

MONTEREY COUNTY ZONING ADMINISTRATOR

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| Meeting: May 28, 2015 | Agenda Item No.: 2 |
| Project Description: Consider an Amendment to a Combined Development Permit (PLN100119). As amended, the project is a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and 2,711 square foot uncovered deck, a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, and associated grading; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources. | |
| Project Location: 38025 Rocky Creek Road, Big Sur, Coastal Zone | APN: 418-132-002-000 |
| Planning File Number: PLN140625 Related to PLN990440, PLN020073, PLN040077, PLN060176, PLN080111, and PLN100119 | Owner/Applicant: Giles Hayward Agent: Studio Carver Architects |
| Planning Area: Big Sur Coast Land Use Plan | Flagged and staked: Yes |
| Zoning Designation: WSC/40-D (CZ) [Watershed and Scenic Conservation, 40 acres per unit, with Design Control Overlay (Coastal Zone)] | |
| CEQA Action: Addendum to a previously-certified Environmental Impact Report per Section 15164 of the CEQA Guidelines | |
| Department: RMA-Planning | |

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Consider the Addendum together with the Rocky Creek Ranch Final Environmental Impact Report (FEIR) (SCH#9103305F; Resolution No. 92-39), per CEQA Guidelines Section 15164; and
- 2) Approve an Amendment (PLN140625), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

The Applicant proposes to amend a Combined Development Permit previously approved by the Zoning Administrator under RMA-Planning File No. PLN100119 (**Exhibit F**). The currently-proposed Amendment (RMA-Planning File No. PLN140625) would allow the construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and 2,711 square foot uncovered deck, a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, and associated grading. The currently-proposed Amendment would also allow development within 100 feet of environmentally sensitive habitat, and development within 750 feet of known archaeological resources. The original Combined Development Permit (RMA-Planning File No. 990440) was granted four Extensions (RMA-Planning File Nos. PLN020073, PLN040077, PLN060176, and PLN080111). See the attached project discussion for a detailed review of the project (**Exhibit B**).

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA-Public Works
- √ RMA-Environmental Services

- √ Environmental Health Bureau
- √ Water Resources Agency
- √ CALFIRE Coastal (Fire Protection District)
- California Coastal Commission

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Water Resources Agency, and CALFIRE Coastal have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The Big Sur Land Use Advisory Committee reviewed the proposed project at a public meeting held on February 24, 2015, and voted 4 – 0 to recommend support of the project as proposed.

Note: The decision on this project is appealable to the Board of Supervisors and California Coastal Commission.

Joseph Sidor, Associate Planner
 (831) 755-5262, SidorJ@co.monterey.ca.us
 May 22, 2015

cc: Front Counter Copy; Zoning Administrator; CALFIRE Coastal (Fire Protection District); RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; John Ford, RMA Services Manager; Joseph Sidor, Project Planner; Giles Hayward, Owner; Studio Carver Architects, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140625

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| Attachments: | Exhibit A | Project Data Sheet |
| | Exhibit B | Project Discussion |
| | Exhibit C | Draft Resolution, including: |
| | | • Conditions of Approval |
| | | • Site Plan, Floor Plans, Elevations, and Material/Color Finishes |
| | Exhibit D | Vicinity Map |
| | Exhibit E | Advisory Committee Minutes (Big Sur LUAC) |
| | Exhibit F | Zoning Administrator Resolution No. 13-041; October 31, 2013 |
| | Exhibit G | Addendum to the Rocky Creek Ranch FEIR |

The following is on file with County of Monterey RMA-Planning:

- Exhibit H Rocky Creek Ranch FEIR (SCH#9103305F; Resolution No. 92-39)

This report was reviewed by John Ford, RMA Services Manager 

EXHIBIT A

Project Information for PLN140625

Application Name: Hayward
Location: 38025 Rocky Creek Rd, Big Sur
Applicable Plan: Coast-Big Sur
Advisory Committee: Big Sur Coast Advisory Committee
Permit Type: Permit Amendment
Environmental Status: Addendum
Zoning: WSC/40-D(CZ)

Primary APN: 418-132-002-000
Coastal Zone: Yes
Final Action Deadline (884): 4/28/2015
Land Use Designation: Watershed & Scenic Conservation

Project Site Data:

Lot Size: 44.7
Existing Structures (sf): 0
Proposed Structures (sf): 5336
Total Sq. Ft.: 5336

Coverage Allowed: 194713
Coverage Proposed: 6794
Height Allowed: 24
Height Proposed: 19
FAR Allowed: NA
FAR Proposed: NA

Special Setbacks on Parcel: N

Resource Zones and Reports:

Seismic Hazard Zone: RELATIVELY STABLE AREAS
Erosion Hazard Zone: High / Moderate
Fire Hazard Zone: Very High
Flood Hazard Zone: X
Archaeological Sensitivity: High / Moderate
Visual Sensitivity: BIG SUR CRITICAL VIEWSHED

Soils Report #: LIB150050 / LIB150051
Biological Report #: LIB110295 / LIB120039
Forest Management Rpt. #: LIB150054
Geologic Report #: LIB150053
Archaeological Report #: LIB150034
Traffic Report #: NA

Other Information:

Water Source: WELL
Water Purveyor: NA
Fire District: Mid-Coast VFC
Tree Removal: 0

Grading (cubic yds.): 510
Sewage Disposal (method): SEPTIC
Sewer District Name: NA

EXHIBIT B DISCUSSION

Project Description and Background

The Applicant proposes an Amendment to a Combined Development Permit previously approved by the Zoning Administrator under RMA-Planning File No. PLN100119 (**Exhibit F**). The proposed Amendment (RMA-Planning File No. PLN140625) would allow the construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and 2,711 square foot uncovered deck, a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, and associated grading. The proposed Amendment would also allow development within 100 feet of environmentally sensitive habitat, and development within 750 feet of known archaeological resources. The original Combined Development Permit (RMA-Planning File No. 990440) was granted four Extensions (RMA-Planning File Nos. PLN020073, PLN040077, PLN060176, and PLN080111).

The existing Combined Development Permit (PLN100119) allows the construction of a 2,577 square foot two-story single family dwelling with a 528 square foot attached garage, a 795 square foot covered patio, a well, a septic system and grading of approximately 2,100 cubic yards. It also allows the construction of a 1,918 square foot horse barn with a 200 square foot covered porch and fenced corrals, removal of 7 Coast live oak trees, and development within 100 feet of environmentally sensitive habitat. Therefore, the proposed Amendment would result in the following: 1) an increase of approximately 223 square feet of coverage for the single family dwelling; 2) an increase of approximately 42 square feet for the large non-habitable accessory structure (barn to studio); 3) an increase of approximately 48 square feet for the small non-habitable accessory structure (garage); 4) a reduction of approximately 664 square feet of covered deck and porch area; 5) an increase of approximately 3,617 square feet of uncovered deck area; and 6) a reduction of approximately 1,590 cubic yards of grading (cut and fill). The proposed Amendment also consists of an update to the project description to include all required entitlements and revisions to the conditions of approval to reflect current code requirements/regulations.

Project Issues

Big Sur Critical Viewshed and Visual Access: The project as proposed is consistent with the policies of the Big Sur Coast Land Use Plan (LUP) dealing with visual resources and will have no impact on the critical viewshed. The project planner conducted site inspections on October 28, 2014, and February 24, 2015, to verify that the project site conforms to the applicable LUP visual resource policies. The proposed development does not create any new visible structures within the critical viewshed (LUP Policy 3.2.2). Distance, topography, and vegetation effectively screen the proposed development from Highway 1.

Also, an existing conservation and scenic easement (Scenic and Conservation Easement recorded February 4, 1994, at Reel 3063, Page 369, Official Records of Monterey County) covers approximately 2.5 acres of the parcel, and allows structures that would not be visible within the Big Sur Critical Viewshed and do not require significant vegetation removal. The project, as proposed, would place approximately half of the single-family dwelling within a 0.15 acre area of the easement. The County finds that the proposed building site is outside the Big Sur Critical Viewshed, does not involve removal of significant vegetation, and improves protection of visual

resources and access. Therefore, as proposed, the project is consistent with the restrictions of the easement, and the easement does not require modification.

Environmentally Sensitive Habitat (ESHA): The proposed project site will have no effect on special-status species, sensitive habitat, or other significant biological resources (LUP Policy 3.3.2.1), and the siting of the proposed development minimizes impacts on surrounding ESHA. Five biological reports (LIB110295, LIB120039, LIB150032, LIB150033, and LIB150039) were prepared for the project, and include recommendations to ensure the long-term habitat values in the surrounding area are not disrupted by the proposed development. Also, RMA-Planning has applied Condition No. 34 to require all development to be implemented in accordance with the recommendations of the biological reports.

Archaeological Resources: County records indicate the site is in an area identified as having a high sensitivity for cultural resources; however, an archaeological survey (LIB150034) prepared for the project site did not identify any potential for impacts to prehistoric resources. There is no evidence that any cultural resources would be disturbed (Big Sur Coast LUP Policy 3.11.1), and the potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of the County's standard project condition (Condition No. 4). A known archaeological resource is located approximately 350 feet southwest of the proposed development site; however, slope, vegetation, and a property boundary would preclude the potential for impacts to this resource.

Environmental Review

The County prepared a Final Environmental Impact Report (EIR) for the Rocky Creek Ranch Lot Line Adjustment project (**Exhibit H**), and the Final EIR was certified by the Board of Supervisors on January 26, 1993 (SCH#9103305F; Resolution No. 92-39). The Final EIR concluded that the project, as designed and mitigated, reduced potential impacts to a less than significant level. The current proposal does not alter the analysis or conclusions reached by this Final EIR. The Rocky Creek Ranch Final EIR included analysis of future construction of single-family dwellings and accessory structures within designated building envelopes on the resultant lots. Based on the proposed design for PLN140625, none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred, and no new information has been presented to warrant further environmental review.

An Addendum (**Exhibit G**) has been prepared for PLN140625 which states that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent Initial Study or EIR have occurred, there are no new significant environmental effects or increase in the severity of previously identified significant effects, and there is no new information of substantial importance that was not known at the time the previous Final EIR was certified. No unresolved issues remain and the project, as proposed, is consistent with applicable policies regarding hazards and protection of environmental resources. The Addendum was prepared to reflect the encroachment into the scenic and conservation easement, as discussed above.

Recommendation

Staff recommends that the Zoning Administrator consider the Addendum (**Exhibit G**) together with the previously-certified Rocky Creek Ranch Final EIR (**Exhibit H**), and approve the Amendment (PLN140625), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

HAYWARD (PLN140625)

RESOLUTION NO. 15 -

Resolution by the Monterey County Zoning
Administrator:

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

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

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

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is an Amendment to a Combined Development Permit (PLN100119). As amended, the project is a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a

2,800 square foot one-story single family dwelling with a 331 square foot covered deck and 2,711 square foot uncovered deck, a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, and associated grading; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

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

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

- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Big Sur Coast Land Use Plan;
 - Monterey County Coastal Implementation Plan, Part 3; and
 - Monterey County Zoning Ordinance (Title 20).

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

- b) The property is located at 38025 Rocky Creek Road, Big Sur (Assessor's Parcel Number 418-132-002-000), Big Sur Coast Land Use Plan. The parcel is zoned Watershed and Scenic Conservation, 40 acres per unit, with Design Control Overlay (Coastal Zone) [WSC/40-D

(CZ)], which allows construction of single-family dwellings and accessory structures, development within 100 feet of environmentally sensitive habitat, and development within 750 feet of a known archaeological resource with coastal development permits. Therefore, the project is an allowed land use for this site.

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

Plan, and No. 30 – Conservation and Scenic Easement. The Big Sur LUAC, on February 24, 2015, recommended approval of the material and color finishes submitted for the project. The Applicant has also proposed that all undeveloped areas remain as natural habitat, so a Landscape Plan would not be required. An existing conservation and scenic easement covers approximately 2.5 acres of the parcel, and allows structures that would not be visible within the Big Sur Critical Viewshed and do not require significant vegetation removal. The project, as proposed, is consistent with the restrictions of the easement and the project building site would improve protection of visual resources and access.

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

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

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

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Water Resources Agency, and CALFIRE Coastal (Fire Protection District). There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Biological Resources and

Archaeological Resources. The following reports have been prepared:

- Preliminary Archaeological Reconnaissance (LIB150034) prepared by Archaeological Consulting, Salinas, California, December 7, 1999.
- Biological Report (LIB150039) prepared by Jud Vandever, Biological Consultant, Monterey, California, November 30, 1999.
- Biological Spring Survey (LIB110295) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, May 20, 2011.
- Biological Letter (LIB120039) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, April 3, 2013.
- Biological Letter (LIB150032) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, August 24, 2011.
- Biological Letter (LIB150033) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, May 13, 2014.
- Forest Management Plan (LIB150054) prepared by Stephen R. Staub, Registered Professional Forester, Felton, California, January 2000.
- Preliminary Geotechnical Study (LIB150050) prepared by Geoconsultants, Inc., San Jose, California, February 15, 1989; including Addendum Geotechnical Study, prepared by Geoconsultants, Inc., San Jose, California, August 7, 1990.
- Retaining Wall Design Parameters (LIB150051) prepared by Buena Geotechnical Services, LLC, Atascadero, California, June 5, 2003.
- Revised Retaining Wall Design Parameters (LIB150052) prepared by Buena Geotechnical Services, LLC, Atascadero, California, June 17, 2003.
- Geologic Conditions (LIB150053) prepared by Geoconsultants, Inc., San Jose, California, July 30, 2003.

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

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

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

EVIDENCE: a) The project was reviewed by the RMA - Planning, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau (EHB), Water Resources Agency, and CALFIRE Coastal (Fire Protection District). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on

the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities will be provided. The parcel will be served by a private well and on-site wastewater treatment system. EHB reviewed the project application, and applied five conditions of approval (Condition Nos. 29 - 33) to address the requirement for a well construction permit, well capacity testing, fractured rock well advisement in the form of a deed restriction, water quality analysis, and review of on-site wastewater system design. Per EHB review, the wastewater system location and well site will meet all setback requirements pursuant to Monterey County Code 15.20.
- c) See Finding Nos. 2, 3, and 5, and supporting evidence.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN1450625.

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

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

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

- EVIDENCE:**
- a) The County prepared a FEIR for the Rocky Creek Ranch, and the FIER was certified by the Board of Supervisors on January 26, 1993 (SCH#9103305F; Resolution No. 92-39). Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. The Rocky Creek Ranch FEIR analyzed a three-phase adjustment of lots (i.e., a re-subdivision), including the potential impacts associated with future construction of single-family dwellings and accessory structure within designated building envelopes on the resultant lots. Based on the proposed design for PLN140625, none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative

declaration have occurred.

- b) An Addendum to the Rocky Creek Ranch FEIR was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
- c) The project involves the construction of a 2,800 square foot one-story single family dwelling with 331 square feet of covered deck and 2,711 square feet of uncovered deck, a 1,960 square foot one-story yoga studio with 906 square feet of uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, and associated grading. The project also involves development within 100 feet of environmentally sensitive habitat, and development within 750 feet of known archaeological resources. The Rocky Creek Ranch FEIR analyzed the impacts associated with the proposed development. Potential environmental impacts have been addressed by the FEIR, which recommended appropriate mitigation measures to reduce impacts to a level of less than significant. Applicable measures were addressed during the application review process.
- d) Applicable mitigation measures (MM) are now addressed via County standard conditions of approval, which are equivalent or more effective in mitigating or avoiding potential significant effects. MM No. 6 (tree removal and temporary fencing) is addressed by Condition No. 7 – Tree and Root Protection. MM Nos. 17 and 20 (exterior lighting) are addressed by Condition No. 8 – Exterior Lighting Plan. MM No. 47 (archaeological resources) is addressed by Condition No. 4 – Cultural Resources – Negative Archaeological Report. MM No. 49 (traffic impacts) is addressed by Condition Nos. 12 and 13 – Regional Development Impact Fee and County Wide Traffic Impact Fee.
- e) No adverse environmental effects were identified, other than what was analyzed in the Rocky Creek Ranch FEIR, during staff review of the development application and during site inspections on October 28, 2014, and February 24, 2015.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 2, Shoreline Access Plan, or Figure 3, Trails Plan, in the Big Sur Coast Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) Scenic easement (visual access): An existing conservation and scenic easement covers approximately 2.5 acres of the parcel, and allows structures that would not be visible within the Big Sur Critical Viewshed and do not require significant vegetation removal. The project, as proposed, would place approximately half of the single-

family dwelling within a 0.15 acre area of the easement. The County finds that the proposed building site is outside the Big Sur Critical Viewshed, does not involve removal of significant vegetation, and improves protection of visual resources and access. Therefore, as proposed, the project is consistent with the restrictions of the easement.

- e) The project planner conducted site inspections on October 28, 2014, and February 24, 2015, to verify the project would not interfere with visual access.
- f) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140625.

8. **FINDING:**

ESHA – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

EVIDENCE:

- a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the criteria to grant said permit have been met.
- b) The proposed project site will have no long-term effect on special-status species, sensitive habitat, or other significant biological resources (Big Sur Coast LUP Policy 3.3.2.1), and the siting of the proposed development minimizes impacts on surrounding ESHA. The project planner conducted site inspections on October 28, 2014, and February 24, 2015, to verify that the project on the subject parcel conforms to the ESHA policies and development standards of the plan and ordinance listed above. Five biological reports (LIB110295, LIB120039, LIB150032, LIB150033, and LIB150039) were prepared for the project, and include recommendations to ensure the long-term habitat values in the surrounding area are not disrupted by the proposed development. All potential impacts were assessed in the original permit action, and the structural design and footprint modifications proposed by this Amendment will not result in new impacts to biological resources. Also, the County will require the Applicant to record a notice (Condition No. 34) to certify that all development is implemented in accordance with the recommendations of the biological reports.
- c) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140625.

9. **FINDING:**

WILDFIRE PROTECTION STANDARDS IN STATE RESPONSIBILITY AREAS

– The subject project, as conditioned, will ensure standardized basic emergency access and fire protection pursuant to Section 4290 of the Public Resource Code.

EVIDENCE:

- a) The proposed project is within the Monterey County State Responsibility Area. The proposed project would expose people and structures to risk of wildland fire where proposed residential development is adjacent to undeveloped open space.
- b) Monterey County Code Section 18.56, Wildfire Protection Standards in

State Responsibility Areas, requires that future design and construction of structures, subdivisions and developments in State Responsibility Areas shall provide for emergency access and perimeter wildfire protection measures. All proposed development, as designed and conditioned, provides for emergency access and fire suppression.

- c) Condition of Approval Nos. 16 – 23 have been applied to the project to ensure the following: 1) all driveways meet minimum requirements regarding width, surface, grade, and turning radius or turnaround; 2) all buildings have required signing and numbering; 3) all structures have adequate fire protection equipment [sprinkler system and roof construction], emergency water flow, and access for emergency responders; 4) all gates allow safe and rapid access for emergency response vehicles; and 5) defensible space.

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

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

DECISION

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

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

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

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

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

Monterey County RMA Planning

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

PLN140625

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Amendment (PLN140625) allows the construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and 2,711 square foot uncovered deck, a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, associated grading, and development within 100 feet of environmentally sensitive habitat and within 750 feet of known archaeological resources. The property is located at 38025 Rocky Creek Road, Big Sur (Assessor's Parcel Number 418-132-002-000), Big Sur Coast Land Use Plan, Coastal Zone. Related to PLN990440, PLN020073, PLN040077, PLN060176, PLN080111, and PLN100119. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "An Amendment (Resolution Number 15 -) was approved by the Zoning Administrator for Assessor's Parcel Number 418-132-002-000 on {Date the permit was approved}. The permit was granted subject to thirty-four (34) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

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

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

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

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

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

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

**Compliance or
Monitoring**

The Owner/Applicant shall adhere to this condition on an on-going basis.

Action to be Performed:

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

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

5. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

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

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

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

6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

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

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

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

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

Responsible Department: RMA-Planning

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

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

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

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

9. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

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

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

10. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

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

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

11. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

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

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

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

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

12. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

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

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

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

Responsible Department: RMA-Public Works

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

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

14. WR002 - STORMWATER CONTROL

Responsible Department: Water Resources Agency

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

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

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

15. FIRE007 - DRIVEWAYS

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (CALFIRE Coastal)

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

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

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

16. FIRE008 - GATES

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (CALFIRE Coastal)

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

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

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

17. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (CALFIRE Coastal)

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

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

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

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

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

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

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

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

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

19. FIRE015 - FIRE HYDRANTS/FIRE VALVES

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet and no further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (CALFIRE Coastal)

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

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

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

20. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

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

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

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

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

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

Responsible Department: Fire

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

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

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

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

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

Responsible Department: Fire

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

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

23. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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

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

24. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

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

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

25. GRADING PLAN

Responsible Department: Environmental Services

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

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan, updated Geotechnical Report or Engineering Geology Report, and certification from the licensed practitioner to RMA-Environmental Services for review and approval.

26. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

27. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

28. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

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

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

29. EHSP001 - WATER WELL CONSTRUCTION PERMIT

Responsible Department: Health Department

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

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

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

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All new or rehabilitated wells, completed in bedrock formations, to be added to a potable water distribution system shall first undergo a minimum of a 72-hour continuous source capacity test, witnessed by the Environmental Health Bureau (EHB), to determine the yield of the well in order to demonstrate compliance with Section 601.1 of the Uniform Plumbing Code. The test shall conform to Source Capacity Test Procedure, available from the EHB. The source capacity test must yield a sufficient quantity (determined by EHB) to support the proposed development. The source capacity test(s) shall be made no earlier than August 1 of each year and no later than the first significant rainfall event of the wet season or Oct 31st. The source capacity test report shall include all information as specified by procedure guidelines. The applicant shall pay all associated fees to the EHB.

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

31. EHSP003 -LONG-TERM WATER SUPPLY DEED RESTRICTION

Responsible Department: Health Department

**Condition/Mitigation
Monitoring Measure:**

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

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

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

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

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

32. EHSP004 - NEW WELL WATER QUALITY ANALYSIS

Responsible Department: Health Department

**Condition/Mitigation
Monitoring Measure:**

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

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

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

If EHB determines that treatment is necessary:

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

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

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

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

33. EHSP005 - ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

Responsible Department: Health Department

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

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

34. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

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

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

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

PROJECT DATA

OWNER
 Giles Hayward
 3512 Pacific Ave
 Marina Del Rey, CA 90292

ARCHITECT
 Studio Carver Architects
 P.O. Box 2694, Carmel, CA 95021
 831.924.1111
 Email: Robert@StudioCarver.com
 10000 Highway 1, Suite 100
 Carmel, Robert Carver, AIA, Licensed AP
 P.O. Box 3135
 RASMUSSEN LAND SURVEYING INC.

TOPOGRAPHICAL INFO

SHEET INDEX

COVER SHEET

G1.0

A1.0 OVERALL SITE PLAN - AREA CALCULATIONS
 A1.1 ENLARGED SITE PLAN
 A2.0 MAIN RESIDENCE FLOOR PLAN
 A2.1 YOGA STUDIO FLOOR PLAN
 A3.0 EXTERIOR ELEVATIONS - MAIN RESIDENCE
 A3.1 EXTERIOR ELEVATIONS - YOGA STUDIO
 A3.2 BUILDING SECTIONS
 A3.3 3d VIEWS

SCOPE OF WORK

AMEND AND SUPPLEMENT THE ORIGINAL PLANNING PERMIT #N130193 TO REFLECT REVISED SINGLE STORY RESIDENCE IN LIEU OF APPROVED 2 STORY RESIDENCE AND REPLACE THE APPROVED HOUSE BARN WITH A YOGA STUDIO. PROVIDE ARCHITECTURAL AND CAR GARAGE IN LIEU OF APPROVED ATTACHED CAR GARAGE.

ZONING INFORMATION

PROJECT ADDRESS 38025 ROCKY CREEK ROAD
 CARMEL, CALIFORNIA 95023

ASSESSOR'S PARCEL NO 418-132-002-000
 LOT 2, ROCKY CREEK

RANCH

ZONING W60-40-D (CZ)

PLM# PLN100119, PLN090440

OCCUPANCY GROUP: R-3

STORIES 1

EXISTING USE VACANT LAND

PROPOSED USE SINGLE FAMILY DWELLING

SITE AREA 44.7 ACRES

PROPOSED BUILDING AREA: 2,800 SF
 MAIN RESIDENCE 1,950 SF
 YOGA STUDIO 516 SF
 DETACHED 2 CAR GARAGE

TOTAL FLOOR AREA: 5,336 SF

COVERED DECK AREA: 331 SF
 NON-COVERED DECK AREA 2,711 SF

PROJECT SITE



MISC. INFORMATION

WATER SOURCE NEW WELL

SEWER SYSTEM NEW SEPTIC SYSTEM

TREES TO BE REMOVED 0

GRADING ESTIMATES 248 CUBIC YARDS - FILL
 252 CUBIC YARDS - CUT
 14 CUBIC YARDS - NET CUT

SHEET

G1.0

STUDIO CARVER ARCHITECTURE + PLANNING + INTERIOR DESIGN

STUDIO CARVER ARCHITECTURE + PLANNING + INTERIOR DESIGN

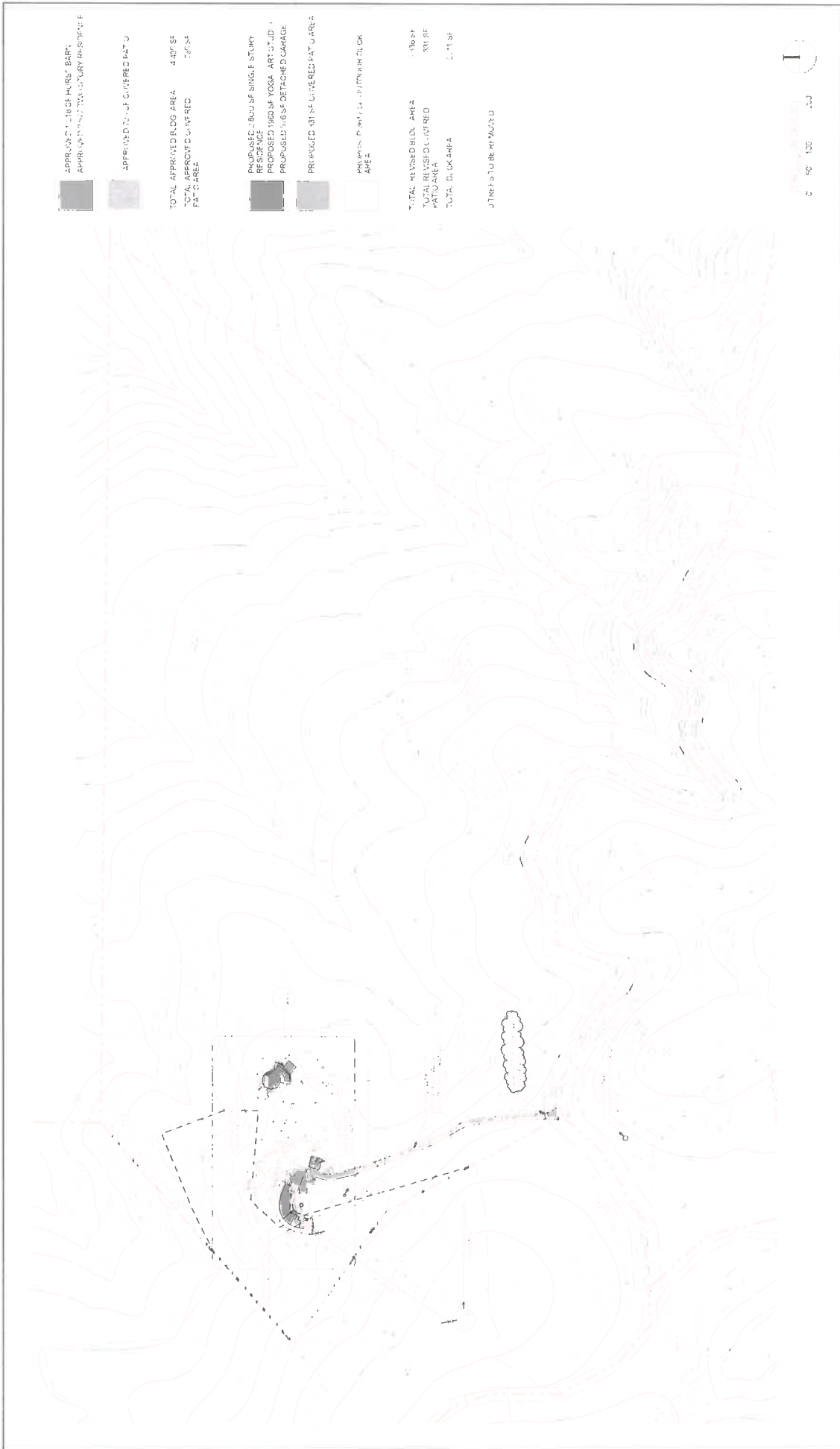


COVER SHEET

Hayward
 38025 Rocky Creek Road, Carmel CA

Date 8-5-2014
 Scale @ 1/4" = 1'-0"
 Drawn By PL
 Job 1331

8/7/2014 10:33:30 PM



APPROXIMATE GROUND SURFACE
 APPROXIMATE GROUND SURFACE
 APPROXIMATE GROUND SURFACE

TOTAL APPROVED BLDG AREA 4,427 SF
 TOTAL APPROVED COVERED PAT AREA 727 SF

PROPOSED 1,800 SF SINGLE STORY RESIDENCE
 PROPOSED 1,800 SF YOGA ART STUDIO
 PROPOSED 1,167 SF DETACHED GARAGE
 PROPOSED 81 SF COVERED PAT GARAGE

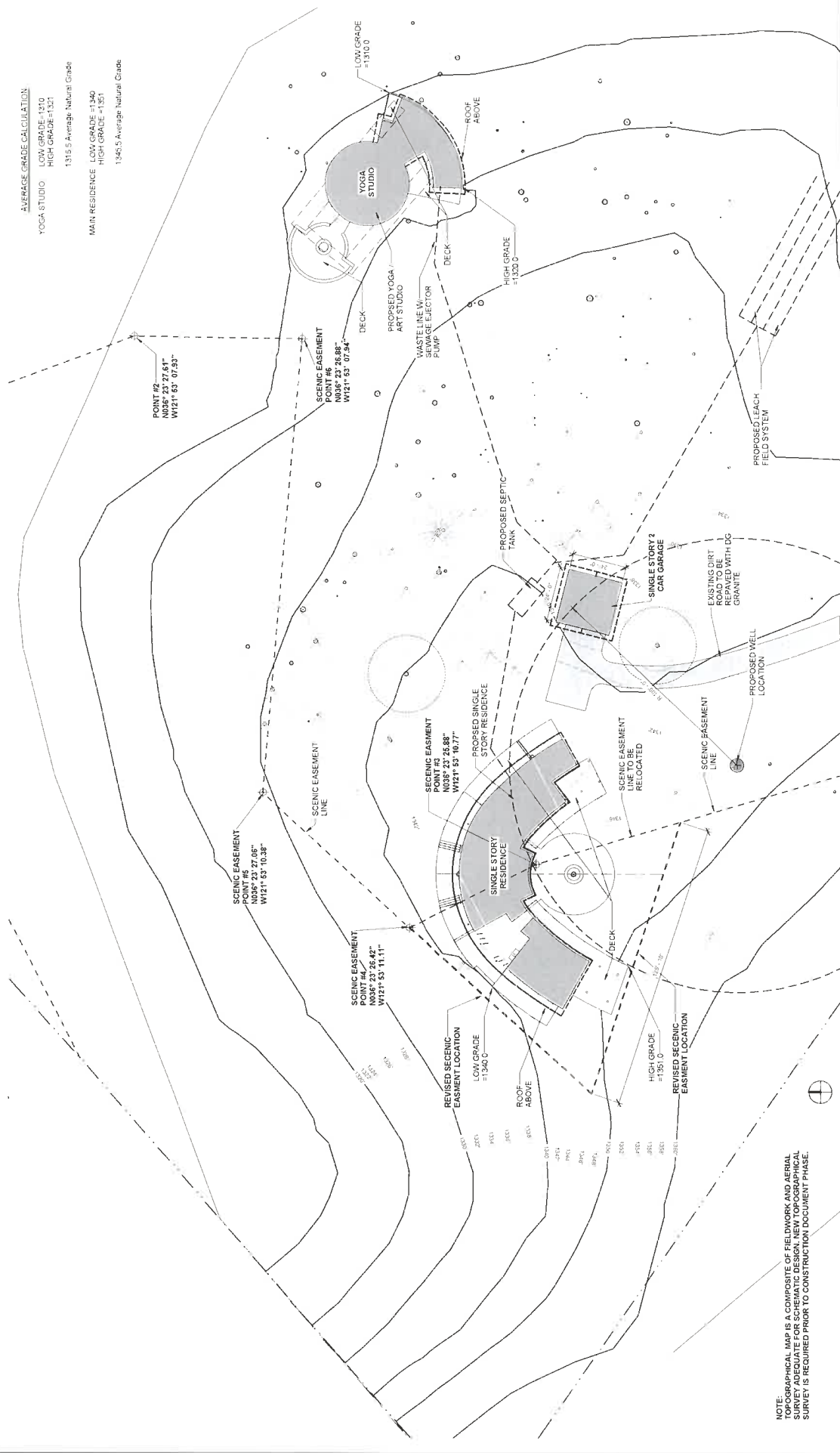
APPROXIMATE GROUND SURFACE AREA

TOTAL REVISION BLDG AREA 1,167 SF
 TOTAL REVISION COVERED PAT AREA 81 SF
 TOTAL D. OK AREA

JTR:ES TO BE REVISION

| <p>DATE: 10/1/2024</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 10/1/2024</p> | <p>OVERALL SITE PLAN - AREA CALCULATIONS</p> <h3>Hayward Residence</h3> <p>10/1/2024 10:00 AM</p> | <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION #</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | NO. | REVISION # | DESCRIPTION | DATE | | | | | | | | | | | | | | | | | <p>STUDIO CARVER Architectural - Planning - Interiors</p> <p>ARCHITECT: CARVER ARCHITECTS 1000 UNIVERSITY AVENUE, SUITE 100 BERKELEY, CA 94702 TEL: 415.863.1111</p> | <p>SHEET</p> <h1>A1.0</h1> |
|--|---|--|------|------------|-------------|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|----------------------------|
| NO. | REVISION # | DESCRIPTION | DATE | | | | | | | | | | | | | | | | | | | | | |
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AVERAGE GRADE CALCULATION:
 YOGA STUDIO LOW GRADE=1310
 HIGH GRADE=1327
 1318.5 Average Natural Grade
 MAIN RESIDENCE LOW GRADE=1340
 HIGH GRADE=1351
 1345.5 Average Natural Grade



NOTE:
 TOPOGRAPHICAL MAP IS A COMPOSITE OF FIELDWORK AND AERIAL PHOTOGRAPHS.
 SURVEY IS REQUIRED PRIOR TO CONSTRUCTION DOCUMENT PHASE.

SHEET **A1.1**

STUDIO CARVER ARCHITECTURE + PLANNING + INTERIOR DESIGN
 400 PAVILION BLVD, SUITE 100, CARMEL, CA 94381, U.S.A.
 WWW.STUDIOCARVER.COM

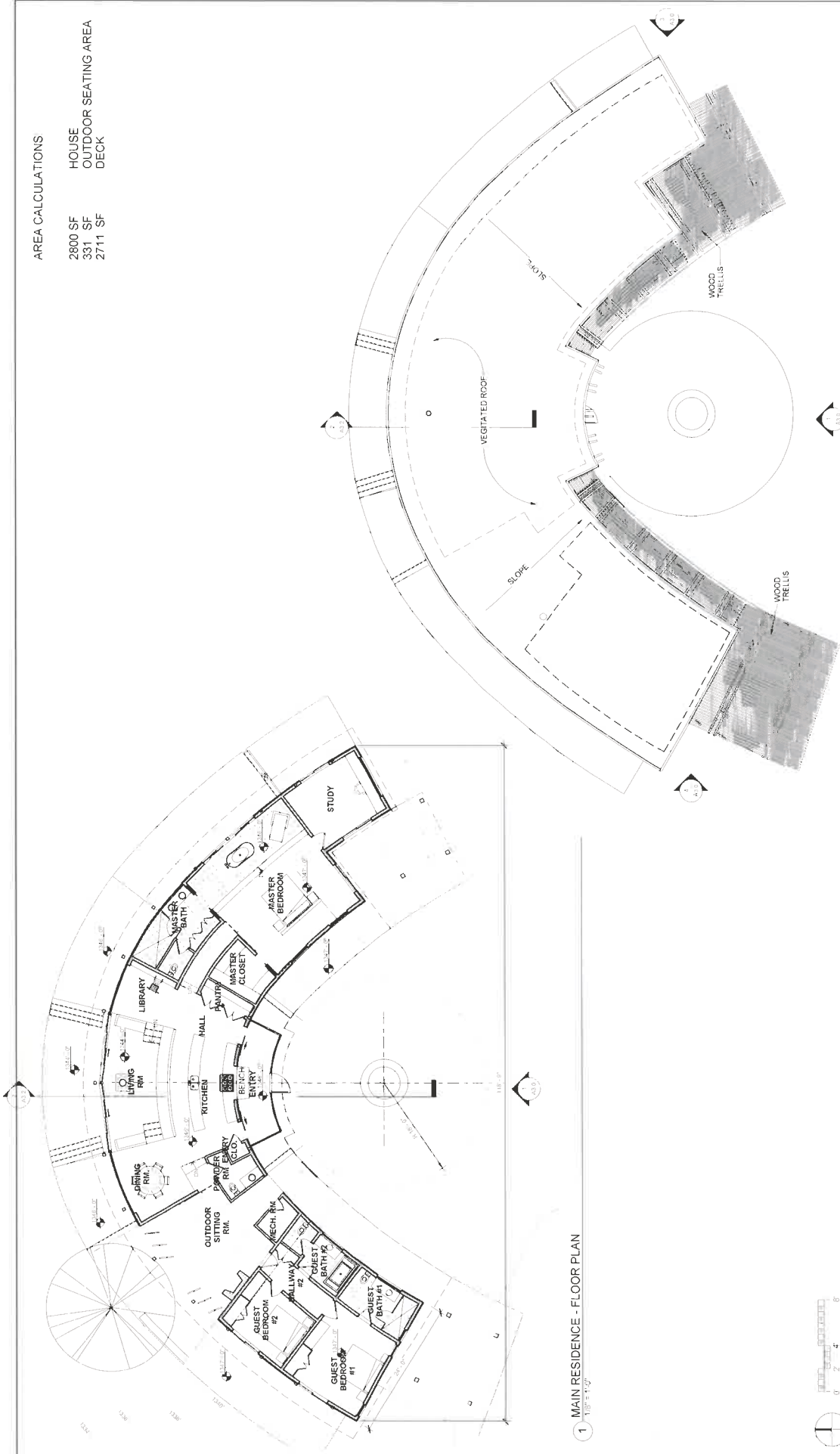
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| Scale | 1" = 20'-0" @ 24" x 36" |
| Drawn By | PL |
| Job | 1331 |

ENLARGED SITE PLAN
Hayward
 30025 Emory Creek Road, Carmel, CA

8/20/14 10:46 AM

AREA CALCULATIONS

HOUSE 2800 SF
 OUTDOOR SEATING AREA 331 SF
 DECK 2711 SF



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

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



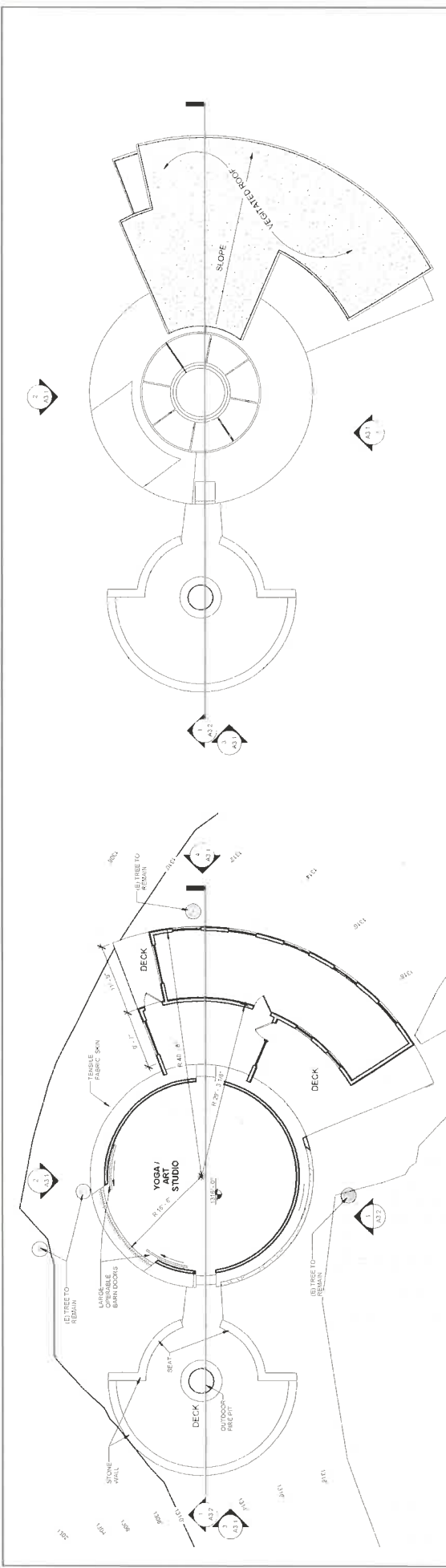
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 38022 Reddy Over Road, Carmel, CA
 TEL: 831.923.1111
 WWW.STUDIOCARVER.COM



MAIN RESIDENCE FLOOR PLAN
Hayward - Main Residence
 38022 Reddy Over Road, Carmel, CA

| | |
|----------|--------------|
| Scale | 1/8" = 1'-0" |
| Drawn By | PL |
| Rev | 1.001 |



1. YOGA STUDIO - FLOOR PLAN
1/8" = 1'-0"

2. YOGA STUDIO - ROOF PLAN
1/8" = 1'-0"

3. GARAGE FLOOR
1/8" = 1'-0"

4. GARAGE - NORTH ELEVATION
1/8" = 1'-0"

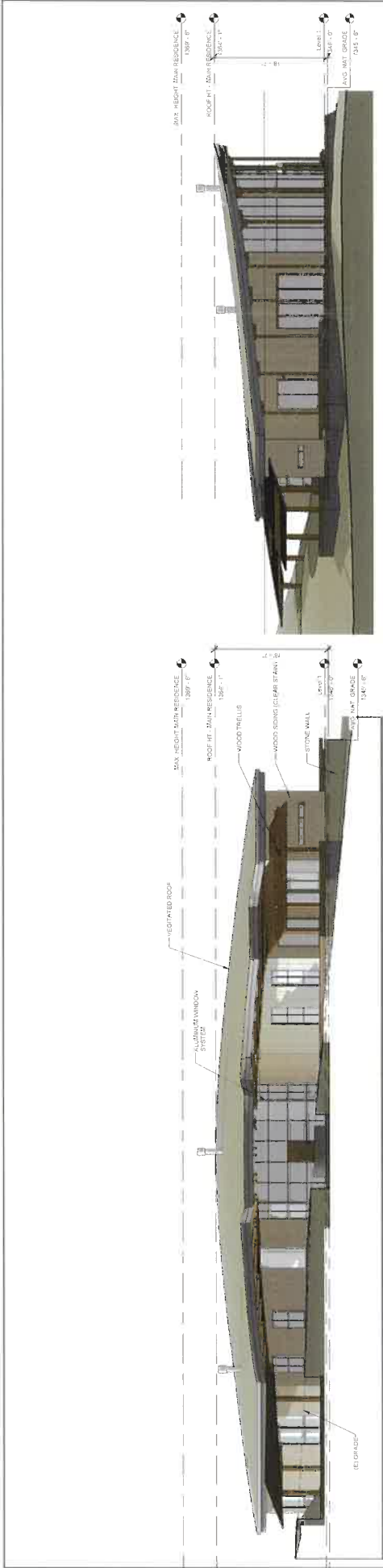
5. GARAGE - WEST ELEVATION
1/8" = 1'-0"

6. GARAGE - SOUTH ELEVATION
1/8" = 1'-0"

AREA CALCULATIONS
1860 SF YOGA STUDIO
906 SF DECK



| | | | |
|---|---|--|--|
| | | 3005 Foothill Creek Road, Carmel, CA 831.552.1054 WWW.STUDIOCARVER.COM | |
| YOGA STUDIO & GARAGE - FLOOR PLAN Hayward - Yoga Studio & Garage 38025 Foothill Creek Road, Carmel, CA | | SHEET A2.1 | |
| Title: 8-5-2014 Scale: 1/8" = 1'-0" @ 24" x 36" Drawn By: PL Job: 1337 | © 2014 Studio Carver All rights reserved. No part of this document may be reproduced without written permission. | | |

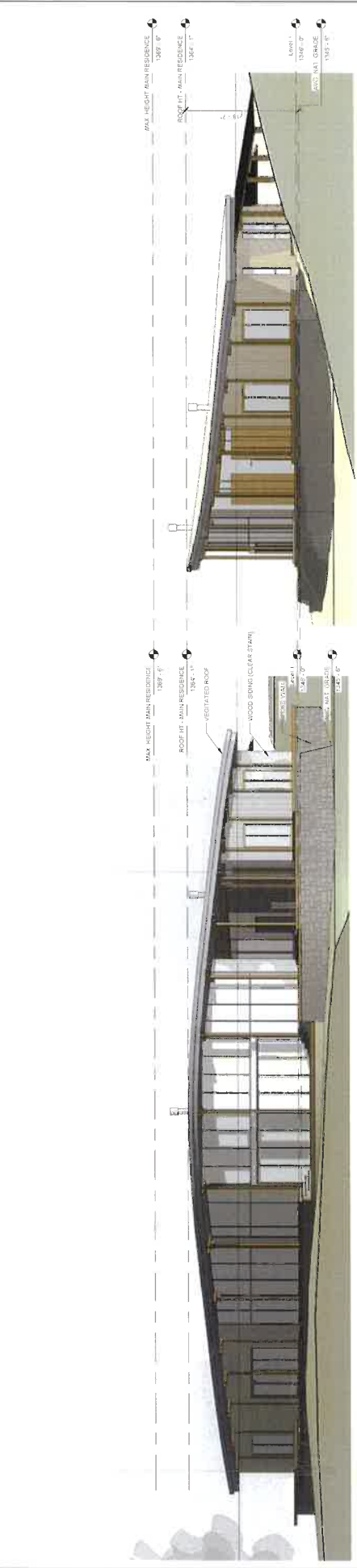


1 MAIN RESIDENCE - SOUTH
1/8" = 1'-0"

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

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

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



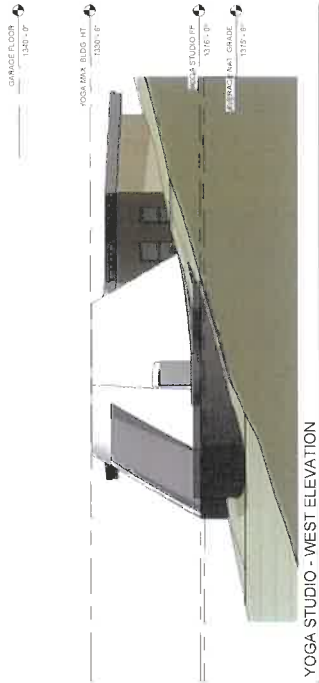
3 MAIN RESIDENCE - EAST ELEVATION
1/8" = 1'-0"

1 MAIN RESIDENCE - SOUTH
1/8" = 1'-0"

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

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

| | | | | | |
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| | | | | | |
| STUDIO CARVER ARCHITECTURE • PLANNING • INTERIOR DESIGN P.O. BOX 56294 CARLEE, CA 93921, U.S.A. WWW.STUDIOCARVER.COM | | | | | |
| Date: 8-5-2014 Scale: 1/8" = 1'-0" 8'-24" x 36" | | EXTERIOR ELEVATIONS - MAIN RESIDENCE Hayward - Main Residence 3825 Reddy Creek Road, Carmel, CA | | SHEET A3.0 | |
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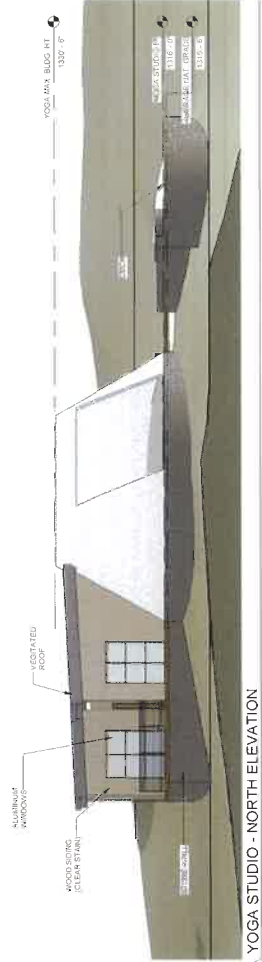
3 YOGA STUDIO - WEST ELEVATION
1/8" = 1'-0"



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



4 YOGA STUDIO - EAST ELEVATION
1/8" = 1'-0"



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



EXTERIOR ELEVATIONS - YOGA STUDIO
Hayward
30025 Redwood Creek Road, Carmel, CA

| | |
|-----------|-----------------------------|
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| Job: | 1331 |

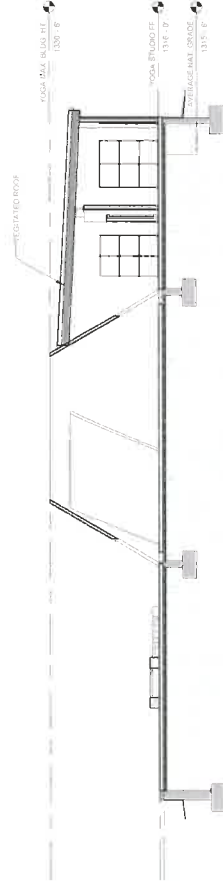
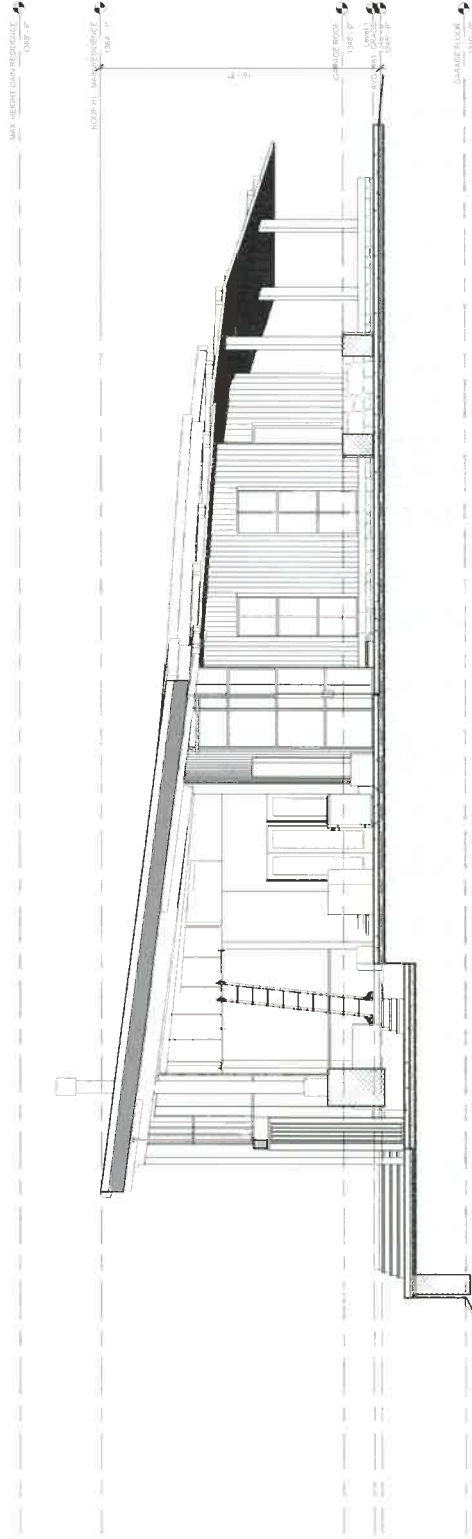


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A3.1



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

| | |
|----------|----------------------------------|
| Date | 8/11/2014 |
| Scale | As indicated (@ 1/8" = 1'-0") |
| Drawn By | PL |
| Proj. | 1331 |

BUILDING SECTIONS
Hayward
 3005 Redwood Crest Road, Orland, CA



STUDIO CARVER
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A3.2



1 3D View 2 - MAIN RESIDENCE



2 3D View 1 - MAIN RESIDENCE



3 YOGA - 1



4 YOGA - 2

| | |
|----------|------------|
| Date | 9-11-2014 |
| Scale | @24" x 36" |
| Drawn By | PL |
| Job | 1031 |

3d VIEWS
Hayward
 38025 Redwood Creek Road, Colma, CA



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A3.3

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WOOD SIDING



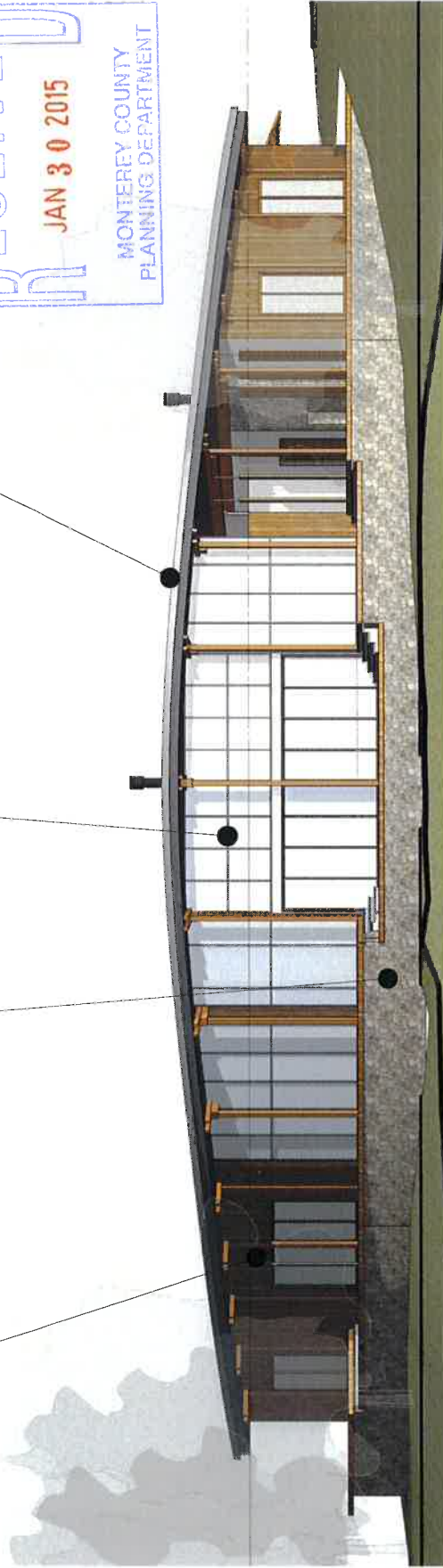
STONE WALL



ALUMINUM WINDOW FRAME -
DARK BRONZE ANODIZED



VEGETATED ROOF



1 North Elevation
1" = 10'-0"

Date: 1-27-2015 MATERIAL SPECIFICATIONS

Scale: 1" = 10'-0"

@ 11" x 17"

Drawn By: pl

Job: 1331

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



STUDIO GARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN

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CARMEL, CA 95021-2884
PHONE 831.923.0774 FAX 831.923.0775
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A3.4

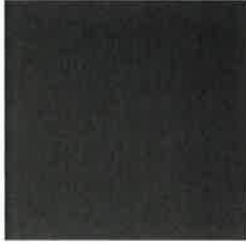
PLN140625



WOOD SIDING



VEGETATED ROOF



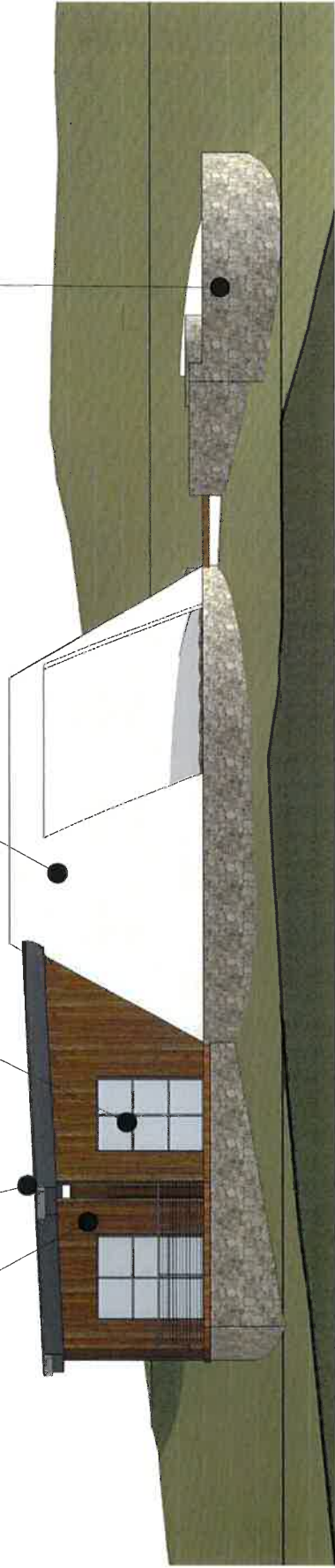
ALUMINUM WINDOW
FRAME - DARK
BRONZE ANODIZED



TENSILE STRUCTURE



STONE WALL



1 YOGA STUDIO - NORTH ELEVATION

1/8" = 1'-0"

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

MATERIAL SPECIFICATIONS

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



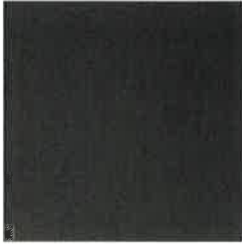
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CARMEL, CA 95021-1000
408.921.0000

SHEET
A3.5



WOOD SIDING



ALUMINUM WINDOW
FRAME - DARK
BRONZE ANODIZED



METAL STANDING SEAM ROOF -
DARK GREY



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

Planning
Submittal

Date: 1-27-2015
Scale: 3/16" = 1'-0"
@ 11" x 17"

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



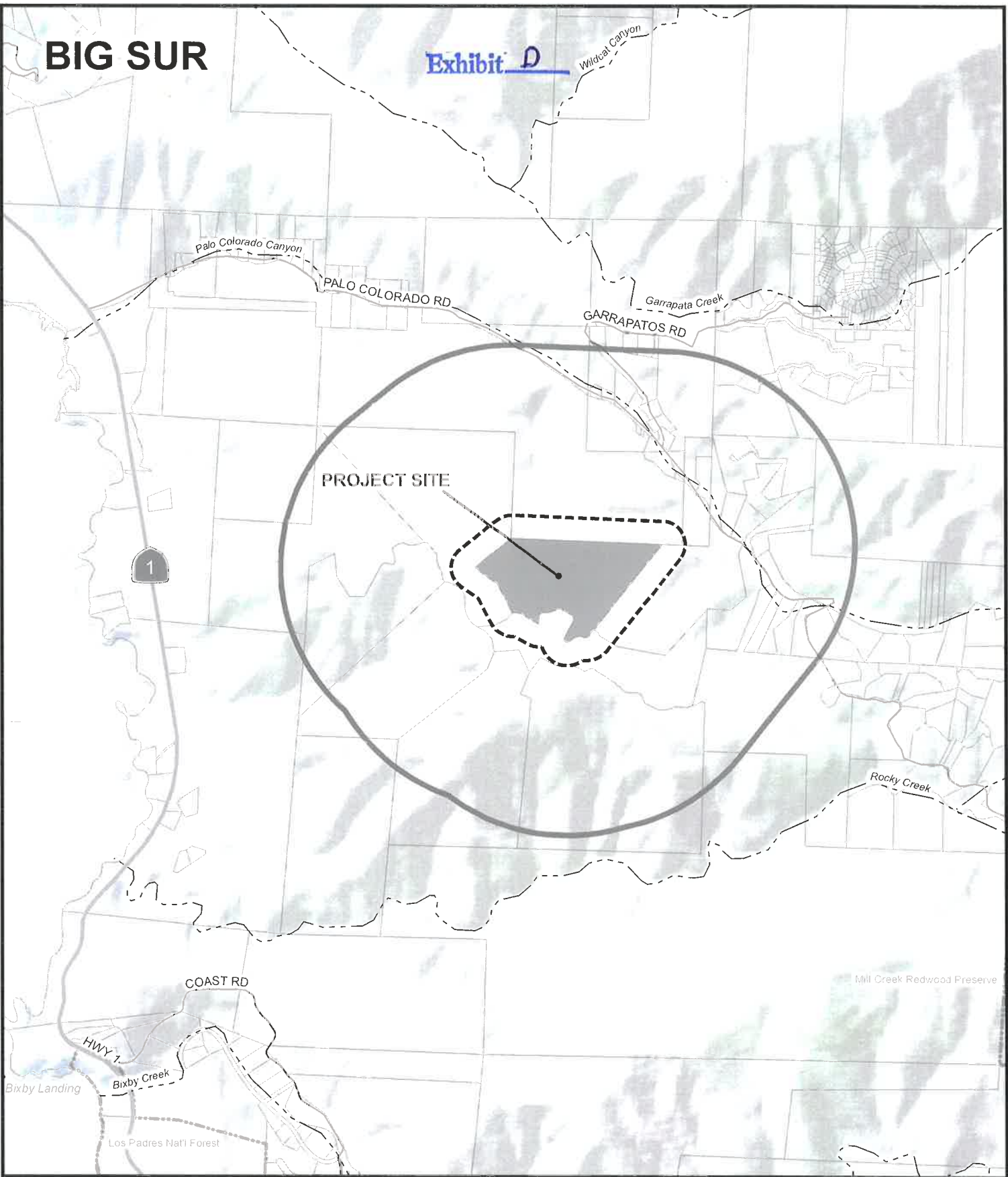
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TEL: 831.923.1111
WWW.STUDIOCARVER.COM

SHEET
A3.6

BIG SUR

Exhibit D

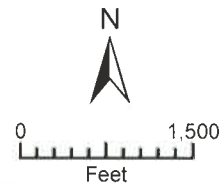


APPLICANT: HAYWARD

APN: 418-132-002-000

FILE # PLN140625

 2500' Limit  300' Limit  Water



PLANNER: SIDOR

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: **February 24, 2015**

Project Title: HAYWARD GILES

File Number: PLN140625

File Type: ZA

Planner: SIDOR

Location: 38025 ROCKY CREEK RD BIG SUR

Project Description:

Amendment to a previously approved Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to /allow construction of a 2,800 square foot single-story single family dwelling, 576 square foot detached garage, 1,960 square foot yoga studio, 331 square foot covered deck, 3,617 square foot uncovered deck, installation of septic system, well and associated grading; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) a Coastal Development Permit to allow development within 750 feet of known archaeological resources. The property is located at 38025 Rocky Creek Road, Big Sur (Assessor's Parcel Number 418-132-002-000), Big Sur Coast Land Use Plan, Coastal Zone. Related to PLN990440, PLN020073, PLN040077, PLN060176, PLN080111, and PLN100119.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Rob Carver

Was a County Staff/Representative present at meeting? Joe Sidor (Name)

PUBLIC COMMENT:

| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|-----------------------|----------------|----|---|
| | YES | NO | |
| Tina Hannas-DeFreitas | X | | Concern with construction traffic and School Buses in morning |
| | | | |
| | | | |
| | | | |

LUAC AREAS OF CONCERN

| Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc) | Policy/Ordinance Reference (If Known) | Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc) |
|---|--|---|
| | | |
| | | |
| | | |
| | | |

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Steve Beck (LUAC Member's Name)

Second by: Richard Ravich (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Mary Trotter, Steve Beck, Richard Ravich and Dan Priano (4)

NOES: 0

ABSENT: David Smiley (1)

ABSTAIN: 0

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

In the matter of the application of:

GILES HAYWARD (PLN100119)

RESOLUTION NO. 13-041

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt per CEQA Guidelines Section 15303; and
- 2) Approving an Extension and Amendment to a previously approved Combined Development Permit (PLN990440) which consists of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 2,577 square foot two-story single family dwelling with a 528 square foot attached garage, 795 square feet of covered patios, a well, a septic system and grading of approximately 2,100 cubic yards (1,700 cubic yards cut/400 cubic yards fill); 2) a Coastal Administrative Permit for a 1,918 square foot horse barn with a 200 square foot covered porch and fenced corrals; 3) a Coastal Development Permit for the removal of 7 Coast live oak trees; and 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat.

[PLN100119, Giles Hayward, 38025 Rocky Creek Road, Carmel, Big Sur Coast Land Use Plan (APN: 418-132-002-000)]

The Hayward application (PLN100119) came on for public hearing before the Monterey County Zoning Administrator on October 31, 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:** **PROJECT DESCRIPTION** -- The proposed project is an Extension and Amendment to a previously approved Combined Development Permit (PLN990440) which consisted of a Coastal Administrative Permit and Design Approval for a multi-story single family dwelling with an attached two car garage (2,510 square feet), a horse barn with corrals, a perimeter fence, retaining walls, new driveway, well, septic system, grading (200 cubic yards), and tree removal (7) Coast live oaks; and grading of approximately 200 cubic yards of cut and fill. Previous Extensions include PLN080111, PLN060176, PLN040077, and PLN020073. This Amendment consists of an update to the project description to include all required entitlements and revisions to the conditions of approval. As amended, the project is a Combined Development Permit consisting of: 1) a Coastal Administrative Permit

and Design Approval to allow the construction of a 2,577 square foot two-story single family dwelling with a 528 square foot attached garage, 795 square feet of covered patios, a well, a septic system and grading of approximately 2,100 cubic yards (1,700 cubic yards cut/400 cubic yards fill); 2) a Coastal Administrative Permit for a 1,918 square foot horse barn with a 200 square foot covered porch and fenced corrals; 3) a Coastal Development Permit for the removal of 7 Coast live oak trees; and 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat.

EVIDENCE: 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 Files PLN100119, PLN080111, PLN060176, PLN040077, PLN020073 and PLN990440.

2. **FINDING:** **EXTENSION** – The County has received and processed a Permit Extension to PLN990440.

EVIDENCE:

- a) An application for a Permit Extension was submitted on March 10, 2010. See letters from agent Jay Auburn dated March 10, 2010 and July 20, 2010 (**Exhibit D** to the October 31, 2013 staff report). The current permit (PLN080111) is set to expire on March 10, 2010.
- b) Section 20.82.110 allows the Director of Planning and Building Inspection to extend a Combined Development Permit provided the application for an extension is submitted a minimum of 30 days prior to the expiration date. This application for Permit Extension is referred to a public hearing before the Zoning Administrator because the application for extension was submitted on the expiration date (March 10, 2010), rather than a minimum of 30 days prior to the expiration date.
- c) The property is located at 38025 Rocky Creek Road, Carmel (Assessor's Parcel Number 418-132-002-000), Big Sur Coast Land Use Plan. The parcel is zoned WSC/40-D (CZ) "Watershed and Scenic Conservation, 40 acres per unit with Design Control overlay in the Coastal Zone, which allows development of the first single family residence on the site subject to the approval of a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.
- d) The project includes the removal of 7 Coast live oak trees which is allowed pursuant to the Section 20.145.060.A.1 of the Monterey County Coastal Implementation Plan, Part 3, subject to the approval of a Coastal Development Permit.
- e) The project includes development within 100 feet of environmentally sensitive habitat, which is allowed pursuant to Section 20.17.030.E, subject to the approval of a Coastal Development Permit.
- f) On March 8, 2000, the Zoning Administrator approved the original Combined Development Permit (PLN990440/Hellge) under Resolution No. 990440 (**Exhibit E** to the October 31, 2013 staff report) to allow construction of a multi-story single family dwelling with an attached two car garage (2,510 square feet), a horse barn with corrals, a perimeter fence, retaining walls, new driveway, well, septic system, grading (200 cubic yards), and tree removal (7) Coast live oaks; and grading of approximately 200 cubic yards of cut and fill. The original expiration

date was March 8, 2002.

- g) On March 28, 2002, the Monterey County Director of RMA-Planning approved a two-year Extension (PLN020073/Hellge) to PLN990440, extending the expiration date to March 8, 2004. No changes were proposed or approved with this extension.
- h) On May 4, 2004, the Monterey County Director of RMA-Planning approved a second two-year Extension (PLN040077/Hellge) to PLN990440, extending the expiration date to March 8, 2006. No changes were proposed or approved with this extension.
- i) On April 13, 2006, Monterey County Director of RMA-Planning approved a third two-year Extension (PLN060176/Queensmith) to PLN990440, extending the expiration date to March 8, 2008. No changes were proposed or approved with this extension.
- j) On April 11, 2008, Monterey County Director of RMA-Planning approved a fourth two-year Extension (PLN080111/Queensmith) to PLN990440, extending the expiration date to March 10, 2010. No changes were proposed or approved with this extension.
- k) The following documents were recorded to comply with conditions of approval from Resolution No. 990440:
 - Condition No. 25: Deed Restriction to require that all development be in accordance with the reports prepared for the project;
 - Condition No. 26: Indemnification Agreement;
 - Condition No. 27: Permit Approval Notice.
- l) Condition No. 25, which requires recordation of a deed restriction stating that all development on the parcel shall be in accordance with the reports prepared for the parcel, has been amended to include the new biological report prepared by Fred Ballerini on May 20, 2011 (LIB110295) and the new biological letter report prepared by Fred Ballerini on April 3, 2013.
- m) Four new conditions of approval have been applied to the project:
 - Condition No. 28:** Onsite Wastewater Treatment System Design – This condition is now standard for projects in this area.
 - Condition No. 29:** Regional Traffic Impact Fee - The Regional Traffic Impact fee was adopted after the original project approval but the project is subject to the fee and this condition is now standard for projects that are subject to the fee.
 - Condition No. 30:** Conservation and Scenic Easement Deed – Pursuant to LUP Policy 3.3.2.3 the project has been conditioned to require recordation of a Conservation and Scenic Easement Deed over those areas of the site that have been identified as environmentally sensitive habitat.
 - Condition No. 31:** Project Expiration – This condition is added to give notice that the new expiration date for the project is September 26, 2014. This is the fifth extension of the expiration date for PLN990440. Through the agent, the current owner requests that the expiration date be extended a minimum of one year from the September 26, 2013 date that the project was originally scheduled to be heard to allow time for revised drawings to be prepared.
- n) All of the conditions of approval from Resolution 990440 have been updated to reflect current formatting. The same condition numbers have

been transferred to the updated conditions. Condition Nos. 4 and 5 (requirement for landscaping and requirement that landscaped areas be continuously maintained) have been combined into one condition in the condition as currently formatted and appear in the Condition Compliance matrix as Condition No. 4. The revised conditions of approval do not include a Condition No. 5 so that the numbering of the remainder of the conditions remains consistent with the numbering used in Resolution 990440. The applicant will be required to record new documents (Deed Restriction, Indemnification Agreement and Permit Approval Notice).

- o) No other conditions of approval from Resolution No. 990440 have been satisfied and construction permits have not been issued for this project.
- p) This extension is valid until September 26, 2014. No further extensions will be granted.

3. **FINDING:** **CHANGED CIRCUMSTANCES** – The Permit Extension includes changed circumstances from the previously approved permit and related extensions. Therefore an Amendment is required.

- EVIDENCE:**
- a) The extension request was submitted on March 10, 2010 on behalf of former owner, David Wheeler. Ownership of the subject property transferred to Giles Hayward on June 25, 2013. An extension to September 26, 2014 is requested to allow time for the new owner to prepare construction plans. See the letters from agent Jay Auburn dated March 10, 2010 and July 20, 2010 (**Exhibit D** of the October 31, 2013 staff report).
 - b) The biological assessment prepared for the project on November 30, 1999 by Jud Vandevere did not include a survey of any areas of the subject parcel outside of the proposed development area. No environmentally sensitive habitat was identified within the proposed development area. The project was conditioned (Condition No. 25) to require the recordation of a deed restriction stating that all development on the subject parcel must be in accordance with the reports prepared for the project, including the Vandevere report.
 - c) An updated biological assessment (LIB110295) prepared by Fred Ballerini on May 20, 2011 for the project identified environmentally sensitive habitat (Central maritime chaparral) within 30 feet to the north and east of the development area and access road, and Small-leaved lomatium, Monterey ceanothus and Redwood forest in other areas of the site. No environmentally sensitive habitat was identified within the proposed development area. A second updated biological assessment prepared by Fred Ballerini on April 3, 2013 found that compliance with the recommendations found in the biological reports and forest management plan prepared for the project would reduce impacts to an acceptable level. Condition No. 25 has been modified to include the two Ballerini biological reports in the required deed restriction.
 - d) Although no additional development is proposed as part of this Extension and the proposed development footprint remains the same, pursuant to Section 20.17.030.E, a Coastal Development Permit for development within 100 feet of mapped or field identified environmentally sensitive habitat is required.

4. **FINDING:** **CONSISTENCY** – The Project, as proposed, is consistent with the previously approved permits pursuant to Monterey County Code Section 20.70.105 and does not cause impacts not already assessed in original permit action. As approved and amended, permit number PLN100119 will become and be referred to as the approved permit.
- EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
 - Big Sur Coast Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 3;
 - 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) No additional development or modification to the previously approved development is proposed as part of this application.
- c) **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. The project includes development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the criteria to grant said permit have been met. The project is consistent with LUP Policy No. 3.3.2.7, which requires that land uses adjacent to environmentally sensitive habitat be compatible with the long-term maintenance of the resource. The biological reports and forest management plan provide recommendations for the protection and preservation of ESHA on the property, and the project has been conditioned (Condition No. 25) to require compliance with all of the recommendations of the reports prepared for the project, including all of the biology reports and the forest management plan. Pursuant to LUP Policy 3.3.2.3, the project has also been conditioned to require that a conservation easement be recorded over those areas of the property containing environmentally sensitive habitat. See also **Finding 3 and related Evidence**.
- d) 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 Files PLN100119, PLN080111, PLN060176, PLN040077, PLN020073 and PLN990440.
5. **FINDING:** **CEQA** – The Extension and Amendment does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162. The original CEQA action on the project was a Categorical Exemption per CEQA Guidelines Section 15303(a).
- EVIDENCE:** a) No modifications or additions to the previously approved development are proposed as part of this Extension and Amendment. The recent discovery of environmentally sensitive habitat (ESHA) within 30 feet of the proposed development triggered the requirement for an amendment

to add a Coastal Development Permit to allow development within 100 feet of known or mapped ESHA. However, as no development is proposed outside of the previously approved development area and the project is conditioned to comply with all of the recommendations of the biological reports prepared for the project, which include a recommendation for protective habitat fencing during construction, there will be no impacts to ESHA that were not previously anticipated.

- b) 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 Files PLN100119, PLN080111, PLN060176, PLN040077, PLN020073 and PLN990440.

6. **FINDING:** **AMENDMENT** – Consideration of the request for the amendment has been carried out pursuant to Monterey County Code Section 20.84.040.
- EVIDENCE:**
- a) On October 15, 2013, a notice appeared in the Monterey County Weekly. On October 16, 2013, 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 comments were received from the public prior to the hearing.
 - c) 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 Files PLN100119, PLN080111, PLN060176, PLN040077, PLN020073 and PLN990440.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance states that an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project involves development that is permitted in the underlying zone as a conditional use.

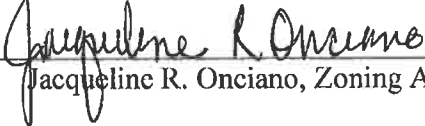
DECISION

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

1. Find the project categorically exempt per CEQA Guidelines Section 15303(a);
2. Approve the Extension and Amendment (PLN100119) to a previously approved Combined Development Permit (PLN990440) which consists of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 2,577 square foot two-story single family dwelling with a 528 square foot attached garage, 795 square feet of covered patios, a well, a septic system and grading of approximately 2,100 cubic yards (1,700 cubic yards cut/400 cubic yards fill); 2) a Coastal Administrative Permit for a 1,918 square foot horse barn with a 200 square foot covered porch and fenced corrals; 3) a Coastal Development Permit for the removal of 7 Coast live oak trees; and 4) a Coastal Development Permit to allow

development within 100 feet of environmentally sensitive habitat, 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 31st day of October, 2013.



Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **NOV 26 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 **DEC 06 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.

Form Rev. 01-31-2013

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

PLN100119

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This project is an Extension and Amendment to a previously approved Combined Development Permit (PLN990440) which consists of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 2,577 square foot two-story single family dwelling with a 528 square foot attached garage, 795 square feet of covered patios, a well, a septic system and grading of approximately 2,100 cubic yards (1,700 cubic yards cut/400 cubic yards fill); 2) a Coastal Administrative Permit for a 1,918 square foot horse barn with a 200 square foot covered porch and fenced corrals; 3) a Coastal Development Permit for the removal of 7 Coast live oak trees; and 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat. The project is located at 38025 Rocky Creek Road, Carmel, Big Sur Coast Land Use Plan (APN: 418-132-002-000). 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. WR40 - WATER CONSERVATION MEASURES

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:

a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.

b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)

Compliance or Monitoring: Prior to final building inspection/occupancy

Action to be Performed: Compliance to be verified by building inspector at final inspection.

3. SUBMIT COLOR SAMPLES (PLANNING)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Per the approval of the Big Sur Land Use Advisory Committee (January 25, 2000) the applicant shall submit color samples of the single family residence and fencing for approval to the Big Sur Land Use Advisory Committee, prior to final inspection or Occupancy. (RMA-Planning Department)

Compliance or Monitoring: Prior to final inspection or occupancy, the applicant/owner shall provide evidence to the RMA-Planning Department that color samples for the single family residence and fencing have

Action to be Performed: been approved by the Big Sur Land Use Advisory Committee.

4. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either 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. The landscape plan shall include the recommendation from the Forest Management Plan prepared by Stephan R. Staub. The landscape plan shall include the recommendation from the Biological Preort prepared by Jud Vandevere. The landscape plan shall include native plants. 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 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."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either 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 shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

6. WP0008 - ROADWAY TURNAROUNDS-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Roadway turnarounds shall be required on driveways and dead-end roads in excess of 150 feet of surface length. Required turnarounds on access roadways shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the centerline of the road. If a hammerhead/T is used, the top of the "T" shall be minimum of 60 feet in length. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

7. WP0009 - ROADWAY TURNOUTS-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Roadway turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25-foot taper on each end. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

8. WP0018 - DRIVEWAYS-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Driveways shall not be less than 12 feet wide unobstructed. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400 foot intervals. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading or building permits.

9. WP0031 - ADDRESSES FOR BLDGS-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

10. WP0032 - SIGNS-SIZE OF NUMBERS & SYMBOLS-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Size of letters, numbers and symbols for addresses shall be a minimum of 3-inch letter height, 3/8-inch stroke, contrasting with the background color of the sign. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance or Grading or Building Permits

11. WP0033 - SIGNS-PERM. POSTED ADDRESSES- FIRE

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

12. WP0040 - EMERGENCY WATER-ACT STDS-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: A minimum fire protection water supply of 3,000 gallons shall be provided regardless of parcel size. Minimum storage requirements for single family dwelling may be reduced to 2,000 gallons if an approved automatic fire sprinkler is required. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

13. WP0044 - HYDRANT LOCATION-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

14. WP0045 - HYDRANT SPACING-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The hydrant serving any building shall be not less than 50 feet nor more than 1000 feet by road from the building it is to serve. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

15. WP0046 - HYDRANT CONSTRUCTION-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2-inch National Hose outlet supplied by a minimum 4 inch main and riser. The Reviewing Authority may apply more restrictive hydrant requirements. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

16. WP0056 - FIRE SPRINKLER SYSTEM-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on the plans when a building permit is applied for:

"The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection." (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

17. WP0059 - ROADWAY SURFACE-ALT-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Where road grades exceed 8 percent, a minimum structural roadway surface thickness of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

18. WP0062 - ROOF CONSTRUCTION-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: In high and very high fire hazard areas, as defined by the California Department of Forestry and Fire Protection (CDF), roof construction shall be a Class A or Class B, with fire resistive materials, or as approved by the Reviewing Authority. This requirement shall apply to all new construction and existing roofs that are repaired or modified so as to affect 50 percent or more of the roof. Vegetation removal will not be allowed as a means of removing high or very high fire hazard area designation from an entire parcel. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

19. EH8 - WELL CONSTRUCTION PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain a water well drilling permit from the Division of Environmental Health and construct the well. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a building permit
Submit the Well Completion Report to the Division of Environmental Health.

20. WR2 - STORMWATER CONTROL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring: Prior to issuance of any grading or building permits

Action to be Performed: Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.

21. WR45 - WELL INFORMATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)

Compliance or Monitoring: Prior to issuance of any grading or building permits

Action to be Performed: Submit all applicable well information to the Water Resources Agency for review and approval.

22. PD014(A) - LIGHTING-EXTERIOR LIGHTING PLAN

Responsible Department: Planning Department

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. The applicant shall submit three (3) copies of an 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 the issuance of building permits.
(RMA - Planning Department)

Compliance or Monitoring: 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.

Action to be Performed: 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.

23. PD036 - UTILITIES UNDERGROUND

Responsible Department: Planning Department

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

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

24. PD003(A) - RESOURCES NEG ARCH

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 Society 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: 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.

25. PD017 - DEED RESTRICTION-USE

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of a building permit the applicant shall record a deed restriction as a condition of project approval which states: "The following reports have been prepared for this parcel:
A Biological report and Addendum (Library No. 26.06.061), by Jud Vandevere, dated June 27, 1990;
An Addendum to the Biological Report by Bruce Cowan dated June 27, 1990;
A Biological Report dated May 20, 2011, by Fred Ballerini;
A Biological Report dated April 3, 2013, by Fred Ballerini;
A Forest Management Plan (LN 33.05.020) dated January, 2000, by Stephen R. Staub;
An Addendum (Geotechnical Repor (LN 24.01.042) to the Geologic Report contained in the Rocky Creek Ranch EIR, dated August 1990, prepared by Geoconsultants, Inc.; and
An Archaeological Reconnaissance (LN 04.01.138), dated December 1999, prepared by Archaeological Consulting.
All development shall be in accordance with these reports." (RMA - Planning)

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.

26. PD004 - INDEMNIFICATION AGREE

Responsible Department: Planning Department

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 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 Action to be Performed: Submit 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.

27. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice which states: "A Combined Development Permit (Resolution No. 13-041) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 418-132-002-000 on December 31, 2013. The permit was granted subject to 30 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Resource Management Agency - Planning Department." (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Proof of recordation of this notice shall be furnished to the RMA - Planning Department.

28. EHSP01ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

Responsible Department: Health Department

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

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

29. 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.

30. PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where environmentally sensitive habitat areas exist(s) in accordance with the procedures in Monterey County Code § 20.64.280.A. A Subordination Agreement shall be required, where necessary. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to, reviewed and approved by the Director of RMA - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to issuance of grading and building permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to recording the parcel/final map or prior to issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Prior to recording the parcel/final map or prior to issuance of grading and building permits, the Owner/Applicant shall submit a signed and notarized Subordination Agreement, if required, to RMA - Planning for review and approval.

Prior to or concurrent with recording the parcel/final map or prior to issuance of grading and building permits, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA - Planning.

31. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 1 year from September 26, 2013, to expire on September 26, 2014, 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.

PROJECT CONTACTS

Architect

Carver + Schickelanz Architects
 P.O. Box 2984, Carmel, California, USA
 Phone: 831-321-3304
 Fax: 831-321-3304
 Email: carver@csa.com
 Contact: Mary Ann Schickelanz, Architect

Structural Engineer

Frank Lee, P.E.
 11000 Elgin Road, Suite C
 Monterey, CA 93950
 Telephone: 831-461-2352
 Facsimile: 831-643-3328
 Contact: Frank Lee Consulting Engineer

Mechanical Engineer

Monty Elmer, P.E.
 227 Forest Avenue, Suite 5
 Pacific Grove, CA 93950
 Phone: 831-321-8325
 Facsimile: 831-321-8325
 Contact: Monty Elmer

**Civil Engineer and
 Land Surveyor**

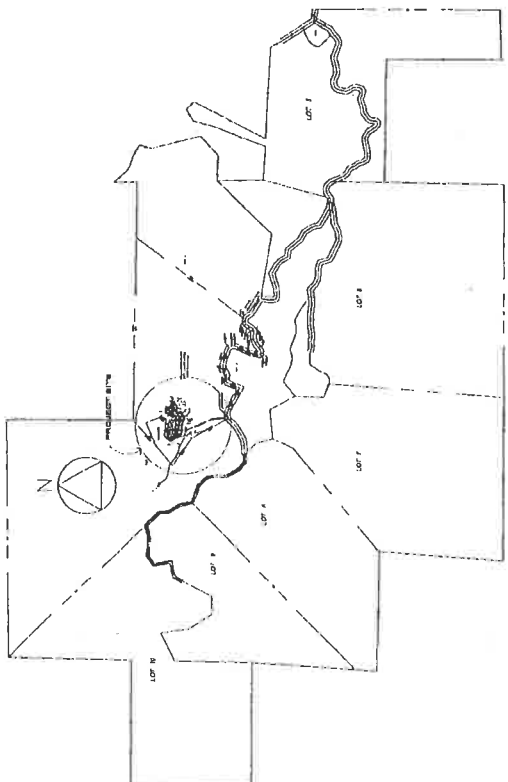
Wilson Engineers
 10000 Elgin Road, Suite 213
 Monterey, CA 93946
 Telephone: 831-649-5225
 Facsimile: 831-775-5955
 Contact: Ken K. Wilson, Professional Engineer

DRAWING INDEX

- 1 COVER SHEET
- 2 SITE PLAN, VACUUM HOUSE
- 3 ARCHITECTURAL DRAWINGS
- 4 MECHANICAL DRAWINGS
- 5 ELECTRICAL DRAWINGS
- 6 STRUCTURAL DRAWINGS
- 7 LANDSCAPE DRAWINGS
- 8 CIVIL ENGINEERING DRAWINGS
- 9 PLUMBING / ELECTRICAL DRAWINGS
- 10 LANDSCAPE DRAWINGS
- 11 LANDSCAPE LIGHTING AND IRRIGATION

PROJECT DATA

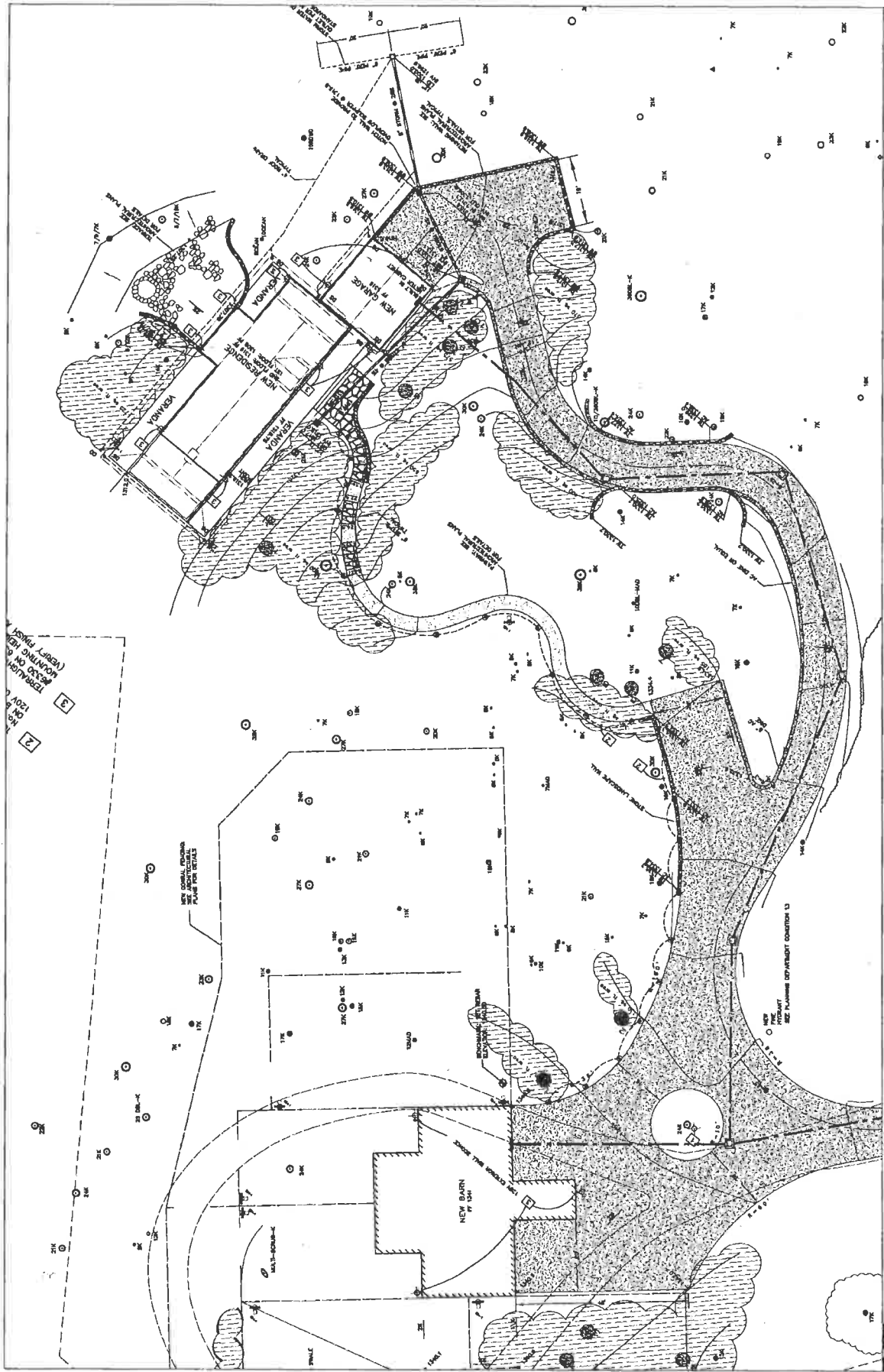
OWNER: MR. AND MRS. ANDERSON
 12345 MAIN STREET
 SAN FRANCISCO, CALIFORNIA
 PROJECT NO.: 12345
 DATE: 01/2002
 SCALE: AS SHOWN
 DRAWING NO.: 01
 SHEET NO.: 01 OF 02



Carver + Schickelanz Architects
 P.O. Box 2984, Carmel, California 93971, USA
 Phone: 831-321-3304 Facsimile: 831-321-3304

**COVER SHEET, PROJECT DATA, DRAWING INDEX
 VICINITY MAP**

HELLIGE FARMHOUSE
 BIG SUR
 CALIFORNIA

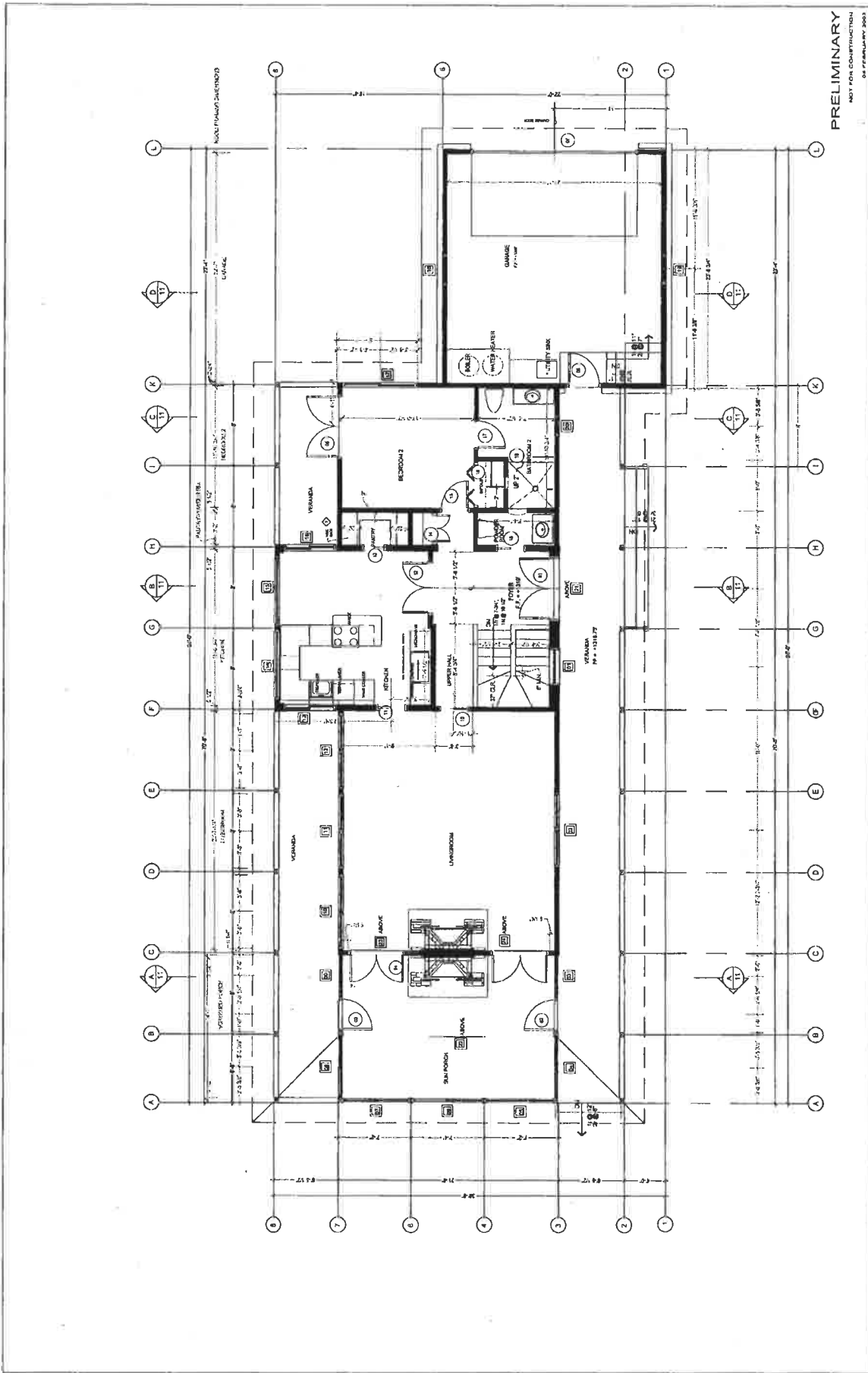


PE 3

HELIGE FARMHOUSE
BIG SUR
CALIFORNIA

ELECTRICAL SITE PLAN
SCALE: 1/8" = 1'-0"

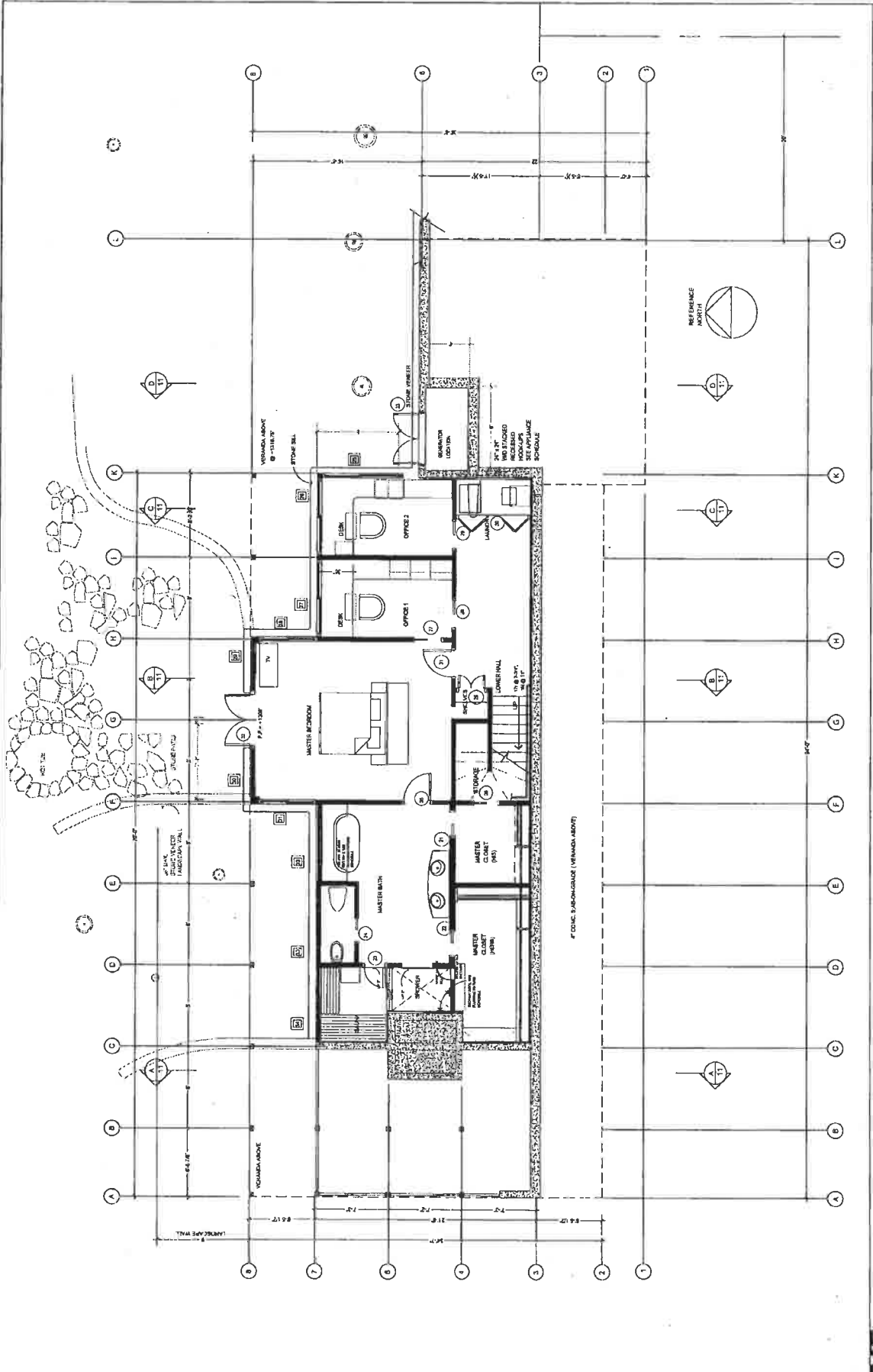
Carver + Schickelanz Architects
P.O. BOX 2888, CARROLL, CALIFORNIA 93021, USA
PHONE: 805.431.1200 FAX: 805.431.1201



Carver + Schickelanz Architects
 P.O. BOX 2800 DANA POINT, CALIFORNIA 92621, USA
 PHONE: 949.261.3304 FACSIMILE: 949.261.3304

UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"

HELLIGE FARMHOUSE
 CALIFORNIA
 BIG SUR



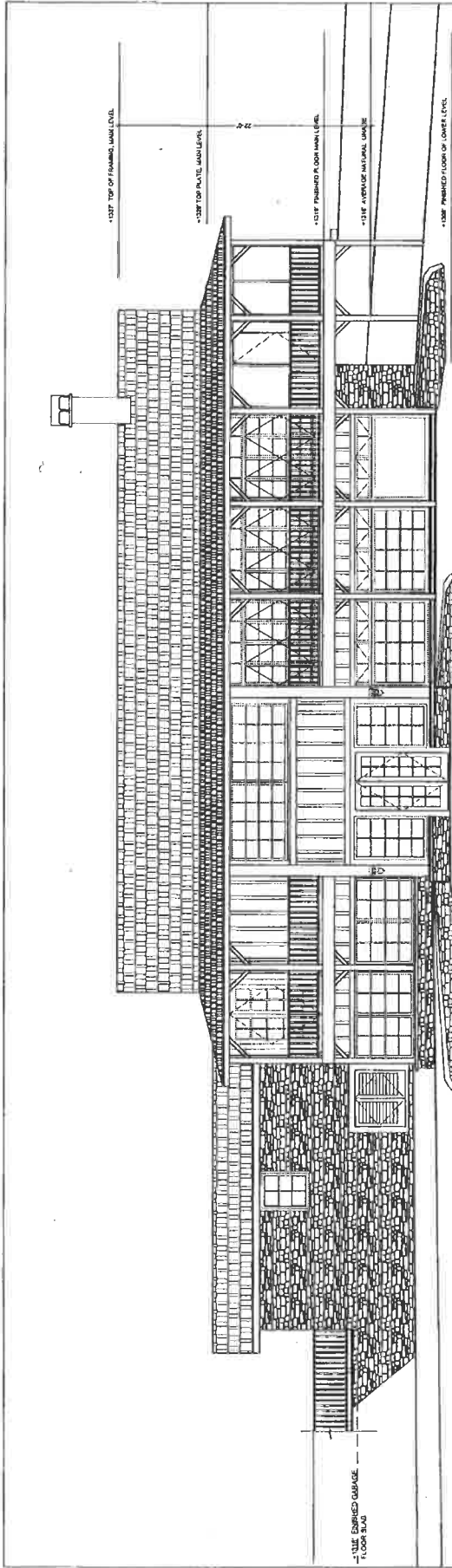
LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"

HELLIGE FARMHOUSE
 CALIFORNIA

BIG SUR

07

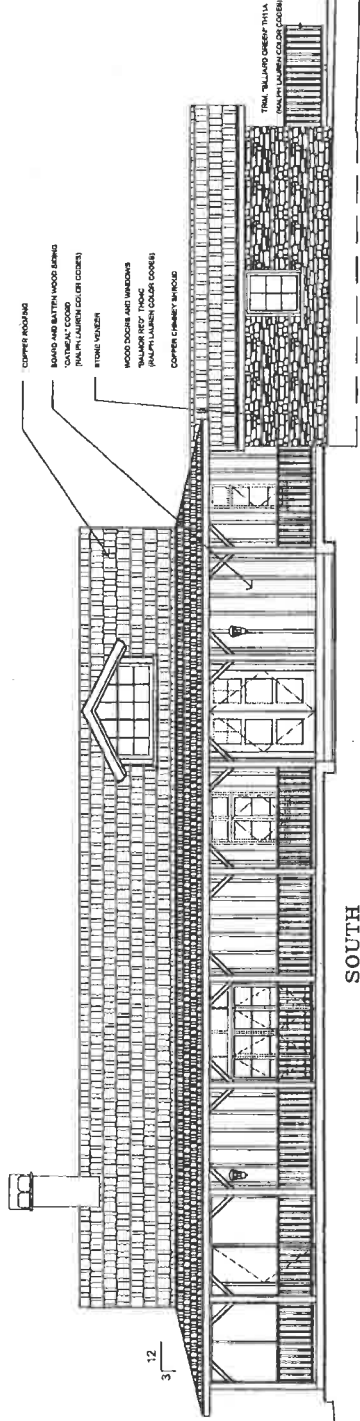
Carver + Schickelanz Architects
 P.O. BOX 284 CARPENTERSVILLE, CALIFORNIA 93911, USA
 PHONE: 831.821.2004 FAX: 831.821.2004



HEIGHT CALCULATION TABLE

EXISTING NATURAL GRADE - HIGH = +1320'
 EXISTING NATURAL GRADE - LOW = +1317'
 AVERAGE NATURAL GRADE = +1318'
 ALLOWABLE HEIGHT = 4'
 PROPOSED ROOF - FINISH AREA = 20' x 1321'

NORTH



SOUTH

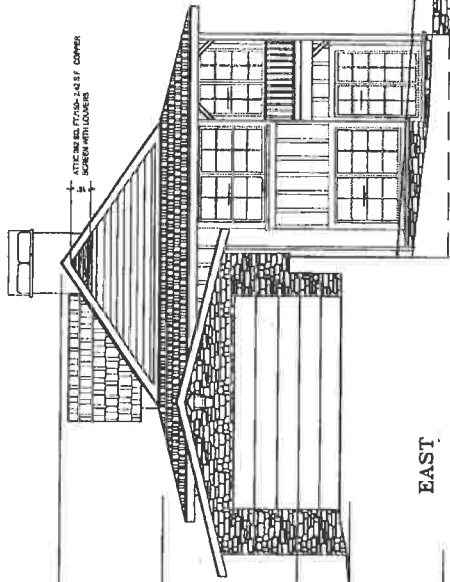
PRELIMINARY
 NOT FOR CONSTRUCTION
 08 FEBRUARY 2009

09

HELLIGE FARMHOUSE
 CALIFORNIA
 BIG SUR

EXTERIOR ELEVATIONS
 SCALE: 1/4" = 1'-0"

Carver + Schickelanz Architects
 P.O. BOX 284 CARMEL, CALIFORNIA 95018, USA
 PHONE: 831.921.2301 FAX: 831.921.2304



EAST

+1127 TOP OF FINISH, MAIN LEVEL
 +1200 TOP PLATE MAIN LEVEL
 +1210 FINISHED FLOOR MAIN LEVEL
 FINISH, INTERIOR MATERIAL, GRADE

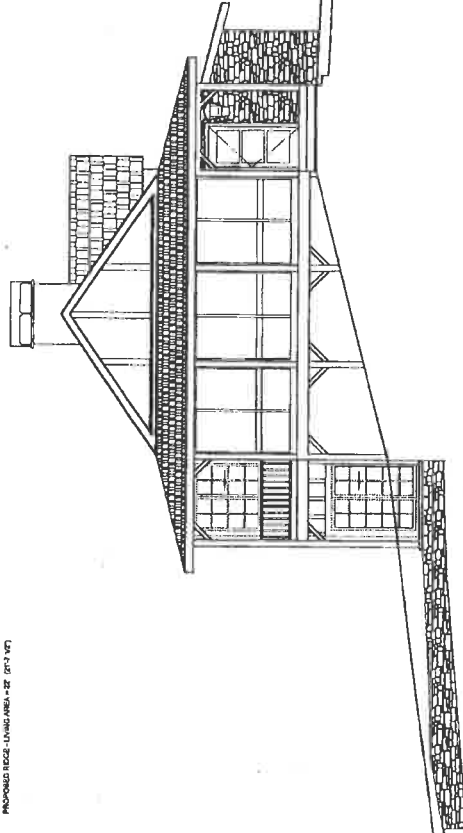
+1200 FINISHED FLOOR OF COVER, ETC.

HEIGHT CALCULATION TABLE

EXISTING MAIN FLOOR GRADE = +1120
 EXISTING MAIN FLOOR FINISH GRADE = +1200
 AVERAGE MAIN FLOOR GRADE = +1110

ALLOWABLE HEIGHT = 20'

PROPOSED DECK LIVING AREA = 22' (21' NET)



WEST

Cerver + Schickofanz Architects
 P.O. BOX 3868, CHANDEL, CALIFORNIA 94501, USA
 PHONE: (925) 225-2200 FAX: (925) 225-2206

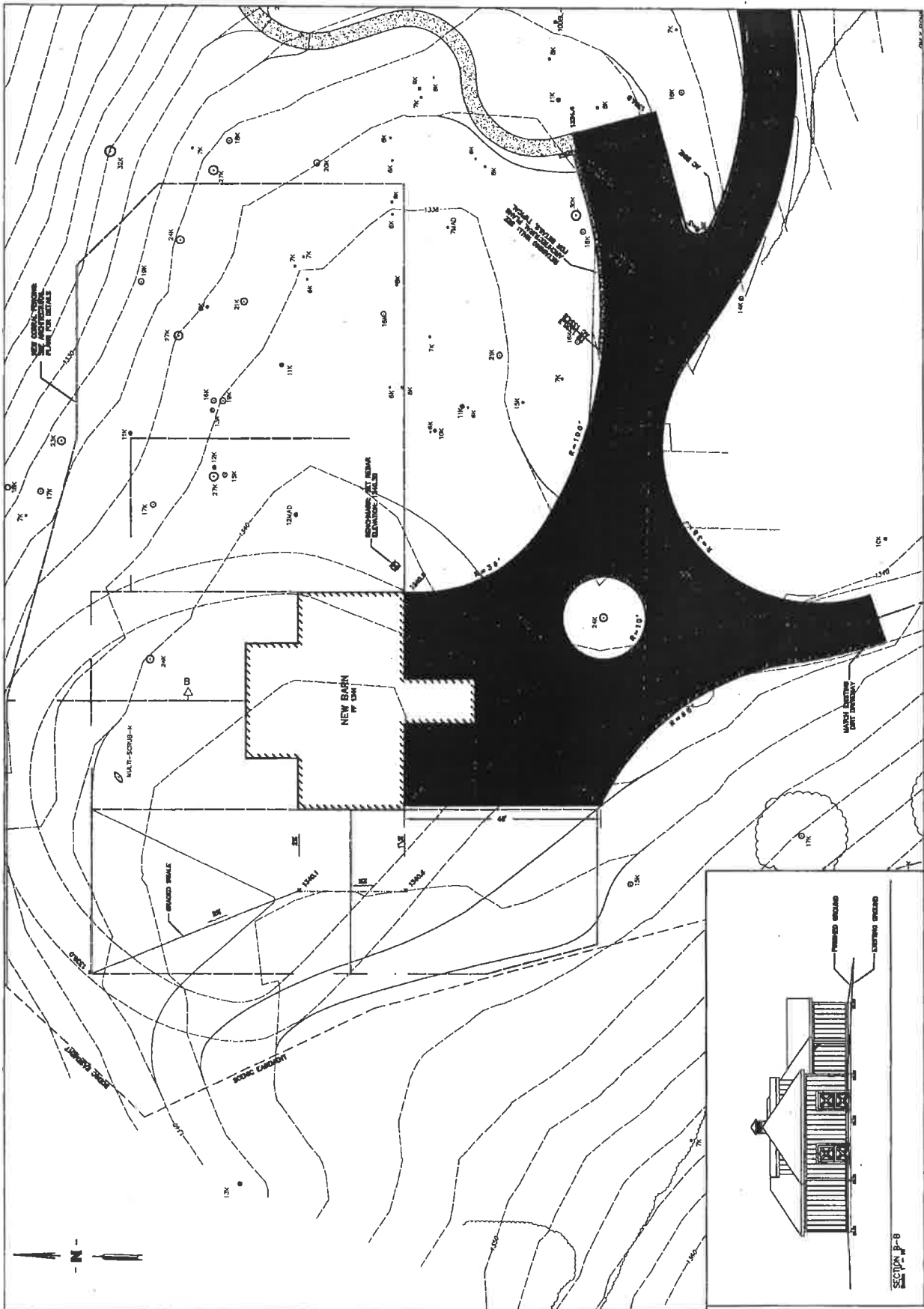
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

HELLIGE FARMHOUSE
 BIG SUR
 CALIFORNIA

PRELIMINARY
 NOT FOR CONSTRUCTION
 OR PERMITTING

10



SEE CONSTRUCTION PLAN FOR DETAILS

DO NOT REMOVE BY ANY MEANS FROM THE RECORDS

ENGINEER'S SEAL

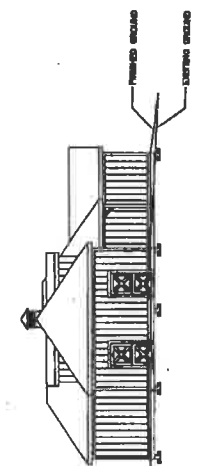
NEW BARN BY 1341

MATH-SUB-4

GRADED SWALE

JOHN C. GARDNER

JOHN C. GARDNER



SECTION B-B

ARCHITECTURAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED AREA.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED HEIGHT.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED DISTANCE.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED DIRECTION.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED COLOR.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED FINISH.

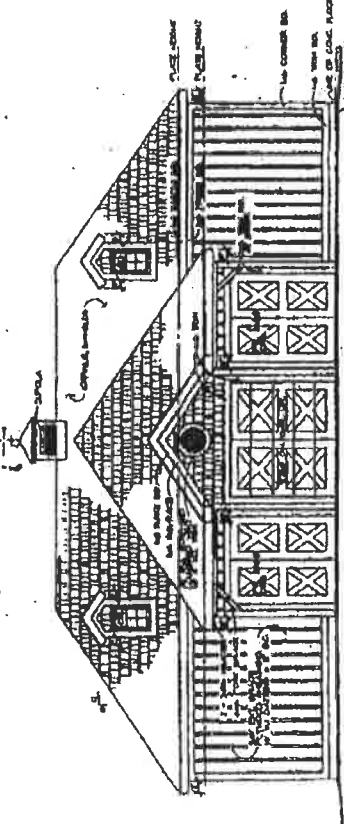
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9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED COLOR.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED FINISH.

STRUCTURAL NOTES

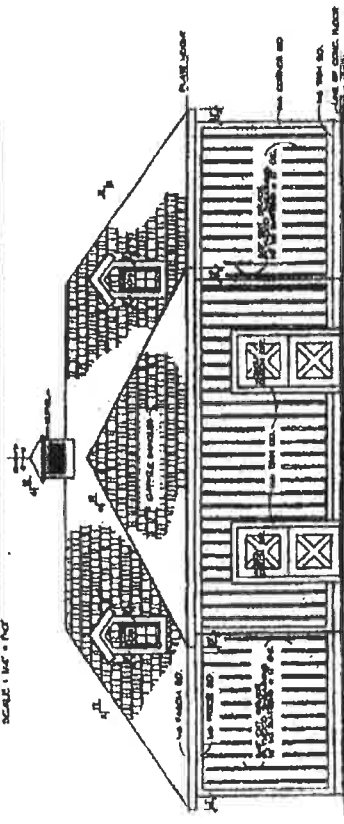
NOTE 1: ALL STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

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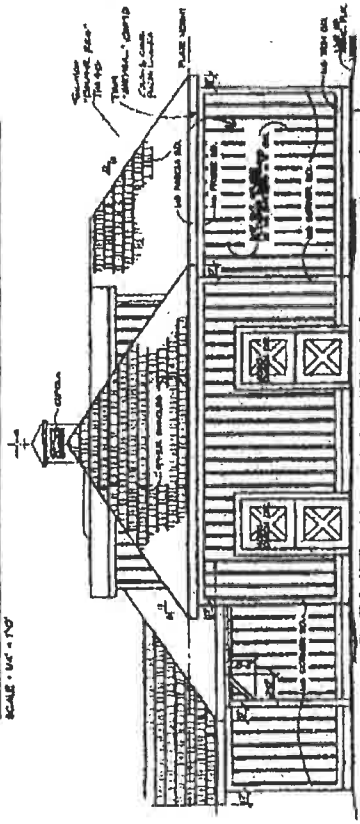
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2. ALL STRUCTURAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
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7. ALL STRUCTURAL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED DISTANCE.
8. ALL STRUCTURAL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED DIRECTION.
9. ALL STRUCTURAL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED COLOR.
10. ALL STRUCTURAL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED FINISH.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

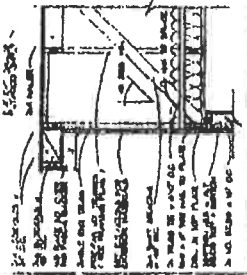


REAR ELEVATION
SCALE: 1/4" = 1'-0"

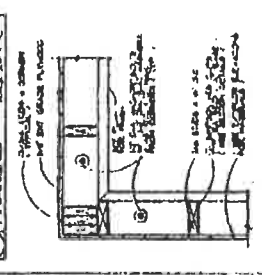


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

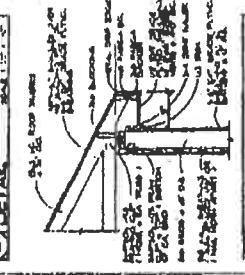
(LEFT ELEVATION IS REVERSE PAGE)



1 GABLE END WALL FRAME
SCALE: 1/4" = 1'-0"



2 TYPICAL CORNER DETAIL
SCALE: 1/4" = 1'-0"



3 TYPICAL EAVE DETAIL
SCALE: 1/4" = 1'-0"

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HELLOE RESIDENCE - PANNEL 2
BARR ELEVATIONS

HOME PLANNERS, INC.
12345 Main Street, Suite 100, Anytown, USA
Phone: (555) 123-4567
Fax: (555) 987-6543
www.homeplanners.com

| | | | |
|----------|-----|------|-------|
| DATE | NO. | BY | CHKD. |
| 10/10/00 | 001 | J.S. | M.S. |

EXHIBIT G

Addendum Pursuant to the California Environmental Quality Act Article 11, Section 15164

Hayward RMA-Planning File No. PLN140625 Amendment

1. Introduction

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act Guidelines to make minor technical changes to the environmental impacts analyzed in the Rocky Creek Ranch Final Environmental Impact Report (FEIR/ SCH#9103305F), certified January 26, 1993, by Board of Supervisors Resolution No. 92-39. The Rocky Creek Ranch FEIR analyzed a three-phase adjustment of lots (i.e., a re-subdivision), including the potential impacts associated with future construction of single-family dwellings and accessory structure within designated building envelopes on the resultant lots. Based on the proposed design for PLN140625, none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

2. Scope and Purpose of this Addendum

The purpose of this addendum is to identify minor technical changes and provide clarifications of the site-specific conditions for the proposed residential development. The project involves the construction of a 2,800 square foot one-story single family dwelling with 331 square feet of covered deck and 2,711 square feet of uncovered deck, a 1,960 square foot one-story yoga studio with 906 square feet of uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, and associated grading. The project also involves development within 100 feet of environmentally sensitive habitat, and development within 750 feet of known archaeological resources. The Rocky Creek Ranch FEIR analyzed the impacts associated with the proposed development, including the future construction of single-family dwellings and accessory structure within designated building envelopes on the Rocky Creek Ranch lots. The FEIR recommended appropriate mitigation measures to reduce potential impacts to a level of less than significant.

The project, as proposed, would place approximately half of the single-family dwelling within a 0.15 acre area of an existing scenic easement (Scenic and Conservation Easement recorded February 4, 1994, at Reel 3063, Page 369, Official

Records of Monterey County), which covers approximately 2.5 acres of the parcel, and allows structures that would not be visible within the Big Sur Critical Viewshed and do not require significant vegetation removal. The County finds that the proposed building site is outside the Big Sur Critical Viewshed, does not involve removal of significant vegetation, and improves protection of visual resources and access. Therefore, as proposed, the project is consistent with the restrictions of the easement, and the easement does not require modification or amendment. Applicable measures were addressed during the application review process. Furthermore, no adverse environmental effects were identified, other than what was analyzed in the Rocky Creek Ranch FEIR, during staff review of the development application and during site inspections on October 28, 2014, and February 24, 2015.

3. Conclusion

The purpose of this addendum is to identify minor technical changes and provide clarifications of the site-specific conditions and the scope of work for the proposed Amendment to a previously-approved Combined Development Permit to allow residential development. Staff has reviewed the Rocky Creek Ranch FEIR (SCH#9103305F; Resolution No. 92-39) and the proposed residential development for consistency with the environmental considerations contained within. Staff finds that the site-specific conditions and the scope of work on the site are not substantial changes and therefore do not warrant the preparation of a subsequent environmental document.