

MIKE NOVO
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 050632

A. P. # 008-171-035-000

In the matter of the application of
ERLE A. NYE & ALICE A. NYE TRS (PLN050632)

FINDINGS AND DECISION

to allow a **Combined Development Permit** in accordance with Title 20 (Zoning) Chapter 20.76 (Combined Development Permits) of the Monterey County Code, consisting of (1) a Coastal Administrative Permit and Design Approval for the addition of a 727 square main level addition and a 816 square foot lower level addition to a single family dwelling which exceeds 10% of the existing floor area and (2) a Coastal Development Permit to remove 5 Monterey pine trees. The property is located on 3126 Fergusson Lane, Pebble Beach, Del Monte Forest Land Use Plan and came on regularly for meeting before the Zoning Administrator on May 25, 2006.

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

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** - The Project, as conditioned is consistent with applicable plans and policies, 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) Planning and Building Inspection (PBI) staff has reviewed the project as contained in the application and accompanying materials for consistency with the Del Monte Forest Land Use Plan, Coastal Implementation Plan (Part 5) and Part 6 of the Coastal Implementation Plan. Staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 20) and has determined that the project is consistent with the Del Monte Forest Land Use Plan which designates this area as appropriate for residential development. Staff notes are provided in Project File PLN050632.

(b) Project planner conducted an on-site inspection on November 15, 2005 to verify that the project on the subject parcel conforms to the plans listed above.

(c) The parcel has two zoning designations: Low Density Residential, 1 acre/unit, Design Control District, Coastal Zone [LDR/1-D(CZ)] and Resource Conservation, Design Control District, Coastal Zone [RC-D(CZ)]. The Del Monte Forest Land Use map designates the area called out as a "Forest Preserve" on the final map recorded in Volume 11 Page 34 of Cities and Towns zoned as "Resource Conservation" and the remaining area of the parcel is designated as residential. There is a discrepancy between the Land Use map and the Zoning map; in that the area where the existing house is located is zoned as Resource Conservation, which would make the dwelling a legal nonconforming use. However staff has determined this to be a mapping error, that the area of the addition is located in the Low Density Residential District and that the proposed addition is therefore consistent with that zoning

designation and the site development standards listed in Section 20.14.060 of Title 20 (Low Density Residential District).

(e) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File No. PLN050632.

(f) The project was not referred to the Del Monte Forest Land Use Advisory Committee for review. Based on current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this project did not warrant referral because the development is not considered to be of controversial nature.

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

EVIDENCE: (a) The project has been reviewed for suitability by Planning and Building Inspection, Pebble Beach Community Services District, Public Works, Environmental Health and Water Resources Agency. Recommended conditions have been incorporated.

(b) Staff conducted an on-site visit on November 15, 2005 to verify that the site is suitable for this use.

(c) Necessary public facilities are available and will be provided.

3. **FINDING: CEQA (Exempt)** - The project is exempt from environmental review.

EVIDENCE: (a) CEQA Guidelines Section 15301(e) categorically exempts additions to an existing structure.

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on November 15, 2005.

(c) Development is largely contained in an already disturbed area of the property. There are no unusual circumstances related to the project or property.

4. **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. Zoning violation abatement cost, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.

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

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

(b) The subject property is not indicated as part of any designated trails or shoreline access as shown 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 on November 15, 2005.

6. **FINDING: TREE REMOVAL** - Tree removal is the minimum required under the circumstances of the case. The removal will not involve a risk of adverse environmental impacts such as: soil erosion, water quality, ecological impacts, noise pollution, air movement and wildlife habitat.

EVIDENCE: (a) The project is proposed in a manner that would result in the removal of five Monterey pine trees. The parcel is densely forested and the area of addition is the least intrusive on the existing forest. Given all other site constraints and the layout and floor plan of the dwelling, development of the addition at the proposed location would result in the least amount tree removal.

(b) A Forest Management Plan (FMP) prepared for the application, dated February 6, 2006 (LIB050632) states the trees to be removed will not adversely effect erosion, water quality of the surrounding area, air movement and noise or air pollution.

(c) Tree replacement is required on a one to one basis pursuant to Coastal Implementation Plan Section 20.147.050.D.4. See Condition No. 10.

7. **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: Preceding findings and supporting evidence.

8. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: Section 20.86.080.A.3 of the Monterey County Coastal Implementation Plan (Part 1).

DECISION

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

PASSED AND ADOPTED this 25th day of May, 2006.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN - 6 2006
THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE

CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

JUN 16 2006

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

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

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

Project Name: Nye

File No: PLN050632

Approval by: Zoning Administrator

APNs: 008-171-035-000

Date: May 25, 2006

**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>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PBD029 - SPECIFIC USES ONLY This Combined Development Permit (Nye-PLN050632) allows a Coastal Administrative Permit and Design Approval for the addition of a 727 square foot main level addition and an 816 square foot lower level addition to a single family dwelling which exceeds 10% of the existing floor area and (2) a Coastal Development Permit to remove 5 Monterey pines. The property is located at 3162 Fergusson Lane, Pebble Beach (Assessor's Parcel Number 008-171-035-000), Del Monte Forest Land Use Plan. 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. (Resource Management Agency/Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2.		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution 050632) was approved by the Zoning Administrator for Assessor's Parcel Number 008-171-035-000 on May 25, 2006. The permit was granted subject to 15 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. (Resource Management Agency/Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		<p>PBD030 - STOP WORK - RESOURCES FOUND</p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Resource Management Agency/Planning and Building Inspection)</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo- logist	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.		PBD011 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of Planning and Building Inspection. 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 Planning and Building Inspection. 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 Planning and Building Inspection. (Resource Management Agency/Planning and Building Inspection)	1) Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits. 2) Evidence of compliance with the Implementation Schedule shall be submitted to PBI during the course of construction until project completion as approved by the Director of PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
				Owner/ Applicant	Prior to Final Inspection	

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5.		<p>PBD016 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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 the property, filing of the final map, 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. (Resource Management Agency/Planning and Building Inspection)</p>	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, which-ever occurs first and as applicable	

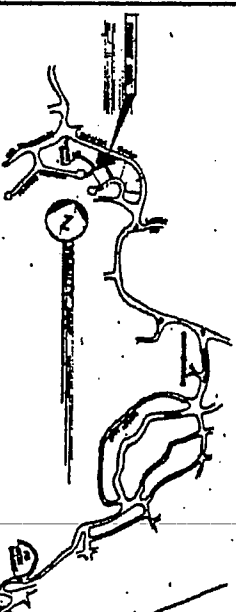
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
6.		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 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. 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. (Resource Management Agency/Planning and Building Inspection)	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	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
7.		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. (Resource Management Agency/Planning and Building Inspection)	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
8.		PBD026 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan has been prepared for this parcel by Frank Ono, dated February 6, 2006 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB060221. All development shall be in accordance with this report." (Resource Management Agency/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	

<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.		PBD032(A) - TREE PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by 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. (Resource Management Agency/Planning and Building Inspection)	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
10.		PBD - TREE REPLACEMENT (NON-STANDARD) The five Monterey pines to be removed shall be replaced on a one to one basis. The trees shall be 5 gallon or larger Monterey pines preferably, however Monterey Cypress may be substituted if pines are not available. Spacing between the trees shall be at least eight feet. Occasional deep watering (more than two weeks apart) during the late spring, summer and fall is recommended during the first two years after establishment. (Resource Management Agency/Planning and Building Inspection)	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to final inspection	
11.		WR3 - DRAINAGE PLAN - RETENTION 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. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. 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 grading or building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
12.		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
13.		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: 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. 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)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
14.		WR43 - WATER AVAILABILITY CERTIFICATION 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. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any 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>
15.		PBD040 – HEIGHT VERIFICATION The 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. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection 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. (Resource Management Agency/Planning and Building Inspection)	1) The 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	Owner/ Applicant	Prior to Issuance of Grading or Building Permits	
			2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Engineer/ Owner/ Applicant	Prior to Final Inspection	

[illegible]

GENERAL NOTES:

1. The following information was obtained from the records of the Department of Health and Human Services, Office of the Assistant Secretary for Health Policy and Statistics, regarding the activities of the National Commission on the Causes and Prevention of Violence:

2. The National Commission on the Causes and Prevention of Violence was established by Executive Order on September 8, 1969, pursuant to the request of the President of the United States.

3. The Commission's mandate was to study the causes and prevention of violence, and to report its findings and recommendations to the President.

4. The Commission held numerous public hearings and received many suggestions from the public.

5. The Commission issued its final report, "The Causes and Prevention of Violence," on May 1, 1970.

6. The report identified several major causes of violence, including mental illness, poverty, and social inequality.

7. The report also recommended various measures to prevent violence, such as improving mental health services, reducing poverty, and promoting social equality.

8. The Commission's work has been instrumental in shaping national policy on violence prevention.

9. The Commission's findings have led to increased funding for research on violence and for programs aimed at preventing violence.

10. The Commission's report remains a key document in the field of violence prevention.

11. The Commission's work continues to influence policy makers and researchers alike.

12. The Commission's legacy is one of dedicated service to the nation's health and safety.

13. The Commission's report is a testament to the power of government action in addressing social problems.

14. The Commission's work serves as a model for other commissions and task forces.

15. The Commission's report is a valuable resource for anyone interested in the causes and prevention of violence.

16. The Commission's work has helped to bring attention to the issue of violence and to promote effective solutions.

17. The Commission's report is a landmark document in the history of violence prevention.

18. The Commission's work has had a lasting impact on the nation's approach to violence.

19. The Commission's report is a shining example of what can be achieved through collaborative effort.

20. The Commission's work is a source of inspiration for all who seek to make the world a safer place.

21. The Commission's report is a call to action for all citizens to work together to prevent violence.

22. The Commission's work is a reminder that we are all responsible for creating a safe and healthy society.

23. The Commission's report is a testament to the strength of our democratic institutions.

24. The Commission's work is a source of pride for all Americans.

25. The Commission's report is a valuable contribution to the knowledge base on violence prevention.

26. The Commission's work has helped to shape the future of violence prevention.

27. The Commission's report is a guide for all who seek to understand and prevent violence.

28. The Commission's work is a source of hope for a more peaceful future.

29. The Commission's report is a symbol of the power of government to address social issues.

30. The Commission's work is a source of inspiration for all who seek to make a difference in the world.

31. The Commission's report is a testament to the values of justice and equity.

32. The Commission's work is a source of strength for all who stand against violence.

33. The Commission's report is a call to arms for all who seek to protect the innocent.

34. The Commission's work is a source of courage for all who face the challenges of violence.

35. The Commission's report is a symbol of the triumph of reason over fear.

36. The Commission's work is a source of wisdom for all who seek to understand the human condition.

37. The Commission's report is a testament to the resilience of the human spirit.

38. The Commission's work is a source of faith for all who believe in the possibility of a better world.

39. The Commission's report is a call to unity for all who seek to build a stronger nation.

40. The Commission's work is a source of love for all who seek to heal the wounds of violence.

41. The Commission's report is a testament to the power of compassion.

42. The Commission's work is a source of grace for all who seek to live lives of peace.

43. The Commission's report is a call to holiness for all who seek to follow the path of righteousness.

44. The Commission's work is a source of joy for all who seek to experience the fruits of a peaceful society.

45. The Commission's report is a testament to the glory of God who calls us to love one another.

46. The Commission's work is a source of life for all who seek to embrace the gift of new beginnings.

47. The Commission's report is a call to hope for all who seek to see the dawn of a new day.

48. The Commission's work is a source of light for all who seek to dispel the darkness of violence.

49. The Commission's report is a testament to the truth that sets us free.

50. The Commission's work is a source of freedom for all who seek to live without fear.

51. The Commission's report is a call to liberation for all who seek to break the chains of oppression.

52. The Commission's work is a source of redemption for all who seek to find forgiveness.

53. The Commission's report is a testament to the mercy of God who forgives our sins.

54. The Commission's work is a source of healing for all who seek to recover from the pain of violence.

55. The Commission's report is a call to restoration for all who seek to rebuild their lives.

56. The Commission's work is a source of renewal for all who seek to grow in their faith.

57. The Commission's report is a testament to the power of prayer.

58. The Commission's work is a source of strength for all who seek to overcome their weaknesses.

59. The Commission's report is a call to perseverance for all who seek to reach their goals.

60. The Commission's work is a source of victory for all who seek to defeat the forces of evil.

61. The Commission's report is a testament to the power of the Holy Spirit.

62. The Commission's work is a source of peace for all who seek to live in harmony with others.

63. The Commission's report is a call to reconciliation for all who seek to mend broken relationships.

64. The Commission's work is a source of unity for all who seek to build a strong community.

65. The Commission's report is a testament to the love of Christ who calls us to love one another.

66. The Commission's work is a source of grace for all who seek to live lives of integrity.

67. The Commission's report is a call to holiness for all who seek to please God.

68. The Commission's work is a source of joy for all who seek to experience the presence of God.

69. The Commission's report is a testament to the power of the Gospel.

70. The Commission's work is a source of life for all who seek to follow the way of Jesus.

71. The Commission's report is a call to mission for all who seek to share the good news.

72. The Commission's work is a source of hope for all who seek to see the kingdom of God come.

73. The Commission's report is a testament to the power of the Church.

74. The Commission's work is a source of strength for all who seek to stand firm in their faith.

75. The Commission's report is a call to witness for all who seek to proclaim the truth.

76. The Commission's work is a source of victory for all who seek to overcome the powers of darkness.

77. The Commission's report is a testament to the power of the cross.

78. The Commission's work is a source of life for all who seek to embrace the sacrifice of Christ.

79. The Commission's report is a call to redemption for all who seek to find forgiveness.

80. The Commission's work is a source of healing for all who seek to recover from the pain of sin.

81. The Commission's report is a testament to the power of the resurrection.

82. The Commission's work is a source of hope for all who seek to see the dawn of a new day.

83. The Commission's report is a call to liberation for all who seek to break the chains of sin.

84. The Commission's work is a source of freedom for all who seek to live without guilt.

85. The Commission's report is a testament to the power of the Holy Spirit.

86. The Commission's work is a source of peace for all who seek to live in harmony with God.

87. The Commission's report is a call to reconciliation for all who seek to mend broken hearts.

88. The Commission's work is a source of unity for all who seek to build a strong church.

89. The Commission's report is a testament to the love of God who calls us to love one another.

90. The Commission's work is a source of grace for all who seek to live lives of purity.

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159. The Commission's report is

STRIKE PROTECTION MEASURES:

These findings are in line with the observations of Cui *et al.* (2004), who demonstrated that long-term feeding of a high-protein diet to C57BL/6J mice led to a decrease in the number of spermatozoa and a reduction in the number of spermatozoa that were motile. In addition, the authors found that the high-protein diet led to a decrease in the number of spermatozoa that were motile. The authors also found that the high-protein diet led to a decrease in the number of spermatozoa that were motile.

FIRE SAFETY NOTES:

[illegible]

ERODING & EROSION CONTROL MEASURES:

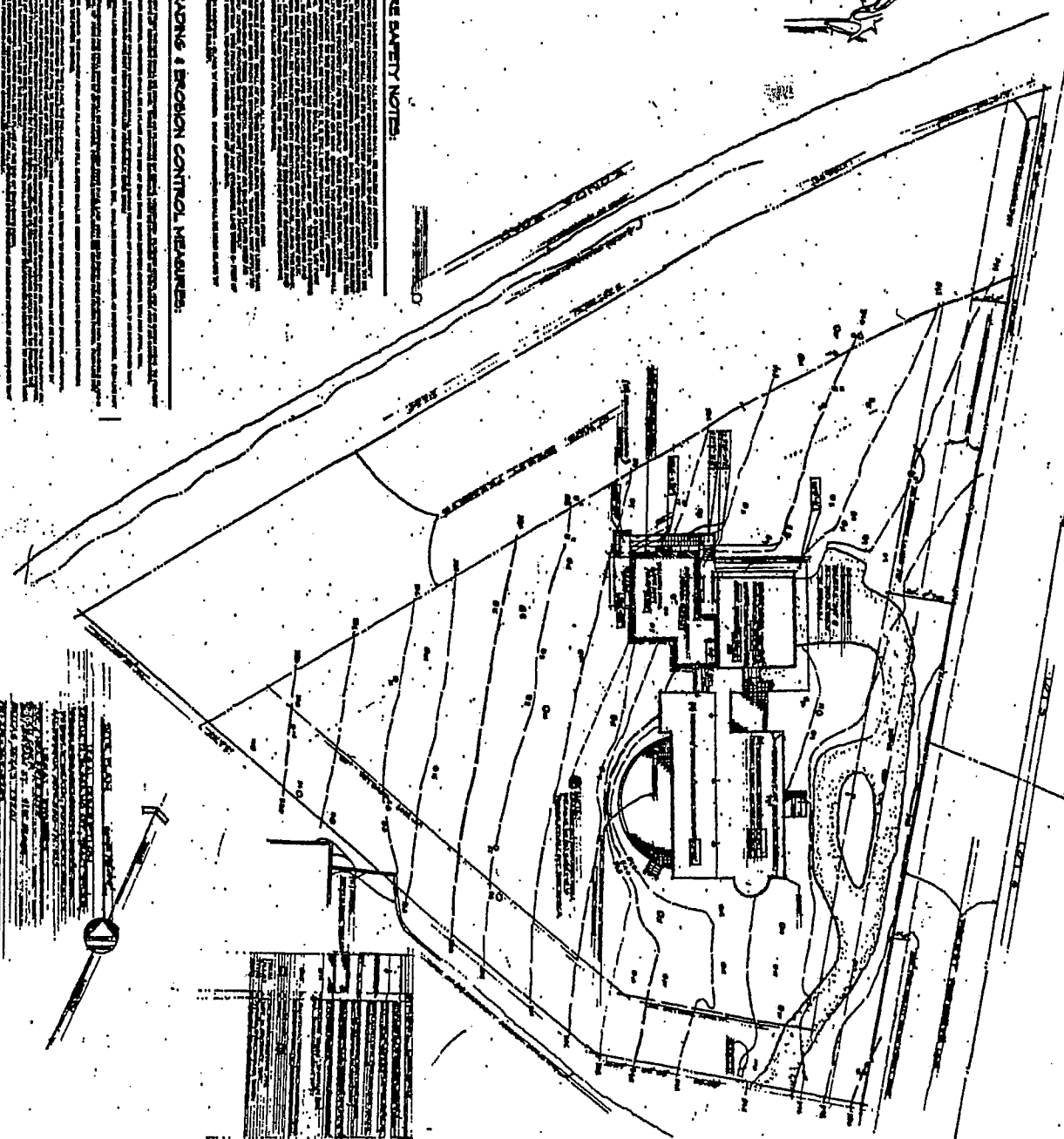
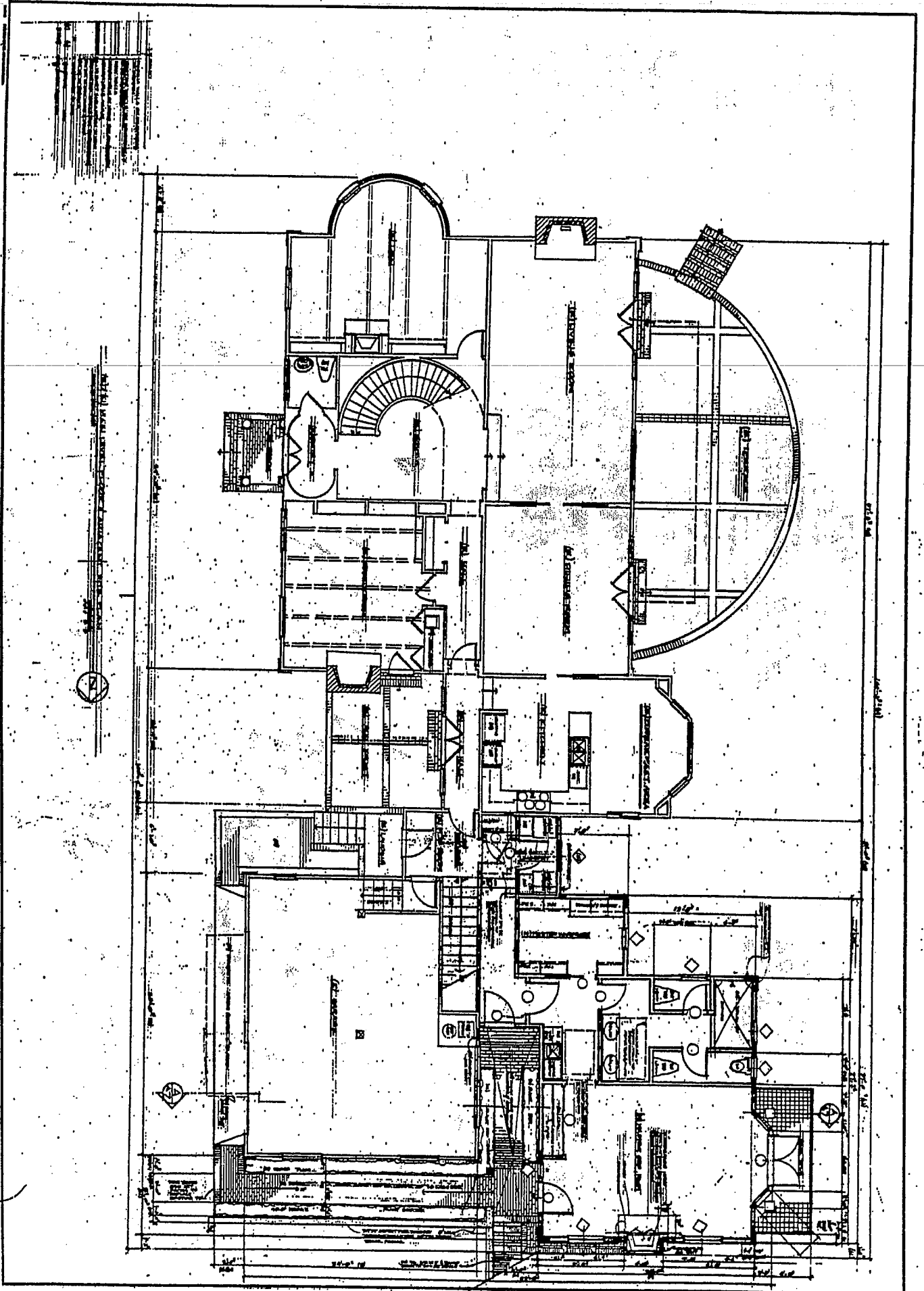
[illegible]

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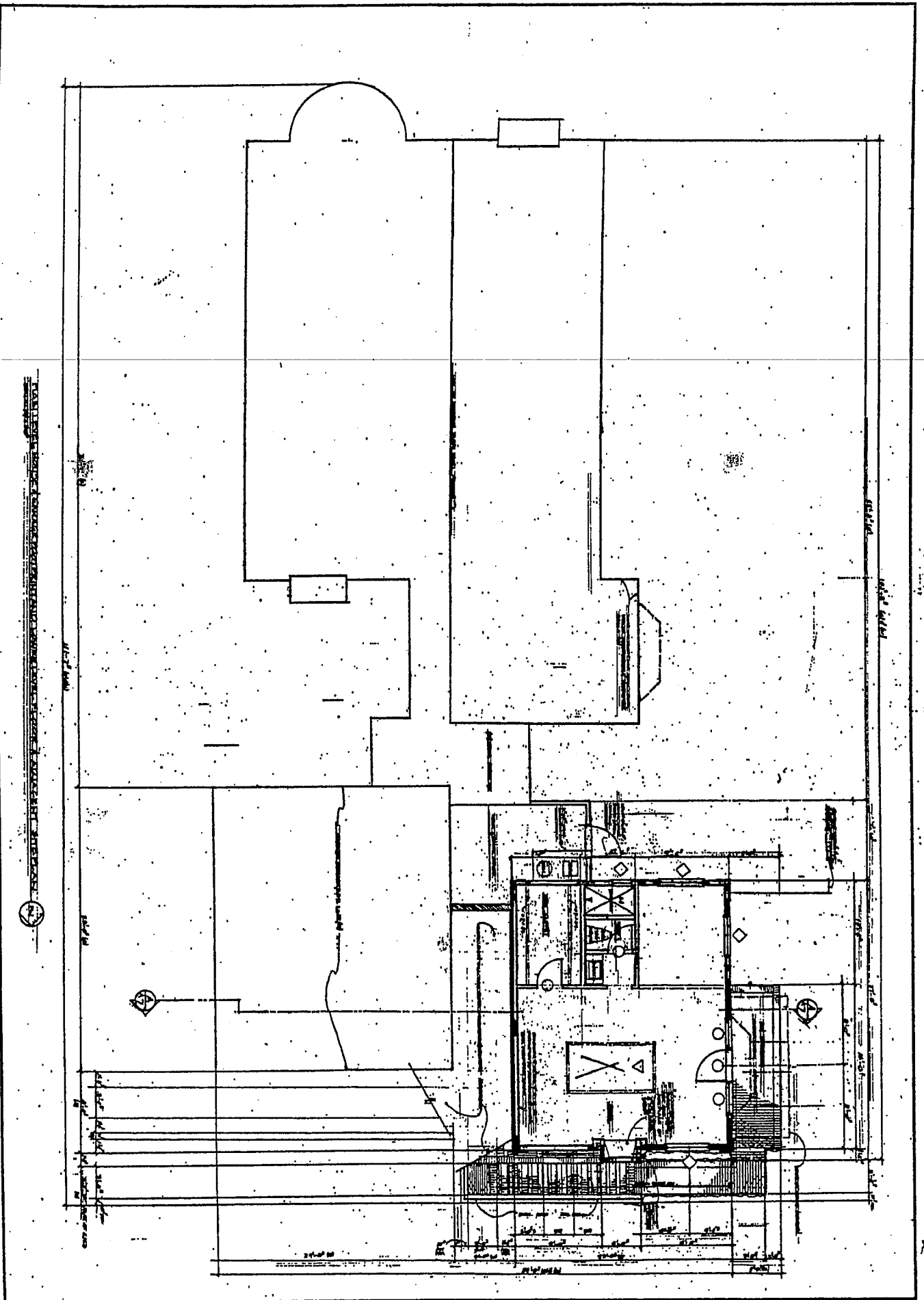
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A-2

EXHIBIT D



PLAN 1/8" = 1' - 0" (SEE SHEET A-1 FOR SITE PLAN)

A-3



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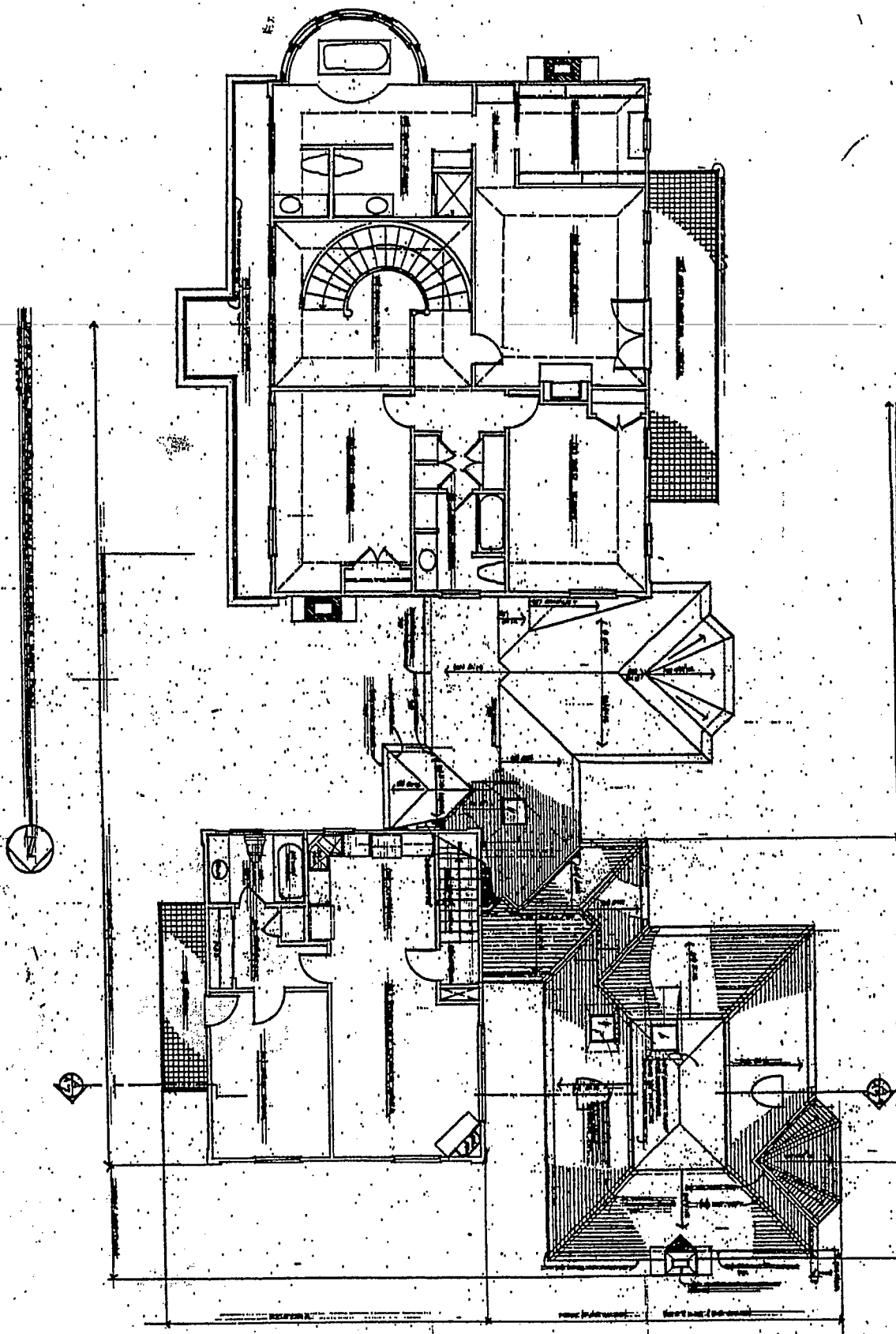
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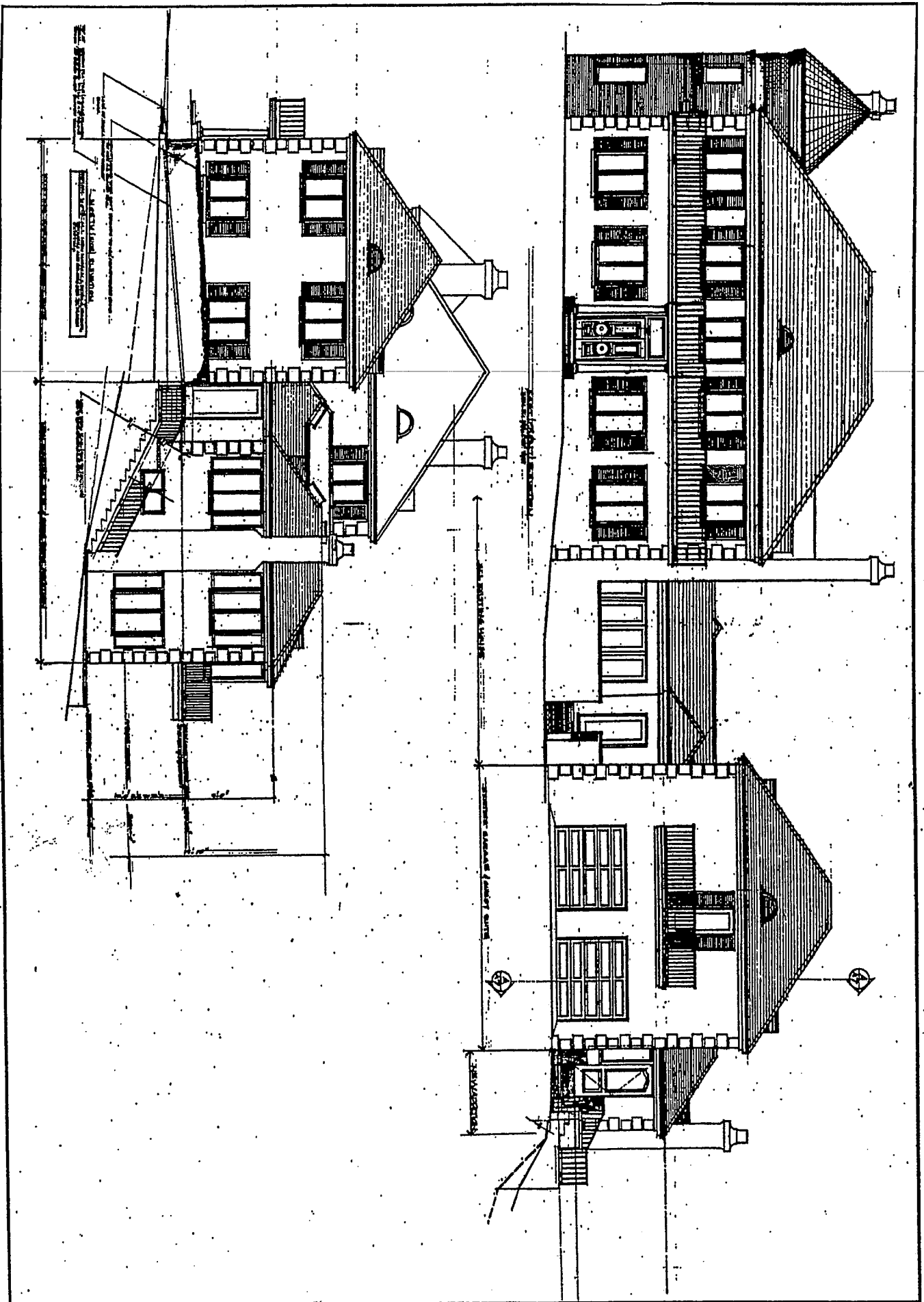
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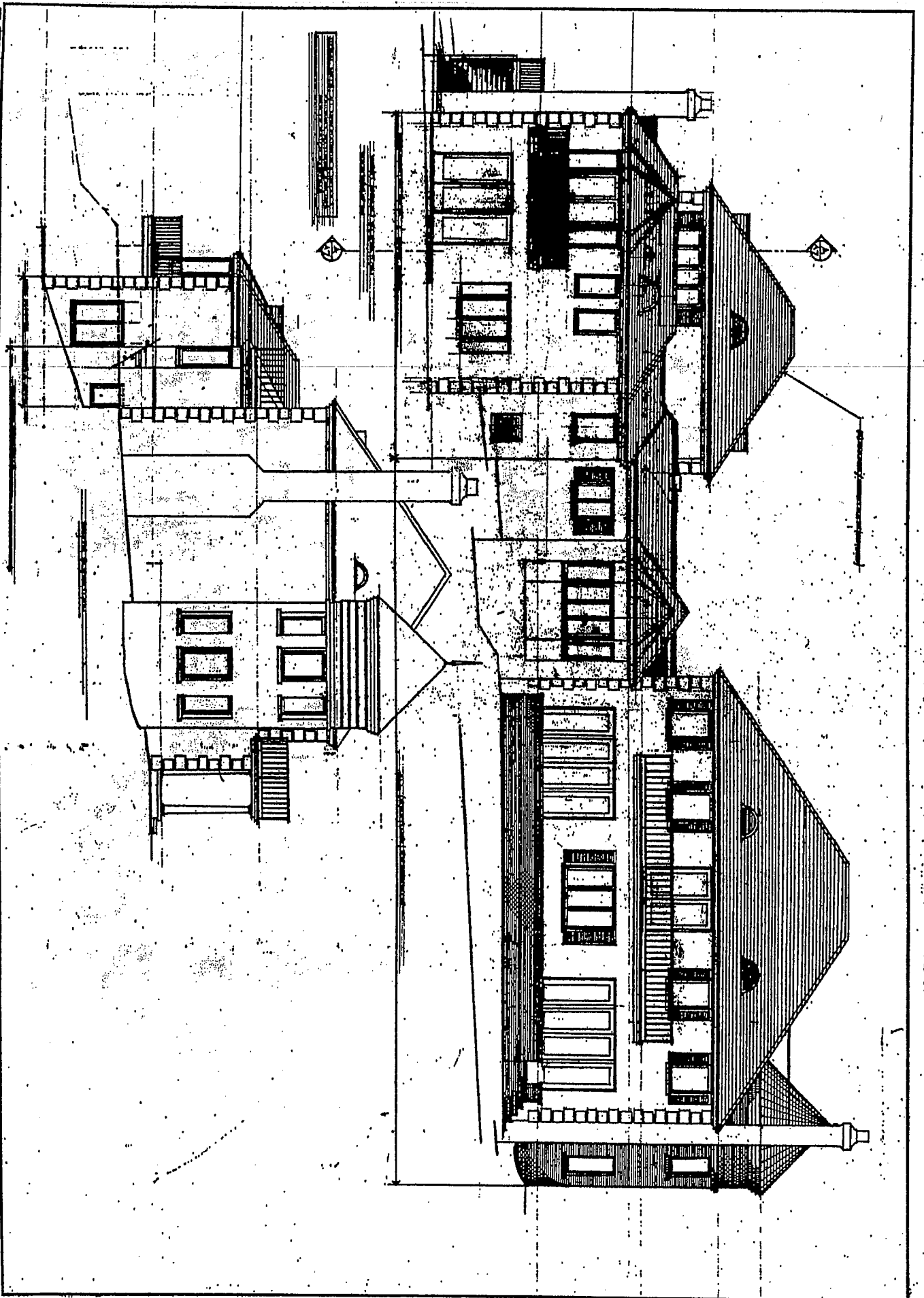
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