

MONTEREY COUNTY PLANNING COMMISSION

Meeting: July 31, 2013 Time: 9:00 A.M.		Agenda Item No.: <u>1</u>
Project Description: Consider an Amendment to modify the architectural design of a previously-approved Combined Development Permit (PC93112) which consisted of: 1) a Coastal Development Permit for a single family dwelling, well, septic system, grading, water tank, and satellite dish, and 2) a Coastal Development Permit for a caretaker's quarters. The Amendment shall consist of: 1) a Coastal Development Permit and Design Approval to allow the construction of a 4,877 square foot two-story single family dwelling, with a 592 square foot attached garage, driveway and motorcourt, pool, 602 square feet of deck area, and well; 2) a Coastal Development Permit and Design Approval to allow the construction of an 850 square foot caretaker unit, with a 522 square foot attached garage, 364 square feet of deck area, and driveway; and grading (approximately 3,120 cubic yards of cut and 2,060 cubic yards of fill).		
Project Location: 47062 Clear Ridge Road, Big Sur		APN: 419-271-005-000
Planning File Number: PLN130031		Owner: Sam Gores Agent: Arden Handshy
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: Categorically Exempt per CEQA Guidelines Section 15303		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Find the project categorically exempt per CEQA Guidelines Section 15303; and
- 2) Approve PLN130031, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

The Applicant proposes to modify the architectural design of a single family residence and caretaker unit previously-approved by the Planning Commission under Planning File No. PC93112. The proposed Amendment (PLN130031) would allow the construction of a 4,877 square foot two-story single family dwelling, with a 592 square foot attached garage, driveway and motorcourt, pool, 602 square feet of deck area, well, an 850 square foot caretaker unit, with a 522 square foot attached garage, 364 square feet of deck area, driveway, and associated grading.

The original approval (PC93112) allowed construction of a 3,300 square foot single family dwelling, with a 1,280 square foot attached garage, well, septic system, a 15,000 gallon water tank, satellite dish, an 850 square foot caretaker unit, with a 586 square foot attached garage, and associated grading. Therefore, this Amendment would result in an increase of approximately 890 square feet for the single family dwelling and attached garage, and an approximate decrease of 65 square feet for the caretaker unit and attached garage. In addition, this Amendment would result in the construction of 966 square feet of deck area.

The septic systems and water tank approved under PC93112 were constructed/installed by the previous owner. County staff has reviewed PC93112, and determined that the associated Combined Development Permit has been vested per Monterey County Code (Title 20) Chapter 20.64.240. Subsequent to the Planning Commission approval, the property owner pulled septic

(Septic Permit No. D1840) and building (Building Permit No. 48314) permits, and constructed/installed the improvements. See **Exhibit B** for a more detailed project discussion.

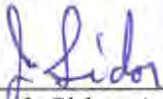
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- ✓ RMA - Public Works Department
- ✓ 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, Environmental Health Bureau, Water Resources Agency, and CALFIRE Coastal have been incorporated into the Condition Compliance and Reporting Plan attached to the draft resolution (**Exhibit C**).

The Big Sur Land Use Advisory Committee (LUAC) voted 4 – 0 to support the project as proposed at a public meeting held on May 28, 2013 (**Exhibit E**).

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



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July 24, 2013

cc: Front Counter Copy; Planning Commission; CALFIRE Coastal (Fire Protection District); RMA-Public Works; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planner Services Manager; Delinda Robinson, Senior Planner; Joseph Sidor, Project Planner; Sam Gores, Owner; Arden Handshy, Agent; The Open Monterey Project; LandWatch; Planning File PLN130031.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including: <ul style="list-style-type: none">• Conditions of Approval• Site Plan, Floor Plan, and Elevations
	Exhibit D	Vicinity Map
	Exhibit E	Advisory Committee Minutes (Big Sur LUAC)
	Exhibit F	Setback Exception Justification Letter (May 1, 2013)
	Exhibit G	Technical Reports <ul style="list-style-type: none">• Biological Report (October 8, 1991)• Supplemental Biological Assessment (August 5, 2011)
	Exhibit H	Planning Commission Resolution No. 93 – 174

This report was reviewed by Delinda Robinson, Senior Planner. 

EXHIBIT A

Project Information for PLN130031

Project Information:

Project Name:	GORES		
Location:	47062 CLEAR RIDGE RD BIG SUR		
Permit Type:	Permit Amendment		
Environmental Status:	Exempt	Final Action Deadline (884):	7/29/2013
Existing Structures (sf):	0	Coverage Allowed:	10%
Proposed Structures (sf):	7807	Coverage Proposed:	1%
Total Sq. Ft.:	7807	Height Allowed:	24/15
Tree Removal:	0	Height Proposed:	18/14
Water Source:	WATER SYSTEM	FAR Allowed:	N/A
Water Purveyor:	CLEAR RIDGE WATER SYSTEM	FAR Proposed:	N/A
Sewage Disposal (method):	SEPTIC	Lot Size:	659452
Sewer District:	N/A	Grading (cubic yds.):	5180

Parcel Information:

Primary APN:	419-271-005-000	Seismic Hazard Zone:	UNDETERMINED
Applicable Plan:	Big Sur Coast LUP	Erosion Hazard Zone:	HIGH/MODERATE
Advisory Committee:	BIG SUR	Fire Hazard Zone:	VERY HIGH
Zoning:	WSC/40-D (CZ)	Flood Hazard Zone:	X
Land Use Designation:	WATERSHED & SCENIC CONSERVATION	Archaeological Sensitivity:	HIGH
Coastal Zone:	YES	Viewshed:	Big Sur Critical
Fire District:	BIG SUR VFB	Special Setbacks on Parcel:	N

Reports on Project Parcel:

Soils Report #:	LIB130053
Biological Report #:	LIB130042 / LIB130052
Geologic Report #:	LIB130043
Forest Management Rpt. #:	N/A
Archaeological Report #:	LIB130041
Traffic Report #:	N/A

EXHIBIT B DISCUSSION

Project Description

The Applicant proposes to modify the architectural design of a single family residence and caretaker unit previously-approved by the Planning Commission under Planning File No. PC93112. The proposed Amendment (PLN130031) would allow the construction of a 4,877 square foot two-story single family dwelling, with a 592 square foot attached garage, driveway and motorcourt, pool, 602 square feet of deck area, well, an 850 square foot caretaker unit, with a 522 square foot attached garage, 364 square feet of deck area, driveway, and associated grading.

The original approval (PC93112) allowed construction of a 3,300 square foot single family dwelling, with a 1,280 square foot attached garage, well, septic system, a 15,000 gallon water tank, satellite dish, an 850 square foot caretaker unit, with a 586 square foot attached garage, and associated grading. Therefore, this Amendment would result in an increase of approximately 890 square feet for the single family dwelling and attached garage, and an approximate decrease of 65 square feet for the caretaker unit and attached garage. In addition, this Amendment would result in the construction of 966 square feet of deck area.

The septic systems and water tank approved under PC93112 were constructed/installed by the previous owner. County staff has reviewed PC93112, and determined that the associated Combined Development Permit has been vested per Monterey County Code (Title 20) Chapter 20.64.240. Subsequent to the Planning Commission approval, the property owner pulled septic (Septic Permit No. D1840) and building (Building Permit No. 48314) permits, and constructed/installed the improvements.

Project Issues

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 proposed development does not create any new structures within the critical viewshed (Big Sur Coast LUP Policy 3.2.2). In addition, the project site is outside of the viewshed for Sycamore Canyon Road from Highway 1 to Pias Ranch Road, and topography effectively screens the proposed development from Pfeiffer Beach State Park.

Environmentally Sensitive Habitat (ESHA): The proposed project site will have no 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. Two biological reports (LIB130042 and LIB130052) 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, Condition No. 10 has been applied to require all development to be implemented in accordance with the recommendations of the biological reports.

Caretaker Unit: The proposed caretaker unit would comply with all rules and regulations pertaining to zoning uses and any other applicable provisions of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20). Adequate sewage disposal and water supply facilities exist or are readily available (see Finding No. 4). In addition, a water connection to the Clear Ridge Water System has been established for the single family dwelling. The Environmental Health Bureau reviewed the project application, and applied one condition of

approval (Condition No. 15) to address the requirement for installation of water system improvements prior to final/occupancy for the caretaker unit.

The proposed caretaker unit will not adversely impact traffic conditions in the area. The roadways in this area are not at degraded levels of service, and the contribution of traffic from construction of the residence and caretaker unit would not cause any roadway or intersection level of service to be degraded. In addition, the applicant shall be required to pay the applicable Regional Development Impact fees (Condition No. 16).

There shall be a maximum of 50 caretaker units approved in the Big Sur Planning Area from the time of certification of the Big Sur Coast Land Use Plan. County records identify that 23 caretaker units have been constructed in the Big Sur Coast Land Use Plan (LUP) area since adoption of the LUP. This caretaker unit was approved under PC93112, and this Amendment will not increase the number of approved units. Based on units constructed, this caretaker unit would be the 24th of 50 units allowed.

Setback Exception (caretaker unit): The front setback required for a habitable accessory structure in WSC zoning is 50 feet from the property line or, in this case, the edge of the road right-of-way. Under PC93112, the caretaker unit was approved with a front setback of 33 feet. Under the proposal for PLN130031, the front setback would be 32.5 feet from the edge of the road right-of-way and 63 feet from the paved road surface. Section 20.62.040.F of the Monterey County Code (Title 20), allows a setback exception to a depth equal to the average of the front setbacks of the improved building sites in any district where 50% or more of the building sites on any 1 block or portion thereof in the same district have been improved. The Applicant has submitted evidence demonstrating that four adjacent parcels have structures that encroach within 30 feet of the road right-of-way. The circumstances in this case support the setback exception. In addition, the setback exception allows the caretaker unit to be constructed away from an area of steep slope exceeding 30 percent; thereby, better meeting the goals and objectives of the Big Sur Coast Land Use Plan.

Recommendation

Staff recommends the Planning Commission find PLN130031 categorically exempt per CEQA Guidelines Section 15303, and approve the Amendment (PLN130031) to a previously-approved Combined Development Permit (PC93112), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

EXHIBIT C
DRAFT RESOLUTION

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

In the matter of the application of:

GORES (PLN130031)

RESOLUTION NO. 13 -

Resolution by the Monterey County Hearing Body:

- 1) Finding the project categorically exempt per CEQA Guidelines Section 15303; and
- 2) Approving an Amendment to modify the architectural design of a previously-approved Combined Development Permit (PC93112) consisting of: a Coastal Development Permit and Design Approval to allow the construction of a 4,877 square foot two-story single family dwelling, with a 592 square foot attached garage, driveway and motorcourt, pool, 602 square feet of deck area, and well; a Coastal Development Permit and Design Approval to allow the construction of an 850 square foot caretaker unit, with a 522 square foot attached garage, 364 square feet of deck area, and driveway; and grading (approximately 3,120 cubic yards of cut and 2,060 cubic yards of fill).

[PLN130031, Sam Gores, 47062 Clear Ridge Road, Big Sur, Coastal Zone, Big Sur Coast Land Use Plan (APN: 419-271-005-000)]

The Gores application (PLN130031) came on for public hearing before the Monterey County Planning Commission on July 31, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is an Amendment to modify the architectural design of a previously-approved Combined Development Permit (PC93112) which consisted of: 1) a Coastal Development Permit for a single family dwelling, well, septic system, grading, water tank, and satellite dish, and 2) a Coastal Development Permit for a caretaker's quarters. The Amendment shall consist of: 1) a Coastal Development Permit and Design Approval to allow the construction of a 4,877 square foot two-story single family dwelling, with a 592 square foot attached garage, driveway and motorcourt, pool, 602 square feet of deck area, and well; 2) a Coastal Development Permit and Design Approval to allow the construction of an 850 square foot

caretaker unit, with a 522 square foot attached garage, 364 square feet of deck area, and driveway; and grading (approximately 3,120 cubic yards of cut and 2,060 cubic yards of fill).

- EVIDENCE:**
- a) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130031.
 - b) Planning Commission Resolution No. 93 – 174 (PC93112), approved on September 29, 1993, allowed construction of a 3,300 square foot single family dwelling, with a 1,280 square foot attached garage, well, septic system, a 15,000 gallon water tank, satellite dish, an 850 square foot caretaker unit, with a 586 square foot attached garage, and associated grading. Therefore, this Amendment would result in an increase of approximately 890 square feet for the single family dwelling and attached garage, and an approximate decrease of 65 square feet for the caretaker unit and attached garage. In addition, this Amendment would result in the construction of 966 square feet of deck area.
 - c) The septic systems and water tank approved under PC93112 were constructed/installed by the previous owner. County staff has reviewed Project File PC93112, and determined that the associated Combined Development Permit has been vested per Monterey County Code (Title 20) Chapter 20.64.240. Subsequent to the Planning Commission approval, the property owner pulled septic (Septic Permit No. D1840) and building (Building Permit No. 48314) permits, and constructed/installed the improvements.

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 47062 Clear Ridge Road, Big Sur (Assessor's Parcel Number 419-271-005-000), 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 single family residences and caretaker units with the granting of the applicable coastal development permits (these entitlements were granted under PC93112 by Resolution No. 93 – 174). Therefore, the project is an allowed land use for this site.
- c) County review confirms the findings and evidence of Planning Commission Resolution No. 93-174. All potential impacts were assessed in the original permit action, and the amendment is in keeping with the action of the appropriate authority. Although the Amendment does not

create any impacts not already assessed in the original permit, the changes in the design were not considered minor. As approved and amended, permit number PLN130031 will become and be referred to as the approved permit.

- d) The project planner conducted site inspections on January 31 and May 28, 2013, to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project is consistent with applicable policies in the Big Sur Coast Land Use Plan (LUP) regarding Water Resources. The proposed well would provide service to the single family dwelling and caretaker unit located on the same parcel, and will not result in intensification (LUP Section 3.4.3). Also, implementation of the project will not require water to be exported out of the principal watershed (LUP Policy 3.4.3.A.4).
- 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, there is no evidence that any cultural resources would be disturbed (Big Sur Coast LUP Policy 3.11.1). An archaeological survey (LIB130041) prepared for the project site did not identify any potential impacts to prehistoric resources. 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).
- h) Public Access: See Finding No. 7.
- i) Caretaker Unit: See Finding No. 8.
- j) Setback Exception (caretaker unit): See Finding No. 8.
- k) 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 January 31 and May 28, 2013, 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 structures within the critical viewshed (Big Sur Coast LUP Policy 3.2.2). In addition, the project site is outside of the viewshed for Sycamore Canyon Road from Highway 1 to Pias Ranch Road, and topography effectively screens the proposed development from Pfeiffer Beach State Park.
- l) Environmentally Sensitive Habitat (ESHA): 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 January 31 and May 28, 2013, to verify that the project on the subject parcel conforms to the ESHA policies of the plans listed above. Two biological reports (LIB130042 and LIB130052) 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, Condition No. 10 has been applied to require all development to be implemented in accordance with the recommendations of the biological reports.

- m) Lot Legality: The approximately 15.139 acre lot was created by Minor Subdivision No. 947, and is identified as Parcel A on a Parcel Map recorded May 22, 1981 (Volume 14, Page 175). In addition, the County confirmed the lot legality by issuance of a PC93112 in 1993.
- n) Conditions of Approval: All applicable conditions of approval from PC93112 have been carried forward to permit PLN130031. Based on current regulations and review procedures, the following conditions of approval have either been deleted or added:
 - The Water Resources Agency deleted one condition of approval that is obsolete (PC93112 Condition No. 2, Water Conservation Measures), and added one condition of approval (PLN130031 Condition No. 18, Stormwater Control).
 - RMA – Public Works added two conditions of approval (PLN130031 Condition No. 16, Regional Development Impact Fee, and No. 17, Construction Management Plan).
 - RMA – Planning deleted three conditions of approval that are either obsolete or no longer applicable (PC93112 Condition No. 5, Antennas; No. 7, Grading Permit; and No. 15, Caretaker Unit Deed Restriction), and added five conditions of approval (PLN130031 Condition No. 1, Specific Use Only; No. 3, Attach Resolution to Construction Plans; No. 12, Permit Expiration; No. 13, Restoration of Natural Materials; and No. 14, Utilities Underground). The County has deleted the requirement for a caretaker unit deed restriction consistent with State law regarding accessory dwelling units.
 - The Environmental Health Bureau deleted one condition of approval that is no longer required (PC93112 Condition No. 14, Water System), and added one condition of approval (PLN130031 Condition No. 15, Surface Water Treatment).
 - CALFIRE Coastal deleted two condition of approval that are either obsolete or no longer required (PC93112 Condition No. 18, Access Roads, and No. 25, Disposal), and added three conditions of approval (PLN130031 Condition No. 24, Defensible Space; No. 26, Smoke Alarms; and No. 27, Roof Construction).

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

- o) 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 did warrant referral to the LUAC because it involved a Design Approval subject to review by the Planning Commission. The Big Sur LUAC voted 4 – 0 to support the project as proposed at a public meeting held on May 28, 2013.
- p) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning

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, CALFIRE Coastal (Fire Protection District), RMA - Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Archaeological Resources, Biological Resources, and Soil/Slope Stability. The following reports have been prepared:
 - Cultural Resources Evaluation (LIB130041) prepared by Archaeological Resource Management, San Jose, California, July 10, 1992.
 - Biological Report (LIB130042) prepared by Jeff Norman, Consulting Biologist, Big Sur, California, October 8, 1991.
 - Supplemental Biological Assessment (LIB130052) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, August 5, 2011.
 - Geologic Hazard Report (LIB130043) prepared by Kingsley Associates, Monterey, California, February 1992.
 - Geotechnical Investigation (LIB130053) prepared by Haro, Kasunich, and Associates, Inc., Watsonville, California, August 23, 2011.

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) Staff conducted site inspections on January 31 and May 28, 2013, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130031.

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, CALFIRE Coastal (Fire Protection District), RMA - Public Works, Environmental Health Bureau, and Water Resources Agency. 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 are available or will be provided. The septic systems for the single family dwelling and caretaker unit, as well as the water tank, approved under PC93112 have been constructed/installed (Septic Permit No. D1840 and Building Permit No. 48314). In addition, a water connection to the Clear Ridge Water System has been established for the single family dwelling. The Environmental Health Bureau reviewed the project application, and applied one condition of approval (Condition No. 15) to address the requirement for installation of water system improvements prior to final/occupancy for the caretaker unit. The water system connection to the caretaker unit would be allowed upon completion of the water system improvements, which are in progress by the Clear Ridge Mutual Water Association.
- c) See Finding Nos. 2, 3, and 5, and supporting evidence.
- d) Staff conducted site inspections on January 31 and May 28, 2013, to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130031.

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 Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted site inspections on January 31 and May 28, 2013, and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130031.

6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3) categorically exempts new construction or conversion of small facilities or structures.
 - b) The project proposes to construct a single family dwelling, caretaker unit, and associated accessory structures. Therefore, the project is consistent with the parameters of CEQA Guidelines Section 15303.
 - c) No adverse environmental effects were identified during staff review of the development application during site visits on January 31 and May 28, 2013.

- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment. The technical reports prepared for the project do not identify any potential significant nor cumulative impacts, and no evidence of significant adverse environmental effects were identified during staff review of the development application.
- e) Based on review of the current application, plans, and site visits, no new potentially significant issues were identified for the proposed amendment. The current proposal does not alter the analysis or conclusions reached under the original permit. The original permit was categorically exempt, and the amendment is also categorically exempt. The Planning Commission found the previously-approved Combined Development Permit (PC93112) categorically exempt per CEQA Guidelines Section 15303. This Amendment (PLN130031) will not significantly alter the location or size of the previously-approved development. Therefore, the categorical exemption remains valid.
- f) See preceding and following findings and supporting evidence.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130031.

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). Shoreline and trail access are available to the public via the Pfeiffer Beach State Park, which is seaward of the project parcel.
 - 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 project planner conducted site inspections on January 31 and May 28, 2013.
 - e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130031.

8. **FINDING:** **CARETAKER UNIT** – The subject project meets the regulations, standards and circumstances for caretaker units in accordance with the applicable goals, policies, and regulations of the applicable area plan

and zoning codes.

- EVIDENCE:**
- a) That the establishment of the caretaker unit will not, under the circumstances of the particular application, 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 (see Finding No. 4).
 - b) The subject property upon which the caretaker unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20).
 - c) Setback Exception: The front setback required for a habitable accessory structure in WSC zoning is 50 feet from the property line or, in this case, the edge of the road right-of-way. Under PC93112, the caretaker unit was approved with a front setback of 33 feet. Under the proposal for PLN130031, the front setback would be 32.5 feet from the edge of the road right-of-way and 63 feet from the paved road surface. Section 20.62.040.F of the Monterey County Code (Title 20), allows a setback exception to a depth equal to the average of the front setbacks of the improved building sites in any district where 50% or more of the building sites on any 1 block or portion thereof in the same district have been improved. The Applicant has submitted evidence demonstrating that four adjacent parcels have structures that encroach within 30 feet of the road right-of-way. The circumstances in this case support the setback exception. In addition, the setback exception allows the caretaker unit to be constructed away from an area of steep slope exceeding 30 percent; thereby, better meeting the goals and objectives of the Big Sur Coast Land Use Plan.
 - d) That adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health (see Finding No. 4). The septic systems for the single family dwelling and caretaker unit, as well as the water tank, approved under PC93112 have been constructed/installed (Septic Permit No. D1840 and Building Permit No. 48314). In addition, a water connection to the Clear Ridge Water System has been established for the single family dwelling. The Environmental Health Bureau reviewed the project application, and applied one condition of approval (Condition No. 15) to address the requirement for installation of water system improvements prior to final/occupancy for the caretaker unit. The water system connection to the caretaker unit would be allowed upon completion of the water system improvements, which are in progress by the Clear Ridge Mutual Water Association.
 - e) That the proposed caretaker unit will not adversely impact traffic conditions in the area. The roadways in this area are not at degraded levels of service, and the contribution of traffic from construction of the residence and caretaker unit would not cause any roadway or intersection level of service to be degraded. In addition, the applicant shall be required to pay the applicable Regional Development Impact fees (Condition No. 16).
 - f) There shall be a maximum of 50 caretaker units approved in the Big Sur Planning Area from the time of certification of the Big Sur Coast Land

Use Plan. County records identify that 23 caretaker units have been constructed in the Big Sur Coast Land Use Plan (LUP) area since adoption of the LUP. This caretaker unit was approved under PC93112, and this Amendment will not increase the number of approved units. Based on units constructed, this caretaker unit would be the 24th of 50 units allowed.

- g) Due to the owner's travel schedule, and the size and remoteness of the property, the caretaker unit is proposed for security and maintenance purposes.
- h) The project planner conducted site inspections on January 31 and May 28, 2013, to verify that the site is suitable for this use.
- i) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130031.

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. 19 – 27 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, smoke alarms, 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.1, A.2, and 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 between the sea and the first through public road paralleling the sea, and development that is permitted in the underlying

zone as a conditional use (i.e.; development of a caretaker unit).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project categorically exempt per CEQA Guidelines Section 15303; and
2. Approve an Amendment to modify the architectural design of a previously-approved Combined Development Permit (PC93112) consisting of: a Coastal Development Permit and Design Approval to allow the construction of a 4,877 square foot two-story single family dwelling, with a 592 square foot attached garage, driveway and motorcourt, pool, 602 square feet of deck area, and well; a Coastal Development Permit and Design Approval to allow the construction of an 850 square foot caretaker unit, with a 522 square foot attached garage, 364 square feet of deck area, and driveway; and grading (approximately 3,120 cubic yards of cut and 2,060 cubic yards of fill); in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 31st day of July, 2013 upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mike Novo, Secretary, Planning Commission

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

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

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130031

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Amendment (PLN130031) allows the modification of the architectural design of a previously approved Combined Development Permit (PC93112). As amended, the Combined Development Permit would allow the construction of a 4,877 square foot two-story single family dwelling with a 592 square foot attached garage, driveway and motorcourt, pool, 602 square feet of deck area, well, an 850 square foot Caretaker's Unit, with a 522 square foot attached garage, 364 square feet of deck area, driveway, and grading (approximately 3,120 cubic yards of cut and 2,060 cubic yards of fill). The property is located at 47062 Clear Ridge Road, Big Sur (Assessor's Parcel Number 419-271-005-000), Big Sur Coast Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Amendment (Resolution No. 13 -) to a previously-approved Combined Development Permit (PC93112) was approved by the Planning Commission for Assessor's Parcel Number 419-271-005-000 on July 31, 2013. The permit was granted subject to twenty-seven (27) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."

Proof of recordation of this notice shall be furnished to the Director of 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 RMA - Planning.

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

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. 13 -) for the Amendment (Planning File No.: PLN130031) 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: Planning Department

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

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

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

5. PD004 - INDEMNIFICATION AGREEMENT

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/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. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services to conduct land clearing or grading between October 15 and April 15.

7. PD010 - EROSION CONTROL PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of RMA - Building Services. All cut and/or fill slopes exposed during the course of construction will be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to RMA - Planning and RMA - Building Services for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and the Director of RMA - Building Services.

Prior to final inspection, the Owner/Applicant shall provide evidence of compliance with the Implementation Schedule to RMA - Planning Department and RMA - Building Services.

8. 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 RMA - Planning. 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. 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)

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 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.

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.

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

Responsible Department: Planning Department

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 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.

10. PD016 - NOTICE OF REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"The following reports were prepared for PC93112 and PLN130031:

- 1) Biological Report (LIB130042) prepared by Jeff Norman, Consulting Biologist, Big Sur, California, October 8, 1991.
- 2) Supplemental Biological Assessment (LIB130052) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, August 5, 2011.
- 3) Geologic Hazard Report (LIB130043) prepared by Kingsley Associates, Monterey, California, February 1992.
- 4) Geotechnical Investigation (LIB130053) prepared by Haro, Kasunich, and Associates, Inc., Watsonville, California, August 23, 2011.

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 reports to RMA - Planning.

11. PD021 - DEED RESTRICTION-FIRE HAZARD

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions as per section(s) of the Coastal Implementation Plan and per the standards for development of residential property." (RMA - Planning)

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

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

12. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on July 31, 2016, 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.

13. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of RMA - Planning. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the Owner/Applicant shall submit restoration plans to RMA - Planning for review and approval.

14. PD035 - UTILITIES UNDERGROUND

Responsible Department: Planning Department

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.

15. EHSP01 SURFACE WATER TREATMENT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: This property has an active connection to Clear Ridge Mutual Water Company. The water system is in the process of installing a surface water treatment system, until the treatment system is in on line and has met all county and state requirements; EHB will put a hold final on the caretakers unit. (Environmental Health Bureau)

Compliance or Monitoring Action to be Performed: When the building permit for the caretakers unit is applied for EHB will put a Hold Final on the building permit until Clear Ridge Mutual Water Company has installed the required surface water treatment system and the system is operating as required by county and state regulations.

16. 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. (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 RMA - Public Works.

17. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to RMA-Planning and RMA-Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (RMA - Planning and RMA - Public Works)

Compliance or Monitoring Action to be Performed: Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to RMA-Planning and RMA-Public Works for review and approval.

On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

18. 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.

19. 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. (Cal-Fire Coastal Station)

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.

20. 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. (Cal-Fire Coastal Station)

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.

21. 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. (Cal-Fire Coastal Station)

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.

22. 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. (Cal-Fire Coastal Station)

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.

23. 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. (Cal-Fire Coastal Station)

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.

24. 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. (Cal-Fire Coastal Station)

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.

25. FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)

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 completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (Cal-Fire Coastal Station)

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.

26. FIRE025 - SMOKE ALARMS- (SINGLE FAMILY DWELLING)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the California Building Code or California Residential Code, the alarm panel shall be required to be placarded as permanent building equipment. (Cal-Fire Coastal Station)

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.

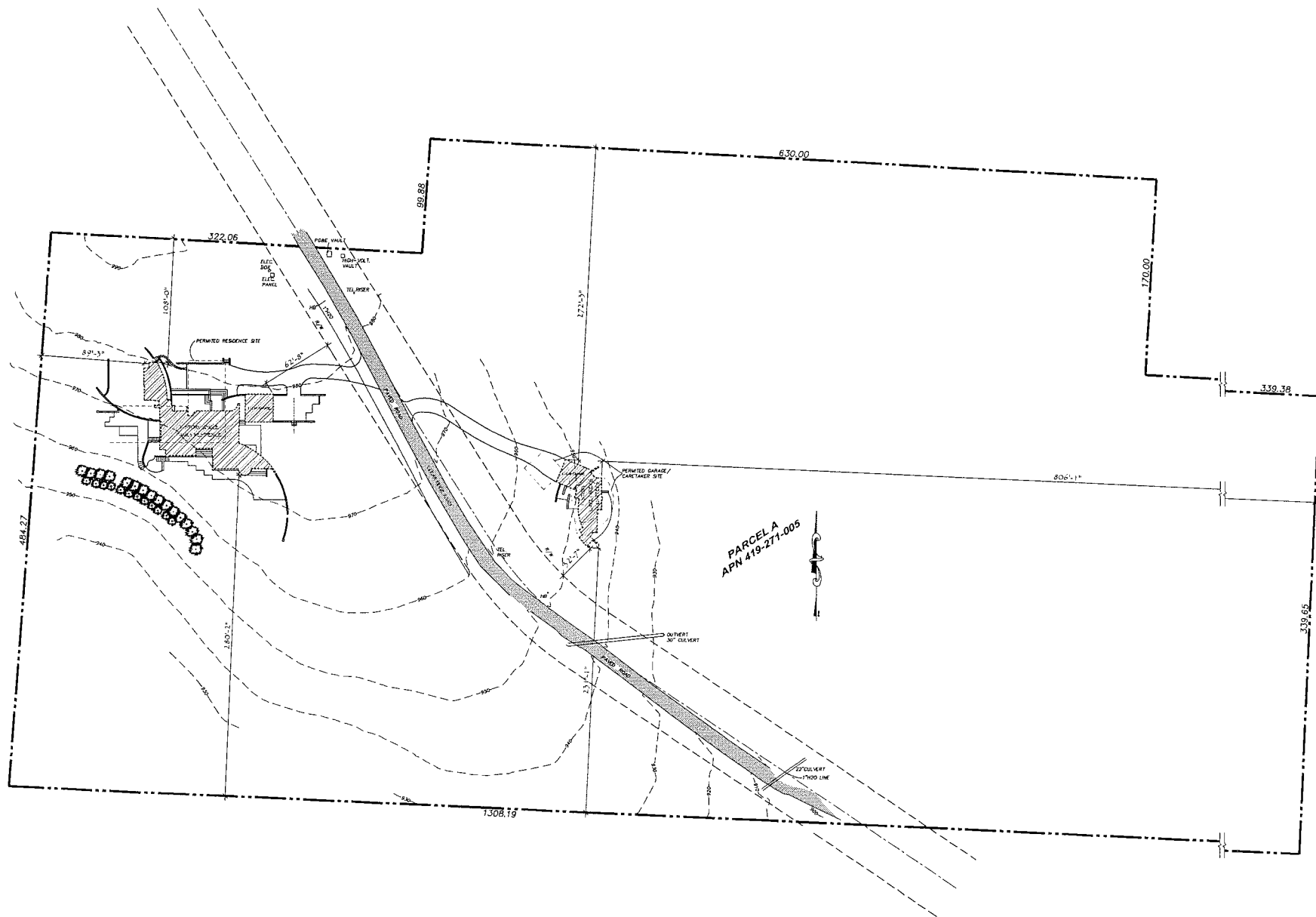
Prior to requesting a final building inspection, the Applicant shall obtain fire department approval of the fire alarm system acceptance test.

27. 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. (Cal-Fire Coastal Station)

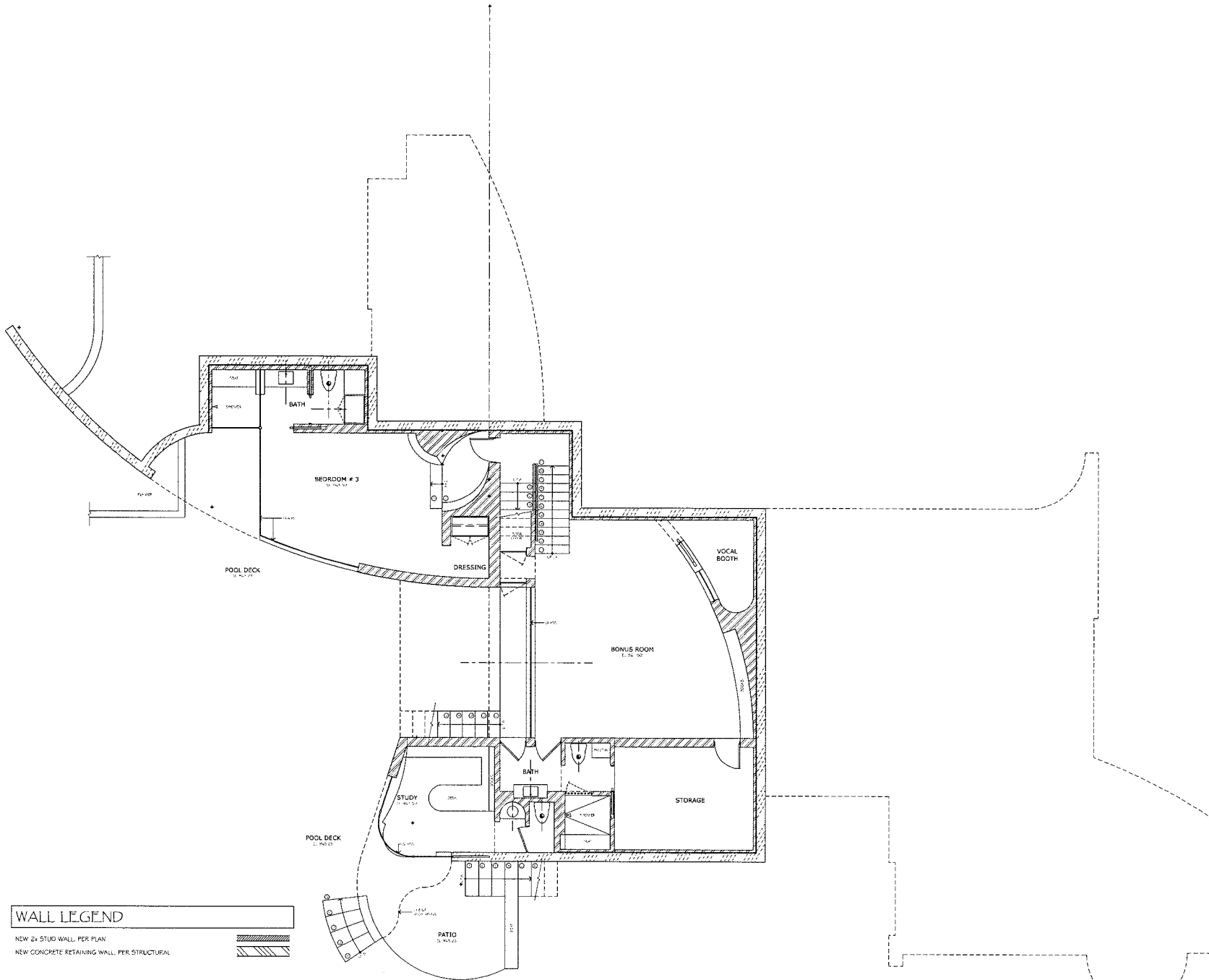
Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.




SITE PLAN - PROPOSED LOCATION PLAN
 Scale: 1/32" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

KEVIN A. CLARK, INC. <small>REGISTERED PROFESSIONAL ENGINEER No. 41927 - State of California CIVIL ENGINEERING</small>	
<small>THIS PLAN IS THE PROPERTY OF KEVIN A. CLARK, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF KEVIN A. CLARK, INC. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF KEVIN A. CLARK, INC. IS PROHIBITED.</small>	
PROPOSED RESIDENCE FOR SAM GORELS COUNTY FILE NO. PLN 130051 - AMENDMENT TO FC 93112 47065 AND 47065 CLEAR RIDGE ROAD, BIG SUR, CA 93920 - APN 419-271-005	Date: April 22, 2013 Drawn by: [Signature] Checked by: [Signature] Title: AO2 SITE PLAN





(plan north)

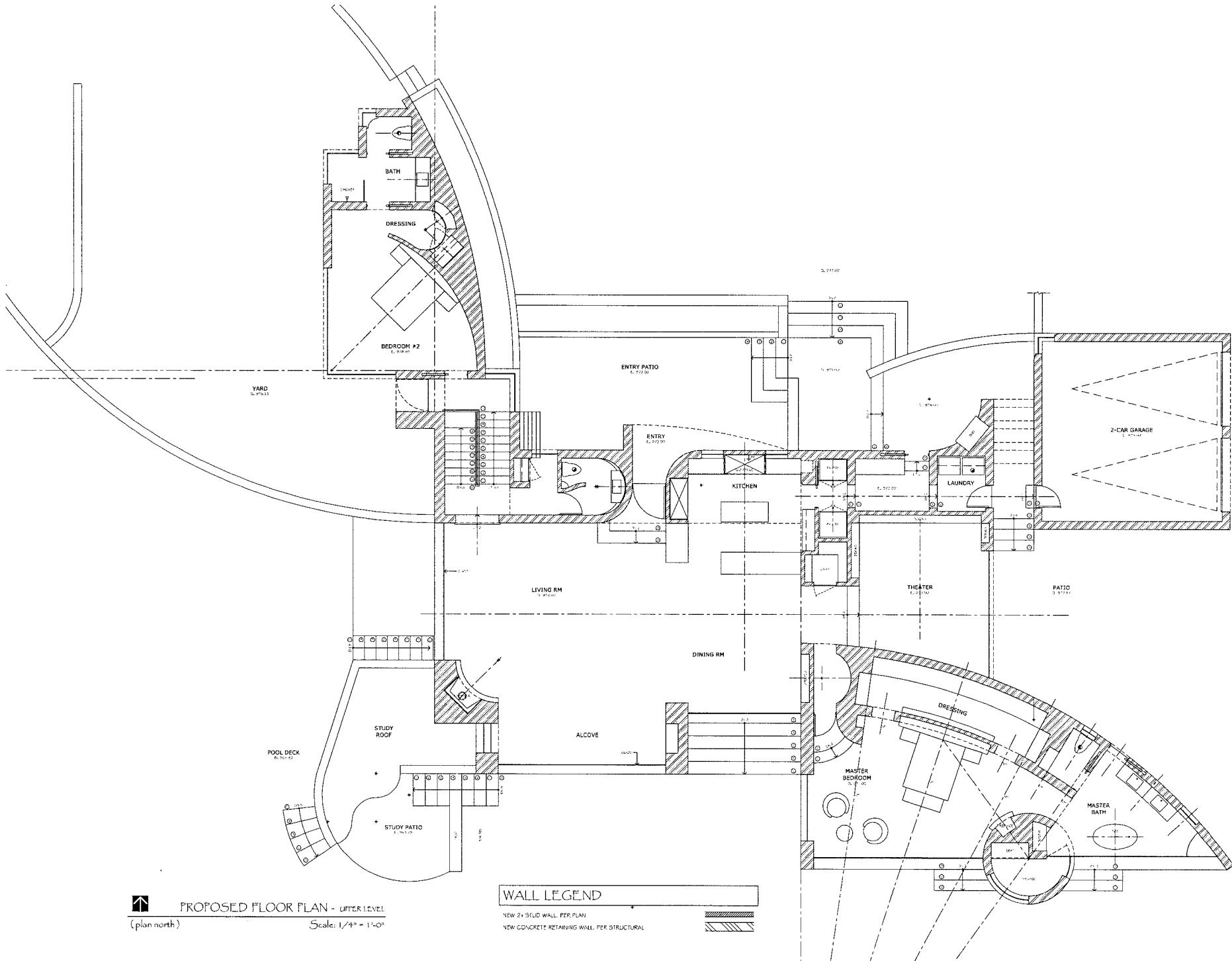
PROPOSED FLOOR PLAN - UPPER LEVEL

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

WALL LEGEND

NEW 2x STUD WALL PER PLAN

NEW CONCRETE RETAINING WALL PER STRUCTURAL



KEVIN A. CLARK
P.E.
10150 BAYVIEW
LOS ANGELES, CA 90048
760.441.1111

THIS DOCUMENT IS THE PROPERTY OF KEVIN A. CLARK. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KEVIN A. CLARK.

DATE	DESCRIPTION	BY

PROPOSED RESIDENCE FOR SAM GORTES

COUNTY FILE NO. PLN 190031 - AMENDMENT TO PG 93112

470612 AND 470615 CLEAR RIDGE ROAD, BIG SUR, CA 93920 - APN 419-271-009

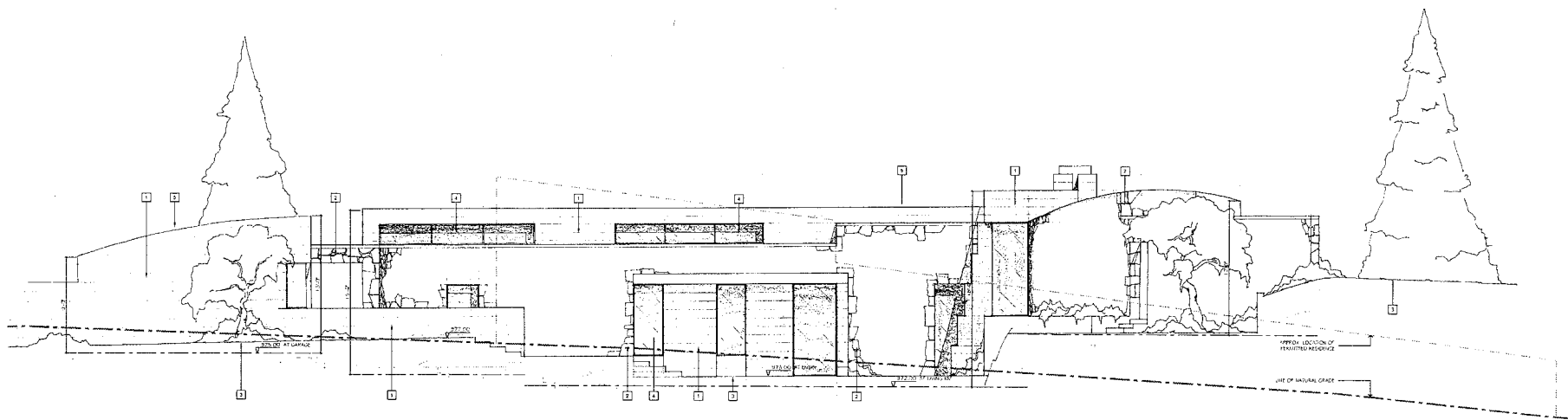
PRELIMINARY - NOT FOR CONSTRUCTION

Don Clark 4/2/13

Sheet

A04

TITLE PROPOSED
FIRST FLOOR PLAN



ELEVATION NOTES

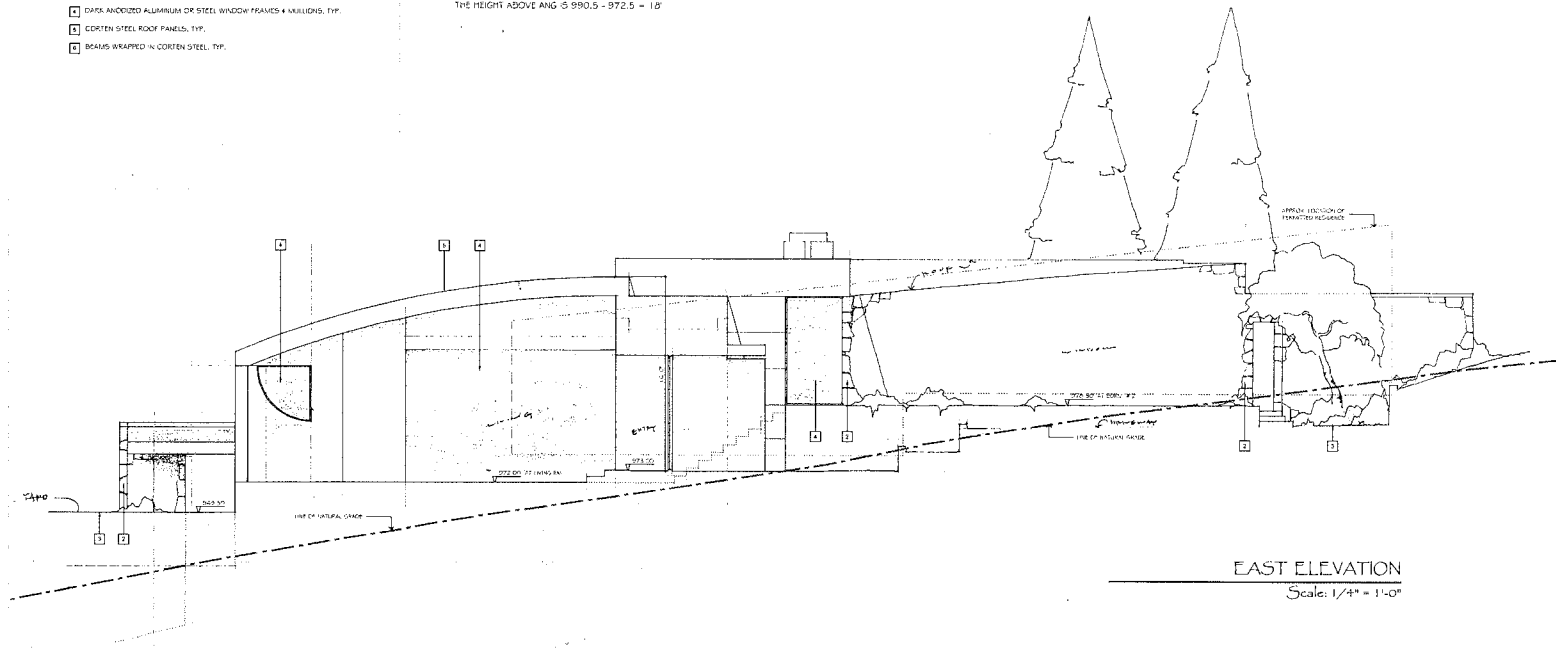
- 1 BOARD FORMED CONCRETE WALLS, TYPICAL.
- 2 DARK TONED LOCAL NATURAL STONE AT WALLS.
- 3 APPROXIMATE FINISH GRADE.
- 4 DARK ANODIZED ALUMINUM OR STEEL WINDOW FRAMES & MULLIONS, TYP.
- 5 CORTEN STEEL ROOF PANELS, TYP.
- 6 BEAMS WRAPPED IN CORTEN STEEL, TYP.

BUILDING HEIGHT CALCS.

AVERAGE NATURAL (EXISTING) GRADE:
 $(980 + 965) / 2 = 972.5 \text{ ANG}$
 BUILDING HIGH POINT IS 990.5
 THE HEIGHT ABOVE ANG IS $990.5 - 972.5 = 18'$

NORTH ELEVATION

Scale: $1/4" = 1'-0"$



EAST ELEVATION

Scale: $1/4" = 1'-0"$

KEVIN A. CLARK
 INC.

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PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED RESIDENCE FOR SAM GORELS
 COUNTY FILE NO. PLN 130051 - AMENDMENT TO PC 95112
 47061 AND 47065 CLEAR RIDGE ROAD, BIG SUR, CA 93920 - APN 419-271-005

DATE: 10/12/2011

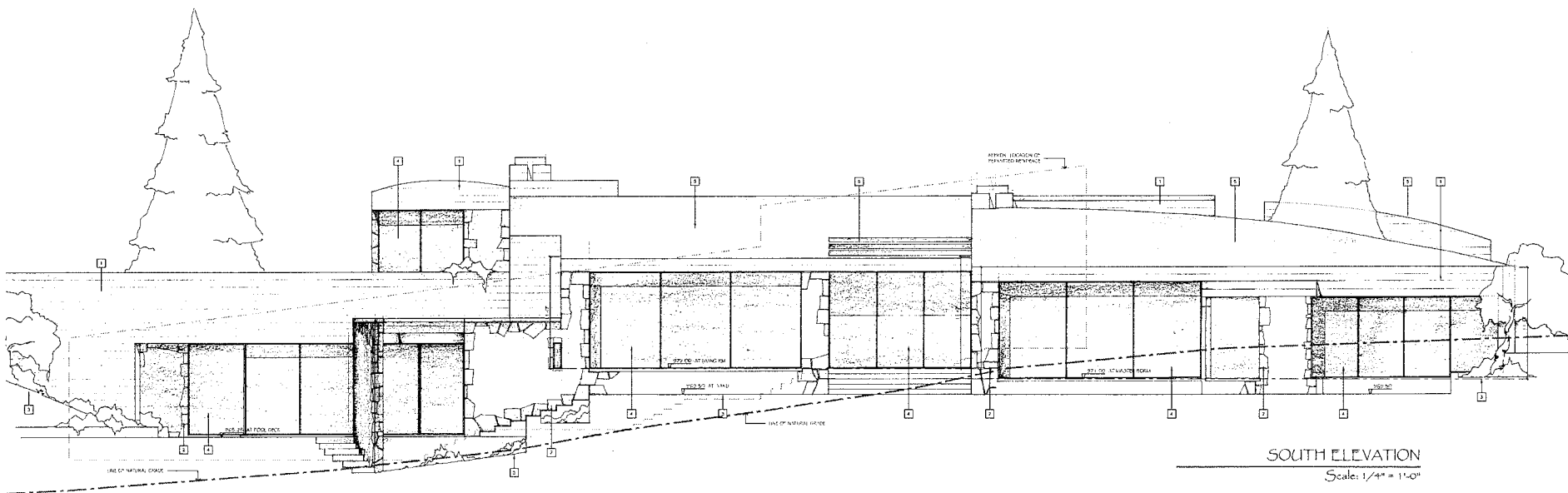
FILE NO.

SHEET

A07

TITLE

EXTERIOR ELEVATIONS



SOUTH ELEVATION

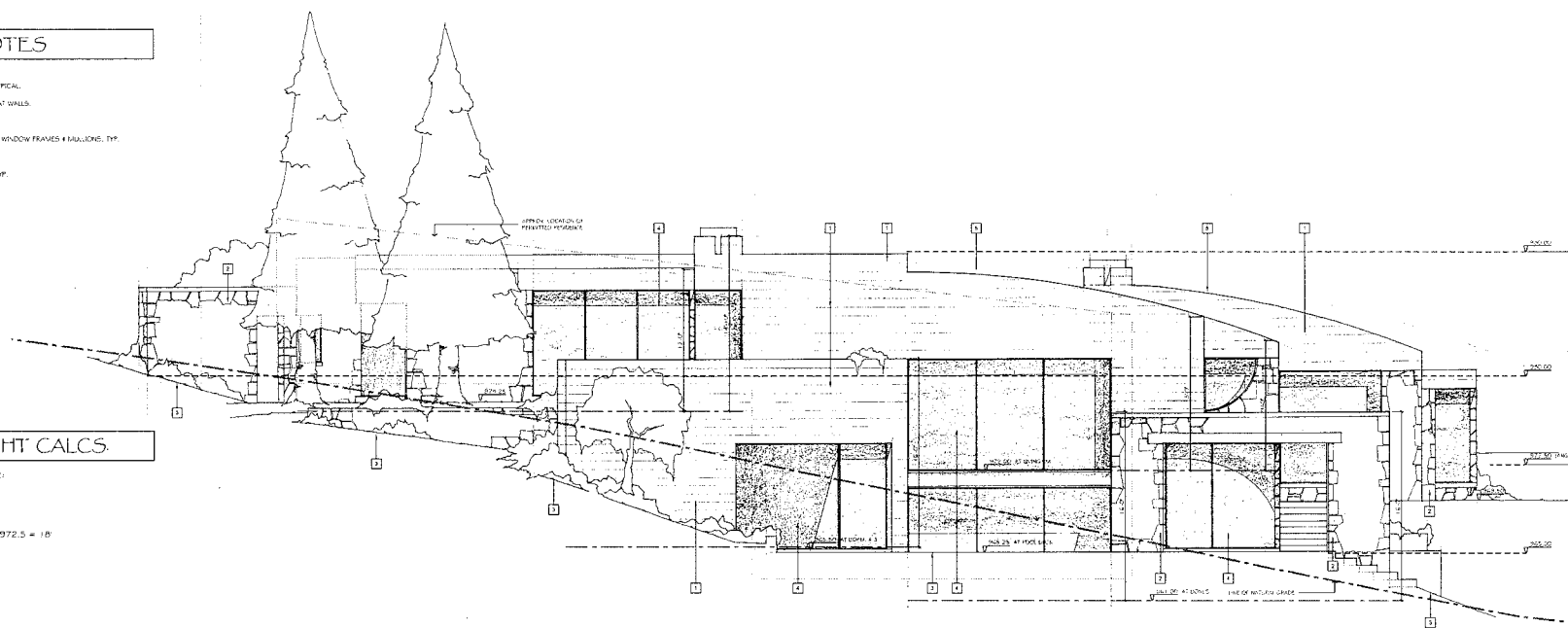
Scale: 1/4" = 1'-0"

ELEVATION NOTES

- 1 BOARD FORMED CONCRETE WALLS, TYPICAL
- 2 DARY, TONES LOCAL NATURAL STONE AT WALLS
- 3 APPROXIMATE FINISH GRADE
- 4 DARY, ANODIZED ALUMINUM OR STEEL WINDOW FRAMES & MULLIONS, TYP.
- 5 CORTEN STEEL ROOF PANELS, TYP.
- 6 BEAMS WRAPPED IN CORTEN STEEL, TYP.

BUILDING HEIGHT CALCS.

AVERAGE NATURAL (EXISTING) GRADE:
 $(380 + 563) / 2 = 972.5 \text{ ANG}$
 BUILDING HIGH POINT IS 990.5
 THE HEIGHT ABOVE ANG IS $990.5 - 972.5 = 18'$



WEST ELEVATION

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

PRELIMINARY - NOT FOR CONSTRUCTION

Due March 1, 2011
 Project

SHEET

A08

TYPE
 EXTERIOR
 ELEVATIONS

PROPOSED RESIDENCE FOR SAM GORE'S

COUNTY FILE NO. FLN 150091 - AMENDMENT TO PG 93112

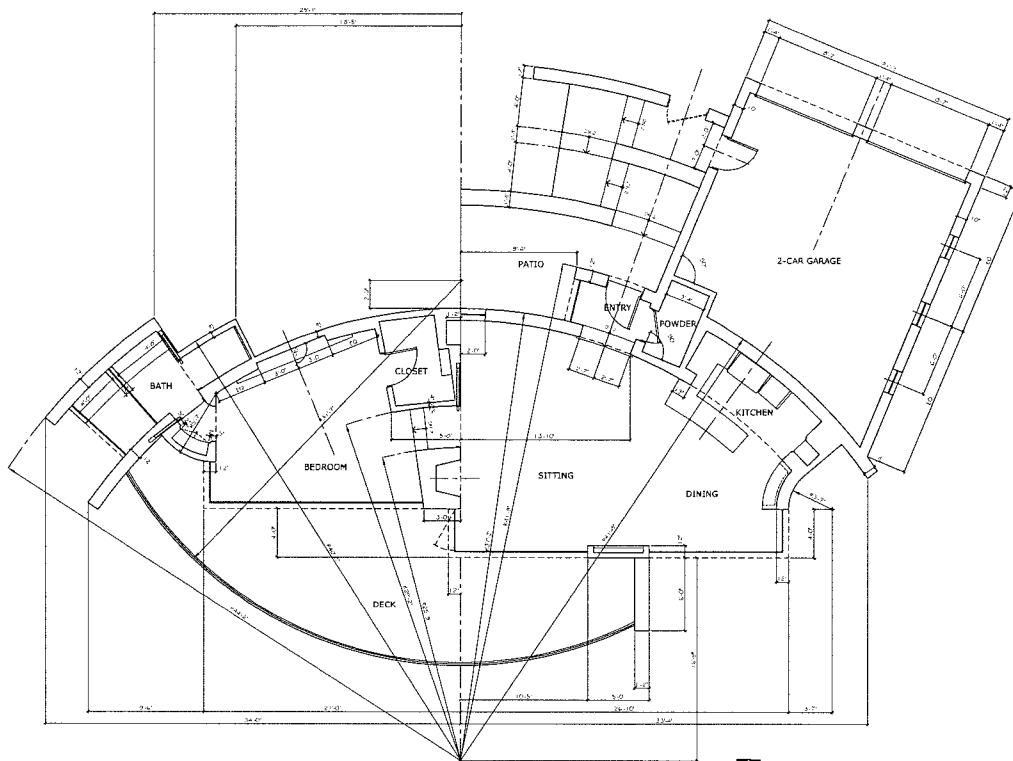
47062 AND 47065 CLEAR RIDGE ROAD, BIG SUR, CA 93920 - ATN 419-271-009

KEVIN A. CLARK
 INC.

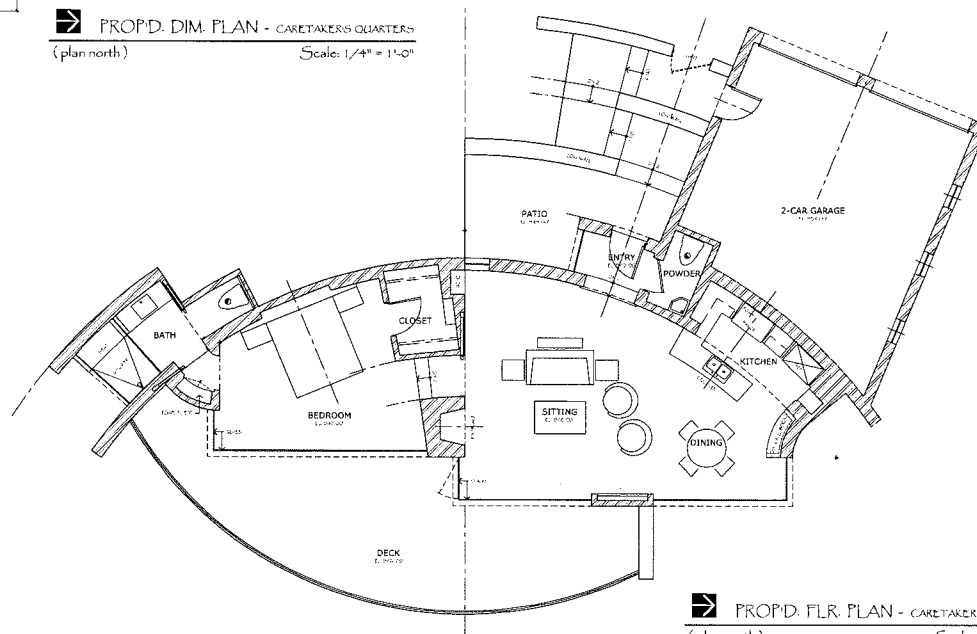
1001 PONTIAC
 LINDSAY
 PUNYA, CA 94062

ARCHITECTS
 1001 PONTIAC
 LINDSAY
 PUNYA, CA 94062
 TEL: 415-271-0090
 FAX: 415-271-0091
 WWW.KACINC.COM

DATE	REVISION	BY




PROP'D. DIM. PLAN - CARETAKERS QUARTERS
 (plan north) Scale: 1/4" = 1'-0"




PROP'D. FLR. PLAN - CARETAKERS QUARTERS
 (plan north) Scale: 1/4" = 1'-0"

KEVIN A. CLARK, INC.
 ARCHITECT
 10000 N. 100TH AVE., SUITE 100
 LOS ANGELES, CA 90044

PROJECT NO. 10000
 SHEET NO. 10000

DATE: 10/10/10
 BY: KAC

CHECKED BY: KAC
 APPROVED BY: KAC

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

PROJECT: PROPOSED RESIDENCE FOR SAM GORES

COUNTY FILE NO. PLN 150031 - AMENDMENT TO PC 93112

47062 AND 47065 CLEAR RIDGE ROAD, BIG SUR, CA 93920 - APN 192-271-005

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 10/10/10

BY: KAC

CHECKED BY: KAC

APPROVED BY: KAC

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

PROJECT: PROPOSED RESIDENCE FOR SAM GORES

COUNTY FILE NO. PLN 150031 - AMENDMENT TO PC 93112

47062 AND 47065 CLEAR RIDGE ROAD, BIG SUR, CA 93920 - APN 192-271-005

PRELIMINARY - NOT FOR CONSTRUCTION

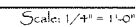
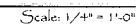
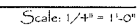
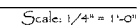
DATE: 10/10/10

BY: KAC

CHECKED BY: KAC

APPROVED BY: KAC

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



ZONE 1: Coastal Prairie Restoration
Coastal Prairie species were identified from field surveys for the biological report (Norman, Oct 1991) and supplemental biological assessment (Balfanz, July 2011). Additional non-identified spring forb species may be added to the list. The below plant list is anticipated to be reviewed from this site prior to planting.

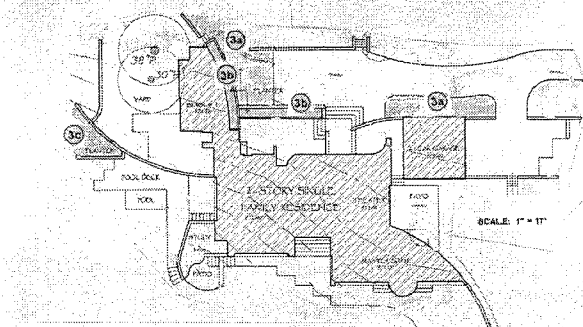
[illegible]

Coastal Sage Scrub species were identified from field surveys for the Biological report (June 18, 2014). This planting zone is intended to blend with existing endemic shrubs from the surrounding habitat.

[illegible]

ZONE 3: Landscape Planter Beds
Mixed drought tolerant Mediterranean and California native flowering perennials specified to accentuate the architecture with tree size of texture, color and form. Sun and drought tolerant selections.

Botanical Name	Common Name	Size	Total Qty
24. <i>Scorpiocarpus</i>	Australian motor plant	1-gal	180
25. <i>Homocarpus</i>	rockberry	6-gal	180
26. <i>Homocarpus</i>	daylily	6-gal	180
27. <i>Ceanothus</i>	woolly-leaved manzanita	3-gal	180



1. Methods, major classes, prime areas in all described and proposed construction, other all
elementary steps as called in the above plan agreed. Long-term stable management
 should occur to ensure crops are maintained in a healthy, weed-free state. The grain
 condition, fertilization practices will include supplying groundcover and keep mowed annuals
 in order to comply with national law. The elements will be the first management steps in
 the plan. The Agency, Herbaceous grasses and field access will supply groundcover and weeds
 control in the proposed field.

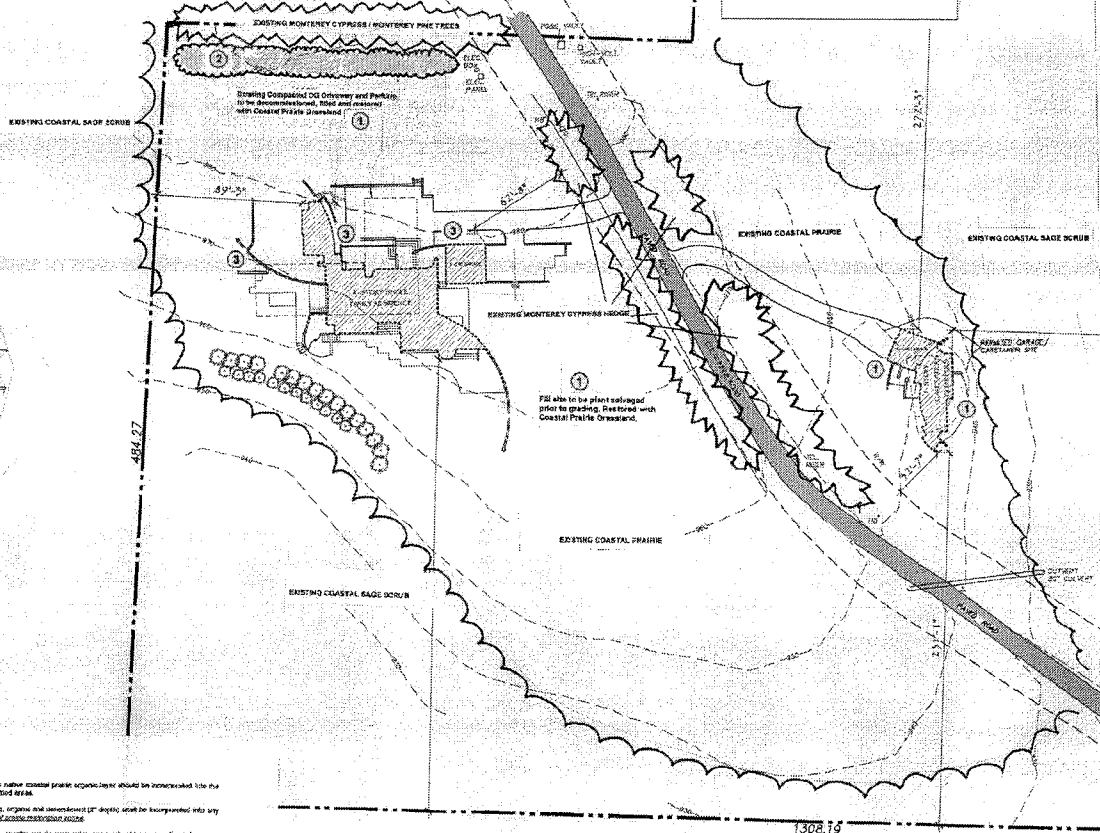
- [illegible]

1. **Grasshopper Midge** *Hyalipoda* species that feed on early seedling root system
2. **Grasshopper Midge** *Hyalipoda* species that feed on a developing apical root using the one-step method and occasionally damage native grass seeds. The Zytaneweeding will also serve as an excellent and important control measure for constructed soils
3. **Hyperparasitoid** attack occurs in one-step construction method
4. **Apertization** Rate:

Specified Native Seed Mix	(one species) 10%
Specified Native Seed Mix	2000 g / mix
Trifolium (Phacelia based)	1500 g / mix
Myrica (bacterial) (P. 120)	500 g / mix
5. **Isolation** should be scheduled after construction of final grading.

- 1 ZONE 1: COASTAL PRAIRIE RESTORATION
- 2 ZONE 2: COASTAL SAGE SHRUB
- 3 ZONE 3: LANDSCAPE PLANTER BELTS

Owner: Sam Gores
Property Address: 47062 & 47063 Chese Ridge Road
Big Sur, CA 93920
APN: 419-271-005

[illegible]

THIS LANDSCAPE AND IRRIGATION PLAN COMPLIES WITH MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF CALIFORNIA NATIVE AND DROUGHT TOLERANT PLANT MATERIAL, NON-INVASIVE SPECIES, LIMITED TURF, AND LOW-FLOW/WATER CONSERVING IRRIGATION FIXTURES.

THIS LANDSCAPE AND IRRIGATION PLAN COMPLIES WITH MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF CALIFORNIA NATIVE AND DROUGHT TOLERANT PLANT MATERIAL, NON-INVASIVE SPECIES, LIMITED TURF, AND LOW-FLOW WATER CONSERVING IRRIGATION FIXTURES.

SHEET: 1 of 2

CONCEPTUAL RESTORATION LANDSCAPE PLAN

**KEVIN A. CLARK
INC.**
415 EL TORO BLVD.
FARMINGTON, CT 06030
203-651-1000

[illegible]

Landscaping Design
FRED BALLERINI
P.O. Box 1023 Pacific Grove CA 93950
831.235.8832
fred@fredballerini.com

GORES
CONCEPTUAL RESTORATION
LANDSCAPE PLAN

PROPOSED RESIDENCE FOR SAM GORTES
COUNTY FILE NO. PLN 130091 - AMENDMENT TO PC 931
47062 AND 47065 CLEAR RIDGE ROAD, BIG SUR, CA 93920 - APN

PRELIMINARY - NOT FOR CONSTRUCTION

DATE April 24, 2013
PROJECT
SHEET
LO1
TITLE
LANDSCAPE PLAN

COLOR & MATERIAL SAMPLE BOARD FOR

MAIN RESIDENCE & CARETAKER'S QUARTERS

47062 CLEAR RIDGE ROAD, BIG SUR, CA 93920



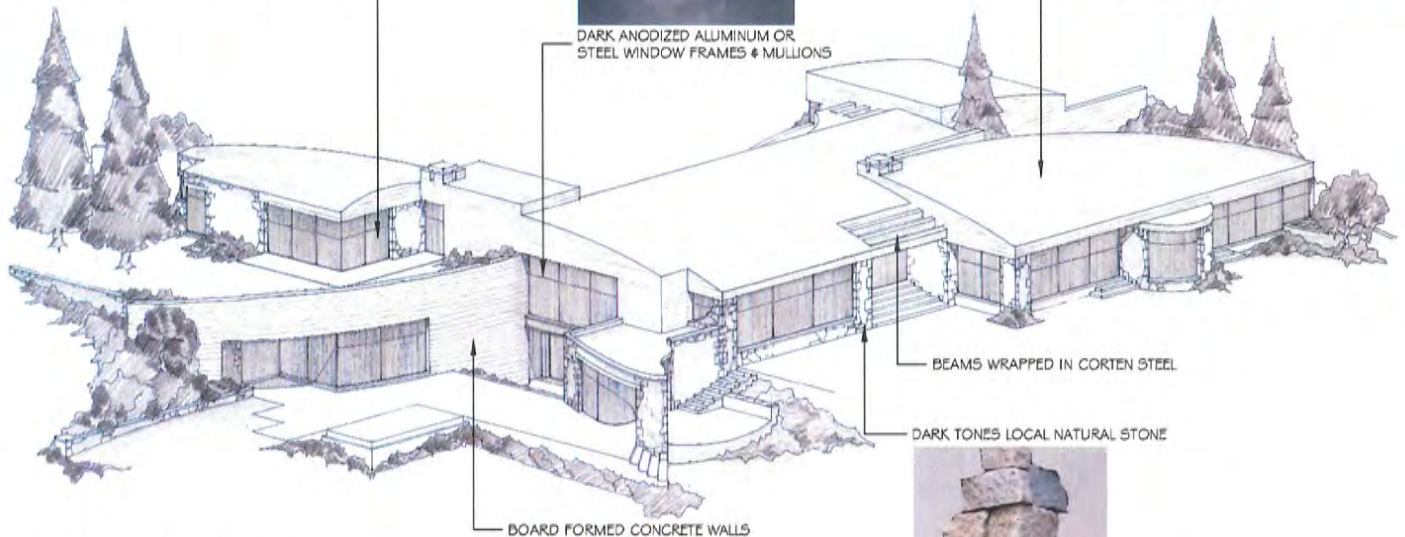
LOW-E GLASS WINDOWS



DARK ANODIZED ALUMINUM OR
STEEL WINDOW FRAMES & MULLIONS



CORTEN STEEL ROOF PANELS



BEAMS WRAPPED IN CORTEN STEEL

DARK TONES LOCAL NATURAL STONE

BOARD FORMED CONCRETE WALLS



① BIRD'S EYE RENDERING - N.T.S.

KEVIN A. CLARK,
INC.

115 WEST OJAJAVENUE, Suite # 207
OJAJ, CA 95025
T: 805.492.0181 F: 805.492.0183

Andrew Molera State Park

BIG SUR

Exhibit D

Los Padres Nat'l Forest

CLEAR RIDGE RD

PROJECT SITE

SYCAMORE CANYON RD

Sycamore Canyon

Pfeiffer Point

Pacific Ocean

APPLICANT: GORES

APN: 419-271-005-000

FILE # PLN130031

2500' Limit 300' Limit Water City Limits

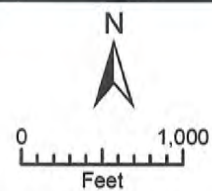


Exhibit D

PLANNER: SIDOR

MINUTES
Big Sur Land Use Advisory Committee
Tuesday, May 28, 2013

1. Site visit at 9:00 AM at 47062 CLEAR RIDGE RD BIG SUR (GORES)

ATTENDEES: Frank Pinney, Kevin Clark, Nate Neff, Victor & Laura Pavloff, Joe Sidor, Lain Lamb
Sharkara, Belinda & Ken Shoemaker, Arden Handshy, Steve Beck, David Smiley, Richard Ravich and
Dan Priano

2. Meeting called to order by Dan Priano at 10:18 am

3. Roll Call

Members Present: Dave Smiley, Steve Beck, Richard Ravich and Dan Priano

Members Absent: Mary Trotter and Brian Lyke

4. Approval of Minutes:

A. March 26, 2013 minutes

Motion: Dave Smiley (LUAC Member's Name)

Second: Richard Ravich (LUAC Member's Name)

Ayes: Dave Smiley, Richard Ravich, Dan Priano (3)

Noes: 0

Absent: Mary Trotter, Brian Lyke (2)

Abstain: Steve Beck, (absent for meeting) [1]

B. April 23, 2013 minutes

Motion: Dave Smiley (LUAC Member's Name)

Second: Steve Beck (LUAC Member's Name)

Ayes: Steve Beck, Richard Ravich, Dave Smiley and Dan Priano (4)

Noes: 0

Absent: Mary Trotter, Brian Lyke (2)

Abstain: 0

5. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

No public comment

6. **Scheduled Item(s)**

7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

8. **Meeting Adjourned:** 11:20 am

Minutes taken by: Dan Priano

Minutes received via email May 29, 2013

Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: **May 28, 2013**

Project Title: GORES SAM TR
File Number: PLN130031
File Type: PC
Planner: SIDOR
Location: 47062 CLEAR RIDGE RD BIG SUR

Project Description:

Amendment to modify the architectural design of a previously approved Combined Development Permit (PC93112) which consisted of: 1) a Coastal Development Permit to allow a 3,300 square foot single family dwelling with a 1,280 square foot attached garage, well, septic system, grading (1,600 cubic yards), a 15,000 gallon water tank, and satellite dish; and 2) a Coastal Development Permit for an 850 square foot Caretaker's quarters with a 586 square foot attached garage. As amended, the Combined Development Permit shall consist of: 1) a Coastal Development Permit to allow the construction of a 4,877 square foot two-story single family dwelling with a 592 square foot attached garage, driveway and motorcourt, pool, 602 square feet of deck area, well, and grading (approximately 3,120 cubic yards of cut and 2,060 cubic yards of fill); and 2) a Coastal Development Permit to allow the construction of an 850 square foot Caretaker's Unit, with a 522 square foot attached garage, 364 square feet of deck area, septic system and driveway. The property is located at 47062 Clear Ridge Road, Big Sur (Assessor's Parcel Number 419-271-005-000), Big Sur Coast Land Use Plan, Coastal Zone.

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

Kevin Clark

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Belinda & Ken Shoemaker (Neighbor)	X		Full support of project as presented
Tricia & Bob Pavey (Neighbor)	X		Full support of project as presented

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)
Steve Beck – Caretaker Structure		Landscape east view so windows ambient light is deflected – Eaves

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION :

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

Second by: Dave Smiley (LUAC Member's Name)

X Support Project as proposed

 Recommend Changes (as noted above)

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Richard Ravich, Steve Beck, Dave Smiley and Dan Priano (4)

NOES: 0

ABSENT: Mary Trotter, Brian Lyke (2)

ABSTAIN: 0

ARDEN HANDSHY

P.O.BOX 51758 PACIFIC GROVE CA 93950

LAND USE FACILITATOR

(831) 649-6420

FAX: 649-1338

e-mail: arden@handshy.com

MEMORANDUM

Date: May 1, 2013

To: Joseph Sidor, Monterey County Planning Department

Re: PLN 130031 (Gores) – Caretaker Unit Setback – Request for Exception

Mr. Sidor,

As you know, the front yard setback requirement for Accessory Structures in the WSC Zoning District is 50 feet, and has always been interpreted to be measured from the edge of road easements as well as from property lines.

It turns out that the Cormany Caretaker Unit approved in 1993 (PC 93-112) was sited approximately 33 feet from the east edge of the 60' wide road easement for Clear Ridge Road which divides the subject parcel, as evidenced by the metal stakes that located the building during the permit process and are still in the ground.

Prior to me discovering this setback reality, Mr. Gores' architect designed the revised caretaker unit in the same location, with a minimum setback from the road easement at the south corner of the proposed building shown as 32' 7" on sheet A02T of the project plans. Note that this building corner is approximately 63 feet from the paved road. Shifting the building further east would bring it closer to a steep slope.

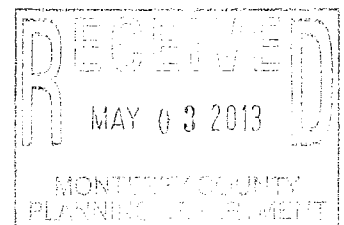
We request that you approve the proposed location based on the exception described at 20.62.040.f of the Coastal Implementation Plan, regarding nearby structures that also encroach.

I had a project in the same Clear Ridge neighborhood in 1995 that had a structure encroach in the front yard setback due to a survey error. I am attaching the letter of approval from the project planner, and more importantly a survey plat that I presented as evidence at the time. It clearly shows that in 1995 the next three parcels north of the Cormany (now Gores) parcel had structures (all main residences) that encroached into the 30' required setback. Since that time a fourth parcel (Stern) has an existing residence and a proposed guesthouse that encroach similarly.

In conclusion, the proposed setback encroachment for the Gores caretaker unit is less than similar encroachments on four adjacent parcels; the building will be approximately 63 feet from the paved road; and Clear Ridge Road is a paved road in an established location.

Thank you for your consideration.

Arden Handshy
Arden Handshy



BIOLOGICAL REPORT: CORMANY, CLEAR RIDGE, BIG SUR

This Biological Report will discuss the rare plants found on the subject property, the habitats found there, the impact upon those plants and habitats which will be generated by the proposed project, and mitigations needed to reduce such impacts to a biologically acceptable level.

This report has been prepared by Jeff Norman, Consulting Biologist. Field work was performed on 26 March, 3 May and 18 November 1989, 5 May 1990, 7 June and 10 August 1991. This report was produced at the request of David Cormany, P.O. Box 324, Big Sur CA 93920, the owner of the property.

The site is located on Clear Ridge, $\frac{1}{2}$ mile north of Pfeiffer Beach. The parcel is situated in the northeast quarter of Section 35, T19S R1E. APN is 419-271-05.

SUMMARY RESULTS: The parcel supports four rare plant taxa: Hutchinson's larkspur (*Delphinium hutchinsonae*), Lewis's clarkia (*Clarkia lewisii*), Monterey pine (*Pinus radiata*) and Monterey cypress (*Cupressus macrocarpa*). The latter two taxa are planted specimens, and this project will have no impact upon them. A rein-orchid, *Piperia* sp., occurs on the parcel, which may be *P. michaelii*; the site was visited repeatedly during the plant's blooming period, but no identification could be made. However, the occurrence of this plant on-site will not be affected by the proposed project. The parcel also supports habitat for the rare and endangered Smith's blue butterfly, *Euphilotes enoptes smithi*, although also beyond the impact area. Environmentally sensitive habitats on-site were Coastal Prairie and Redwood Forest. The predominant vegetation type is Coastal Sage Scrub.

BIOLOGICAL REPORT: CORMANY, CLEAR RIDGE, BIG SUR

INTRODUCTION: This report consists of an analysis of the habitats on the subject parcel, the taxa that constitute such habitats, a consideration of the possible impacts upon the habitats and constituent taxa, recommended mitigation measures, and a plant check-list and vegetation map. The report was requested of the owner, David Cormany, by the Monterey County Planning Department, due to the site's location in areas of rare plant occurrences and environmentally sensitive habitats.

REGIONAL SETTING: The site is situated at the crest of Clear Ridge, which rises to the north of Pfeiffer Beach on Los Padres National Forest. This portion of the old Michael Pfeiffer homestead has been extensively subdivided, and most of the parcels have been improved. The subject parcel, of 15.139 acres, is one of the larger properties of this subdivision.

LOCAL VEGETATION: The site was criss-crossed on foot, and a checklist of all plant taxa was maintained. The project was initiated at the request of Mr. Cormany, who wished to know all plant and animal species occurring on his property. When the Monterey County Planning Department requested the Biological Report in the process of Mr. Cormany's application for a building permit, these data were incorporated into the present form.

The Big Sur area has a wide variety of plant communities, with Coastal Bluff Scrub and Coastal Sage Scrub nearest the ocean. Most of the canyons support Riparian habitats, with associated Redwood Forest and Stream-mouth Woodland communities. Coastal Prairie and Coast Range Grassland are found alternating with Chaparral and Mixed Evergreen Forest on many

BIOLOGICAL REPORT: CORMANY, CLEAR RIDGE, BIG SUR

LOCAL VEGETATION (cont.):

ridges. Madrone Forest and Upper Montane Coniferous Forest habitats are found on summits over 2000'.

The dominant habitat on the Cormany property is Coastal Sage Scrub, which covers 60% of the parcel to the east and west of the crest of Clear Ridge. This habitat has as the dominant species coyote brush (*Baccharis pilularis* var. *consanguinea*). Other important constituents of this habitat are California sagebrush (*Artemisia californica*), golden yarrow (*Eriophyllum confertiflorum* var. *confertiflorum*), blue-blossom (*Ceanothus thyrsiflorus*), sticky monkeyflower (*Mimulus aurantiacus*), black sage (*Salvia mellifera*) and poison oak (*Toxicodendron diversilobum*). Also found here was coastal buckwheat (*Eriogonum parvifolium*), which provides habitat for the rare and endangered Smith's blue butterfly (*Euphilotes enoptes smithi*).

Of greater importance on-site is the Coastal Prairie habitat, although it accounts for only 20% of the habitat of the parcel. Within this habitat, found primarily at the crest of Clear Ridge, is the location of the proposed development. This habitat is identified as environmentally sensitive under the Big Sur Land Use Plan (BS-35-36, Ref. Policy 3.3.A.7). The dominant plant here is slender oat (*Avena barbata*), with a large proportion also of perennial rye (*Lolium perenne*) and purple needlegrass (*Stipa pulchra*). A large number of forbs were found here also, including red-stemmed filaree (*Erodium cicutarium*), scarlet pimpernel (*Anagallis arvensis* var. *arvensis*), blue pimpernel (*A. arvensis* var. *caerulea*), etc. Index perennials included blue-eyed grass (*Sisyrinchium bellum*), coast sanicle (*Sanicula laciniata*) and checker bloom (*Sidalcea malvaeflora* ssp. *rostrata*). The rare and endangered Hutchinson's larkspur (*Delphinium*

BIOLOGICAL REPORT: CORMANY, CLEAR RIDGE, BIG SUR

LOCAL VEGETATION (cont.):

hutchinsonae), and the rare Lewis's clarkia (*Clarkia lewisii*) were found within this habitat, although well away from the area to be affected by this project. The rein-orchid, *Piperia* sp., was found within this community as well, in a Coastal Sage Scrub/Coastal Prairie ecotone also beyond the project site. These occurrences are plotted on the Vegetation Map.

Mixed Evergreen Forest was found on 15% of the parcel, extending from near the crest of Clear Ridge eastward into Bear-Killed-Two-Calves Canyon. The dominant plant of this association is coast live oak (*Quercus agrifolia*), with a large number of other trees, such as big-leaf maple (*Acer macrophyllum*), madrone (*Arbutus menziesii*), interior live oak (*Quercus wislizenii*) and California laurel (*Umbellularia californica*). No impact from this project will occur in this habitat.

Redwood Forest habitat exists on 5% of the acreage, at the east end of the parcel near the bottom of Bear-Killed-Two-Calves Canyon. The dominant taxon is coast redwood (*Sequoia sempervirens*), with such commonly-seen associated plants as California huckleberry (*Vaccinium ovatum*), fairy bells (*Disporum hookeri*), Dudley's shield fern (*Polystichum dudleyi*), white-flowered hawkweed (*Hieracium albiflorum*) and western Solomon's seal (*Smilacina racemosa* var. *amplexicaulis*). No impact from this project will occur within this habitat.

RARE AND ENDANGERED SPECIES: Rare plants on-site were found to be Hutchinson's larkspur (*Delphinium hutchinsonae*), Lewis's clarkia (*Clarkia lewisii*), Monterey pine (*Pinus radiata*) and Monterey cypress (*Cupressus macrocarpa*). A rein-orchid, which may be *Piperia michaelii*, was found, but could not be identified. This latter taxon was found well away from the

RARE AND ENDANGERED SPECIES (cont.):

area which will be disturbed by the project, and will not be considered within the Mitigation Measures section of this report. Likewise, the occurrences of Monterey pine and Monterey cypress exist as planted specimens well outside their natural distribution, and will not be considered with regard to scarcity within the Mitigation Measures section.

The parcel supports large areas of habitat for the rare and endangered Smith's blue butterfly (*Euphilotes enoptes smithi*), which utilizes coastal buckwheat (*Eriogonum parvifolium*) as one of two food plants.

Hutchinson's larkspur was found near the south edge of the parcel, from 10' to 30' east of the Clear Ridge Road in Coastal Prairie habitat. 6 plants were seen here on 7 June 1991. Lewis's clarkia (*Clarkia lewisii*) was found in Coastal Prairie at the edge of the Coastal Sage Scrub areas about 100' east of the Clear Ridge Road near the north edge of the parcel. Roughly 40 plants were seen here on 10 August 1991.

Coastal buckwheat was found as an integral part of the Coastal Sage Scrub habitat throughout the on-site distribution of this community. Although no specimens of Smith's blue butterfly were seen on the parcel, it must be assumed the butterfly occurs here, as previous research has shown that the Clear Ridge area is well within the range of this butterfly.

THREATENED SPECIES AND HABITATS: Two such habitats exist on-site: Coastal Prairie and Redwood Forest. Some impact will occur within the Coastal Prairie community, and none is foreseen within the Redwood Forest areas. The occurrences of madrone (*Arbutus menziesii*) and oaks (*Quercus* spp.) are

THREATENED SPECIES AND HABITATS (cont.):

considered insufficient to warrant any on-site designations of either Madrone Forest or Oak Woodland habitats, respectively.

IMPACT ASSESSMENT: 1. Approximately 15% of the existing Coastal Prairie habitat on the Cormany parcel will be modified by implementation of the proposed project (residence, caretaker's house, driveways, septic systems, etc.). This will involve extirpation of native and introduced grass taxa, although none of the rare and/or endangered plants listed above will be affected. The extent of the proposed development within this environmentally sensitive habitat will not "adversely impact the long-term maintenance of the habitat" as defined in the Big Sur Land Use Plan's criteria regarding preservation of natural grasslands (BS-36, Ref. Policy 3.3.A.7).

2. Since the project is not located within the Coastal Sage Scrub habitat of coastal buckwheat, there should be no impact on any population of Smith's blue butterfly, provided that no excavated material is deposited there during grading operations.

3. No impact, by this particular project, will occur to the population of Hutchinson's larkspur, which lies well away from the building sites. This occurrence could be jeopardized in the future, however, either by localized infestation by exotic plants (especially French broom, Cytisus monspessulanus) or by improvements to the cooperatively-maintained Clear Ridge Road, which is adjacent to the on-site population of Hutchinson's larkspur.

4. The population of Lewis's clarkia on-site is sufficiently removed from the project site that no possible impact upon them can be foreseen.

5. The building sites abut plantings of several coniferous tree species. As planted specimens greatly distant from natural populations, there

IMPACT ASSESSMENT (cont.):

will be no impact upon them, either from genetic or scarcity considerations. Such trees could be killed if more than 50% of their root systems are severed during grading operations, or by piling excavated material beneath their canopies. This possibility was discussed with Mr. Cormany, and he believes that no such earth disturbance will occur to these trees.

6. Invasive exotic plants could threaten native plants and their habitats on-site. Areas where grading has occurred, if not kept free from such weedy species, are vectors for the spread of undesirable plants, since these species thrive in disturbed soil. French broom, which is found on the parcel, could easily spread into the Coastal Prairie habitat, eventually eliminating it. Populations of Hutchinson's larkspur, Lewis's clarkia, rein-orchids, coastal buckwheat could also be extirpated by this and other exotic plants.

MITIGATION MEASURES: 1. The removal of an estimated 15% of the Coastal Prairie habitat which this project entails should have no adverse impact on the on-site habitat as a whole. The landowner has already initiated an exotic plant control scheme, and plans to maintain this program. This program should especially focus on French broom.

2. To ensure the continued viability of the Smith's blue butterfly habitat on the parcel, no excavated soil should be allowed to enter areas within the Coastal Sage Scrub where this plant occurs.

3. To preserve the population of Hutchinson's larkspur on-site, no habitat modification should occur there. The area should be kept in its present condition within the Coastal Prairie habitat, i.e. free of invasive exotic plants.

MITIGATION MEASURES (cont.):

4. No mitigation measures are recommended for the population of Lewis's clarkia on-site, other than the general suggestion of the control of exotic plant infestations in the future..

5. There should be little or no impact upon the tree species by this project, and the landowner has specifically stated that none will be removed or damaged. To ensure this, not more than 50% of their root systems must be cut during grading for the proposed improvements, and no soil can be allowed to accumulate beneath their canopies.

6. To protect the Coastal Prairie habitat, as well as the habitat supporting the other above-mentioned rare and/or endangered plants and animals, the landowner should be encouraged to maintain his program of control of invasive exotic plants. In areas where grading has occurred as a result of the implementation of this project the regrowth of weedy species should be controlled, either by hand-pulling or grubbing out with hand tools, or by prompt landscaping which would crowd out such unwanted plants.

If the measures suggested above are implemented, the impact which this project will have upon the habitats and their constituents on-site will have been reduced to an insignificant level.



Jeff Norman, Consulting Biologist (MC# 3246)

8 October 1991

BIOLOGICAL REPORT: CORMANY, CLEAR RIDGE, BIG SUR

LIST OF SPECIES ENCOUNTERED ON-SITE:

TREES:

<i>Acer macrophyllum</i> 3-56	big-leaf maple
<i>Arbutus menziesii</i>	madrone
<i>Cupressus macrocarpa</i> (planted) 1-72	Monterey cypress
<i>Pinus attenuata</i> (?) (planted) 1-55	knobcone pine
<i>Pinus radiata</i> (planted) 1-57	Monterey pine
<i>Quercus agrifolia</i> 1-57 4-7	coast live oak
<i>Quercus wislizenii</i> 1-57	interior live oak
<i>Sequoia sempervirens</i> 1-62	coast redwood
<i>Umbellularia californica</i> 2-723	California laurel

SHRUBS, SUBSHRUBS AND WOODY VINES:

<i>Adenostoma fasciculatum</i> 1-1115	chamise
<i>Arctostaphylos tomentosa</i> ssp. <i>crustacea</i> 3-326	brittle-leaf manzanita
<i>Artemisia californica</i> 4-448	California sagebrush
<i>Baccharis pilularis</i> var. <i>consanguinea</i> 1-76	coyote brush
<i>Ceanothus griseus</i> 3-68	Carmel ceanothus
<i>Ceanothus thyrsiflorus</i> 3-62	blue-blossom
<i>Cytisus monspessulanus</i> 2-59 (<i>Cytisus Canadensis</i>)	French broom
<i>Epilobium canum</i> 3-112 3-182	California fuchsia
<i>Eriodictyon californicum</i> 3-576	yerba santa
<i>Eriogonum parvifolium</i> 3-47	coastal buckwheat
<i>Eriophyllum confertiflorum</i> var. <i>confertiflorum</i>	golden yarrow
<i>Eriophyllum staechadifolium</i> var. <i>staechadifolium</i> 1-111	
<i>Galium porrigens</i> var. <i>porrigens</i> 4-112	lizard tail
<i>Hazardia squarrosa</i> 4-388	climbing bedstraw
<i>Heteromeles arbutifolia</i> 2-474	sawtooth goldenbush
<i>Holodiscus discolor</i> 2-400	toyon
<i>Lonicera hispidula</i> var. <i>vacillans</i> 1-110	ocean spray
<i>Lonicera interrupta</i> 1-31	hairy honeysuckle
<i>Lotus scoparius</i> var. <i>scoparius</i>	chaparral honeysuckle
forma <i>scoparius</i> 2-111 4-111 3-550	
<i>Mimulus aurantiacus</i> 1-111	deerweed
<i>Rhamnus californica</i> ssp. <i>californica</i> 1-111	sticky monkeyflower
<i>Rubus vitifolius</i> 1-111	coffeeberry
<i>Salvia mellifera</i> 1-111	California blackberry
<i>Symphoricarpos mollis</i> 1-111	black sage
<i>Toxicodendron diversilobum</i> 1-111	creeping snowberry
<i>Vaccinium ovatum</i> 1-111	poison oak
	California huckleberry

HERBACEOUS SPECIES:

<i>Achillea millefolium</i> var. <i>californica</i> 1-111	common yarrow
<i>Agoseris retrorsa</i> 4-555	spear-leaved agoseris
<i>Anagallis arvensis</i> var. <i>arvensis</i> 1-111	scarlet pimpernel
<i>Anagallis arvensis</i> var. <i>caerulea</i> 3-333	blue pimpernel
<i>Artemisia douglasiana</i> 1-111	mugwort
<i>Aster radulinus</i> 4-334	broad-leaf aster
<i>Avena barbata</i> 1-111	slender oat
<i>Briza maxima</i> 1-111	rattlesnake grass
<i>Briza minor</i> 1-111	little quaking grass
<i>Bromus carinatus</i> 1-111	California brome

BIOLOGICAL REPORT: CORMANY, CLEAR RIDGE, BIG SUR

LIST OF SPECIES ENCOUNTERED ON-SITE (cont.):

Bromus mollis	soft chess
Bromus rigidus	ripgut grass
Bromus rubens	red brome
Calystegia macrostegia ssp. cyclostegia	coast morning-glory
Cardamine californica	milk-maids
Castilleja affinis 3-33	Indian paint-brush
Centaurea melitensis 4-546	tocalote
Chlorogalum pomeridianum var. pomeridianum 4-413	amole
Cirsium occidentale 4-377	cobweb thistle
Cirsium vulgare 4-317	bull thistle
Clarkia lewisii 3-122, 4-186	Lewis's clarkia
Claytonia perfoliata 2-128	miner's lettuce
Corethrogyne californica 4-32	California corethrogyne
Delphinium hutchinsonae 4-186	Hutchinson's larkspur
Dichelostemma pulchella 4-186	blue dicks
Disporum hookeri 4-436	fairy bells
Dodecatheon clevelandii ssp. sanctarum 2-187	padres' shooting star
Dudleya cymosa ssp. minor 2-37	Goldman's dudleya
✓ Elymus glaucus	blue wild rye
Eriogonum nudum var. auriculatum 2-46	naked eriogonum
Erodium cicutarium 3-7	red-stemmed filaree
Eschscholzia californica var. californica 2-227	California poppy
Fragaria californica 4-442	California wild strawberry
Galium aparine 4-18	goosegrass
Galium californicum ssp. californicum 4-33	California bedstraw
Geranium dissectum 3-2	cut-leaf geranium
Gnaphalium californicum 4-411	California everlasting
Gnaphalium chilense 4-467	cotton-batting plant
Gnaphalium luteo-album 4-487	weedy cudweed
Hieracium albiflorum 4-592	white-flowered hawkweed
Hordeum leporinum 1-1437, 2-1437, 2-1437, 2-1437	barnyard foxtail
Hypochoeris glabra 4-586	smooth cat's-ear
Hypochoeris radicata 4-586	hairy cat's-ear
Iris douglasiana 4-1000	Douglas's iris
Juncus patens 1-355	spreading rush
Lathyrus vestitus ssp. bolanderi 2-664	Bolander pea
Lathyrus vestitus ssp. puberulus 2-66	Pacific pea
Lolium perenne	perennial rye
Lotus scoparius var. perplexans 2-112	Hoover's lotus
Lotus scoparius var. scoparius 2-112	
forma prostratus	deerweed
Lupinus nanus 4-480	sky lupine
Marah fabaceus 4-10	manroot
Monardella villosa 3-610	coyote mint
Oxalis pes-caprae 3-11	Bermuda buttercup
Oxalis pilosa 3-11	hairy wood-sorrel
Perideridia kelloggii 3-11	Kellogg's yampah
Phoradendron tomentosum ssp. villosum 1-3797, 2-3797	oak mistletoe
Piperia sp. 4-444, 4-444, 4-444, 4-444	rein-orchid
Plantago lanceolata 4-18	English plantain
Polygala californica 3-21	California milkwort
Potentilla glandulosa 2-400	sticky cinquefoil
Ranunculus californicus var. californicus 2-202	California buttercup

BIOLOGICAL REPORT: CORMANY, CLEAR RIDGE, BIG SUR

LIST OF SPECIES ENCOUNTERED ON-SITE (cont.):

Rumex acetosella 2-54	sheep sorrel
Rumex conglomeratus 2-51	clustered dock
Sanicula crassicaulis 3-201	gamble weed
Sanicula laciniata 3-201	coast sanicle
Satureja chamissonis 3-652	yerba buena
Saxifraga californica 2-366	California saxifrage
Scrophularia californica 3-711	coast figwort
Sidalcea malvaeflora ssp. rostrata 3-165	checker bloom
Silene gallica 2-160	windmill pink
Silybum marianum 4-510	milk thistle
Sisyrinchium bellum 3-165	blue-eyed grass
Smilacina racemosa var. amplexicaulis 1-453	western Solomon's seal
Solidago californica 4-201	California goldenrod
Sonchus oleraceus 4-201	common sow thistle
Stachys bullata 3-652	wood mint
Stipa pulchra	purple needlegrass
Viola pedunculata 3-166	johnny-jump-up
Zigadenus fremontii var. fremontii 1-303	star lily

FERNS:

Adiantum jordanii 1-24	California maidenhair
Aspidotis californica?	Chalcidanthus Californicus (1-47) California lace-fern
Dryopteris arguta 1-16	wood fern
Pellaea californica	Pellaea Andromedaefolia (1-30) coffee fern
Pityrogramma triangularis 1-23	print-back fern
Polypodium californicum 1-8	California polypody
Polystichum dudleyi 1-10	Dudley's shield fern
Polystichum munitum ssp. munitum 1-10	sword fern
Pteridium aquilinum var. pubescens 1-23	western bracken
Selaginella bigelovii 1-47	Bigelow's moss-fern

STATE OF CALIFORNIA
REPRESENTED BY THE
DIRECTOR OF WATER RESOURCES

PFEIFFER POINT QUADRANG
CALIFORNIA—MONTEREY CO.
7.5 MINUTE SERIES (TOPOGRAPH

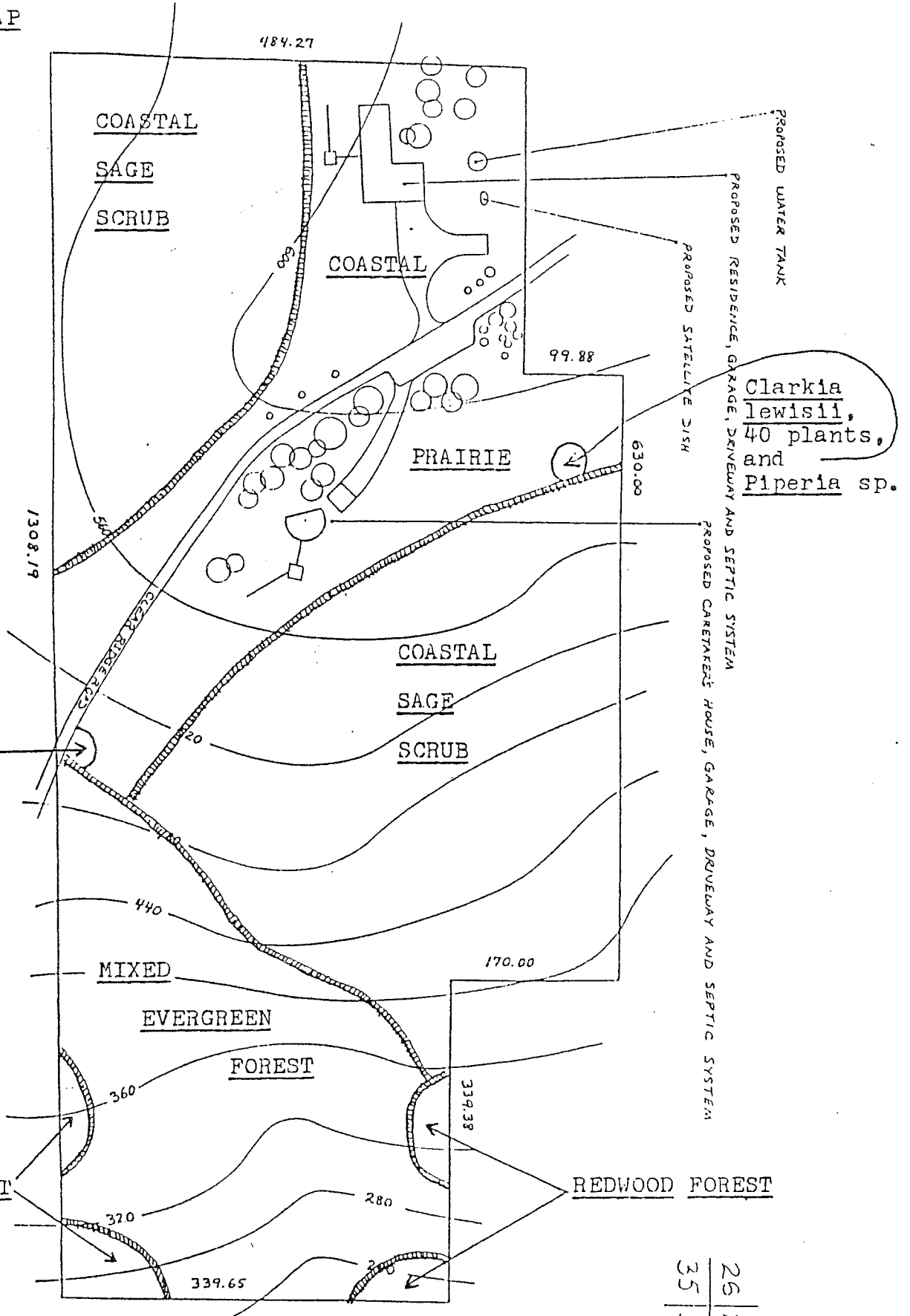


VEGETATION MAP

SITE PLAN

DAVID CORMANY
BIG SUR, CA
A.B.N. 419-271-05
15.139 ACRES

Delphinium
hutchinsonae,
6 plants:



26	25
35	36

SUPPLEMENTAL BIOLOGICAL ASSESSMENT

OF

SAM GORES PROPERTY

APN: 419-271-05

Prepared For:

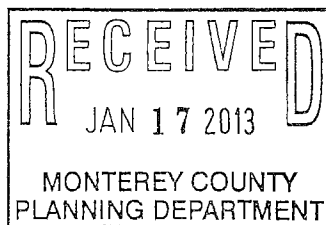
Sam Gores

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Aug 5, 2011



I. INTRODUCTION

This report has been authorized by Sam Gores (property owner) on July 22, 2011.

This Supplemental Biological Assessment has been prepared as an addendum to the original Biological Report (October 8, 1991) authored by Consulting Biologist, Jeff Norman. The original Biological Report evaluated potential impacts to plants and habitats that would be generated from a proposed residential construction project. The report also recommended mitigations needed to reduce potential impacts. The Supplemental Biological Assessment notes any changed environmental conditions or regulations that have transpired since the completion of the 1991 Biological Report.

Field surveys of the subject parcel and proposed development area were conducted on May 24 and June 21, 2011. The site was evaluated for new environmental features that may have become of concern since the original Biological Report was completed.

II. SUMMARY

The vegetation and habitat descriptions prepared in the 1991 Biological Report by Consulting Biologist, Jeff Norman, were reviewed and site-verified. The species list prepared for the original report was also reviewed and site-verified. Species not identified on the original Biological Report are included in this Supplemental Biological Assessment. No significant biological changes to the parcel were identified from the original Biological Report (1991).

The continued historical annual, timely mowing of the Coastal Prairie over the last 20 years under the ownership of David Cormany has significantly reduced the population of French broom (*Genista monspessulana*). No French broom plants were identified in the Coastal Prairie habitats, however a small stand was identified in the east Coastal Sage Scrub zone.

III. METHODS

Field methods included walking the parcel and entire proposed development area while surveying the previously identified special plant status areas, inventorying observed plant and animal species, and photographing existing vegetation zones. Weather conditions were sunny and full access to the site allowed for careful site and resource observations. The proposed residential construction envelope was surveyed and marked (no vegetation removal was required for the flagging installation).

Local maps, consultations with personnel familiar with the project, and the referenced original Biological Report were utilized during the preparation of this Supplemental Biological Assessment. The California Natural Diversity Data Base (CNDDB) maintained by the State of California Department of Fish and Game (DFG) and the California Native Plant Society Inventory of Rare and Endangered Plants (8th Edition, 2010), were consulted for the identification of known populations of Federal and State listed rare, threatened and endangered plant species on or in the vicinity of the Gores project site. Survey methods included utilizing The Jepson Manual (Hickman 1993), Invasive Plants of California's Wildlands (Bossard, Randall, and Hoshovsky 2000), A Manual of California Vegetation (Sawyer and Keeler-Wolf 1995), An Illustrated Field Key to the Flowering Plants of Monterey County (Matthews 1997), Big Sur Land Use Plan (Monterey County and certified by the CA Coastal Commission 1986), The Natural History of Big Sur (Henson and Usner 1993) and Coastal Implementation Plan, Part 3 (Monterey County – Regulations for Development in the Big Sur Coast Land Use Plan 1988).

IV. NATURAL COMMUNITIES

The parcel consists of four (4) distinct plant communities: Coastal Sage Scrub (60%), Mixed Evergreen Forest (15%), Redwood Forest (5%), and Coastal Prairie (20%). The plant communities remain consistent as detailed within the report and vegetation map from the Jeff Norman Biological Report (1991).

As correctly noted by the 1991 Biological Report, the only habitat proposed to receive direct impact from the residential construction project is the Coastal Prairie Habitat.

V. RARE, THREATENED, AND ENDANGERED SPECIES

The proposed development site was surveyed for occurrences of potential habitat and impacts to rare, threatened, and endangered plant or wildlife species. The site was also surveyed for sensitive elements listed by the CNDDDB for the Pfeiffer Point quadrangle.

State Listing is pursuant to Section 1904 (Native Plant Protection Act of 1977) and Section 2074.2 and 2075.5 (California Endangered Species Act of 1984) of the Fish and Game Code, relating to listing Endangered, Threatened, and Rare species of plants and animals. Federal Listing is pursuant with the Federal Endangered Species Act of 1973.

The site does support Coastal Sage Scrub habitat utilized by the Federally endangered Smith's blue butterfly (*Euphilotes enoptes smithii*), though no Smith's blue butterflies were observed during the two site visits and the habitat is not within the proposed development envelope. The edge of the ecotone separating Coastal Sage Scrub habitat from the Coastal Prairie habitat is located approximately 60 feet from the development envelope on the west side of Clear Ridge Road where the main house is proposed for development. On the east side of Clear Ridge Road where the caretaker unit is proposed for development, the edge of the ecotone separating Coastal Sage Scrub habitat from the Coastal Prairie habitat is located approximately 20 feet from the development envelope. Coastal buckwheat (*Eriogonum parvifolium*) plants, which provide habitat for the Smith's blue butterfly, are found within the Coastal Sage Scrub habitat, however none were observed within 100' of the proposed development envelope.

The previously observed populations of the California Native Plant Society listed species of Lewis' clarkia (*Clarkia lewisii*) and Hutchinson's larkspur (*Delphinium hutchinsoniae*) were identified and counted. The populations exist in the areas as reported and mapped in the Jeff Norman, Biological Report (1991). Jeff Norman reported 40 Lewis' clarkia in 1991. During the 2011 site visits, the new field-count observed 66 plants. Jeff Norman reported 6 Hutchinson's larkspur in 1991. During the 2011 site visits, the new field-count observed 8 plants.

Two significant environmental issues have changed since the 1991 Biological Report: the Federal listing of the California red-legged frog (*Rana aurora draytonii*) and the steelhead (*Oncorhynchus mykiss irideus*). The subject parcel does not support habitat for the two listed species and consequently none of the listed species was observed.

VI. IMPACT ASSESSMENT, MITIGATION MEASURES, AND RECOMMENDATIONS

All conditions specified within the Biological Report (Oct 1991) authored by Jeff Norman should remain in effect. In addition, the following recommendations should be adopted:

1. Mowing of the grasslands should continue annually. Exotic species control will be necessary within newly graded soils during and after construction activities. Targeted species will include

poison hemlock (*Conium maculatum*), French broom (*Genista monspessulana*) and other invasive species that may be imported to the site. French broom and poison hemlock were observed in the north east section of the parcel and should be removed annually prior to seed development.

2. During construction activities, silt fencing should be installed along the perimeter of the building envelope to prevent excavated soils and sedimentation from moving off-site into the outlining Coastal Sage Scrub habitat.

3. Coastal Prairie habitat impacts should be minimized to the fullest extent. Staging of equipment and parking of construction vehicles should be organized to minimize impacts to existing habitats.

4. The Lewis' clarkia and Hutchinson's larkspur plants should be fenced during the construction activities to prevent any adverse impacts from staging, parking, or other 'overflow' construction activities.

5. Restoration of the Coastal Prairie habitat should occur in areas disturbed from construction activities. Native plant species and quantities should be identified in the landscape plan.

VII. PHOTO DOCUMENTATION: 2011

1. West Area (Proposed Site of Main Residence).
Coastal Prairie Grassland – before mowing.
June 21, 2011



2. West Area (Proposed Site of Main Residence).
Coastal Prairie Grassland – after mowing.
August 2, 2011



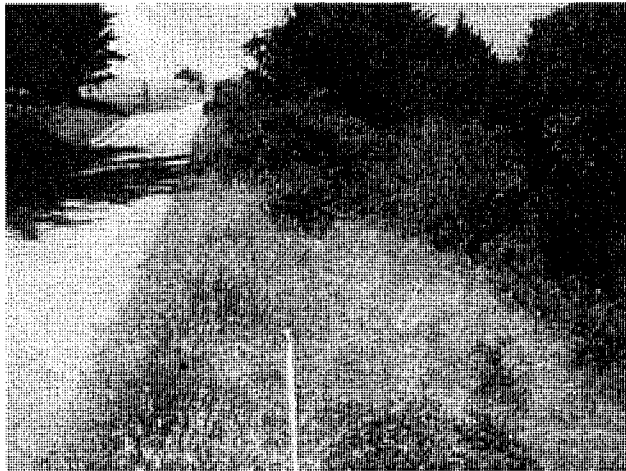
3. West Area (Coastal Sage Scrub, 60' below
Proposed Main House Area).
June 21, 2011



4. East Area (Proposed Site of Caretaker Unit).
Coastal Prairie Grassland.
June 21, 2011



5. Location of Hutchinson's Larkspur.



6. Close up of Hutchinson's Larkspur.

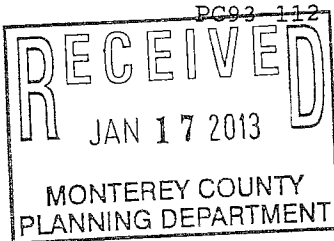


VIII. LIST OF SPECIES ENCOUNTERED

This species list includes only species observed on site that were not listed in the Norman Biological Report of 1991.

Herbaceous Species

<i>Acaena californica</i>	California acaena
<i>Agrostis pallens</i>	bentgrass
<i>Aira caryophyllea</i>	silvery hairgrass
<i>Anagallis arvensis</i>	pimpernel
<i>Carex harfordii</i>	Monterey sedge
<i>Calochortus albus</i>	white globe lily
<i>Conium maculatum</i>	poison hemlock
<i>Danthonia californica</i>	California oatgrass
<i>Festuca idahoensis</i>	Idaho fescue
<i>Lotus stipularis</i>	stipulate lotus
<i>Melica californica</i>	California melicgrass
<i>Nassella pulchra</i>	purple needlegrass
<i>Triteleia ixioides</i>	golden brodiaea
<i>Vulpia myuros</i>	rat-tail fescue



PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 93-174

A. P. # 419-271-005-000

FINDINGS AND DECISION

In the matter of the application of David Cormany (PC93-112)

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit, located on Lot 17, Barbara Pfeifer Subdivision, portion of Section 35, Township 19 South, Range 1 East, Big Sur area, located westerly of State Highway 1, Coastal Zone, came on regularly for hearing before the Planning Commission on September 29, 1993.

WHEREAS: Said proposal includes:

- 1) Coastal Development Permit for a single family dwelling, well, septic system, grading, water tank and satellite dish, and
- 2) Coastal Development Permit for a caretaker's quarters

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto,

1. FINDING: The proposed project consist of the construction of a single family dwelling with an attached garage, 850 square foot and caretakers quarter a 586 square foot garage, a 15,000 gallon with tank and a satellite dish. The proposed height, 1% site coverage, and the front, side, and rear yard setbacks are consistent with the requirements of the Watershed and Scenic/40 (CZ) zoning district.

The subject parcel has slopes of less than 25 percent. Vegetation consist of a variety of Plant Communities including Coastal Bluff and Sage Bluff near the ocean, Redwood Forest and Stream Mouth Woodland habitats. Access is from Clear Ridge Road.

EVIDENCE: (1) Regulation for development in a Watershed and Scenic Conservation/40 or WSC/40 (CZ\) District, found in Chapter 20.118 of the Monterey County Coastal Implementation Plan. (2) The application and plans submitted for a Coastal Development Permit, as found in Planning Commission File No. PC93112. (3) The on-site inspection of the subject parcel by the project planner after requesting the applicant to stake and flag the proposed structures pursuant to Chapter 20.145.030 of the Monterey County Coastal Implementation Plan.

2. FINDING: The proposed project will not have a significant environmental impact.
EVIDENCE: Section 15303 3 (A) of the Monterey County CEQA Guidelines Categorically exempts single family dwellings from environmental review. No adverse environmental impacts on issues were identified during review of the proposed project.
3. FINDING: The site of the proposed development is physically suitable for the type of development proposed. The proposed project area has a slope of less than 26%. 1,600 cubic yards of grading is proposed.
EVIDENCE: 1) The on-site inspection of the parcel by the project planner.
2) Maps and application contained in PC File No. PC93112.
4. FINDING: The project as proposed is consistent with policies of the Local Coastal Program dealing with visual resources and will have no significant impact on the public viewshed. The proposed addition was evaluated in terms of the impact upon the public viewshed from Pfeiffer Beach. a) The project will not result in ridgeline development. b) The project is not located in the public viewshed as defined in Section 20.145.030 of the Coastal Implementation Plan.
EVIDENCE: The on-site investigation by the project planner, pursuant to Chapter 20.145.030 of the Monterey County Coastal Implementation Plan.
5. FINDING: The project is consistent with Section 20.145.050 of the Coastal Implementation Plan dealing with Water Resources. The proposed project was evaluated in terms of the intensification of use in a watershed conservation area. It was determined that there would be no "substantial water use intensification" as the use would not increase the number of households (Section 20.145.050 B.) nor would the water source be transported from another watershed, (Section 20.145.050 A).
EVIDENCE: The Environmental Health Department reviewed the proposed development and found it unnecessary to recommend any conditions to be placed on the proposed project. Application and site plan contained in PC93112.
6. FINDING: The proposed project is consistent with policies of the Local Coastal Program dealing with development adjacent to environmentally sensitive habitats. The Biological Report prepared for the site by Jeff Norman dated August 10, 1991 states no significant negative impact will result from this development. A condition has been added which requires the applicant to comply with the mitigations measures contained in the Biological Report.
EVIDENCE: 1) The Biological Report dated August 10, 1991 prepared for the site by Jeff Norman pursuant to requirements of the Coastal Implementation Plan.
2) Condition No. 13.

7. FINDING: The proposed project is consistent with policies of the Local Program dealing with development in hazardous areas. The site is located in a hazardous geologic zone and a geologic report has been prepared for the site by Kingsley Associates dated February, 1992 consistent with "Guidelines for Geologic/Seismic Reports" of the California Divisions of Mines and Geology. The report concludes that the proposed project can proceed with conditions.
EVIDENCE: Appendix 2b, Resource Maps, of the Monterey County Coastal Implementation Plan.
EVIDENCE: Geologic Report prepared for the project by Kingsley Associates contained in project file PC93112.
EVIDENCE: Condition No. 12.
8. FINDING: The recommended conditions regarding landscaping have been applied to eliminate increased erosion. The recommended condition regarding lighting has been applied to ensure that the character of the neighborhood is preserved, protected and enhanced.
EVIDENCE: Section 20.14.070, Subsections C,E and F of the adopted an certified Monterey Coastal Implementation Plan and Policy 26.1.20 of the Monterey County General Plan.
9. FINDING: The project, as described in the application and accompanying materials, conforms with the applicable provisions of the Monterey County Code relative to (1) Small Water Systems, Chapter 15.04, and (2) Sewage Disposal, Chapter 15.20.
EVIDENCE: The project was reviewed by the Monterey County Departments of Health and Public Works for conformity with the applicable provisions of the County Code. Appropriate recommendations for the project are contained in Planning Commission File No. PC93112.
10. FINDING: The project as proposed is consistent with policies of the Local Coastal Program dealing with development in archaeologically sensitive areas. An archaeological survey has been conducted on the project site by Archaeological Resource Management on July 10, 1993. The report states that there are no identifiable archaeological resources located on site. A condition has been added to stop work in the event that any archaeological resources are found on site.
EVIDENCE: Archaeological report submitted by Archaeological Resource Management contained in the project file.
11. FINDING: The proposed project is consistent with policies of the Local Coastal Programs dealing with development in Hazardous areas. The project site is located in a high fire hazard zone. According to the Monterey County Coastal Implementation Plan, conditions of project approval require that a deed restriction be recorded which states that the fire hazards exist on the parcel and that development may be subject to certain restrictions.
EVIDENCE: (1) Appendix 2b, Resource Maps, of the Monterey County Coastal Implementation Plan.

12. FINDING: The project, as described in the application and accompanying materials, and as conditioned, conforms with the plans, policies, requirements, and standards of the Monterey County Local Coastal Program.
- EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with 1) the certified Big Sur Land Use Plan, 2) the certified Monterey County Coastal Implementation Plan regulations for Watershed and Scenic Conservation/40 (CZ) Districts in the Coastal Zone, and 3) Chapter 20.118 of the Monterey County Coastal Implementation Plan regulations for development in the Big Sur Land Use Plan Area.
- EVIDENCE: Condition #16.
13. FINDING: The establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
- EVIDENCE: The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, Health Department, Public Works Department, and the Water Resources Agency. The respective departments 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.
14. FINDING: The project, as approved by the Coastal Development Permit, is appealable to the Board of Supervisors. It is appealable to the California Coastal Commission.
- EVIDENCE: Section 20.140.080 G and J of the Monterey County Coastal Implementation Plan.

DECISION

THEREFORE, it is the decision of said Planning Commission that said application be granted as shown on the attached sketch, subject to the following conditions:

1. That at least three weeks prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. The landscaping plan shall be in sufficient detail to identify the location, specie, and size of the proposed landscaping materials consistent with the Biological Report prepared for the project, and 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 Planning and Building Inspection Department. (Planning and Building Inspection)

2. The applicant shall comply with Ordinance No. 3539 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 1.5 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, Planning and Building Inspection)
3. That all landscaped area and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (Planning and Building Inspection)
4. That 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 location, type, and wattage must be approved by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)
5. The location, type and size of all antennas, satellite dishes, towers, and similar appurtenances shall be approved by the Director of Planning and Building Inspection. (Planning and Building Inspection)
6. That the approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and the Building Inspection section of the Monterey County Department of Planning and Building Inspection. (Planning and Building Inspection)
7. That a Grading Permit shall be required pursuant to the Monterey County Code relative to Grading, Chapter 16.08. (Planning and Building Inspection)
8. That all cut and fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion, subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)
9. That 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)


10. If, during the course of construction, cultural, archaeological or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (ie., 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)
11. The property owner agrees as a condition of the approval of this permit to defend at his sole expense any action brought against the County because of the approval of this permit. The property owner will reimburse the County for any court costs and attorneys' fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of any such action; but such participation shall not relieve applicant of his obligations under this condition. Said indemnification agreement shall be recorded upon demand of County Counsel or prior to the issuance of building permits or use of the property, whichever occurs first. (Planning and Building Inspection)
12. That the applicant shall comply with the recommendations contained within the Geologic Report subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)
13. That the applicant shall comply with the recommendations contained within the Biologic Report subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)
14. Prior to the issuance of the building permit for second unit on the application, the applicant shall obtain a separate water system connection, or drill a well and perform a pump test to the satisfaction of the Director of Environmental Health. (Environmental Health)
15. As a condition of project approval, the applicant shall record a deed restriction, prior to the issuance of building permits which states, "That the caretaker quarters may not be rented, leased, or let nor subsequently divided from the main residence." (Planning and Building Inspection)
16. That the applicant record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions required as per Section 20.145.080 of the Coastal Implementation Plan and per the standards for development of residential property" prior to the issuance of building or grading permits. (Planning and Building Inspection)
17. a) The hydrant or fire valves shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor farther than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.

- b) 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.
 - c) 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. (California Department of Forestry)
18. The unobstructed vertical clearance shall not be less than 15 feet for all access roads. (California Department of Forestry)
19. a) 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 on which the address is located.
- b) Address signs along one-way roads shall be visible from both directions of travel.
- c) Where multiple addresses are required at a single driveway, they shall be mounted on a single post, or in any fashion approved by the Reviewing Authority that provides for the same practical effect.
- d) Where a roadway provides access solely to a single family dwelling, the address sign shall be placed at the nearest road intersection providing access to that site. (California Department of Forestry)
20. Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction. (California Department of Forestry)
21. Water systems constructed, extended or modified to serve a new development, a change in use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in table 2 of the 1985 Monterey County General Plan. (California Department of Forestry)
22. For residential driveways with turns of 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 of curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. (California Department of Forestry)
23. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25 foot taper on each end. (California Department of Forestry)
24. a) Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide.
- b) All gates providing access of 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 that road.
- c) Where a one-way road with a single traffic lane provides access to a gated entrance, a 40 foot turning radius shall be used. (California Department of Forestry)

25. Disposal, including chipping, burying, burning, or removal to a landfill site approved by local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit. (California Department of Forestry)
26. That the applicant shall record a notice which states: "A permit (Resolution # 93-174) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 419-271-005-000. The permit was granted subject to 26 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)

PASSED AND ADOPTED this 29th day of September, 1993 by the following vote:

Ayes: Calcagno, Errea, Foote, Jimenez, Moore, Orrett, Reaves,
Riddle, Stallard, Vasquez, Jr.
Naes: None
Absent: None


ROBERT SLIMMON, JR.
SECRETARY OF THE PLANNING COMMISSION

Copy of this decision mailed to applicant on OCT 05 1993

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 OCT 15 1993

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 (408) 479-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

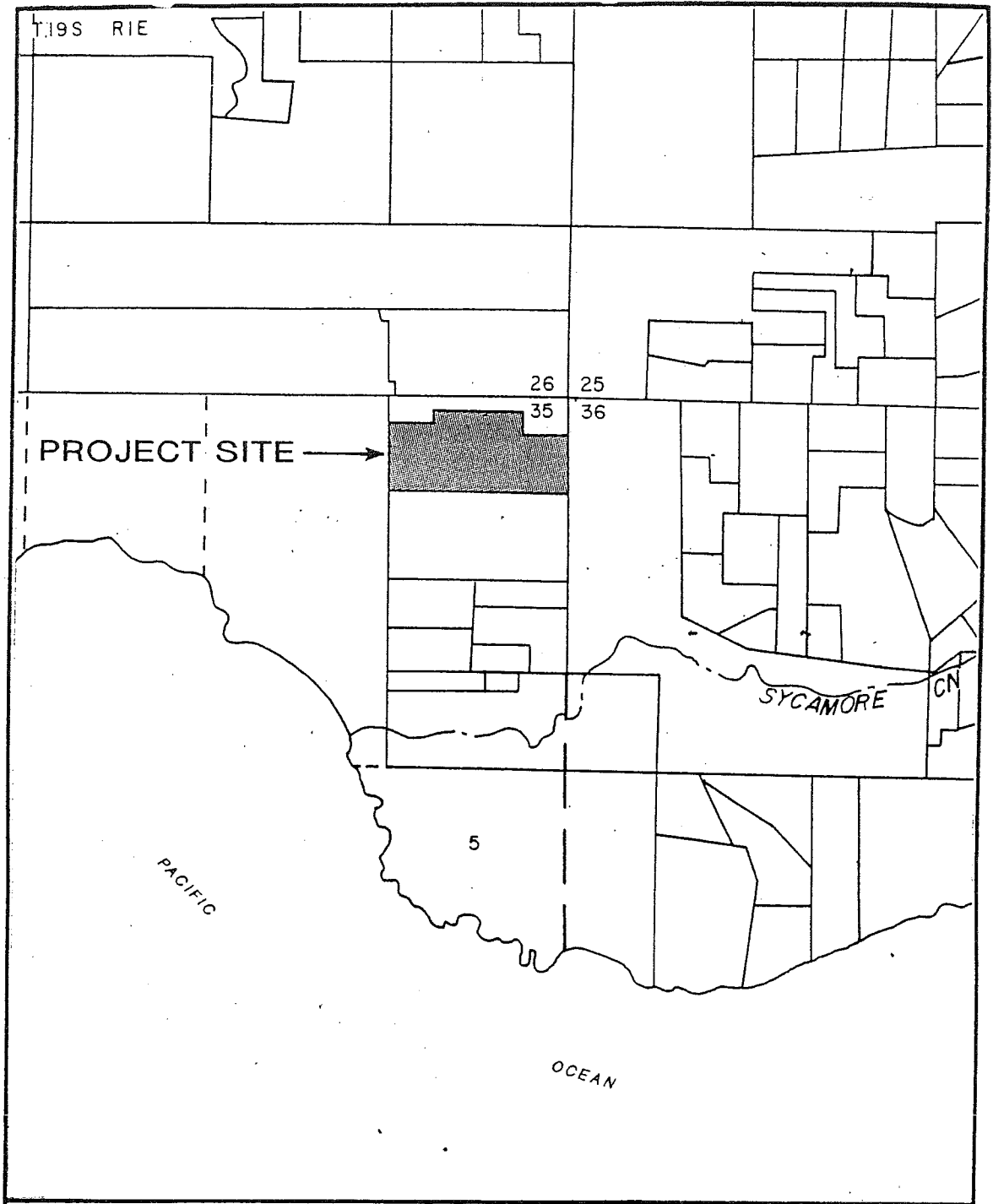
NOTES

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 Monterey.

2. The construction or use authorized by this permit must start within two years of the date of approval of this permit unless extended by the Director of Planning and Building Inspection pursuant to Section 20.140.100 of the Coastal Implementation Plan.

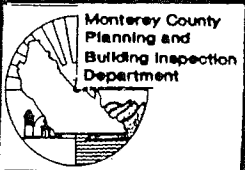
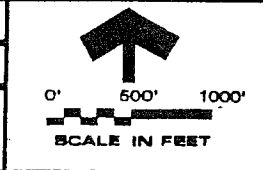


APPLICANT: CORMANY

APN: 419-271-005-000 P.C.# 93112

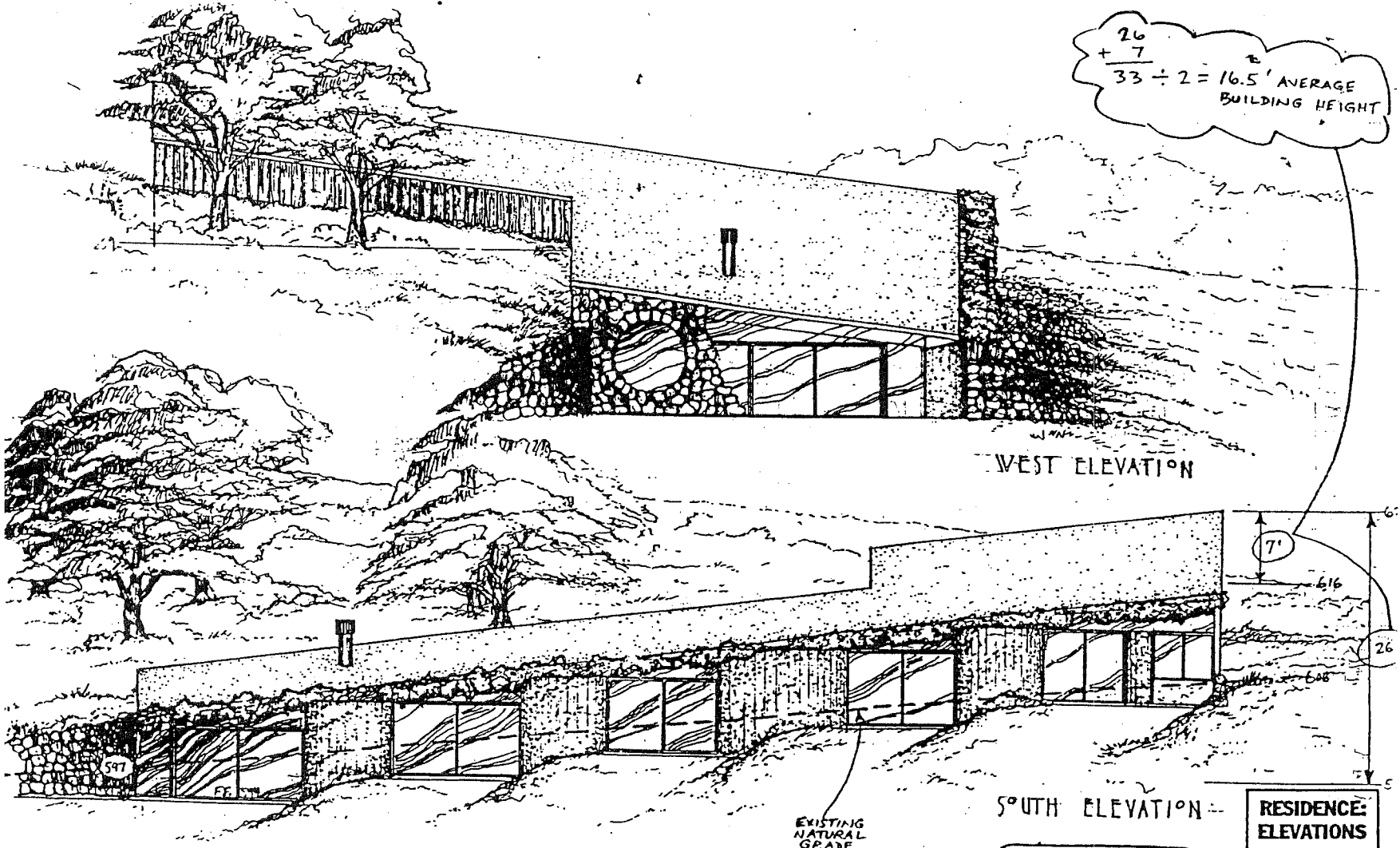
300' LIMIT -----

2,500' LIMIT -----



DATE: 9/29/93

13



$$\begin{array}{r} 26 \\ + 7 \\ \hline 33 \end{array}$$

$$33 \div 2 = 16.5' \text{ AVERAGE BUILDING HEIGHT}$$

WEST ELEVATION

SOUTH ELEVATION

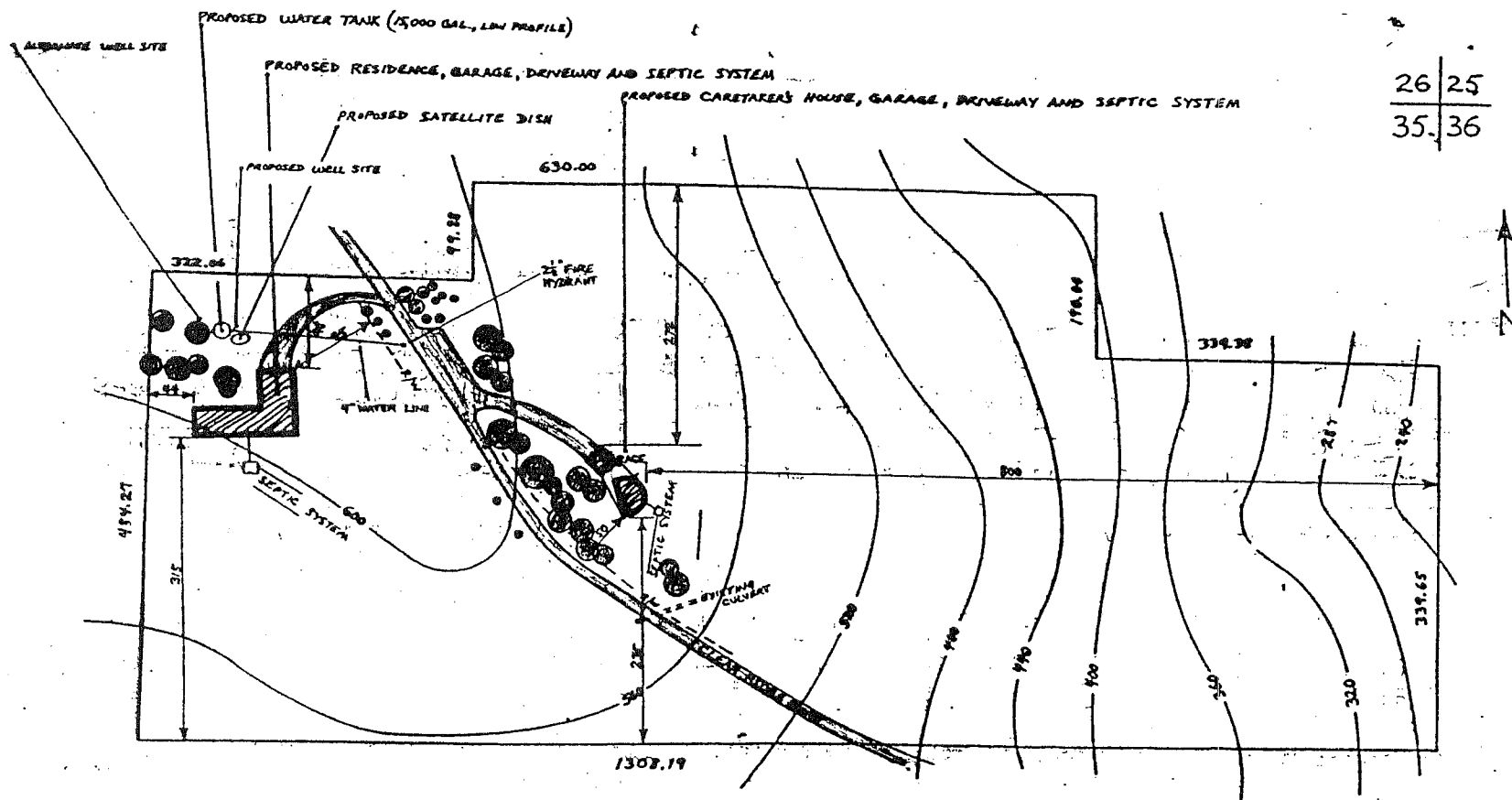
EXISTING
NATURAL
GRADE

DAVID CORMANY
Rancho Panacea
BIG SUR, CALIFORNIA

RESIDENCE:
ELEVATIONS

scale 1"=8'

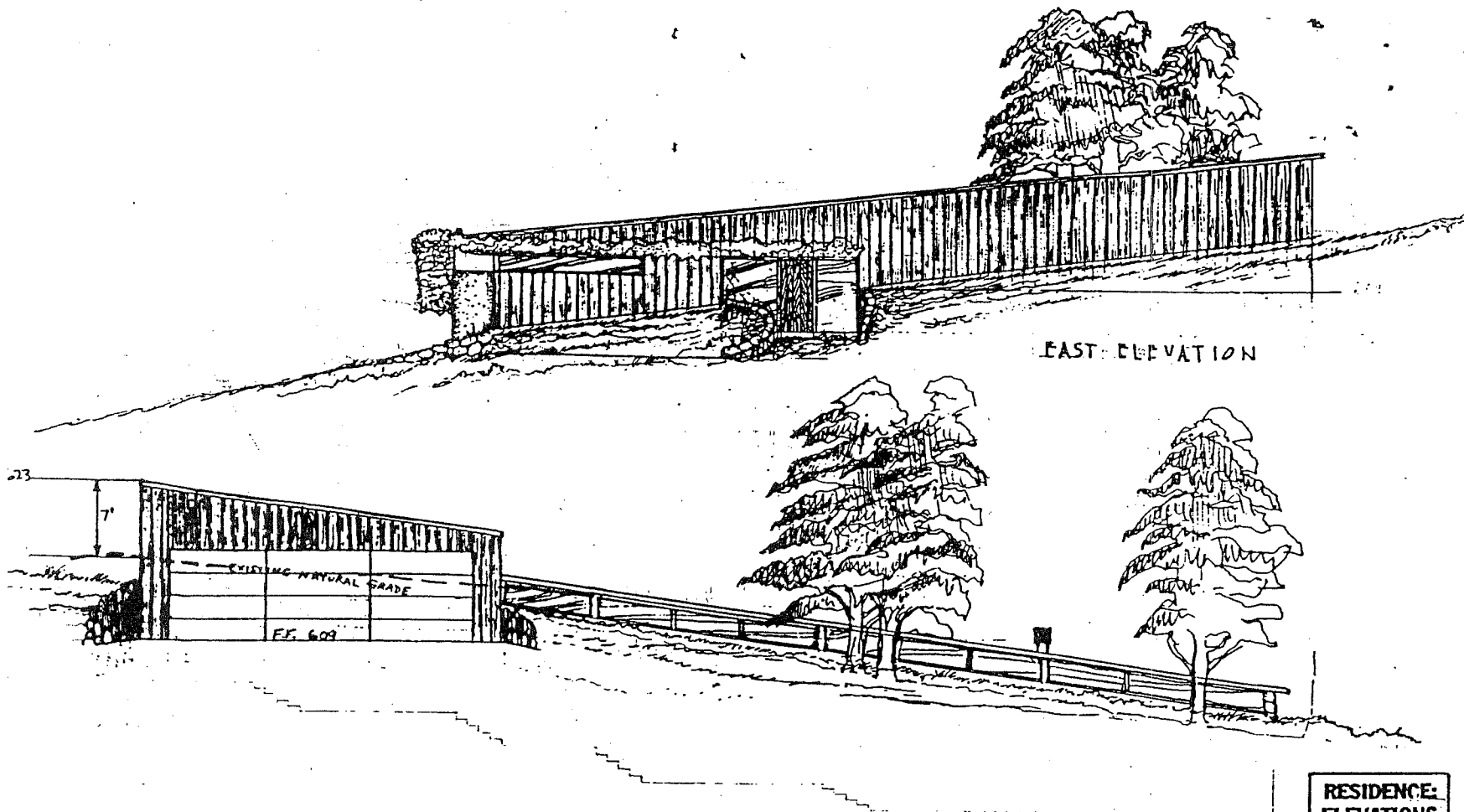
sheet 4



26	25
35	36

SITE PLAN REVISION 1, 4-28-93
 DAVID CORMANY
 BIG SUR, CA
 A.P.N. 419-271-05
 15.139 ACRES
 SCALE: 1" = 100'

SITE PLAN
 scale 1"=100'
 sheet 1



EAST ELEVATION

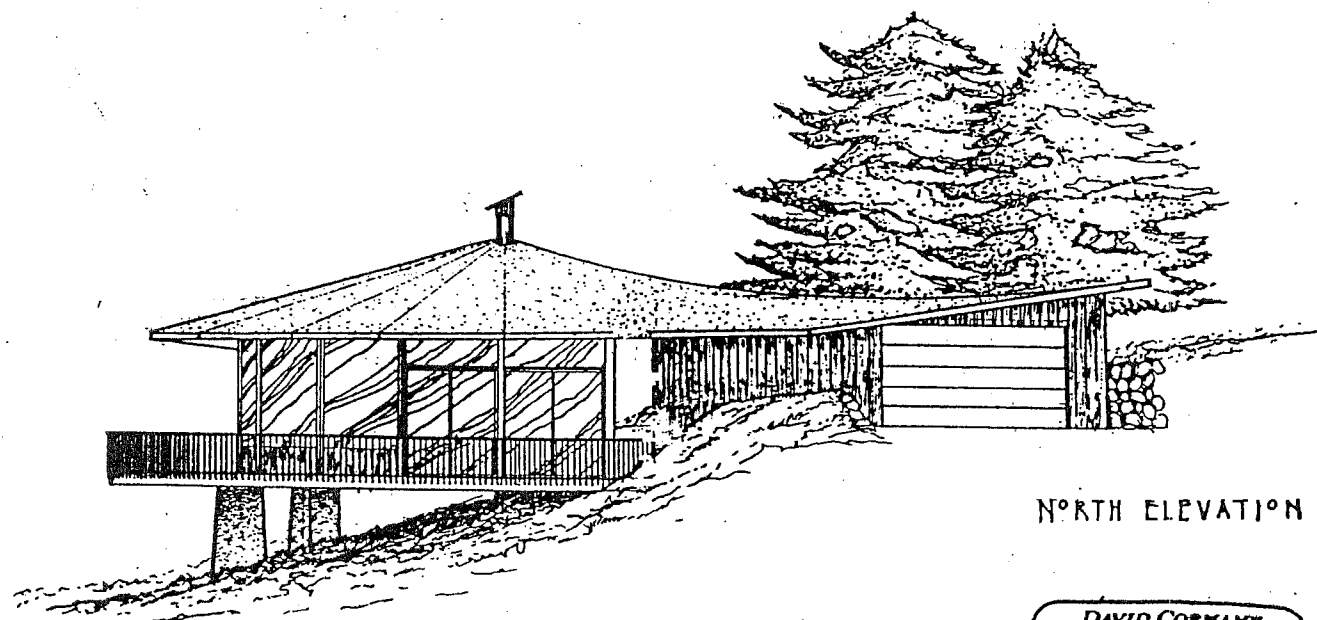
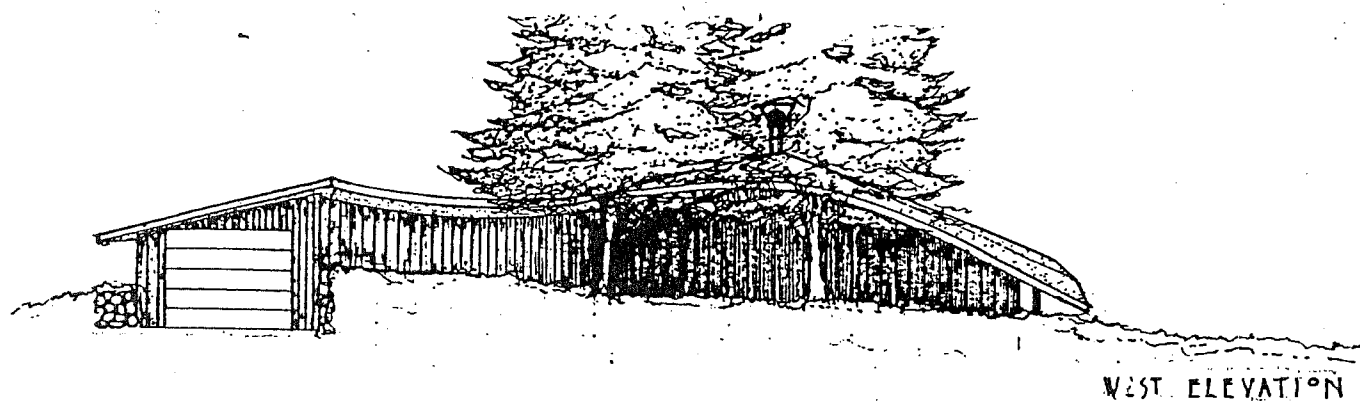
NORTH ELEVATION

DAVID CORMANY
Rancho Paracer
BIG SUR, CALIFORNIA

RESIDENCE:
ELEVATIONS

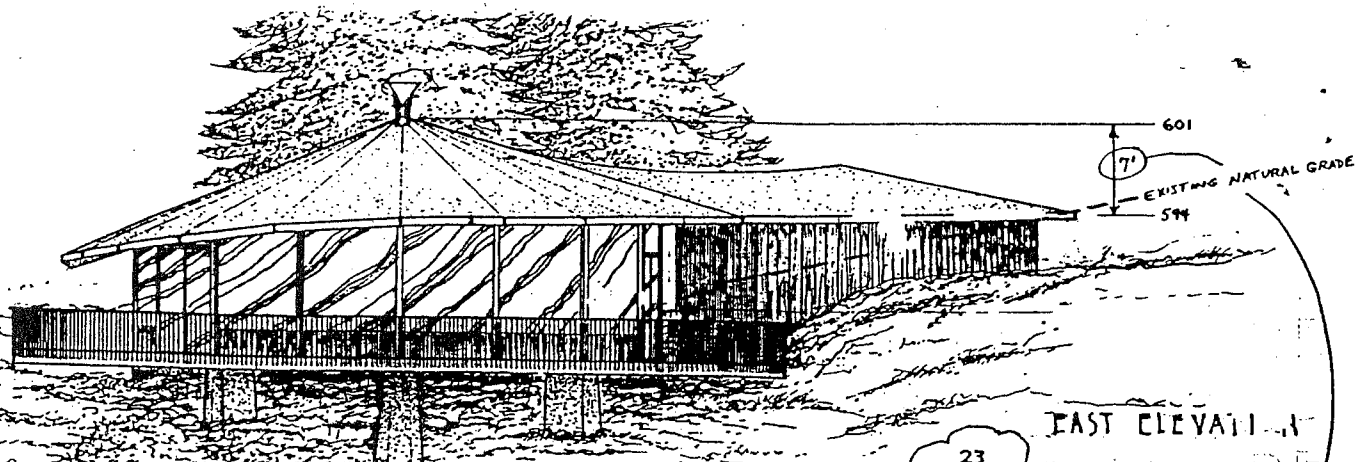
scale 1"=8'

sheet 3



DAVID CORMANY
Rancho Panoche
BIG SUR, CALIFORNIA

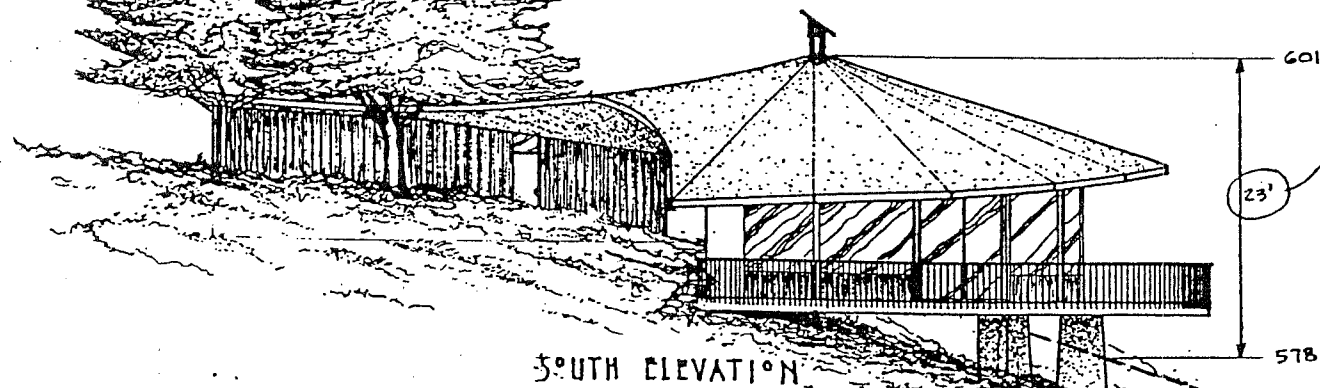
CARETAKER:
ELEVATIONS
scale 1"=8'
sheet 7



EAST ELEVATION

$$\begin{array}{r} 23 \\ + 7 \\ \hline 30 \end{array}$$

$30 \div 2 = 15'$ AVERAGE BUILDING HEIGHT



SOUTH ELEVATION

CARETAKER
ELEVATIONS
scale 1"=2'
sheet 6

DAVID CORNANT
Rancho Paraiso
BIG SUR, CALIFORNIA