

MONTEREY COUNTY PLANNING COMMISSION

Meeting: August 28, 2013 Time: 9:00 A.M		Agenda Item No.: 1
Project Description: Consider a Use Permit to allow the removal of 18 trees [16 Oaks (6-13 inches in diameter), 2 Monterey Pines (26-36 inches in diameter)]; and Design Approval to allow the construction of a 2,819 square foot two-story single family dwelling measuring 27 feet in height with 590 square foot attached garage, 222 square foot covered deck, and 62 square foot covered porch. Materials and colors include "STO Designer Color #36232 New Powerwall Medium Finish" (green/gray) exterior walls trimmed with "Kelly Moore Rocky Mountain #AC252-5" (dark brown), "Milgard Tuscany Chocolate" (dark chocolate) vinyl windows, "Dark Mahogany" (mahogany) front door, and "Certified Landmark TL Platinum" (gray) roof.		
Project Location: 2892 Lasauen Road, Pebble Beach		APN: 007-181-023-000
Planning File Number: PLN130268		Owner: De Bene, William and Linda Agent: Bill Medford (Architect)
Planning Area: Greater Monterey Peninsula Area Plan		Flagged and staked: Yes
Zoning Designation: : MDR/B-6-D-RES [Medium Density Residential with Building Site (B-6), Design Control (D), and Residential Allocation (RES) Zoning Overlays]		
CEQA Action: Categorically Exempt per Section 15303(a) of the CEQA Guidelines		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Find the project Categorically Exempt per Section 15303(a) of the CEQA Guidelines; and
- 2) Approve PLN130268, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The subject site is a 0.223-acre parcel located at 2892 Lasauen Road in the Pebble Beach Country Club (non-coastal) area. The applicant requests approval of a Use Permit to allow the removal of 18 protected trees [16 Oaks (6-13 inches in diameter), 2 Monterey Pines (26-36 inches in diameter)]; and Design Approval for the construction of a 2,819 square foot two-story single-family dwelling measuring 27 feet in height with attached 590 square foot garage, 222 square foot covered deck, and 62 square foot covered porch. Materials and colors include "STO Designer Color #36232 New Powerwall Medium Finish" (green/gray) exterior walls trimmed with "Kelly Moore Rocky Mountain #AC252-5" (dark brown), "Milgard Tuscany Chocolate" (dark chocolate) vinyl windows, "Dark Mahogany" (mahogany) front door, and "Certified Landmark TL Platinum" (gray) roof. The primary issues with the project involve removal of 18 of the 29 trees on the property. The project has been designed to comply with all applicable height and coverage restrictions.

Tree Removal

The subject property is an undeveloped residential parcel of approximately 0.223 acres (9,714 square feet) and contains a total of 29 trees (27 Coast live oaks and 2 Monterey Pines) of protected status and size. Due to the dense population of the trees, and the lack of an alternative site to construct the driveway and residence, 18 of the 29 trees will be subject to construction related impacts and should be removed. A Forest Management Plan (FMP) was prepared for the site by Frank Ono to address construction related impact to all trees on the subject parcel. Given the

conditions of the site and the dense population of trees, staff agrees that the project has been designed to minimize and avoid tree removal to the maximum extent feasible. The FMP states that no significant long-term effects to the forest ecosystem are anticipated, due to the residential neighborhood that surrounds the project site, and the relative small area of the project site. Additionally, the project as proposed will not significantly reduce the availability of wildlife habitat over the long-term. No negligible effects to erosion, noise, water quality, or air movement are anticipated. Pursuant to the requirements of Section 21.64.260.D.4 of the Monterey County Zoning Ordinance (Title 21) and the recommendations of the FMP, the 18 trees being removed will be replaced onsite on a one-to-one (1:1) ratio. A condition of project approval, requiring the replacement/replanting of all removed tree has been included in Exhibit B, Attachment 1 (Condition 16).

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

- ✓ RMA - Public Works Department
- ✓ Environmental Health Bureau
- ✓ Water Resources Agency
- ✓ Pebble Beach Community Services District

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by Public Works, Water Resources, RMA-Planning, and Pebble Beach Community Services District have been incorporated into the Condition Compliance Reporting Plan attached to the draft resolution (**Exhibit B**).

The Del Monte Forest Land Use Advisory Committee heard the matter and on June 20, 2013. The LUAC expressed no concerns or recommendations on this project and recommend the project be approved by a 5-0 vote (1 member absent).

Note: The decision on this project is appealable to the Board of Supervisors.

/S/ David J. R. Mack

David J. R. Mack, Associate Planner
(831) 755-5096, mackd@co.monterey.ca.us
July 17, 2013

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; Luis Osorio, Senior Planner; Laura Lawrence, Planning Services Manager; David J. R. Mack, Project Planner; William and Linda De Bene, Owner; Bill Mefford, Agent; The Open Monterey Project; LandWatch; Planning File PLN130268

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Draft Resolution, including:
		• Conditions of Approval
		• Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map
		• Tree Removal Site Plan
	Exhibit C	Vicinity Map

Exhibit D Del Monte Forest Land Use Advisory Committee Minutes
Exhibit E Tree Resource Assessment, prepared by Frank Ono, dated April
12, 2012.

This report was reviewed by Luis Osorio, Senior Planner.

EXHIBIT A

Project Information for PLN130268

Application Name: De Bene William & Linda
Location: 2892 Lasauen Rd, Pebble Beach
Applicable Plan: Greater Monterey Peninsula
Advisory Committee: Del Monte Forest Advisory Committee
Permit Type: Use Permit
Environmental Status: Exempt
Zoning: MDR/B-6-D-RES

Primary APN: 007-181-023-000
Coastal Zone: No
Final Action Deadline (884): 8/25/2013
Land Use Designation: RESIDENTIAL 4U/AC

Project Site Data:

Lot Size: .223	Coverage Allowed: 35%
Existing Structures (sf): 0	Coverage Proposed: 29.4%
Proposed Structures (sf): 2861	Height Allowed: 30
Total Sq. Ft.: 2861	Height Proposed: 27
Special Setbacks on Parcel:	FAR Allowed: 35%
	FAR Proposed: 35%

Resource Zones and Reports:

Seismic Hazard Zone: III	Soils Report #: LIB130157
Erosion Hazard Zone: Low	Biological Report #: N/A
Fire Hazard Zone: Very High	Forest Management Rpt. #: LIB130156
Flood Hazard Zone: X (unshaded)	Geologic Report #: N/A
Archaeological Sensitivity: high	Archaeological Report #: LIB130155
Visual Sensitivity: None	Traffic Report #: N/A

Other Information:

Water Source: California American Water	Grading (cubic yds.): 230
Water Purveyor: California American Water	Sewage Disposal (method): Sewer
Fire District: Pebble Beach CSD	Sewer District Name: Pebble Beach Community
Tree Removal: 16 Oak ; 2 Monterey Pine	

EXHIBIT B
DRAFT RESOLUTION

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

In the matter of the application of:

DE BENE, WILLIAM AND LINDA (PLN130268)

RESOLUTION NO. 

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically Exempt per Section 15303(a) of the CEQA Guidelines; and
- 2) Approving a Use Permit to allow the removal of 18 trees [16 Oaks (6-13 inches in diameter), 2 Monterey Pines (26-36 inches in diameter)]; and Design Approval to allow the construction of a 2,819 square foot two-story single family dwelling measuring 27 feet in height with 590 square foot attached garage, 222 square foot covered deck, and 62 square foot covered porch. Materials and colors include "STO Designer Color #36232 New Powerwall Medium Finish" (green/gray) exterior walls trimmed with "Kelly Moore Rocky Mountain #AC252-5" (dark brown), "Milgard Tuscany Chocolate" (dark chocolate) vinyl windows, "Dark Mahogany" (mahogany) front door, and "Certified Landmark TL Platinum" (gray) roof.

[PLN130268, De Bene, William and Linda, 2892 Lasauen Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-181-023-000)]

The Use Permit and Design Approval application (PLN130268) came on for public hearing before the Monterey County Planning Commission on August 14, 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 the construction of a 2,819 square foot two-story single family dwelling measuring 27 feet in height with 590 square foot attached garage, 222 square foot covered deck, and 62 square foot covered porch. The project requires a Design Approval and a Use Permit for the removal of 18 trees (16 Oaks, 2 Monterey Pines). |
| EVIDENCE: | The application, project plans, and related support materials submitted |

by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130268.

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 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan;
- Monterey County Zoning Ordinance (Title 21);

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 2892 Lausen Road, Pebble Beach (Assessor's Parcel Number 007-181-023-000), Greater Monterey Peninsula Area Plan. The parcel is zoned MDR/B-6-D-RES [Medium Density Residential with Building Site (B-6), Design Control (D), and Residential Allocation (RES) Zoning Overlays], which permits residential development as an allowed use. Therefore, the project is an allowed land use for this site.
- c) The parcel includes a "D" (Design Control) zoning overlay. The purpose of this overlay is to provide a district for the regulation of the location, size, configuration, materials, and colors of structures and fences, except agricultural fences, in those areas of the County of Monterey where the design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. The application included colors and materials to be used during construction "STO Designer Color #36232 New Powerwall Medium Finish" (green/gray) exterior walls trimmed with "Kelly Moore Rocky Mountain #AC252-5" (dark brown), "Milgard Tuscan Chocolate" (dark chocolate) vinyl windows, "Dark Mahogany" (mahogany) front door, and "Certified Landmark TL Platinum" (gray) roof. The project has been designed to comply with the 30 foot height limit (27 feet proposed) and 35% coverage restriction (29.4% proposed) of the MDR zoning designation. Additionally, the project complies with all front, side, and rear setback requirements. The location, size and configuration of the structures has been reviewed and approved by the County of Monterey and the Pebble Beach Design Review Board. Del Monte Forest Land Use Advisory Committee reviewed project for consistency with neighborhood character and recommended approval of the project. Therefore, the proposed development is consistent with the provisions of the "D" overlay district.
- d) The parcel includes a "B-6" (Building Site) zoning overlay. The B-6 designation limits existing lots from being further subdivided. The proposed project does not involve the subdivision of land; therefore the project is consistent with the "B-6" overlay.

- e) Monterey County Code 21.64.260.D.3 (Title 21) requires the granting of a Use Permit for the removal of more than three protected trees. The proposed project involves the removal of 18 protected trees (16 Oaks and 2 Monterey Pines). Additional information and required findings for this portion of the proposed project (Use Permit) can be found below in Finding 7.
- f) The project planner conducted a site inspection on April 17, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The project was referred to the Del Monte Forest 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 the project involves the a Design Approval subject to review by the Zoning Administrator and involves the application for a Use Permit for Tree Removal subject to review by the Planning Commission. The Del Monte Forest Land Use Advisory Committee heard the matter and on June 20, 2013. The LUAC expressed no concerns or recommendations on this project and recommend the project be approved by a 5-0 vote (1 member absent).
- h) 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 PLN130268.

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 Department, Pebble Beach Community Fire Protection District, 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, Soil Stability, and Tree Resources. The following reports have been prepared:
 - "Tree Resource Assessment (Revised) for 2892 Lasauen Road", (LIB No. 130156), prepared by Frank Ono, Pacific Grove, California, April 12, 2012.
 - "Geotechnical Report for Proposed New DeBene Residence", (LIB No. 130157), prepared by Grice Engineering, Salinas, California, February 2013.
 - "Preliminary Archaeological Assessment of Assessor's Parcel Number 007-181-023-000, Pebble Beach, Monterey County, California" (LIB No. 130155), prepared by Archaeological Consulting, Salinas, California, December 11, 2012.

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 a site inspection on April 17, 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 PLN130268.

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 Department, Pebble Beach Community Fire Protection District, 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 for the proposed development. The project will be connected to public water via California American Water and sewer via the Pebble Beach Community Services District.
 - c) Staff conducted a site inspection on April 17, 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 PLN130268.

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 a site inspection on April 17, 2013 and researched County records to assess if any violation exists on the subject property.
 - c) 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 PLN130268.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section

15303(a) categorically exempts the first single family dwelling in a residential zone.

- b) The proposed project is the first single-family dwelling being constructed on the subject parcel. The subject parcel is located within a residential zone.
- c) No adverse environmental effects were identified during staff review of the development application nor during a site visit on April 17, 2013.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project does not have cumulative impacts of successive projects if the same type in the same place; is not located within or near a scenic highway, road or corridor; is not located on a hazardous waste site; and does not involve any change to a historical resource.
- e) Staff conducted a site inspection on April 17, 2013 to verify that the site is suitable for this use.
- f) 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 PLN130268.

7. **FINDING:** **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts.

- EVIDENCE:**
- a) The project includes the removal of 18 protected trees (16 Coast Live Oaks and 2 Monterey Pines). In accordance with the applicable policies of the Greater Monterey Peninsula Area Plan and the Monterey County Zoning Ordinance (Title 21), a Use Permit is required and the criteria to grant said permit has been met.
 - b) Monterey County Zoning Ordinance Section 21.64.260(D)(3) requires the submittal of a Forest Management Plan (FMP). A Forest Management Plan was prepared by Frank Ono on April 12, 2012 (LIB130156).
 - c) The 0.223-acre parcel contains a total 29 protected trees (27 Oaks and 2 Pines) labeled ID No. 844-872. The location of the trees is shown on the Tree Removal Site Plan (Exhibit B.3 of the August 28, 2013 Planning Commission Staff Report).
 - d) The proposed single family dwelling and driveway have been carefully designed to limit tree removal. Due to the density of the trees, there is no better alternative site to construct a driveway and residential development, and 18 of the 29 protected trees will be subject to construction related impacts.
 - e) The Forest Management Plan (FMP) (Exhibit E of the August 28, 2013 Planning Commission Staff Report) identified trees numbers 857-861, as being located in the area required for construction of the driveway. Additionally the FMP identifies trees 846 through 853, trees 868 through 869, and trees 871 and 872 as being located within the area required for development of the residential dwelling. According to the FMP, these trees are likely to sustain root damage from grading and construction activities.
 - f) The FMP states that no significant long-term effects to the forest

ecosystem are anticipated, due to the residential neighborhood that surrounds the project site, and the relative small area of the project site. Additionally, the project as proposed will not significantly reduce the availability of wildlife habitat over the long-term. No negligible effects to erosion, noise, water quality, or air movement are anticipated.

- g) Staff has reviewed the project plans and visited the site on April 17, 2013, to analyze possible environmental impacts from tree removal and whether removal is the minimum required.
- h) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones and fences. (Condition 8)
- i) The removal will not involve a risk of adverse environmental impacts, as the majority of the trees on site are in poor health due to overcrowding and overpopulation of the site. Relocation of the mature trees was not considered feasible based upon the relatively small area of the project site. Eleven of the 29 trees on the site will remain in place and will not be impacted by proposed construction and/or grading activities. A condition requiring that all removed trees be replaced using a 1:1 ratio, for a total of 18 replacement trees (16 Oaks and 2 Monterey Pines) has been placed on the project (Condition 16). All replanting shall comply with the guidelines in the Forest Management Plan.
- j) 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 PLN130268.

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

EVIDENCE: a) Section 21.80.040.D Monterey County Zoning Ordinance (Title 21)..

DECISION

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

1. Find the project Categorically Exempt per Section 15303(a); and
2. Approve a Use Permit to allow the removal of 18 trees [16 Oaks (6-13 inches in diameter), 2 Monterey Pines (26-36 inches in diameter)]; and Design Approval to allow the construction of a 2,819 square foot two-story single family dwelling measuring 27 feet in height with 590 square foot attached garage, 222 square foot covered deck, and 62 square foot covered porch. Materials and colors include "STO Designer Color #36232 New Powerwall Medium Finish" exterior walls trimmed with "Kelly Moore Rocky Mountain #AC252-5", "Milgard Tuscany Chocolate" vinyl windows, "Dark Mahogany" front door, and "Certified Landmark TL Platinum" roof, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 28th day of August, 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 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.

Form Rev. 01-31-2013

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

PLN130268

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Use Permit and Design Approval (PLN130268) allows the removal of 18 protected trees (16 Oaks, 2 Monterey Pines) and the construction of a 2,819 square foot two-story single-family dwelling measuring 27 feet in height with attached 590 square foot garage, 222 square foot covered deck, and 62 square foot covered porch. Materials and colors include "STO Designer Color #36232 New Powerwall Medium Finish" (green/gray) exterior walls trimmed with "Kelly Moore Rocky Mountain #AC252-5" (dark brown), "Milgard Tuscany Chocolate" (dark chocolate) vinyl windows, "Dark Mahogany" (mahogany) front door, and "Certified Landmark TL Platinum" (gray) roof. The property is located at 2892 Lasauen Road (Assessor's Parcel Number 007-181-023-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.
(RMA - Planning Department)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit and Design Approval (Resolution Number _____) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 007-181-023-000 on August 28, 2013. The permit was granted subject to 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 the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

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

Exhibit **B-1**

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

Responsible Department: Planning Department

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

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

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

4. 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 Department)

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 Department for review and signature by the County.

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

Exhibit B-1

5. 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 Department to conduct land clearing or grading between October 15 and April 15.

6. PD009 - GEOTECHNICAL CERTIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant/Geotechnical Consultant shall submit certification by the geotechnical consultant to RMA-Building Services showing project's compliance with the geotechnical report.

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 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.

Exhibit R-1

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

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

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

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

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

9. PD011(A) - TREE REMOVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

Exhibit B-1

10. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-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 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 issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit to RMA-Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

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 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.

Exhibit B-1

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

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of 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.

12. 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:
"A Tree Resource Assessment (Library No. LIB130156), was prepared by Frank Ono on April 12, 2012 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."

"A Geotechnical Report for Proposed New DeBene Residence (Library No. LIB130157), was prepared by Grice Engineering in February 2013 and is on file in Monterey County RMA-Planning. All development shall be in accordance with this report."

"Preliminary Archaeological Assessment of Assessor's Parcel Number 007-181-023-000, Pebble Beach, Monterey County, California (Library No. 130155), was prepared by Archaeological Consulting on December 11, 2012 and is on file in Monterey County RMA-Planning. All development shall be in accordance with this report."

(RMA - Planning)

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

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

13. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on August 28, 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.

Exhibit **B-1**

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. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning Department

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

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

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

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

16. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

Exhibit B-1

17. SPPD001 – TREE REPLACEMENT (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Pursuant to the recommendations prescribed in the "Forest Management Plan" prepared by Frank Ono dated April 12, 2012, (LIB130156) all tree replacement shall be at a 1:1 ratio and shall be incorporated into the landscaping plan. A total of 18 trees (16 Coast Live Oaks, 2 Monterey Pines) shall be replaced (15 gallon minimum) in an area deemed appropriate by a Certified Arborist and/or Forester.
(RMA- Planning Department)

Compliance or Monitoring Action to be Performed: Prior to Final Inspection (Planning Final) the Owner/Applicant shall submit evidence of tree replacement to the Director of RMA- Planning Department after construction to document that tree replacement has been successful.

18. 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. (Pebble Beach Community Services District)

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.

Exhibit B-1

19. 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. (Pebble Beach Community Services District)

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.

20. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

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

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.

Exhibit B-1

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

Responsible Department: Fire

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

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

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

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

22. FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. (Pebble Beach Community Services District)

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

Prior to requesting a framing inspection, Applicant shall obtain fire department approval of the fire alarm system plans.

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

23. FIRE029 - ROOF CONSTRUCTION - (CYPRESS/PEBBLE BEACH)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Pebble Beach Community Services District)

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.

Exhibit B-1

24. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works Department

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

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

25. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts 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.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

26. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

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

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

Exhibit B-1

27. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

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

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

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

Exhibit B-1

REVISIONS	
NO.	DATE

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

NEW SINGLE FAMILY RESIDENCE FOR
Mr. & Mrs. Bill DeBene
2892 LASAUBEN ROAD
PEBBLE BEACH, CA
APN 007-181-023

DATE: 4/6/2003
PROJECT NO.: 103
DRAWN BY:
CHECKED BY:
SHEET TITLE:
FLOOR PLANS

SHEET NO.
A-2
OF FIVE SHEETS

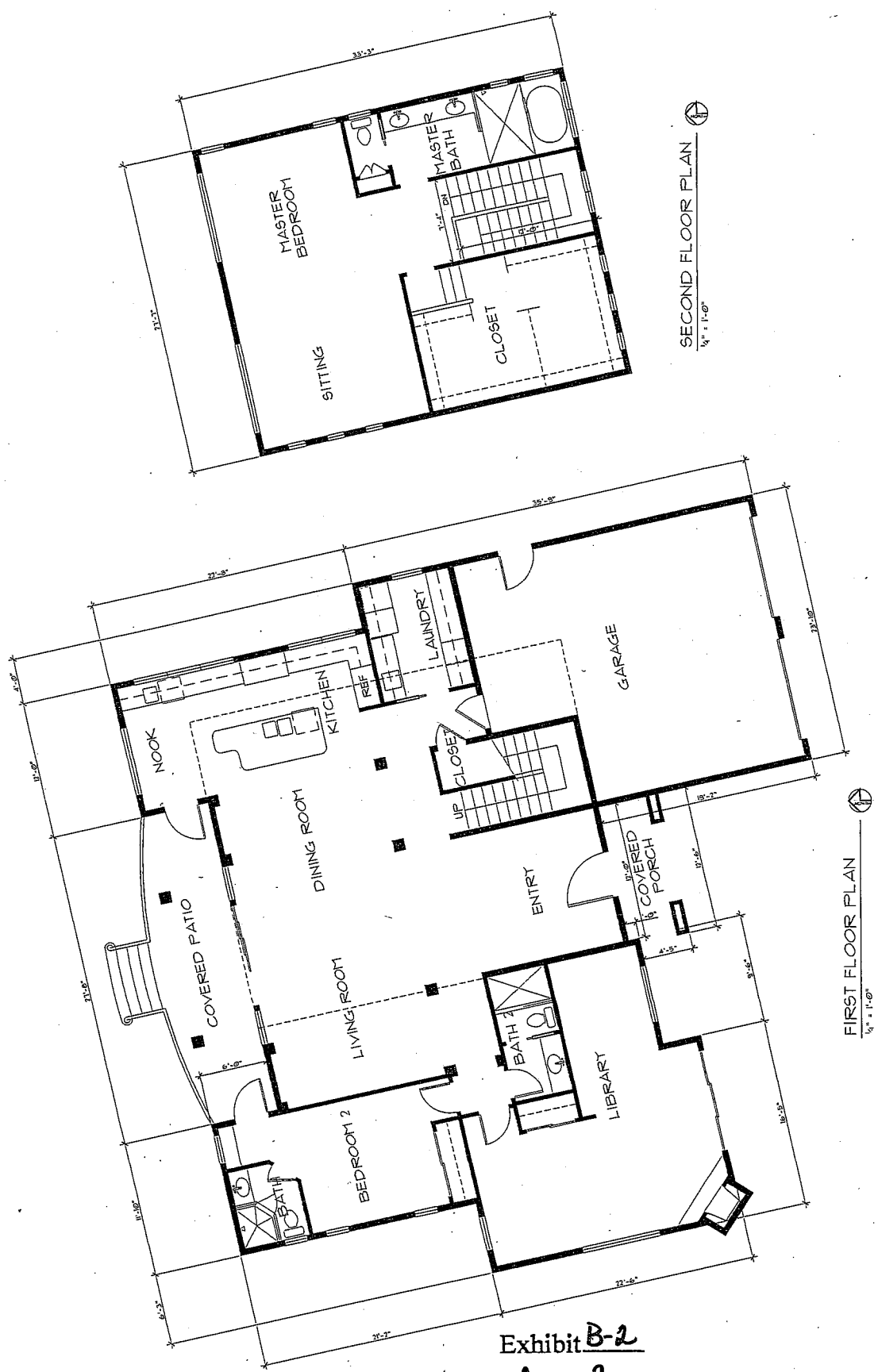
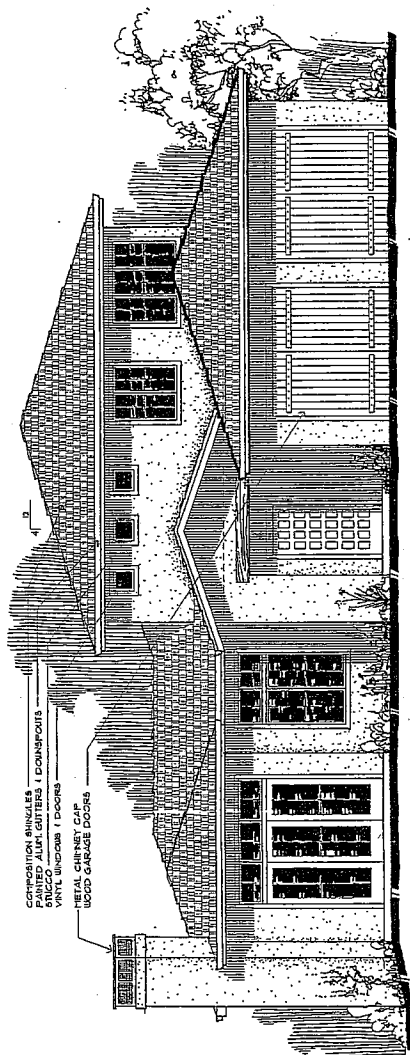


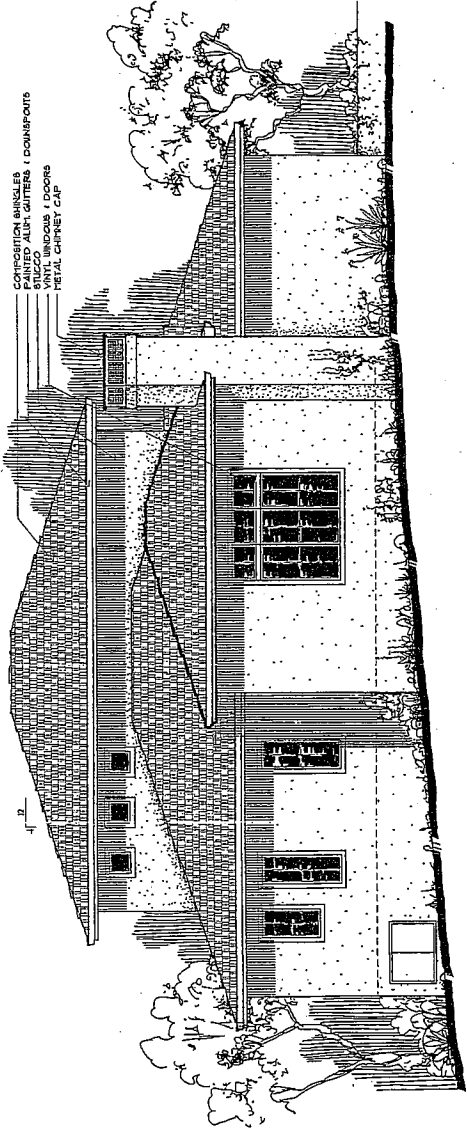
Exhibit B-2

REVISIONS	
NO.	DATE

WILLIAM C McFORD
 ARCHITECT
 P.O. BOX 1072 PACIFIC GROVE, CA 93950
 (831) 375-4567 LICENSE # C-22893



SOUTH ELEVATION (FRONT)
 1/4" = 1'-0"



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

NEW SINGLE FAMILY RESIDENCE FOR
 Mr. & Mrs. Bill DeBene
 2883 LASKY LN ROAD
 PEBBLE BEACH, CA
 APN 007-181-023

DATE:	4/8/83
PROJECT NO.:	1801
DESIGN BY:	
CHECKED BY:	

SHEET TITLE:
 ELEVATIONS

SHEET NO. A-3
 OF FIVE SHEETS

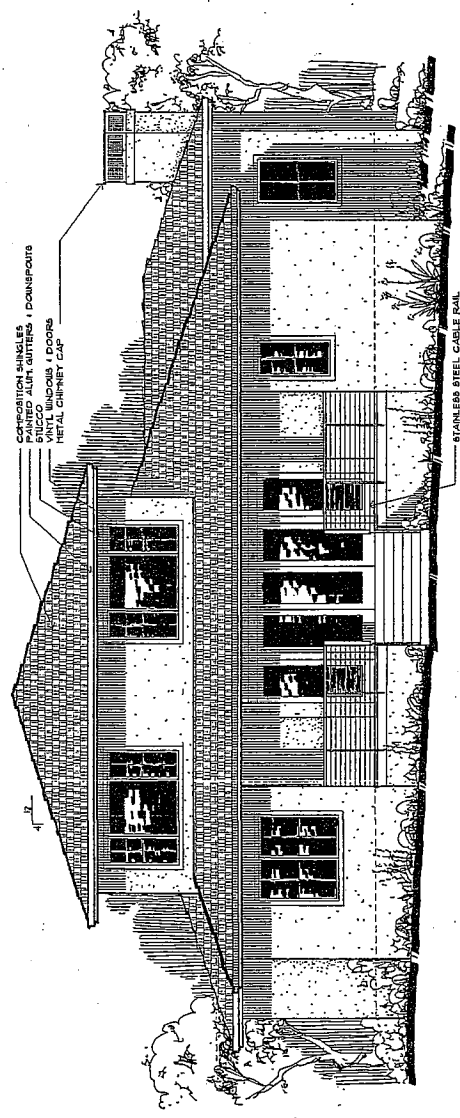
REVISIONS	
NO.	DATE

WILLIAM C McFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(811) 373-4567 LICENSE # C-22893

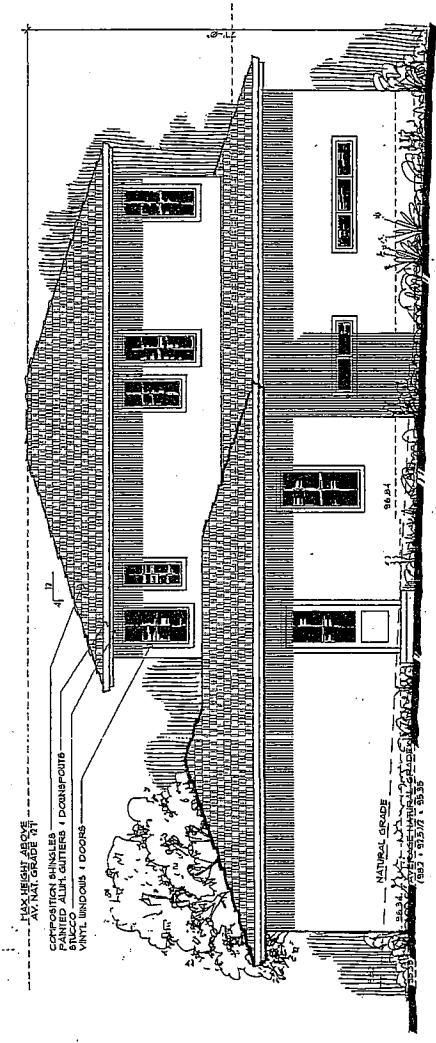
NEW SINGLE FAMILY RESIDENCE FOR
Mr. & Mrs. Bill DeBene
2092 LASALEN ROAD
PEBBLE BEACH, CA
APN 007-101-023

DATE: 4/14/03
PROJECT NO: 1007
DRAWN BY:
CHECKED BY:

SHEET TITLE:
ELEVATIONS
SHEET NO:
A-4
OF FIVE SHEETS



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



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

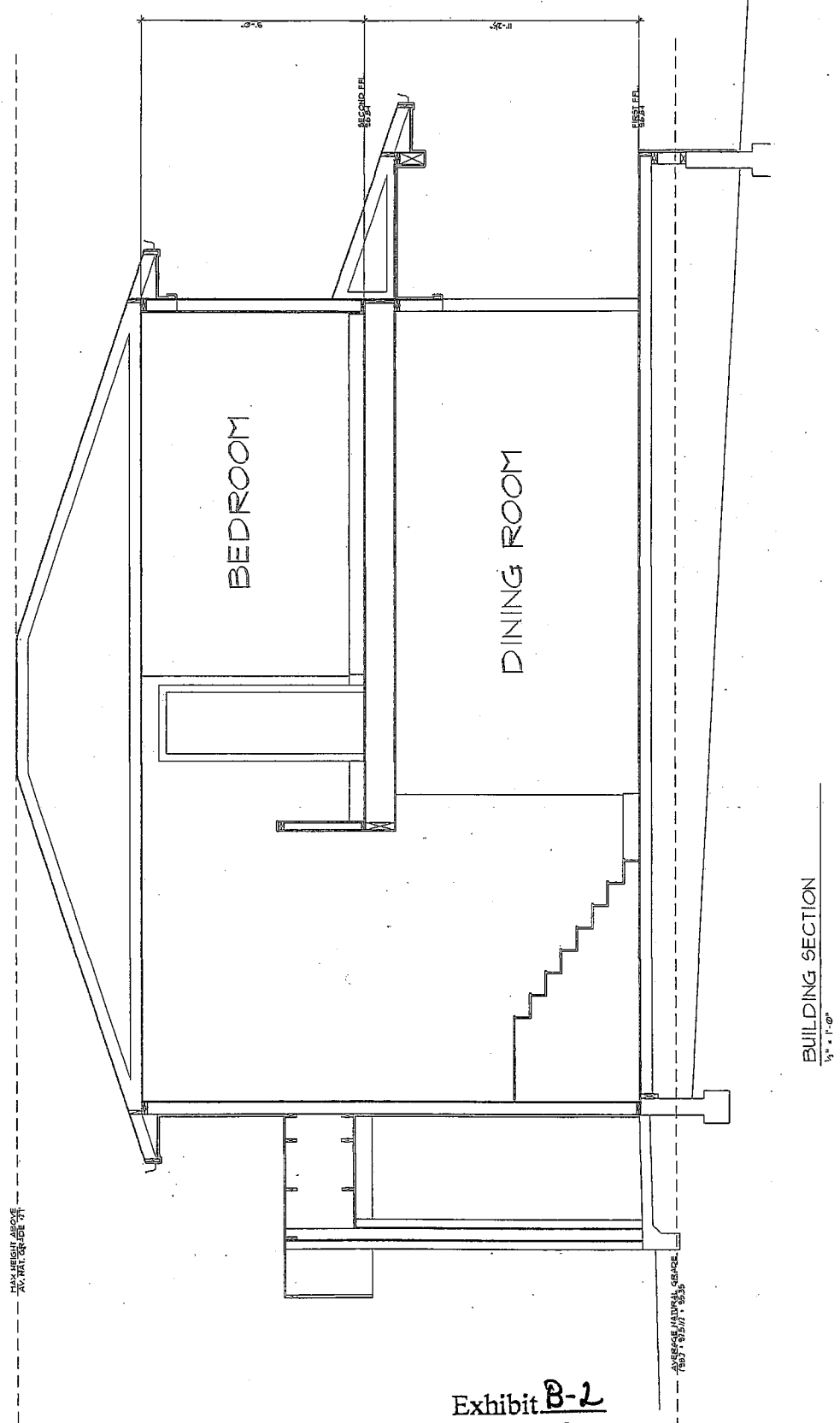
REVISIONS	
NO.	DATE

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

NEW SINGLE FAMILY RESIDENCE FOR
Mr. & Mrs. Bill DeBene
2822 LASALEN ROAD
PEBBLE BEACH, CA
APN 007-101-023

DATE: 4/16/03
PROJECT NO.: 1001
DRAWN BY:
CHECKED BY:
SHEET TITLE:
BLDG. SECTION

SHEET NO.:
A-5
OF FIVE SHEETS



REVISIONS	
NO.	DATE

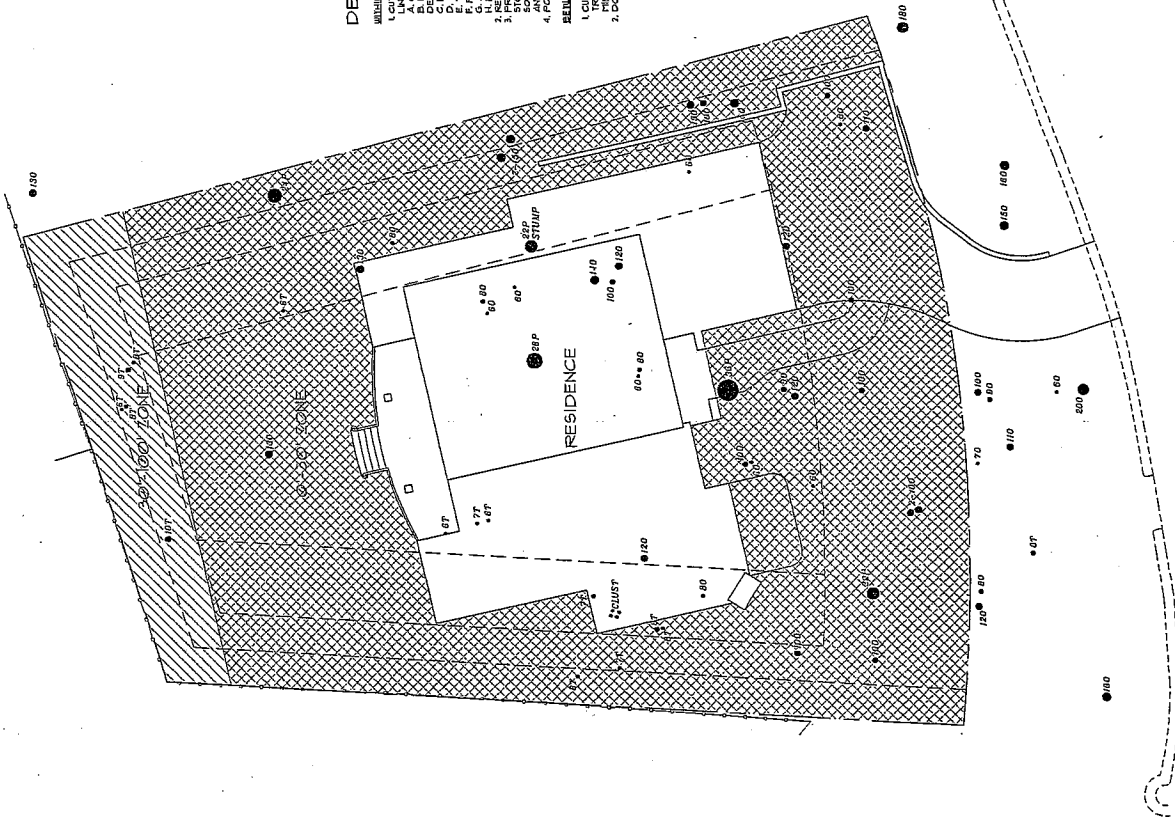
WILLIAM C McFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 773-4557 LICENSE # C-22893

NEW SINGLE FAMILY RESIDENCE FOR
Mr. & Mrs. Bill DeBene
2892 LASAUBEN ROAD
PEBBLE BEACH, CA
APN 001-181-023

DATE:	5/9/2009
PROJECT NO.	0903
DRAWN BY:	
CHECKED BY:	
SHEET TITLE:	FUEL MANAGEMENT PLAN
SHEET NO.	FM-1
OF ONE	SHEETS

DEFENSIBLE SPACE 4 VEGETATION MANAGEMENT NOTES

1. REMOVE ALL DEAD AND DROPPING BRANCHED TWIGS, BRANCHES, LIMBS, AND LIMBS WITHIN 10 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING, AS FOLLOWS:
 - A. MAINTAIN THE ROOT AND OUTLIER OF THE STRUCTURE FREE OF LEAVES, NEEDLES OR DEAD VEGETATIVE GROWTH.
 - B. TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR ROOF PIPE.
 - C. REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS ENCASED IN THE SOIL.
 - D. REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.
 - E. PROVIDE AN APPROPRIATE METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - F. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - G. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - H. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - I. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - J. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - K. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - L. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - M. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - N. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - O. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - P. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - Q. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - R. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - S. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - T. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - U. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - V. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - W. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - X. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - Y. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - Z. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
2. REMOVE ALL DEAD AND DROPPING BRANCHED TWIGS, BRANCHES, LIMBS, AND LIMBS WITHIN 10 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING, AS FOLLOWS:
 - A. MAINTAIN THE ROOT AND OUTLIER OF THE STRUCTURE FREE OF LEAVES, NEEDLES OR DEAD VEGETATIVE GROWTH.
 - B. TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR ROOF PIPE.
 - C. REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS ENCASED IN THE SOIL.
 - D. REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.
 - E. PROVIDE AN APPROPRIATE METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - F. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - G. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - H. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - I. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - J. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - K. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - L. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - M. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - N. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - O. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - P. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - Q. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - R. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - S. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - T. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - U. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - V. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - W. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - X. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - Y. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
 - Z. PROVIDE A METHOD OF DISPOSAL FOR ALL REMOVED MATERIAL.
3. DO NOT USE HERBICIDE OR OTHER CHEMICAL METHODS TO REMOVE VEGETATION.



FUEL MANAGEMENT PLAN
1/8" = 1'-0"

REVISIONS	BY

DEBENE RESIDENCE

LANDSCAPE PLAN SCALE 1/8"=1'-0"
LASATEN RD. PEBBLE BEACH APN# 007-181-023

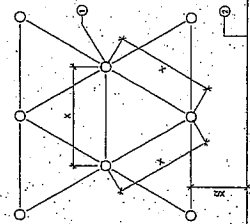
DATE	5/31/013
DESIGNED BY	
CHECKED BY	
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SCALE	1/8"=1'-0"
PROJECT	
CLIENT	
LOCATION	
DATE	
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PLANT LIST

SYMBOL	REPLACEMENT NAME	COMMON NAME	SIZE	QTY	NATIVE
1	QUERCUS AGRIFOLIA	WHITE OAK	24" X 24"	1	X
2	QUERCUS AGRIFOLIA	WHITE OAK	24" X 24"	1	X
3	QUERCUS AGRIFOLIA	WHITE OAK	24" X 24"	1	X
4	QUERCUS AGRIFOLIA	WHITE OAK	24" X 24"	1	X
5	QUERCUS AGRIFOLIA	WHITE OAK	24" X 24"	1	X
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7	QUERCUS AGRIFOLIA	WHITE OAK	24" X 24"	1	X
8	QUERCUS AGRIFOLIA	WHITE OAK	24" X 24"	1	X
9	QUERCUS AGRIFOLIA	WHITE OAK	24" X 24"	1	X
10	QUERCUS AGRIFOLIA	WHITE OAK	24" X 24"	1	X
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100	QUERCUS AGRIFOLIA	WHITE OAK	24" X 24"	1	X

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GROUNDCOVER & SHRUB SPACING



Exhibit B-2

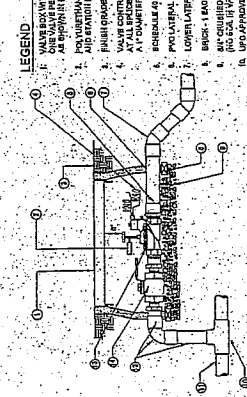
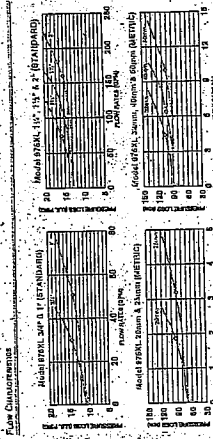
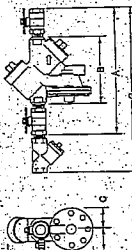
GREEN VALLEY LANDSCAPE INC.
1177 SAN PABLO AVE. SEASIDE CA 90955
(949) 391-3100
Fax 391-3200
www.gvlandscape.com

IRRIGATION PLAN SCALE 1"=8'0"

[illegible][illegible]

MODEL 975XL
3/4" Thru 2"

Locus	A	A				B				C				D				E				F				G				H				I				J				K				L				M				N				O				P				Q				R				S				T				U				V				W				X				Y				Z				AA				AB				AC				AD				AE				AF				AG				AH				AI				AJ				AK				AL				AM				AN				AO				AP				AQ				AR				AS				AT				AU				AV				AW				AX				AY				AZ				BA				BB				BC				BD				BE				BF				BG				BH				BI				BJ				BK				BL				BM				BN				BO				BP				BQ				BR				BS				BT				BU				BV				BW				BX				BY				BZ				CA				CB				CC				CD				CE				CF				CG				CH				CI				CJ				CK				CL				CM				CN				CO				CP				CQ				CR				CS				CT				CU				CV				CW				CX				CY				CZ				DA				DB				DC				DD				DE				DF				DG				DH				DI				DJ				DK				DL				DM				DN				DO				DP				DQ				DR				DS				DT				DU				DV				DW				DX				DY				DZ				EA				EB				EC				ED				EE				EF				EG				EH				EI				EJ				EK				EL				EM				EN				EO				EP				EQ				ER				ES				ET				EU				EV				EW				EX				EY				EZ				FA				FB				FC				FD				FE				FF				FG				FH				FI				FJ				FK				FL				FM				FN				FO				FP				FQ				FR				FS				FT				FU				FV				FW				FX				FY				FZ				GA				GB				GC				GD				GE				GF				GG				GH				GI				GJ				GK				GL				GM				GN				GO				GP				GQ				GR				GS				GT				GU				GV				GW				GX				GY				GZ				HA				HB				HC				HD				HE				HF				HG				HH				HI				HJ				HK				HL				HM				HN				HO				HP				HQ				HR				HS				HT				HU				HV				HW				HX				HY				HZ				IA				IB				IC				ID				IE				IF				IG				IH				II				IJ				IK				IL				IM				IN				IO				IP				IQ				IR				IS				IT				IU				IV				IW				IX				IY				IZ				JA				JB				JC				JD				JE				JF				JG				JH				JI				JJ				JK				JL				JM				JN				JO				JP				JQ				JR				JS				JT				JU				JV				JW				JX				JY				JZ				KA				KB				KC				KD				KE				KF				KG				KH				KI				KJ				KK				KL				KM				KN				KO				KP				KQ				KR				KS				KT				KU				KV				KW				KX				KY				KZ				LA				LB				LC				LD				LE				LF				LG				LH				LI				LJ				LK				LM				LN				LO				LP				LQ				LR				LS				LT				LU				LV				LW				LX				LY				LZ				MA				MB				MC				MD				ME				MF				MG				MH				MI				MJ				MK				ML				MM				MN				MO				MP				MQ				MR				MS				MT				MU				MV				MW				MX				MY				MZ				NA				NB				NC				ND				NE				NF				NG				NH				NI				NJ				NK				NL				NM				NN				NO				NP				NQ				NR				NS				NT				NU				NV				NW				NX				NY				NZ				OA				OB				OC				OD				OE				OF				OG				OH				OI				OJ				OK				OL				OM				ON				OO				OP				OQ				OR				OS				OT				OU				OV				OW				OX				OY				OZ				PA				PB				PC				PD				PE				PF				PG				PH				PI				PJ				PK				PL				PM				PN				PO				PP				PQ				PR				PS				PT				PU				PV				PW				PX				PY				PZ				QA				QB				QC				QD				QE				QF				QG				QH				QI				QJ				QK				QL				QM				QN				QO				QP				QQ				QR				QS				QT				QU				QV				QW				QX				QY				QZ				RA				RB				RC				RD				RE				RF				RG				RH				RI				RJ				RK				RL				RM				RN				RO				RP				RQ				RR				RS				RT				RU				RV				RW				RX				RY				RZ				SA				SB				SC				SD				SE				SF				SG				SH				SI				SJ				SK				SL				SM				SN				SO				SP				SQ				SR				SS				ST				SU				SV				SW				SX				SY				SZ				TA				TB				TC				TD				TE				TF				TG				TH				TI				TJ				TK				TL				TM				TN				TO				TP				TQ				TR				TS				TT				TU				TV				TW				TX				TY				TZ				UA				UB				UC				UD				UE				UF				UG				UH				UI				UJ				UK				UL				UM				UN				UO				UP				UQ				UR				US				UT				UU				UV				UW				UX				UY				UZ				VA				VB				VC				VD				VE				VF				VG				VH				VI				VJ				VK				VL				VM				VN				VO				VP				VQ				VR				VS				VT				VU				VV				VW				VX				VY				VZ				WA				WB				WC				WD				WE				WF				WG				WH				WI				WJ				WK				WL				WM				WN				WO				WP				WQ				WR				WS				WT				WU				WV				WW				WX				WY				WZ				XA				XB				XC				XD				XE				XF				XG				XH				XI				XJ				XK				XL				XM				XN				XO				XP				XQ				XR				XS				XT				XU				XV				XW				XX				XY				XZ				YA				YB				YC				YD				YE				YF				YG				YH				YI				YJ				YK				YL				YM				YN				YO				YP				YQ				YR				YS				YT				YU				YV				YW				YX				YY				YZ				ZA				ZB				ZC				ZD				ZE				ZF				ZG				ZH				ZI				ZJ				ZK				ZL				ZM				ZN				ZO				ZP				ZQ				ZR				ZS				ZT				ZU				ZV				ZW				ZX				ZY				ZZ			
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Leoni - *Leoni*

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REMOTE CONTROL VALVE

GREEN VALLEY LANDSCAPE INC.
1177 SAN PABLO AVE. SEASIDE CA 93955

(811) 391-6100
 Fax 391-6165
 E-mail: info@nrc.org
 Website: www.nrc.org

100

Exhibit B-2

Page 8 of 8 Pages

DEL MONTE FOREST

Pacific
Ocean

PACIFIC
GROVE

PROJECT SITE

Sawmill Gulch

FOREST LODGE RD

LASAUEN RD

SAWMILL GULCH RD

CONGRESS RD

BIRD ROCK RD

Forest
Lake

APPLICANT: DE BENE

Exhibit 3

APN: 007-181-023-000

FILE # PLN130268



2500' Limit



300' Limit



Water



City Limits



0 1,000
Feet



PLANNER: MACK

MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, June 20, 2013

1. Meeting called to order by Rod Dewar at 3 pm

2. Roll Call

Members Present: Joella Szabo, Kimberly Caneer, Rod Dewar,
Sandy Getreu, Lori Lietzke, June Stock (5)

Members Absent: Joella Szabo (1)

3. Approval of Minutes:

A. June 6, 2013 minutes

Motion: Sandy Getreu (LUAC Member's Name)

Second: Lori Lietzke (LUAC Member's Name)

Ayes: 5

Noes: 0

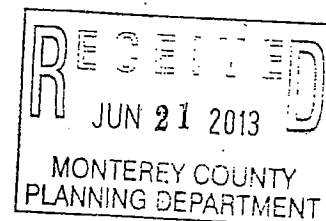
Absent: 1 (Szabo)

Abstain: 0

4. **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.

None

Exhibit D
Page 1 of 4 Pages



5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NONE

B) Announcements

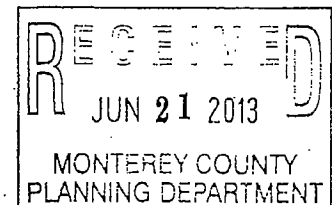
WE (COMF LUAZ) NEED AN ADDITIONAL MEMBER,
PICK VERBANCE AS SOON AS POSSIBLE!

7. Meeting Adjourned: 3:15 pm

Minutes taken by: KIMBERLY CANEER

Exhibit D

Page 2 of 4 Pages

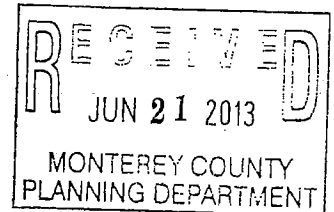


Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **June 20, 2013**



Project Title: DE BENE WILLIAM & LINDA

File Number: PLN130268

File Type: PC

Planner: MACK

Location: 2892 LASAUEN RD PEBBLE BEACH

Project Description:

Design Approval to allow the construction of 2,819 square foot two-story single family dwelling with 590 square foot attached garage, 222 square foot covered deck, and 62 square foot covered porch; and Use Permit to allow the removal of 18 trees (16 Oak, 2 Monterey Pine). The property is located at 2892 Lasauen Road, Pebble Beach (Assessor's Parcel Number 007-181-023-000), Greater Monterey Peninsula Area Plan.

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

William Mefford, architect

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

PUBLIC COMMENT: *LIZ GONZALES*

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

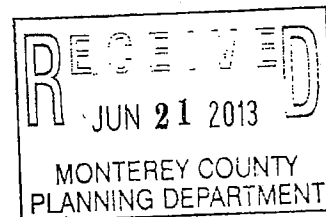
Exhibit D

LUAC AREAS OF CONCERN

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

ADDITIONAL LUAC COMMENTS

NONE



RECOMMENDATION :

Motion by KIMBERLY CANEER (LUAC Member's Name)

Second by SANDY GETREU (LUAC Member's Name)

☒ Support Project as proposed

☐ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

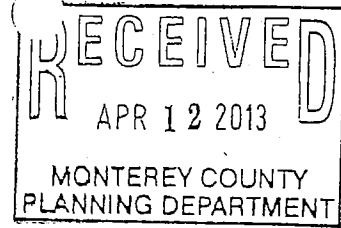
AYES: 5

NOES: 0

ABSENT: 1

ABSTAIN: 0

Exhibit D



2892 Lasauen Road
Tree Resource Assessment
Revised Arborist report

Prepared for:

Mr. and Mrs. William and Linda De Bene

Prepared by:

~~Frank Ono~~

Urban Forester

Society of American Foresters Member #48004

ISA Certified Arborist #536

1213 Miles Avenue

Pacific Grove, CA 93950

~~April 12, 2012~~

Exhibit E

Page 1 of 15 Pages

PLAN 130628

Owner:

Mr. and Mrs. William and Linda De Bene
P.O. Box 2227
Danville, CA 94526

Architect:

William C. Medford
P.O. Box 1072
Pacific Grove, CA 93950

Forester and Arborist

Frank Ono, Society of American Foresters # 048004, Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

This project proposes to build a ~~2819 square foot two story single family residence with an attached 590 square foot two car garage~~. The project site is 9747 square feet and is heavily vegetated with small Coast Live Oak trees and some Monterey pine. ~~Construction requires tree removal (16 oaks - the oaks are small diameter trees many considered in fair to poor condition both structurally and in health, 2 pines - one of the pines has had its upper canopy snapped off, the other is in poor condition)~~. A tree assessment/arborist report has been prepared that identifies trees that may be affected by the project and makes recommendations for potential tree retention.

INTRODUCTION

This tree assessment/arborist report is prepared for Mr. and Mrs. William and Linda De Bene the owners of the property located at 2892 Lasuen Road, Pebble Beach, CA by Frank Ono, Urban Forester and Certified Arborist (Society of American Foresters member #48004 and International Society of Arboriculture Certified Arborist #536) due to proposed construction. The Del Monte Forest Land Use Plan and Monterey County Zoning Ordinance 21 identify Coast Live Oak trees as a native tree species that require protection and special consideration for management.

Exhibit E

ASSIGNMENT/SCOPE OF PROJECT

The development of this parcel will require tree removal and have varying affects to trees adjacent construction. To ensure protection of the tree resources on site, the property owners, Mr. and Mrs. William and Linda De Bene, have requested an assessment of the trees in proximity to the proposed development areas and a Tree Resource Assessment report for this property. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure and preservation suitability for each tree within or adjacent (15 feet or less) to proposed development of trees six inches in diameter or greater measured at 24 inches above grade.
- Review proposed building site plans as provided by William C. Medford, Architect.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- Determine the quantity of trees affected by construction that meet "Landmark" criteria as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance; as well as recommend mitigation requirements for those trees determined to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

~~This assignment is limited to the review of plans submitted to me dated November 30, 2012 by~~ William C. Medford to assess potential affects from construction to trees located within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health.

PURPOSE

This tree Assessment/Arborist report is prepared for this parcel due to proposed construction activities at 2892 Lasauen Road, Pebble Beach CA to give an independent assessment of the existing trees that are on site. The assessment determines trees that may be affected by the proposed project. Coast Live Oak trees are considered protected trees as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance.

GOAL

The goal of this plan is to protect and maintain the Del Monte Forest forested resources through the adherence of development standards, which allow the protection, and maintenance of its forest resources. Furthermore it is the intended goal of this assessment/report to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 007-181-023-000
- 2) Location: 2892 Lasauen Road, Pebble Beach CA
- 3) Parcel size: Approximately .22 Acre
- 4) Existing Land Use: The parcel is zoned MDR/B-6-RES
- 5) Slope: The parcel is minimally sloped; slopes are less than 10%.
- 6) Soils: The parcel is located on soils classified by the Natural Resource Conservation Service Monterey County Soils report as Tangair fine sand. This is a gently sloping and moderately sloping soil on partly dissected marine terraces. It has the profile described as representative of the series with small areas of Baywood and Narlon soils. Runoff is slow, and the erosion hazard is slight. The soil has a low productivity for Monterey Pine (site index averages about 45 to 50 meaning that a 100 year old pine would only reach a height of 40-50 feet). Seedling mortality and plant competition are severe with this soil type. The wind throw hazard and equipment limitation are considered moderate.
- 7) Vegetation: The over story vegetation on site is composed primarily of Monterey pine (*Pinus radiata*) with mid-level understory composed of Coast Live Oak (*Quercus agrifolia*) and Pacific Wax Myrtle (*Myrica sp.*) growing in clusters integrated with introduced *Myoporum* bushes, Holly (*Ilex aquafolium*) and planted Stone pine (*Pinus picea*). Ground covers include grasses, ivy (*Hedera helix*), Bracken fern (*Pteridium aquilinum*) and Vinca (*Vinca major*).
- 8) Forest Condition and Health: The stand of trees and their health is evaluated with the use of the residual trees and those of the surrounding adjacent trees as a complete stand. ~~The stand is a fragmented portion of a pine forest. It is urbanized and a mixture of dominant Monterey pine (*Pinus radiata*) trees and coast live oak (*Quercus agrifolia*). The Monterey pines on this lot are in generally poor to fair condition with fragmented canopy cover; judging by the number of pine stumps on this property there has been extended pine loss on this lot occurring over an extended period of time. Pine loss is attributed to the shallow sandy soils and loss of protection from former surrounding pines that once were part of the stand. Two of the pines on this property are standing snags with their upper stems removed. Primary pine pest found on pines are red turpentine beetle (*Dendroctonus valens*); there also appears to be excessive resinosity produced from pine pitch canker (*Fusarium circinatum*).~~

The oaks on this property are a result of released under story; as sunlight becomes available to the forest floor and competition from pines is reduced. The oaks are in overall fair to poor condition growing in clusters, competing for light and nutrients. This results in a number of weak and poorly shaped trees. Stability is a factor as a number of the trees have heavy leans and are unable to sustain a proper vertical height from lack of adequate support roots. Major pests or problems observed with the oaks are *Phytophthora* root and crown rot and foliage defoliation from oak moth larvae (*Phryganidia californica*).

BACKGROUND

On September 2011, I (Frank Ono, F.O. Consulting) I was contacted by Mr. William De Bene who requested a review and assessment of trees occupying the property at 2892 Lasauen Road, Pebble Beach CA. a meeting with Mr. De Bene and his architect, Mr. William C. Medford, resulted in a discussion to understand the scope of what was being requested for this property. Mr. De Bene informed me of the intent to build a home on the property. Because of the number and placement of oak and pine trees, availability for areas that could be used for the building footprint are limited and reasonable development would require that trees be removed from this property. I have been requested to prepare an assessment of trees adjacent or within the proposed construction areas to be documented in an arborist report to work in conjunction with other conditions for approval of the building permit application.

Subsequent site visits resulted in trees being assessed for health and condition. Trees within and immediately adjacent to the proposed development areas were located, measured, inspected, flagged and recorded. Assessment includes identifying those trees that would be affected by the design and reasonably feasible preservation of additional trees. The assessment of each tree concluded with treatments necessary to complete the project and meet the goals of the landowner with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity to the short and long term health of the tree. All meetings and field review were focused on the area immediately surrounding the proposed development.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on site, and summarizes details discussed or observed during this stage of the planning process.

- Soils on the property appear to be shallow and drainage appears to be poor. These conditions of poor drainage results in shallow rooted trees with stability issues.
- Tree canopy cover of the development area consists of pines and oaks of medium to small diameter class coast live oaks. Canopy coverage by oaks and pine is approximately 5,360 square feet; the remainder of canopy coverage is with landscape shrubs or open areas colonized with ornamental and pioneer species weeds (the site is previously disturbed with a number of exotic landscape ornamental growing in open areas on the lot including Myrica and small Holly).
- ~~There are no landmark sized oaks (24" or greater) on the property.~~ Oak trees are growing in clusters and have small to intermediate diameters with smaller crowns. These trees have grown in this fashion due to overcrowded conditions and competition for light and nutrients.
- ~~Oaks #862, #864, #865, #867, #868, #850, #851, and #852 appear to be weakly rooted trees and have stability issues.~~ Their roots are weakly attached in the soils or they have excessive leans.
- Pines on the property are in fair to poor condition. ~~Pine #844 is a shallow rooted tree with ivy growing up its stem.~~ The stem shows signs of stress with vertical seams on its trunk where the tree appears to be twisted. ~~Pine #845 has lost its upper canopy due to storm damage and is in reality a standing snag.~~
- ~~Tree found on the south portion of the property, trees #869, #866, #867 appear that they are mainly uprooted trees having survived wind throw.~~

Exhibit E

TREE CHART

The trees listed in the following table have been tagged in the field. These trees are rated Excellent, Good, Fair, Poor, or Dead according to their health, vigor and structural condition. Trees rated as excellent are healthiest well-formed trees and aesthetically appealing with no apparent limiting factor. Trees with a good rating are trees that are in better condition and health and may have some limiting predisposing factor. Trees that are rated as fair are usually trees of lesser condition that may have some structural problem or health factor limiting them from fully developing as a healthy tree. Trees that are rated poor are of less quality condition and have either structural flaws that cannot be overcome, or that are in poor health. Dead trees are trees that are dead or near death.

	ID	Diameter	Species	Position	Condition	Remove	Comments
1	844	36	Pine	Dominant	Fair		Vertical stress seams
2	845	26	Pine	Dominant	Poor		Snapped crown
3	846	8,6	Oak	Suppressed	Fair		
	847	8	Oak	Intermediate	Fair		
4	848	6	Oak	Intermediate	Fair		
5	849	6	Oak	Suppressed	Fair		
6	850	14	Oak	Codominant	Fair		Root separation
7	851	12	Oak	Intermediate	Fair		Root separation
8	852	10	Oak	Intermediate	Fair		Root separation
9	853	6	Oak	Suppressed	Poor		Stunted
	854	13	Oak	Codominant	Fair		
	855	10	Oak	Codominant	Fair		
	856	15	Oak	Codominant	Fair		
10	857	12	Oak	Intermediate	Poor		Stem Damage
11	858	8	Oak	Suppressed	Fair		
12	859	11	Oak	Intermediate	Fair		
13	860	10	Oak	Codominant	Poor		Topped
14	861	10	Oak	Intermediate	Fair		
	862	10	Oak	Intermediate	Fair		Lean, partial uprooting
	863	12	Oak	Dominant	Fair		
	864	10,6	Oak	Codominant	Fair		Leans into house
	865	6	Oak	Codominant	Poor		Partial uprooting
	866	10,10	Oak	Codominant	Fair		Fungus
	867	10	Oak	Codominant	Poor		Partial uprooting
15	868	8	Oak	Codominant	Poor		Partial uprooting
16	869	12	Oak	Dominant	Fair		
	870	13	Oak	Dominant	Fair		
17	871	13	Oak	Codominant	Fair		
18	872	8	Oak	Codominant	Fair		

*Tree vigor correlates with canopy position within the stand and is measured by leaf and crown area. Tree rated Dominant and co-dominant are trees that generally have larger crowns capable of supporting more leaves, and have a generally healthy and appealing growth form. Dominant trees are trees with wide crowns above the level of the forest canopy that receive sunlight from above as well as the sides. Codominant trees are large crowned trees at the general level of the forest canopy that receive sunlight from above and partly from the sides. Crowns are somewhat smaller than dominant but healthy and vigorous. Trees rated intermediate and particularly suppressed trees have smaller crowns and are therefore less vigorous. Intermediate trees have much of the canopy below the general level of the forest or are pinched at the sides. They will receive sunlight from above but very little to none from the sides. Suppressed trees are trees that are overtopped by large trees and receive no direct sun from above or from the sides.

CONCLUSION/PROJECT ASSESSMENT

Development of this lot will require tree removal due to excavation or grading. Impact to trees is expected due to shallow rooting and poorly drained soils. There are twelve oaks and two pines proposed for removal because they are within or adjacent the building and driveway footprints. These are trees that are in poor to fair condition as listed in the following table. 14 trees?

Proposed Tree removal

	ID	Diameter	Species	Position	Condition	Remove	Reason	Comments
1	844	36	Pine	Dominant	Fair	x	Building	Vertical stress seams
2	845	26	Pine	Dominant	Poor	x	Building	Snapped crown
3	846	8,6	Oak	Suppressed	Fair	x	Building	
4	848	6	Oak	Intermediate	Fair	x	Building	
5	849	6	Oak	Suppressed	Fair	x	Building	
6	850	14	Oak	Codominant	Fair	x	Building	Root separation
7	851	12	Oak	Intermediate	Fair	x	Building	Root separation
8	852	10	Oak	Intermediate	Fair	x	Building	Root separation
9	853	6	Oak	Suppressed	Poor	x	Building	Stunted
10	857	12	Oak	Intermediate	Poor	x	Building	Stem Damage
11	858	8	Oak	Suppressed	Fair	x	Driveway	
12	859	11	Oak	Intermediate	Fair	x	Driveway	
13	860	10	Oak	Codominant	Poor	x	Driveway	Topped
14	861	10	Oak	Intermediate	Fair	x	Driveway	
15	868	8	Oak	Codominant	Poor	x	Building	Partial uprooting
16	869	12	Oak	Dominant	Fair	x	Building	
17	871	13	Oak	Dominant	Fair	x	Building	
18	872	8	Oak	Codominant	Fair	x	Building	

Short Term affects

16 Oaks 2 pine = 18 trees

Site disturbance will occur during building construction and confined to the construction envelope and immediate surroundings where tree stems will be removed and trimmed and root systems reduced. The pruning of the tree crowns above 30% and reduction of root area may have a short term effects on those trees treated, including a reduction of growth, dieback, and potentially death. Whenever construction activities take place near trees, there is the potential for those trees to experience decline, the greatest attempt has been made to identify and remove those trees likely to experience such a decline.

Long Term Affects

~~No significant long-term affects to the forest ecosystem are anticipated due to the residential neighborhood that surrounds the project site and relative small area of the project site. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term. No negligible effects to erosion, noise, and water quality or air movement are anticipated.~~

RECOMMENDATIONS

Pre-Construction Meeting

In order to aid successful tree retention trees, all construction managers, heavy equipment operators, and tree service operators must be trained in tree protection procedures prior to the start of construction. Training is to be conducted by a certified professional such a qualified forester or arborist consisting of the following protection standards to be implemented.

Tree Removal

The following trees are proposed for removal

	ID	Diameter	Species	Position	Condition	Remove
1	844	36	Pine	Dominant	Fair	x
2	845	26	Pine	Dominant	Poor	x
3	846	8,6	Oak	Suppressed	Fair	x
4	848	6	Oak	Intermediate	Fair	x
5	849	6	Oak	Suppressed	Fair	x
6	850	14	Oak	Codominant	Fair	x
7	851	12	Oak	Intermediate	Fair	x
8	852	10	Oak	Intermediate	Fair	x
9	853	6	Oak	Suppressed	Poor	x
10	857	12	Oak	Intermediate	Poor	x
11	858	8	Oak	Suppressed	Fair	x
12	859	11	Oak	Intermediate	Fair	x
13	860	10	Oak	Codominant	Poor	x
14	861	10	Oak	Intermediate	Fair	x
15	868	8	Oak	Codominant	Poor	x
16	869	12	Oak	Dominant	Fair	x
17	871	13	Oak	Dominant	Fair	x
18	872	8	Oak	Codominant	Fair	x

Tree Replacement

~~Replacement of all protected trees (native trees 6 inches in diameter or greater) to be removed is required unless shown to be a hardship or detrimental to the long-term health of the remaining habitat.~~ There is sufficient room to plant replacement trees with the long term objective of one ~~for one replacement~~. The areas that are located to the west and south are devoid of healthy oaks and should be targeted for replanting. Replanting should be planted in clusters to simulate the natural forested area. ~~With no more than three to five clusters of five-gallon or larger oak trees. (clusters should be in multiple odd numbers such as 3's and 5's) for a total of 16 oak trees.~~ Tree spacing for clusters should be 6-8 feet apart in offset rows.

Suggested planting areas are designated on the accompanying site map. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

Criteria for Replant Success

Implementation of the success criteria is recommended to be a condition of project approval to ensure the survivability and proper growth of the replacement or relocation of trees. ~~Replant success criteria will be defined to meet a 100% survival rate or better and implemented as follows:~~

A qualified professional monitor newly planted trees at six (6) month intervals for a period of three (3) years for the following:

- Tree health and growth rates of new planting must be assessed by a qualified forester or certified arborist.
- Trees suffering poor growth rates or declining health are to be identified and documented as to reason it was not successful.
- Invigoration treatments if feasible will be recommended and implemented.

Dead trees or trees identified in an irreversible state of decline will be replaced after a written recommendation is made by a qualified forester or certified arborist identifying type and location of new replacement. Trees found that need replacement will be replaced on a 1:1 ratio. Replant material shall be minimum container grown five gallon-size with a tree stem caliper

Tree Protection

Due to the small site and confined nature of the lot, ~~all trees to remain will need to be protected.~~ A picture of a recommended tree protection detail is attached as part of this report.

Prior to the commencement of construction activities:

- ~~Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.~~
- ~~Fencing shall consist of chain-link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing can also be used.~~
- ~~Fencing is not to be attached to the tree but free standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade.~~
- ~~Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.~~
- ~~Fenced areas and the trunk protection materials should remain in place during the entire construction period.~~

Grading

Grading is expected to be minimal, however some root pruning is expected for trees adjacent to the driveway and building foundation. ~~Trees #873, #854, 855, and #856 will warrant hand trenching to locate roots where roots are to be pruned by hand.~~

Exhibit E

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project architect and qualified arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the foundations and driveway located adjacent to any tree should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees negatively, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..

Remedial pruning should occur prior to construction. Following construction, any above ground tree pruning/trimming should be delayed until one year after completion of construction.

Following construction, a qualified arborist should monitor trees adjacent to the improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Tree Prunings

It is to be understood that the pruning of retained trees will be expected for this site, especially along the driveway and building construction areas. Those trees that require pruning and possible monitoring are the closest to the road ways, driveway and structures. ~~Trees #864 and #867 have leans into the building and may need severe pruning and canopy reduction to be retained.~~ Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following are offered as guidelines when pruning

- In general the trees will be pruned first for safety, next for health, and finally for aesthetics.

- Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:
 1. Fine Detail pruning- limbs under 2 inch diameter are removed
 2. Medium Detail Pruning – Limbs between 2 and 4 inch diameter
 3. Structural Enhancement – limbs greater than 4 inch diameter.
 4. Broken and cracked limbs-removed will be removed in high traffic areas of concern.

Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown

- All trees will be assessed on how a tree will be pruned from the top down.
- Trimmers will favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V-shaped angles of attachment and/or included bark.
- Lateral branches will be evenly spaced on the main stem of young trees and areas of fine pruning.
- Branches that rub or cross another branch will be removed where possible.
- Lateral branches will be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases trimmers will not remove more than one- quarter of the living crown of a tree at one time. If it is necessary to remove more, it will be done over successive years.

Crown- raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians and vistas.

- Live branches on at least two-thirds of a tree's total height will be maintained wherever possible. The removal of many lower branches will hinder the development of a strong stem.
- All basal sprouts and vigorous epicormic sprouts will be removed where feasible.

Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree.

- Crown reduction pruning will be used only when absolutely necessary. Pruning cuts will be at a lateral branch that is at least one-third the diameter of the stem to be removed wherever possible.
- When it is necessary to remove more than half of the foliage from a branch it may be necessary remove the entire branch.

Crown restoration is used to improve the structure and appearance of trees that have been topped or severely pruned by the use of heading cuts. One of three sprouts on main branch stubs should be selected to reform a natural appearing crown. Selected vigorous sprouts may need to be thinned to ensure adequate attachment for the size of the sprout. Restoration may require several years of pruning.

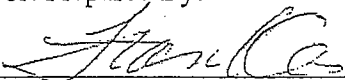
General Standards to Observe

The trees preserved around the construction site will have the greatest chance of success if the following practices are adhered to:

The health of trees remaining should not be affected if the following practices are adhered to:

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip-line may encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
- B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
- E) Oak material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- G) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Report Prepared By:

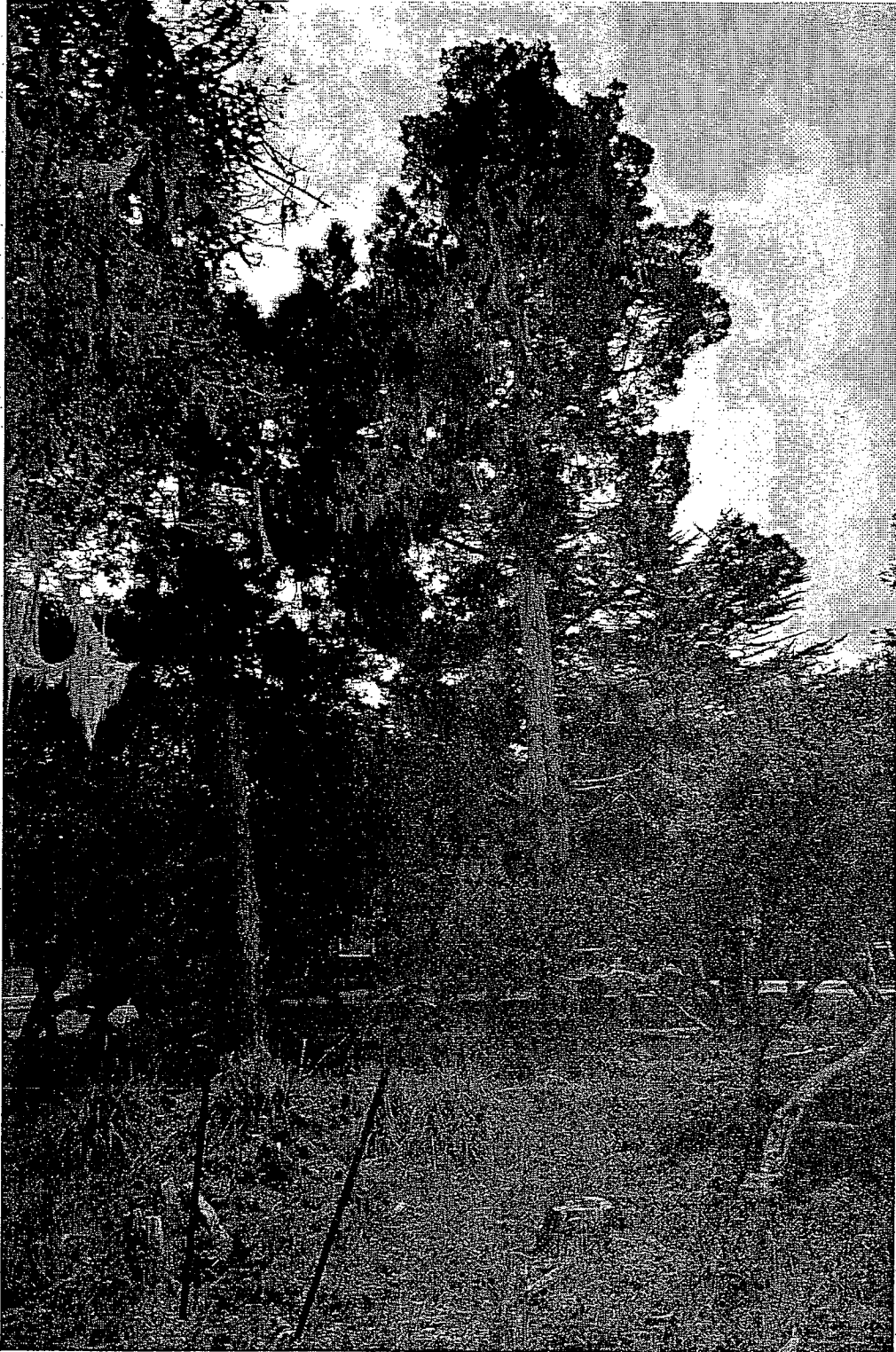


Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536

April 12, 2013

Date

PHOTOGRAPHS

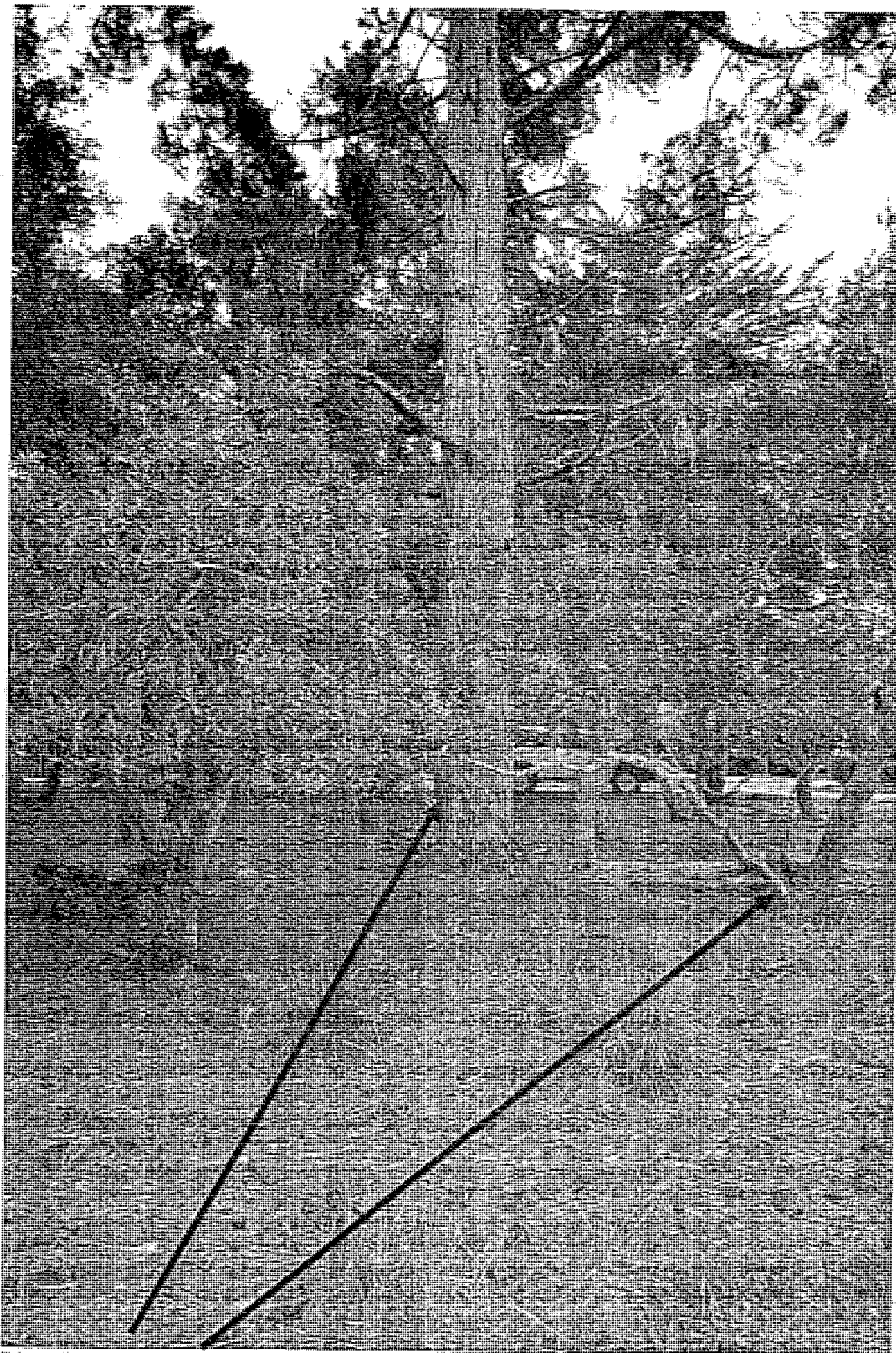


Pine trees #845 and #844; Oak trees immediately beneath will be removed for the building

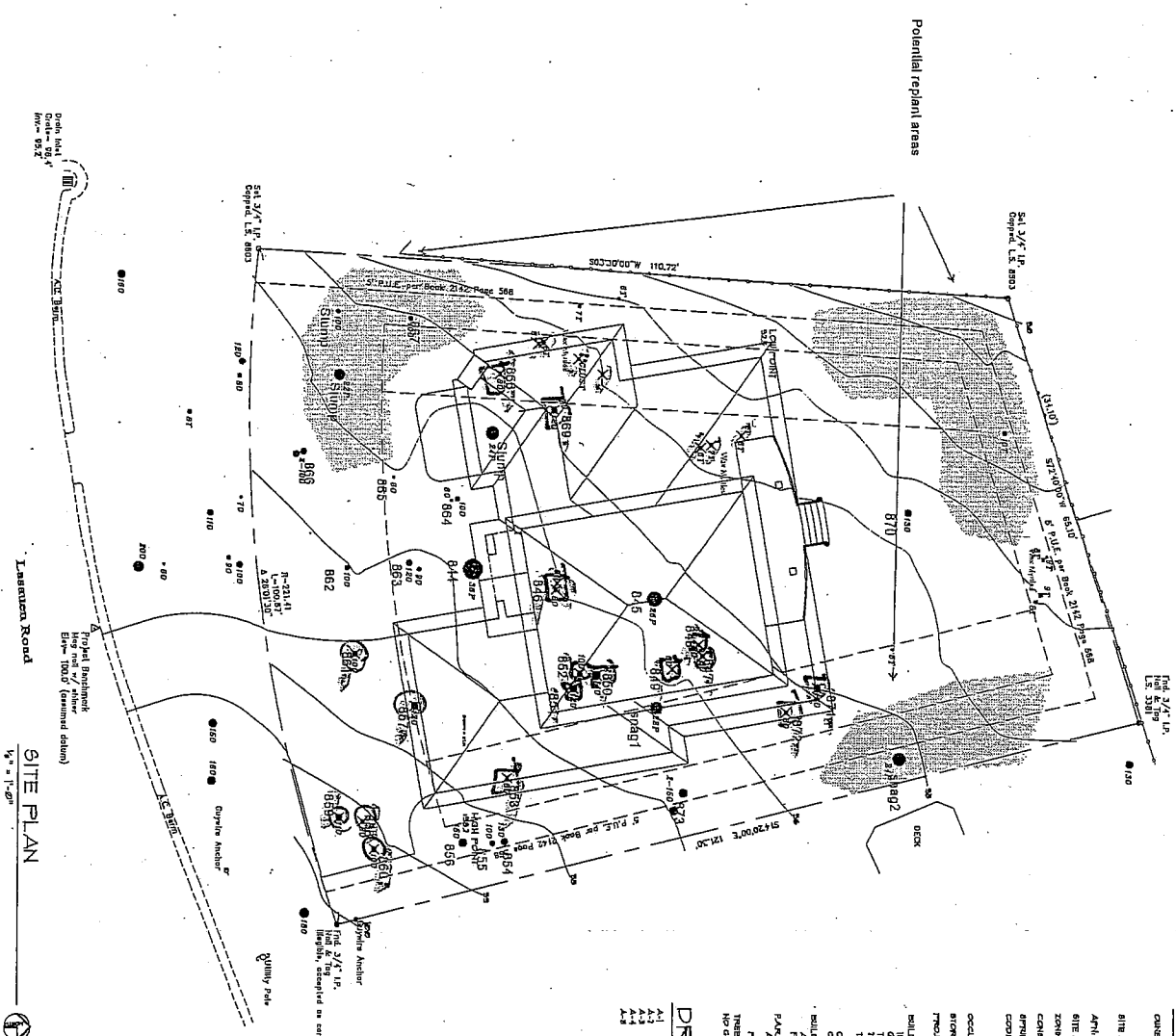
Trees #846, group #850, 852, 853, group #847, 848, and 849, snag 1



Tree ##861 and #857, Pine is #844



Pine #844, #864 is to the right



PROJECT DATA

OWNER: THE LITTS, BILL DEBENE
 1000 N. 10TH ST.
 P.O. BOX 1072
 PACIFIC GROVE, CA 93950

DATE: 12/10/13

APR: 12/10/13

CONSTRUCTION TYPE: 1000 N. 10TH ST.

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Tree Protection
 Trees are to be protected and preserved within 15 feet of construction areas. Trees shall be wrapped with protective barriers such as burl bales or 2x4s. In addition, a boundary of orange snow netting or high visibility plastic fencing supported by wood or metal stakes and or straw bales shall be erected along the approximate drip lines of such protected trees to define the construction project boundary. Excavation and construction activities and materials should not intrude into this defined boundary at any time and kept as much as possible within proposed structure and driveway footprints or outside tree drip lines in the treeless areas.

DRAWING INDEX

- A-1 EXISTING AND PROPOSED SITE PLAN
- A-2 EXISTING FLOOR PLAN
- A-3 EXISTING EXTERIOR ELEVATIONS
- A-4 EXISTING EXTERIOR ELEVATIONS

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

NO.	DATE

DATE: 12/10/13
 PROJECT NO: 1000 N. 10TH ST.
 DRAWING NO: 1000 N. 10TH ST.
 CHECKED BY: 1000 N. 10TH ST.
 SHEET TITLE: 1000 N. 10TH ST.
 SHEET NO: 1000 N. 10TH ST.
 OF THE SHEETS: 1000 N. 10TH ST.