

Exhibit C

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

In the matter of the application of:

Richard Raley

RESOLUTION NO. 16-017

Resolution by the Monterey County Director of Planning approving a 3-year extension of a previously approved permit PLN120276 (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.

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

The Director of RMA-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:** **PROJECT DESCRIPTION** - The County has received and processed a Permit Extension to PLN120276.
- EVIDENCE:** (a) An application for a Permit Extension was submitted on March 4, 2016. The current permit is set to expire on April 11, 2016.
- (b) The property is located at 170 Spindrift Lane, Carmel, Carmel

(Assessor's Parcel Number 241-321-002-000), Carmel Area Land Use Plan, Coastal Zone. The property is zoned “LDR/1-D (CZ)” Low Density Residential / 1 unit per acre, Design Control District Overlay in the Coastal Zone.

- (c) On 4/11/2013, the Zoning Administrator approved PLN120276 under Resolution 13-014.
- (d) The following conditions of the permit being extended (PLN120276) have been cleared:

Condition No. 2	Met on 2/07/2015	Permit Approval Notice
Condition No. 3	Met on 2/07/2015	Indemnification
Condition No. 5	Met on 2/07/2015	Notice of Report
Condition No. 6	Met on 2/07/2015	Deed Restricted Use
Condition No. 7	Met on 2/07/2015	Deed restricted Guesthouse

- (e) All conditions of approval from PLN120276 have been carried forward to this permit PLN160150
- (f) The findings and evidence from PLN120276 (Resolution No. 13-014) have been carried forward to this permit PLN160150.
- (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 PLN120276 and PLN160150.

2. FINDING:

CONSISTENCY - The Permit Extension is consistent with the requirement to extend permit under Coastal Implementation Plan Part 1, Title 2. No changed circumstances from the previously approved permit were identified. As approved the extension permit PLN160150 will become and be referred to as the operative approved permit.

EVIDENCE:

- (a) Coastal Implementation Plan Part 1, Title 20 Section 20.82.110 (a) grants the Director of Planning the authority to extend a Combined Development Permit upon written request from the permittee at least 30 days prior to expiration of the Combined Development Permit. The owner Mr. Raley submitted a letter in November of 2015 requesting that the Director consider and extension of the permit. Based on staffs review of the project site, and approved plans there have been no significant changes in circumstances on site or with the approved design nor have any changes occurred in the regulations that would affect the conclusion or findings under which, the project was approved in resolution 13-014.
- (b) The owner Mr. Raley submitted a letter on November 25, 2015 requesting that the Director consider and extension of the permit. The reasons given for delaying the project were personal issues and financial delays.
- (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 PLN120276 and PLN160150.

- 3. FINDING:** CEQA - The Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162. The original CEQA action on the project was a Negative Declaration per CEQA Guidelines Section 15064.
- EVIDENCE:** (a) The project meets Section 15162. Based on the project review; 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 effects not discussed in the previous Negative Declaration.
- (b) 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 PLN120276 and PLN160150.
- 4. FINDING:** PUBLIC NOTICE - Consideration of the request for the extension has been carried out pursuant to Monterey County Code Section 20.84.040. A of Monterey County Code Title 20 (Zoning).
- EVIDENCE:** (a) On April 11, 2016, 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 April 11, 2016 to April 26, 2016.
- (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 PLN120276 and PLN160150.

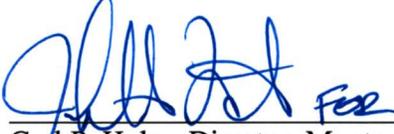
DECISION

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

Approve a 3-year extension of a previously approved permit PLN120276 (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, 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 27th day of April, 2016.



Carl P. Holm, Director, Monterey County RMA

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT AND THE CALIFORNIA COASTAL COMMISSION ON MAY 02 2016.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAY 12 2016.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT 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 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.

NOTE:

1. You may need a building and/or grading permit and must comply with the Monterey County RMA-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 Zoning Administrator 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 the 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

PLN160150

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This extension permit (PLN160150) a 3-year extension of a previously approved permit PLN120276 (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. The property is located at 170 Spindrift Lane, Carmel (Assessor's Parcel Number 241-321-002-000), Carmel Highlands Area, Carmel Land Use Plan, Coastal Zone. The property is located at 170 Spindrift Lane, Carmel (Assessor's Parcel Number 241-321-002-000), Carmel 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 ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure:

"A PLN160150 (Resolution Number 16-017) was approved by Director of RMA Planning for Assessor's Parcel Number 241-321-002-000 on April 27, 2016. The permit was granted subject to 22 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of redecoration 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. 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, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

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

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

Responsible Department: Health Department

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.

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

Responsible Department: Health Department

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.

7. 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.

8. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

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

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

9. PDSP001 - 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)

Compliance or Monitoring Action to be Performed: 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.

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.

10. PDSP002 - 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.

11. PDSP003 - 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.

12. SPD004 –CONDITIONS CARRIED FORWARD

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All conditions of approval from PLN120276 have been carried forward to permit PLN160150. The Owner/or an authorized agent shall be required to submit a new Permit Approval Notice and Indemnification Agreement in concurrence with PLN160150. All submitted condition compliance evidence or documentation shall be submitted to and approved by the Director of the RMA - Planning Department prior to conditions being considered met and prior to issuance of any construction permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permits, the Owner/Applicant shall submit evidence or documentation that each condition has been met as described in the conditions of approval and submitted to RMA - Planning for review and approval.

13. 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.

14. 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.

15. 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.

16. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"The following reports have been prepared for this parcel:
-"Biological Assessment" (LIB120257) prepared by Jeffrey B. Froke, Ph.D., Pebble Beach, CA, November 21, 2011;
-"Arborist Tree Assessment" (LIB120259) prepared by Maureen Hamb, Santa Cruz, CA, June 29, 2012;
-"Archaeological Assessment" (LIB120256) prepared by Archaeological Consulting, Salinas, CA, November 7, 2011;
-"Geotechnical Engineering Report & Supplemental Bluff Retreat Study" (LIB120258) prepared by Earth Systems Pacific, Salinas, CA, December 2, 2011 and October 31, 2012; and
-"Historical Assessment" (LIB13) prepared by Anthony Kirk, Ph.D. Santa Cruz, CA, October 31, 2012;
and are on file in the Monterey County RMA - Planning Department. All development shall be in accordance with these reports." (RMA - Planning Department)

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.

17. PD017 - DEED RESTRICTION-USE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: (NON-STANDARD) Prior to issuance of a building permit the applicant shall record a deed restriction stating that: "Combined Development Permit PLN120276 (Resolution No. 13-014) allowed the conversion of 1,004 square feet of the original single family dwelling to be used as an art studio and home office. No other use of this area is permitted. Use of the art studio/home office for dwelling or sleeping uses, whether temporary or permanent, is not permitted." (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Director of RMA-Planning Department for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the RMA-Planning Department.

18. PD019(B) - DEED RESTRICTION-GUESTHOUSE (COASTAL)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse (Coastal) as follows:

- Only 1 guesthouse shall be allowed per lot.
- Detached guesthouses shall be located in close proximity to the principal residence.
 - Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
 - The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
 - The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
 - The guesthouse shall not exceed 425 square feet of livable floor area.
 - The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
 - Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
 - The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
 - The guesthouse height shall not exceed 12 feet nor be more than one story.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of RMA-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Director of the RMA-Planning.

19. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

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

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

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. Responsible Land Use Department: _____ Fire District

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

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

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

21. WR001 - DRAINAGE PLAN

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 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.

22. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

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

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

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

REVISIONS

NO.	DATE

WILLIAM C MEFFORD
ARCHITECT

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

NEW RESIDENCE FOR:

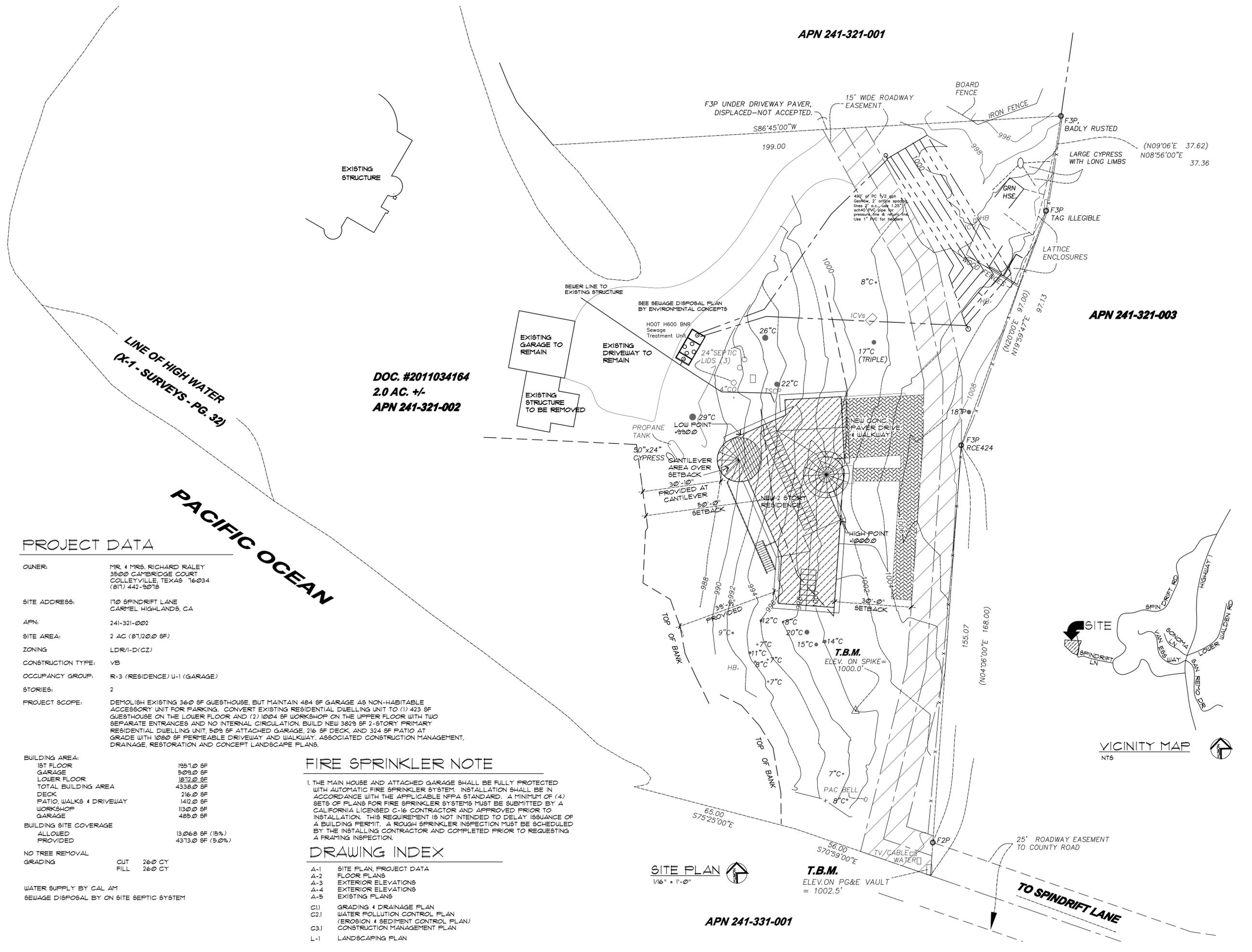
Mr. & Mrs. Richard Raley
110 SPINDRIFT LANE
CARMEL HIGHLANDS
APN 241-321-002

DATE:	11/12/12
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

DOC. #2011034164
2.0 AC. +/-
APN 241-321-002



PROJECT DATA

OWNER: MR. & MRS. RICHARD RALEY
3500 CAMBRIDGE COURT
COLLEYVILLE, TEXAS 76034
(817) 442-9076

SITE ADDRESS: 110 SPINDRIFT LANE
CARMEL HIGHLANDS, CA

APN: 241-321-002

SITE AREA: 2 AC (87,120.0 SF)

ZONING: LDR1-D(CZ)

CONSTRUCTION TYPE: VB

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

STORIES: 2

PROJECT SCOPE: DEMOLISH EXISTING 360 SF GUESTHOUSE, BUT MAINTAIN 484 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) 1024 SF WORKSHOP ON THE UPPER FLOOR WITH TWO SEPARATE ENTRANCES AND NO INTERNAL CIRCULATION. BUILD NEW 3023 SF 2-STORY PRIMARY RESIDENTIAL DWELLING UNIT, 503 SF ATTACHED GARAGE, 216 SF DECK, AND 324 SF PATIO AT GRADE WITH 1080 SF PERMEABLE DRIVEWAY AND WALKWAY. ASSOCIATED CONSTRUCTION MANAGEMENT, DRAINAGE, RESTORATION AND CONCEPT LANDSCAPE PLANS.

BUILDING AREA:	
1ST FLOOR	1957.0 SF
GARAGE	503.0 SF
LOWER FLOOR	1973.0 SF
TOTAL BUILDING AREA	4333.0 SF
DECK	216.0 SF
PATIO, WALKS & DRIVEWAY	1412.0 SF
WORKSHOP	1130.0 SF
GARAGE	485.0 SF
BUILDING SITE COVERAGE	
ALLOWED	13,068 SF (15%)
PROVIDED	4373.0 SF (5.0%)
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
- A-2 FLOOR PLANS
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
- A-5 EXISTING PLANS
- C11 GRADING & DRAINAGE PLAN
- 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

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

In the matter of the application of:

RICHARD RALEY (PLN120276)

RESOLUTION NO. 13-014

Resolution by the Monterey County Zoning Administrator:

- 1) Adopting a Negative Declaration for the Raley project; and
- 2) Approving 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 1,004 square feet into an art studio and 176 square foot storage area 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.

[PLN120276, Richard Raley, 170 Spindrift Lane, Carmel, Carmel Highlands Area, Carmel Land Use Plan, Coastal Zone.
(Assessor's Parcel Number 241-321-002-000)]

The Richard Raley application (PLN120276) came on for public hearing before the Monterey County Zoning Administrator on April 11, 2013. 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) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - The Monterey County General Plan,
 - Carmel Area Land Use Plan,
 - Monterey County Coastal Implementation Plan, Part 4,
 - 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 170 Spindrift Lane, Carmel (Assessor's Parcel Number 241-321-002-000), Carmel Highlands Area, under the Carmel Land Use Plan, within the Coastal Zone. The parcel is zoned "LDR/1-D (CZ)" (Low Density Residential, 1 units per acre with Design Control Overlay (Coastal Zone), which allows single family residences. Therefore, the project is an allowed land use for this site.
 - c) The property is located in a Design Control Overlay district within the Carmel Area Land Use Plan. The Carmel Area Land Use Plan requires that structures be subordinate to and blended into the environment using appropriate materials that will achieve that effect. The proposed residence is located such that it will not be visible from public viewing areas. Materials of the proposed new residence consist of stone veneers similar to those on the existing residence, including copper gutters and down spouts with a copper seamed roof. All colors will match the existing structures on site. With these design considerations, the proposed project achieves the goal of being subordinate to, and blended into the environment.
 - d) **Coastal Implementation Plan Part 1, Title 20 Section 20.12.060.** The proposed new main residence complies with or is conditioned to comply with all of the applicable Site Development Standards. The proposed height is 25.8 feet from average natural grade; less than the maximum of 30 feet. The front, side and rear setback proposed, are 30 in the front greater than 20 feet on each side at 100 and 130 feet, and rear is 45 feet to the top of the bank of bluff. The allowed lot coverage is 15%. The project proposes site coverage of 5.3%. The existing detached 484 square foot garage is more than 50' from the front property line, and is more than 6' from a side or rear property line and is less than 15' high.
 - e) **LUP Policy 2.2.3.4:** This policy requires the development to be located in the least visible location on the parcel. The proposed residence is oriented on the property such that it is not visible from Point Lobos or Highway 1 so it is consistent with this policy.
 - f) A standard condition has been incorporated to reduce castoff light from windows and skylights.
 - g) **LUP Policy 5.3.3.4.c:** The project complies with the Carmel Land Use Plan Policy which protects visual access to the shoreline from major public viewing corridors. The project will not alter existing public views from Highway 1 or Spindrift Road due to the topography and vegetation in the surrounding area.
 - h) **Land Use Advisory Committee (LUAC).** The project was referred to the Carmel Unincorporated/Highlands for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338 this application did warrant referral to the LUAC because the project includes a Design Approval, which required a public hearing. At a public meeting with the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) on September 4, 2012 the project was discussed. The LUAC received comments/ from two neighbors who expressed concern with viewshed impacts of the residence, and the impact of the lighting from the proposed residence. The LUAC shared these concerns and was

concerned that the main residence encroached into the front setback and that the guest house was actually a second unit and not a guesthouse. The LUAC recommended that the structures on site conform to all setbacks, that the entitlement for the guesthouse be changed to an accessory dwelling unit. A condition has incorporated to require that the structure comply with all setbacks. There is not sufficient water or wastewater capacity associated with the site to support a second unit. The guesthouse is not a separate dwelling unit and a condition will be added to ensure that all future owners know it is only authorized to function as a guesthouse.

- i) **Archaeological Resources:** The project is located within an area identified as high sensitivity for archaeological resources and is within 750 feet of a known archaeological resource. An archaeological report was prepared for the proposed residence. The report indicated that there is no evidence that the project site contains archaeological resources. The location of the site within 750 of a known archaeological resource requires a Coastal Development Permit be processed to account for the potential for archaeological resources to be present on site. The project has been conditioned to require that all work stop if archaeological resources are discovered during excavation and that an archaeologist be contacted to evaluate the find. This approach is consistent with the Carmel Area Land Use Plan policies to identify and avoid archaeological resources to the extent possible.
- j) **Coastal Bluff:** The project is located within 50 feet of the Coastal Bluff. A detailed Geotechnical report was prepared which found that the site is geotechnically suitable for the proposed residence. The proposed residence will be located where the rock and soil is moderately hard to a depth of 9 feet below surface and below a depth of 9 feet there is hard rock. The residence will need to penetrate the hard rock providing a very stable foundation. In addition, an addendum was prepared for the project to determine if the site conditions are suitable for the proposed residence relative to the potential for bluff erosion. The report found that the coastal bluff is stable and there has only been minor erosion and bluff retreat on the property. As a result, the location of the house in relation to the bluff does not pose a danger to the structure or require special improvements to protect the bluff from further erosion.
- k) **Guest House regulations 20.64.020:** Section 20.64.020 of the Monterey County Coastal Zoning Ordinance requires that guesthouses be a maximum of 425 square feet, and be a maximum of 12 feet in height. The proposed guesthouse would be in the lower floor of a converted portion of the existing residence. The proposed guesthouse is 423 square feet in area which complies with the area requirements for a guesthouse. The existing structure in which the guesthouse will be located is two stories and 22 feet high above average natural grade. Thus the structure exceeds the height for a guesthouse. A guesthouse can be in a structure that exceeds 12 feet in height when it is combined with another permitted accessory structure on the property subject to approval of a Coastal Development Permit. The second story of this structure will be an artist's studio, home office, and storage. Part of the entitlements is a Coastal Development Permit for a guesthouse which

exceeds the 12 foot height limitation. The existing structure will not be expanded or modified on the outside so the guesthouse will not interfere with views of the scenic coast or detract from the natural beauty of the area. Thus approving the guesthouse within the existing structure is consistent with the goals and objectives of the Carmel Area Land Use Plan.

- l) The Staff conducted site inspections in August of 2012 and November of 2012 to verify that the project on the subject parcel is consistent with the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120276.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cypress Fire Protection District, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. 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 historical structure, geology, biology, Trees and Cultural resources. 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 independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - *“Biological Assessment” (LIB120257) prepared by Jeffrey B. Froke, Ph.D., Pebble Beach,, CA November 21, 2011.*
 - *“Arborist Tree Assessment” (LIB120259) prepared by Maureen Hamb Santa Cruz, CA, June 29, 2012.*
 - *“Archaeological Assessment” (LIB120256) prepared by Archaeological Consulting, CA, November 7, 2011.*
 - *“Geotechnical Engineering Report & Supplemental Bluff retreat study” (LIB120258) prepared by Earth Systems Pacific, CA, December 2, 2011 and October 31, 2012.*
 - *“Historical Assessment” (LIB13) prepared by Anthony Kirk, Ph.D. Santa Cruz, CA, October 31, 2012.*
 - c) Historical Structure – The proposed guesthouse and art studio will be located in a structure that is more than 50 years old. The structure was evaluated by Anthony Kirk who determined that the structure was not significant either in architectural design or in the fact that it was once occupied by Kim Novak an actress.
 - d) Staff conducted site inspections in August of 2012 and November of 2012, to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File

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 RMA - Planning Department, Cypress Fire Protection District, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/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 site is not served by a public sewer system and site constraints including limited area for a septic system, proximity to the bluff, the proximity of environmentally sensitive habitat and slopes exceeding 30% preclude use of a standard septic system. For these reasons County regulations require use of a specialized waste water treatment system. The Environmental Health Bureau has reviewed and approved the specialized waste water treatment system design for the Raley property and finds the proposed project meets the all County regulations insuring the health and safety of the occupants of the proposed residents and surrounding area and the general welfare of the County.
 - c) A Geotechnical report and bluff retreat study has determined that no unusual geomorphic conditions currently exist that might affect the site and that the coastal bluff is stable and does not appear to be eroding. The Geotechnical reports concluded that the proposed site location is geotechnically suitable for the proposed Raley residence and that the potential for bluff retreat to affect the planned new residence is considered low
 - d) The project planner conducted a site inspection in August of 2012 and November of 2012 to confirm site conditions.
 - e) Proceeding evidences in findings 1 and 2 for PLN120276.

4. FINDING: **NO VIOLATIONS** - The subject property complies with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the Monterey County Zoning Ordinance Title 20. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted site inspections in August of 2012 and November of 2012 and conducted research of County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans, and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120276.

5. **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 Carmel Areal Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development is required and the criteria to grant said permit have been met.
 - b) The Carmel Area Land Use Plan identifies rocky intertidal areas and kelp beds as being Environmentally Sensitive Habitat. Map B of the Carmel Area LUP shows that the area along the coast contains both Kelp Beds and intertidal habitat areas, resulting in this proposed development being within 100 feet of Environmentally Sensitive Habitat
 - c) The primary potential for impacts to this ESHA is from erosion and run off from the site. Standard County requirements of erosion control and conditions requiring minimization of irrigation and use of native plant species along the bluff will protect the ESHA contained within the intertidal and kelp bed areas.
 - d) The project planner conducted a site inspection in August of 2012 and November of 2012. to verifies ESHA locations and potential project impacts to ESHA.
 - e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120276.
6. **FINDING:** **VIEWSHED** – The subject project minimizes development within the viewshed 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 a sensitive viewshed. In accordance with the applicable policies of the Carmel Area 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 key policy (2.2.2) for Visual Resources in the Carmel Area Land Use Plan is to protect the scenic resources within the viewshed by requiring development to harmonize and be clearly subordinate to the natural scenic character of the area. Development should be located on the portion of the property least visible from public viewing areas.
 - c) The proposed new residence is not visible from a public viewing area, located either along Highway 1 or from Point Lobos. Therefore the proposed project is consistent with the Land Use Plan policies to protect scenic resources.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120276.
7. **FINDING:** **CEQA (Negative Declaration)** - On the basis of the whole record before the Monterey County Zoning Administrator, there is no

substantial evidence that the proposed project as designed, and conditioned will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN120276).
 - c) The Initial Study discussed several areas where the project may cause a potentially significant effect on the environment. The areas identified and discussed in the Initial Study were: Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hydrology, Green House Gas Emissions, Noise, Hydrology, Water Quality and Mandatory Findings of Significance.
 - d) No project changes were required to avoid significant effects on the environment. Monterey County Local Coastal Land Use Plan Policies and Regulations, are designed to mitigate potential impacts during project implementation, and are hereby incorporated herein by reference as conditions of approval.
 - e) The Draft Negative Declaration ("ND") for PLN120276 was prepared in accordance with CEQA and circulated for public review from March 6, 2013 through April 5, 2013 (State Clearing House #: 2013031017).
 - f) Evidence that has been received and considered includes: the application, technical studies/reports (*see Finding 2/Site Suitability*), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN120276) and are hereby incorporated herein by reference.
 - g) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Game for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).
 - h) No comments were received from the public or from governmental

agencies.

- i) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.
- j) The project includes 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 1,004 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.
- k) The project planner conducted a site inspection in August of 2012 and November of 2012 no adverse environmental effects were identified during staff review of the development application. Staff confirmed the circumstances and conditions of the site were correctly conveyed on the plans and in the reports
- l) See preceding findings 1, 2, 3 and supporting evidences the materials and reports contained within the file PLN120276.

8. 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 proposed project as the project will not have an adverse impact on existing coastal access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan.
- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3 in the Carmel Area 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) The application, plans, and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120276.
- e) The project planner conducted a site inspection in August of 2012 and November of 2012.

9. FINDING:

APPEALABILITY - The decision on this project may be appealed to

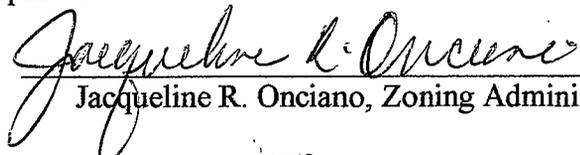
- EVIDENCE:** a) the Board of Supervisors and the California Coastal Commission
BOARD OF SUPERVISORS
Section 20.86.030.a Monterey County Zoning Ordinance.
- b) **CALIFORNIA COASTAL COMMISSION**
Section 20.86.080.1, Monterey County Zoning Ordinance. The project is appealable to the California Coastal Commission because the project is located between the sea and the first through road paralleling the sea. Spindrift Road is the first through public road paralleling the sea in the project area.

DECISION

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

- A. Adopt a Negative Declaration for the Raley project; and
- B. Approve 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 1,004 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 in general conformance with the attached sketch and subject to the conditions all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of April 2013


Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON APR 16 2013

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 APR 26 2013

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 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 the Monterey County Planning Department and Building Services Department office in Salinas.

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

Monterey County Planning Department
Condition of Approval Implementation Plan/Mitigation
Monitoring Reporting Plan

PLN120276

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This permit is 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 1,004 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. The property is located at 170 Spindrift Lane, Carmel (Assessor's Parcel Number 241-321-002-000), Carmel Highlands Area, Carmel 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 the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County 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 Department)

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: Planning Department

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number 13-014) was approved by the Zoning Administrator for Assessor's Parcel Number 241-321-002 on April 11, 2013. The permit was granted subject to 18 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."

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

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

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation The property owner agrees as a condition and in consideration of approval of this discretionary
Monitoring Measure: 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 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, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.
(RMA - Planning Department)

Compliance or Monitoring Upon demand of County Counsel or concurrent with the issuance of building permits, use of the
Action to be Performed: 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 Department for review and signature by the County.

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

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

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (RMA - Planning Department)

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 the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

5. PD016 - NOTICE OF REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"The following reports have been prepared for this parcel:
-"Biological Assessment" (LIB120257) prepared by Jeffrey B. Froke, Ph.D., Pebble Beach, CA, November 21, 2011;
-"Arborist Tree Assessment" (LIB120259) prepared by Maureen Hamb, Santa Cruz, CA, June 29, 2012;
-"Archaeological Assessment" (LIB120256) prepared by Archaeological Consulting, Salinas, CA, November 7, 2011;
-"Geotechnical Engineering Report & Supplemental Bluff Retreat Study" (LIB120258) prepared by Earth Systems Pacific, Salinas, CA, December 2, 2011 and October 31, 2012; and
-"Historical Assessment" (LIB13) prepared by Anthony Kirk, Ph.D. Santa Cruz, CA, October 31, 2012;
and are on file in the Monterey County RMA - Planning Department. All development shall be in accordance with these reports." (RMA - Planning Department)

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 the RMA - Planning Department. The language of this condition shall be included as a note on all grading and building plans.

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 Department.

6. PD017 - DEED RESTRICTION-USE

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: (NON-STANDARD) Prior to issuance of a building permit the applicant shall record a deed restriction stating that:

"Combined Development Permit PLN120276 (Resolution No. XXX) allowed the conversion of 1,004 square feet of the original single family dwelling to be used as an art studio and home office. No other use of this area is permitted. Use of the art studio/home office for dwelling or sleeping uses, whether temporary or permanent, is not permitted."
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Director of RMA-Planning Department for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the RMA-Planning Department.

7. PD019(B) - DEED RESTRICTION-GUESTHOUSE (COASTAL)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse (Coastal) as follows:

- * Only 1 guesthouse shall be allowed per lot.
 - * Detached guesthouses shall be located in close proximity to the principal residence.
 - * Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
 - * The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
 - * The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
 - * The guesthouse shall not exceed 425 square feet of livable floor area.
 - * The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
 - * Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
 - * The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
 - * The guesthouse height shall not exceed 12 feet nor be more than one story.
- (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of RMA-Planning Department for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Director of the RMA-Planning Department.

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

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: (NON-STANDARD) All exterior lighting shall be adequately shielded or shall be designed at near-ground level and directed downwards to reduce its long-range visibility. All exterior lighting shall be unobtrusive, 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 20.06.195, are prohibited. Non-reflective and/or tinted glass materials shall be utilized for skylights and windows. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to issuance of building permits.
(RMA - Planning Department)

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

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

9. PD009 - GEOTECHNICAL CERTIFICATION

Responsible Department: Planning Department

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.

10. PD010 - EROSION CONTROL PLAN

Responsible Department: Planning Department

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.

Prior to final building inspection, the Owner/Applicant shall demonstrate to the Director of RMA-Planning that all permanent erosion control measures have been implemented as approved in the Erosion Control Plan.

11. PDSP001 - LANDSCAPE PLAN & MAINTENANCE (SFD NON-STANDARD)

Responsible Department: Planning Department

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)

Compliance or Monitoring Action to be Performed: 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.

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.

12. PDSP002 - CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD)

Responsible Department: Planning Department

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 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.

Prior to commencement of work or issuance of grading and building permits, a pre construction meeting with the grading and building contractors and the RMA-Planning Department is required to review the requirements set under the approved CMP. On an on-going basis, the Owner/Applicant shall demonstrate compliance with the CMP to the Director of RMA-Planning Department.

13. PDSP003 - COMPLY WITH DEVELOPMENT STANDARDS (NON-STANDARD)

Responsible Department: Planning Department

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.

14. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on April 11, 2016 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

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 Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

15. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works Department

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.

16. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

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

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

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

17. WR001 - DRAINAGE PLAN

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 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.

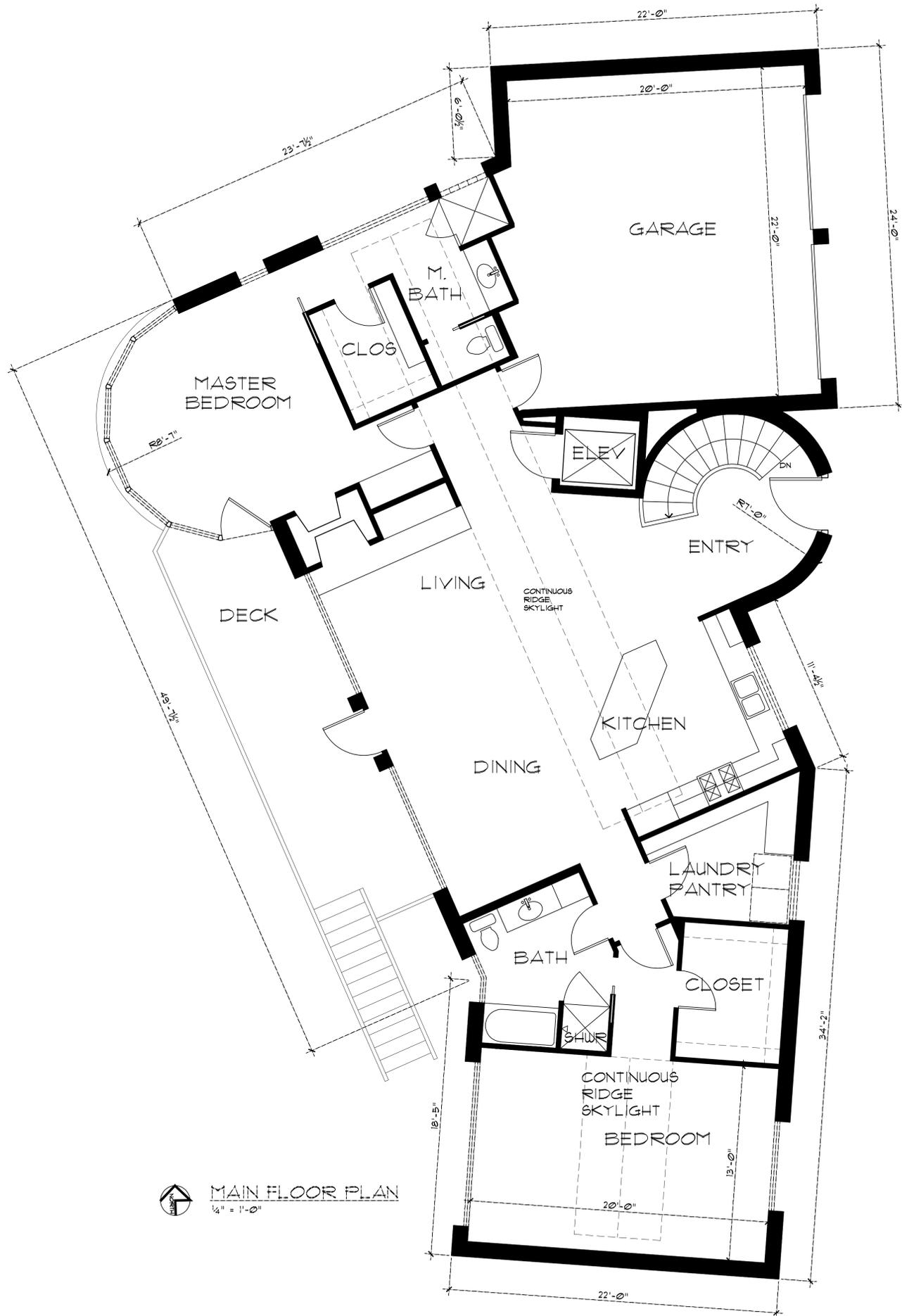
18. FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)

Responsible Department: Fire

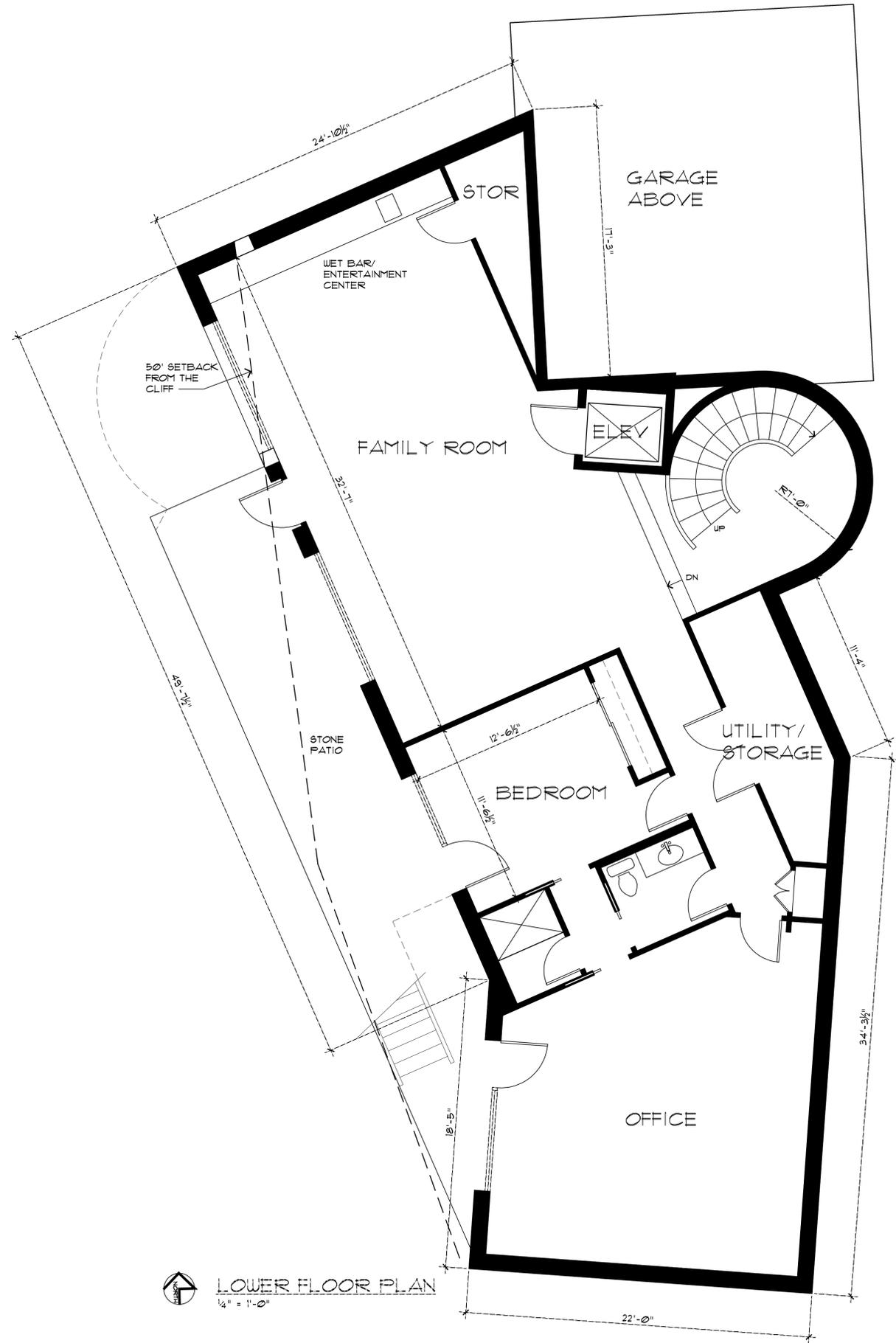
Condition/Mitigation Monitoring Measure: The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by 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. (Carmel Highlands Fire Protection District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of building permit the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to framing inspection the applicant or owner shall schedule fire dept. rough sprinkler inspection.
3. Prior to final building inspection the applicant or owner shall schedule fire dept. final sprinkler inspection.



MAIN FLOOR PLAN
1/4" = 1'-0"



LOWER FLOOR PLAN
1/4" = 1'-0"

REVISIONS	
NO.	DATE

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
CARMEL HIGHLANDS
170 SPINDRIFT LANE
APN 241-321-002

DATE: 11/12/02
PROJECT NO. 11011
DRAWN BY:
CHECKED BY:
SHEET TITLE:
FLOOR PLANS

REVISIONS

NO.	DATE

WILLIAM C MEFFORD
ARCHITECT

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

NEW RESIDENCE FOR:

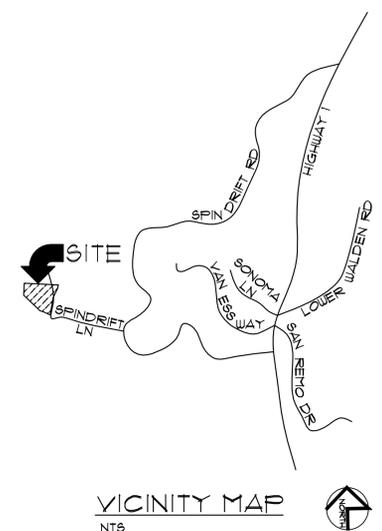
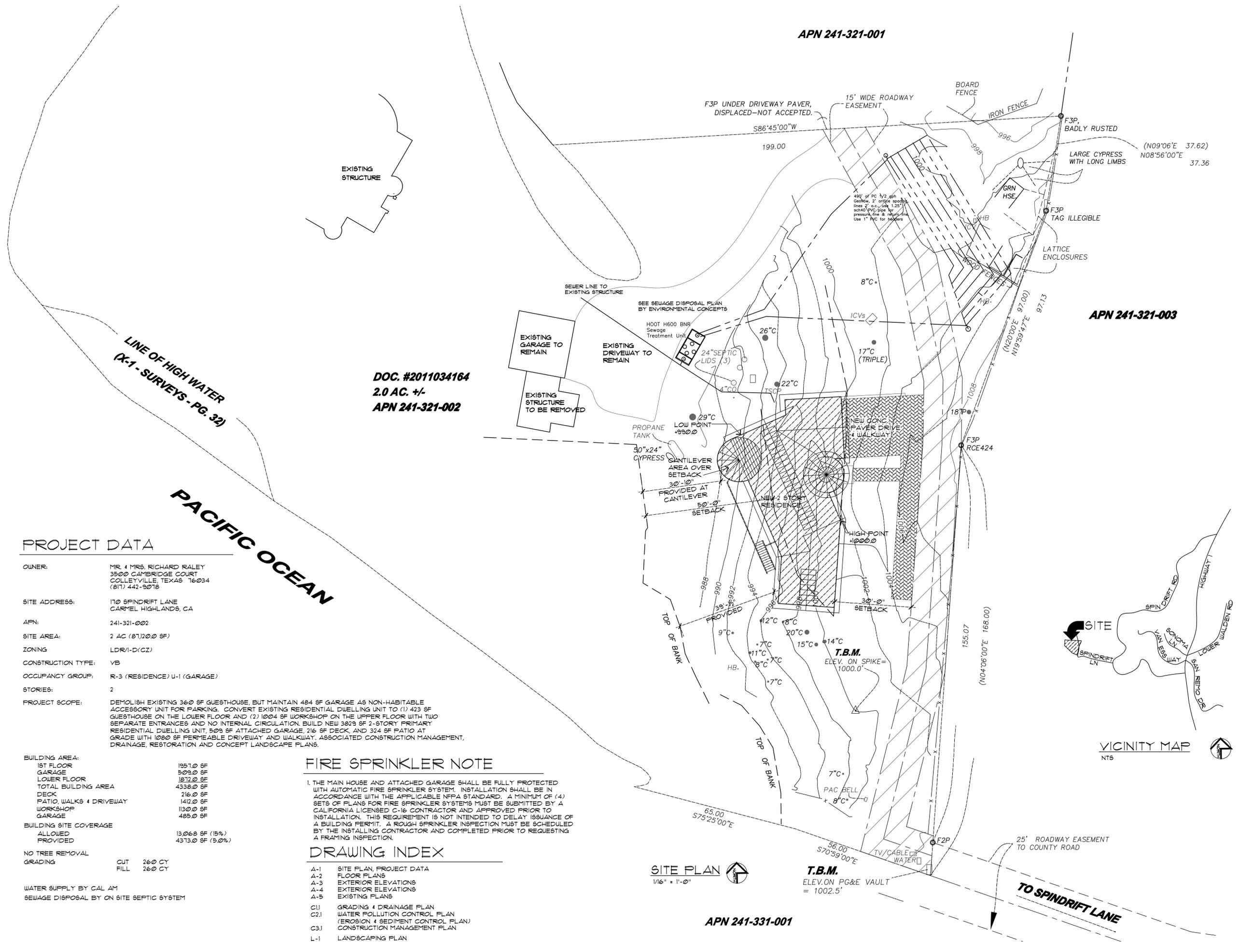
Mr. & Mrs. Richard Raley
110 SPINDRIFT LANE
CARMEL HIGHLANDS
APN 241-321-002

DATE:	11/12/12
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

DOC. #2011034164
2.0 AC. +/-
APN 241-321-002



PROJECT DATA

OWNER: MR. & MRS. RICHARD RALEY
3500 CAMBRIDGE COURT
COLLEYVILLE, TEXAS 76034
(817) 442-9076

SITE ADDRESS: 110 SPINDRIFT LANE
CARMEL HIGHLANDS, CA

APN: 241-321-002

SITE AREA: 2 AC (87,120.0 SF)

ZONING: LDR1-D(CZ)

CONSTRUCTION TYPE: VB

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

STORIES: 2

PROJECT SCOPE: DEMOLISH EXISTING 360 SF GUESTHOUSE, BUT MAINTAIN 484 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) 1024 SF WORKSHOP ON THE UPPER FLOOR WITH TWO SEPARATE ENTRANCES AND NO INTERNAL CIRCULATION. BUILD NEW 3023 SF 2-STORY PRIMARY RESIDENTIAL DWELLING UNIT, 503 SF ATTACHED GARAGE, 216 SF DECK, AND 324 SF PATIO AT GRADE WITH 1080 SF PERMEABLE DRIVEWAY AND WALKWAY. ASSOCIATED CONSTRUCTION MANAGEMENT, DRAINAGE, RESTORATION AND CONCEPT LANDSCAPE PLANS.

BUILDING AREA:	
1ST FLOOR	1957.0 SF
GARAGE	503.0 SF
LOWER FLOOR	1973.0 SF
TOTAL BUILDING AREA	4333.0 SF
DECK	216.0 SF
PATIO, WALKS & DRIVEWAY	1412.0 SF
WORKSHOP	1130.0 SF
GARAGE	485.0 SF
BUILDING SITE COVERAGE	
ALLOWED	13,068 SF (15%)
PROVIDED	4373.0 SF (5.0%)
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.

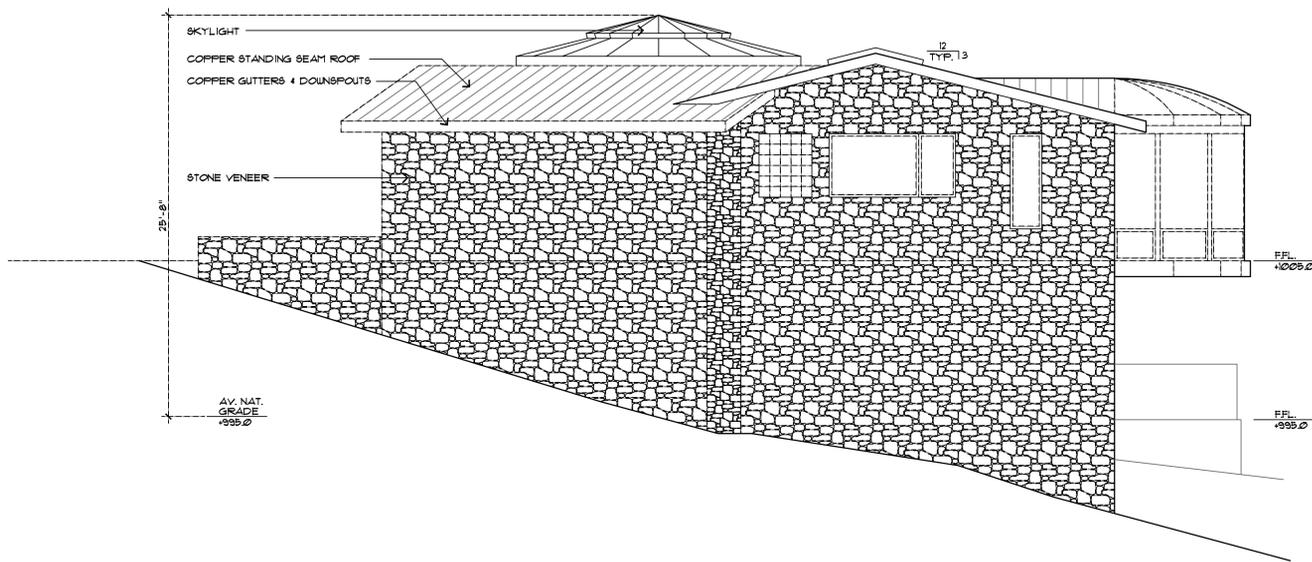
DRAWING INDEX

- A-1 SITE PLAN, PROJECT DATA
- A-2 FLOOR PLANS
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
- A-5 EXISTING PLANS
- C11 GRADING & DRAINAGE PLAN
- C21 WATER POLLUTION CONTROL PLAN (EROSION & SEDIMENT CONTROL PLAN)
- C31 CONSTRUCTION MANAGEMENT PLAN
- L-1 LANDSCAPING PLAN

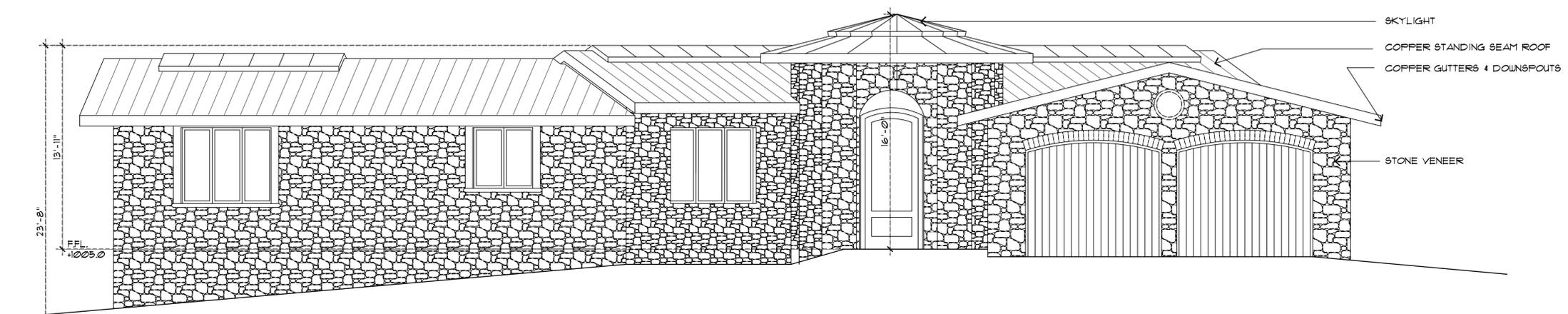
SITE PLAN
1/16" = 1'-0"

APN 241-331-001

REVISIONS	
NO.	DATE



NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

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

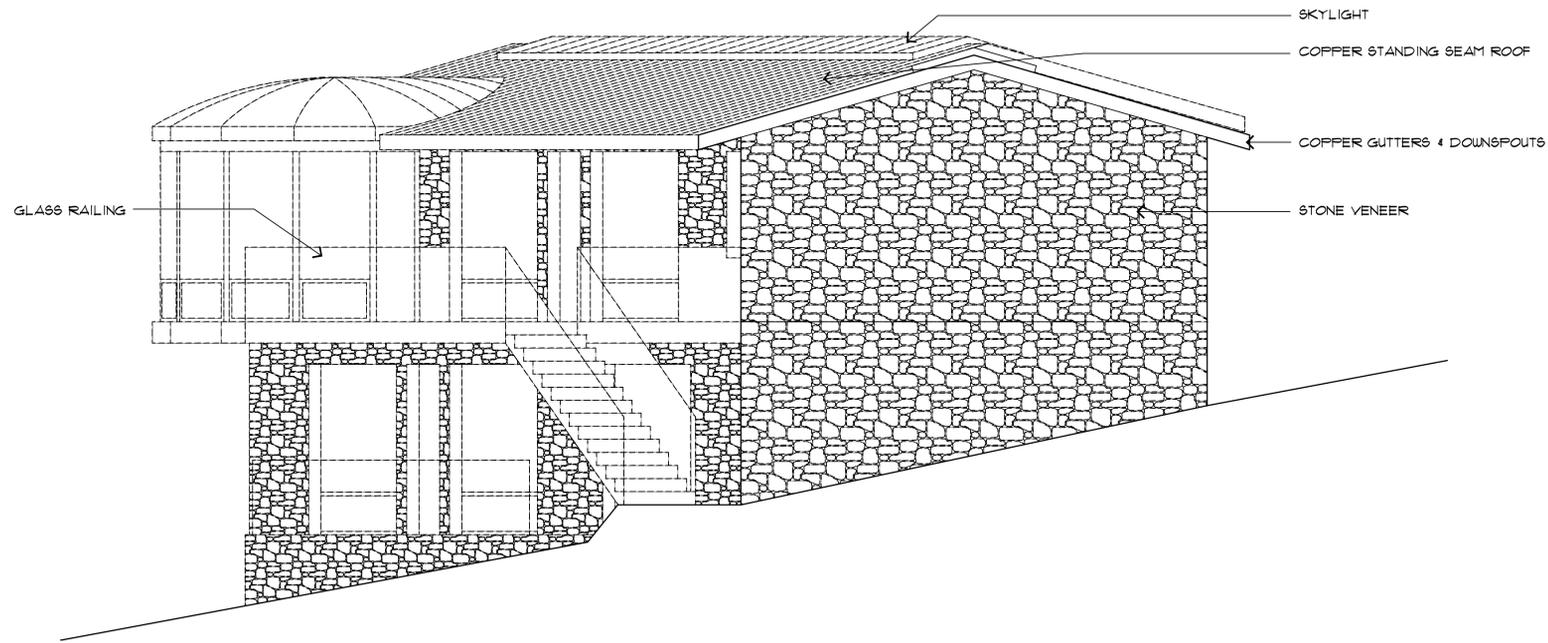
NEW RESIDENCE FOR:
Mr. & Mrs. Richard Raley
170 SPINDRIFT LANE
CARMEL HIGHLANDS
CA 93980
APN 241-321-002

DATE: 11/2012
PROJECT NO. 11011
DRAWN BY:
CHECKED BY:
SHEET TITLE:
ELEVATIONS

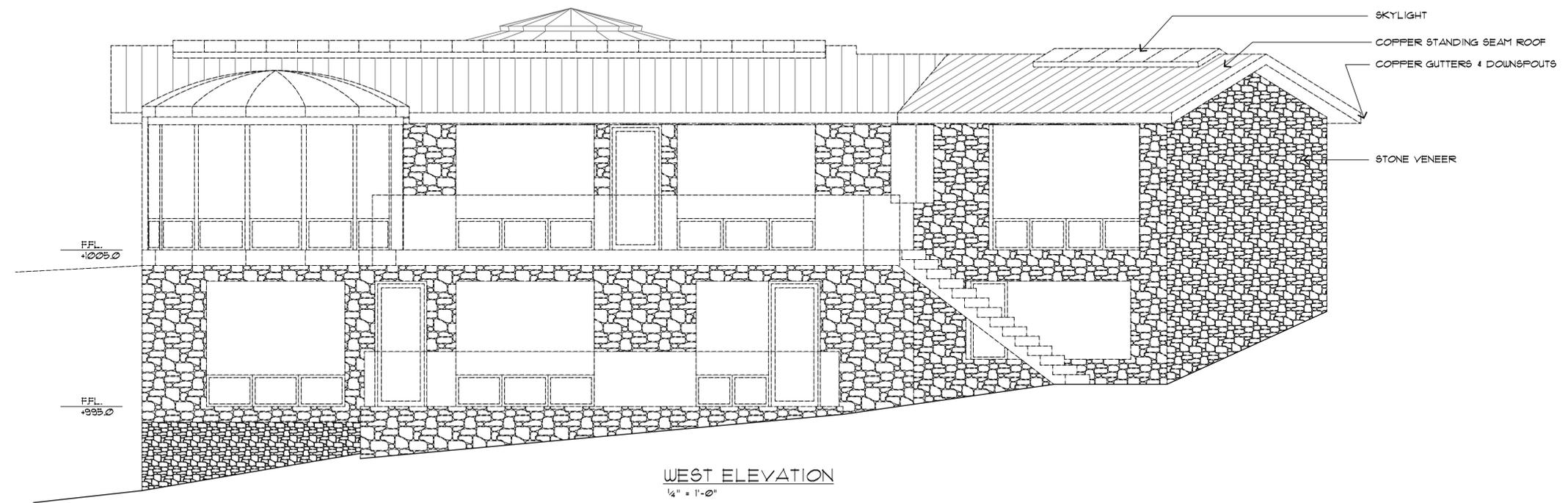
SHEET NO.
A-3
OF FIVE SHEETS

REVISIONS

NO.	DATE



SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

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
CARMEL HIGHLANDS
170 SPINDRIFT LANE
APN 241-321-002

DATE: 11/2012

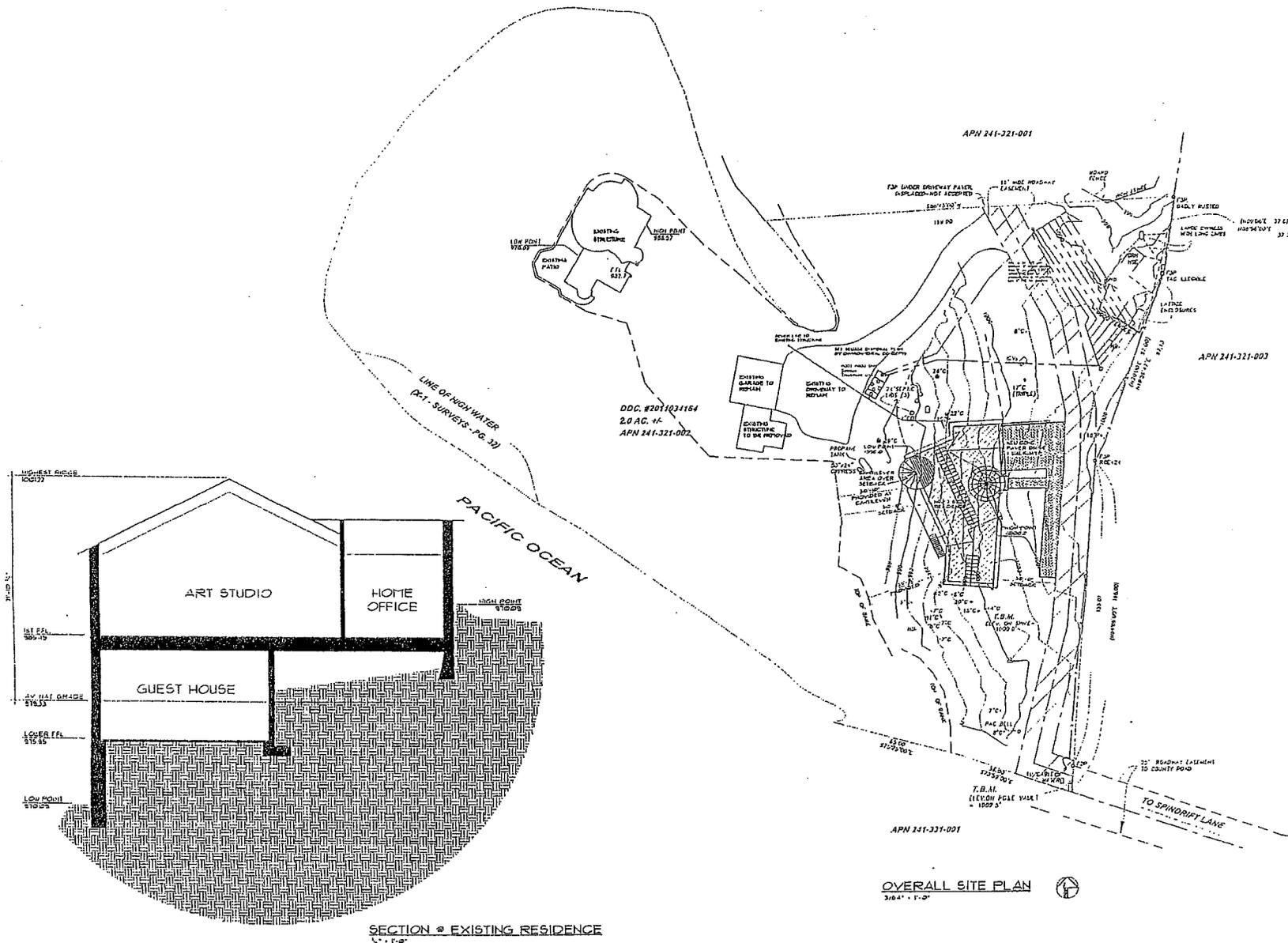
PROJECT NO. 11011

DRAWN BY:

CHECKED BY:

SHEET TITLE:
ELEVATIONS

SHEET NO.
A-4
OF FIVE SHEETS



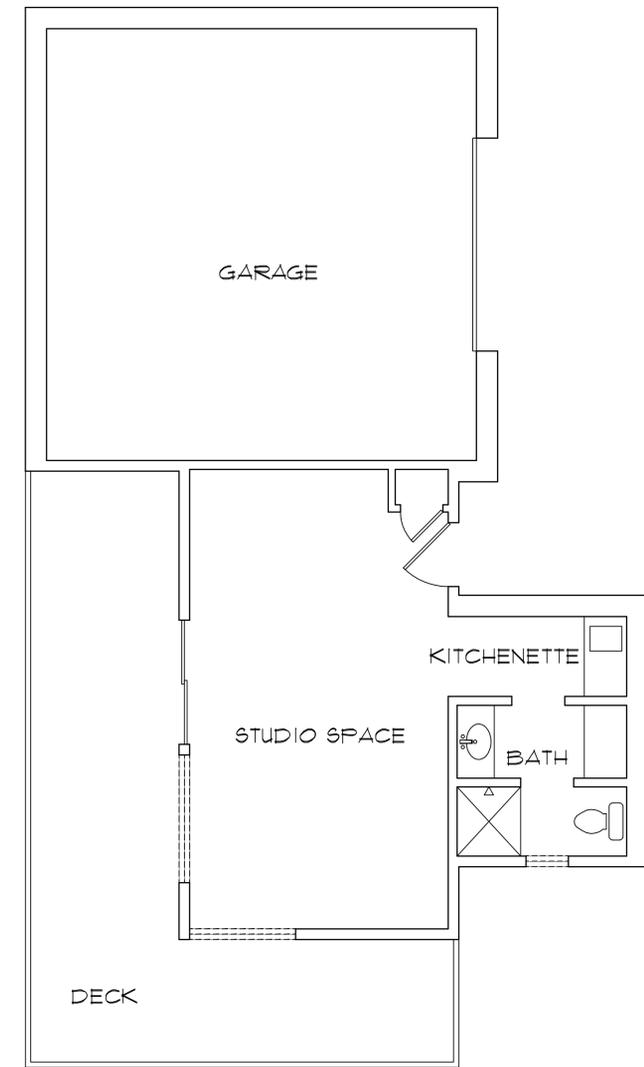
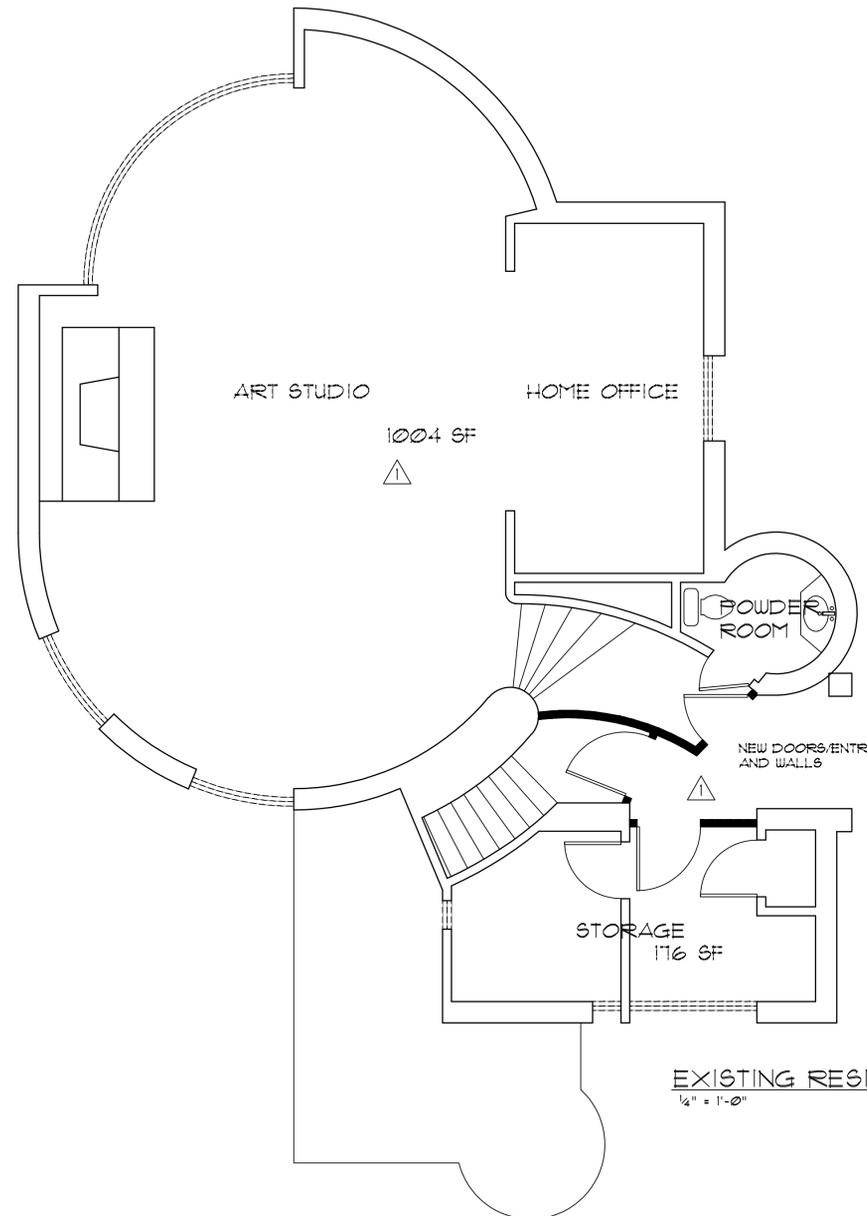
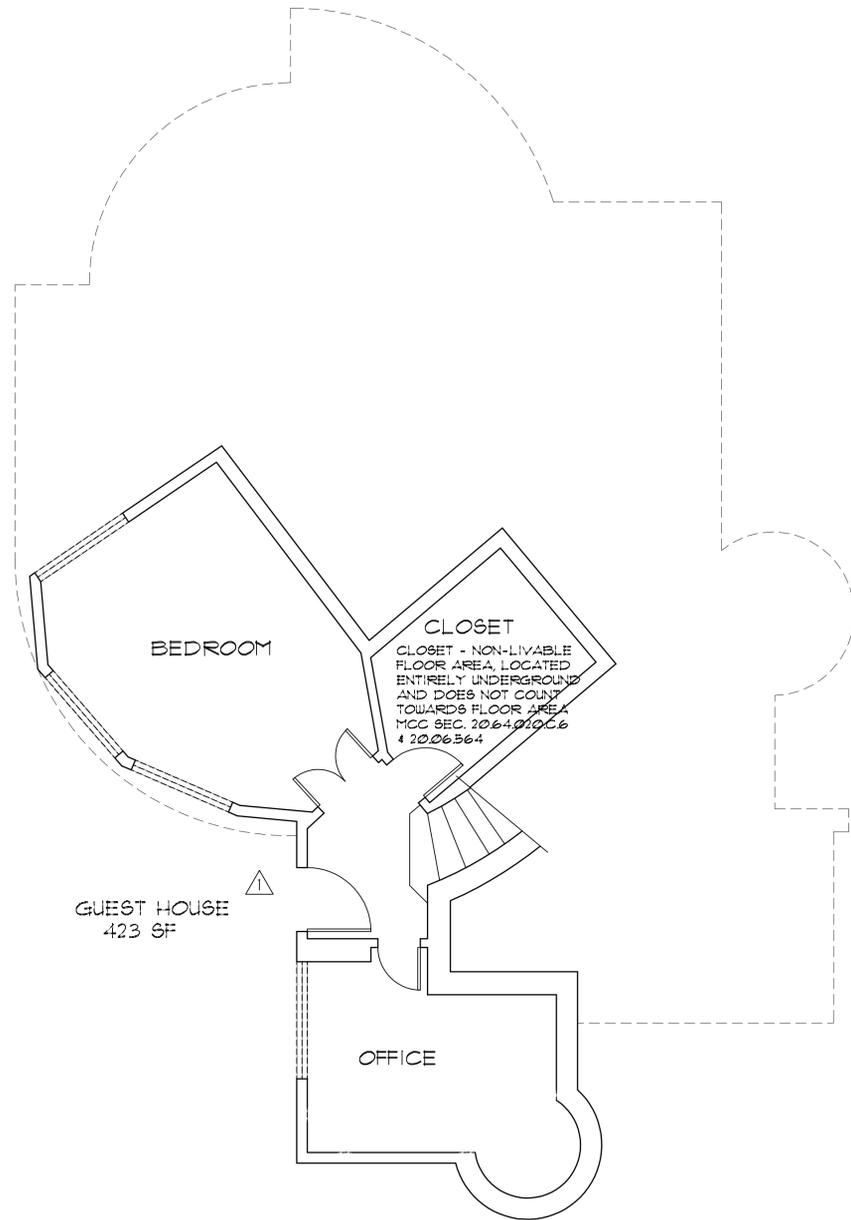
REVISIONS	
NO	DATE

WILLIAM C. WELLS
 ARCHITECT
 P.O. BOX 1072 PACIFIC GROVE, CALIF. 93950
 (408) 372-9851 (LUDWIG & CREERY)

NEW RESIDENCE FOR:
Mr. & Mrs. Richard Raley
 170 SPINDRIFT LANE
 CARMEL HIGHLANDS
 APN 741-331-002

DATE: 4/20/67
 PROJECT NO.: 1657
 DRAWN BY:
 CHECKED BY:
 SHEET TITLE:
SITE PLAN SECTION

SHEET NO.
A-6
 OF SIX SHEETS



REVISIONS

NO.	DATE
1	9/6/2012

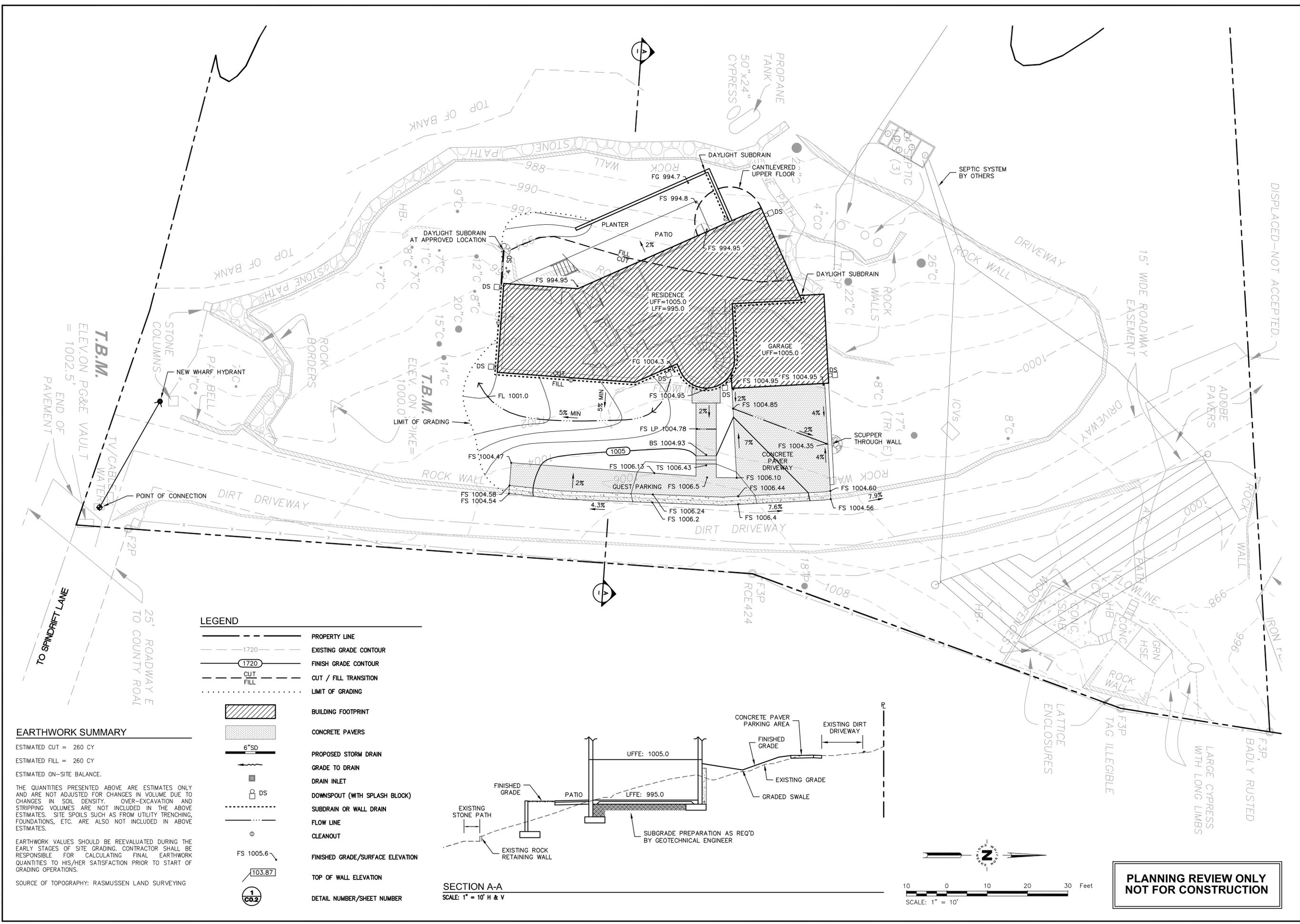
WILLIAM C MEFFORD
 ARCHITECT
 P.O. BOX 1072 PACIFIC GROVE, CA 93950
 (831) 373-4567 LICENSE # C-22893

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

DATE: 11/2012
 PROJECT NO. 11011
 DRAWN BY:
 CHECKED BY:

SHEET TITLE:
EXISTING PLANS

SHEET NO.
A-5
 OF FIVE SHEETS



EARTHWORK SUMMARY

ESTIMATED CUT = 260 CY
 ESTIMATED FILL = 260 CY
 ESTIMATED ON-SITE BALANCE.

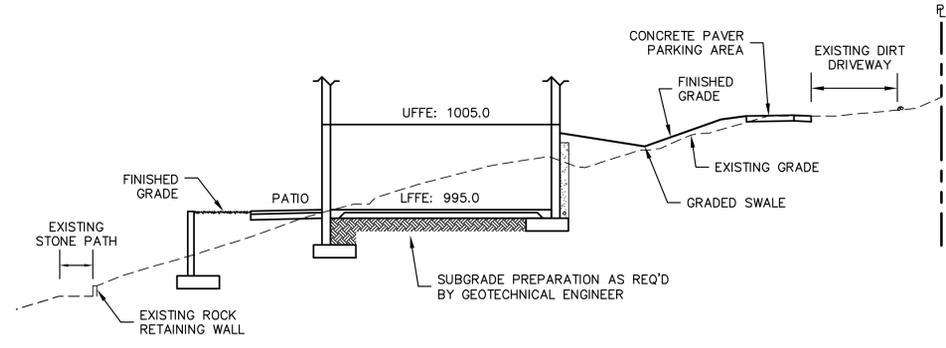
THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY. OVER-EXCAVATION AND STRIPPING VOLUMES ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE ALSO NOT INCLUDED IN ABOVE ESTIMATES.

EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SOURCE OF TOPOGRAPHY: RASMUSSEN LAND SURVEYING

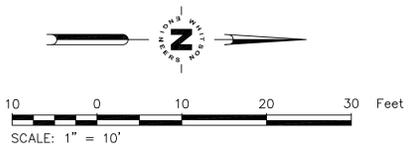
LEGEND

- PROPERTY LINE
- EXISTING GRADE CONTOUR
- FINISH GRADE CONTOUR
- CUT / FILL TRANSITION
- CUT / FILL TRANSITION
- LIMIT OF GRADING
- BUILDING FOOTPRINT
- CONCRETE PAVERS
- PROPOSED STORM DRAIN
- GRADE TO DRAIN
- DRAIN INLET
- DOWNSPOUT (WITH SPLASH BLOCK)
- SUBDRAIN OR WALL DRAIN
- FLOW LINE
- CLEANOUT
- FINISHED GRADE/SURFACE ELEVATION
- TOP OF WALL ELEVATION
- DETAIL NUMBER/SHEET NUMBER



SECTION A-A
 SCALE: 1" = 10' H & V

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES



PLANNING REVIEW ONLY
NOT FOR CONSTRUCTION

NO.	BY:	DATE:	DESCRIPTION:

DATE: 11/1/12
 SCALE: 1" = 10'
 ENGR. NDM
 JOB NO.: 2910.00

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 9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
 831.649.5225 • Fax 831.373.5065

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

RALEY RESIDENCE
 107 SPINDRIFT RD, CARMEL, CA 93923

APN 241-321-002

GRADING AND DRAINAGE PLAN

SHEET **C1.1** OF

EROSION CONTROL NOTES

- ESTIMATED TOTAL DISTURBED AREA: .86 AC.
- BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - THE 2003 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT <http://www.dot.ca.gov/hq/construc/stormwater/stormwater1.htm>
 - THE 2009 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT <http://www.cabmphandbooks.com/>
- THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
- ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATELY REMEDY SHALL OCCUR.
- KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SLIT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
- PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH CALTRANS BEST MANAGEMENT PRACTICE WE-1.
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
- ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
 - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.

MONTEREY COUNTY REQUIREMENTS

- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
 - RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
 - EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE SANTA LUCIA PRESERVE.
- ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
- AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

OBSERVATION AND MAINTENANCE

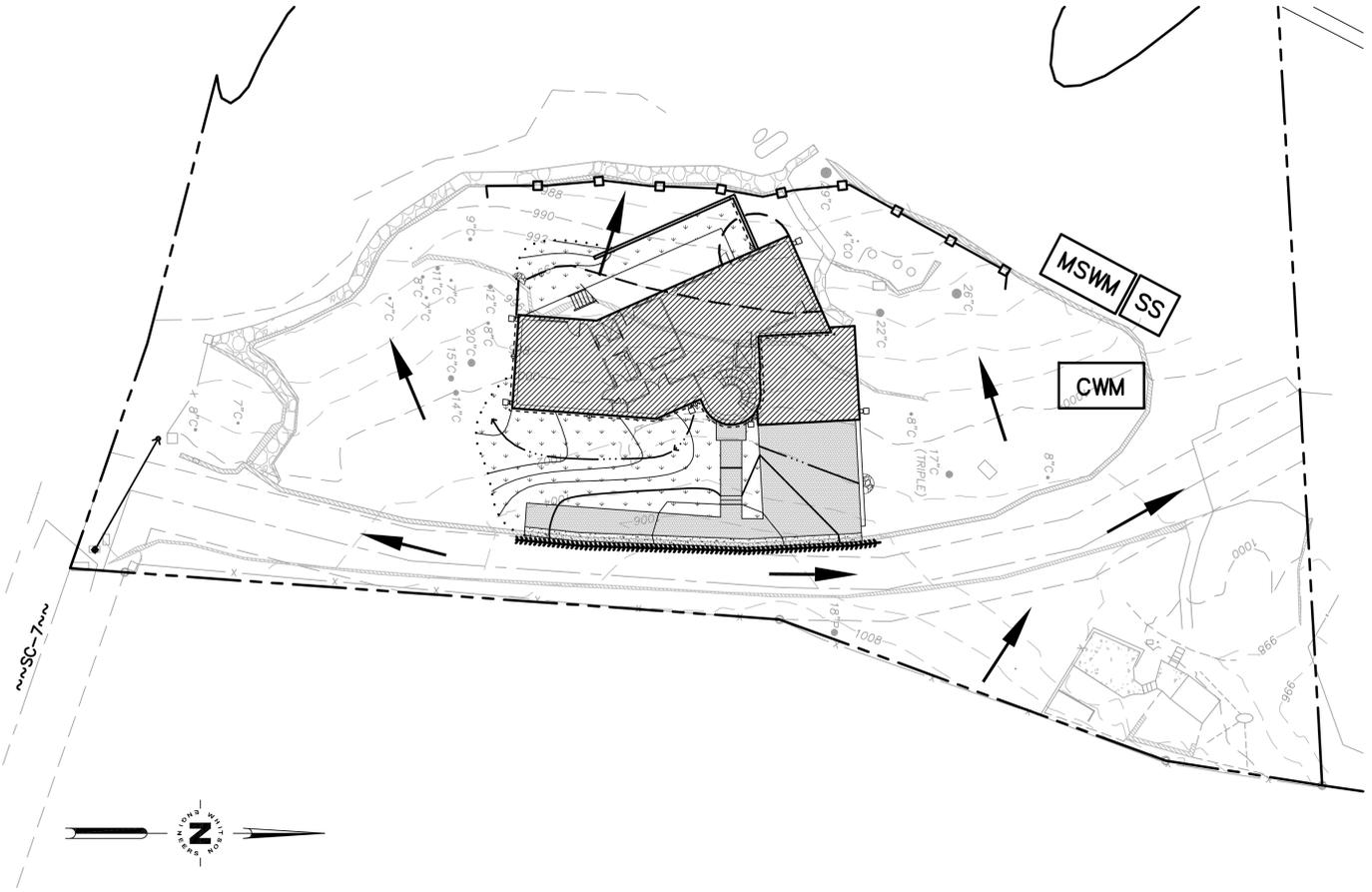
- VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
 - WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
- REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
- SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
- TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
- REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
- REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

- NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
- MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
- HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
 - FIRE HYDRANT FLUSHING,
 - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
 - PIPE FLUSHING AND TESTING,
 - WATER TO CONTROL DUST,
 - UNCONTAMINATED GROUND WATER FROM DEWATERING,
 - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
- THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
 - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
 - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
 - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
 - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
 - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
 - THE DISCHARGE IS MONITORED AND MEETS THE APPLICABLE NALS AND NELS
 - THE DISCHARGER REPORTS THE SAMPLING INFORMATION IN THE ANNUAL REPORT
- IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

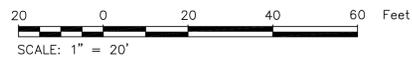
EMPLOYEE TRAINING

- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - SPILL PREVENTION AND RESPONSE;
 - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
 - GOOD HOUSEKEEPING;
 - FINES AND PENALTIES;
 - MATERIAL MANAGEMENT PRACTICES.

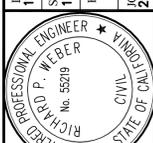


LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	-	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
	SC-7	-	STREET SWEEPING
	SC-10	-	INLET PROTECTION
	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS / SPECS PERMANENT STABILIZATION PER LANDSCAPE DWGS / SPECS
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
	WM-1, WM-4, WM-10	-	MATERIALS STORAGE AND WASTE MANAGEMENT AREA
	WM-9	-	SANITARY FACILITIES
	-	-	DIRECTION OF DRAINAGE



REVISIONS:	DATE:	BY:	DESCRIPTION:
NO.	11/1/12		
SCALE:	1"=20'	ENGR.	NDM
JOB NO.:	2910.00		



WHITSON ENGINEERS
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 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

RALEY RESIDENCE
 107 SPINDRIFT RD., CARMEL, CA 93923
WATER POLLUTION CONTROL PLAN
(EROSION AND SEDIMENT CONTROL PLAN)
 APN 241-321-002
 SHEET **C2.1**
 OF

PLANNING REVIEW ONLY
NOT FOR CONSTRUCTION

Nov. 01, 2012 - 12:10pm
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IRRIGATION NOTES

CONCEPT: THE WHOLE AREA IS TO BE "ZERO-SCAPE" PLANTING WITH NO WATERING BY THE SECOND YEAR. NEW AREA TO BE WATERED WITH ONLY SUPPLEMENTAL SPRAYERS FOR THE MONTHS OF JULY AND AUGUST.

- RAINDIAL- 6 STATION TIMER W/ RAIN SENSOR
- HARDIE 3/4" BACKFLOW VALVES W/ FLUSH FILTERS
- ALL PIPING TO BE SCH80 PVC
- HUNTER PGP ROTER CASTING SPRAYERS

NOTE:

- ALL STONES FROM DEMO AND ORIGINAL YARD TO BE SAVED AND RECYCLED INTO NEW LANDSCAPING
- ALL FOLIAGE AT AREA OF CONSTRUCTION TO BE TRANSPLANTED TO NEW AREAS.

EXIST. TERRAIN / FOLIAGE AND BOULDERS TO REMAIN AS ORIGINAL
 EXIST. TREES TO REMAIN
 ALL TERRAIN / FOLIAGE AND BOULDERS TO MATCH EXIST. LANDSCAPING
 NEW STONE WALLS AND GRAVEL PATH TO MATCH EXIST. ALL STONES TO BE RECYCLED FROM SITE DEMO

NOTE: PLANT 3# NEW 36" BOX MONTERREY CYPRESS (CUPRESSUS MACROCARPA)...TO MATCH EXISTING.

EXIST. TERRAIN / FOLIAGE AND BOULDERS TO REMAIN AS ORIGINAL
 EXIST. TREES TO REMAIN
 ALL TERRAIN / FOLIAGE AND BOULDERS TO MATCH EXIST. LANDSCAPING

LANDSCAPE PLAN

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

PLANT INDEX.

VARIETY	NAME	HEIGHT	SIZE
	SEASIDE DAISY	ERIGERON GLAUCUS	6"-1FT. 1GAL.
	SUCCULENTS	ECHVEARIAS AEONIUM SEDUM	6"-1FT. 6"POT
	GRASSES	CAREX MISCANTHUS FESCUES	6"-1FT. 1GAL.

CONCEPT: ALL FOLIAGE TO BE "ZERO-SCAPE" IN STYLE AND WATER USAGE. NEW AREA IS TO MATCH EXIST. COASTAL PLANTSCAPING. ALL EXISTING FOLIAGE FROM DEMO TO BE TRANSPLANTED WITH NEW FOLIAGE. FOLIAGE IS TO CONSIST OF THREE CLASSIFICATIONS. SUCCULENT GARDENS, GRASS GARDENS AND TRAILING COASTAL GROUNDCOVER.

