

# Exhibit C

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

In the matter of the application of:

**CRIFE REED SILAS & BRIGGA (CP) (PLN190397)  
RESOLUTION NO. 22-025**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit, consisting of:
  - a. After-the-fact Coastal Administrative Permit and Design Approval to approve a 1,490 square foot single-family dwelling and 390 square foot art studio, colors and materials consist of natural earth tones, redwood board and batten siding; and
  - b. After-the-fact Coastal Development Permit for development on slopes exceeding 30 percent.

[PLN190397, Cripe & Brigga 46190 Clear Ridge Road, Big Sur Land Use Plan, (APN 419-221-007-000)]

Corrected on July 18, 2022 (This resolution corrects the previous resolution mailed on July 14, 2022)

**The Cripe & Brigga application (PLN190397) came on for public hearing before the Monterey County Zoning Administrator on July 14, 2022. 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:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:**
  - a) 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 (Big Sur CIP); and
    - Monterey County Zoning Ordinance – Coastal (Title 20).
  - b) The project is an approval of a Combined Development Permit, consisting of 1) after-the-fact Coastal Administrative Permit and Design

Approval to approve a 1,490 square foot single-family dwelling and 390 square foot art studio, and 2) after-the-fact Coastal Development Permit for development on slopes exceeding 30 percent. The existing 1,490 square foot single-family dwelling (which resulted from the merging of five unpermitted dwellings) is considered to be a “principal use” pursuant to Title 20, section 20.17.040.

- c) Allowed Use. The property is located at 46190 Clear Ridge Road, Big Sur (Assessor's Parcel Number 419-221-007-000), Big Sur Coast Land Use Plan, Coastal Zone. The parcel is zoned Watershed and Scenic Conservation, 1 unit per 40 acres, with a Design Control Overlay (Coastal Zone) [WSC/D-40D(CZ)]. The WSC district allows establishment of a primary residence and accessory structures as primary uses with the granting of a Coastal Administrative Permit. Therefore, as proposed, the project involves an allowed land use for this site.
- d) Lot Legality. The subject property (5.05-acres in size, APN: 419-221-007-000), is identified in Volume 10 Parcel Maps, Page 24 as Parcel A, portion of Section 23, Township 19. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Design. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Exterior colors consist of natural earth tones and construction materials consist of redwood board and batten siding. The homes within the Clear Ridge Road area are eclectic in architecture; ranging from modern to California-ranch homes. The exterior finishes blend with the surrounding environment and are consistent with the surrounding residential neighborhood character. The colors and materials of the as-built structures are consistent with the surrounding environment. The project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- f) Slope. The project includes a Coastal Development Permit to approve the as-built development on slopes exceeding 30%. Development on slopes that exceed 30% is prohibited unless an exception to allow development on slopes of 30% unless: a) there is no alternative which would allow development to occur on slopes of less than 30%; or b) the proposed development better achieves the resource protection objectives and policies contained in the 1982 Monterey County General Plan and Local Coastal Program. In this case, no alternative sites exist on the project parcel that would allow development to occur on slopes of less than 30%, so the as-built development is consistent with the 1982 Monterey County General Plan. The as-built development does not interfere with the Local Coastal Program’s stated goal of protecting highly sensitive resources, as the site is located outside of the viewshed, watershed, and is not located in plant and wildlife habitat, streams or riparian corridors. The subject parcel is a legal lot of record and is therefore considered buildable under the Big Sur Land Use Plan. As a result, the as-built project better meets the goals and policies of the 1982

Monterey County General Plan, Local Coastal Program, and the Big Sur Land Use Plan.

- g) Scenic Resources. The project, as proposed, is consistent with Big Sur Coast LUP (Chapter 3.2) and CIP policies and regulations for the protection of scenic and visual resources. As determined during an on-site investigation on February 6, 2020, the as-built single-family residence and art studio do not intrude on the critical view shed due to location, existing topography and existing vegetation. The as-built structures are not visible from Highway 1 nor other public viewing areas. Additionally, the as-built structures do not detract from the natural beauty of the undeveloped skylines, ridgelines, and the shoreline (LUP Policy 3.2.4.A.1). The adjacent parcels have been developed with single-family dwellings and accessory structures. The as-built structures blend into the surrounding environment by utilizing natural colors and materials. See also Finding No. 1, Evidence “e”, and Finding 6, evidence “e”.
- h) Review of Development Standards – Density. Pursuant to Title 20, Section 20.17.060.B, the maximum gross development density shall not exceed the acres/unit as shown for the specific WSC district as shown on the zoning map. The subject parcel is zoned WSC/40, which would require a minimum area of 40 acres per unit. Pursuant to Title 20, Section 20.17.040, the primary residence on each WSC parcel is granted an exception to the density requirement as a principal use. The existing parcel conforms to density standards associated with the WSC/40 zoning district. Approval of a Combined Development Permit for the unpermitted site improvements would not include any approvals of additional dwelling units in non-compliance with the maximum density of the subject parcel. Therefore, the parcel would remain in conformance with the maximum development density requirement following approval of a Combined Development Permit.
- i) Review of Development Standards – Structural Coverage. Pursuant to Title 20, Section 20.17.060.E, the site coverage maximum in this WSC district is 10 percent, which equates to an allowed 21,998 square feet of structural coverage on the subject parcel. The existing, as-built single-family residence and art studio total 1,880 square feet or less than 1% (0.008) of building area, which is below the maximum structural coverage of 21,998 square feet allowed on the parcel. Therefore, the as-built development would conform as to the maximum allowed structural coverage.
- j) Review of Development Standards – Setbacks. Pursuant to Title 20, Section 20.17.060.C, the required main structure setbacks in the WSC district are 30 feet (front), 20 feet (rear), and 20 feet (sides), and the required accessory structure setbacks are 50 feet (front), six (6) feet (rear), and six (6) feet (sides). The as-built structures exceed the applicable setback requirements. Approval of the proposed Combined Development Permit would not change these setbacks. Therefore, the proposed project would comply with the setback requirements pursuant to Title 20, Section 20.17.060.C.
- k) Parking. Pursuant to Title 20, Section 20.58.040, all single-family dwellings shall have at least 2 parking spaces. An existing parking area is located on the property, with space for at least two (2) vehicles.

Therefore, this project meets all parking requirements established for the proposed use.

- l) Cultural Resources. An archaeological report (LIB040165) has been prepared for the subject property. According to the archeological report, the project site is not within 750 feet of a known archeological resource. In addition, the archeological report concluded that there is no surface evidence of potentially significant archaeological resources. Approval of the after-the-fact Combined Development Permit would not include any additional approvals of ground disturbing activities. Therefore, there is no evidence that any cultural resources would be disturbed.
- m) Conflicts. 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.
- n) Site Review. HCD-Planning staff conducted a site inspection on February 6, 2020, to verify that the existing unpermitted structure was consistent with the applicable site plans and Monterey County Code (MCC).
- o) LUAC Review. 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, this application warranted referral to the LUAC because it involves development in the Coastal Zone. The Big Sur LUAC, at a duly-noticed public meeting at which all persons had the opportunity to be heard, reviewed the proposed project on August 11, 2020, and voted 4 – 0 (4 ayes and 0 nays, 1 absent) to support the project as proposed. No members of the public commented at the LUAC meeting.
- p) Public Access. See Finding No. 7 and supporting evidence.
- q) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in Project File PLN190397.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans, as well as the County’s GIS database, to verify that the project conforms to the applicable plans, and that the subject property is suitable for the existing development. There has been no indication from these departments/agencies that the site is not suitable for the existing development. Recommended conditions have been incorporated.
  - b) The following technical reports have been prepared:
    - Preliminary Cultural Resources Reconnaissance for APN 419-221-007, Pfeiffer Ridge, Big Sur, Monterey County, California (LIB 04.01.65), prepared by Archaeological Consulting, Salinas, CA on December 5, 1989;
    - Geologic Report, Cripes Proposed Homesite, prepared by Edward A. Gribi, Jr., on November 28, 1989 (LIB220185).

Upon independent review, staff concurs with conclusions of these reports. There are no physical or environmental constraints that render the site unsuitable for the as-built use.

- c) The geotechnical report dated November 25, 1989 confirmed that, at the time of the study, there was no evidence of previous landslides, or surface fault rupture within the developable portion of the project parcel. In addition, the report indicated that the risk of liquefaction at the site was low, and that the potential for erosion and ground shaking was typical for the region and did not constitute a major hazard. The report concludes that, with adherence to all standard drainage and erosion control measures, that there are no unusual geological hazards related to development of the property. The proposed structure was appropriately sited on a sloped parcel and determined that the proposed building site represents the most feasible location for the proposed structures.
- d) The project planner reviewed the submitted plans and conducted a site visit on February 6, 2020, to verify that the project conforms to the plans listed above and that the project site is suitable for the existing use. There are no physical or environmental constraints that indicate that the property is not suitable for the existing use. See also Finding Nos. 3 and 5, and supporting evidence.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development can be found in Project File PLN190397.

3. **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 HCD-Planning Services, HCD-Environmental Services, and Environmental Health Bureau. Conditions have been recommended, 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 to serve the project already exist, and will not be affected by this project. The existing, as-built residence has an on-site wastewater treatment system and a connection to Clear Ridge Mutual Water System for potable water service, and will continue to use these same facilities. The Environmental Health Bureau reviewed the project application, found no issues with the as-built development and existing onsite wastewater treatment system, and did not require any conditions of approval.
  - c) The project planner reviewed the submitted plans and conducted a site visit on February 6, 2020, to verify that the project, as proposed and conditioned, would not impact public health and safety.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD – Planning

Services for the proposed development can be found in Project File PLN190397.

4. **FINDING:** **VIOLATIONS** - The subject property is currently subject to a zoning violation (14CE00085) related to the existing unpermitted structures. The property owner is seeking a Combined Development Permit to approve the existing development and resolve the code enforcement violation. No other violations exist on the property.
- EVIDENCE:**
- a) County staff reviewed Monterey County HCD-Planning Services and HCD-Building Services records, and the County is not aware of any additional violations existing on the subject property.
  - b) The project planner conducted a site inspection on February 6, 2020 to document conditions on the site compared to the time of issuance of the notice of violation. They determined that the unpermitted five dwelling units had been converted into a single unpermitted single-family residence. County staff also researched County records to assess if any additional violations exist on the subject property.
  - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN190397.
  - d) The proposed project corrects existing violations regarding grading and unpermitted structures. When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations.
5. **FINDING:** **SLOPES:** The as-built development better achieves the goals, policies and objectives of the 1982 Monterey County General Plan, Local Coastal Program, and the Big Sur Land Use Plan than other development alternatives.
- EVIDENCE:** Staff conducted a site visit on February 6, 2020 and confirmed that the entirety of the site contains slopes in excess of 30%. As such, development on slopes cannot be avoided. Further evidence to support this was identified in a previous approval of a single-family residence on the project site (Planning Commission Resolution No. PC 90-136). No alternatives to the as-built location are available that would better meet the goals and policies of the 1982 Monterey County General Plan and Local Coastal Program. As such, the road to access the existing development is also on slope in excess of 30%. A condition of approval (Condition No. 6) has been applied to the project for the applicant to submit a geotechnical report with project specific recommendations. The report shall include data regarding the nature, distribution, and strength of existing soils, as well as a description of the site geology and any applicable geologic hazards. The report shall also include project specific recommendations and conclusions regarding design criteria and grading procedures.
6. **FINDING:** **CEQA (Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.



- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) and 15303(e) categorically exempt one-single family residence and accessory structures, respectively.
  - b) The after-the-fact approval of the as-built single-family residence meets the criteria for an exemption under CEQA Guidelines Section 15303(a), and the art studio meets the criteria for an exemption under CEQA Guidelines Section 15303(e).
  - c) No new development of the parcel would be authorized through granting of this Combined Development Permit. No demolition, construction, or other type of development is proposed as part of this approval.
  - d) No adverse environmental effects were identified during staff review of the development application or during a site visit on February 6, 2020.
  - e) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. Project location is not within a sensitive environment. There is no cumulative impact without any additional development approvals of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. The as-built structures are not visible from an officially designated scenic highway. Although the project would approve an as-built development, the project would not intensify the level of development allowed on the parcels.
  - f) Staff conducted a site inspection on February 6, 2020 to verify that the site is suitable for the as-built uses.
  - g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD – Planning Services for the proposed development can be found in Project File PLN190397.

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, pursuant to Title 20, Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
  - b) The subject property is not described as an area where the applicable Local Coastal Program requires physical or visual public access (Figure 2, Shoreline Access 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) County staff conducted a site inspection on February 6, 2020, to verify that the proposed project would not impact public access.
  - e) Based on review of the project location on the western (i.e., seaward) side of Highway 1, the development proposal will not interfere with

visual access along Highway 1, Sycamore Canyon Road, or Pfeiffer State Beach because the property is not visible from any of these points due to topography and/or existing tree screening. The proposed development is consistent with Big Sur Coast Land Use Plan Policies 6.1.5.B.4 and 6.1.5.F, and will not block protected public views toward the ocean or along the mountain range and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the project is consistent with applicable visual resource and public access policies in the Big Sur Coast Land Use Plan.

- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in Project File PLN190397.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Title 20, Section 20.86.030 of the Monterey County Zoning Ordinance allows an appeal to 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) Coastal Commission. Pursuant to Title 20, Section 20.86.080.A.1 of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because the subject parcel is located between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).

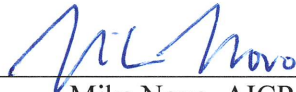
## DECISION

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

1. Find the project is exempt from the California Environmental Quality (CEQA) pursuant to Section 15303 of the CEQA Guidelines; and
2. Approve a Combined Development Permit, consisting of:
  - a. After-the-fact Coastal Administrative Permit and Design Approval to approve a 1,490 square foot single-family dwelling and 390 square foot art studio, and
  - b. After-the-fact Coastal Development Permit for development on slopes over 30 percent.

All 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 **14th** day of **July, 2022**.



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Mike Novo, AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **JULY 14 2022**.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JULY 25 2022**.

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 HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 2 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

PLN190397

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development permit (PLN190397) allows an after-the-fact Coastal Administrative Permit and Design Approval to approve a 1,490 square foot single-family dwelling and 390 square foot art studio and 2) After-the-fact Coastal Development Permit for development on slopes exceeding 30 percent. The owners may reside in a temporary residence on the building site while building permits are obtained and finalized. Such temporary residence shall obtain necessary permits. The property is located at 46190 Clear Ridge Road (APN 419-221-007-000), Big Sur Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number 22-025) was approved by the Zoning Administrator for Assessor's Parcel Number 419-221-007-000 on July 14, 2022. The permit was granted subject to 9 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. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** RMA-Public Works

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

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

#### 5. PW0045 – COUNTYWIDE TRAFFIC FEE

**Responsible Department:** RMA-Public Works

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

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

#### 6. Geotechnical Report

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a geotechnical report with project specific recommendations. The report shall include data regarding the nature, distribution, and strength of existing soils, as well as, a description of the site geology and any applicable geologic hazards. The report shall also include project specific recommendations and conclusions regarding design criteria and grading procedures. (HCD – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or construction permits, the applicant shall submit a geotechnical report to HCD-Environmental Services for review and approval.

#### 7. REMOVAL OF BAR SINK

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Prior to the issuance of the building permits, the Owner/Applicant shall remove the bar sink in the master bedroom since there is another sink existing in the master bedroom bath.

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of the building permits, the Owner/Applicant shall remove the bar sink in the master bedroom. Photos shall be submitted as evidence to HCD-Planning demonstrating that the bar sink has been removed.

## 8. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel-Risk Management

**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. (County Counsel-Risk Management)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

## 9. BUILDING PERMIT REQUIREMENTS

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall obtain a valid building permit prior to occupancy.

**Compliance or Monitoring Action to be Performed:** Prior to occupancy, the applicant shall obtain a valid building permit. This shall be demonstrated by providing HCD Staff with proof that a building permit has been issued.



RESIDENCE for REED and BRIGGA CRIFE

La Vida Del Sur

MONTEREY COUNTY APM 419-221-07  
DRAWINGS BY REED SILAS CRIFE

1.

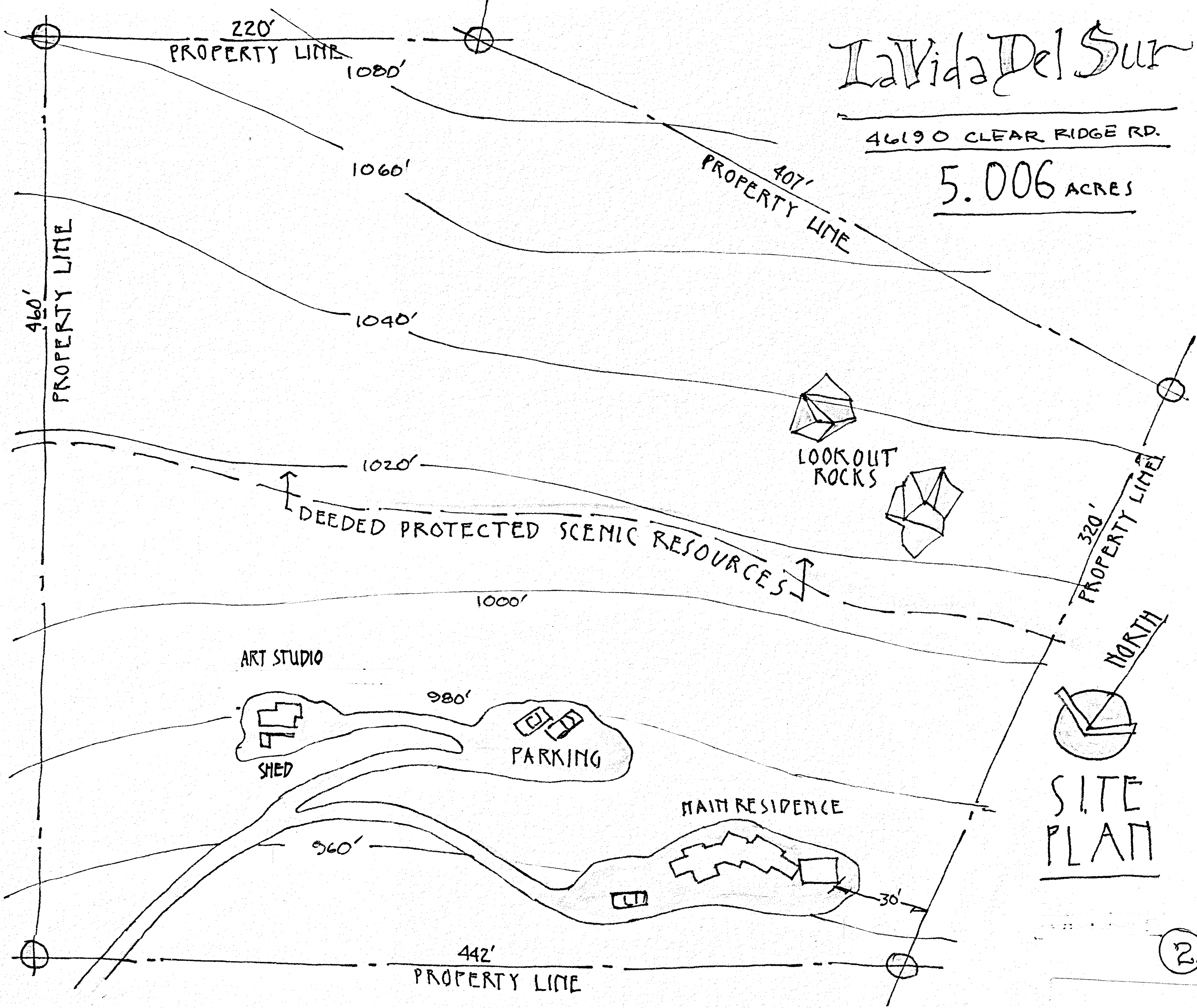
RSC



# La Vida Del Sur

46190 CLEAR RIDGE RD.

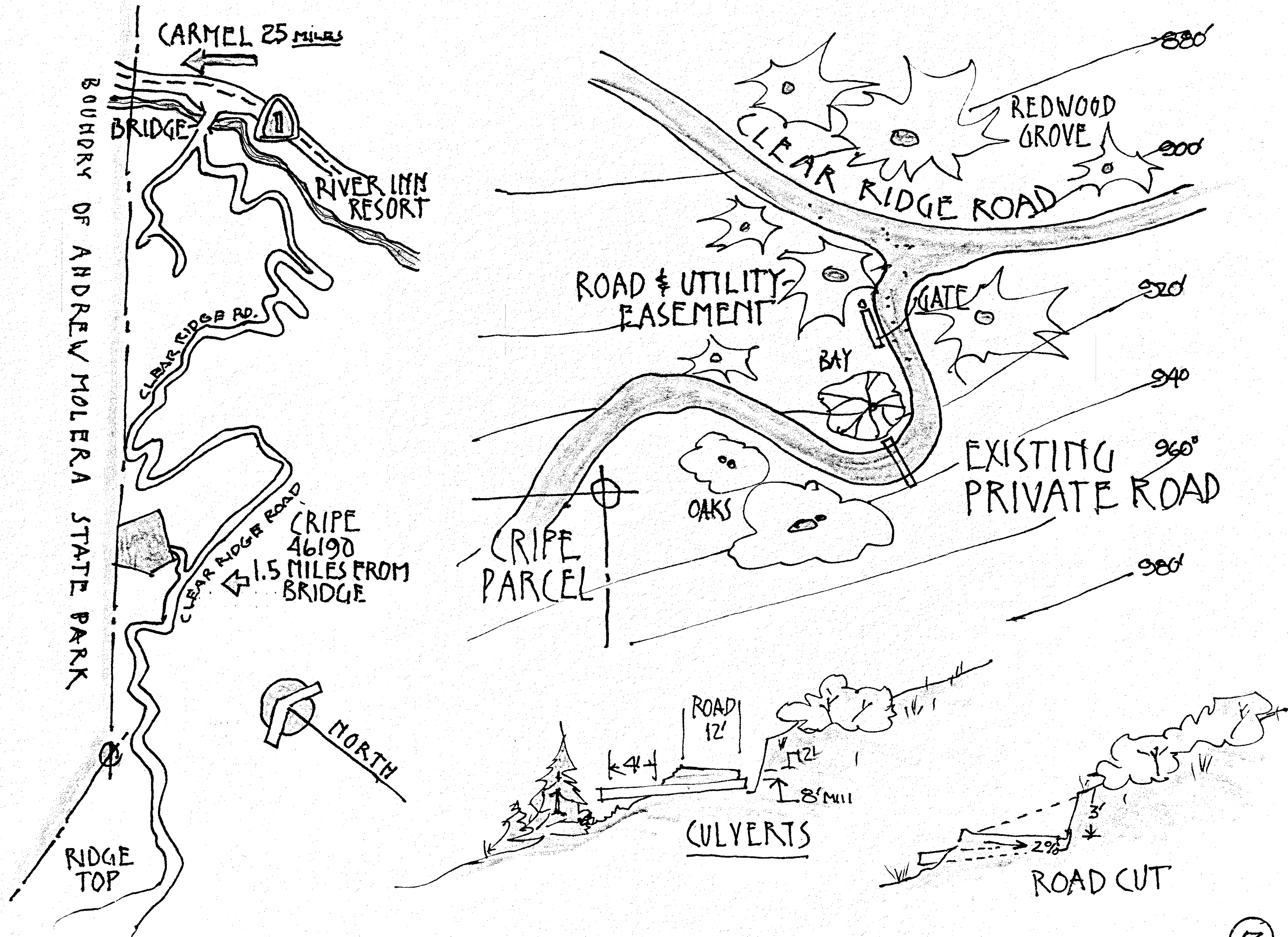
5.006 ACRES



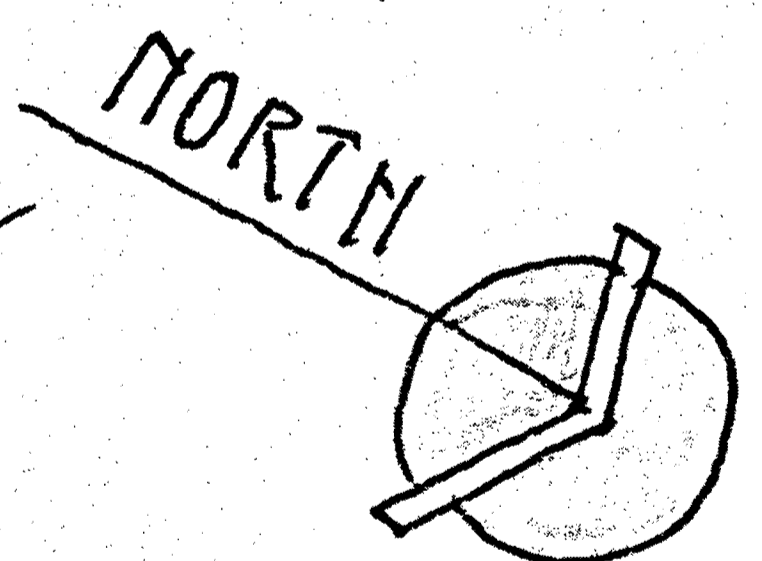
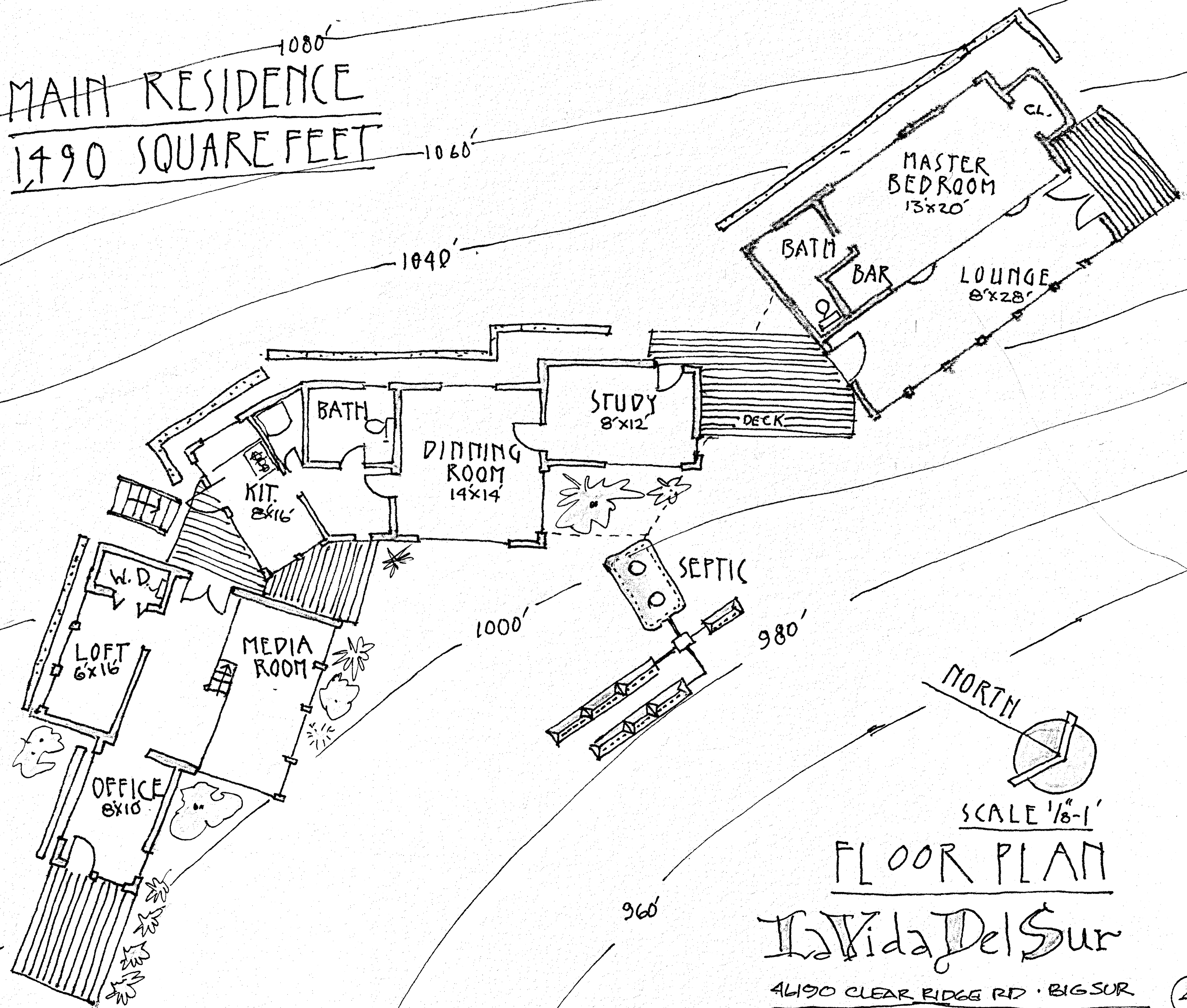
SITE PLAN

2.

# VICINITY MAP, EASEMENT and ROAD ACCESS



MAIN RESIDENCE  
1,490 SQUARE FEET



SCALE 1/8"=1'

FLOOR PLAN

La Vida Del Sur

4190 CLEAR RIDGE RD • BIG SUR

4

RS

ELEVATIONS

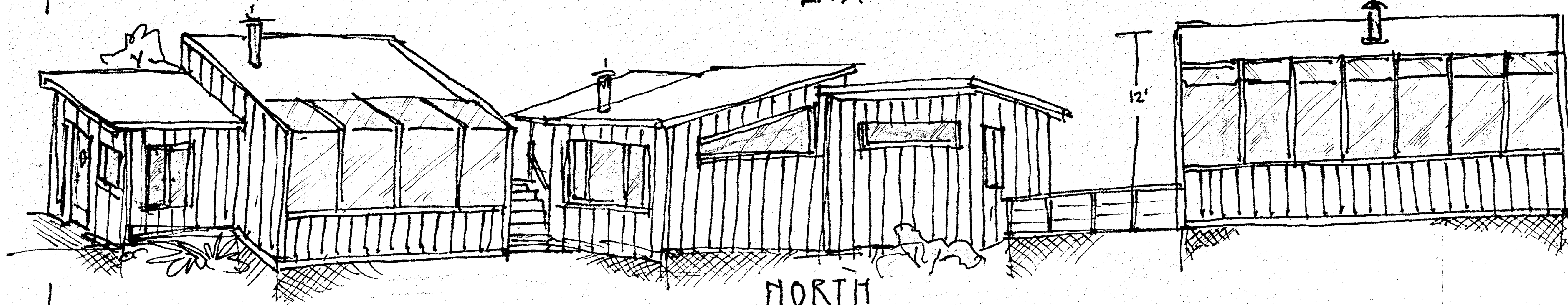
MAIN RESIDENCE

SCALE 1/8"=1'-0"

1490 S.F.T.



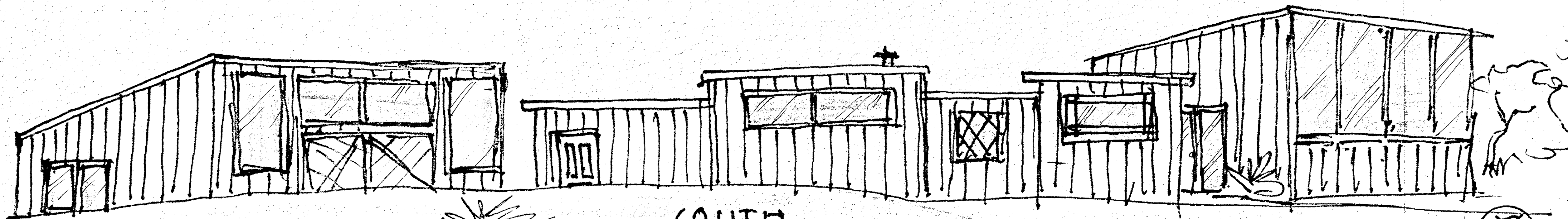
EAST



NORTH



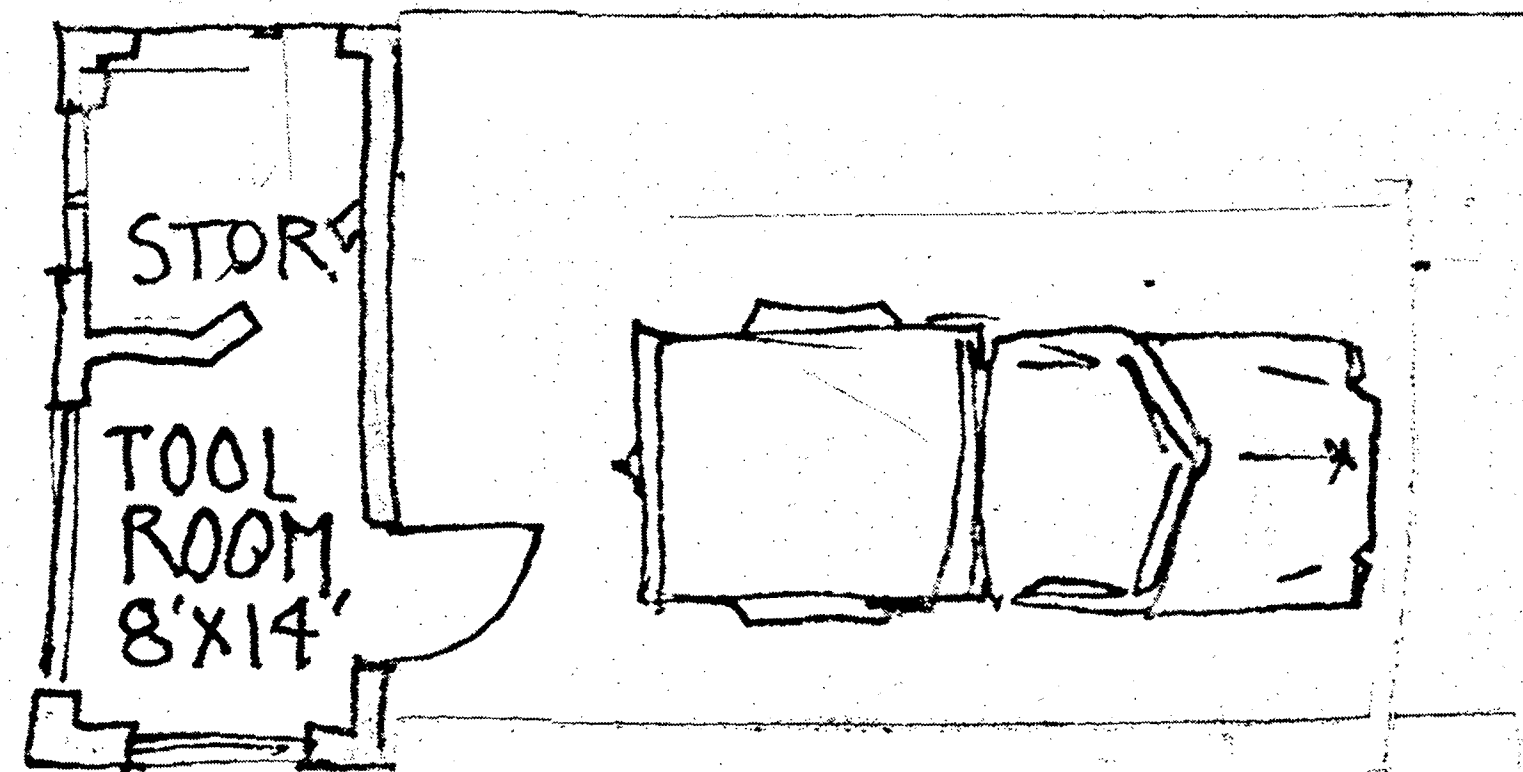
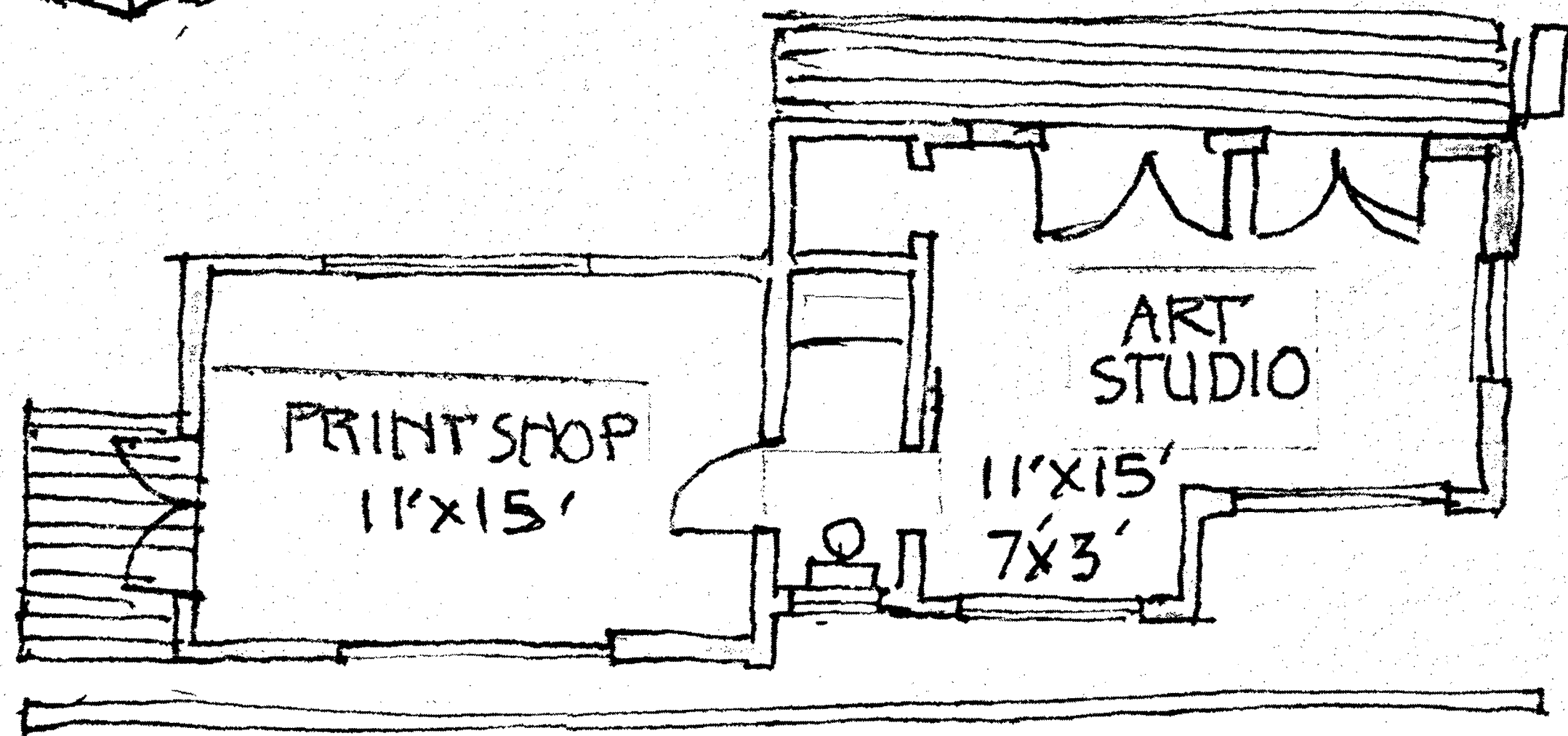
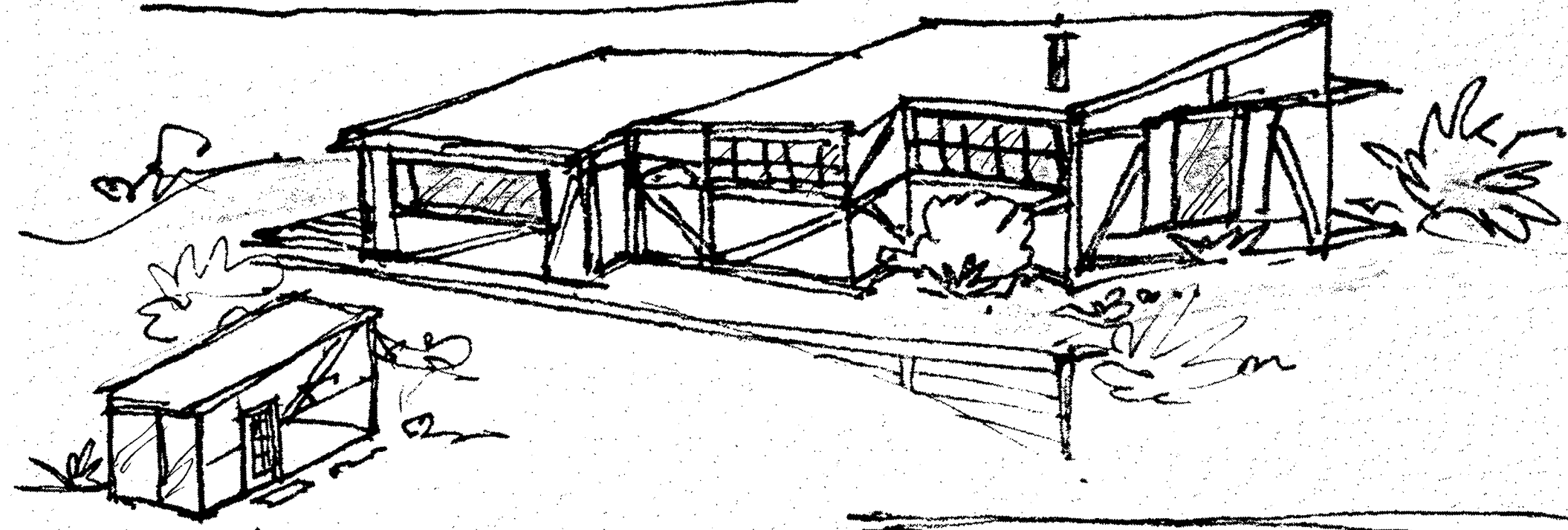
WEST



SOUTH

5.

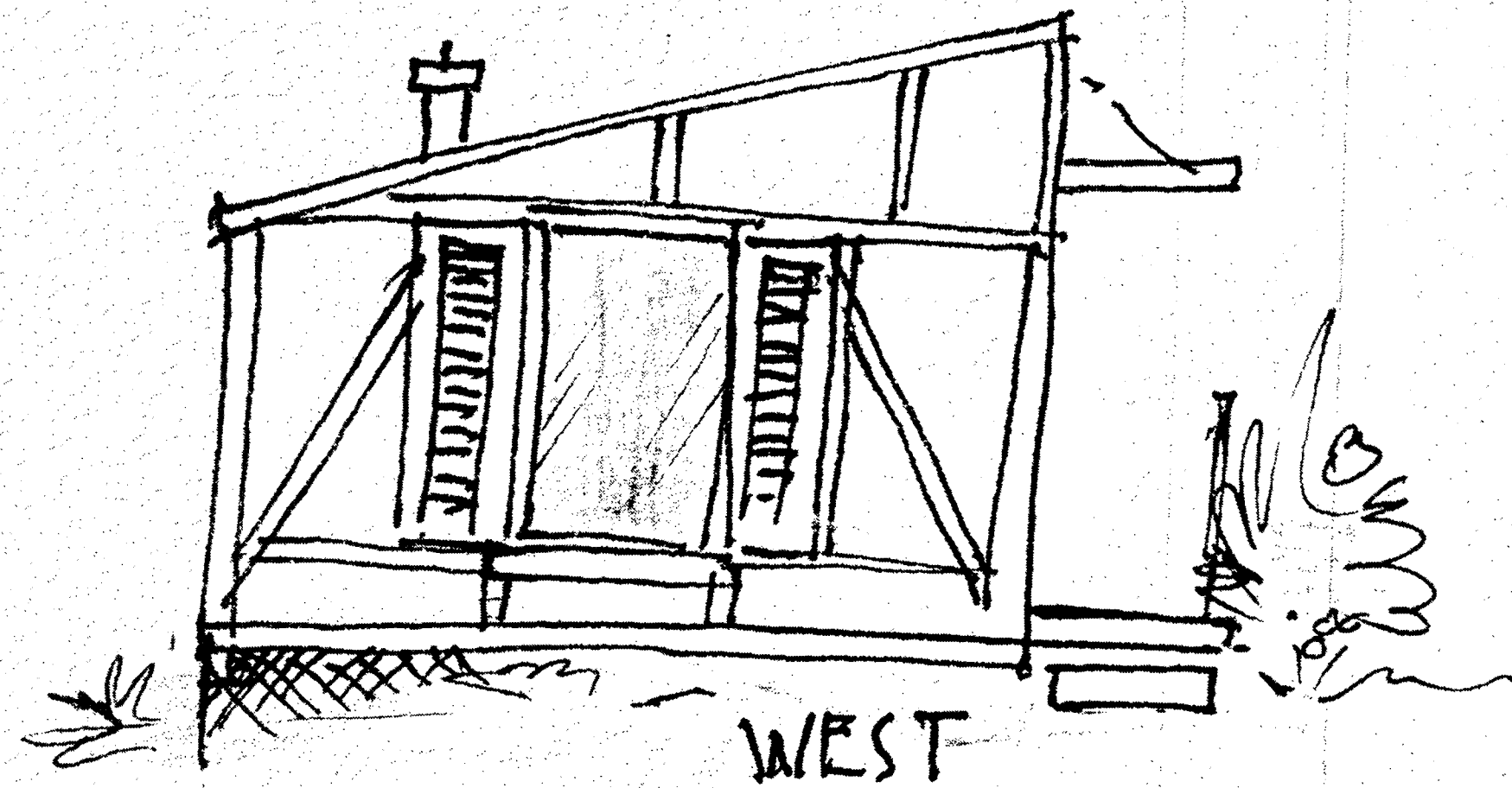
PERSPECTIVE



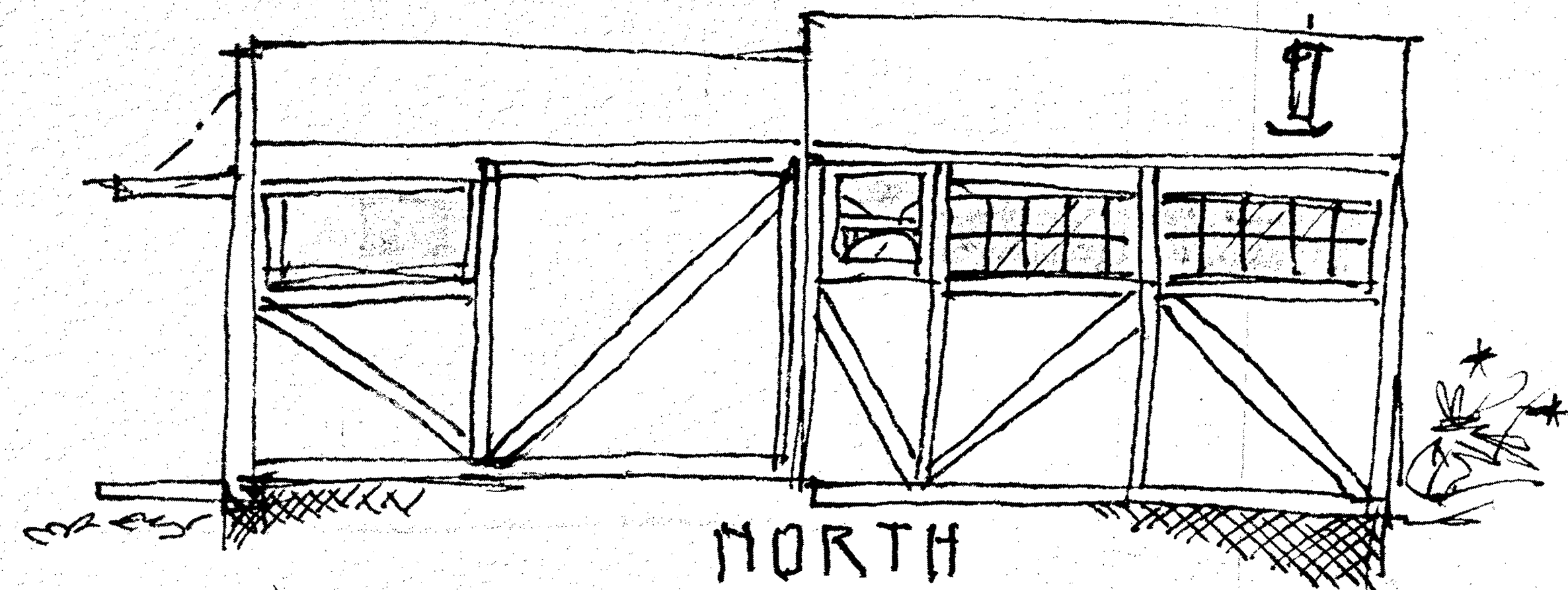
3900  
ARTIST STUDIO

FLOOR PLAN

La Vida Del Sur



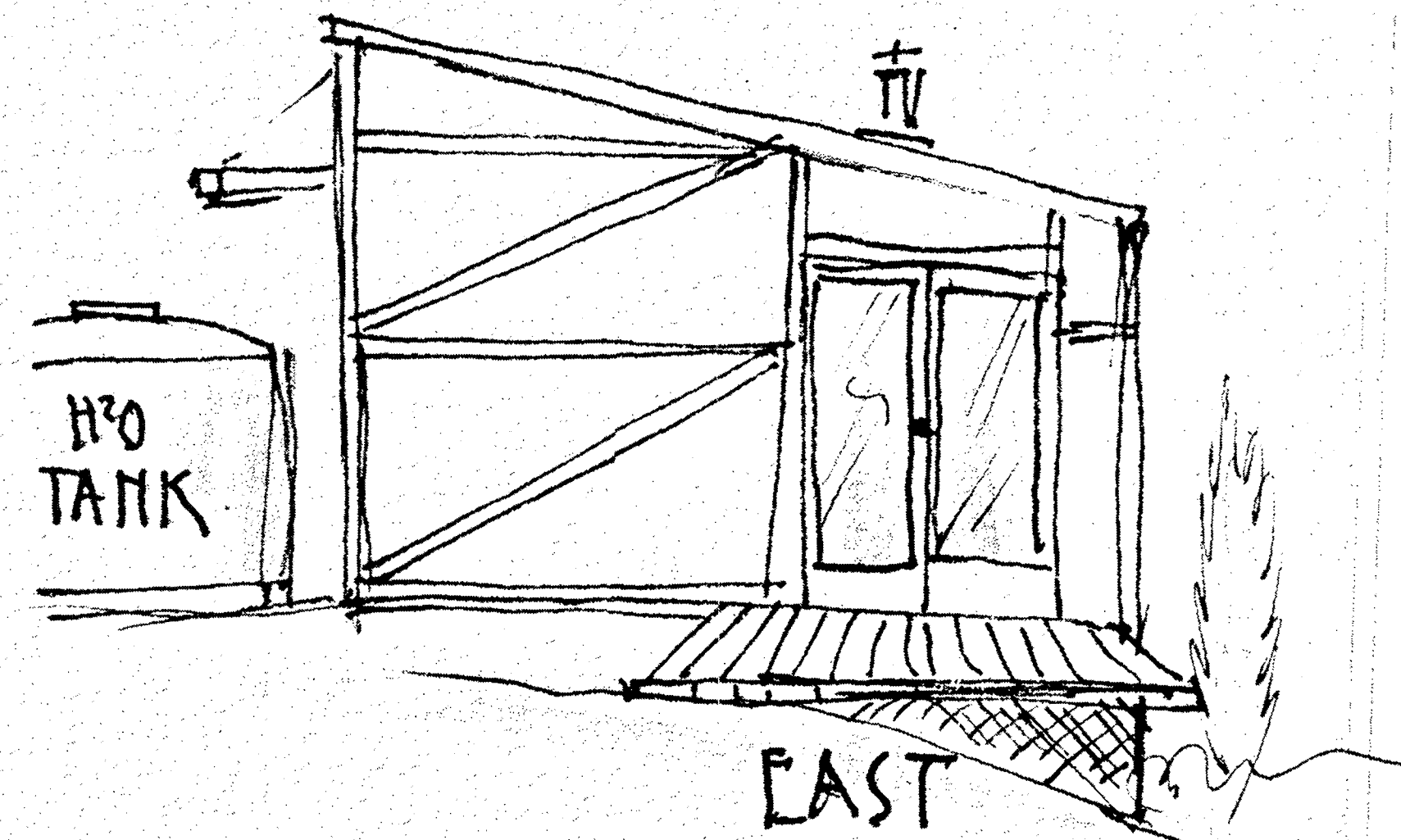
WEST



NORTH

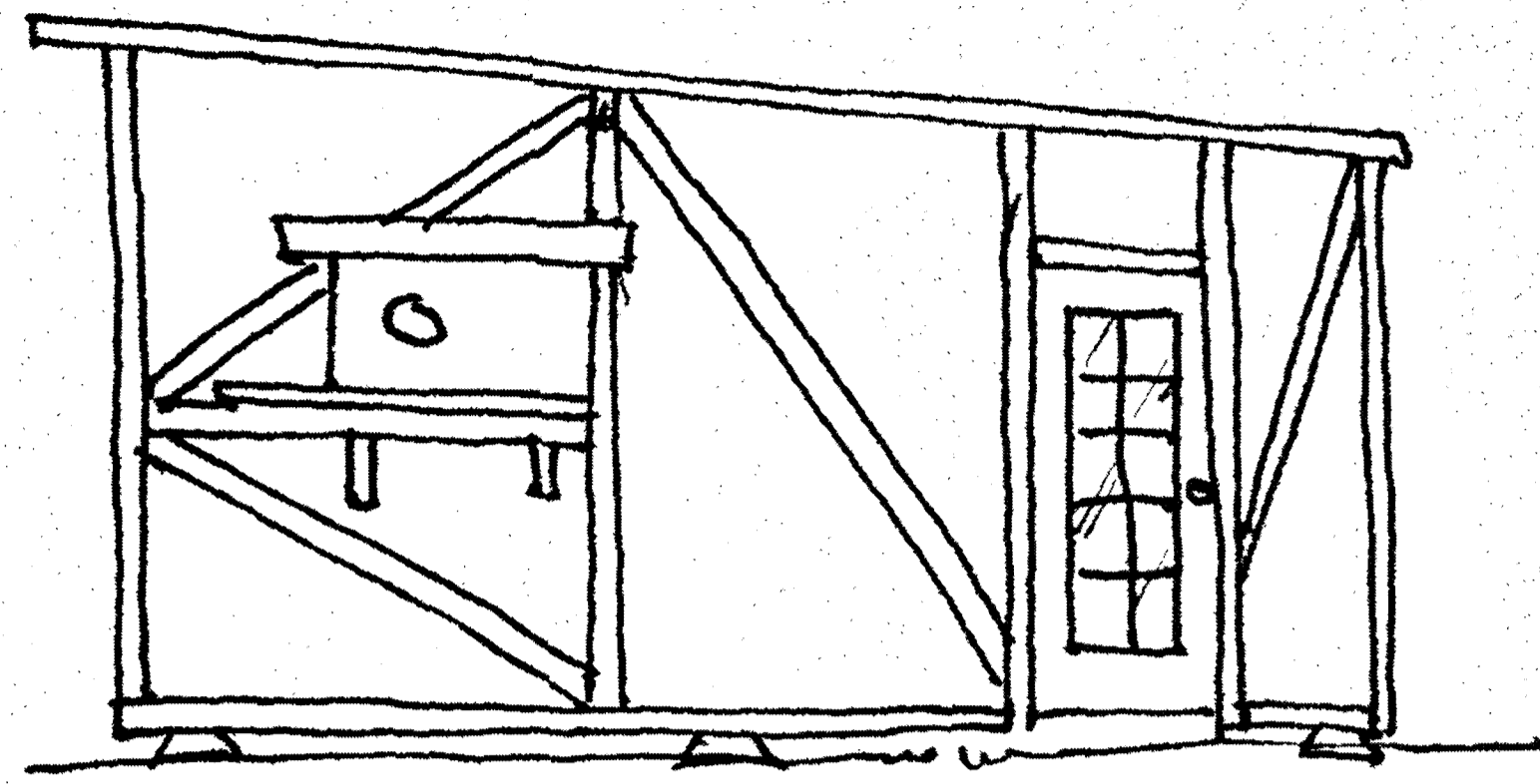


SOUTH

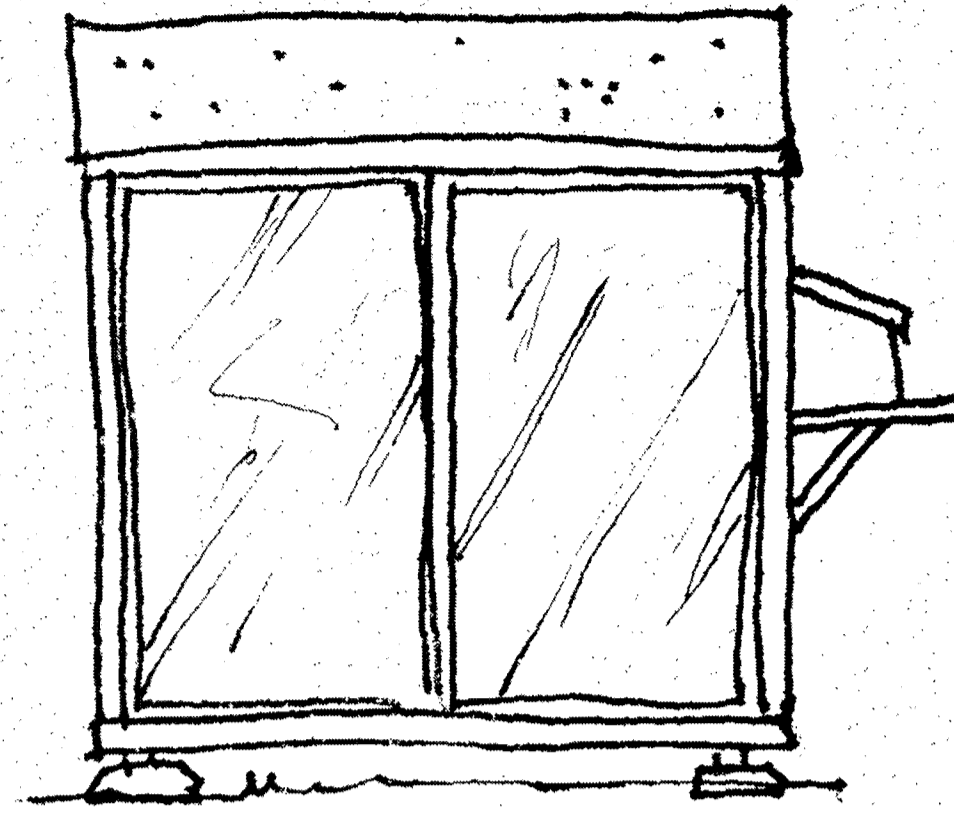


EAST

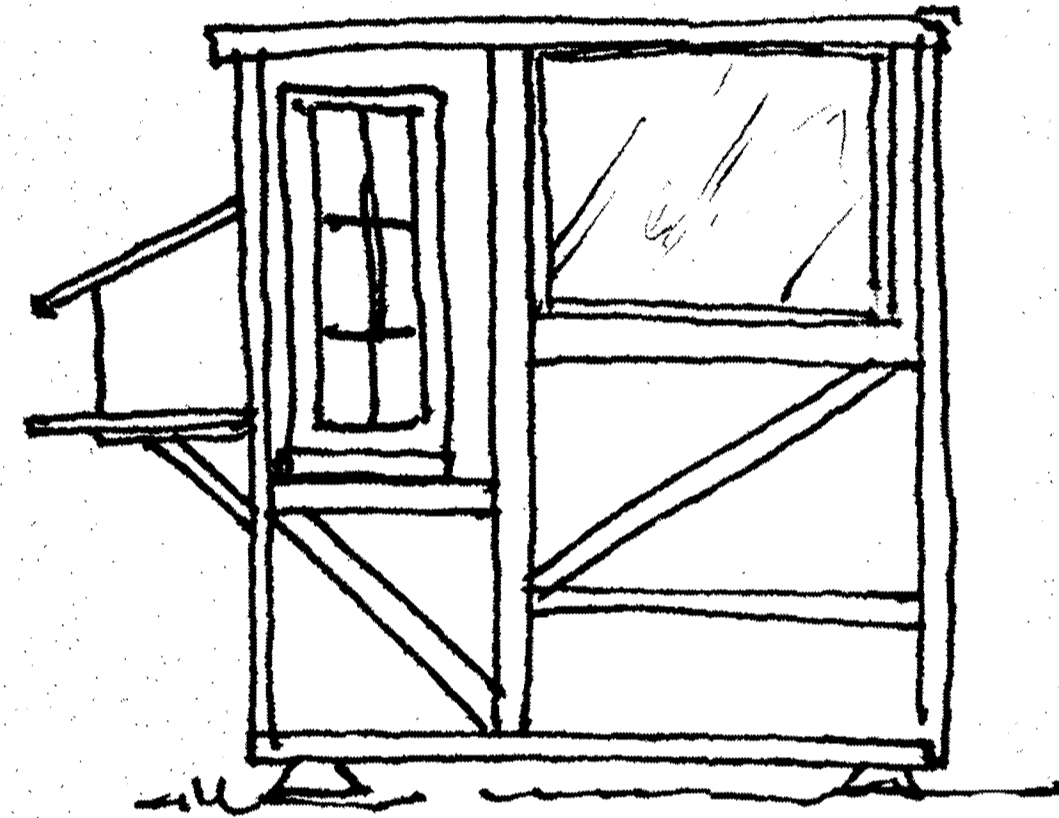




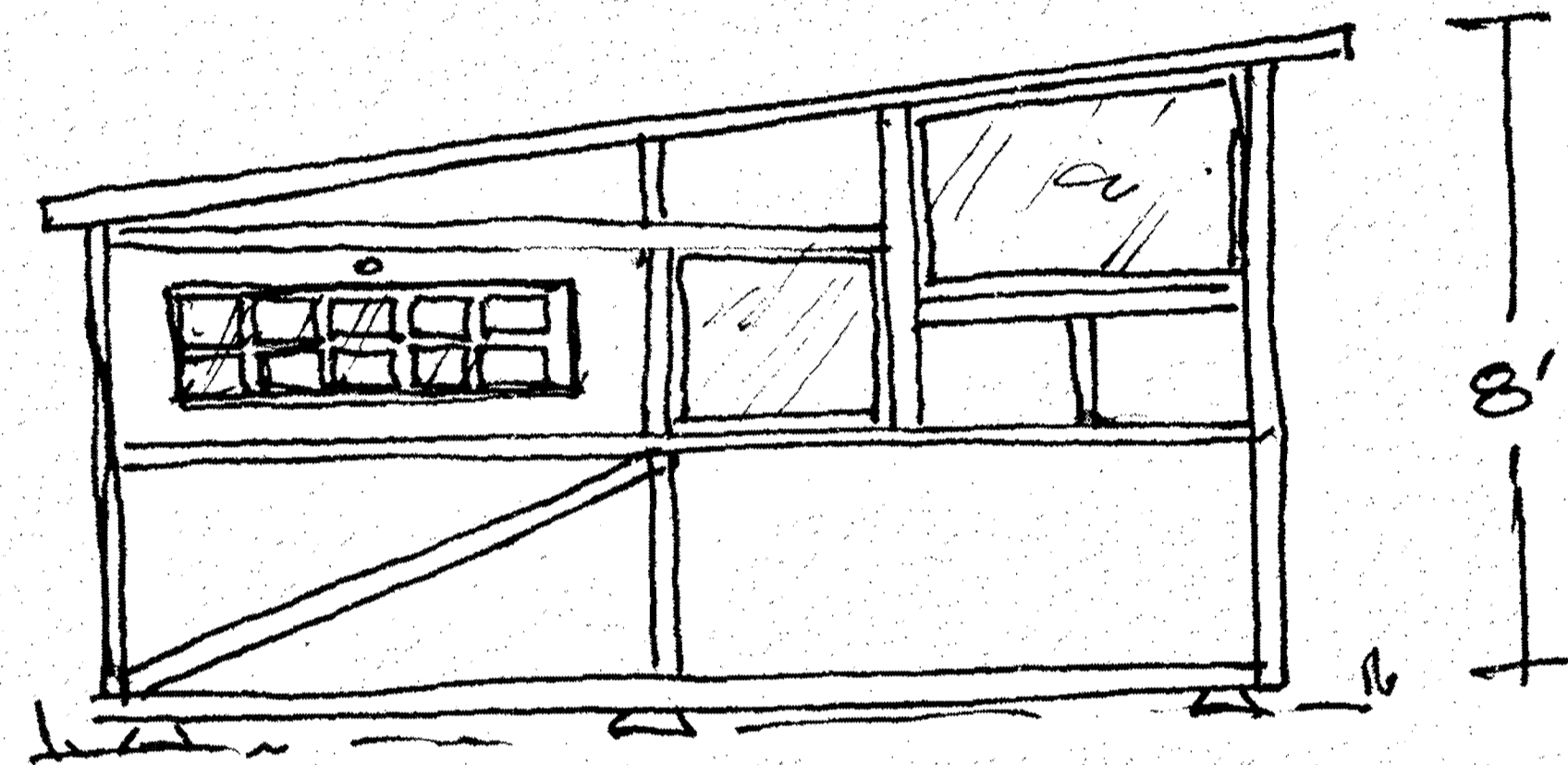
EAST



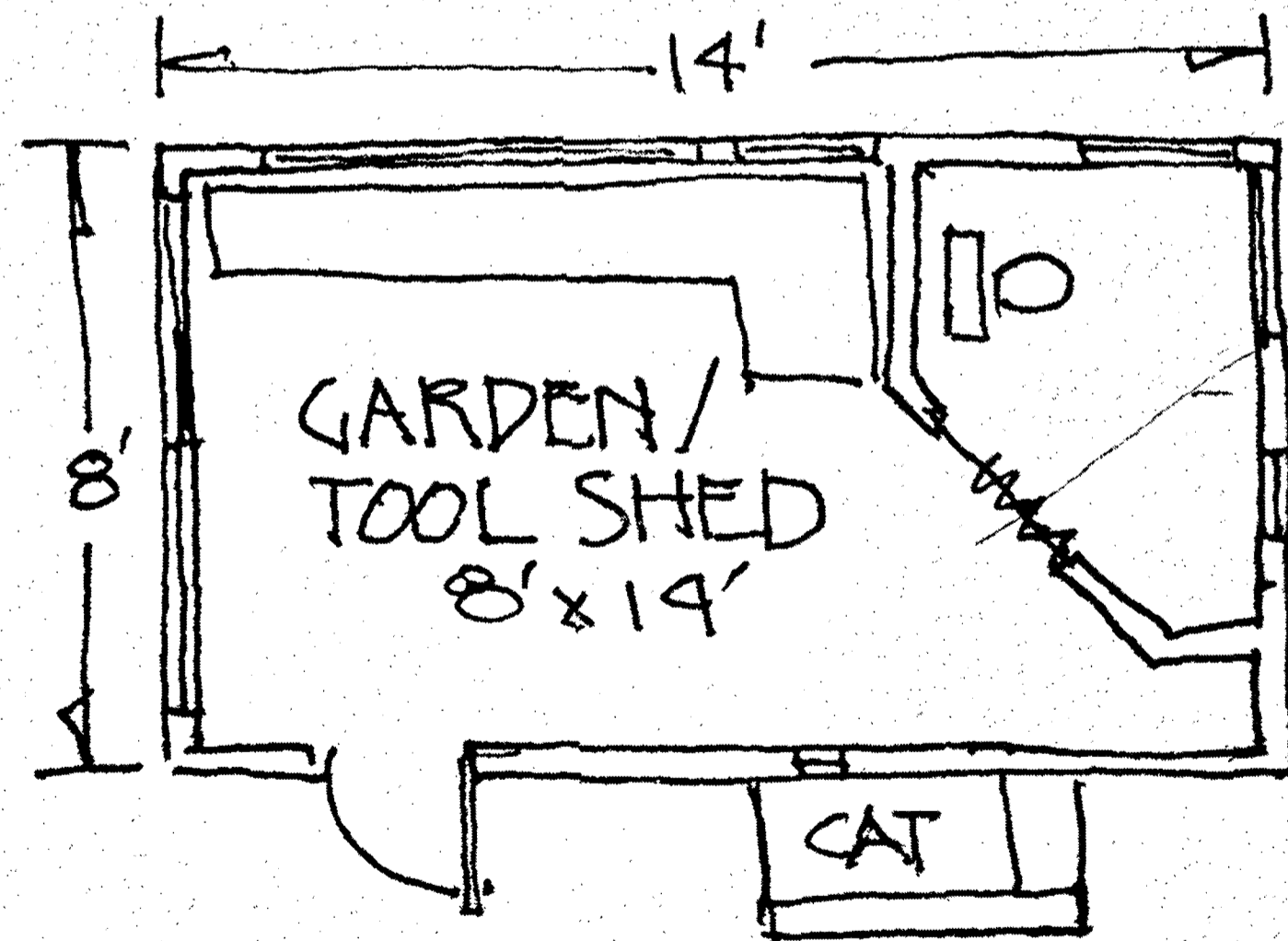
NORTH



SOUTH



WEST



GARDEN/TOOL SHED

112A

FLOOR PLAN