

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

In the matter of the application of:

JAMES ANDERSON TR (PLN100072)

RESOLUTION NO. 10-032

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically exempting the project from environmental review pursuant to Section 15303 and 15304 of the CEQA Guidelines; and
- 2) Approving the Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a single story 2,653 square foot single family dwelling with an attached 640 square foot garage and grading (86 cubic yards of cut and 80 cubic yards of fill); and 2) a Coastal Development Permit to allow the removal of 18 Monterey Pine trees consisting of: one 7-inch, two 8-inch, one 9-inch, one 10-inch, four 12-inch, four 18-inch, one 24-inch landmark, two 30-inch landmark, and two 36-inch landmark. Materials and colors to consist of light green stucco, white trim, color-blended slate roofing, color-blended stone veneer, and copper gutters and downspouts.

(PLN100072, Anderson, 4088 Sunset Lane, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-121-005-000))

The Anderson application (PLN100072) came on for public hearing before the Monterey County Zoning Administrator on August 12, 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,
 - Monterey County Zoning Ordinance (Title 20)

No conflicts were found to exist. Communications were received during the course of review of the project, however, inconsistencies with the text, policies, and regulations in these documents were indicating (see subsequent Evidence f).

- b) The property is located at 4088 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-121-005-000, Del Monte Forest Land Use Plan. The parcel is zoned MDR/D(CZ) or Medium Density Residential with a Design Control Overlay District, Coastal Zone, which allows for single family dwellings and accessory structures appurtenant to a principal use. Therefore, the proposed project is an allowed land use for this site.
- c) The subject property is located within a Design Control District. Materials and colors for the proposed single family dwelling and attached garage include light green stucco, white trim, color-blended slate roofing, color-blended stone veneer, and copper gutters and downspouts. This is consistent with Del Monte Forest Land Plan Reference Policy No. 56 and Section 20.147.070.C.2 of the Del Monte Forest Coastal Implementation Plan, which requires structures to be subordinate to and blend into the environment using appropriate construction and landscaping materials.
- d) The project planner conducted a site inspection on March 18, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The subject property is a vacant lot located within a well-established neighborhood. Vegetation on the site is considered to be heavily forested with Monterey pine and Acacia understory. Due to the dense vegetation on the site, tree removal will be required in order to construct the single family dwelling and attached garage. Pursuant to Section 20.147.050.A.1 of the Del Monte Forest Coastal Implementation Plan, a Coastal Development Permit is required for the proposed tree removal. In accordance with this section, the Combined Development Permit includes a Coastal Development Permit to allow the removal of 18 Monterey pine trees. (Further discussion on tree removal can be found in Finding No. 8.)
- f) A neighboring property owner had concerns regarding the overall height of the proposed single family dwelling and the potential hazard of two trees on the property, which would be created by the cutting of roots required by foundation footings. Original drawings submitted by applicant indicated that the single family dwelling would be over the maximum height limit allowed by the zoning district. The applicant has submitted subsequent plans showing compliance with the height limit, and a condition has been incorporated to ensure that construction complies with this regulation. Trees No. 534 and 537, delineated in the Tree Resource Assessment and Management Plan (see Finding No. 2, Evidence b) which were concerns by the neighboring property owner were not found to be impacted by the proposed development. Although there are standards for the size of critical root zones, it is unclear of actual size of the tree's roots systems until excavation for the foundation occurs. Therefore, a condition has been incorporated to ensure tree protection measures.
- g) The California Department of Fish and Game Natural Diversity Data Base records indicate that five sensitive plant species are known to occur less than one half mile from the subject property. These species

include: Sandmat manzanita, Yadon's rein orchid, Hickman's onion, and Monterey clover. Therefore, pursuant to Policy No. 17 of the Del Monte Forest Land Use Plan and Section 20.147.040.A.2.b of the Del Monte Forest Coastal Implementation Plan a biological survey shall be conducted to determine the presence of rare, endangered, or unique plant, and if necessary, develop appropriate mitigation. A Biological Report and Addendum were prepared for the project (Finding No. 2, Evidence b) in accordance with the Land Use Plan and Coastal Implementation Plan. Further discussion on the potential for environmentally sensitive habitat areas can be found in Finding No. 7.

- h) The Monterey County Geographic Information System (GIS) indicates that the subject property is located within 1/8 mile of an active or potentially active fault. Therefore, pursuant to Section 20.147.060.A.2 of the Del Monte Forest Coastal Implementation Plan, a Geological report shall be submitted to determine the geological characteristics of the site and identify potential geologic hazards pertaining to site development and improvement. A Geological and Geotechnical report, dated March 31, 2010 by Grice Engineering (see Finding No. 2, Evidence b) was submitted with the project application. (Further discussion on geological hazards can be found within Finding No. 3, Evidence c.)
- i) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on July 15, 2010. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the development project requires Design Approval by the Zoning Administrator. The Del Monte Forest LUAC recommended approval of the project, as proposed, with a vote of 5 to 0, with 2 members absent. No recommendations or conditions were suggested.
- 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 PLN100072.

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 Biological Resources, Forest Resources, and impacts caused by Geological Hazards. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these

reports and concurs with their conclusions. The project is consistent with the applicable biological, forest resources, and geological hazards of the Del Monte Forest Land Use Plan (see Finding Nos. 3, 7, and 8). The following reports have been prepared:

- *“Biological Survey” (LIB100099) prepared by Ed Mercurio, Salinas, Ca., March 20, 2010.*
 - *“Addendum to the Biological Survey (LIB100159) prepared Ed Mercurio, Salinas, Ca., May 9, 2010.*
 - *“Tree Assessment and Management Plan” (LIB100100) prepared by Frank Ono, Pacific Grove, Ca., March 18, 2010.*
 - *“Geotechnical and Geological Hazards Report” (LIB100101) prepared by Grice Engineering, Inc., Salinas, Ca., March 31, 2010.*
- c) Staff conducted a site inspection on March 18, 2010 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 PLN100072.

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 RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Division, Water Resources Agency, and the California Coastal Commission. 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 will be provided. The subject property is a vacant legal lot of record and there has been no indication that the proposed project will create a substantial impact to the existing facilities for the area. California American Water will be the water purveyor for the proposed project and the Pebble Beach Community Services District will be the sewer purveyor.
- c) Due to the potential risk to health, life, and/or safety caused by potential geological hazards, a Geological report (see Finding No. 2, Evidence b) was submitted with the application materials. The report concluded that no fault traces are thought to directly cross the building site. The most active fault zone (Type A) closest to the subject property is the San Andreas Rift System, located 27.5 miles to the northeast and the nearest less active fault zone (Type C) is the Monterey Bay-Tularcitos Fault Zone, located approximately 2.5 miles to the northeast. In addition, three local faults are found close to the site, the Cypress Point Fault

(1.05 miles southwest), the Sylvan Thrust Fault (2.05 miles east-northeast) and the Hatton Fault hidden extension (500 to 1,000 feet southwest). Although these faults are considered potentially active and are within close proximity to the property, the geologist concludes that they are short and localized and the energy released will be considerably less than significant than any of the previously mentioned Type A or Type C faults. The intensity of ground shaking (the soil columns response to seismic energy transmission) is influenced by local soil conditions. Therefore, the geologist recommends that the proposed structures be designed and built in accordance with the requirements of the Uniform Building Code's current edition, Seismic Zone IV. In order for the applicant to comply with this recommendation, a condition has been incorporated. No hazards caused by surface rupture, ground failure, liquefaction, lurch cracking and lateral spreading, landslides and slope stability, differential compaction, tsunamis and seiches, inundation due to dam failures, or inundation due to storm flooding were identified.

d) Preceding findings and supporting evidence for PLN100072.

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 March 18, 2010 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 PLN100072.

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

EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines Section 15303 and 15304, categorically exempts the construction of single family dwellings and minor alterations to land.
b) The proposed project includes the construction of a 2,653 square foot single family dwelling with an attached 640 square foot garage and associated grading (less than 100 cubic yards of cut and less than 100 cubic yards of fill) on slopes less than 10%. Although the project includes the removal of 18 Monterey pine trees, the removal will allow for a more healthy forest area and replacement will result in no net loss of trees on the site (see subsequent Finding No. 8).
c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 18, 2010.
d) Section 15300.2 of the CEQA Guidelines lists exceptions to the exemptions, were projects normally found to be exempt from CEQA

may require an environmental review. These exceptions include: project location, cumulative impact, significant effect, scenic highways, hazardous waste sites, or historical uses. The subject property is not located within an officially designated state scenic highway, it is not listed on the Cortese List (for hazardous materials sites) from the Department of Toxic Substances Control (DTSC), nor are there any historic resources located on the site. The subject property is one of the few remaining vacant lots in the area and project will result in residential uses within a well established neighborhood. Removal of the existing vegetation and the implementation of the restoration and landscaping plans (see Finding Nos. 7 and 8) will allow the current state of the subject property to improve and allow a healthier forest environment. Therefore, the project will not create a significant cumulative impact in the area.

e) See preceding and following findings and supporting evidence.

6. **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 Del Monte Forest 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 of 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 PLN100072.

e) The project planner conducted a site inspection on March 18, 2010.

7. **FINDING:** **ESHA** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

EVIDENCE: a) Figure 2, Environmentally Sensitive Habitat Areas (ESHA), of the Del Monte Forest Land Use Plan does not indicate that the subject property is located within 100 feet of ESHA. However, Monterey County Geographic Information Systems (GIS) indicates that there is a potential for biological resources located on the subject property. Therefore, pursuant to Policy No. 17 of the Del Monte Forest Land Use Plan and Section 20.147.040.A.2.b of the Del Monte Forest Coastal Implementation Plan a biological survey shall be conducted to determine the presence of rare, endangered, or unique plant, and if necessary developing appropriate mitigation. A biological survey,

dated March 20, 2010, and Addendum, dated May 9, 2010, was prepared Ed Mercurio.

- b) Three sensitive plant species were found onsite: Monterey Pine (*Pinus radiata*), Shaggy-barked manzanita (*Arctostaphylos tomentosa*), and Pine rose (*Rosa pinetorum*).
- c) Monterey pine – Monterey pine is a 1B listed species of the California Native Plant Society. However, the proposed amount of trees are the minimum amount necessary and will not create a substantial impact to the species as a whole. (See Finding No. 8.)
- d) Shaggy-barked manzanita – Five large and three small clusters of Shaggy-barked manzanita were found on the subject property and construction of the single family dwelling will require the removal of four large and three small clusters of manzanita. Shaggy-barked manzanita is listed within Appendix A, List of Environmentally Sensitive Habitats of Del Monte Forest Area, of the Del Monte Forest Land Use Plan as sensitive habitat. However, the listing is for significant occurrences only, which indicates the presence of the central maritime chaparral plant community. Ed Mercurio, project biologist, qualifies the Shaggy-barked manzanita onsite as isolated individuals and not considered as a viable patch of central maritime chaparral. Thus, the plant is not considered to be a significant occurrence on the site and is therefore not ESHA. The biologist suggests, as an option, that Shaggy-barked manzanita be replanted onsite. A condition of approval requires the applicant to submit a landscaping plan for review and approval by the RMA-Planning Department prior to issuance of building permits. The condition requires that landscaping plans include the recommendations from the Biological Survey as applicable. Therefore, removal of the plant is not considered an impact to biological resources and replanting will result with no net loss of the plants onsite.
- e) Pine rose – Pine rose is a 1B listed species of the California Native Plant Society. However, Pine rose is not listed Appendix A, List of Environmentally Sensitive Habitats of Del Monte Forest Area, of the Del Monte Forest Land Use Plan as sensitive habitat. There are approximately 350 Pine rose plants on the subject property and grading and construction activities will require the removal of approximately 74 plants. A majority of the Pine rose plants are located along the northern property line of the subject parcel, with approximately 10% of the population within the building's footprint. Therefore, pursuant to Section 20.147.040.B.3.b of the Del Monte Forest Land Use Plan, the biologist suggests that the 30-foot wide area along the northern boundary of the property be dedicated in a conservation and scenic easement to protect a potential ESHA. However, the subject property is located within a well-established residential neighborhood and dedicating a scenic easement to the Del Monte Forest Foundation over an area of approximately 4,000 square feet will create a fragmented scenic area, not keeping with the intent of the open space and land conservation theory. No other scenic easements occur within the

vicinity of the project site. Therefore, because the Pine rose is not considered a sensitive plant species by the Del Monte Forest Land Use Plan, staff proposes, in lieu of a conservation and scenic easement, a project condition requiring the applicant to restore this area to its original condition. This is based on the biological report by Ed Mercurio, dated May 9, 2010 (see Finding 2, Evidence b and **Exhibit E** of the August 12, 2010 Zoning Administrator Staff report). This report concludes that the northern boundary of the property is “currently highly biologically disturbed due to the presence of a lot of dump yard waste and thick growths of invasive exotic plants...”, and that the restoration and preservation of the suggested area will allow the Pine rose to “flourish and increase in numbers.” In addition to this condition, the ongoing Landscaping Condition requires the applicant to continuously maintain landscaped areas. This will prevent this area to revert back to its current condition.

- f) The project planner conducted a site inspection on March 18, 2010 to verify ESHA locations and potential project impacts to ESHA.
- g) 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 PLN100072.
- h) Biological Report and Addendum prepared by Ed Mercurio (Finding No. 2, Evidence b).

8. **FINDING:** **TREE REMOVAL** – The subject project minimizes tree removal in accordance with the applicable goals and policies of the applicable land use plan and the Coastal Implementation Plan.

- EVIDENCE:**
- a) The project includes application for the removal of 18 Monterey Pine trees consisting of: one 7-inch, two 8-inch, one 9-inch, one 10-inch, four 12-inch, four 18-inch, one 24-inch landmark, two 30-inch landmark, and two 36-inch landmark. In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Del Monte Forest Coastal Implementation Plan, a Coastal Development Permit is required and the authority to grant said permit has been met.
 - b) Development Standards, Section 20.147.050.D of the Del Monte Forest Coastal Implementation Plan, allow for tree removal if it will provide the greatest long-term protection to the forest resource. In addition, environmental considerations for tree removal shall include review of forest plan associations, native soil cover, and aesthetic values, as well as maintenance of the overall health of the stand.
 - c) It was found that the forest area within the subject property is a mature to over mature forest with significant presence of insects and pathogens which include: the Sequoia pitch moth, Western dwarf mistletoe, the Red turpentine beetle, Pine Pitch Canker, twig beetles, engraver beetles, and cone beetles. In addition, the Western gall rust fungus was observed in the bark, limbs, and stems of a few trees. Mature trees on the site are not expected to survive beyond the next 10 years. The site is heavily forested with trees that range from 6 to greater than 24 inches in diameter. However, a number of smaller diameter trees are

- suppressed and in poor condition due to overcrowding.
- d) Due to the dense vegetation on the site, tree removal will be unavoidable. The single family dwelling and attached garage meets the size requirements of the MDR zoning district. Therefore, the proposed tree removal is the minimum necessary. Furthermore, the size of the lot does not allow for relocation of the proposed structures. In addition to the 16 trees located within the footprint of the proposed structures, two trees will require removal because they are in poor condition, have serious problems with decay at their bases, and if not removed, will be a potential hazard in the future.
 - e) Tree Assessment and Management Plan, dated March 18, 2010 prepared by Frank Ono (see Finding No. 2, Evidence b).
 - f) Pursuant to Section 20.147.050.D.3 of the Del Monte Forest Coastal Implementation Plan and recommendations from the Forester, measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots.
 - g) Pursuant to Section 20.147.050.D.4 of the Del Monte Forest Coastal Implementation Plan, both the Forester and Biologist recommends that tree replacement occur at a one to one ratio in the northern and southern boundaries of the subject property. Therefore, a condition has been incorporated to ensure that the required Landscaping Plan include tree replacement.
 - h) No significant long-term impacts to the forest ecosystem has been identified by the forester and short term impacts will be confined to the construction envelope and immediate surroundings where trees will be removed and root systems reduced.
 - i) Staff conducted a site inspection on March 18, 2010 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
 - j) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100072.

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

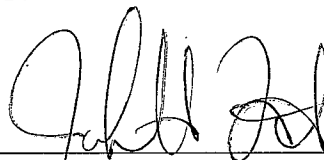
- EVIDENCE:**
- a) Section 20.86.030.A of Title 20, Monterey County Zoning Ordinance (Board of Supervisors).
 - b) Section 20.86.080.A.1 of Title 20, Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the property is located between the sea and the first public road.

DECISION

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

- A. Categorically exempts the project from environmental review pursuant to Section 15303 and 15304 of the CEQA Guidelines; and
- B. Approves the Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a single story 2,653 square foot single family dwelling with an attached 640 square foot garage and grading (less than 100 cubic yards of cut and less than 1000 cubic yards of fill); and 2) a Coastal Development Permit to allow the removal of 18 Monterey Pine trees consisting of: one 7-inch, two 8-inch, one 9-inch, one 10-inch, four 12-inch, four 18-inch, one 24-inch landmark, two 30-inch landmark, and two 36-inch landmark. Materials and colors to consist of light green stucco, white trim, color-blended slate roofing, color-blended stone veneer, and copper gutters and downspouts, 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 12th day of August, 2010.



John H. Ford, Acting Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **AUG 17 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 **AUG 27 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 10-032 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Anderson
 File No: PLN100072 APNs: 008-121-005-000
 Approved by: Zoning Administrator Date: August 12, 2010

**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>
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN100072) allows: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a single story 2,653 square foot single family dwelling with an attached 640 square foot garage and grading (less than 100 cubic yards of cut and less than 100 cubic yards of fill); and 2) a Coastal Development Permit to allow the removal of 18 Monterey Pine trees consisting of: one 7-inch, two 8-inch, one 9-inch, one 10-inch, four 12-inch, four 18-inch, one 24-inch landmark, two 30-inch landmark, and two 36-inch landmark. Materials and colors to consist of light green stucco, white trim, color-blended slate roofing, color-blended stone veneer, and copper gutters and downspouts. The property is located at 4088 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-121-005-000), 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)</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>	

<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.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-032) was approved by the Zoning Administrator for Assessor's Parcel Number 008-121-005-000 on August 12, 2010. The permit was granted subject to 20 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 August 12, 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	
4.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the 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. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo- logist	Ongoing	

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)
5.		<p>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)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits or use of the property, whichever 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.		PD008 - GEOLOGIC CERTIFICATION Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report. (RMA - Planning Department)	Submit certification by the geotechnical consultant to the RMA - Planning Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
7.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA - Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
8.		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	
9.		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	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or	

<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>
		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 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)			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	
			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	
10.		PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) 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. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			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,	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>
		free, weed-free, healthy, growing condition. (RMA – Planning Department)	weed-free, healthy, growing condition.			
11.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 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	
12.		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 Biological Survey has been prepared for this parcel by Ed Mercurio, dated March 20, 2010 and is on record in the Monterey County RMA - Planning Department, Library No. LIB100099. All development shall be in accordance with this report." "An Addendum to the Biological Survey has been prepared for this parcel by Ed Mercurio, dated May 9, 2010 and is on record in the Monterey County RMA - Planning Department, Library No. LIB100159. All development shall be in accordance with this report."	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	
			Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to Occupancy	

<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>
		"A Tree Assessment and Management Plan has been prepared for this parcel by Frank Ono, dated March 18, 2010 and is on record in the Monterey County RMA - Planning Department, Library No. LIB100101. All development shall be in accordance with this report." (RMA – Planning Department)				
13.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
14.		PD041 – 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 the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)	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 2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit. 3) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant Owner/ Applicant Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits Prior to the foundation pre-pour inspection Prior to the final inspection	
15.		PDSP001 - RESTORATION OF NATURAL MATERIALS (NON-STANDARD) Upon completion of the development, the areas to the	Submit restoration plans to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to commence-	

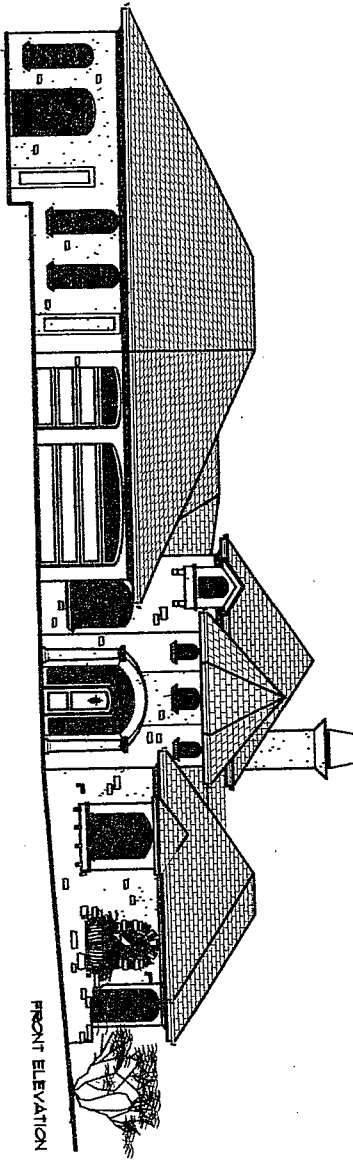
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		north and west of the single family dwelling shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of the RMA - Planning Department. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use. (RMA – Planning Department)			ment of use.	
RMA – Public Works Department						
16.		PW0043 – REGIONAL DEVELOPMENT IMPACT FEE Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works)	Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.	Owner/ Applicant	Prior to issuance of Building Permits	
Monterey County Water Resources Agency						
17.		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	
18.		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	
Pebble Beach Community Services District						
19.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance	Applicant shall incorporate specification into design and enumerate	Applicant or owner	Prior to issuance of	

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)
		with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District)	as "Fire Dept. Notes" on plans.		building permit	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
20.		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	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	

<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>
		inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Pebble Beach Community Services District)				

END OF CONDITIONS

Rev. 05/27/2010



FRONT ELEVATION

PROJECT DATA

Owner: James Anderson & Gail Farmer
 395 East Patrick Lane
 Las Vegas, Nevada 89120
 Phone 468.8888.1234

Design: David Prew
 301 Precoat Suite 207
 Monterey, CA 93940
 831.233.6775

Occupying Group: Residential
Construction Method: Wood
Architect's Responsibility: Yes

Zone: HDN CC-D

Lot Size: 12,500 s.f.

Residence: 2153 s.f.

Garage: 640 s.f.

Structural Coverage: 1953 s.f.
 1953 s.f. (80% of 2441 s.f. total coverage)

TITLE 24, T-24 LLC
 395 East Patrick Lane
 Las Vegas, Nevada 89120

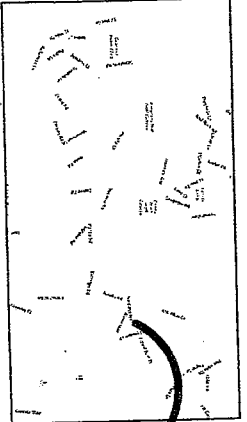
GENERAL NOTES

1. All construction materials and methods shall conform with the requirements of the International Building Code, California Building Code, and all applicable local codes.
2. The contractor shall be responsible for obtaining all necessary permits and for paying for all required inspections.
3. The Designer and Engineer shall be notified of any conditions or discrepancies in the existing drawings and specifications before proceeding with any construction.
4. All drawings shall conform with the requirements of the International Building Code and all applicable local codes.
5. The contractor shall be responsible for the design, installation and maintenance of all lighting and electrical systems during construction and after completion of the project.
6. The contractor shall be responsible for the design, installation and maintenance of all plumbing and mechanical systems during construction and after completion of the project.
7. The contractor shall be responsible for the design, installation and maintenance of all landscape and irrigation systems during construction and after completion of the project.
8. The contractor shall be responsible for the design, installation and maintenance of all exterior finishes during construction and after completion of the project.
9. The contractor shall be responsible for the design, installation and maintenance of all interior finishes during construction and after completion of the project.
10. The contractor shall be responsible for the design, installation and maintenance of all fixtures and accessories during construction and after completion of the project.
11. The contractor shall be responsible for the design, installation and maintenance of all hardware and fasteners during construction and after completion of the project.
12. The contractor shall be responsible for the design, installation and maintenance of all doors and windows during construction and after completion of the project.
13. The contractor shall be responsible for the design, installation and maintenance of all stairs and ramps during construction and after completion of the project.
14. The contractor shall be responsible for the design, installation and maintenance of all elevators and escalators during construction and after completion of the project.
15. The contractor shall be responsible for the design, installation and maintenance of all fire alarm and fire suppression systems during construction and after completion of the project.
16. The contractor shall be responsible for the design, installation and maintenance of all security systems during construction and after completion of the project.
17. The contractor shall be responsible for the design, installation and maintenance of all communication systems during construction and after completion of the project.
18. The contractor shall be responsible for the design, installation and maintenance of all energy conservation systems during construction and after completion of the project.
19. The contractor shall be responsible for the design, installation and maintenance of all accessibility features during construction and after completion of the project.
20. The contractor shall be responsible for the design, installation and maintenance of all sustainable building practices during construction and after completion of the project.

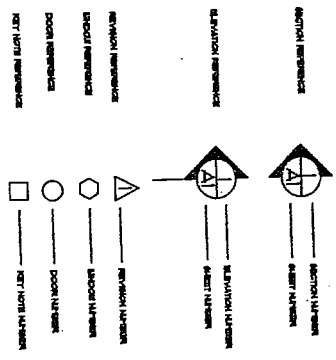
SHEET INDEX

- DESIGN**
- A1. COVER SHEET
 - A2. SITE PLAN
 - A3. FLOOR PLAN
 - A4. FRONT AND BACK ELEVATIONS
 - A5. RIGHT AND LEFT ELEVATIONS
 - A6. SECTIONS
 - A7. DETAILS
 - A8. EXTERIOR DETAILS

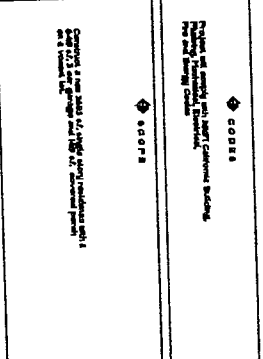
Site Map



SYMBOLS



Fire Data



Tree Removal

A total of 36 Monterey Pine are on the site as of December 2009.
 22 Monterey Pines will be removed for the development.

- 1-0'
- 2-1'
- 3-1'
- 4-1'
- 5-1'
- 6-1'

Erosion Control Recommendations

1. Limit of grading should be confined to areas necessary for the subject project.
2. If rain is forecast, all exposed soil should immediately be protected with straw watt.
3. Cut and fill materials shall be covered with plastic. All necessary materials shall be on site at all times during construction. Cut and fill materials will not be stockpiled where they may wash onto adjoining properties or roadways. Any impacted or native materials remaining after completion shall be re-vegetated.
4. Re-vegetate and protect all disturbed soil prior to October 31. The appropriate grass/hayseed seed, pine / seeding, and straw watt shall be used for temporary cover.
5. Irrigation facilities at the site should be done in a controlled manner.
6. Retention basins shall be constructed to prevent drain flow and surface water retention areas.
7. Provide an site retention equal to 120 surf / 100 of of impervious surface area 4" deep at full capacity.
8. During other operations (between October 31 and April 31) the following measures must be taken:
9. Disturbed surfaces not involved in the immediate operations must be protected by mulching and/or alternative means of soil protection.
10. All roads and driveway shall have drainage facilities sufficient to prevent erosion on or adjacent to the roadway or on the adjacent properties.
11. "Rinse" from the site shall be retained or filtered by berms, vegetated filter strips, and/or straw watt to prevent the escape of sediments from the site.
12. Drainage control measures shall be retained and in place at the end of each day and continuously throughout the life of the project during other operations. (Monterey County Grading/Excavation Ord. Title 16.22(2)(c))

Soils Report

A soils report prepared by Orin Engineering is included in the working drawings.
 Contractor to follow the recommendations of the report and implement them promptly.

Grading Notes

- All proposed grading shall be solely for the convenience of the addition sub-area.
 Provide positive drainage from foundation perimeter at 2 to 3% slope.
 Utilities constructed on cuts/fill areas shall have completion berms taken in both end and fill areas. Berms shall meet 100% of the section directly adjacent to Standard DM-1.
 1. Foundation building grades shall slope away from the building a minimum of 2%.

Utilities

Utilities: Cal-As and Public Beach Company Allocations.
 Setup: Public Beach Company Services
 Electric: 4 Gas PG&E

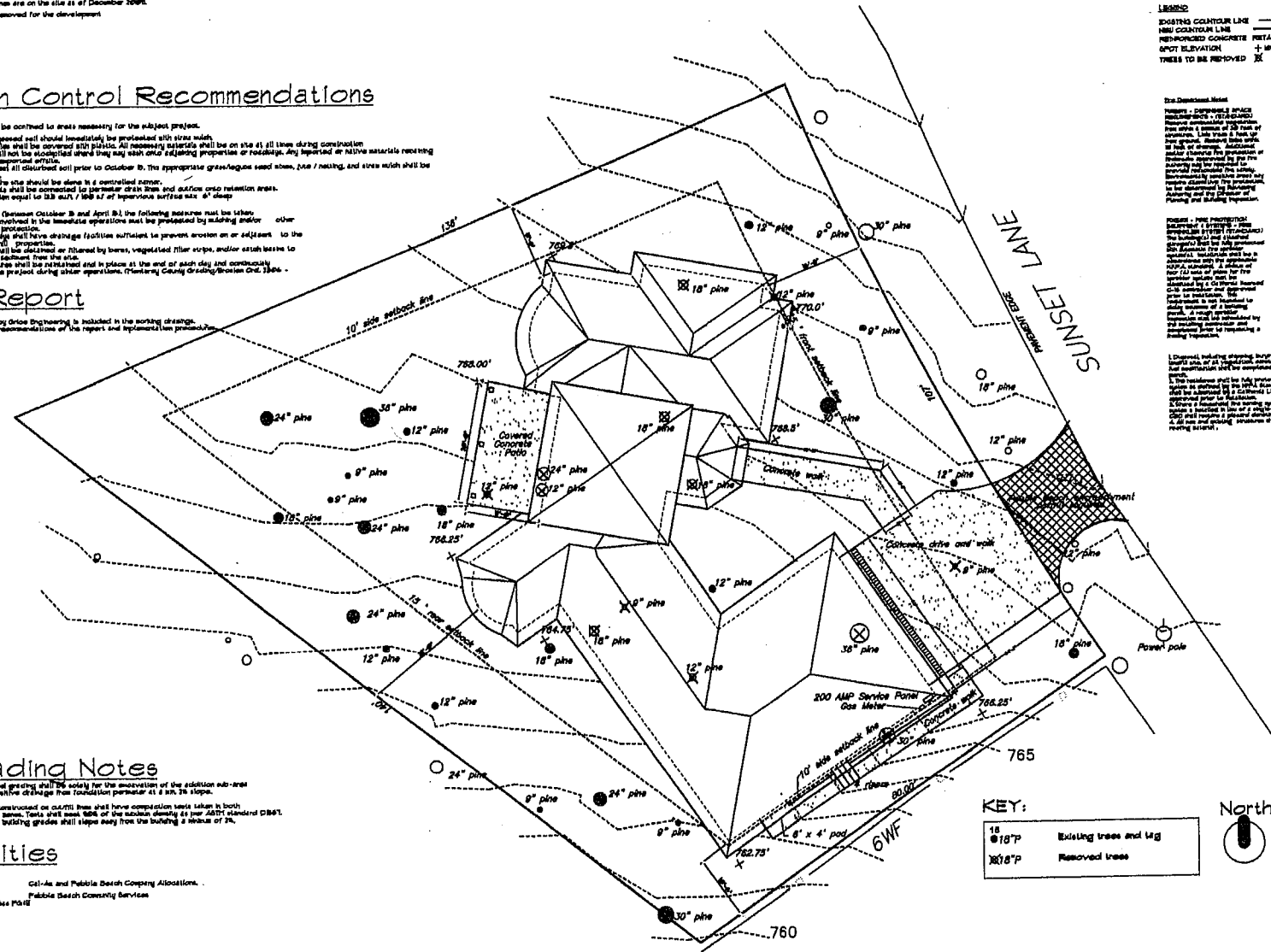
Cut and Fill Calculations

Channel filling excavation and lot clearing (existing total table top elevation) 65,765 sq. yds.
 Total fill materials 86,685 sq. yds.

LEGEND

EXISTING CONTOUR LINE
 NEW CONTOUR LINE
 REINFORCED CONCRETE RETAINING WALL
 SPOT ELEVATION
 TREES TO BE REMOVED

The Department shall be responsible for the removal of all trees to be removed in accordance with the provisions of the Monterey County Ordinance No. 16.22(2)(c) and the provisions of the California Public Resources Code, Section 4599.01. The contractor shall be responsible for the removal of all trees to be removed in accordance with the provisions of the Monterey County Ordinance No. 16.22(2)(c) and the provisions of the California Public Resources Code, Section 4599.01. The contractor shall be responsible for the removal of all trees to be removed in accordance with the provisions of the Monterey County Ordinance No. 16.22(2)(c) and the provisions of the California Public Resources Code, Section 4599.01.



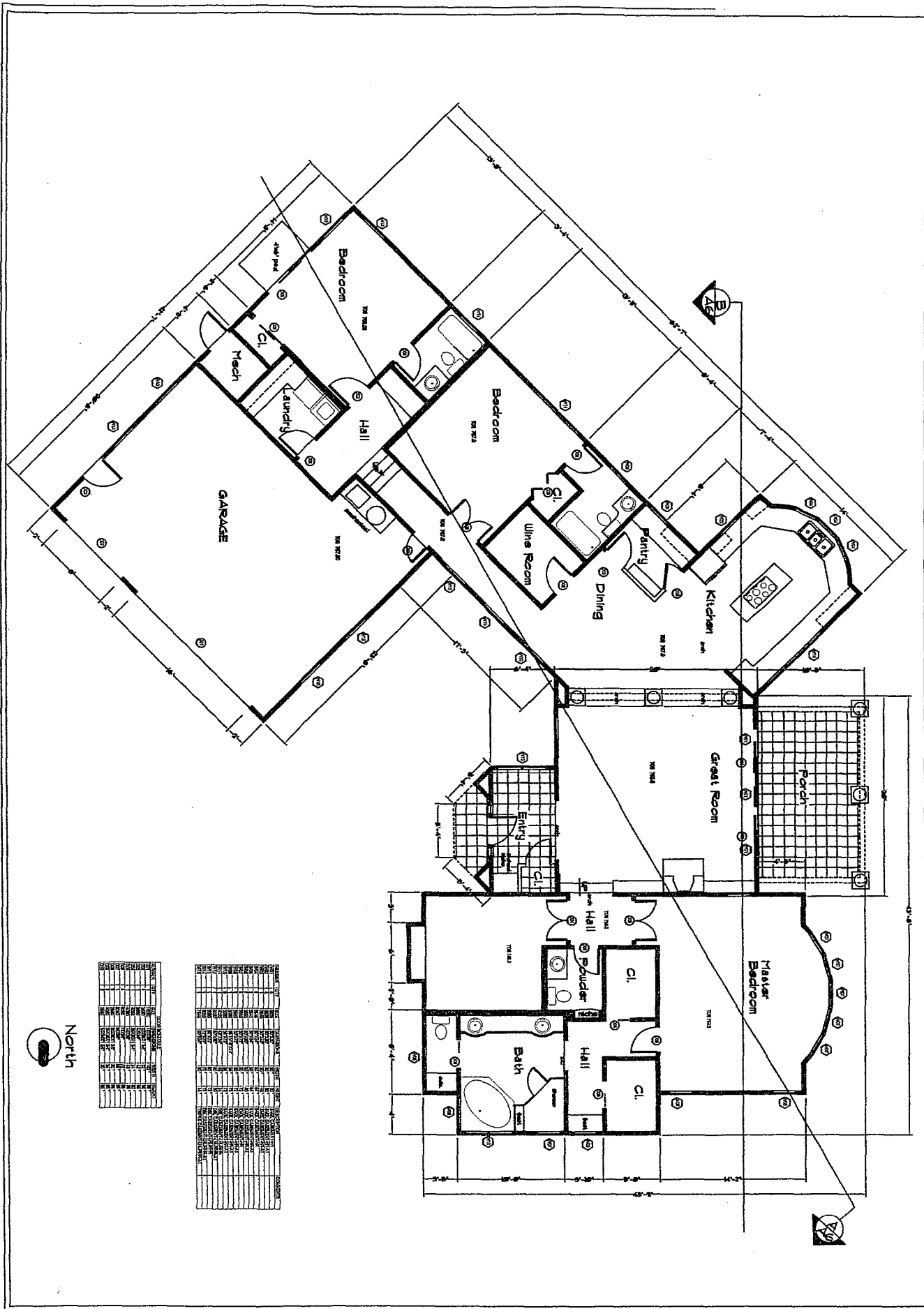
David P. King
 Design - Planning
 California Title 24 Consultant
 301 Pioneer Blvd. 200
 Monterey, California 93940
 831.235.0775

Anderson & Farmer Residence
 4888 Sunset, Public Beach, California ATR: 08-121-405

DATE: 3/11/09

JOB NO.

SHEET: A2



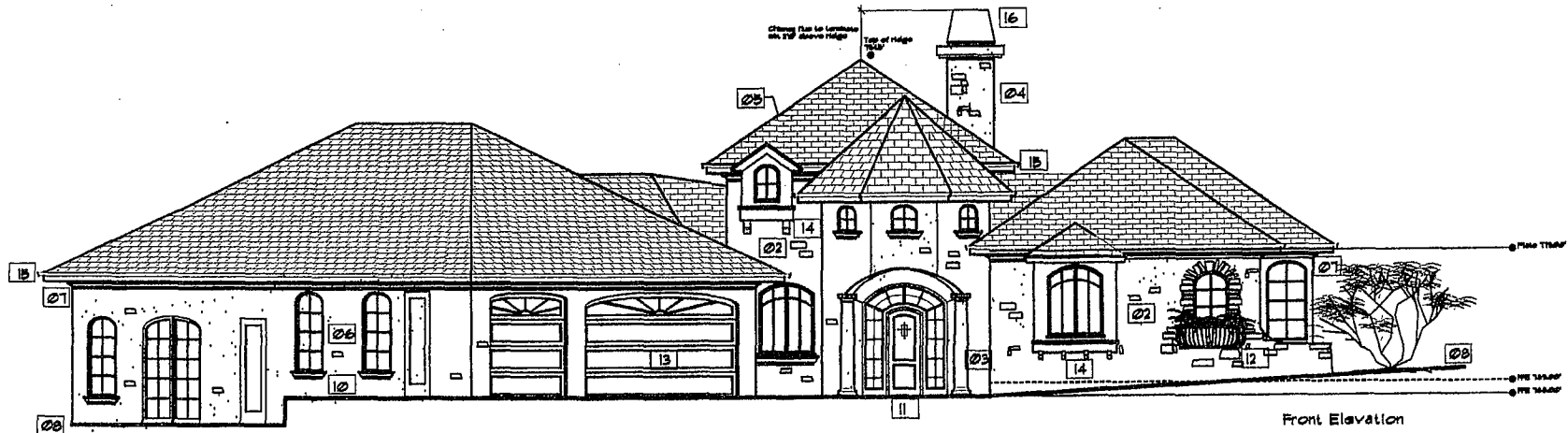
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50	REVISION		



Anderson & Farmer Residence

4088 Sunset Pebble Beach, California APN: 008-121-005

SHEET: **A3**
 DATE: **3/1/00**
 SCALE: **1/4" = 1'-0"**
 PROJECT: **Anderson & Farmer Residence**



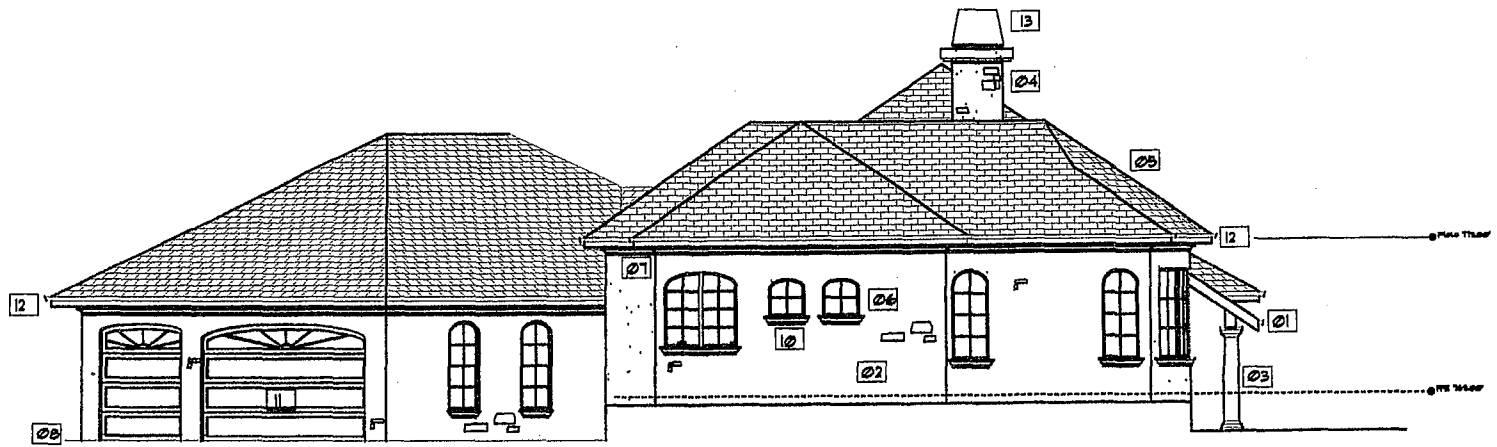
Front Elevation



Back Elevation

- | | | | |
|----|----------------------------|----|--|
| 01 | PORCH ROOF | 10 | FOAM BILLS WITH STUCCO COATING |
| 02 | RANDOM STONE VENEER | 11 | FONT ENTRY DOOR WITH LEADED GLASS SURROUND |
| 03 | 12' WIDE WOOD COLUMNS | 12 | WROUGHT IRON PLANTER |
| 04 | STUCCO + STONE CHIMNEY | 13 | WOOD CARRIAGE STYLE GARAGE DOOR |
| 05 | SLATE ROOF | 14 | SHAPED WOOD CORBEL |
| 06 | WOOD CLAD WINDOWS | 15 | COPPER GUTTERS + DOWN SPOUTS |
| 07 | STUCCO COATED FOAM CORNICE | 16 | SPARK ARRESTOR |
| 08 | EXISTING GRADE | | |
| 09 | WOOD CLAD SLIDING DOORS | | |

Stucco to have 3 coat system with weep screed per CBC Sections 2B12.12 + 1402.2



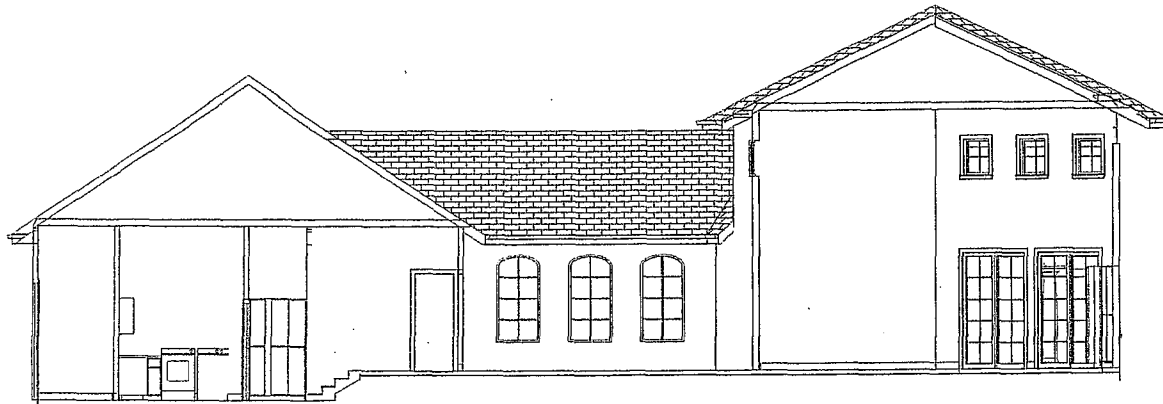
Right Elevation



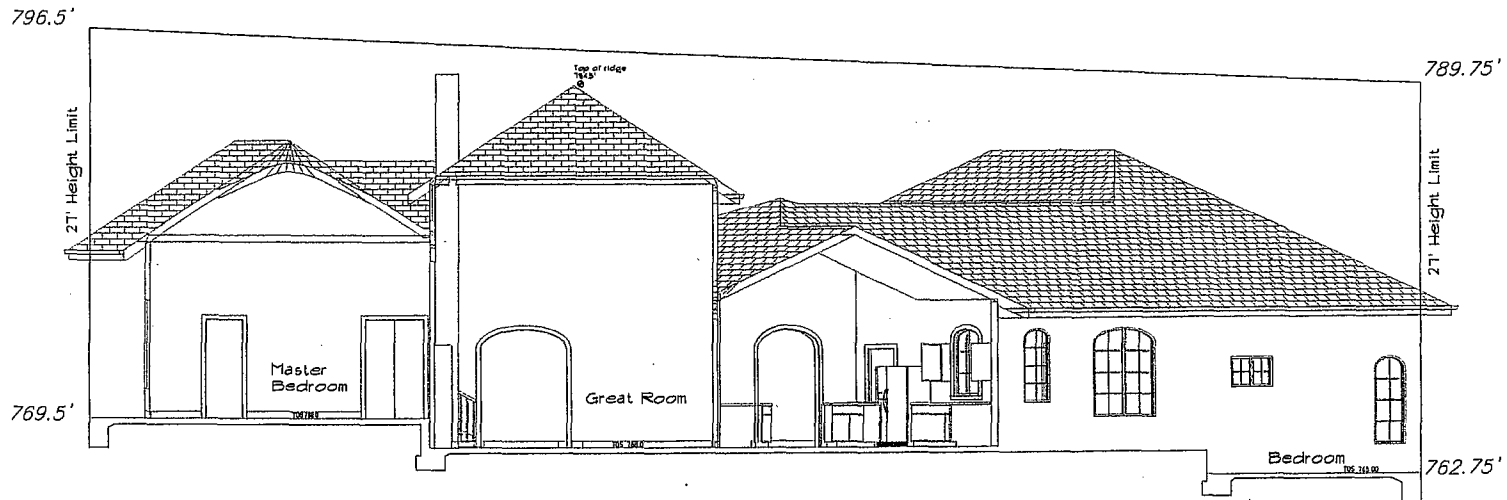
Left Elevation

- | | | | |
|----|----------------------------|----|---------------------------------|
| 01 | PORCH ROOF | 12 | FOAM BILLS WITH STUCCO COATING |
| 02 | RANDOM STONE VENEER | 11 | WOOD CARRIAGE STYLE GARAGE DOOR |
| 03 | 12' WIDE WOOD COLUMNS | 12 | COPPER GUTTERS & DOWN SPOUTS |
| 04 | STUCCO & STONE CHIMNEY | 13 | SPARK ARRESTOR |
| 05 | SLATE ROOF | | |
| 06 | WOOD CLAD WINDOWS | | |
| 07 | STUCCO COATED FOAM CORNICE | | |
| 08 | EXISTING GRADE | | |
| 09 | WOOD CLAD SLIDING DOORS | | |

Stucco to have 3 coat system with weep screed per CBC Sections 2612.12 & 1402.2



Section A



Section B

Average natural grade = 766.125'

Anderson & Farmer Residence
 4088 Sunset Public Base, California APN: 008-121-005

REVISION
 DATE: 3/1/10
 BY: [Signature]

DATE: 3/1/10

JOB NO.

SHEET:
 A6

DEL MONTE FOREST

Sawmill Gulch

PROJECT SITE

MONTEREY

Seal Rock Creek

RONDARD

COSTANILLA WAY

LOS ALTOS DR

SUNRIDGE RD

LAUREL LN

7 MILE DR

Pescadero Canyon

68

68


1

APPLICANT: ANDERSON & FARMER


APN: 008-121-005-000

FILE # PLN100072

 300' Limit

 2500' Limit

 City Limits

 Water

