

MONTEREY COUNTY PLANNING COMMISSION

Meeting: December 14, 2011 Time: 2:00 pm	Agenda Item No.: # 9
Project Description: Combined Development Permit consisting of: 1) an Administrative Permit for the construction of an approximately 4,982 square foot single family dwelling (including 3,736 square foot first floor and a 1,246 square foot basement level) with an 642 square foot attached three-car garage, a 195 square foot pool, a 971 square feet pool terrace, a 160 square foot entry porch, a 375 square foot covered porch, 1,539 square feet of covered terraces, approximately 626 linear feet of garden walls, a 3,391 square foot paved driveway and parking area and grading (approximately 1,400 cubic yards of cut and 100 cubic yards of fill); 2) Use Permit for development on 30% Slope; 3) a Use Permit for the removal of 23 oak trees (ranging in size from 6 to 30 inches in diameter) and 1 unprotected madrone; and 4) a Design Approval.	
Project Location: 38 Pronghorn Run, Carmel	APN: 239-091-003-000
Planning File Number: PLN100565	Owner: Arthur E. Cirulnick and Jacqueline Weiss Agent: Joel Panzer
Planning Area: Greater Monterey Peninsula Area Plan.	Flagged and staked: Yes
Zoning Designation: "RC/40-D-S" (Resource Conservation, 40 acres per unit with Design Control and Site Plan Review)	
CEQA Action: Categorically Exempt pursuant to Section 15303(a), Class 3 (<i>exemption for one single family residence</i>), 15061(b) (2) and (3); and Consider the Certified Santa Lucia Preserve Environmental Impact Report (EIR) #94-005	
Department: RMA – Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Find the project Categorically Exempt pursuant to CEQA Section 15303 (a), Class 3 (*exemption for one single family residence*), 15061 (b) (2) and (3); and
- 2) Consider the Certified Santa Lucia Preserve EIR #94-005; and
- 3) Approve PLN100565, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**)

PROJECT OVERVIEW:

Approval of the Combined Development Permit would allow for the construction of an approximately 4,982 square foot, split-level single family dwelling with an attached three-car garage, pool and associated structures. The project site is lot number 78 within the Santa Lucia Preserve Subdivision, Phase "B." Construction of single family dwellings within Santa Lucia Preserve Subdivision must occur within the established homeland boundary (building envelopes). The homeland boundary for this project (lot 78) is heavily wooded with oak trees and steep slopes (over thirty percent grade). The construction of the single family dwelling requires the removal of 23 oak trees (including 8 landmark Oaks) and construction activities on slopes in excess of thirty percent. Chapter 21.64.260 of Title 21 (Zoning Ordinance) requires that the Planning Commission approve a Use Permit for the removal of more than three protected oaks with the appropriate findings. Tree removal findings can be made to grant a Use Permit in this case since the homelands boundary is heavily wooded with trees and the tree removal is the minimum required under the circumstances of the case. Chapter 21.64.230 of Title 21 (Zoning Ordinance) also requires a Use Permit for all proposed developed on slopes in excess of thirty percent to be

approved by the Planning Commission. To approve development on slopes in excess of 30 percent, the Planning Commission must find that there is no feasible alternative which would allow development to occur on slopes of less than 30 percent or the proposed development better achieves the goals, policies and objectives of the Greater Monterey Peninsula area plan or Monterey County General Plan. Alternative locations were explored by the applicant and staff and this is the best location for the development due to the site constraints. Relocation of the structure would require additional tree removal.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Monterey County Regional Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA- Planning Department, Water Resources Agency, Monterey County Regional Fire Protection District and RMA - Public Works Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The project was not referred to a Land Use Advisory Committee (LUAC) for review, no LUAC exists within the boundary of the project.

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



Valerie Negrete, Assistant Planner
(831) 755-5227, negretev@co.monterey.ca.us
(November 23, 2011)

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Laura Lawrence, Planning Services Manager; Valerie Negrete, Project Planner; Carol Allen, Senior Secretary; Arthur E. Cirulnick & Jacqueline Weiss, Owner; Joel Panzer, Agent; The Open Monterey Project; LandWatch; Planning File PLN100565

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
• Conditions of Approval, Site Plan, Floor Plan and Elevations
Exhibit D 30% Slope reduction letters dated October 4, 2011
Exhibit E List of Tree Removal in the Santa Lucia Preserve
Exhibit F Letter from Stephen Staub, Forester dated November 18, 2011
(Final Tree Count for Cirulnick)
Exhibit G CD of the Certified Santa Lucia Preserve EIR #94-005
Exhibit H Vicinity Map

Arthur E. Cirulnick &
Jacqueline Weiss (PLN100565)

This report was reviewed by Wanda Hickman, Planning Services Manager *WH*

EXHIBIT A

Project Information for PLN100565

Project Information:

Project Name: CIRULNICK ARTHUR E & WEISS JACQUELINE	
Location: 38 PRONGHORN RUN CARMEL	
Permit Type: Combined Development Permit	
Environmental Status: EIR	Final Action Deadline (884): 10/5/2012
Existing Structures (sf): 0	Coverage Allowed: 25%
Proposed Structures (sf): 4982	Coverage Proposed: 1.71%
Total Sq. Ft.: 4982	Height Allowed: 30'
Tree Removal: 23 Oaks & 1 Madrone	Height Proposed: 30'
Water Source: Mutual	FAR Allowed: NA
Water Purveyor: Santa Lucia CSD	FAR Proposed: NA
Sewage Disposal (method): Mutual	Lot Size: 6.65
Sewer District: Santa Lucia CSD	Grading (cubic yds.): 1500

Parcel Information:

Primary APN: 239-091-003-000	Seismic Hazard Zone: VI
Applicable Plan: Greater Monterey Peninsula	Erosion Hazard Zone: Moderate
Advisory Committee: None	Fire Hazard Zone: High
Zoning: RC/40-D-S(see note)	Flood Hazard Zone: No
Land Use Designation: Resource Conservation	Archaeological Sensitivity: Moderate
Coastal Zone: No	Viewshed: Sensitive
Fire District: Monterey County Regional FPD	Special Setbacks on Parcel: N

Reports on Project Parcel:

Soils Report #: LIB110353
Biological Report #: NA
Geologic Report #: LIB110353
Forest Management Rpt. #: LIB110354
Archaeological Report #: NA
Traffic Report #: NA

EXHIBIT B DISCUSSION

Project Description

The subject site is located at 38 Pronghorn Run, Lot #78, within Phase B of Santa Lucia Preserve subdivision. The property is 6.65 acres and has a building envelope (homeland boundary) of 1.21 acres. The project includes the development of a 4,982 square foot single family dwelling, a 642 square foot attached three-car garage, a 195 square foot pool, 971 square feet pool terrace, a 160 square foot entry porch, a 375 square foot covered porch, 1,539 square feet covered terraces, approximately 626 linear feet of garden walls, and 3,391 square foot paved driveway and parking area and grading to include approximately 1,400 cubic yards of fill and 100 cubic yards of cut.

Project Issues

The application originally included a Use Permit for the removal of 23 protected trees, including 1 madrone tree and a Use Permit for the development on slopes of over 30%. After reviewing the proposed development staff directed the applicant to reduce impacts to slopes and trees as much as possible as it appeared that by moving the home more north, impacts to slopes would be reduced. The applicant worked with their architect to move the home north (pool area) in order to avoid development on slopes over 30%, however the removal of an additional oak tree was required. Because the site is heavily wooded with oak trees within the homeland boundary, tree removal would be inevitable. The applicant has worked carefully to design the home in order to reduce tree removal as much as possible, however because the homeland boundary is heavily wooded with trees, removal of a majority of trees would be necessary. Tree removal within the Santa Lucia Preserve subdivision was analyzed and anticipated for the development of road improvements and residential lots. The overall tree removal for the proposed single family dwelling is well within the overall tree count of trees to be removed, at 489 (See Exhibit E). The EIR for the Preserve approved 1,480 trees to be removed. Below is a table of the trees to be removed on the project site:

Tree Removal and Retention				
Diameter of Trees				
	6-11"	12-23"	24"+	Total
Trees Removed	4	12	8	24
Replacement (3:1 or 5:1)	12	36	40	88
Retained in Homeland (B.E.)	13	33	15	61
Retained outside Homeland	66	112	41	219
Total Tree Retention:	79	145	56	280

Pursuant to Monterey County Zoning Code 21.64.260.D two findings must be made in order to grant the removal of a protected tree. First is that tree removal is the minimum required under the circumstances of the case; and the removal will not involve a risk of adverse environmental impacts. In this case, the site has a designated building envelope area for development and no alternative exists but to require tree removal for the development of a single family dwelling. (See Finding 6). The site contains large groves of oak trees and is dense in foliage so removal of trees for development would be necessary.

The project proposes the removal of 23 protected trees. The original tree removal indicated for the property was assessed for in the Santa Lucia Preserve Forest Management Plan (FMP) by Ralph Osterling. The previous lot number for the property was # SC-28 and according to the FMP by Osterling, 6 trees were assessed for removal for future development. An updated Foresters report by Stephen Staub dated September 2011 was prepared to assess the tree removal and impacts to the site for the proposed project. Staub found that tree removal was necessary for the development of the site and recommended a total of twelve (13) oak trees re-planted given the dense foliage on the lot. Monterey County Code requires replacement on a 1:1 ratio, the Santa Lucia Preserve requires replacement on a 3:1 ratio (trees 6-23" in diameter) and 5:1 ratio (trees 24"+). In this case, to avoid overcrowding and the reduction of grassland habitat outside of the building envelope, the forester recommended the full replacement of 13 oak trees. The replaced trees will be incorporated within the landscaping plan as a condition of approval. Although the tree removal for the project exceeds the amount of tree removal the lot was approved for, it is consistent with what was analyzed in the Santa Lucia Preserve EIR (Resolution No. 94-005).

EXHIBIT C
DRAFT RESOLUTION

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

Arthur E. Cirulnick & Jacqueline Weiss
(PLN100565)

RESOLUTION NO. 0000

Resolution by the Monterey County Planning
Commission:

- 1) Find the project Categorical Exempt pursuant to CEQA Section 15303 (a), Class 3 (*exemption for one single family residence*), 15061 (b) (2) and (3); and
- 2) Consider the Certified Santa Lucia Preserve EIR #94-005; and
- 3) Approving a Combined Development Permit consisting of: 1) an Administrative Permit for the construction of an approximately 4,982 square foot single family dwelling (including 3,736 square foot first floor and a 1,246 square foot basement level) with an 642 square foot attached three-car garage, a 195 square foot pool, a 971 square feet pool terrace, a 160 square foot entry porch, a 375 square foot covered porch, 1,539 square feet of covered terraces, approximately 626 linear feet of garden walls, a 3,391 square foot paved driveway and parking area and grading (approximately 1,400 cubic yards of cut and 100 cubic yards of fill); 2) a Use Permit for development on 30% Slope; 3) a Use Permit for the removal of 23 oak trees (ranging in size from 6 to 30 inches in diameter) and 1 unprotected madrone; and 4) a Design Approval. The property is located at (Assessor's Parcel Number), Santa Lucia Preserve.

[PLN100565, Arthur E. Cirulnick & Jacqueline Weiss, 38 Pronghorn Run, Carmel, Greater Monterey Peninsula Area Plan (APN: 239-091-003-000)]

The Arthur E. Cirulnick & Jacqueline Weiss application (PLN100565) came on for public hearing before the Monterey County Planning Commission on December 14, 2011. Having considered all the written and documentary evidence, the administrative record, the staff

report, oral testimony, and other evidence presented, the Planning Commission 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 2010 Monterey County General Plan;
 - Monterey County Zoning Ordinance (Title 21);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 38 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-003-000), Greater Monterey Peninsula Area Plan. The parcel is zoned "RC/40-D-S" or Resource Conservation, 40 acres per unit with Design Control, and Site Plan Review Overlays, which allows the construction of a single family dwelling. Therefore, the project is an allowed land use for this site.
 - c) The project is located within a Design Control district which requires regulation of the location, size, configuration, materials, and colors of structures to ensure the protection of the public viewshed, neighborhood character, and visual integrity of the surrounding area. The project is found to be consistent with all the development standards listed in Section 21.44.060.C of Title 21 (Zoning Ordinance).
 - d) Pursuant to 21.45.030 the project is located within a Site Plan review district which requires development to blend in with the natural resources of the area. The project will include siding of sandstone, hickory stained trim windows and Monterey grey siding. The colors and materials match with the natural setting of the property and therefore the project is consistent with Section 21.45.030.F of Title 21 (Zoning Ordinance).
 - e) The property is located within the Santa Lucia Preserve subdivision Phase B. The property is a 6.65 acre parcel with a 1.21 acre building envelope.
 - f) The project includes the development of an approximately 4,982 square foot single family dwelling (including 3,736 square foot first floor and a 1,246 square foot basement level), an 642 square foot attached three-car garage, a 195 square foot pool, 971 square feet pool terrace, a 160 square foot entry porch, a 375 square foot covered porch, 1,539 square feet covered terraces, approximately 626 linear feet of garden walls, and 3,391 square foot paved driveway and parking area. The site is heavily wooded with oak trees and will require the removal of 23 protected trees (23 Oak trees and 1 unprotected Madrone tree). The application includes a Use Permit for the removal of 24 protected trees.
 - g) Pursuant to Monterey County Zoning Code 21.64.260.D two findings must be made in order to grant the removal of a protected tree. The tree

removal is the minimum required under the circumstances of the case; and the removal will not involve a risk of adverse environmental impacts. In this case, the site has a designated building envelope area for development and no alternative exists but to require tree removal for the development of a single family dwelling. Tree removal within the Santa Lucia Preserve subdivision was analyzed and anticipated for the development of road improvements and residential lots (See Finding 6). The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision. A condition of approval has been added to include the re-planting of removed trees. The parcel is heavily dense with oak trees in the homeland boundary and outside of the homeland boundary, grassland habitat. The Foresters report by Stephen Staub dated September 2011 recommends a total of twelve (13) oak trees re-planted given the dense foliage on the lot.

- h) The project planner conducted a site inspection on November 8, 2010 and November 29, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- i) The project was not referred to a Land Use Advisory Committee (LUAC) for review, not LUAC exists within the boundary of the project.
- 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 PLN100565.

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, Water Resources Agency, Monterey County Regional Fire Protection District and RMA - Public Works Department, and the Environmental Health Bureau. 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 (tree removal) and Soil/Slope Stability. 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 following reports have been prepared:
 - “Forest Management Plan for Santa Lucia Preserve Parcel 78” (LIB110354) prepared by Stephen R. Staub, Forester, Felton, Ca. (dated September 21011).
 - “Confirming Final Tree Count for Cirulnick/Weiss Lot 78” letter dated November 18, 2011 from Stephen Staub, Forester, Felton, Ca.
 - Geotechnical Report for the Weiss/Cirulnick Site” (LIB110353) prepared by Grice Engineering, Carmel, Ca. (dated August 2011).

- c) Staff conducted a site inspection on November 8, 2010 and November 29, 2011 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 PLN100565.

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, Water Resources Agency, Monterey County Regional Fire Protection District and RMA - Public Works Department, and the Environmental Health Bureau. 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. Water will be provided by the Santa Lucia Preserve Community Service District. Sewage will be provided by an onsite septic system.
 - c) Preceding findings and supporting evidence for PLN100565.

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 8, 2010 and November 29, 2011 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - 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 PLN100565.

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) An EIR for the Santa Lucia Preserve was prepared and certified by the Board of Supervisors on February 6, 1996 (Board Resolution 94-005). Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no

subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. The proposed single family dwelling is within a designated building envelope and the proposed tree removal is within the overall tree removal analyzed for the subdivision (See Finding 6).

- b) California Environmental Quality Act (CEQA) Guidelines Section 15303 (a), categorically exempts the construction of one single family dwelling.
- c) The project includes the development of an approximately 4,982 square foot single family dwelling (including 3,736 square foot first floor and a 1,246 square foot basement level), an 642 square foot attached three-car garage, a 195 square foot pool, 971 square feet pool terrace, a 160 square foot entry porch, a 375 square foot covered porch, 1,539 square feet covered terraces, approximately 626 linear feet of garden walls, and 3,391 square foot paved driveway and parking area.
- d) The building envelope and areas outside the building envelope are heavily wooded with oak trees and will require the removal of 23 protected trees (23 Oak trees and 1 unprotected Madrone tree) for the development of a single family dwelling. The subject application includes a Use Permit for the removal of 24 protected trees (See Finding 6). The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision. The parcel is heavily dense with oak trees in the homeland boundary and outside of the homeland boundary, grassland habitat. The Foresters report by Stephen Staub dated September 2011 was prepared to assess the tree removal and impacts to the site, the forester found that tree removal was necessary and recommended a total of twelve (13) oak trees re-planted given the dense foliage on the lot. A condition of approval has been added to include the re-planting of 13 trees. The trees will be incorporated within the landscaping plan as a condition of approval. Though the tree removal amount proposed exceeds what was approved for the lot, it is consistent with what was analyzed in the Santa Lucia Preserve EIR (Resolution No. 94-005).
- e) No adverse environmental effects were identified during staff review of the development application during a site visit on November 8, 2010 and November 29, 2011.
- f) See preceding and following findings and supporting evidence.

6. **FINDING:** **SANTA LUCIA PRESERVE SUBDIVISION (PHASE A, B & C): TREE REMOVAL** – The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision.

EVIDENCE: a) The project proposes the removal of 24 trees. The original tree removal indicated for the property was assessed in the Santa Lucia Preserve Forest Management Plan (FMP) by Ralph Osterling. The previous lot

number for the property was # SC-28 and according to the FMP by Osterling, 6 trees were assessed for removal.

- b) Though the tree removal amount proposed exceeds what was approved for the lot, the project is consistent with the conclusions and mitigations contained in the Santa Lucia Preserve EIR (Resolution No. 94-005).
- c) Tree replacement will be at a ratio of 3:1 for non-landmark (6"-23") and 5:1 for landmark trees (24" or larger). The removal of 24 trees will be replaced by 13 trees (Condition No. 24 in Use Permit PC94067 (Resolution No. 96-060)). Because the lot is already dense with oak trees, additional trees would cause overcrowding. Further, outside of the building envelope, in the scenic easement area, is grassland habitat which is extremely sensitive and protected not allowing additional area for re-plantation. The Foresters report by Stephen Staub dated September 2011 recommends a total of twelve (13) oak trees re-planted given the dense foliage on the lot. As a condition of approval, the landscaping plan will incorporate the re-planted trees as recommended by the Foresters Report dated September 2011.
- d) Tree protection and maintenance measures found in the Santa Lucia Forest Management Plan have been applied as conditions to the project (Condition No. 135 in Use Permit PC94067 (Resolution No. 96-060)).
- e) The project is consistent with Section 21.64.260 of the Monterey County Zoning Ordinance, Title 21, in that the project was sited to require the least amount of tree removal under the circumstance and avoids adverse environmental impacts.

7. FINDING: DEVELOPMENT ON SLOPE – There is no feasible alternative which would allow development to occur on slopes of less than 30%.

OR

The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and Plan*and the Monterey County Zoning Ordinance (Title 21) than other development alternatives.

- EVIDENCE:**
- a) In accordance with the applicable policies of the Greater Monterey Peninsula Area Plan and the Monterey County Zoning Ordinance (Title 21), a Use Permit is required and the authority to grant said permit has been met.
 - b) The site slopes gently from north to south and is heavily wooded with oak trees. The applicants have re-designed their home by eliminating a porch and relocated a pool on the southern portion of the property in order to reduce impacts to 30% slopes. In this case, impacts to slopes were inevitable given the sloping building envelope.
 - c) The project includes application for development on slopes exceeding 30%. The applicant has worked with their architect to avoid tree removal and minimize impacts to 30% slopes as much as possible. Further redesign will require the removal of additional oak trees. Therefore, the proposed design is the minimum required under the circumstances of the case.
 - d) The Planning Commission shall require such conditions of approval and changes in the development as it may deem necessary to assure

compliance with MCC Section 21.64.230.

- e) 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 PLN100565.
- f) The project planner conducted a site inspection on November 8, 2010 and November 29, 2011.
- g) The subject project minimizes development on slopes exceeding 30% in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

- 8 **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Section 21.80.040.D Monterey County Zoning Ordinance designates the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project Categorical Exempt pursuant to CEQA Section 15303 (a), Class 3 (*exemption for one single family residence*), 15061 (b) (2) and (3); and
2. Consider the Certified Santa Lucia Preserve EIR #94-005
3. Approve Combined Development Permit consisting of: 1) an Administrative Permit for the construction of an approximately 4,982 square foot single family dwelling (including 3,736 square foot first floor and a 1,246 square foot basement level) with an 642 square foot attached three-car garage, a 195 square foot pool, a 971 square feet pool terrace, a 160 square foot entry porch, a 375 square foot covered porch, 1,539 square feet of covered terraces, approximately 626 linear feet of garden walls, a 3,391 square foot paved driveway and parking area and grading (approximately 1,400 cubic yards of cut and 100 cubic yards of fill); 2) a Use Permit for development on 30% Slope; 3) a Use Permit for the removal of 23 oak trees (ranging in size from 6 to 30 inches in diameter) and 1 unprotected madrone; and 4) a Design Approval, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of December, 2011 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 DATE

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.

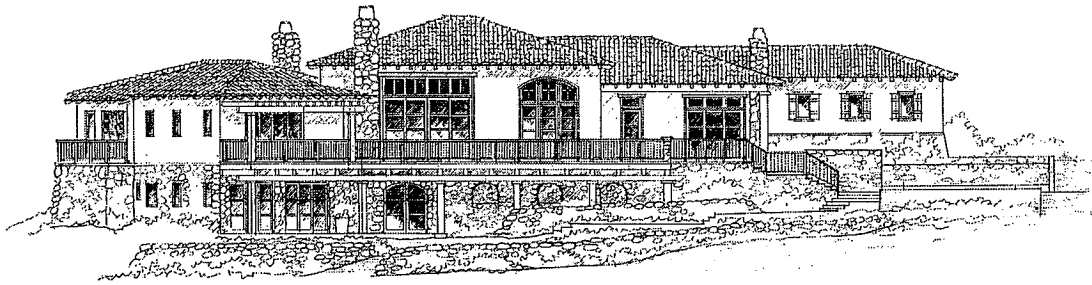
NOTES

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

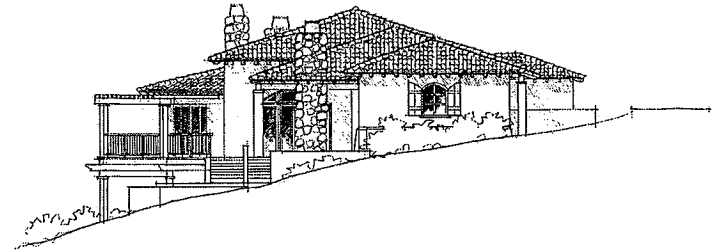
Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after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

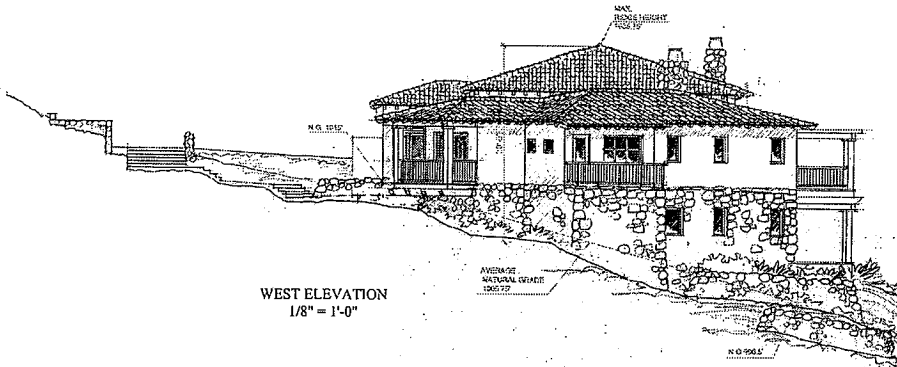
2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.



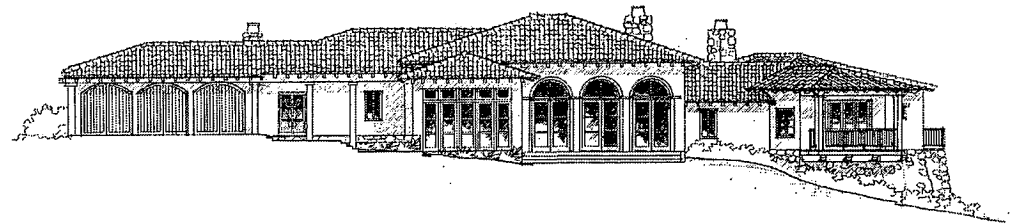
SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

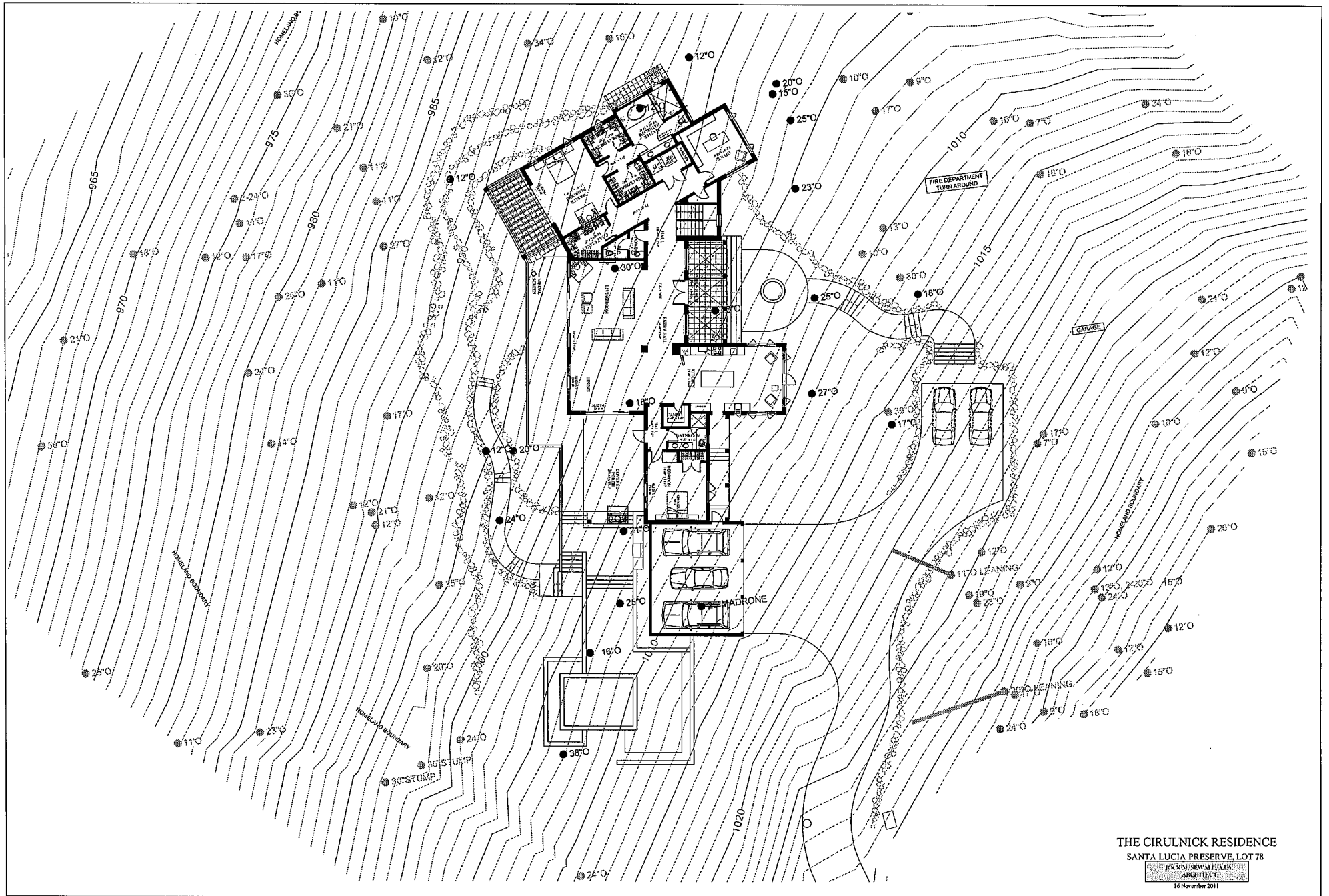


NORTH ELEVATION
1/8" = 1'-0"

THE CIRULNICK RESIDENCE
SANTA LUCIA PRESERVE, LOT 78

JOCK M. NEWALL, AIA
ARCHITECT

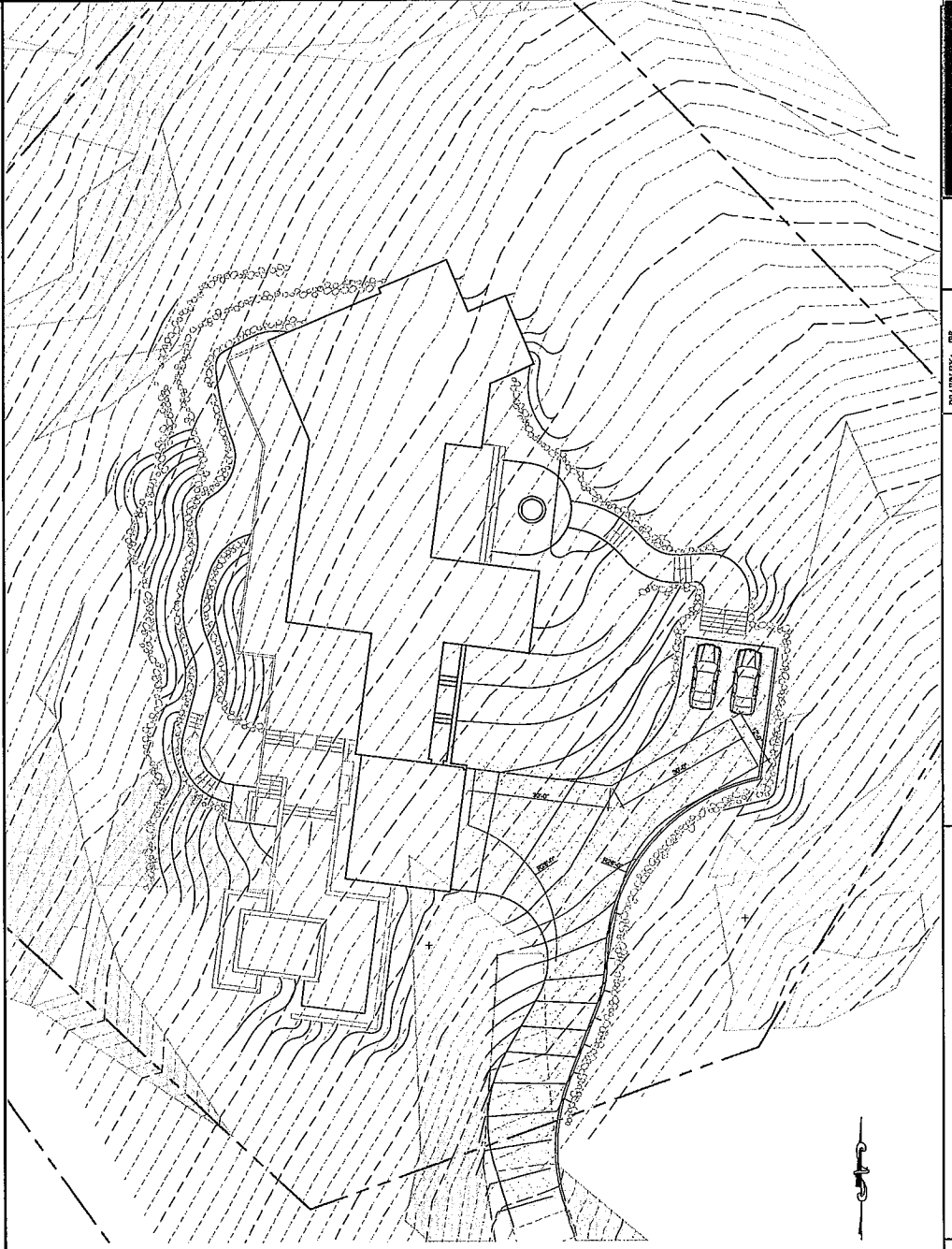
16 November 2011




THE CIRULNICK RESIDENCE
 SANTA LUCIA PRESERVE, LOT 78

KOKKINIS SWALL, AIA
 ARCHITECT

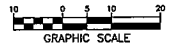
16 November 2011





 SLOPE MAP (AREAS \geq 30%)

 SCALE: 1"=10'

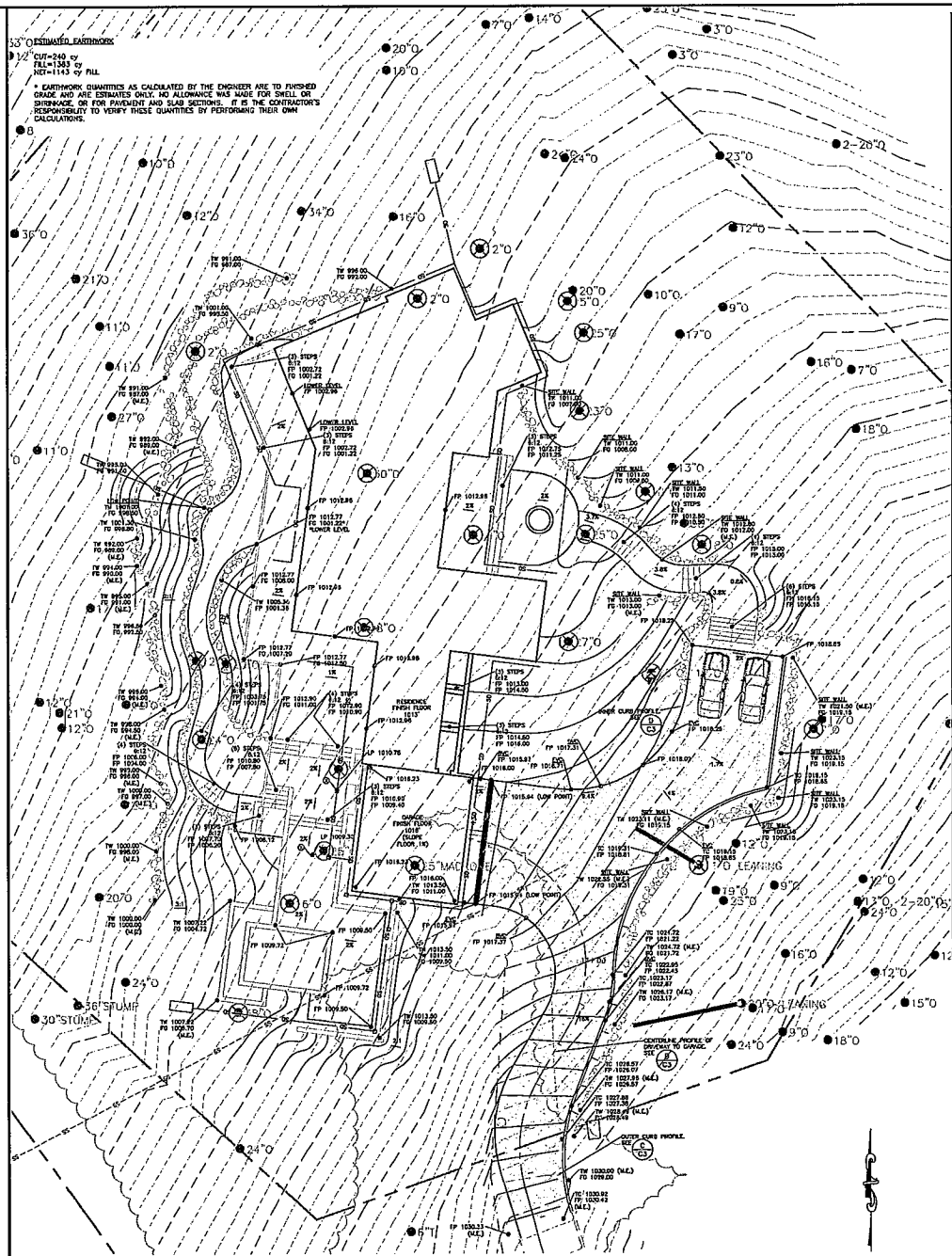


DESIGNED BY: JRS
 CHECKED BY: JRS
 DATE: DEC 2011
 SCALE: AS NOTED
 DRAWN BY: JRS
 LAST REVISED: XXX
 REVISION BY: XXX

SLOPE MAP

38 PRONGHORN RUN
 SANTA LUCIA PRESERVE
 LOT 78
 (FOR LAND USE PERMIT SUBMITTAL ONLY)

C2



ESTIMATED EARTHWORK
 CUT=240 cy
 FILL=1383 cy
 NET=1143 of FILL

* EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. NO ALLOWANCE WAS MADE FOR SHELL OR SWELLAGE OR FOR FINISHES AND SLAB SECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING THEIR OWN CALCULATIONS.

GRADING, DRAINAGE AND TREE REMOVAL PLAN
 SCALE: 1"=10'



DRAWN BY: JPK
 CHECKED BY: JPK
 DATE: 08/11/09
 SCALE: AS NOTED
 JOB NO.: 09-00000000
 REVISED BY: JPK

GRADING, DRAINAGE AND TREE REMOVAL PLAN

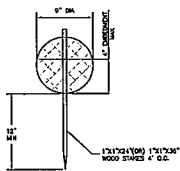
38 PRONGHORN RUN
 SANTA LUCIA PRESERVE
 LOT 78
 (FOR LAND USE PERMIT SUBMITAL ONLY)

C3

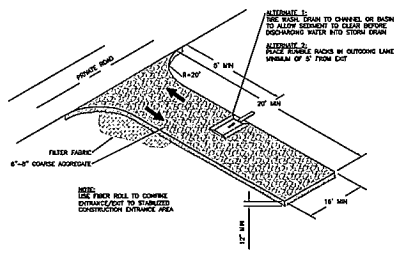
EROSION CONTROL NOTES

1. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA-PLANNING DEPARTMENT.
 2. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
 3. BETWEEN OCTOBER 15th AND APRIL 15th, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY HYDRAULIC MULCHING OR HYDROSEEDING.
 4. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
 5. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LOADS RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN MATT PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS. SEE IMPLEMENTATION SCHEDULE OF MEASURES FOR THE PREVENTION AND CONTROL OF EROSION, SILTATION AND DUST DURING CONSTRUCTION AND UNTIL EROSION CONTROL PLANTING BECOMES ESTABLISHED.
- TYPICAL CONSTRUCTION ENTRANCE**
1. CONSTRUCTION ENTRANCE SHALL BE INSTALLED PER DETAIL AT THE LOCATION SHOWN ON THE PLANS.
 2. RUN-OFF FROM CONSTRUCTION ENTRANCE SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LOADED RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.
 3. ALL VEHICLES LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE MAIN ROAD.
 4. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE MAIN ROAD ADJACENT TO THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.
 5. THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED PERIODICALLY TO ENSURE PROPER FUNCTION.
 6. THE CONSTRUCTION ENTRANCE SHOULD BE FIELD MODIFIED TO MEET SITE CONDITIONS.
- FIBER ROLL**
1. FIBER ROLLS WILL BE INSTALLED AT LOCATIONS SHOWN ON THIS PLAN AND PER DETAIL. CONTRACTOR MAY USE SILT FENCE AS AN ALTERNATE/SUPPLEMENTAL EROSION CONTROL/SEDIMENT BARRIER.

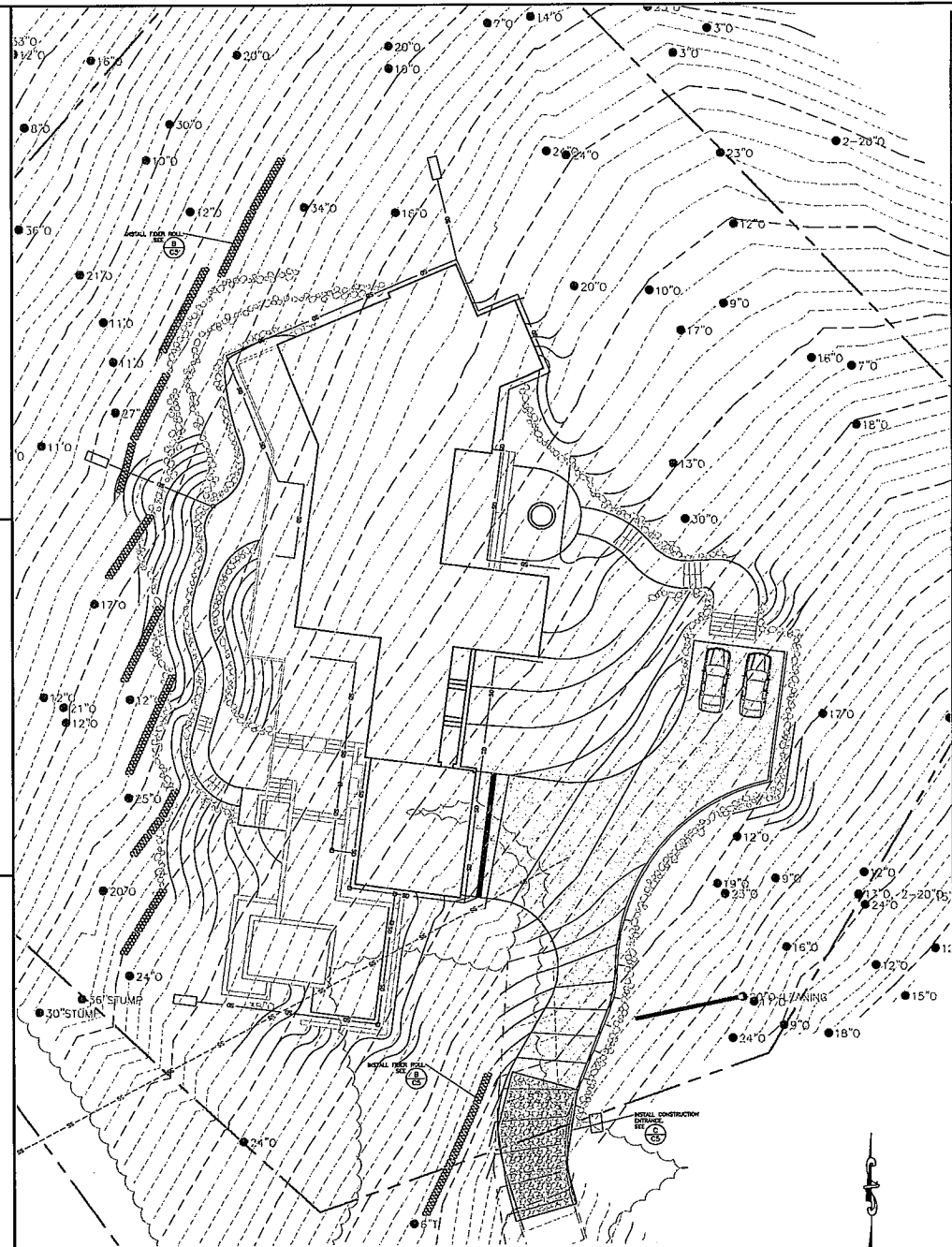
- REVISIONS:**
1. USE 1/2" DIA OR 1 1/4" DIA WOOD STAKES, DEPENDENT ON THE SIZE AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN FIRMER SOIL.
 2. POSITION FIBER ROLL END-TO-END, TIGHT THE BUTTED ENDS TOGETHER WITH STAKES TO FORM A GOOD CONNECTION.
 3. PLACE FIBER ROLL SECURELY IN THE TRENCH SO THAT SILT LOADS RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.



B FIBER ROLL
C4 HTS



C STABILIZED CONSTRUCTION ENTRANCE
C4 HTS



A EROSION CONTROL PLAN
C4 SCALE: 1"=10'



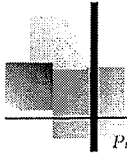
DESIGNED BY: JPK
 DRAWN BY: JPK
 DATE: DEC 2011
 SCALE: AS NOTED
 PROJECT NO.: 11-0000-0001
 REVISED BY: JPK

EROSION CONTROL PLAN

38 PRONGHORN RUN
 SANTA LUCIA PRESERVE
 LOT 78

C4

(FOR LAND USE PERMIT SUBMITTAL ONLY)



Weiss/Cirulnick

30% Slope Justification

PLN100565

The Weiss/Cirulnick site is located on a previously approved 6.65 acre parcel, with a 1.21 acre building envelope. The area of the building envelope is both limited and heavily wooded. The proposed location selected for residential development has the least area of 30% slope that can be utilized for residential development without resulting in higher impacts to trees (see attached exhibit). If the house footprint is shifted in any direction, there are greater impacts on both 30% slopes and trees.

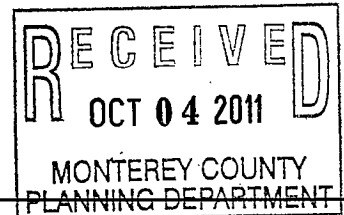
In exchange for development within the building envelope, as part of the subdivision approvals, 5.44 acres of the property outside of the designated building envelope have been placed in a permanent conservation easement to offset development impacts within the building envelope. Placing the majority of the property in an undeveloped state in perpetuity furthers various Monterey County policies.

As part of the approval of 2010 General Plan, the Santa Lucia Preserve is designated a Special Treatment Area and 30% slope standards apply. Attached is an analysis from Carl Holm/Monterey County that confirms 30% slope policies apply to the Santa Lucia Preserve.

Exhibit D
1 of 2

MAUREEN WRUCK
PLANNING CONSULTANTS, L.L.C.

Development Consultants



Planning ~ Land Use & Permitting ~ Subdivisions ~ Mitigation Monitoring ~ Permit Compliance ~ Certificates of Compliance

October 4, 2011

Valerie Negrete
Monterey County Resource Management Agency
Planning Department
168 West Alisal Street, Second Floor
Salinas, CA 93901

RE: Revisions to Minimize Impacts to 30% slope (Weiss Cirulnick – PLN100565)

Dear Valerie:

Per your request, I am providing the plan revisions you requested to minimize development on 30% slope. We have relocated the pool and portions of the patio that encroached on 30% slopes and relocated this design element near the garage. While this appears to solve the 30% slope issue, it does result in the removal of one more oak. As you know, this lot is so heavily wooded; we either have the 30% slope issue or issues with trees. But we followed your specific direction and moved the pool off of the 30% slopes.

In addition, we put a fuel management line on the plans. For this site, it would involve removal of potentially flammable material on the ground (leaves) and some tree limbing to keep a fire from the ground from getting into the tree canopy and crown. Trimming could be done to avoid significant limb removal and would not require additional Use Permits to remove 30% of the canopy.

Finally, I am enclosing the conceptual landscape plan you requested. I am providing you with 12 full sized sheets and one 8 ½ x 11" reductions.

Sincerely,

Joel R. Panzer

JP/Enclosures: As Noted Above

Exhibit D
2 of 2

Phase A-C

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
1	PT-1	0	239-021-001	Un-built	A	N/A	N/A	
2	PT-2	0	239-031-015	Un-built	A	N/A	N/A	
3	PT-3	0	239-021-002	PLN070532	A	DIR. OF PLN	0	
4	PT-4	0	239-021-003	PLN040139	A	DIR. OF PLN	16	13 trees relocated
5	PT-7	0	239-021-004	Un-built	A	N/A	N/A	
6	PT-5	0	239-021-005	PLN060739	A	DIR. OF PLN	0	
7	PT-14	0	239-021-006	PLN080286	A	DIR. OF PLN	3	3 trees relocated
8	PT-15	1	239-021-007	PLN010201	A	ZA	14	
9	SJ-4	0	239-021-008	PLN020062	A	PC	17	
10	SJ-5	0	239-021-009	Un-built	A	N/A	N/A	
11	SJ-6	9	239-021-010	PLN000092	A	ZA	0	
12	SJ-7	5	239-031-001	PLN030069	A	DIR. OF PLN	2	
13	SJ-8	0	239-031-002	PLN000351	A	ZA	12	
14	SJ-9	0	239-031-003	PLN000551	A	ZA	21	
15	SJ-10	0	239-031-004	PLN100294	A	DIR. OF PLN	0	
16	SJ-12	3	239-031-005	CMB040001	A	DIR. OF PLN	0	
17	SJ-11	0	239-031-006	PLN010562	A	MINOR SUB.	1	
18	SJ-13	0	239-031-007	PLN070549	A	DIR. OF PLN	0	
19	SJ-14	1	239-031-023	PLN030455	A	DIR. OF PLN	1	
20	SJ-15	7	239-031-022	Un-built	A	N/A	N/A	
21	SJ-16	0	239-031-010	Un-built	A	N/A	N/A	
22	SJ-18	3	239-031-011	Un-built	A	N/A	N/A	
23	SJ-17	7	239-031-012	Un-built	A	N/A	N/A	
24	SJ-20	4	239-031-013	PLN000603	A	ZA	0	
25	M-35	3	239-031-014	PLN060394	A	ZA	2	
26	SF-4	0	239-051-040	Un-built	A	N/A	N/A	
27	SF-38	0	239-041-001	Un-built	A	N/A	N/A	
28	SF-39	0	239-041-002	Un-built	A	N/A	N/A	
29	SF-40	0	239-041-003	Un-built	A	N/A	N/A	

Phase A-C

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
30	SF-41	0	239-041-004	Un-built	A	N/A	N/A	
31	SF-42	0	239-041-005	Un-built	A	N/A	N/A	
32	SF-14	0	239-051-001	Un-built	A	N/A	N/A	
33	SF-12	0	239-051-002	CMB040033	A	DIR. OF PLN	0	
34	N/A	0	239-051-003	PLN000037	A	ZA	18	
35	SF-13	7	239-051-004	PLN000074	A	ZA	13	
36	SF-15	4	239-051-005	Un-built	A	N/A	N/A	
37	SF-17	0	239-051-006	Un-built	A	N/A	N/A	
38	SF-18	0	239-051-007	Un-built	A	N/A	N/A	
39	SF-19	17	239-051-008	Un-built	A	N/A	N/A	
40	SF-20	1	239-051-009	PLN060224	A	DIR. OF PLN	1	
41	SF-21	2	239-051-010	Un-built	A	N/A	N/A	
42	SF-7	13	239-051-011	Un-built	A	N/A	N/A	
43	SF-23	0	239-051-012	Un-built	A	N/A	N/A	
44	SF-24	0	239-051-013	CMB040002	A	DIR. OF PLN	0	
45	SF-25	0	239-051-014	PLN000031	A	ZA	0	
46	SF-49	0	239-051-015	PLN050191	A	DIR. OF PLN	0	
47	SF-8	0	239-051-016	PLN010231	A	PC	8	6 trees relocated. (RES. #02021).
48	SF-28	11	239-051-017	PLN000054	A	ZA	3	
49	SF-29	11	239-051-018	Un-built	A	N/A	N/A	
50	SF-30	12	239-051-019	Un-built	A	N/A	N/A	
51	SF-31	19	239-051-020	PLN990445	A	ZA	26	
52	SF-32	0	239-051-021	PLN000396	A	ZA	17	17 oaks, 2 madrones and 1 maple
53	SF-16	0	239-051-022	Un-built	A	N/A	N/A	
54	SF-47	0	239-051-023	Un-built	A	N/A	N/A	
55	SF-34	24	239-051-024	CMB040018	A	DIR. OF PLN	0	
56	N/A	0	239-051-025	CMB040016	A	DIR. OF PLN	0	
57	SF-36	0	239-051-026	Un-built	A	N/A	N/A	
58	SF-37	0	239-051-027	PLN010178	A	ZA	4	

Phase A-C

Lot #	Prev. Lot #	FMP/Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
59	SF-48	0	239-051-028	Un-built	A	N/A	N/A	
60	SF-33	0	239-051-029	CMB030011	A	DIR. OF PLN	0	
61	SF-9	0	239-051-030	Un-built	A	N/A	N/A	
62	SF-44	0	239-051-031	DA010537	A	DIR. OF PLN	0	
63	SF-43	1	239-061-001	Un-built	A	N/A	N/A	
64	SF-45	1	239-061-002	Un-built	A	N/A	N/A	
65	SC-23	0	239-061-003	Un-built	A	N/A	N/A	
66	SF-46	1	239-061-004	Un-built	A	N/A	N/A	
67	SC-93	0	239-061-005	Un-built	A	N/A	N/A	
68	SF-5	10	239-051-032	Un-built	A	N/A	N/A	
69	SF-3	0	239-051-033	Un-built	A	N/A	N/A	
70	SJ-21	0	239-051-034	PLN000507	A	DIR. OF PLN	0	
71	SF-1	0	239-051-035	PLN020690 /CMB050019	A	DIR. OF PLN	0	
72	SF-2	0	239-051-036	PLN070058	A	PC	18	RES. #07033
73	SF-6	0	239-051-037	PLN020074	A	ZA	3	
74	SF-11	3	239-051-038	Un-built	A	N/A	N/A	PLN110600 (Request)
75	SF-10	0	239-051-039	Un-built	A	N/A	N/A	
76	SC-19	0	239-091-001	Un-built	B	N/A	N/A	
77	SC-20	0	239-091-002	Un-built	B	N/A	N/A	
78	SC-28	6	239-091-003	Un-built	B	N/A	0	PLN100565 (PC 12/14/2011)
79	SC-29	0	239-091-004	Un-built	B	N/A	N/A	
80	SC-27	0	239-091-005	PLN030612	B	DIR. OF PLN	2	
81	SC-24	0	239-091-006	Un-built	B	N/A	N/A	
82	SC-25	0	239-091-007	PLN020004	B	ZA	0	
83	SC-94	0	239-091-008	Un-built	B	N/A	N/A	
84	SC-96	0	239-091-009	Un-built	B	N/A	N/A	
85	SC-32	0	239-091-010	Un-built	B	N/A	N/A	
86	SC-33	1	239-091-011	PLN060051	B	ZA	13	

Phase A-C

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
87	SC-34	0	239-091-012	Un-built	B	N/A	N/A	
88	SC-35	0	239-091-013	Un-built	B	N/A	N/A	
89	SC-37	0	239-091-014	PLN060230	B	DIR. OF PLN	3	
90	SC-38	0	239-091-015	Un-built	B	N/A	N/A	
91	SC-39	0	239-091-016	PLN100635	B	ZA	2	
92	SC-97	0	239-091-017	Un-built	B	N/A	N/A	
93	SC-30	0	239-091-018	DA010536	B	N/A	0	Inclusionary Housing. No tree removal identified.
94	SC-42	1	239-091-019	Un-built	B	N/A	N/A	
95	SC-43	1	239-091-020	PLN000634	B	ZA	10	10 oaks, 1 maple, 1 coffeeberry, and 1 bay.
96	SC-44	0	239-091-021	Un-built	B	N/A	N/A	
97	SC-46	7	239-091-022	Un-built	B	N/A	N/A	
98	SC-47	3	239-091-023	Un-built	B	N/A	N/A	
99	SC-31	2	239-091-024	Un-built	B	N/A	N/A	
100	SC-95	0	239-091-025	Un-built	B	N/A	N/A	
101	SC-49	1	239-091-026	PLN040729	B	DIR. OF PLN	0	
102	SC-48	3	239-091-027	PLN070158	B	PC	11	RES. #08012
103	SC-50	7	239-091-028	Un-built	B	N/A	N/A	
104	SC-51	2	239-091-029	Un-built	B	N/A	N/A	
105	SC-52	0	239-091-030	Un-built	B	N/A	N/A	
106	SC-53	1	239-091-031	PLN110457	B	DIR. OF PLN	3	
107	SC-58	10	239-091-032	Un-built	B	N/A	N/A	PLN110619 (Request)
108	SC-54	0	239-091-033	Un-built	B	N/A	N/A	
109	SC-55	0	239-091-091	Un-built	B	N/A	N/A	
110	SC-100	0	239-091-090	Un-built	B	N/A	N/A	
111	SC-56	3	239-091-036	Un-built	B	N/A	N/A	
112	SC-57	4	239-091-037	Un-built	B	N/A	N/A	
113	SC-60	2	239-091-038	Un-built	B	N/A	N/A	
114	SC-62	0	239-091-039	Un-built	B	N/A	N/A	
115	SC-63	2	239-091-040	Un-built	B	N/A	N/A	

Phase A-C

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
116	SC-61	0	239-091-041	PLN010396	B	ZA	21	
117	SC-59	1	239-091-042	Un-built	B	N/A	N/A	
118	SC-65	7	239-091-043	Un-built	B	N/A	N/A	
119	SC-7	0	239-091-044	Un-built	B	N/A	N/A	
120	N/A	0	239-091-045	Un-built	B	N/A	N/A	
121	SC-8	0	239-091-046	Un-built	B	N/A	N/A	
122	SC-9	0	239-091-047	PLN110198	B	DIR. OF PLN	3	
123	N/A	0	239-091-048	Un-built	B	N/A	N/A	
124	N/A	0	239-091-049	Un-built	B	N/A	N/A	
125	N/A	0	239-091-050	Un-built	B	N/A	N/A	
126	SC-14	0	239-091-051	CMB070021	B	DIR. OF PLN	0	
127	SC-15	0	239-091-052	Un-built	B	N/A	N/A	
128	SC-16	0	239-091-053	Un-built	B	N/A	N/A	
129	SC-17	0	239-091-054	PLN090341	B	DIR. OF PLN	1	
130	SC-18	0	239-091-055	PLN100177	B	DIR. OF PLN	0	
131	SC-6	0	239-091-056	Un-built	B	N/A	N/A	
132	N/A	0	239-091-057	Un-built	B	N/A	N/A	
133	PN-1	0	239-071-001	PLN000587/ PLN010500	B	ZA	1	
134	PN-2	0	239-071-002	Un-built	B	N/A	N/A	
135	M-34	2	239-041-006	PLN070299	A	PC	8	RES. #07049
136	M-32	0	239-041-007	Un-built	A	N/A	N/A	
137	M-50	0	239-041-008	Un-built	A	N/A	N/A	
138	M-29	0	239-041-009	Un-built	A	N/A	N/A	
139	M-19	14	239-041-010	PLN050120	A	PC	34	RES. #05034
140	M-20	0	239-041-011	Un-built	A	N/A	N/A	
141	N/A	0	239-041-012	PLN040021	A	DIR. OF PLN	0	
142	M-21	5	239-041-013	PLN010315	A	ZA	20	
143	N/A	0	239-041-014	Un-built	A	N/A	N/A	

Phase A-C

Lot #	Prev. Lot #	FMP/Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
144	M-22	3	239-041-015	PLN060727	A	ZA	3	
145	M-23	22	239-041-016	PLN110365	A	DIR. OF PLN	16	
146	N/A	0	239-041-017	Un-built	A	N/A	N/A	
147	M-24	19	239-041-018	PLN000680	A	ZA	32	
148	M-25	11	239-041-019	PLN030565	A	DIR. OF PLN	8	
149	M-26	0	239-041-020	PLN000288	A	ZA	8	
150	M-27	11	239-041-021	Un-built	A	N/A	N/A	
151	M-28	5	239-041-022	PLN030572	A	DIR. OF PLN	1	
152	M-30	2	239-041-023	Un-built	A	N/A	N/A	
153	M-31	7	239-041-024	Un-built	A	N/A	N/A	
154	M-33	2	239-041-025	PLN000073	A	ZA	14	
155	T-33	0	239-091-058	PLN070182	B	ZA	1	
156	SC-1	0	239-091-059	PLN010031	B	ZA	0	
157	SC-2	0	239-091-060	PLN000588	B	ZA	0	
158	SC-3	0	239-091-061	PLN030363	B	DIR. OF PLN	1	
159	T-32	0	239-091-062	PLN040696	B	DIR. OF PLN	0	
160	T-31	0	239-091-063	CMB070036	B	DIR. OF PLN	4	One oak tree relocated.
161	SC-5	0	239-091-064	PLN060682	B	DIR. OF PLN	0	1 Madrone removed
162	SC-4	0	239-091-065	PLN020320	B	DIR. OF PLN	1	
163	T-27	0	239-091-066	Un-built	B	N/A	N/A	
164	T-28	0	239-091-067	Un-built	B	N/A	N/A	
165	T-50	0	239-091-068	Un-built	B	N/A	N/A	
166	SC-13	0	239-091-069	PLN010078	B	ZA	0	
167	SC-92	0	239-091-070	PLN000582	B	ZA	1	
168	SC-91	0	239-091-071	CMB040006	B	DIR. OF PLN	0	
169	SC-64	0	239-091-072	PLN040582	B	DIR. OF PLN	0	
170	T-1	6	239-091-073	Un-built	B	N/A	N/A	
171	T-2	1	239-091-074	Un-built	B	N/A	N/A	
172	T-3	0	239-091-075	Un-built	B	N/A	N/A	

Phase A-C

Lot #	Prev. Lot #	FMP/Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
173	T-4	0	239-091-076	Un-built	B	N/A	N/A	
174	T-5	0	239-091-077	PLN010095	B	ZA	0	
175	T-6	0	239-091-078	Un-built	B	N/A	N/A	
176	T-8	0	239-091-079	Un-built	B	N/A	N/A	
177	T-9	0	239-091-080	PLN010096	B	ZA	0	
178	T-10	0	239-091-081	Un-built	B	N/A	N/A	
179	T-11	0	239-091-082	PLN020527	B	DIR. OF PLN	2	
180	T-7	0	239-091-083	PLN000457	B	ZA	1	
181	T-12	0	239-091-084	Un-built	B	N/A	N/A	
182	T-13	3	239-071-003	PLN050093	B	DIR. OF PLN	5	
183	T-14	0	239-071-004	PLN070033	B	DIR. OF PLN	1	
184	SJ-1	0	239-011-022	PLN020216	C	PC	13	RES. #02082: 1 oak tree to be relocated.
185	SJ-2	0	239-011-023	PLN060548 /PLN090069	C	PC	27	RES. #07012: 18 trees to be relocated.
186	SJ-3	0	239-011-024	PLN020115	C	PC	3	RES. #03032
187	PT-44	0	239-111-001	Un-built	C	N/A	N/A	
188	PT-13	0	239-111-002	Un-built	C	N/A	N/A	
189	PT-12	0	239-111-003	Un-built	C	N/A	N/A	
190	PT-8	0	239-111-004	Un-built	C	N/A	N/A	
191	PT-11	0	239-111-005	Un-built	C	N/A	N/A	
192	PT-10	0	239-111-006	PLN050214	C	DIR. OF PLN	0	
193	PT-9	0	239-111-007	Un-built	C	N/A	N/A	
194	M-1	1	239-111-008	PLN020234	C	ZA	4	
195	M-3	0	239-111-009	Un-built	C	N/A	N/A	
196	M-5	0	239-111-010	Un-built	C	N/A	N/A	
197	M-6	3	239-111-011	Un-built	C	N/A	N/A	
198	M-7	0	239-111-012	Un-built	C	N/A	N/A	
199	M-8	0	239-111-013	Un-built	C	N/A	N/A	
200	M-4	0	239-111-014	PLN010202	C	ZA	0	

Phase A-C

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
201	SC-66	0	239-131-001	PLN010011	C	ZA	1	
202	SC-67	3	239-131-002	PLN050736	C	DIR. OF PLN	3	
203	SC-85	5	239-131-003	Un-built	C	N/A	N/A	
204	SC-68	0	239-131-004	PLN010012	C	ZA	0	
205	SC-86	0	239-131-005	Un-built	C	N/A	N/A	
206	SC-69	3	239-131-006	Un-built	C	N/A	N/A	
207	SC-87	12	239-131-007	Un-built	C	N/A	N/A	
208	SC-88	0	239-131-008	Un-built	C	N/A	N/A	
209	SC-89	3	239-131-009	Un-built	C	N/A	N/A	
210	SC-90	4	239-131-010	Un-built	C	N/A	N/A	
211	PN-3	0	239-071-005	PLN030393	B	DIR. OF PLN	0	
212	N/A	0	239-071-006	Un-built	B	N/A	N/A	
213	PN-4	0	239-071-007	PLN060060	B	DIR. OF PLN	0	
214	PN-5	0	239-071-008	PLN030160	B	DIR. OF PLN	0	
215	N/A	0	239-071-009	PLN030137	B	DIR. OF PLN	0	
216	PN-7	0	239-071-010	Un-built	B	N/A	N/A	
217	PN-8	0	239-071-011	Un-built	B	N/A	N/A	
218	M-18	11						Lot on Vested Preliminary Map, not Final Map
219	M-17	8						Lot on Vested Preliminary Map, not Final Map
220	MN-9	0						Lot on Vested Preliminary Map, not Final Map
221	M-10	0						Lot on Vested Preliminary Map, not Final Map
222	M-11	0						Lot on Vested Preliminary Map, not Final Map
223	M-13	0	239-111-015	PLN030346	C	ZA	0	
224	M-14	0	239-111-016	Un-built	C	N/A	N/A	
225	M-15	0	239-111-017	PLN100678	C	DIR. OF PLN	0	
226	M-16	5	239-111-018	Un-built	C	N/A	N/A	
227	SC-70	2	239-131-011	Un-built	C	N/A	N/A	
228	SC-71	0	239-131-012	Un-built	C	N/A	N/A	
229	SC-72	11	239-131-013	Un-built	C	N/A	N/A	

Phase A-C								
Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
230	SC-73	2	239-131-014	Un-built	C	N/A	N/A	
231	SC-74	2	239-131-015	CMB080007	C	DIR. OF PLN	2	1 tree relocated
232	SC-75	0	239-131-016	Un-built	C	N/A	N/A	
233	SC-76	0	239-131-017	Un-built	C	N/A	N/A	
234	SC-77	0	239-131-018	CMB050002	C	DIR. OF PLN	0	
235	SC-78	0	239-131-019	Un-built	C	N/A	N/A	
236	SC-79	9	239-131-020	Un-built	C	N/A	N/A	
237	SC-80	0	239-131-021	CMB060020	C	DIR. OF PLN	0	
238	SC-81	0	239-131-022	PLN010316	C	ZA	1	
239	SC-82	0	239-131-023	Un-built	C	N/A	N/A	
240	SC-83	0	239-131-024	Un-built	C	N/A	N/A	
241	SC-84	1	239-131-025	Un-built	C	N/A	N/A	
242	T-30	1	239-121-001	PLN070583	C	DIR. OF PLN	2	
243	T-26	0	239-121-002	PLN030564	C	DIR. OF PLN	0	
244	T-25	0	239-121-003	CMB050009	C	DIR. OF PLN	0	
245	T-19	1						Lot on Vested Preliminary Map, not Final Map
246	N/A	0						Lot on Vested Preliminary Map, not Final Map
247	T-22	0	239-121-004	Un-built	C	N/A	N/A	
248	T-23	0	239-121-005	Un-built	C	N/A	N/A	
249	T-20	1	239-121-006	PLN050528	C	DIR. OF PLN	1	
250	T-21	0	239-121-007	Un-built	C	N/A	N/A	
251	T-15	0	239-121-008	PLN070166	C	DIR. OF PLN	1	
252	T-16	0	239-121-009	Un-built	C	N/A	N/A	
253	T-17	0	239-121-010	Un-built	C	N/A	N/A	
254	T-18	0	239-121-011	Un-built	C	N/A	N/A	
							489	Built: 39.3%
								Tree Removal Approved (PC94067): 1,480 Road Improvement Tree Removal: 429/1,029

Staub Forestry &
Environmental Consulting



November 18, 2011

Valerie Negrete, Planner
Resource Management Agency – Planning Department
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Confirming Final Tree Count for Cirulnick/Weiss Residence, Santa Lucia Preserve Lot #78

Dear Valerie-

I have reviewed the Site Plan dated November 16, 2011 prepared by architect Jock M. Sewall and the Planting Plan (Sheet L-7.0) and Fuel Management Plan (Sheet L-7.1) both dated September 29, 2011 prepared by Bellinger Foster Steinmetz Landscape Architects to evaluate revisions to tree removal for the project. Shifting the pool location to the south in order to avoid steeper slope requires the removal of one additional coast live oak, tree #42 as described in the FMP and its individual tree inventory. Removal of this additional tree increases recommended long term tree replacement to 13 trees subject to the Preserve's guidelines and recommended planting ratios as discussed on page 4 of the FMP. Since tree #42 will be removed, it will not have a tree protection zone nor protective fencing. The revised plans require only removal of this one additional tree and increase total potential tree removal for the project from 23 trees to 24 trees. The items above detail the only revisions to the FMP resulting from design revisions shown on the updated plans I reviewed.

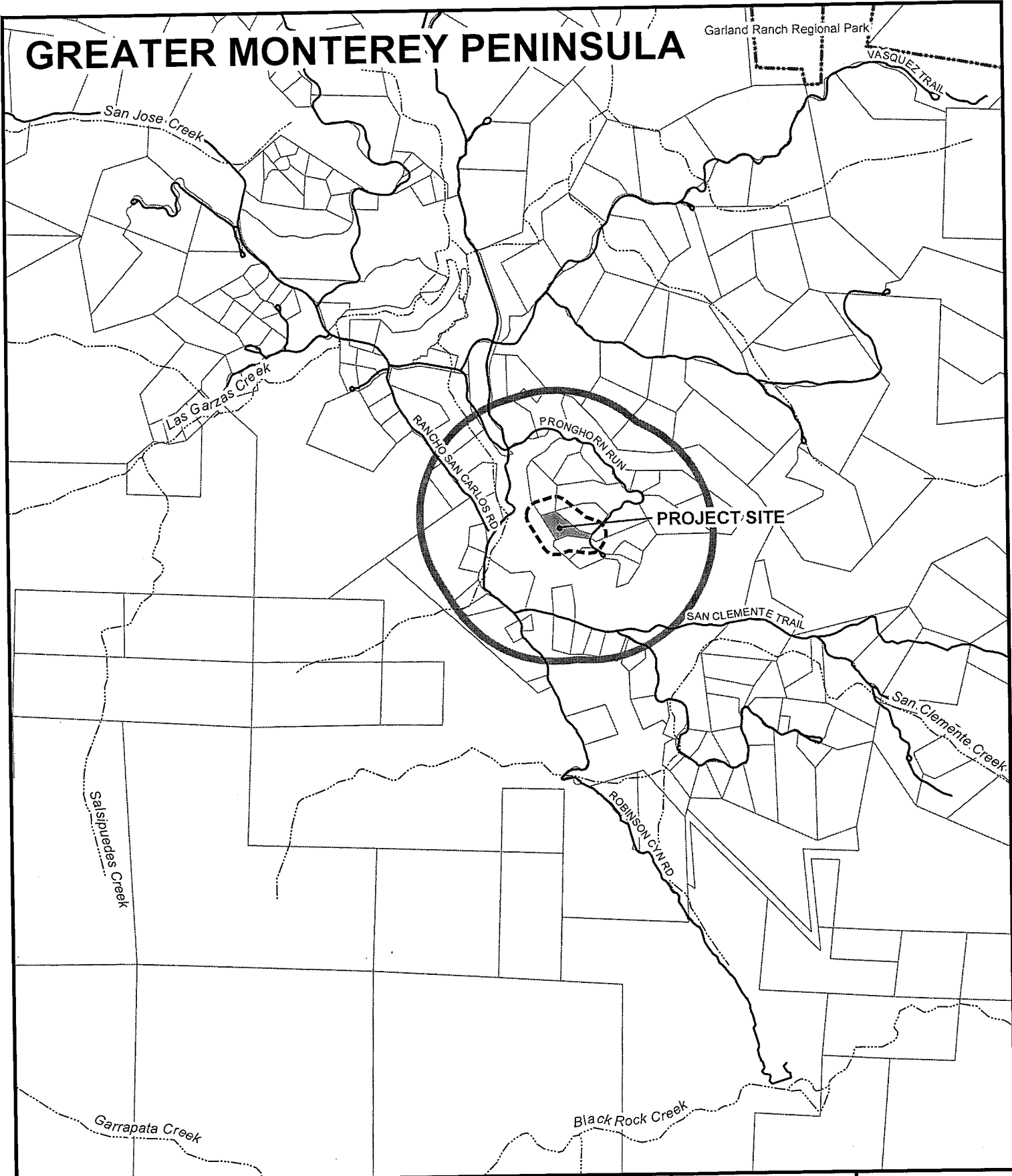
Please let me know if you have any questions.

Sincerely,

Stephen R. Staub, RPF #1911
Registered Professional Forester #1911
ISA Certified Arborist #WE-6739A

EXHIBIT F

GREATER MONTEREY PENINSULA

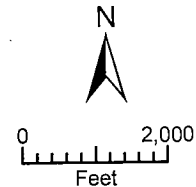


APPLICANT: CIRULNICK

APN: 239-091-003-000

FILE # PLN100565

Water 2500' Limit 300' Limit City Limits



PLANNER: NEGRETE

Exhibit H