

RESOLUTION NO. 050693

A. P. # 243-161-024-000

In the matter of the application of
W. Dean Weidner (PLN050693)

FINDINGS & DECISION

for a Combined Development Permit in accordance with Title 20 (Zoning) Chapter 20.76 (Combined Development Permits) of the Monterey County Code, consisting of a Coastal Administrative Permit and Design Approval to allow the construction of a new single-family dwelling (2,564 square feet) and a detached garage (625 square feet); and a Coastal Development Permit for development within 50' of a coastal bluff including removal of 23 non-indigenous trees (ranging from 5" to 23" in diameter) with 420 CY cut/340 CY fill. The property is located at 98 Yankee Point Drive, Carmel, Carmel Highlands, and came on regularly for meeting before the Zoning Administrator on June 8, 2006.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** – The Project, as conditioned is consistent with applicable plans and policies of the Carmel Area Land Use Plan, Carmel Area Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development.

EVIDENCE: (a) Plan Conformance – Staff has reviewed the project as contained in the application and accompanying materials for consistency with the Carmel Area Land Use Plan, Carmel Area Coastal Implementation Plan (Part 5) and Part 6 of the Coastal Implementation Plan. Staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 20) and has determined that the project is consistent with the Carmel Area Land Use Plan which designates this area as appropriate for residential development. Staff notes are provided in Project File PLN050693.

(b) Land Use – The parcel is zoned Low Density Residential, 1 unit/acre, Design Control District, 20' Height Limit, Coastal Zone (LDR/1-D (20) (CZ)). The uses are allowed per §20.14.040.A for a single-family residence. The proposed uses meet all necessary regulations.

(c) Development Standards – The project is in compliance with Site Development Standards for the Low Density Residential District (§20.14.060) and Policy 2.7.4. Geologic Hazards, which requires that all development within 50 feet of the face of a cliff or bluff prepare a geologic report prior to consideration of the proposed project and implement proposed recommendations which in this case include drainage and foundation elevation. The application is consistent with Policy 2.2.3.6 which states: “structures shall be subordinate to and blend into the environment, using appropriate materials that will achieve that effect....” The project materials will consist of natural and neutral colors that will help the structure blend in and be subordinate to the surrounding area. Existing trees will help to screen the structures from neighboring properties.

- (d) **Floor Area Ratio (FAR)** – Development standards for the zoning district limit FAR to 15 percent of the property. The project proposes FAR of 13.5 percent (3,158 square feet).
- (e) **Site Visit** – The on-site inspection of the parcel by the project planner.
- (f) **Project File** – The application, plans, and support materials submitted by the applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN050693.

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

- EVIDENCE:**
- (a) The application and plans submitted by the applicant in the project file at the Monterey County Planning and Building Inspection Department.
 - (b) The on-site inspection of the parcel by the project planner.
 - (c) The subject parcel meets the requirements as detailed in “Geotechnical and Geologic Investigation at 98 Yankee Point Drive” by D&M Consulting Engineers, Inc. (13 May 2006).
 - (d) The project as proposed is consistent with policies of the Carmel Area Land Use Plan dealing with development in archaeologically sensitive areas, evidenced by the archaeological report prepared by Susan Morley, MA, dated December 2005 contained in the project file. Condition number three has been added to require that work be stopped in the event that any archaeological resources are found on site.
 - (e) The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, the applicable Fire Department, Public Works Department and Environmental Health Division. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.
 - (f) The subject property is adjacent to the sea shore, but is not described as an area where the Local Coastal Program requires access, according to Sections 20.70.050.B.4.c.i and ii.

3. FINDING: PUBLIC ACCESS - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

- EVIDENCE**
- (a) The subject property is not described as an area where the Local Coastal Program requires access.
 - (b) The subject property is not indicated as part of any designated trails or shoreline access as shown the Carmel Area Land Use Plan.
 - (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - (d) The subject property is not adjacent to the sea shore and is not described as an area where the Local Coastal Program requires access, according to Sections 20.70.050.B.4.c.i and ii.

4. FINDING: COASTAL DEVELOPMENT REQUIREMENT – TREE REMOVAL (Exemption) – The Carmel CIP (§20:147.060A.1) exempts removal of non-native or planted trees, except where this action would result in the exposure of structures in the public viewshed area. The trees proposed for removal are directly related to development impacts, while the parcel’s remaining trees will provide screening for neighboring properties. The proposed project cannot be seen from public viewing areas.

EVIDENCE: (a) Planning staff reviewed the project and requested modifications to minimize tree removal while meeting the applicant's desire for driveway placement, aesthetics and structure size.
(b) A Forest Management Plan was prepared for the subject property by Matt Horowitz (#WC3163AU), which indicated the subject property contained planted trees, not indigenous to that section of the Carmel Highlands.
(c) Site visit by project planner.
(d) A Coastal Development Permit must be obtained for the removal of trees and other major vegetation with the following exceptions: removal of non-native or planted trees, except where this would result in the exposure of structures in the critical viewshed area (§20.147.060A.1).

5. **FINDING: CEQA** – The proposed project will not have a significant environmental impact.

EVIDENCE: Criteria contained in Article 19, Sections 15300.2 (Exceptions) & 15303 (Small Structures) of the California Environmental Quality Act Guidelines allow this project to be categorically exempted from environmental review. Due to the project's limited scale, no significant adverse environmental impacts were identified during review of the proposed project.

6. **FINDING: HEALTH AND SAFETY** – The establishment, maintenance, and operation of the proposed development will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: The project as described in the application and accompanying material was reviewed by the Department of Planning and Building Inspection, applicable Fire Department, Public Works and Parks Departments, Environmental Health Division, and Water Resources Agency. The respective departments and Agency 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 or the County in general.

7. **FINDING: NO VIOLATIONS** – The subject properties are in compliance with all rules and regulations pertaining to zoning uses, subdivisions and other applicable provisions of Title 20. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property.


8. **FINDING: APPEALABILITY** – The project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: Sections 20.86.070 and 20.86.080 of the Monterey County Coastal Implementation Plan.

DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 8th day of June, 2006.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON

JUN 13 2006

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 OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUN 23 2006

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, 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 and Building Inspection Department office in Salinas.

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

**Monterey County Planning and Building Inspection
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: Weidner

File No: PLN050693

Approval by: Zoning Administrator

APNs: 243-161-024-000

Date: June 8, 2006

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<p>PBD029 - SPECIFIC USES ONLY Combined Development Permit for a Coastal Administrative Permit and Design Approval to allow the construction of a new single-family dwelling (2,564 square feet) and a detached garage (625 square feet); and a Coastal Development Permit for development within 50' of a coastal bluff. The project includes removal of 23 non-indigenous trees (ranging from 5" to 23" in diameter) with 420 CY cut/340 CY fill. The property is located at 89 Yankee Point Drive, (Assessor's Parcel Number 243-161-024-000), Carmel. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: A permit (Resolution 050693) was approved by the Zoning Administrator for Assessor's Parcel Number 243-161-024-000 on 8 June 06. The permit was granted subject to nineteen (19) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		<p>PBD030 - STOP WORK - RESOURCES FOUND</p> <p>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 Planning and Building Inspection 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 the discovery. (Planning and Building Inspection)</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection 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.	Owner/ Applicant/ Archaeologist	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
4		<p>WR40 - WATER CONSERVATION MEASURES 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:</p> <p>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.</p> <p>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)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
5		<p>WR1 - DRAINAGE PLAN 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. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
6		<p>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)</p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
7		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</p> <p>The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Carmel Highlands FPD)</p>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
8		Non Standard Condition -Exotic Invasive Plants In order to avoid indirect impacts to various sensitive habitat communities, the applicant's landscape plan shall address all invasive exotic species and eradicate them on the subject property. Particular attention shall be focused on iceplant (<i>Carpobrotus edulis</i>). (Planning and Building Inspection)	Applicant shall provide evidence (e.g. report with photographs) two years after project approval that the project site is kept free of invasive exotic species and that invasive species do not propagate further around the property to the satisfaction of the Director of Planning and Building Inspection.	Owner/ Applicant PBI	Ongoing Two Year Monitoring Report	
9		PBD032(B) – TREE AND ROOT PROTECTION Trees which are located close to the 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)	Submit evidence of tree protection in the form of photos to PBI for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	
10		EROSION AND RUNOFF CONTROL Prior to the issuance of a grading or building permit, the applicant shall submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances. (Planning and Building Inspection)	Submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances.	Owner/ Applicant	Prior to issuance of grading and building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
11		<p>NONSTANDARD - LANDSCAPE PLAN (SINGLE FAMILY DWELLING ONLY)</p> <p>The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. 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 be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. The landscape plan shall include recommendations from the geologic report (e.g., drainage requirements, groundwater levels) when considering plant selection and areas to be irrigated. 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 Planning and Building Inspection Department. (Planning and Building Inspection)</p>	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
12		<p>PBD018(A) - LANDSCAPE MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</p> <p>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. (Planning and Building Inspection)</p>	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.	Owner/ Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
13		PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Yankee Point Drive. (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	
14		PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)	None	Owner/ Applicant	Ongoing	
15		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs 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. (Carmel Highlands FPD)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
16		<p>PBD00 – NONSTANDARD</p> <p>Upon completion of the development, the applicant shall submit a letter to Planning and Building Inspection from a certified geotechnical engineer that all final recommendations and design criteria have been implemented according to in the geotechnical report on file with PLN050693 (or provide documentation why they were not). (Planning and Building Inspection)</p>	Submit sealed documentation (letter) to PBI for review and approval.	Owner/ Applicant	Prior to Occupancy.	
17		<p>EH11 - SEPTIC SYSTEM DESIGN</p> <p>Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)</p>	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
18		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>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 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. 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. (Carmel Highlands FPD)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
19		<p>PBD026 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A geologic and forest management report have been prepared for this parcel by D&M Consulting Engineers, Inc. (13 May 2006) and Matt Horowitz (#WC3163AU), respectively, are on record in the Monterey County Planning and Building Inspection Department Library No.050693. All development shall be in accordance with the above reports." (Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	

YANKEE POINT RESIDENCE

YANKEE POINT
ARMEL, CA

owner:	architect:	site engineer:	structural engineer:	energy consultant:
n Krasznecowicz/ Rustic Partners Ave. + San Carlos, Suite S-3069 mcl. Ca. 934921	Wormsor + Associates, Architects 644 Broadway 5E New York, NY 10012	Whitson Engineers 9699 Blue Larkspur Lane Monterey, CA 93940	Alexander Ott 831-394-5936	Monterey Energy Group 716 Lighthouse-Suite D PACIFIC GROVE, CA 93950 408-372-8328
.626.4240	212.505.6962	831-649-5225		

of drawings:

- .0 SITE PLAN
- .1 FIRST FLOOR PLAN
- .2 SECOND FLOOR PLAN
- .3 ROOF PLAN
- .1 ELEVATION SOUTH
- .2 ELEVATION NORTH
- .3 ELEVATION WEST
- .4 ELEVATION EAST

SCHEMATIC DESIGN
22 FEB 2006

RECEIVED

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

FEB 23 2006

general notes:

The "General Conditions of the Contract for Construction," AIA Document A-201 shall be made part of the Specification for the work governing the scope and nature of this project.

Contractor shall comply with all requirements of the Monterey County Building codes, state labor law and all applicable ordinances and regulations of Carmel and State, and other government agencies. All permits shall be properly displayed.

Contractor shall obtain and pay for all permits, testing, inspections, certificates and approvals as may be required by all government agencies, having jurisdiction, and the department of Buildings, Bureau of Air Resources, Department of Environmental Protection, Bureau of Sewers, Department of Highways, and the Fire Department.

Contractor shall examine the site and any existing conditions to the full extent of a scope of work. Contractor shall coordinate work with all trades and other contractors retained by the owner.

Contractor shall check and verify all dimensions and conditions at the project site and is responsible for same. In case of discrepancy, conflicts or doubt, contractor shall notify Architect in sufficient time to resolve problem before proceeding with work in question.

Do not scale drawings for execution of work. Verify existing conditions.

Dimensions on plan show as (VIF) are to be verified in the field, and discrepancies of water that 2" are to be reported to architect prior to start of work.

All equipment supplied by the contractor shall be approved for use in the City of Carmel, if required.

9. Contractor shall provide shop submissions for the items listed below.

- 1. Electrical Equipment, Lighting & Controls.
 - 2. Mechanical Equipment, Controls & Layouts.
 - 3. Plumbing Equipment, fixtures, etc.
 - 4. All Finish Materials, Glazing Materials, Paints & Stains, as related to the work of all trades.
 - 5. Doors, Windows, Hardware, Materials and Schedules.
 - 6. Structural steel substitutions as required.
 - 7. Appliances.
- All submissions shall clearly mark substitutions, deviations or conflicts with the Contract Drawings. Neither the Owner, Architect nor Consulting Engineers shall have any liability for any such substitutions, deviations or conflicts, as above, which have not been clearly marked as such, even if they have passed through the usual shop submittal review/approval process.

10. All contractors must present documentation of insurance at least three days before work begins (see Contractors Insurance #)

11. All contractors must be licensed by the State of California.

12. As built drawings are to be submitted after the completion of work. Prior to lighting the torch, the building fire safety director must be notified.

13. All work is to comply with all applicable city, state and federal codes and standards.

14. Contractor shall provide all shop drawing submissions required. All submissions shall clearly mark substitutions, deviations or conflicts with the Contract Drawings. Neither the Owner, Architect, nor Consulting Engineers shall have any liability for any such substitutions, deviations, or conflicts as above, which have not been clearly marked as such, even though they have passed through the usual shop submittal review/approval process.

15. Contractor's Insurance

-1. The contractor shall maintain such insurance as will protect himself and/or the owner from direct, assumed and contingent liability for claims for damages, for personal injuries, including death and/or damage to property, which may arise from operation under this contract whether such operations be by himself or any sub-contractor or anyone directly or indirectly employed by either of them. Certificate of such insurance shall be filed in the minimum amounts stipulated with the owner as follows:

Body Injury \$3,000,000.00
Property Damage \$3,000,000.00
Unleveled Coverage \$3,000,000.00

-2. The contractor shall maintain Workmen's Compensation Insurance and file with the State of Connecticut.

-3. The contractor shall also require that each of his subcontractors shall carry proper and adequate policies covering Workmen's Compensation and Public Liability as well as all liability assumed under the contractor covering the contractor and the owner.

-4. Original policies taken out in the name of the subcontractor shall be delivered by the contractor at the time the contract is signed.

-5. Should any person or persons or property be damaged or injured, including injuries causing or resulting in death, by the contractor, or by any person or persons employed under them in the course of the performance by them of this agreement or otherwise, resulting from an action or operation under this agreement, whether by negligence of contractor, said contractor shall alone be liable, responsible and answerable therefore and does hereby agree to and with the said Owner to hold harmless and indemnify the Owner of and from all claims, suits, actions, costs, counsel fees, expenses, damages, judgments or decrees by reason thereof.

6. Additional Certificate Holders:

- 1. Wormsor - Associates, Architects

Hold Harmless Agreement:

The contractor agrees to defend, indemnify, and hold harmless the certificate holder against any and all liabilities, losses, damages, claims or expenses (including reasonable attorney's fees and costs) sustained or incurred by or imposed on the certificate holder due to bodily injury or property damage resulting from or arising out of any act performed by the contractor, his employees, and his subcontractors and for which the contractor is responsible except the contractor is not responsible for any bodily injury or property damage resulting from negligence of the certificate holder.

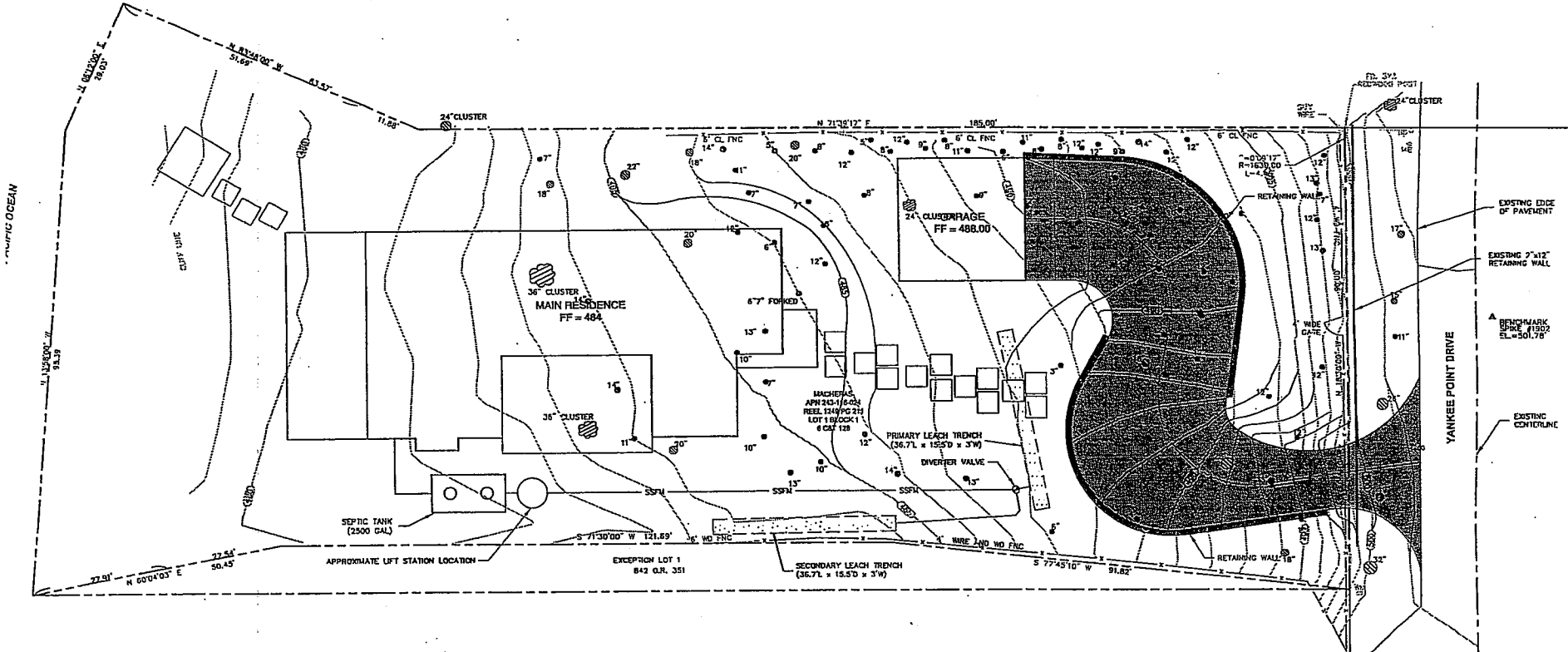
drawing issue	date
SCHEMATIC DESIGN	22 FEB 2006

EXHIBIT

E

GENERAL NOTES:

1. TOPOGRAPHY SHOWN WAS SURVEYED BY BESTOR ENGINEERS IN OCTOBER 2004. BENCHMARK AS SHOWN ON PLANS. ELEVATION: 501.78'
2. SEE ARCHITECTURAL/LANDSCAPE PLANS FOR TREE REMOVAL DETAILS.



ESTIMATED EARTHWORK
 CUT:
 FILL:

**PRELIMINARY
 NOT FOR CONSTRUCTION**

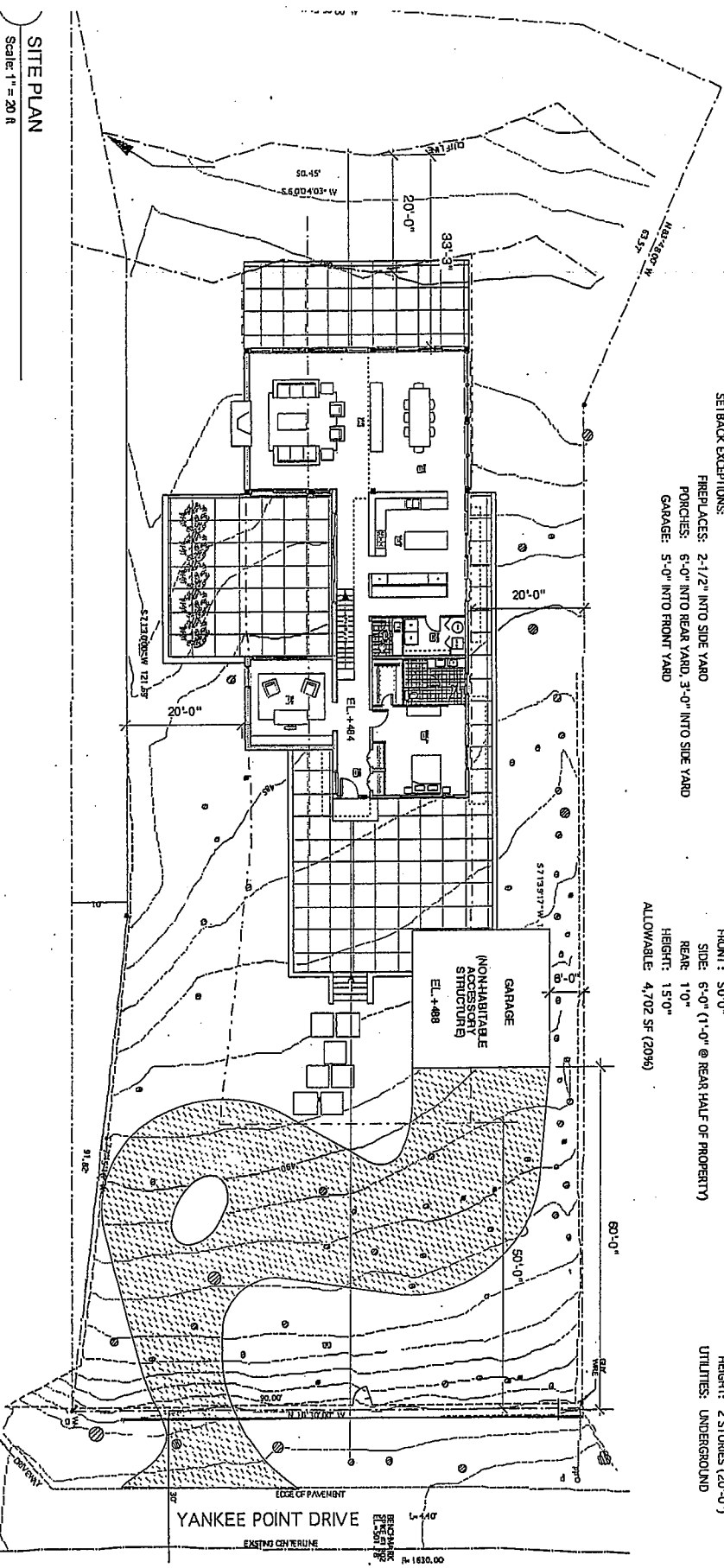
WE WHITSON ENGINEERS
 9888 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
 831.648.5225 • Fax: 831.373.5056
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

DATE: NOV. 18, 2005
 SCALE: 1" = 10'
 DAY: 5
 JOB#: 0505

YANKEE POINT DRIVE
 MONTEREY COUNTY, CALIFORNIA
PRELIMINARY SITE PLAN

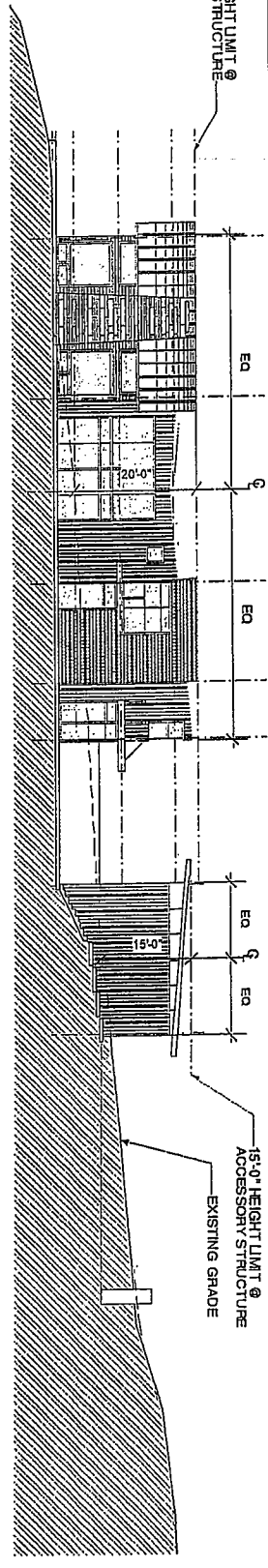
NO.	DATE	DESCRIPTION

C1



SITE PLAN
Scale: 1" = 20 ft

SITE SECTION
Scale: 1" = 20 ft



ZONING INFORMATION:
 LOT AREA= 23,509SF
 BUILDING COVERAGE:
 HOUSE= 2,582 SF
 GARAGE= 576 SF
 TOTAL= 3,158 SF (13.5%)
 ALLOWABLE= 3,526 SF (15.0%)

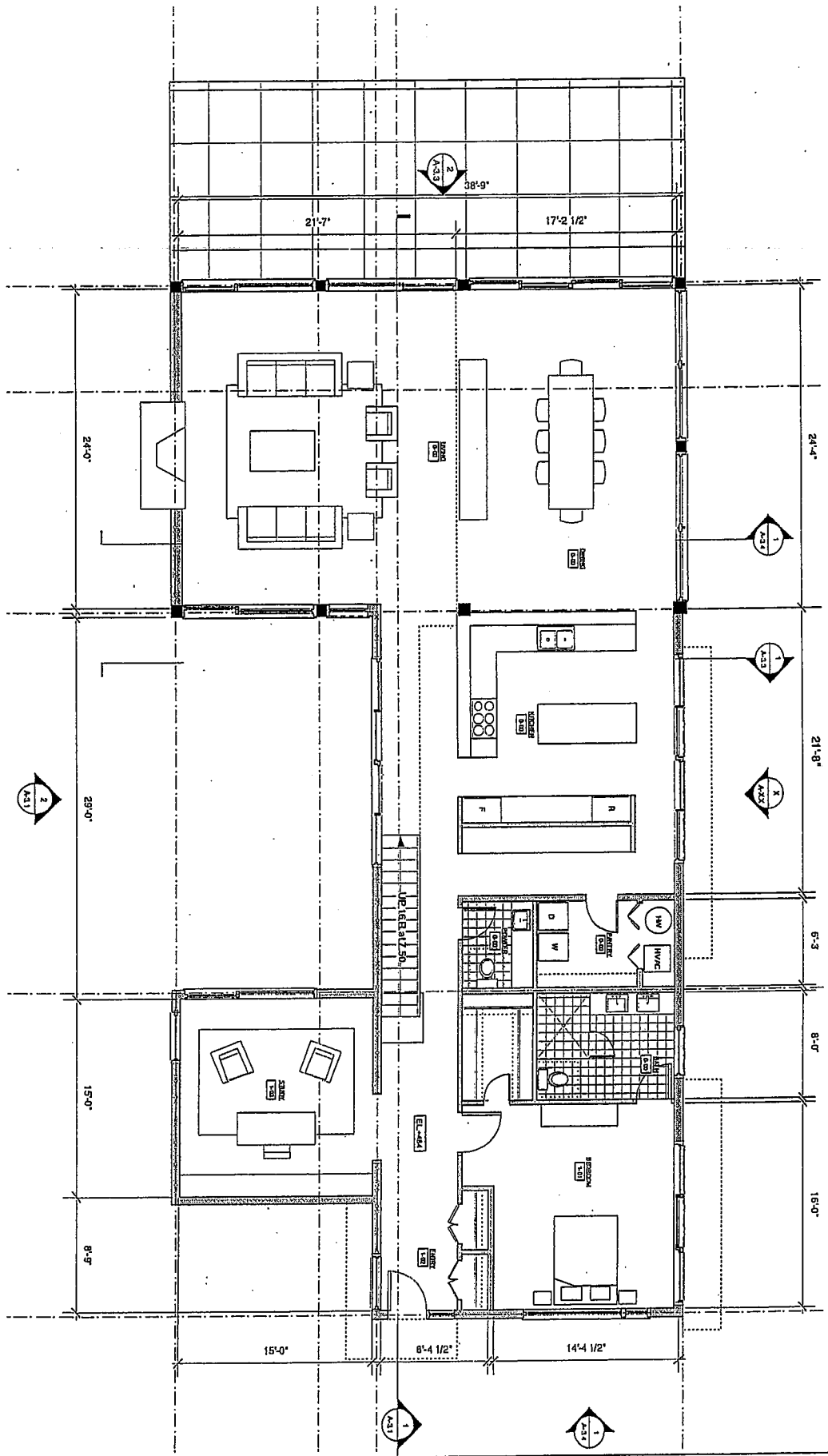
SETBACK EXCEPTIONS:
 PORCHES: 6'-0" INTO REAR YARD, 3'-0" INTO SIDE YARD
 GARAGE: 5'-0" INTO FRONT YARD

SETBACK REQUIREMENTS:
 MAIN STRUCTURES:
 FRONT: 30'-0"
 SIDE: 20'-0"
 REAR: 20'-0"
 HEIGHT: 20'-0"
 ACCESSORY STRUCTURES (NON-HABITABLE):
 FRONT: 50'-0"
 SIDE: 6'-0" (1'-0" @ REAR HALF-OF-PROPERTY)
 REAR: 10'-0"
 HEIGHT: 15'-0"
 ALLOWABLE: 4,702 SF (20%)

PROJECT SUMMARY:
 PROJECT LOCATION: 98 YANKEE POINT DRIVE
 CARMEL, CALIFORNIA
 MONTEREY COUNTY
 ZONING: LIR/1 - D(20)(CZ)
 PLANNING AREA: CARMEL LUP
 ACCESSORS PARCEL NO.: 243 161 024 000
 HEIGHT: 2 STORES (20'-0")
 UTILITIES: UNDERGROUND

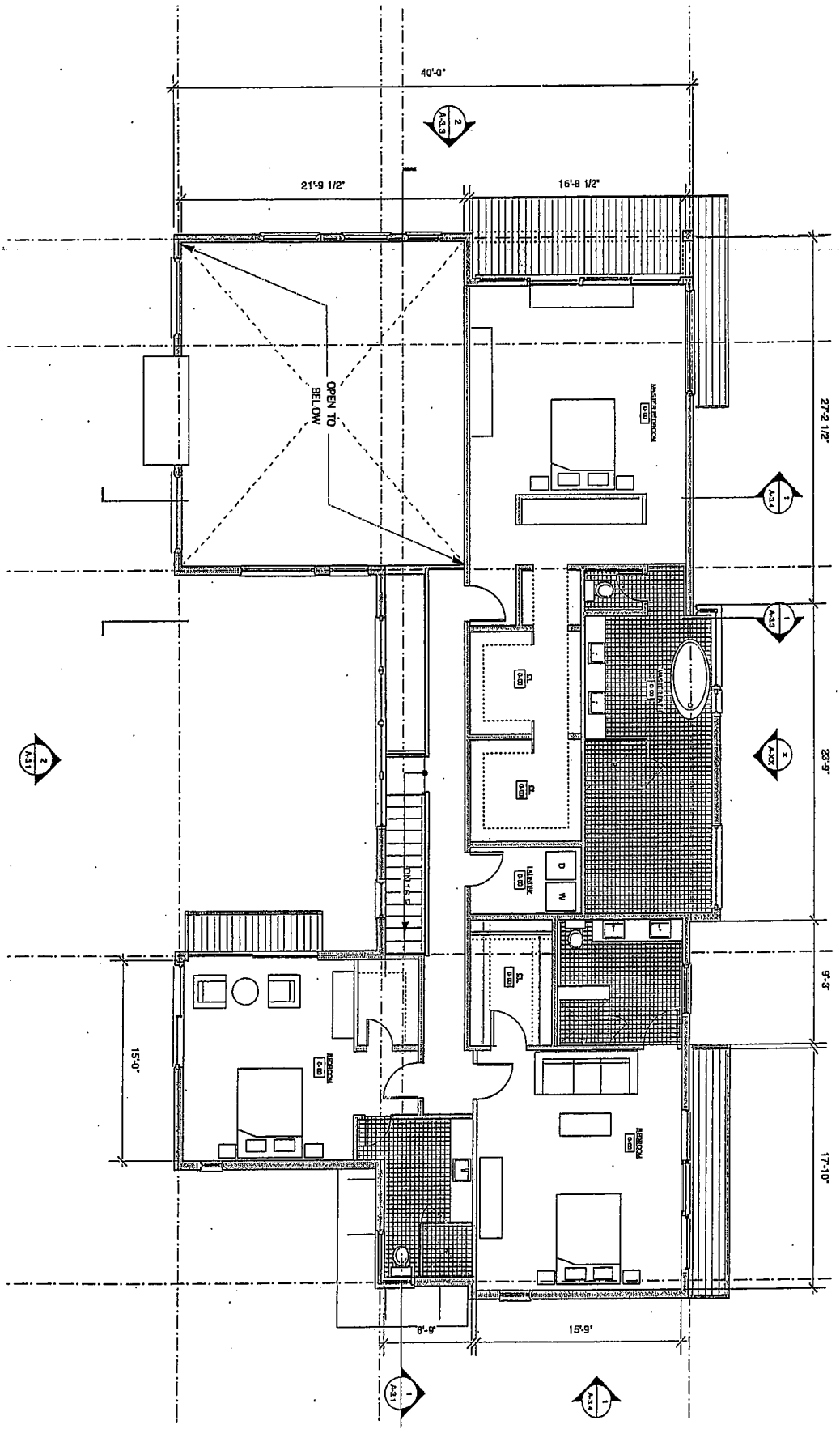
DRAWING NUMBER A-1.0	SITE PLAN + SECTION	PROJECT NUMBER: 2508	Wormser + Associates, Architects 644 Broadway New York, NY 10012 Tel: 212 505 6962 Fax: 477 0273
		SCALE: AS NOTED	
		DATE: 22 FEB 2011	
		PROJECT TITLE: YANKEE POINT DRIVE PROJECT	

FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

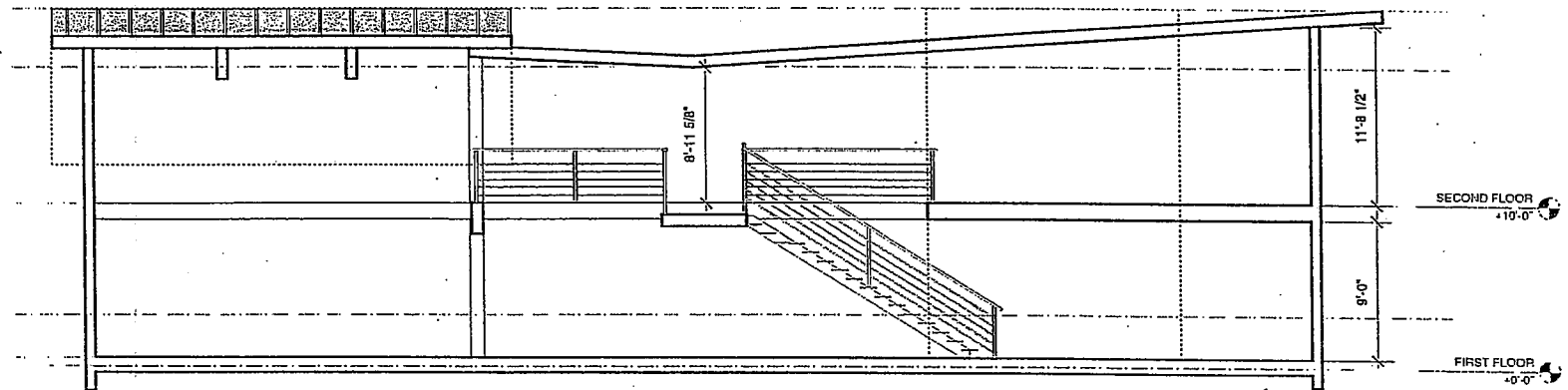


<p>A-2.1</p>	<p>DRWING CHAIRS</p>	<p>PROJECT NUMBER: 2508</p>			<p>WORMSER + ASSOCIATES, ARCHITECTS 644 Broadway New York, NY 10012 Tel: 212 505 6962 Fax: 477 0273</p>	<p>YANKEE POINT CARMEL, CA</p>
		<p>SCALE: 1/8" = 1'-0"</p>				
<p>FIRST FLOOR PLAN</p>						

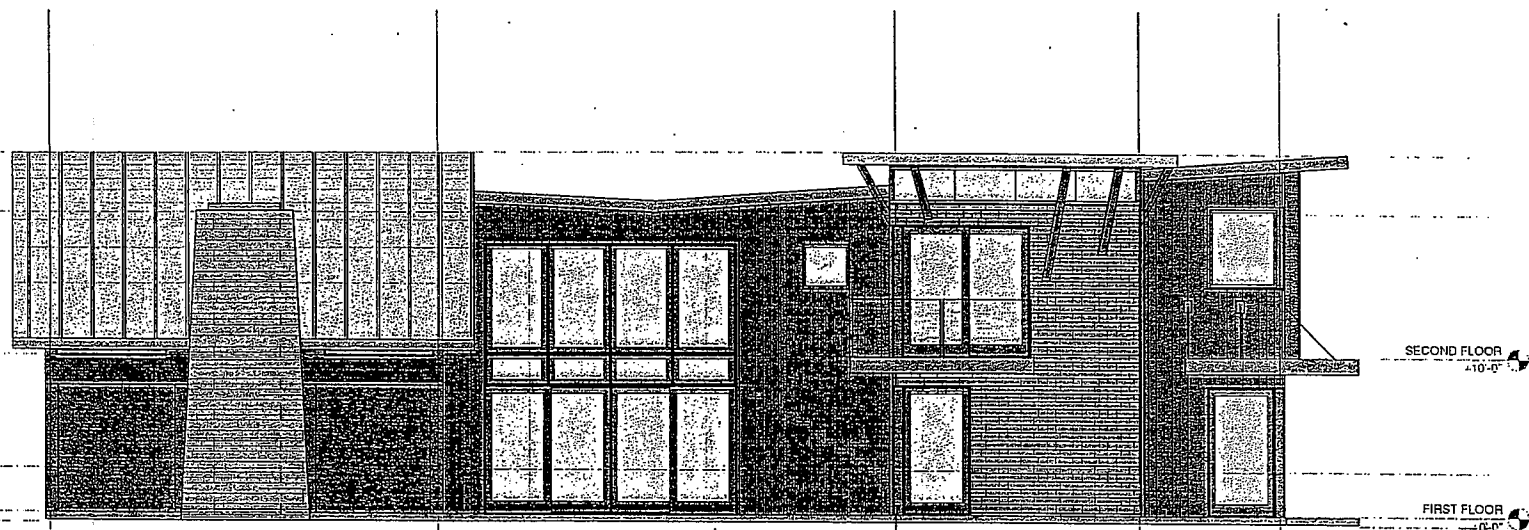
1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



<p>YANKEE POINT CARROLL, GA.</p>		PROJECT NUMBER:	2508
		SCALE:	1/8" = 1'-0"
		DATE:	22 FEB 20
		<p>Wormser + Associates, Architects 644 Broadway New York, NY 10012 Tel: 212 505 6962 Fax: 477 0273</p>	
<p>SECOND FLOOR PLAN</p>		<p>A-2.2</p>	



1 SECTION- VIEW NORTH
Scale: 1/8" = 1'-0"



2 ELEVATION- SOUTH
Scale: 1/8" = 1'-0"

YANKEE POINT
CARMEL, CA.

ISSUES



Wormser + Associates, Architects
644 Broadway
New York, NY 10012
Tel: 212 505 6962
Fax: 477 0273

PROJECT NUMBER
2510
SCALE
1/8" = 1'-0"
DATE
22 FEB 2006

DRAWING TITLE
ELEVATION
SOUTH

DRAWING NUMBER

A-3.1

YANKEE POINT
CARMEL, CA.

REVISED



Wormiser + Associates, Architects
644 Broadway
New York, NY 10012

Tel: 212 505 6962
Fax: 477 0273

PROJECT NUMBER
2510

SCALE
1/8" = 1'-0"

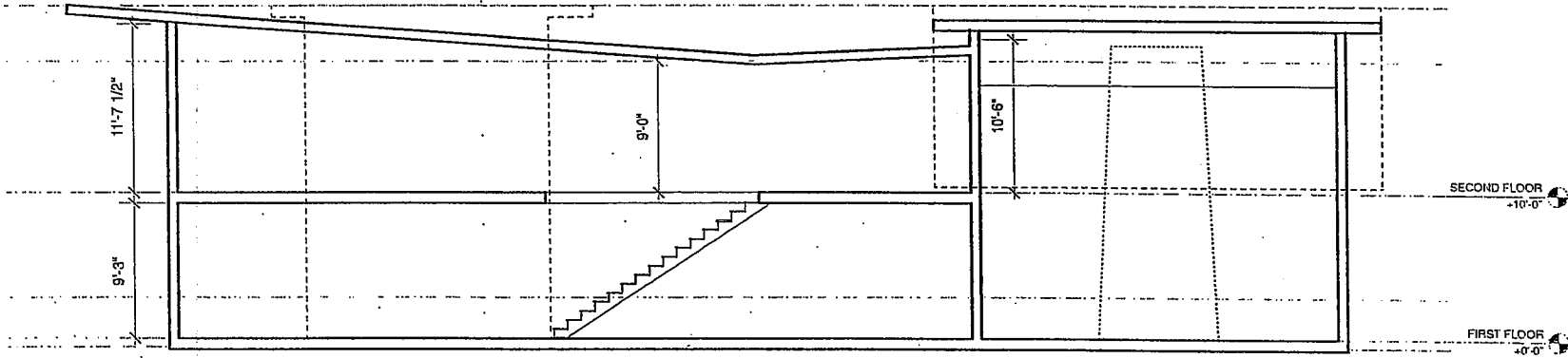
DATE
22 FEB 2006

DRAWING TITLE

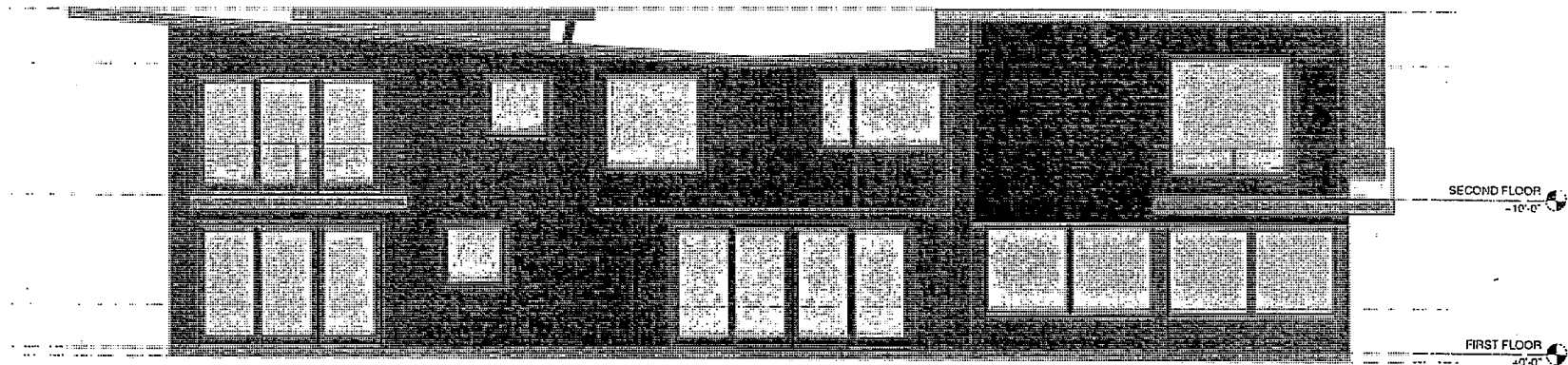
ELEVATION
NORTH

DRAWING NUMBER

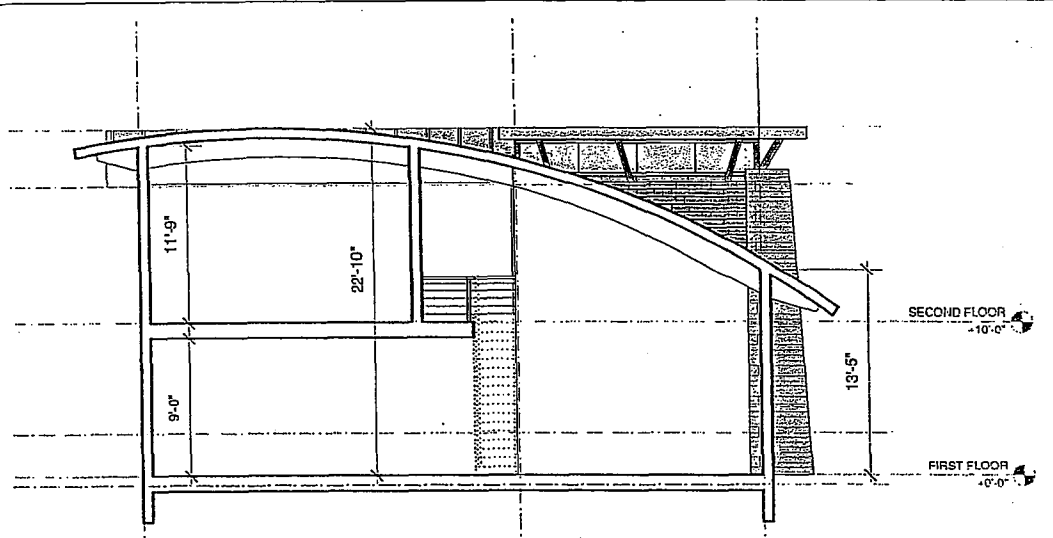
A-3.2



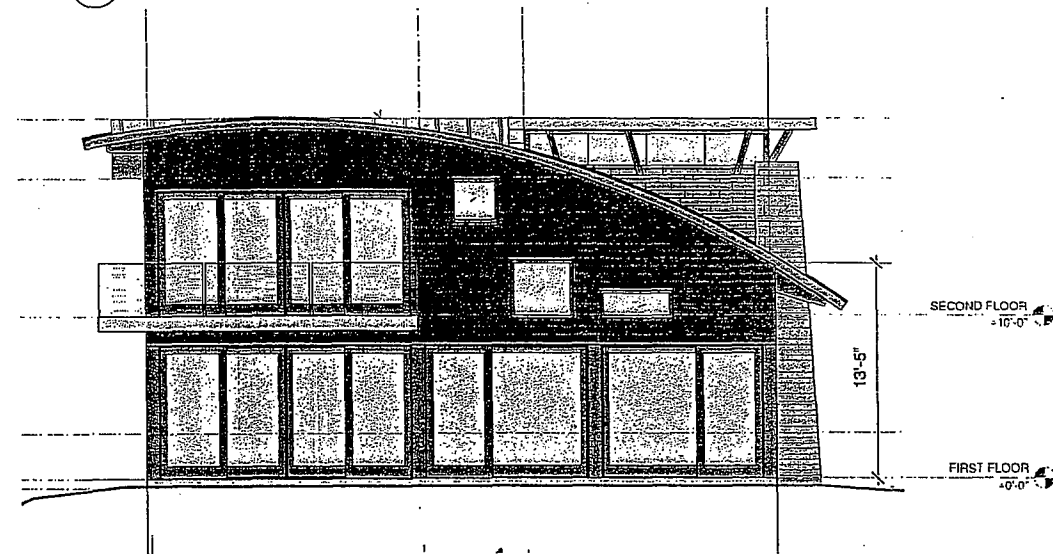
1 SECTION- VIEW SOUTH
Scale: 1/8" = 1'-0"



2 ELEVATION- NORTH
Scale: 1/8" = 1'-0"



1 SECTION- VIEW EAST
Scale: 1/8" = 1'-0"



2 ELEVATION- WEST
Scale: 1/8" = 1'-0"

YANKEE POINT
CARMEL, CA.

DATE:



Wormner + Associates, Architects

644 Broadway
New York, NY 10012
Tel: 212 505 6962
Fax: 477 0273

PROJECT NUMBER
2510

SCALE
1/8" = 1'-0"

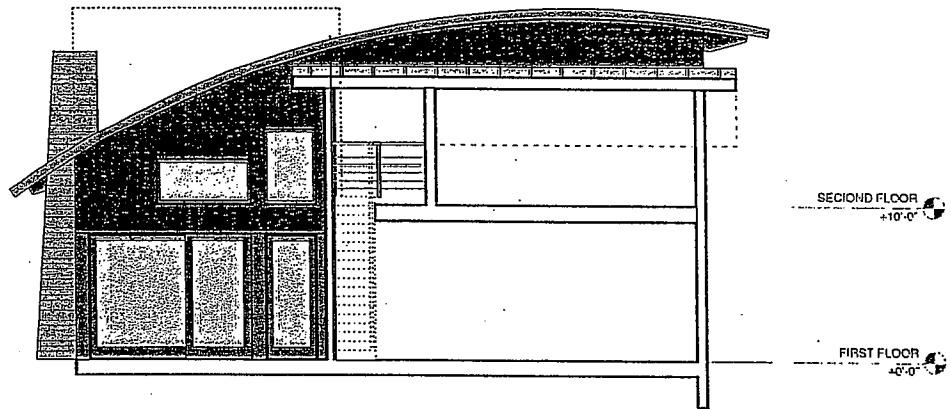
DATE
22 FEB 2006

DRAWING TITLE:

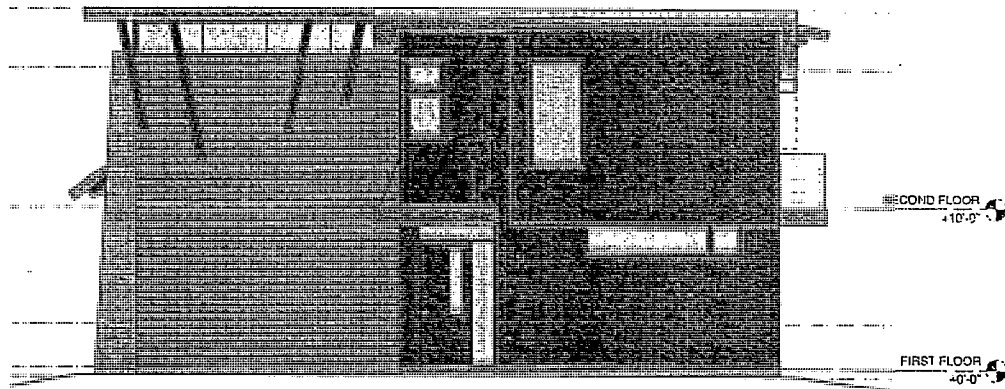
ELEVATION
WEST

DRAWING NUMBER:

A-3.3



1 SECTION-VIEW WEST
Scale: 1/8" = 1'-0"



2 ELEVATION-EAST
Scale: 1/8" = 1'-0"

YANKEE POINT
CARMEL, CA.

ISSUES



Wormser + Associates, Architects
644 Broadway
New York, NY 10012
Tel: 212.505.6962
Fax: 477.0273

PROJECT NUMBER 2510	SCALE 1/8" = 1'-0"
DRAWING TITLE ELEVATION EAST	DATE 22 FEB 2006

DRAWING NUMBER
A-3.4