

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

PB Cypress, LLC (PLN090369)

RESOLUTION NO. 10-011

Resolution by the Monterey County Zoning
Administrator:

- 1) Considering the Adopted Mitigated Negative Declaration and Addendum; and
- 2) Approving an Amendment (PLN090369) to the Combined Development Permit (PLN090231) consisting of: 1) Coastal Administrative Permit to allow the partial demolition and major remodel of an existing 4,481 square foot one-story single family dwelling that includes a 489 square foot addition and reconfiguration of the kitchen and entry area resulting in a 4,970 square foot one-story single family dwelling and associated grading (less than 100 cubic yards); 2) Coastal Development Permit to allow a new 440 square foot second story exercise room above the garage, 3) a Coastal Development Permit to allow the removal of one 48-inch oak tree; 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) a Variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero watershed area by 3,234 square feet, for a total impervious surface area of 7,234 square feet (a reduction of 2,971 square feet of impervious surface area from the existing impervious surface area of 10,205 square feet); and 6) Design approval.

(PLN090369, PB Cypress, LLC, 1476 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-455-007-000))

The Amendment application (PLN090369) came on for public hearing before the Monterey County Zoning Administrator on February 11, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County General Plan,
- Del Monte Forest Land Use Plan,
- Del Monte Forest Coastal Implementation Plan, Part 5
- Monterey County Zoning Ordinance (Title 20)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 1476 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-455-007-000), Del Monte Forest Land Use Plan. The parcel is zoned LDR/1.5 (CZ) [Low Density Residential, 1.5 acres per unit (Coastal Zone)], which allows amendments to existing Coastal Development Permits. The proposed project consists of an amendment to a Combined Development Permit to add a new second story and the reconfiguration of a portion of the floor plan for a single family dwelling. Therefore, the project is an allowed land use for this site.
- c) On November 13, 2008, the Monterey County Zoning Administrator approved a Combined Development Permit (PLN070607) consisting of 1) a Coastal Development Permit to allow the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling including an attached garage and a 936 square foot basement with approximately 550 cubic yards cut and 420 cubic yards fill; 2) a Coastal Development Permit to allow the removal of one 48-inch oak tree; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 4) a Variance to exceed to the 4,000 square foot impervious coverage limitation in the Pescadero watershed area by 4,424 square feet, for a total impervious surface area of 8,424 square feet (reduced by 1,781 square feet from 10,205 square feet of existing impervious surfaces); and 5) Design Approval.
- d) On October 19, 2009, the Monterey County RMA-Director of Planning approved a Minor and Trivial Amendment (PLN090231) to the Combined Development Permit (PLN070607). The Minor and Trivial Amendment included a reduction of the overall project and allowed a partial demolition and major remodel of the 4,481 square foot single family dwelling, a 489 square foot addition which resulted in a 4,970 square foot single family dwelling. The amendment also included a Coastal Development Permit to allow the removal of a 48-inch oak tree, a Coastal Development Permit to allow development within 750 feet of a known archaeological resource, a Variance to exceed the 4,000 square

foot impervious surface limitation in the Pescadero watershed by 3,234 for a total impervious surface area of 7,234 square feet (a reduction of 2,971 square feet of impervious surface area from the existing impervious surface area of 10,205 square feet), and Design Approval.

- e) On November 30, 2009, the applicant filed an application for an amendment to the approved project (PLN090231). The amendment requests to add a new 440 square foot second story and the reconfiguration of the floor plan at the kitchen and entry area.
- f) The property is located within the Pescadero watershed which limits the amount of structural coverage to 5,000 square feet and impervious surface coverage to 4,000 square feet. The amendment does not include an expansion of impervious surfaces; the proposed second story will be above the existing garage and the proposed reconfiguration will not add any square footage to the first story. Therefore, the project will not create an additional impact to the watershed.
- g) The original project (PLN070607) and Minor and Trivial Amendment (PLN090231) included approval for the removal of a 48-inch oak tree and the tree has been removed. However, submittal of proof of replanting has not occurred and therefore is carried over as a condition of approval prior to the final of building permits (see Condition No. 18).
- h) The project planner conducted a site inspection on November 13, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- i) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on January 7, 2010. The LUAC unanimously recommended approval of the project without any comments or additional recommendations to the Zoning Administrator.
- j) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090369.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Archaeological Resources. The technical reports by an outside consultant recommended mitigations measures prior to construction (see Finding No. 5) but indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- *“Preliminary Archaeological Reconnaissance” (LIB080141) prepared by Archaeological Consulting, Salinas, CA, October 9, 2007).*
- *“Archaeological Testing Results” (LIB080142) prepared by Archaeological Consulting, Salinas, CA, February 22, 2008).*
- c) Staff conducted a site inspection on November 13, 2009 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090369.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by Pebble Beach Community Services District, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. Cal Am is the water purveyor and Pebble Beach Community Services District is the sewer purveyor for the single family dwelling. The proposed amendment will not affect either service.
 - c) Preceding findings and supporting evidence for PLN090369.

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.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on November 13, 2009 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090369.

5. **FINDING:** **CEQA (Addendum):** An Addendum to a previously adopted Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that

would require major revisions to the adopted MND.

- EVIDENCE:**
- a) An MND for the Combined Development Permit (PB Cypress, LLC) was prepared and certified by the Zoning Administrator on November 13, 2008 (Resolution 070607)
 - b) An Addendum to the original Combined Development Permit (PB Cypress, LLC PLN070607) project MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
 - c) The Addendum attached as **Exhibit F** to the February 11, 2010, Staff Report to the Zoning Administrator reflects the County's independent judgment and analysis.
 - d) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND. The proposed project is an amendment to a previously approved project and does not require changes to mitigations nor does it require further mitigation for the project proposed. The reconfiguration of the floor plan at the southwest portion on the property was not included within the original environmental analysis. However, the MND required archaeological monitoring during all construction which could potentially alter the soil within the boundaries of the archaeological site as mitigation. The proposed construction for the reconfiguration will not require further mitigation. The MND identified that the original Combined Development Permit will have a less than significant impact on aesthetics. The proposed 440 square foot new second story will not further impact the aesthetic resources and will not require mitigation. Existing vegetation on the property will provide natural screening and the surrounding residences are of similar scale, allowing the project to blend in with the character of the neighborhood. In addition, the proposed project will be under the required height limit of 30 feet.
 - e) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. No additional reports were required nor did the application contain new information of substantial importance.

5. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4c of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 15 the Recreational Facilities Map and Figure 16, the Shoreline Access Map in the Del Monte Forest 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) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090369.
- e) The project planner conducted a site inspection on November 13, 2009.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

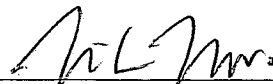
- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance (Board of Supervisors).
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by to the California Coastal Commission because the approval is subject to conditional uses.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Consider the Adopted Mitigated Negative Declaration and Addendum; and
- B. Approve the Amendment (PLN090369) to the Combined Development Permit (PLN090231) consisting of: 1) Coastal Administrative Permit to allow the partial demolition and major remodel of an existing 4,481 square foot one-story single family dwelling that includes a 489 square foot addition and reconfiguration of the kitchen and entry area resulting in a 4,970 square foot one-story single family dwelling and associated grading (less than 100 cubic yards); 2) Coastal Development Permit to allow a new 440 square foot second story exercise room above the garage, 3) a Coastal Development Permit to allow the removal of one 48-inch oak tree; 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) a Variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero watershed area by 3,234 square feet, for a total impervious surface area of 7,234 square feet (a reduction of 2,971 square feet of impervious surface area from the existing impervious surface area of 10,205 square feet); and 6) Design approval; in general conformance with the attached sketch and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of February, 2010 by:



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON FEB 23 2010

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MAR 05 2010**

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

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

RESOLUTION 10-011 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: PB Cypress, LLC

File No: PLN090369

APNs: 008-455-007-000

Approved by: Zoning Administrator

Date: February 11, 2010

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Amendment (PLN090369) to the Combined Development Permit (PLN090231) consisting of: 1) Coastal Administrative Permit to allow the partial demolition and major remodel of an existing 4,481 square foot one-story single family dwelling that includes a 489 square foot addition and reconfiguration of the kitchen and entry area resulting in a 4,970 square foot one-story single family dwelling and associated grading (less than 100 cubic yards); 2) Coastal Development Permit to allow a new 440 square foot second story exercise room above the garage, 3) a Coastal Development Permit to allow the removal of one 48-inch oak tree; 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) a Variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero watershed area by 3,234 square feet, for a total impervious surface area of 7,234 square feet (a reduction of 2,971 square feet of impervious surface area from the existing impervious surface area of 10,205 square feet); and 6) Design approval. The property is located at 1476 Cypress Drive, Pebble Beach (Assessor's</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.</p> <p>To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		Parcel Number 008-455-007-000), 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. 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. (RMA-Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-011) was approved by the Zoning Administrator for Assessor's Parcel Number 008-455-007-000 on February 11, 2010. The permit was granted subject to 32 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on February 11, 2013 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
Pebble Beach Community Services District						
4.		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	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	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. (Pebble Beach Community Services District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
5.		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. (Pebble Beach Community Services District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
6.		FIRE030 – FIRE ALARM SYSTEM (NON-STANDARD) All buildings and structures shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. The system will be addressable by zones. A fully automatic alarm system will be installed in lieu of a single station alarm system. (Pebble Beach Community Services District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
Conditions Carried over from PLN090231						
7.	5	PD003(B) – CULTURAL RESOURCES – POSITIVE ARCHAEOLOGICAL REPORT If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken: There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: - The coroner of the county in which the remains are	The applicant shall submit the contracts with a Registered Professional Archeologist and a Registered Professional Anthropologist to the Director of the RMA – Planning Department for approval.	Owner/ Applicant per archaeologist or anthropologist	Prior to the issuance of grading or building permits.	
			The requirements of this condition shall be included as a note on all grading and building plans, on the Subdivision	Owner/ Applicant	Prior to the issuance of	

<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>
		<p>discovered must be contacted to determine that no investigation of the cause of death is required, and If the coroner determines the remains to be Native American:</p> <ul style="list-style-type: none"> - The coroner shall contact the Native American Heritage Commission and the RMA – Planning Department within 24 hours. - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent. - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or - Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property <p>in a location not subject to further subsurface disturbance:</p> <ol style="list-style-type: none"> 1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission. 2. The descendent identified fails to make a recommendation; or 3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage 	<p>Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final map.</p>		<p>grading or building permits</p>	

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		Commission fails to provide measures acceptable to the landowner. (RMA - Planning Department)				
8.		PD004 - INDEMNIFICATION AGREEMENT 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. (RMA - Planning Department)	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	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	CLEARED Ind. Agreement was Recorded on June 4, 2009 Doc. # 2009034844
9.		PD005 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code § 753.5, State	The applicant shall submit a check, payable to the County of Monterey, to	Owner/ Applicant	Within 5 working	CLEARED Filed on Dec. 18,

<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>
		Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)	the Director of the RMA - Planning Department. If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.		days of project approval.	2008 Document # 2008-0167 Fees paid On Dec. 18, 2008
10.		PD006 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (RMA - Planning Department)	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first.	
11.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	

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12.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
13.	2	PD011 – TREE AND ROOT PROTECTION 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, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	

<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>
		potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
14.		PD014(B) – LIGHTING – EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/ RIDGELINE DEVELOPMENT) All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. 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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	

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15.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical report prepared by Tharp & Associates, Inc, dated February 2008 (Library Number LIB080144), Biological report prepared by Vern Yadon, dated October 8, 2007 (Library Number LIB080143), and Forest Management Plan prepared by Maureen Hamb, dated February 8, 2008 (Library Number LIB080147), have been prepared for this parcel and are on record in the Monterey County RMA - Planning Department. All development shall be in accordance with these reports." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
16.		PD043 – GRADING PERMITS REQUIRED A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. (RMA – Planning Department and Building Services Department)	If applicable, apply and receive the appropriate grading permit from Monterey County RMA – Building Services Department.	Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits	
17.	6	PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439) In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards: 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition	Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.	Contractor/ Owner/ Applicant	Prior to the issuance of a demolition permit	CLEARED Demo Permit applied for BP091218
			Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.	Contractor /Owner/ Applicant/ Air District	During demolition	

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		activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. All Air District standards shall be enforced by the Air District. (RMA – Planning Department)				
18.	1	PDSP001 – TREE REPLACEMENT (NON-STANDARD) The coast live oak tree that would be removed as a result of the project shall be replaced at a minimum 2:1 ratio. Replacement plantings shall be from locally-collected coast live oak seed stock and shall be shown on landscaping plans. A landscape contractor shall be retained to monitor the acquisition and installation of all coast live oak trees to be replaced on the property. (RMA – Planning Department)	Prior to final building or grading inspection, the coast live oak tree shall be replaced at a minimum 2:1 ratio. The landscape contractor shall monitor the acquisition and installation of replacement trees. The applicant shall submit proof of replacement plantings (e.g. photos of replacement trees in place) to the Monterey County RMA – Planning Department.	Owner/ Applicant/ Landscape Contractor	Prior to final building or grading inspection	
19.	3	PDSP002 – PRECONSTRUCTION SURVEY FOR NESTING BIRDS (NON-STANDARD) The following mitigation is required in order minimize potentially adverse impacts to native resident special status nesting avian species: <ul style="list-style-type: none">• A pre-construction survey for special status nesting avian species (and other species protected under the Migratory Bird Act) shall be conducted by a qualified biologist at least two weeks prior to tree removal or initiation of construction activities that occur during the nesting/breeding season of native bird species (March 1 through August 15).• If nesting birds are not found, no further action would be necessary.• If a nesting bird or an active nest is found, construction within 200 feet of the nest site, or an appropriate construction buffer established in consultation with the CDFG, should be postponed until after the bird has fledged (or the nest appears to be inactive). (RMA – Planning Department)	At least two weeks prior to tree removal or initiation of construction activities that occur during the nesting/breeding season of native bird species (March 1 through August 15), a qualified biologist shall be retained to conduct nesting bird surveys and establish adequate protection fencing limits if necessary. Proof and results of the survey shall be submitted to the RMA – Planning Department for review and approval.	Owner/ Applicant/ Biologist	At least two weeks prior to tree removal or construction activities and as stated in the condition.	

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20.	4	PDSP003 – NATIVE LANDSCAPING (NON-STANDARD) A Landscape Plan shall be prepared for the proposed project which eliminates the large expanses of the watered lawn and includes native coastal bluff vegetation along the ocean frontage. The maximum amount of lawn area is 20% of the planted area with a maximum of 1,500 square feet. The Landscape Plan shall also include the proposed tree replacement planting locations and removal of the following invasive species currently located on the property: blackwood acacias (<i>Acacia melanoxylon</i>), yellow wattle acacias (<i>Acacia longifolia</i>), ice plant (<i>Carpobrotus edulis</i>), and kikuyu grass (<i>Pennisetum clandestinum</i>). (RMA – Planning Department)	The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			Prior to occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to 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	On-going	
21.	7	PDSP004 – LEAD PAINT DISPOSAL (NON-STANDARD) If, during demolition of the existing on-site residence, paint is separated from the building material (e.g. chemically or physically), the paint waste shall be evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and	Should paint be separated from building materials during demolition, the applicant shall retain a qualified hazardous materials inspector to determine its proper management.	Owner/ Applicant/ Contractor	Prior to removal and disposal of materials containing lead based paints.	

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		disposed in accordance with local, state and federal regulations. According to the Department of Toxic Substances Control (DTSC), if paint is not removed from the building material during demolition (and is not chipping or peeling), the material can be disposed of as construction debris (a non-hazardous waste). The landfill operator shall be contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead-based paint materials. The disposal of demolition debris shall comply with any such requirements. (RMA – Planning Department and Environmental Health Division)	Evidence demonstrating compliance with this condition shall be submitted to the Director of Planning and the Director of Environmental Health for review and approval prior to final building inspection (demolition permit)	Owner/ Applicant/ Contractor/ Hazardous materials inspector	Prior to final inspection of the demolition permit	
22.		PDSP005 – MAINTAINENCE EASEMENT (NON-STANDARD) A maintenance easement shall be conveyed to the subject property (APN: 008-455-007-000) over those portions of the property where improvements such as the driveway encroach on the neighboring property (APN: 008-455-008-000). The easement shall correspond with the approved plans (PLN070607). An easement deed shall be submitted to, reviewed and approved by, the Director of the RMA - Planning Department prior to issuance of grading and building permits. (RMA – Planning Department)	Submit the maintenance easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Certified Professional	Prior to issuance of grading and building permits	
			Record the deed and map showing the approved maintenance easement. Submit a copy of the recorded deed and map to the RMA – Planning Department.	Owner/ Applicant	Prior to final building or grading inspection or commencement use	
Water Resources Agency						
23.		WR1 - DRAINAGE PLAN 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. 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	

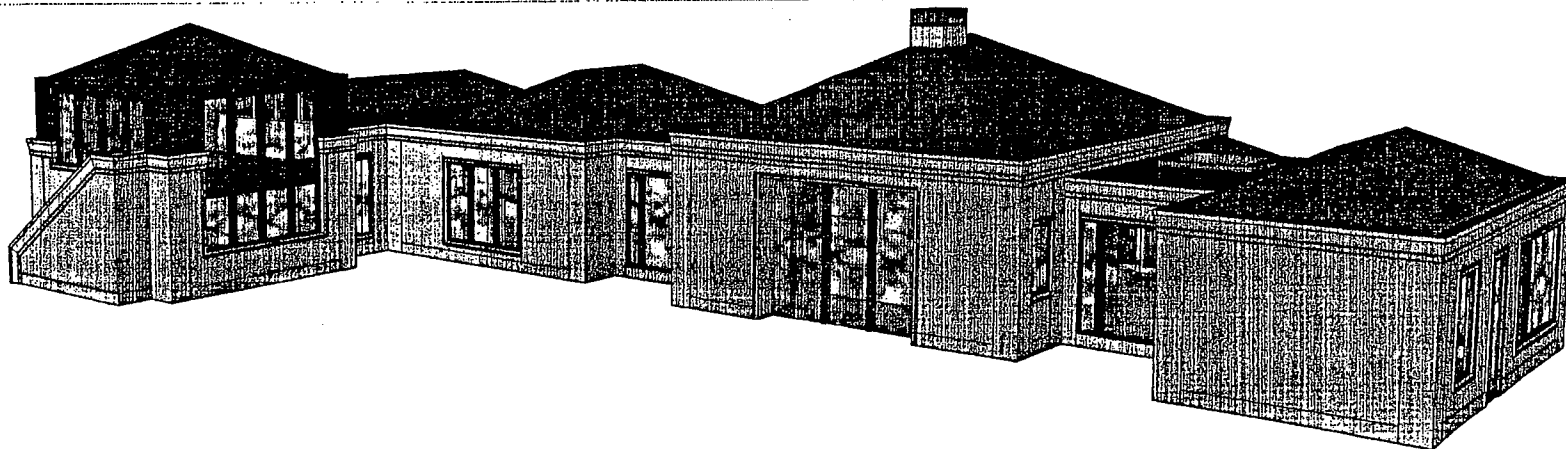
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
24.		<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	
25.		<p>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)</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
Fire Agency – Pebble Beach Community Services						
26.		<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</p>	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.	

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		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. (Pebble Beach Community Services District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
27.		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. (Pebble Beach Community Services 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	
28.		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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

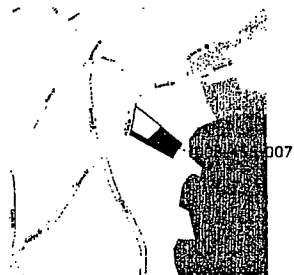
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>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. (Pebble Beach Community Services District)</p>				
29.		<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. (Pebble Beach Community Services 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>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	

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30.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Pebble Beach Community Services District)	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	
31.		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. (Pebble Beach Community Services 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	
32.		FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Pebble Beach Community Services District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS



VICINITY MAPS



CONSULTANTS

CONTRACTOR

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21 B MANDEVILLE COURT
MONTEREY, CALIFORNIA 93940
TEL: (831) 375-1890
FAX: (831) 375-1480
stocker@stockerallaire.com

LANDSCAPE ARCHITECT

BERNARD TRAINOR & ASSOCIATES
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PACIFIC GROVE, CALIFORNIA 90950
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FAX: (831) 855-3422
bernard@bernardtrainor.com

SOILS ENGINEER

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118 EAST LAKE AVENUE
WATSONVILLE, CALIFORNIA 95078
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FAX: (831) 722-3202

ARBORIST

MAUREEN HAMB
840 ALVARO AVENUE SUITE C #319
SANTA CRUZ, CALIFORNIA 95060
TEL: (831) 420-1287
FAX: (831) 420-1251
maureenah@stockerallaire.com

SHEET INDEX

- 1 COVER SHEET
- 2 OMITTED
- 3 PROPOSED SITE PLAN
- 4 APPROVED FLOOR PLAN AND STRUCTURAL COVERAGE
- 5 PROPOSED FLOOR PLAN DIMENSIONED AND STRUCTURAL COVERAGE
- 6 PROPOSED FLOOR PLAN 1/4" = 1'
- 7 EXTERIOR ELEVATIONS
- 8 EXTERIOR ELEVATIONS
- 9 ROOF PLAN

PROJECT DATA

AP#	008-455-007
PROJECT LOCATION	1476 CYPRESS DRIVE PEBBLE BEACH, CA 93953
OWNER	MARGE AND JERRY BURNETT 1476 CYPRESS DRIVE PEBBLE BEACH, CA 93953
ZONING	LDR / 1.5
LOT SIZE	51,348 SQ FT (1.18 ACRES)
MAXIMUM BUILDING COVERAGE	5,000 SQ FT
MAXIMUM IMPERVIOUS COVERAGE	4,000 SQ FT
MAXIMUM FLOOR AREA RATIO (SQ FT)	17.5% (8,988)
FRONT SETBACK	30 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
BUILDING HEIGHT LIMIT	30 FT
CONSTRUCTION SYSTEM	TYPE V - B; W/ SPRINKLER
OCCUPANCY	R 3 - SINGLE FAMILY
RESIDENTIAL	
EXISTING RESIDENCE	4,481 SQ FT
EXISTING IMPERVIOUS COVERAGE	10,205 SQ FT
* EXISTING FLOOR AREA TO BE REMOVED	3,500 SQ FT
PROPOSED ADDITIONAL FLOOR AREA	4,296 SQ FT
TOTAL PROPOSED FLOOR AREA	5,410 SQ FT
FLOOR AREA RATIO	10.5%
PROPOSED STRUCTURAL SITE COVERAGE	4,070 SQ FT
PROPOSED IMPERVIOUS COVERAGE	2,810 SQ FT
IMPERVIOUS COVERAGE REQUIRED BY FIRE DEPARTMENT (VARIANCE)	4,424 SQ FT
TOTAL IMPERVIOUS COVERAGE	7,234 SQ FT

PROJECT DESCRIPTION

THIS IS A REVISION TO PLAN 902321 AND BPO91219. THE FLOOR PLAN HAS CHANGED BUT DOES NOT INCREASE OR DECREASE THE SQUARE FOOTAGE OF THE BUILDING COVERAGE OR THE SITE COVERAGE. THERE IS AN ADDITION OF A SECOND STORY EXERCISE ROOM OVER THE GARAGE.

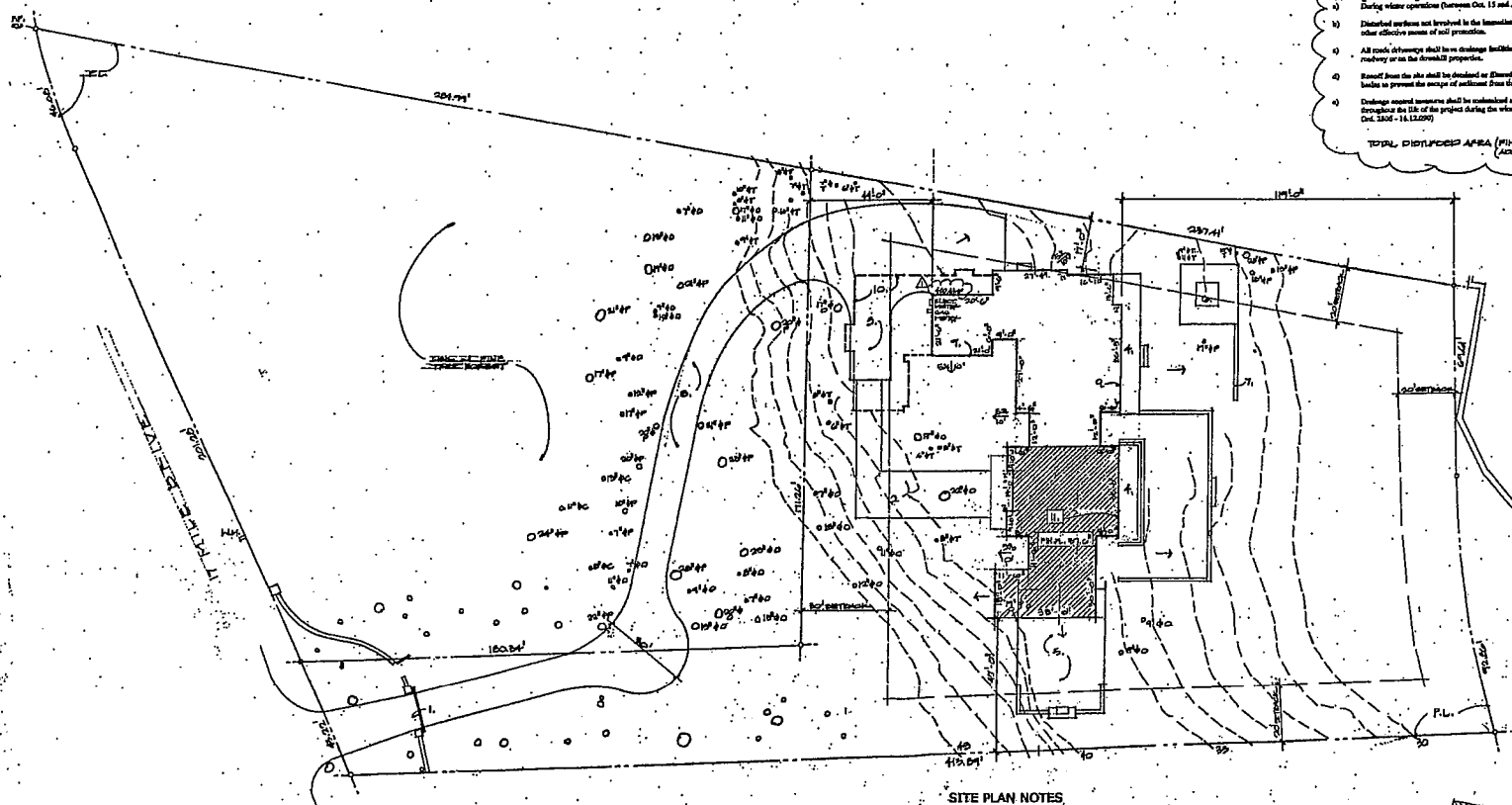
EXTERIOR MATERIALS WILL BE PLASTER WALLS, ZINC STANDING SEAM ROOF AND ZINC COLORED ALUMINUM CLAD WINDOWS AS PREVIOUSLY APPROVED.

LESS THAN 100 CU YARDS OF GRADING WILL BE REQUIRED. FINISH GRADING ONLY.

DRIVEWAY MODIFICATIONS WILL BE MINIMAL AND AS PREVIOUSLY APPROVED.

THE 48 INCH OAK TREE, PREVIOUSLY APPROVED FOR REMOVAL, HAS BEEN REMOVED.

* THIS INCLUDES PARTIAL DEMOLITION OF AN EXISTING SF STRUCTURE.



Grading and Drainage Notes:

- 1) During winter operations (between Oct. 15 and April 15), the following measures must be taken:
 - a) Disturbed surfaces not involved in the immediate operations must be protected by mulching under other effective means of soil protection.
 - b) All rock driveways shall have drainage facilities sufficient to prevent erosion on or adjacent to the roadway or on the driveway property.
 - c) Runoff from the site shall be directed or filtered by basins, vegetated filter strips, and/or sand beds to prevent the receipt of sediment from the site.
 - d) Drainage control measures shall be established and in place at the end of each day and continuously throughout the life of the project during the winter operations. (Mandatory County Grading/Drainage Ord. 1806 - 14.12.09)

TOTAL DISTURBED AREA (MINOR GRADING) COVERED BY MULCH (LAWN) - 2.1 ACRES

SITE PLAN 1" = 20'-0"

- SITE PLAN NOTES**
1. Automobile gate and pedestrian gate with flanking stone wall.
 2. Dry set stone path.
 3. Guest parking.
 4. Terrace.
 5. Kitchen garden.
 6. Spa.
 7. 30" retaining wall.
 8. 12' wide exposed aggregate driveway.
 9. Existing footprint.
 10. Existing footprint to be removed.
 11. Proposed addition.

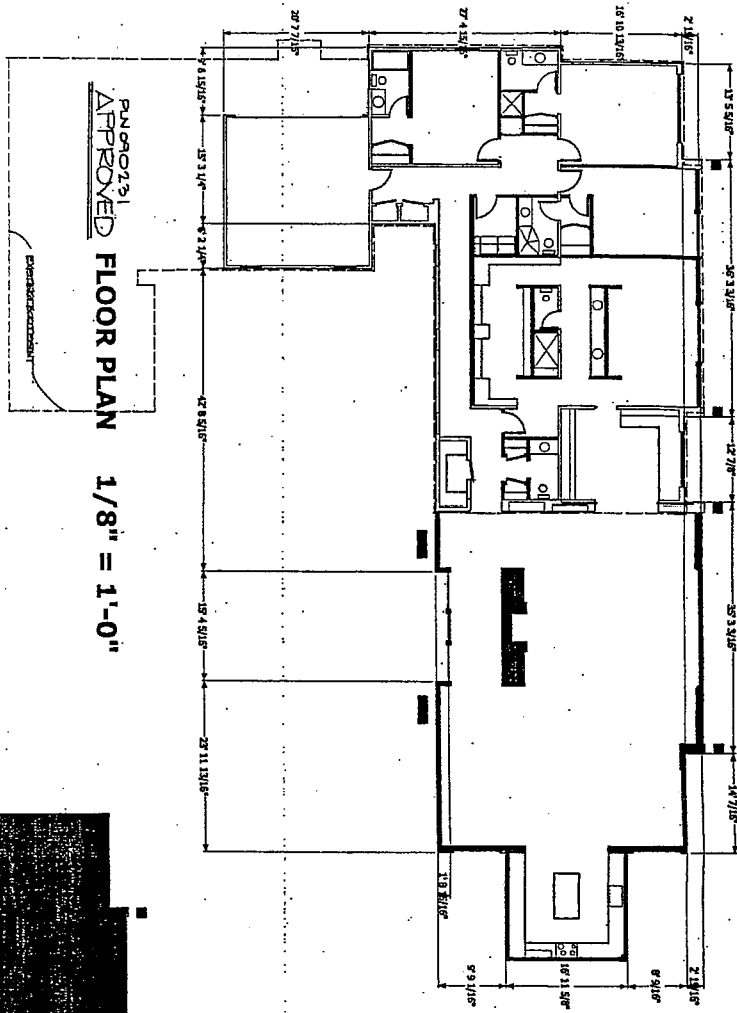
NOTE: SEE LANDSCAPE PLAN FOR FINISH GRADES.

NOTE: GRADE SHALL
 DROPE AWAY FROM STRUCTURE AT A MIN. OF 5% FOR 10' OF MEASURED PERPENDICULAR TO THE FACE OF THE WALL

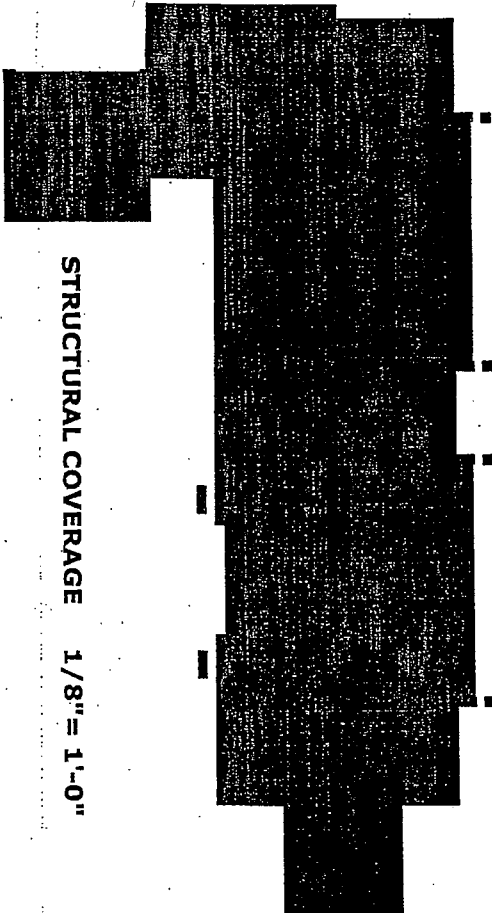
NOTE: PRIOR TO THE START OF CONSTRUCTION THE OWNER/ARCHITECT SHALL PROVIDE THE LOCATION OF A STATE OF CALIFORNIA LICENSED SURVEYOR OR CIVIL ENGINEER FOR FINISH GRADES. PRIOR TO ANY GRADING THAT SHALL BE USED TO STRAIGHTEN INDICATED ELEMENTS ON SUBMITTED PLANS, I SHALL REMAIN IN PLACE UNDISTURBED.

PROPOSED DRIVEWAY

PROPOSED ADDITION



APPROVED FLOOR PLAN 1/8" = 1'-0"



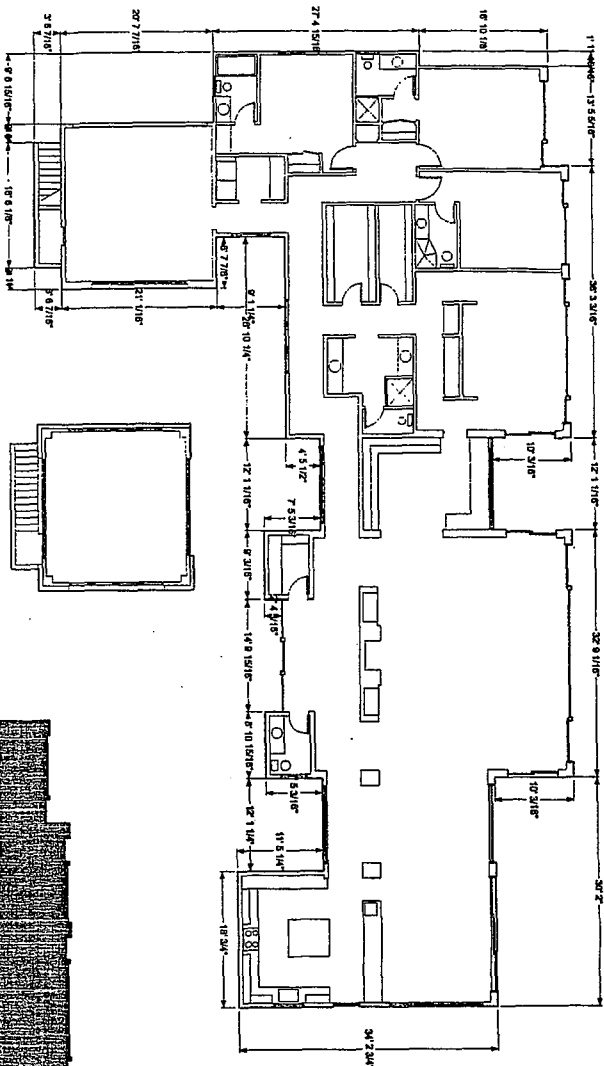
STRUCTURAL COVERAGE 1/8" = 1'-0"

Burnett Residence
 1476 Cypress Drive
 Pebble Beach, CA

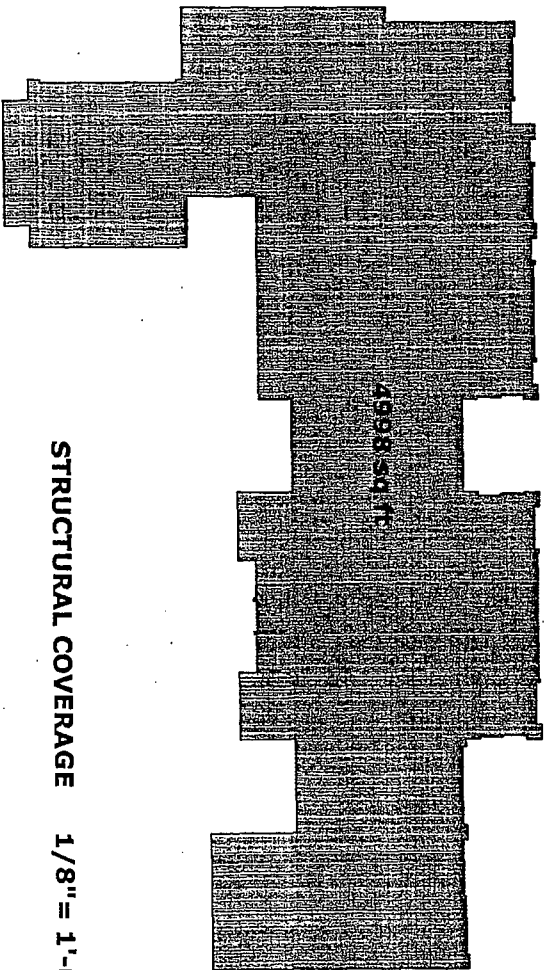
APPROVED PLAN 090231
 DIMENSIONED FLOOR PLAN
 JULY 1 2009 scale as noted

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 851.376.1840 Fax 831.376.1480



PROPOSED FLOOR PLAN 1/8" = 1'-0"



STRUCTURAL COVERAGE 1/8" = 1'-0"

Burnett Residence
1476 Cypress Drive
Pebble Beach, CA

Dimensioned Floor Plan

OCTOBER 15 2009 SCALE AS NOTED

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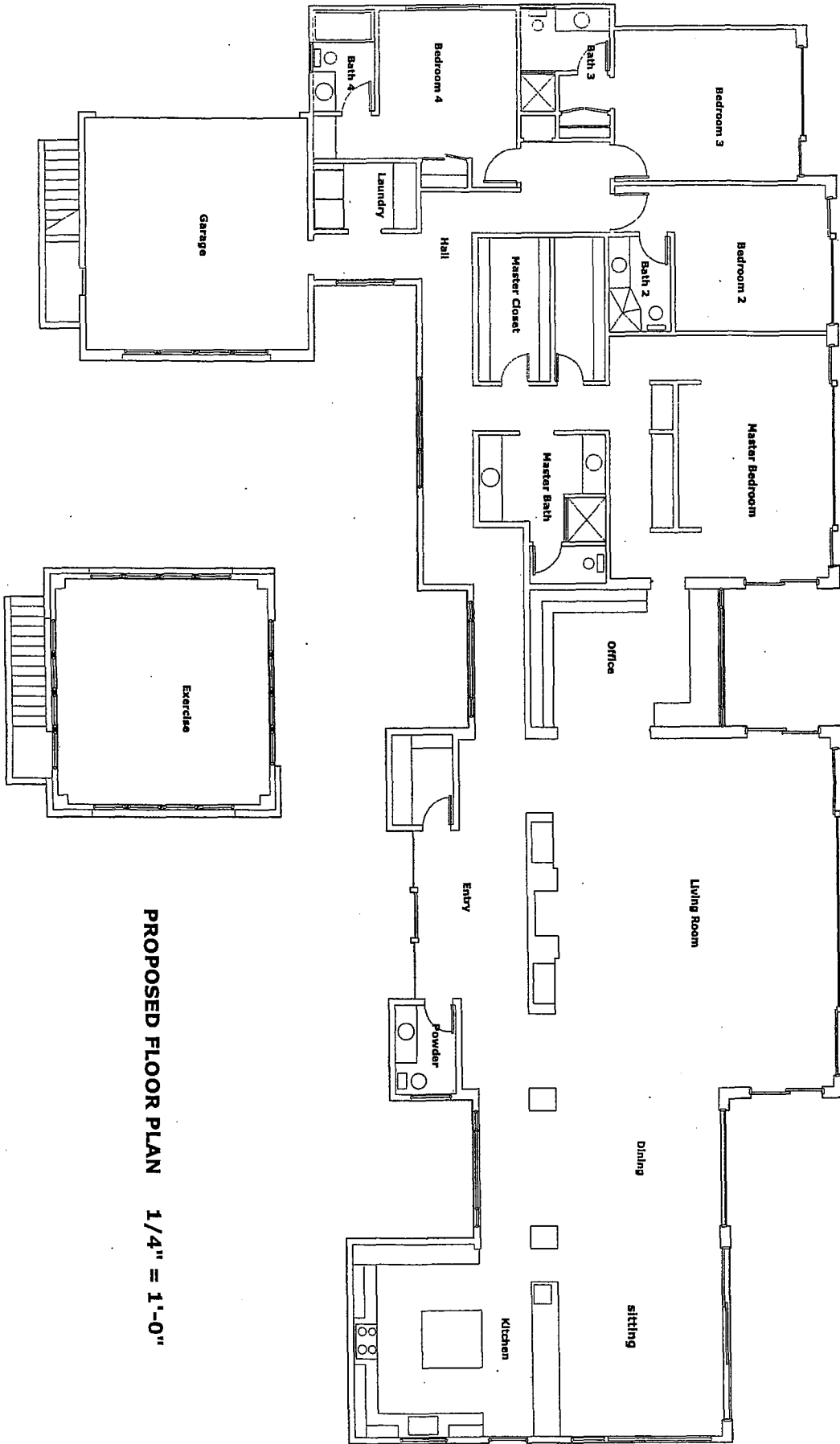
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Stocker & Allaire
General Contractors, Inc.

21 Mandeville Court Monterey, CA 93940

631.375.1890 Fax 831.375.1480

LI: # 504787



PROPOSED FLOOR PLAN 1/4" = 1'-0"

**Burnett Residence
1476 Cypress Drive
Pebble Beach, CA**

Proposed Floor plan

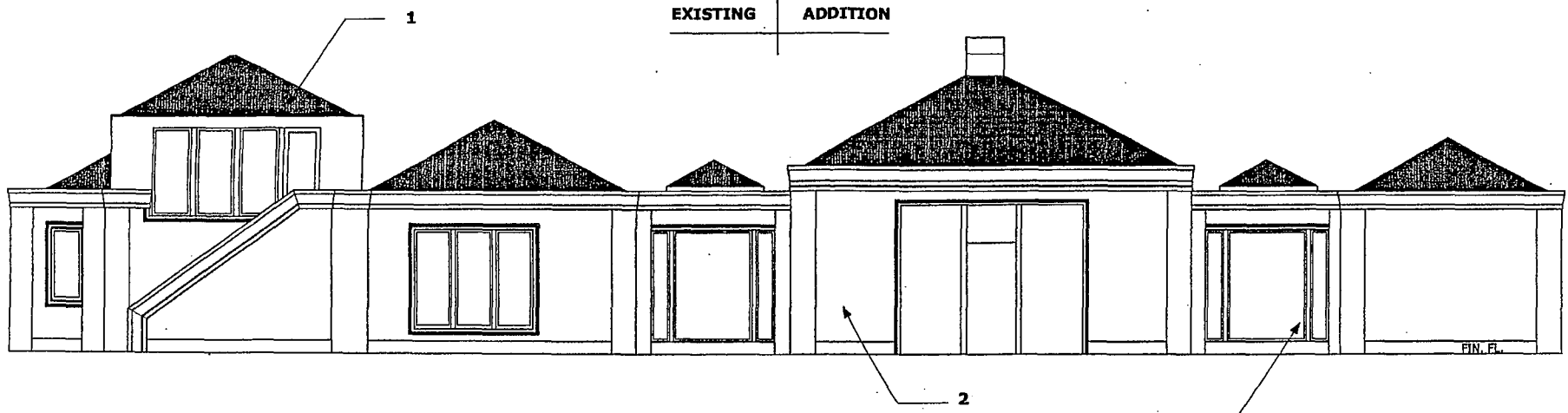
OCTOBER 15 2009 SCALE AS NOTED

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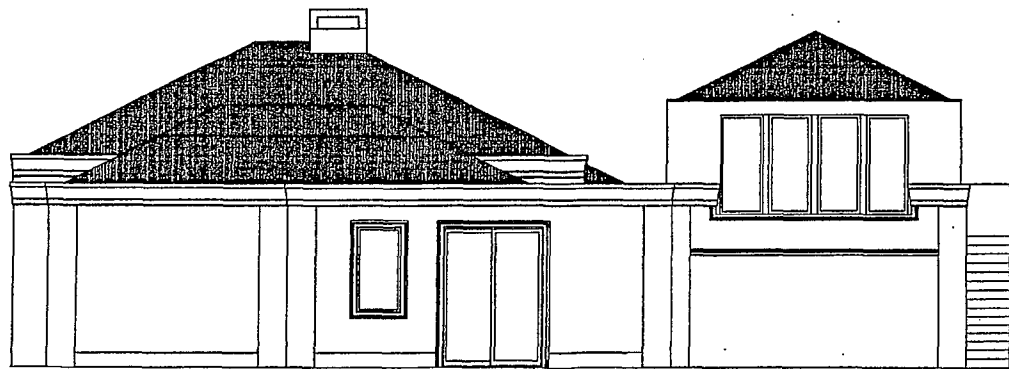
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General Contractors, Inc. LLC # 500797

21 Mardeville Court Monterey, CA 93940

831.375.1890 Fax 831.375.1480



NORTH 1/4" = 1'-0"



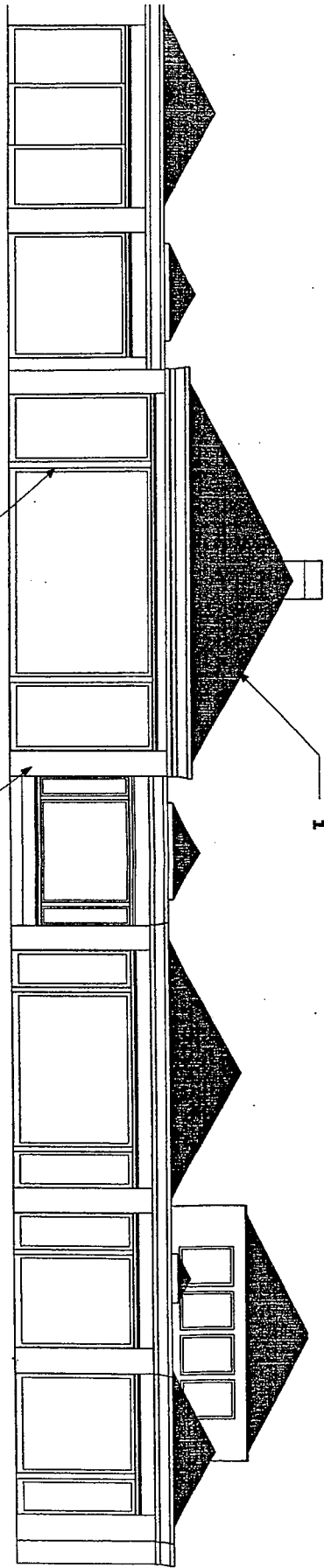
EAST 1/4" = 1'-0"

EXTERIOR FINISH NOTES

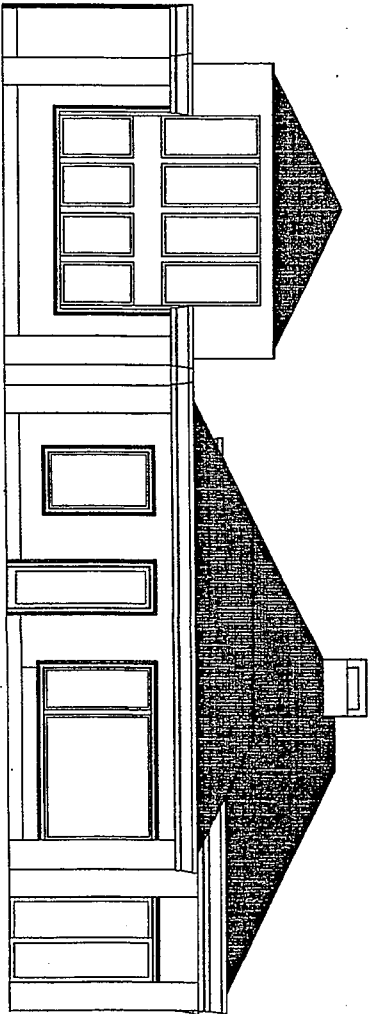
- 1 ZINC STANDING SEAM ROOF
- 2 INTEGRAL COLOR PLASTER W/ ZINC EXPANSION JOINTS
- 3 ALUMINUM CLAD, ZINC COLORED WINDOWS TO MATCH ROOF

EXTERIOR PLASTER/STUCCO:

1. WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN CBC 1404.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. (CBC 2510.6)
2. PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3-COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH. (CBC 2512.1)
3. A MINIMUM 26 GA GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH:
 - a. A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
 - b. THE SCREED SHALL BE PLACED A MINIMUM OF 4 IN. ABOVE EARTH OR 2 IN. ABOVE PAVED AREA. (CBC 2512.12)



SOUTH 1/4" = 1'-0"



WEST 1/4" = 1'-0"

EXTERIOR FINISH NOTES

- 1 ZINC STANDING SEAM ROOF
- 2 BRITGOL COLOR PLASTER W/ ZINC EMPEROR JOINTS
- 3 ALUMINUM CLAD ZINC COLORED WINDOWS TO MATCH ROOF

Burnett Residence
 1476 Cypress Drive
 Pebble Beach, CA

Exterior Elevations

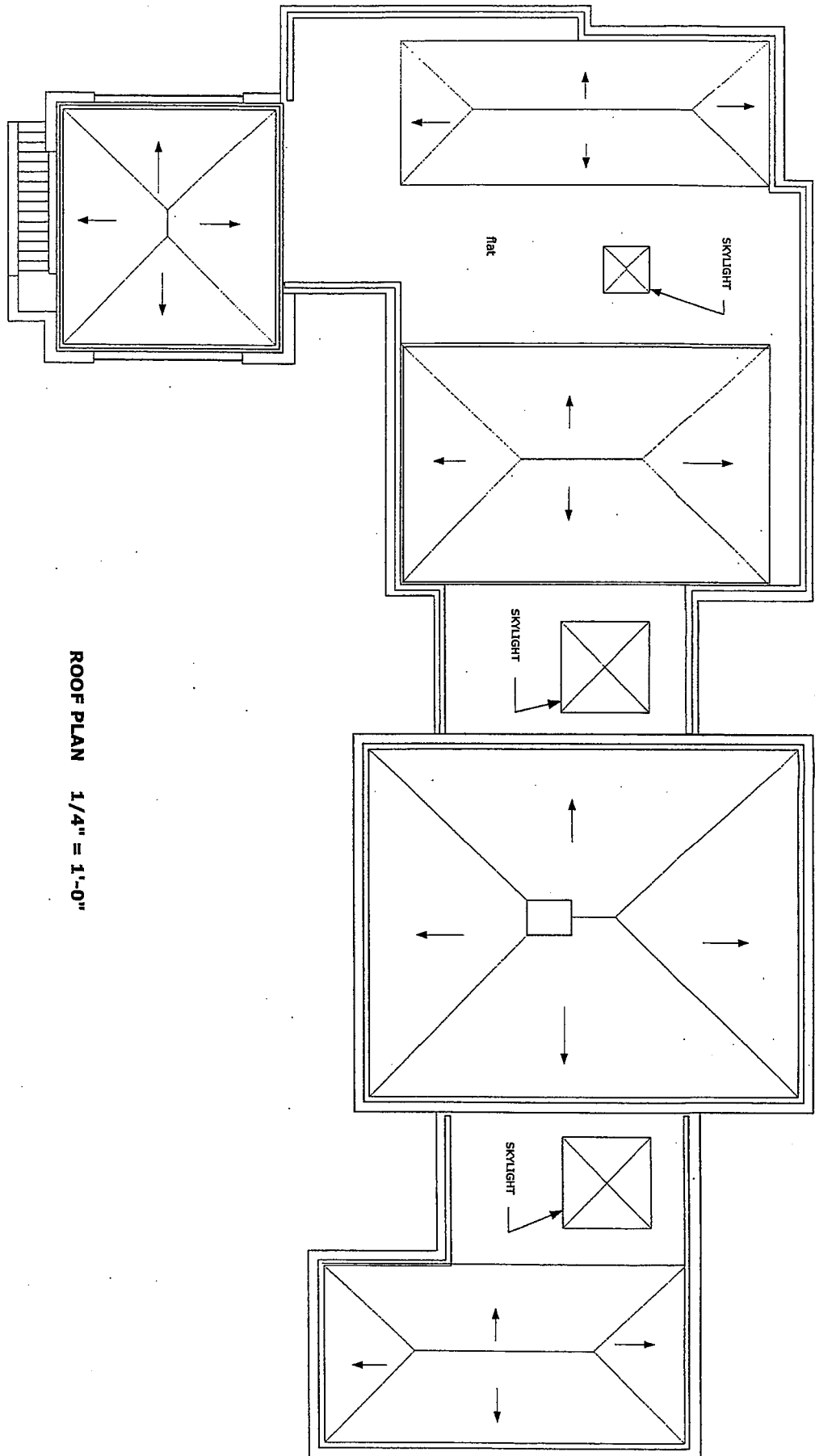
Oct 15, 2009 SCALE AS NOTED

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ROOF PLAN 1/4" = 1'-0"

<p>Burnett Residence 1476 Cypress Drive Pebble Beach, CA</p>	<p>Roof Plan</p> <p>OCT. 15, 2009 1/4" = 1'-0"</p>	<p>Page 9 of 9</p>	<p>Stocker & Allaire <small>General Contractors, Inc. Lic. # 504797</small></p> <p><small>21 Mendocino Court Monterey, CA 93940 831.376.1800 Fax 831.375.1480</small></p>
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DEL MONTE FOREST



APPLICANT: PB CYPRESS LLC

APN: 008-455-007-000

FILE # PLN090369

 300' Limit  2500' Limit  City Limits  Water

