

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> 27 July 2006/	<b>Agenda Item</b>
<b>Project Description:</b> Coastal Development Permit And Design Approval to allow the construction of an 850 Sq. Ft. Caretaker's Unit and 159 Sq. Ft. deck (Approximately 12 Cu. Yds. Cut/144 Cu. Yds. fill). Assessor's Parcel Number 008-293-017-000.	
<b>Project Location:</b> 1219 Padre Lane, Pebble Beach	
<b>Planning Number:</b> PLN060292	<b>Name:</b> McAweeny
<b>Plan Area:</b> Del Monte Forest	<b>Flagged and Staked:</b> YES
<b>Zoning Designation:</b> LDR/1.5D (CZ)	
<b>CEQA Action:</b> Exempt	
<b>Department:</b> Planning and Building Inspection	

### RECOMMENDATION:

Approve project based on Findings and Evidence (**Exhibit A**) and subject to proposed conditions (**Exhibit B**)

**PROJECT ISSUES:** Project has been conditioned to protect existing trees in and around the construction area. Staff's review determined that the project would not have significant viewshed or environmental impacts, and is consistent with the policies for the Del Monte Forest Land Use Plan regarding caretaker units and allowable density. This is because staff has determined that adequate density exists in the Del Monte Forest Planning Area for the proposed project based on staff's review of maximum allowed densities, current zoning designations, total acreages within each zoning classification, number of units allowed, number of buildable lots, number of existing vacant lots and number of existing caretaker units. The project qualifies for a Categorical Exemption under CEQA pursuant to Section 15301(1). No issue remains unresolved for this project.

### OTHER AGENCY INVOLVEMENT:

- ✓ Water Resources Agency
- ✓ Environmental Health Division
- ✓ Public Works Department
- ✓ Fire Protection District

All have reviewed this project with fourteen (14) recommend conditions (Exhibit "B").

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

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Attachments: Exhibit A Recommended Findings and Evidence  
Exhibit B Recommended Conditions of Approval  
Exhibit C Vicinity Map  
Exhibit D Unit/Density Matrix – Del Monte Forest Land Use Plan  
Exhibit E Project Plans

cc: Zoning Administrator, Agent, Jeff Main, Applicant, File, Coastal Commission

**Exhibit A**

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

**EVIDENCE:** (a) **Plan Conformance** – Staff has reviewed the project as contained in the application and accompanying materials for consistency with the Del Monte Forest Land Use Plan (LUP), Part 5 of the Coastal Implementation Plan (CIP), and Part 6 of the Coastal Implementation Plan (CIP) and for conformity with the Monterey County Zoning Ordinance (Title 20) and have determined that the project is consistent with the Del Monte Forest Land Use Plan which designates this area as appropriate for residential development. Conditions have been incorporated addressing exterior lighting and landscaping requirements. Staff notes are provided in Project File PLN060292.

(b) **Land Use** – The parcel is zoned Low Density Residential, 1.5 units/acre, Design Control District, Coastal Zone (LDR/1.5-D (CZ)). The uses are allowed per §20.14.060 and meets all necessary regulations per §20.64.30 for a caretaker unit.

(c) **Development Standards** – The project is in compliance with Site Development Standards for a Low Density Residential District in accordance with §20.14.060, including setback requirements for accessory structures.

(d) **Floor Area Ratio (FAR)** – Development standards for the zoning district limit FAR to 17.5 percent of the property. The project proposes FAR of 14.3 percent (8,157 square feet).

(e) **Site Visit** – The on-site inspection of the parcel by the project planner.

(f) **Project File** – The application, plans, and support materials submitted by the applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN060292.

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

**EVIDENCE:** (a) The application and plans submitted for by the applicant in the project file at the Monterey County Planning and Building Inspection Department.

(b) The on-site inspection of the parcel by the project planner.

(c) The subject parcel meets the requirements as detailed in “Geotechnical Engineering Investigation Proposed Residence Project F28701.01-01” Twining Laboratories, Inc. (October 2000).

(d) The project as proposed is consistent with policies of the Del Monte Forest Land Use Plan dealing with development in archaeologically sensitive areas, evidenced by the archaeological report prepared by Archaeological Consulting, dated July 2000 contained in the project file. Condition number 3 has been added to require that work be stopped in the event that any archaeological resources are found on site.

(e) The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, the applicable Fire Department, Public Works Department and Environmental Health Division. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas,

environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

(f) The project is in conformance with policies of the Del Monte Forest Land Use Plan (LUP), specifically policy 78a, which encourages “the use of caretakers’ accommodations as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees” and the Circulation element of the LUP, which encourages the separation of visitor and resident traffic. Caretaker Units are considered units of residential development for the purposes of calculating density in areas of new residential land uses planned in the Del Monte Forest (Table A). Staff has determined that adequate density exists in the Del Monte Forest Planning Area for the proposed project based on staff’s review of maximum allowed densities, current zoning designations, total acreages within each zoning classification, number of units allowed, number of buildable lots, number of existing vacant lots and number of existing caretaker units. Staff continually updates a density matrix reflecting approved and existing units in Del Monte Forest and is attached to the subject staff report reflecting the approval of the subject unit. The proposed project is outside the areas designated by Table A of the Del Monte Forest LUP for residential planned development densities.

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

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

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

**EVIDENCE:** (a) The project as described in the application and accompanying material was reviewed by the Department of Planning and Building Inspection, applicable Fire Department, Public Works and Parks Departments, Environmental Health Division, and Water Resources Agency. The respective departments and Agency have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood or the County in general.

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

**EVIDENCE:** (a) Section 20.40.020 of the Monterey County Zoning Ordinance. Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property.

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

**EVIDENCE** (a) The subject property is not described as an area where the Local Coastal Program requires access.

(b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 15, the Recreational Facilities Map, and Figure 16, the Shoreline Access Map, of the Del Monte Forest Area Land Use Plan.

(c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

(d) Staff site visit.

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

**EVIDENCE:** (a) Sections 20.86.070 and 20.86.080 of the Monterey County Coastal Implementation Plan.

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

*Project Name:* McAweeny

*File No:* PLN060292

*Approval by:* Zoning Administrator

*APNs:* 008-293-017-000

*Date:* 27 July 2006

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<p><b>PBD029 - SPECIFIC USES ONLY</b>            Coastal Development Permit And Design Approval to allow the construction of an 850 Sq. Ft. Caretaker's Unit and 159 Sq. Ft. deck (Approximately 12 Cu. Yds. Cut/144 Cu. Yds. fill). The Project is located at 1219 Padre Lane, (Assessor's Parcel Number 008-293-017-000), Pebble Beach. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>(Planning and Building Inspection)</b></p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: A permit (Resolution 060292) was approved by the Zoning Administrator for Assessor's Parcel Number 008-293-017-000 on <b>27 July 06</b>. The permit was granted subject to <b>fourteen (14)</b> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. <b>(Planning and Building Inspection)</b></p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b></p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(Planning and Building Inspection)</b></p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
4		<p><b>WR40 - WATER CONSERVATION MEASURES</b>  The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.  <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
5		<p><b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b>  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.  <b>(Pebble Beach Community Services)</b></p>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	

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6		<p><b>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. <b>(Planning and Building Inspection)</b></p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
7		<p><b>PBD032(B) – TREE AND ROOT PROTECTION</b></p> <p>Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b></p>	Submit evidence of tree protection in the form of photos to PBI for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	
8		<p><b>EROSION AND RUNOFF CONTROL</b></p> <p>Prior to the issuance of a grading or building permit, the applicant shall submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County’s Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances. <b>(Planning and Building Inspection)</b></p>	Submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County’s Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances.	Owner/ Applicant	Prior to issuance of grading and building permits	

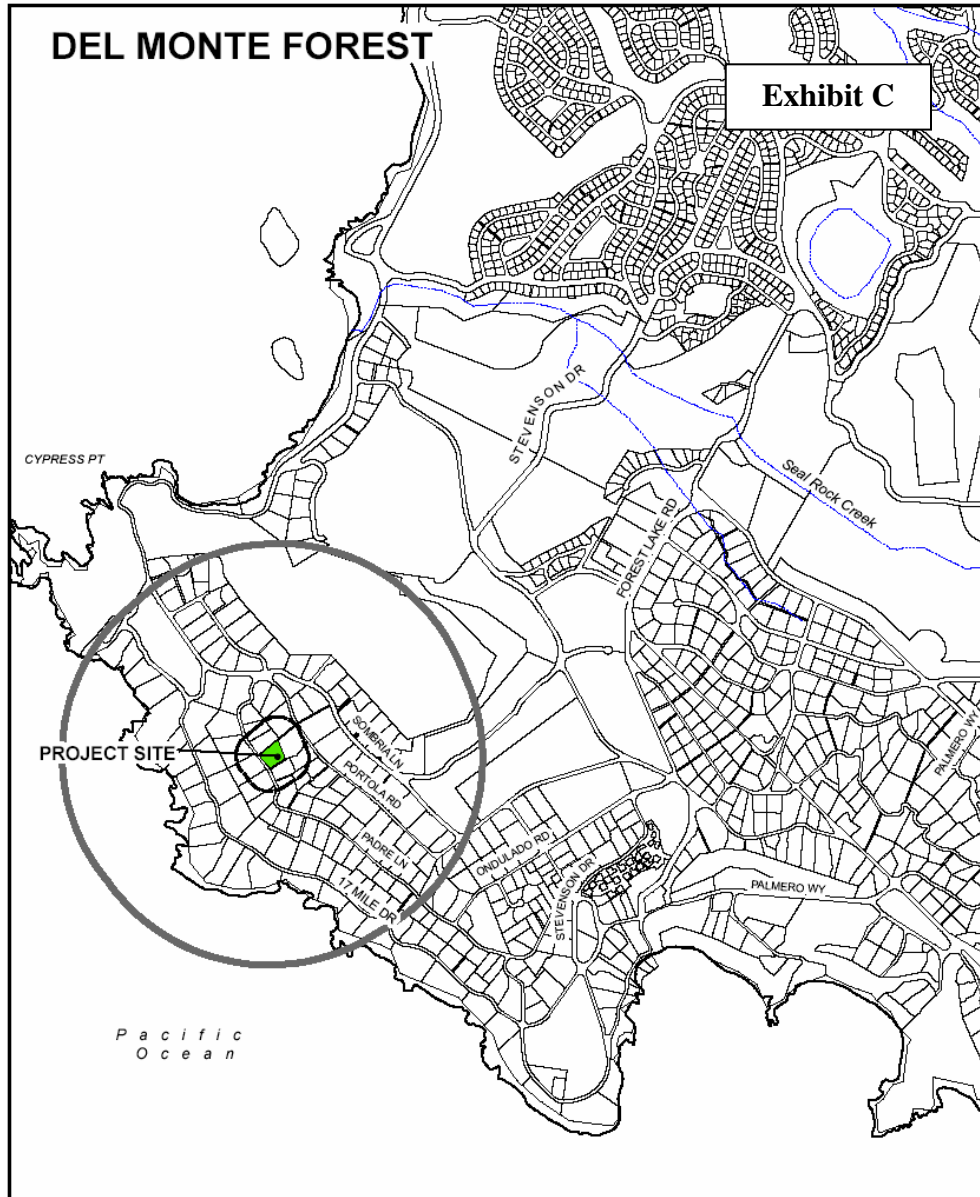
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
9		<p><b>PBD018(A) - LANDSCAPE PLAN (SINGLE FAMILY DWELLING ONLY)</b></p> <p>The site shall be landscaped. At least 60 days prior to occupancy, two (2) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Such a plan shall address screening structures from 17 Mile Drive. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. <b>(Planning and Building Inspection)</b></p>	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
10		<p><b>PBD018(A) - LANDSCAPE MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b></p> <p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(Planning and Building Inspection)</b></p>	All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
11		<p><b>PBD014 - GRADING-WINTER RESTRICTION</b></p> <p>No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b></p>	None	Owner/ Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
12		<p><b>PBD006 - DEED RESTRICTION – CARETAKER UNIT</b></p> <p>Prior to the issuance of permits for caretaker unit construction, or for use of an existing structure as a caretaker unit, the applicant shall record a deed restriction stating the regulations applicable to the caretaker unit as described in Section 20.64.030.C. <b>(Planning and Building Inspection)</b></p>	Submittal of approved and recorded deed restriction to PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
13		<p><b>WR43 - WATER AVAILABILITY CERTIFICATION</b></p> <p>The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. <b>(Water Resources Agency)</b></p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
14		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b></p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material.</p>	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

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		Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(Pebble Beach Community Services)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

# DEL MONTE FOREST

## Exhibit C



APPLICANT: McAWENEY			
APN: 008-293-017-000	FILE # PLN060292		
300' Limit	2500' Limit	City Limits	

Planning Area	Land Use Designation	Total Acres	# Units Allowed	# Buildable Lots	# Caretake r Units	Units Remaining
<i>Gowen Cypress</i>	MDR/2-D(CZ)	51.32	102.64	4	0	99
	MDR/4	29.28	117.12	40	0	77
	<b>Total</b>	<b>80.60</b>	<b>219.76</b>	<b>44</b>	<b>0</b>	<b>176</b>
<i>Huckelberry Hill</i>	HDR/15-D(CZ)	7.61	114.15	91	0	23
	MDR/4-D(CZ)	105.43	421.72	315	0	107
	MDR/2/A(CZ)	17.26	34.52	1	0	34
	<b>Total</b>	<b>130.30</b>	<b>570.39</b>	<b>407</b>	<b>0</b>	<b>163</b>
<i>Middlefork</i>	LDR/2/A(CZ)	69.33	138.66	10	0	129
	<b>Total</b>	<b>69.33</b>	<b>138.66</b>	<b>10</b>	<b>0</b>	<b>129</b>
<i>Pebble Beach</i>	LDR/1.5-D(CZ)	715.76	477.17	527	41	-91
	LDR/1-D(CZ)	68.29	68.29	26	0	42
	LDR/2.5-D(CZ)	42.27	16.91	21	3	-7
	LDR/2-D(CZ)	61.84	30.92	24	5	2
	MDR/2.7-D(CZ)	8.76	23.65	23	0	1
	MDR/2-D(CZ)	28.68	57.36	4	0	53
	<b>Total</b>	<b>925.60</b>	<b>674.30</b>	<b>625</b>	<b>49</b>	<b>0</b>
<i>Pescadero</i>	LDR/1.5-D(CZ)	14.91	9.94	8	1	1
	LDR/1-D(CZ)	240.70	240.70	37	6	198
	MDR/2-D(CZ)	34.15	68.30	83	0	-15
	<b>Total</b>	<b>289.76</b>	<b>318.94</b>	<b>128</b>	<b>7</b>	<b>184</b>
<i>Spanish Bay</i>	MDR/4-D(CZ)	34.95	139.80	80	0	60
	MDR/2 A(CZ)	40.65	81.30	2	0	79
	<b>Total</b>	<b>75.60</b>	<b>302.40</b>	<b>82</b>	<b>0</b>	<b>218</b>
<i>Spyglass-Cypress</i>	LDR/1.5-D(CZ)	62.39	41.59	45	5	-8
	LDR/2-D(CZ)	68.16	34.08	17	0	17
	MDR/2-D(CZ)	56.76	28.38	22	0	6
	MDR/4-D(CZ)	31.30	125.20	34	0	91
	<b>Total</b>	<b>218.61</b>	<b>229.25</b>	<b>118</b>	<b>5</b>	<b>106</b>

**Exhibit D**  
Unit/Density  
Matrix – Del  
Monte Forest  
Land Use Plan

<b>VACANT PARCELS</b>						-104
<b>TOTALS</b>	<b>1,790</b>	<b>2,454</b>	<b>1,414</b>	<b>61</b>	<b>873</b>	