOPMENT STANDARDS (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The proposed single family residence shall conform to all of the development standards of the Low Density Residential Zoning District (Section 20.14.060), including but not limited to the requirement for a 30-foot front setback from the edge of any road right-of-way.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a grading or building permit the Applicant/Owner shall submit construction plans to the RMA-Planning Department for review and approval that demonstrate that the proposed single family residence is designed to comply with all of the Low Density Residential Zoning District Development Standards pursuant to Section 20.14.060.

Prior to the foundation inspection for the single family residence, the Applicant/Owner shall submit evidence from a licensed civil engineer or surveyor to verify that the structure complies with the approved setback from the edge of the road right-of-way as shown on the approved construction plans.

11. EHSP01 – ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM PERMIT (Non-Standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The alternative onsite wastewater treatment system (OWTS) that serves the property requires abandonment of the existing dispersal field to accommodate the proposed single family dwelling. The alternative OWTS dispersal field replacement permit shall be subject to all state and local regulations in place at the time of OWTS permit issuance, including but not limited to an annual operating permit from the Environmental Health Bureau. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the applicant shall submit to the Environmental Health Bureau (EHB) for review and approval an alternative OWTS permit application and pay all associated fees.

12. EHSP02 - ALTERNATIVE ONSITE WASTEWATER TREATMENT INSPECTION (Non-Standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The existing treatment unit tank of the alternative onsite wastewater treatment system (OWTS) that serves the property shall be verified to be in good working order. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to final inspection of construction permit, the applicant shall submit documentation to the satisfaction of EHB to demonstrate that the alternative OWTS treatment unit tank has been pumped by a licensed liquid waste hauler and inspected by a manufacturer-certified operation and maintenance provider.

13. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Planning

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.

14. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Planning

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.

15. WR001 - DRAINAGE PLAN

Responsible Department: Environmental Services

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

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application. The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

16. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: RMA-Planning

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, or online at: www.co.monterey.ca.us/RMA.

REVISIONS

NO.	DATE	OWNER CHANGE
1	4/16/2019	OWNER CHANGE

WILLIAM C MEFFORD
ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW RESIDENCE FOR:

Mr. & Mrs. Richard Raley
170 SPINDRIFT LANE
CARMEL HIGHLANDS
APN 241-321-002

DATE: 9/13/2012

PROJECT NO. 11011

DRAWN BY:

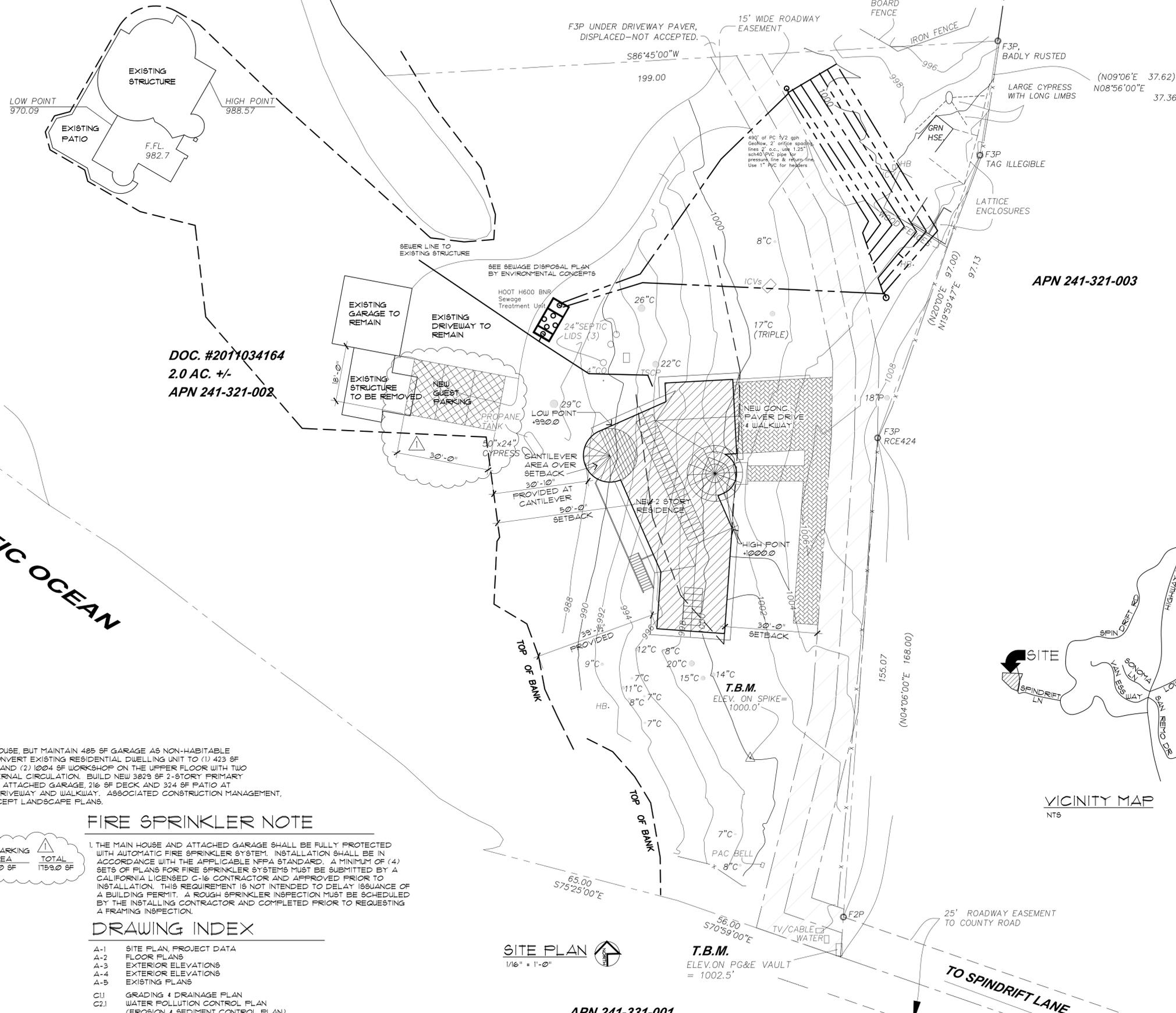
CHECKED BY:

SHEET TITLE:
SITE PLAN

SHEET NO. A-1
OF FIVE SHEETS

APN 241-321-001

APN 241-321-003



LINE OF HIGH WATER
(X-1 - SURVEYS - PG. 32)

PACIFIC OCEAN

PROJECT DATA

OWNER: MR. & MRS. RICHARD RALEY
3500 CAMBRIDGE COURT
COLLEYSVILLE, TEXAS 76034
(817) 442-9018

SITE ADDRESS: 170 SPINDRIFT LANE
CARMEL HIGHLANDS, CA

APN: 241-321-002

SITE AREA: 2 AC (87,120.0 SF)

ZONING: LDR/1-D(CZ)

CONSTRUCTION TYPE: VB

OCCUPANCY GROUP: R-3 (RESIDENCE) U-1 (GARAGE)

STORIES: 2

PROJECT SCOPE: DEMOLISH EXISTING 360 SF GUESTHOUSE, BUT MAINTAIN 485 SF GARAGE AS NON-HABITABLE ACCESSORY UNIT FOR PARKING. CONVERT EXISTING RESIDENTIAL DWELLING UNIT TO (1) 423 SF GUESTHOUSE ON THE LOWER FLOOR AND (2) 1004 SF WORKSHOP ON THE UPPER FLOOR WITH TWO SEPARATE ENTRANCES AND NO INTERNAL CIRCULATION. BUILD NEW 3823 SF 2-STORY PRIMARY RESIDENTIAL DWELLING UNIT 5093 SF ATTACHED GARAGE, 216 SF DECK AND 324 SF PATIO AT GRADE WITH 1020 SF PERMEABLE DRIVEWAY AND WALKWAY. ASSOCIATED CONSTRUCTION MANAGEMENT, DRAINAGE, RESTORATION AND CONCEPT LANDSCAPE PLANS.

BUILDING AREA:	APPROVED AREAS
1ST FLOOR GARAGE	1957.0 SF
LOWER FLOOR	5093.0 SF
TOTAL BUILDING AREA	18712.0 SF
DECK	4332.0 SF
PATIO, WALKS & DRIVEWAY	216.0 SF
WORKSHOP	1412.0 SF
STORAGE	1004.0 SF
GUEST HOUSE	116.0 SF
GARAGE	423.0 SF
	485.0 SF

BUILDING SITE COVERAGE	
TOTAL EXISTING FOOTPRINT	2355.0 SF
NEW HOUSE FOOTPRINT	2350.0 SF
TOTAL FOOTPRINT AFTER CONSTRUCTION	4312.0 SF

NO TREE REMOVAL

GRADING: CUT 260 CY, FILL 260 CY

WATER SUPPLY BY CAL AM

SEWAGE DISPOSAL BY ON SITE SEPTIC SYSTEM

FIRE SPRINKLER NOTE

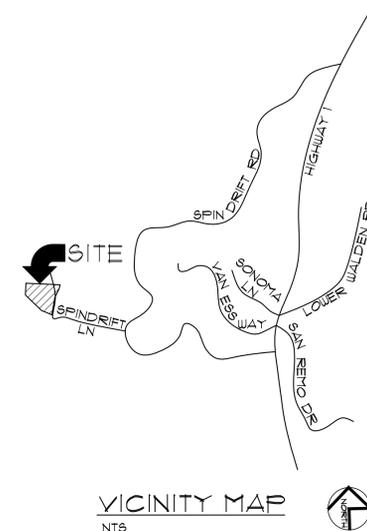
1. THE MAIN HOUSE AND ATTACHED GARAGE SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED 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.

DRAWING INDEX

- A-1 SITE PLAN, PROJECT DATA
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- C21 WATER POLLUTION CONTROL PLAN (EROSION & SEDIMENT CONTROL PLAN)
- C31 CONSTRUCTION MANAGEMENT PLAN
- L-1 LANDSCAPING PLAN

SITE PLAN
1/16" = 1'-0"

APN 241-331-001



VICINITY MAP
NTS