

In the matter of the application of
Gary & Debra Lee Parola (PLN040695)

FINDINGS & DECISION

for an Administrative Permit in accordance with Title 21 (Zoning) Chapter 21.70 (Administrative Permits) of the Monterey County Code, to allow the construction of a two-story 5,636 sq. ft. single family dwelling, a detached 816 sq. ft. three car garage and a 1,000 sq. ft. barn; a swimming pool, septic system, security gate and grading (720 cubic yards of cut/720 cubic yards of fill), located at 295C Corral de Tierra Road, Mears Ranch Subdivision, fronting on Deer Creek Road, west of Corral de Tierra Road, Toro area, came on regularly for meeting before the Zoning Administrator on October 27, 2005.

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

FINDINGS OF FACT

1. FINDING: CONSISTENCY AND SITE SUITABILITY:
The Parola/McIntyre Administrative Permit (PLN040695), as described in Condition No. 1, and as conditioned, conforms with the Plans, Policies, requirements and standards of the Monterey County General Plan, Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located fronting on Deer Creek Road (A private road) within the Mears Ranch Subdivision (Assessors Parcel Number 416-371-012-000), Corral de Tierra area, Toro Area Plan. The site is suitable for the proposed use. The parcel is zoned "RG/20-VS" (Rural Grazing, 20 acres per unit, with Visual Sensitivity overlay District). The subject property complies with all rules and regulations pertaining to zoning uses subdivision, and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
- EVIDENCE: (a) The text, policies, and regulations in the above documents have been evaluated during the course of the review of the applications. No conflicts were found to exist. No communications were received during the course of review of the project to indicate that there is any inconsistency with the text, policies, and regulations in these documents.
- (b) The project planner conducted a site visit in April, of 2005. Staff verified that the proposed project complies with the Toro Area Plan and that the project does not have the potential to create a significant adverse visual impact when viewed from a common public viewing area.
- (c) The project was not referred to the Toro Area Land Use Advisory Committee for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this project did not warrant referral to the LUAC because the development is not considered to be of a controversial nature.
- (d) The following agencies have reviewed the project: the Monterey County Planning and Building Inspection Department, Water Resources Agency, Monterey County Public Works Department, the Monterey County Division of Environmental Health, and the Salinas Rural Fire Protection District. There has been no indication from these agencies that the site is not suitable. Based on the project description, materials in the file, the planner's site visit, preceding evidence, and comments by the above agencies, 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 project.

- (e) The Archaeological Report prepared by Archaeological Consulting, dated June 20 2005, concludes that there is no surface evidence of potentially significant archeological resources on the site.
- (f) Application, plans, and related information in the project file.

2. FINDING: CEQA (Exempt): - The project is categorically exempt from environmental review.

EVIDENCE: CEQA Guidelines Section 15303 (a) and 15061. The project as described in condition No.1, would not have the potential for causing a significant adverse effect on the environment for the following reasons:

- (a) No adverse environmental effects were identified during staff review of the development application and during the site visit. Environmentally sensitive habitats or trees or other natural resources on site are not impacted by the proposed development.
- (b) The project as proposed and conditioned will not create any significant adverse visual impacts as viewed from a common public viewing area.
- (c) The Archaeological Report prepared by Archaeological Consulting, dated June 20 2005, concludes that there is no surface evidence of potentially significant archeological resources on the site.
- (d) Materials in the project file.

3. FINDING: VISUAL SENSITIVITY – The project as proposed is consistent with policies of the Toro Area Plan dealing with visual resources and with regulations in Title 21 for development within an area of Visual Sensitivity or “VS” Zoning District. The development as designed and as conditioned will not have a significant adverse visual impact on the public viewing area.

EVIDENCE: Staff’s review of the flagging and staking during the site visit pursuant to Chapter 21.46.060 of the Zoning Ordinance.

EVIDENCE: The proposed building site and development would be visible from Laureles Grade Road. However, given the location of the site relative to this road (approximately 2.2 miles.), the location of the site at a significantly lower elevation, and the provision of a significant backdrop by rising slopes behind the site, staff has concluded that the project would not result in a substantial adverse visual impact when viewed from a common public viewing area

EVIDENCE: Materials in the project file.

4. FINDING: NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and applicable provisions of Title 21. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Based on staff’s site visit and verification of the Monterey County Planning and Building Inspection Department records, no violations exist on subject property.

5. FINDING: PUBLIC NOTICE – Public notice of the pending Administrative Permit was provided pursuant to Section 21.70.040 (Title 21), Monterey County Zoning Ordinance.

EVIDENCE: Materials in the project file.

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

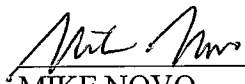
EVIDENCE: Preceding findings and supporting evidence.

7. FINDING: APPEALABILITY - The decision on this project is appealable to the Planning Commission.
EVIDENCE: Chapter 21.80.040 B. of the Monterey County Zoning Ordinance (Title 21).

DECISION

THEREFORE, it is the decision of said Zoning Administrator, that said application for an Administrative Permit be granted as shown on the attached sketch, and subject to the attached conditions.

PASSED AND ADOPTED this 27th day of **October, 2005**.



MIKE NOVO
ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **NOV 23 2005**

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **DEC 05 2005**

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Salinas.

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

**Monterey County Planning and Building Inspection
Conditions of Approval**

Project Name: Parola/McIntyre
File No: PLN040659
APNs: 416-371-012-000
Date: October 27, 2005
Approval by: Zoning Administrator

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions To be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<p>PBD029 - SPECIFIC USES ONLY This Administrative Permit to allow the construction of a two-story 5,636 sq. ft. single family dwelling, a detached 816 sq. ft. three car garage and a 1,000 sq. ft. Barn; a swimming pool, septic system, security gate and grading (720 cu. Yds. Of cut/720 cu. Yds. Of fill). The property is located at 295 C Corral De Tierra Road, (Assessor's Parcel Number 416-371-012-000) Mears Ranch Subdivision, fronting on Deer Creek Road, west of Corral de Tierra Road, Toro area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

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2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 040695) was approved by the Zoning Administrator for (Assessor's Parcel Number 416-371-012-000) on October 27, 2005. The permit was granted subject to 19 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	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.	

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3		PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)	Submit three copies of the lighting plans to the Planning and Building Inspection for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
4		PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be	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	

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		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 plan shall be of 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. 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. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (Planning and Building Inspection)	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	
			Trees shall be transplanted right after removal and replanted prior to beginning of construction. The Forester shall provide to the Planning and Building Inspection a letter verifying the relocation of the trees.	Forester	Pryor to issuance of Building Permits	

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5		EHSP01 NON STANDARD Submit a revised septic plan for review and approval showing a fifty-foot (50') setback to slopes greater than 30%. The location and design of the proposed septic system shall meet the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of building permit	
6		EH11 - SEPTIC SYSTEM DESIGN Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	

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7		WR2 - STORMWATER CONTROL The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	

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8		<p>WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems, and timing devices. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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9		<p>PBD – NON STANDARD</p> <p>The property owner shall record a deed restriction indicating that all exterior changes, including color changes associated with repainting and re-roofing and including exterior lighting changes, shall be approved by the Director of Planning and Building Inspection. The deed restriction shall be subject to the approval of the Director of Planning and Building Inspection prior to recordation. (Planning and Building Inspection Department)</p>	1) The applicant shall provide color samples of color scheme for the residence and accessory structures.	Owner/ Applicant	Prior to Issuance of Building Permits	
10		<p>PBD026 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A(n) <u>Archeological report</u> has been prepared for this parcel by <u>Archeological Consulting</u>, dated <u>April, 2005</u> and is on record in the Monterey County Planning and Building Inspection Department library No. <u>050669</u>. All development shall be in accordance with this report." Responsible Land Use Department: (Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of building permits	

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11		<p>FIRE007 - DRIVEWAYS 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 long with a minimum 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.</p> <p>Salinas Rural Fire Protection District</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p><i>Applicant or owner</i></p>	<p>Prior to issuance of grading and/or building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p><i>Applicant or owner</i></p>	<p>Prior to final building inspection.</p>	

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12		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Salinas Rural Fire Protection District	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
13		FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Remove combustible vegetation from within a minimum of, (Number of feet to be determined at rough-in), feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing 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. Salinas Rural Fire Protection District	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Determine defensible space requirements	Applicant or owner	Determine at rough-in inspection	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

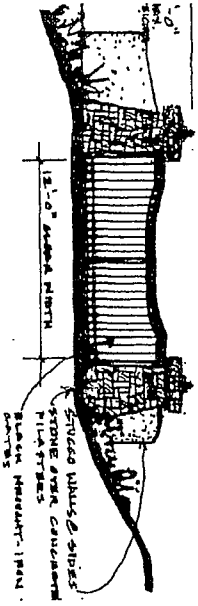
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14		<p>FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Salinas Rural Fire Protection District</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	

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15		FIRE016 - SETBACKS All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. Salinas Rural Fire Protection District	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
16		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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. Salinas Rural Fire Protection District	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	

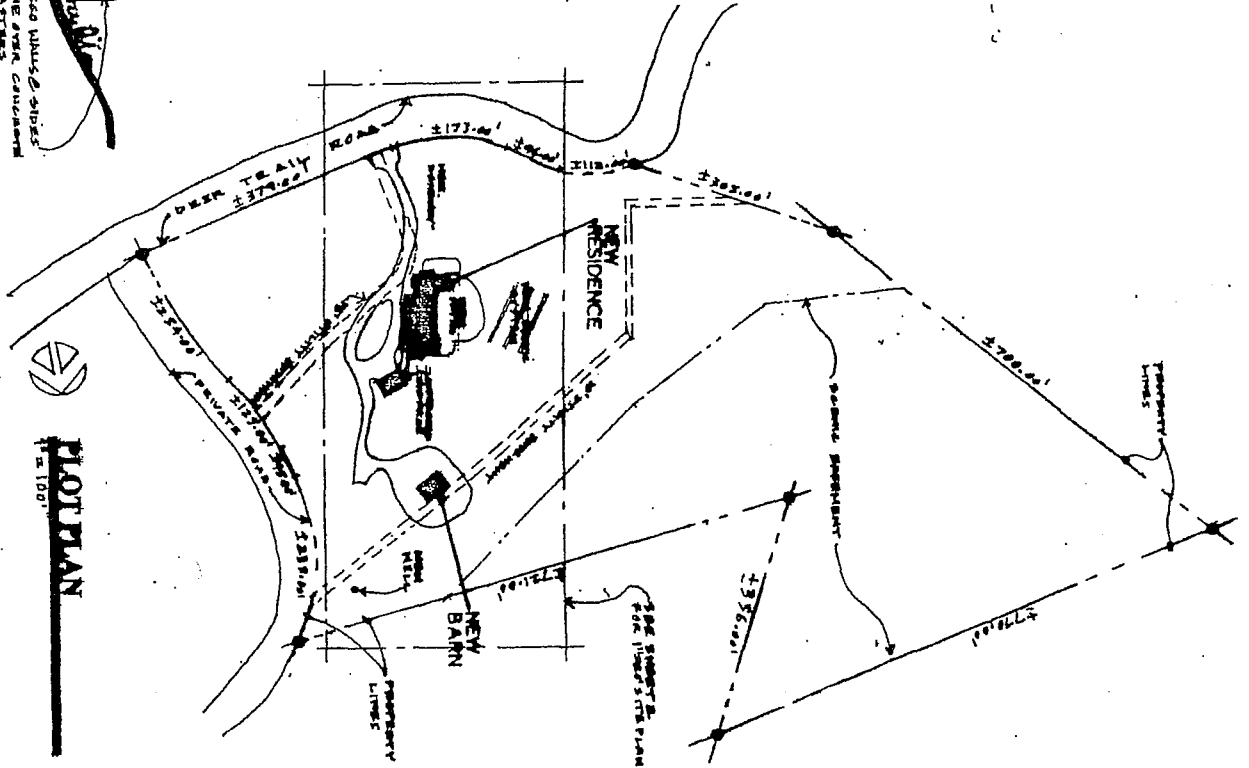
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17		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. Salinas Rural Fire Protection District	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
18		FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. Salinas Rural Fire Protection District	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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19		<p>FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. Salinas Rural Fire Protection District</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

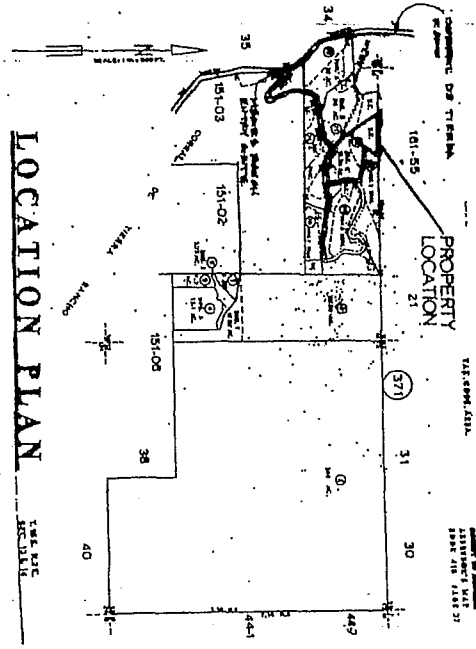
EXHIBIT F



1" = 0" GATE - ELEVATION



1" = 100' SITE PLAN



1" = 100' LOCATION PLAN

PLANNING INFORMATION

PROJECT DESCRIPTION: A NEW 2-STORY RESIDENCE WITH AN ATTACHED GARAGE, A NEW BARN AND DRIVEWAY.

PROJECT ADDRESS: LOT C, NEVADA RANCH, MONTEREY COUNTY, CALIFORNIA

A.P.N. 418-371-412

LEGAL DESCRIPTION: A PORTION OF PARCEL C ACCORDING TO THE MAP FILED IN VOLUME 16 OF PARCELS MAPS AT PAGE 63

OWNER: STEVE & KIM MCKINTYRE, 15448 REDWOOD DRIVE, SALINAS, CA 95068, 485-2514

ZONE: RC-28-118

LOT SIZE: 16.78 ACRES

FLOOR AREA: MAIN LEVEL: 5146 SQ. FT., UPPER LEVEL: 5358 SQ. FT., NEW TOTAL HABITABLE: 10504

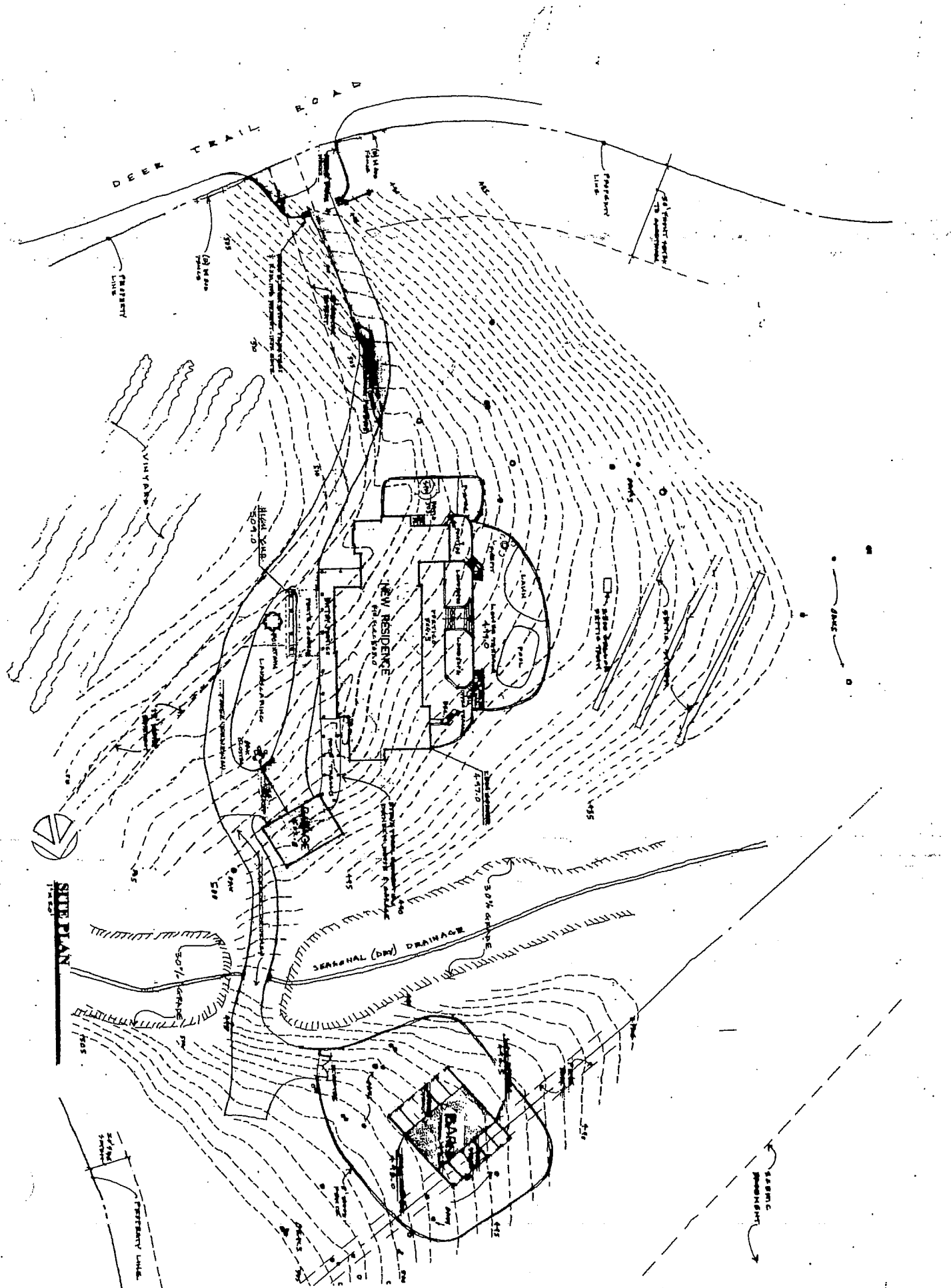
LOT COVERAGE: 100% GARAGE & BARN FOOTPRINT: 2400 SQ. FT., LOGGIA/COVERED PORCH/DECK/COVERED: 2400 SQ. FT., NEW TOTAL LOT COV: 4800 (28%)

TREE REMOVAL: NONE

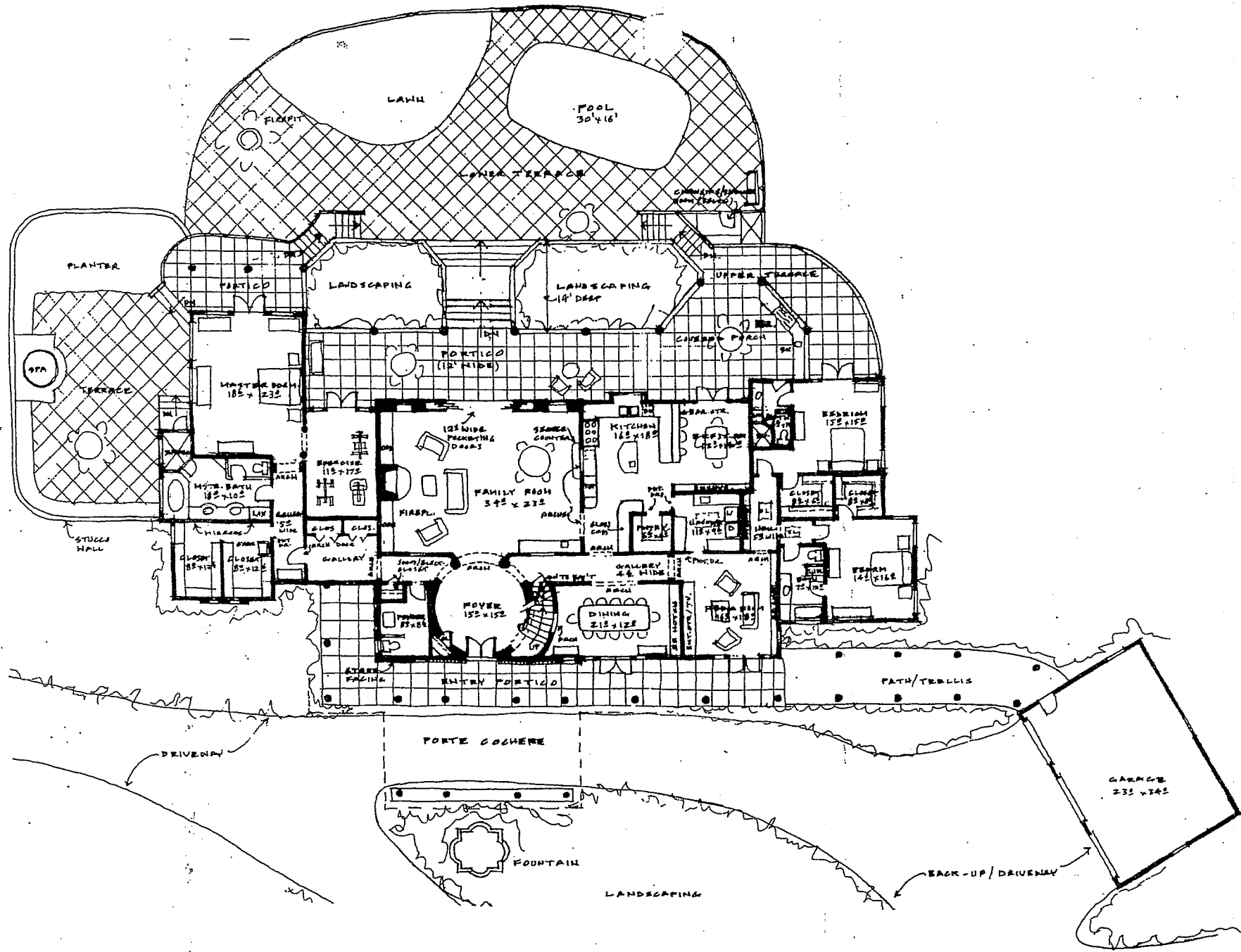
GRADING: 774 CU YD. EXCAVATION

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
408-448-1013

PROPOSED RESIDENCE & BARN
STEVE & KIM MCKINTYRE

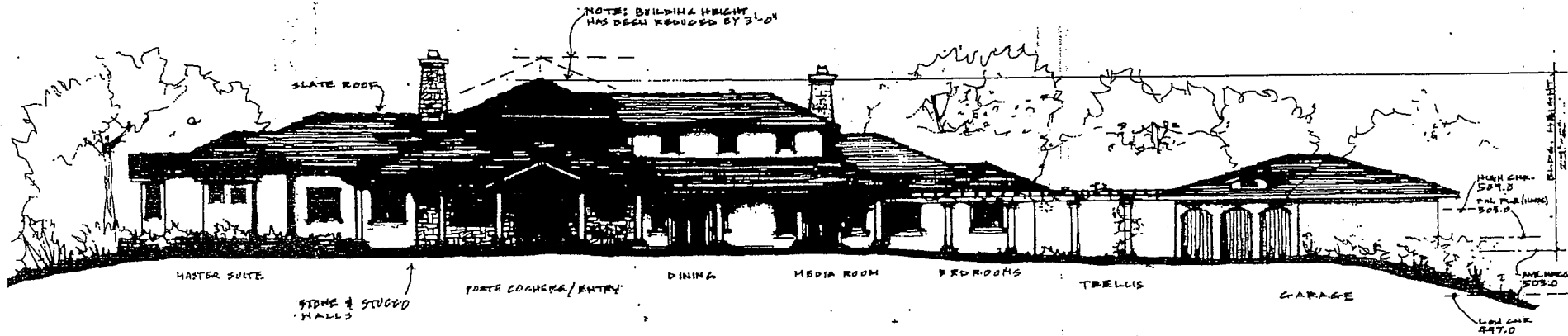


SITE PLAN



MAIN LEVEL PLAN

1/8" = 1'-0"

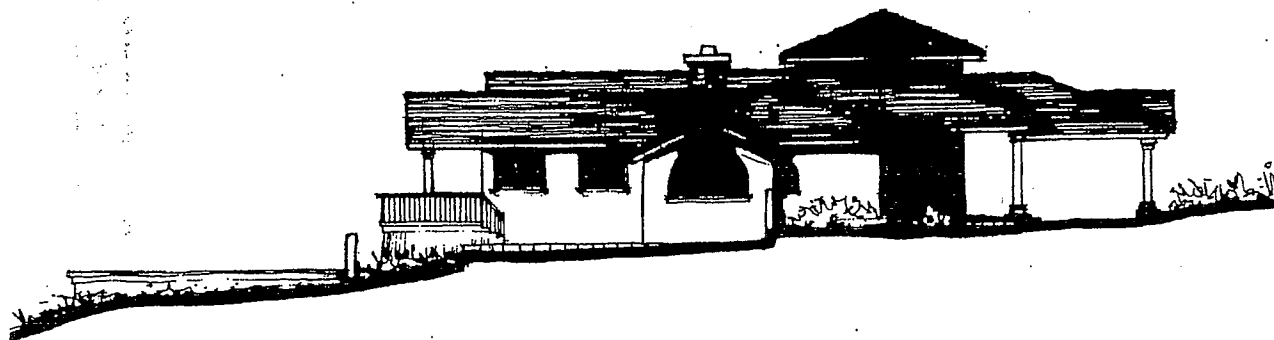


FRONT ELEVATION - EAST

1/8" = 1'-0"

TYPICAL EXTERIOR MATERIALS

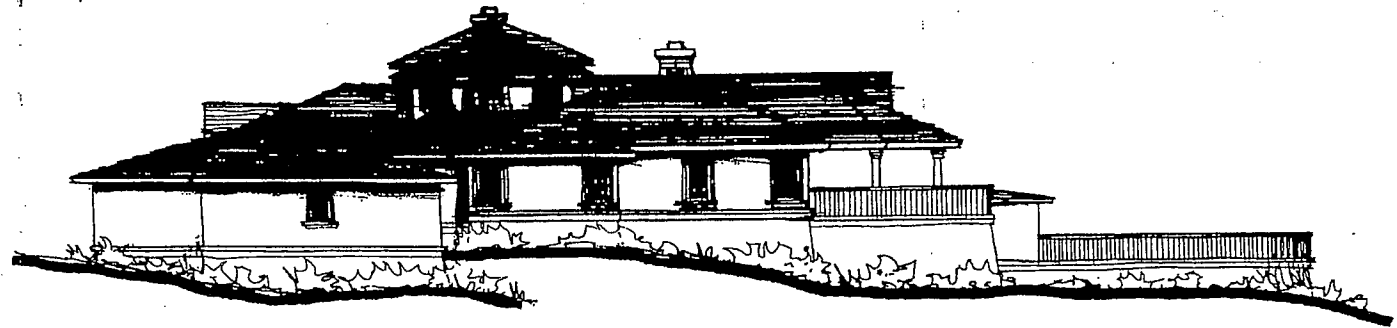
ROOF: SLATE
 WALLS: STUCCO & SANDSTONE
 WINDOWS: CLAD-WOOD, TRUE-DIVIDED LITES
 GUARDRAILS: WROUGHT-IRON; PDR-COATED GALV



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

NOTE: BUILDING HEIGHT HAS BEEN REDUCED BY 7'-6"

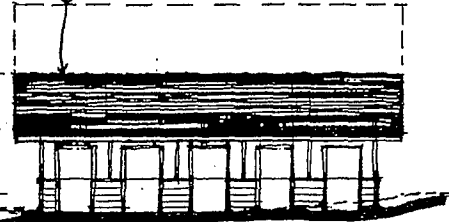
1/8" = 1'-0"

BUILDING HEIGHT 15'-6"

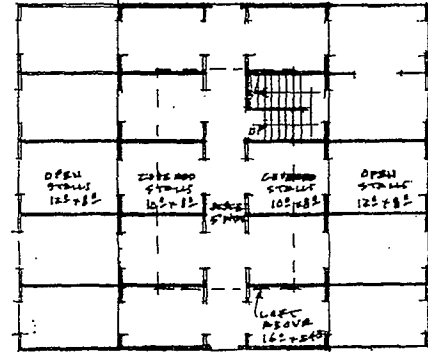
AVENUE EA 498.37
HIGH CHG. 498.0

LOW CHG. 494.3

PH. PL. Elev 496.0



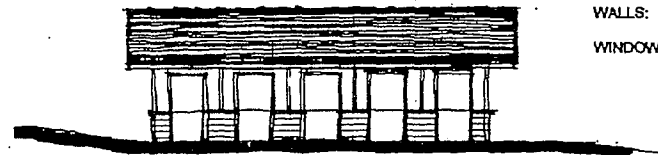
SOUTH ELEVATION



WEST ELEVATION



BARN
1/8" = 1'-0"



NORTH ELEVATION

EXTERIOR MATERIALS

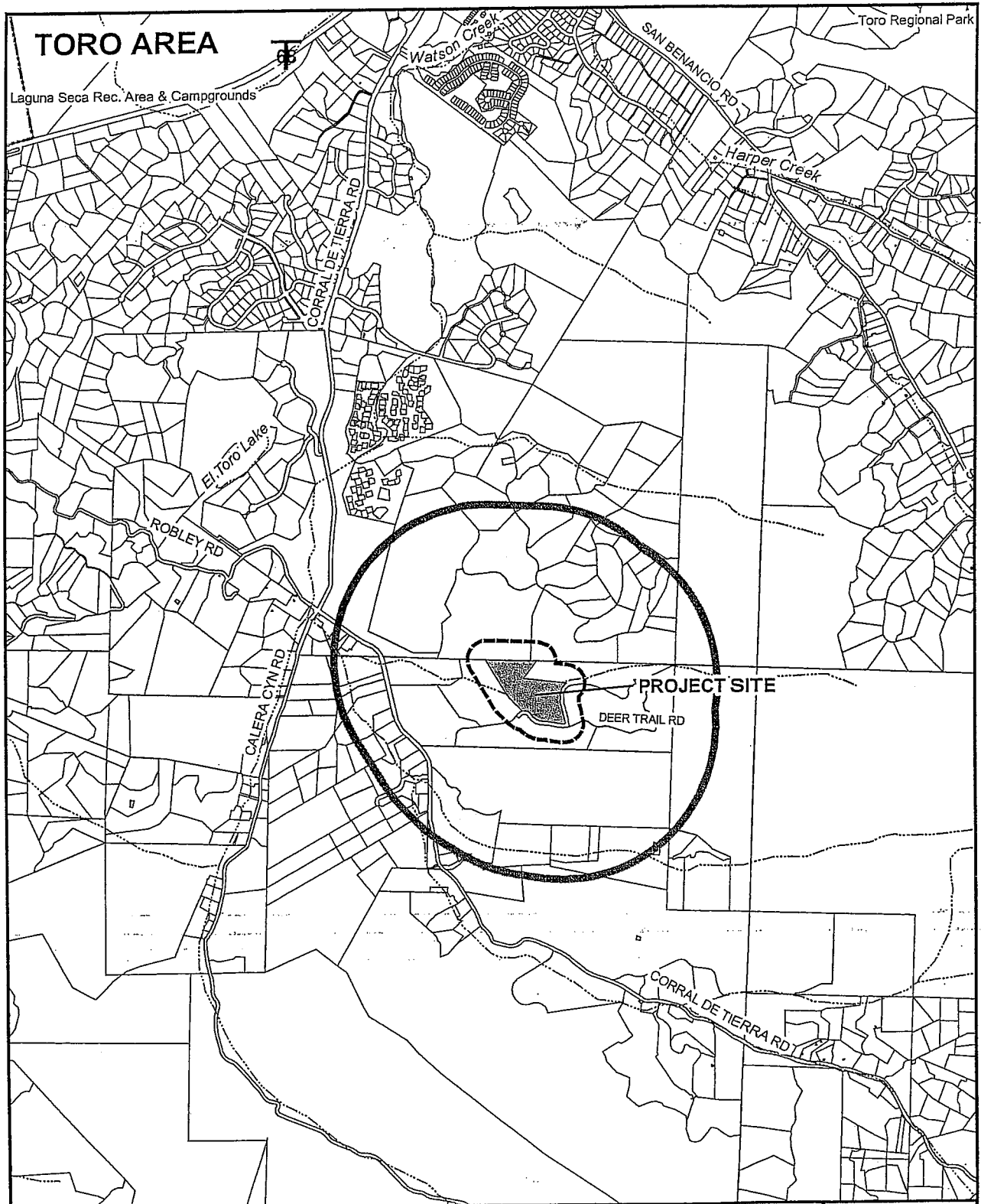
- ROOF: ASPHALT SHINGLES
- WALLS: PAINTED BOARD & BATT WOOD SIDING
- WINDOWS: WOOD WINDOWS

PROPOSED RESIDENCE & BARN
STEVE & KIM MCKINTYRE
 LOT 'C', MEARS RANCH, SALINAS, CALIFORNIA

TERRY LATASA - ARCHITECT
 233 HARRISON STREET, MONTEREY, CALIFORNIA
 (831) 649-1012

3-17-05

EXHIBIT G



APPLICANT: PAROLA

APN: 416-371-012-000

FILE # PLN040695



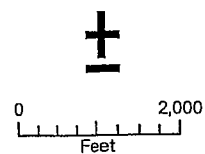
300' Limit



2500' Limit



City Limits



PLANNER: MONTANO