

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

In the matter of the application of:

Diane and Howard Birnberg (PLN110474)

RESOLUTION NO. 12-011

Resolution by the Monterey County Planning
Commission:

- 1) Considering that the Technical Addendum to the certified Final EIR for the Santa Lucia Preserve Comprehensive Development Plan (EIR No. 94-005) prepared for the original approval of the Combined Development Permit (PLN060760) is still adequate and is the appropriate environmental document for the extension request; and
- 2) Approving a four year extension of a previously approved permit Combined Development Permit (PLN060760), consisting of: 1) Administrative Permit and Design Approval for development in the "S" (Site Review) Zoning District to allow the construction of a 5,795 sq. ft., two-story with basement level single family residence with an attached 562 sq. ft. garage, a 420 sq. ft. detached bedroom suite, a 598 sq. ft. guest house, a 254 sq. ft. workshop, a 257 sq. ft. pool house, swimming pool, septic system, and a 566 sq. ft. artist studio, and grading (approximately 2,664 cubic yards cut/1,122 cubic yards fill); 2) Use Permit for the removal of 33 protected Oak trees; 3) Use Permit for development on slopes in excess of 30%.

[PLN110474, Diane and Howard Birnberg, 8 Corral Run, Carmel, Carmel Valley Master Plan (APN: 239-101-017-000)]

The Birnberg application (PLN110474) came on for public hearing before the Monterey County Planning Commission on April 11, 2012. 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;
 - Carmel Valley Master 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 8 Corral Run, Carmel (Assessor's Parcel Number 239-101-017-000), Carmel Valley Master Plan. The parcel is zoned RG/10-D-S-RAZ [Rural Grazing, 10 acres per unit, with Design Control, and Site Plan Review Overlays, Residential Allocation Zoning District], which allows a single family dwelling with an attached garage, guesthouse and related accessory structures.
- c) The proposed project is consistent with the provisions of Sections 21.32.030 (B), (C), and (D) and is consistent with the development standards of Sections 21.32.060 and 21.64.020 of the Monterey County Zoning Ordinance (Title 21).
- d) The extension request was submitted at least thirty days prior to the expiration date.
- e) Site inspection conducted by staff on the subject parcel on June 5, 2007.
- f) 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 PLN060760 and PLN10474.

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, Carmel Valley Fire Protection District, Public Works, Environmental Health Bureau, 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 and 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:
 - "Tree Resource Evaluation Construction Impact Analysis" (LIB070255) prepared by Maureen Hamb Professional Consulting Services, Santa Cruz, CA, September 8, 2006.
 - "Geological and Geotechnical Investigation" (LIB070254) prepared by O'Brien & Gere, Santa Clara, CA, January 1, 2007.
- c) Site inspection conducted by staff on June 5, 2007 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 PLN060760 and PLN110474.

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, Carmel Valley Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Adequate sewage disposal and water supply facilities existing or are readily available, as approved by the Environmental Health Bureau.
- c) The project has been reviewed by the Environmental Health Bureau and there has been no indication from the Environmental Health Bureau that the site is not suitable for development.
- d) Santa Lucia Community Services District as the water purveyor for this project site has provided a "Can & Will Serve Notice", dated September 27, 2006 for the proposed project.
- e) Preceding findings and supporting evidence for PLN110474.

4. **FINDING:** **CODE VIOLATION** - Remedy for Code Enforcement Case # CE070217 -Approval of Combined Development Permit PLN060760 as described in staff's report to the Planning Commission, dated July 11, 2007 is necessary to abate the violations of County Code. Development of the project as approved by the Planning Commission on August 29, 2007 will bring the site into compliance with rules and regulations pertaining to zoning uses, and any other applicable provisions of Title 21, and all zoning violation abatement costs have been or will be paid. Typically, restoration is preferred option in correcting a vegetation removal violation. In this case, the application was deemed complete prior to the code violation and a restoration plan was not required by the Planning Department. The tree removals will be mitigated by the replacement of non-landmark oak trees at a 3:1 ratio and replace landmark trees at a 5:1 ratio (i.e., a total of 108 replacement trees). The replacement trees will be planted prior to occupancy and must attain a success ratio threshold of no less than 90% over a five year monitoring period. These requirements have been incorporated into the project as Condition 9 (Planning Commission Resolution No. 07037). Approval of the project by the Planning Commission and successful implementation of the conditions of approval (including payment of a double fee for the use permit for the tree removals) by the applicant constitute the Administrative Remedy for Code Enforcement Case #

CE070217.

- EVIDENCE:**
- a) Notice of Monterey County Code Violation, June 26, 2007 recorded on property title for 8 Corral Run.
 - b) Application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development located in project File Nos. PLN060760, CE070217 and staff review of other Monterey County Planning and Building Inspection Department records.
 - c) Grading, paving and retaining wall structures are physical components incorporated into this Administrative Remedy necessary to assure protection of the public health, welfare and safety.
 - d) Implementation of the improvements described in the July 11, 2007 Planning Commission staff report and as allowed by the findings and evidence for development on slopes in excess of 30% and allowing minimum protected tree removal are attainable and are more preferable to restoration of the property.
 - e) Restoration of the site to reflect its previous unaltered state would generate a greater chance of land slides and impact the oak trees in the areas of restoration.
 - f) 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 PLN110474.

5. **FINDING:** **CEQA (Addendum)** - An Addendum to the certified EIR for the Santa Lucia Preserve Comprehensive Development Plan was prepared for the original approval of the subject project pursuant to Code of Regulations, Title 14, Section 15164. The addendum concluded that the project would not require major revisions to the adopted EIR. The addendum is still adequate and is the appropriate environmental document for consideration of the extension request.

- EVIDENCE:**
- a) The development is contained in an area analyzed by the Final EIR for the Santa Lucia Preserve (EIR 94-005), Resolution No. 96-059, Planning File Nos. PC94067 and PC94218, State Clearinghouse Nos. SCH# 1994083019 and 1995023036, as a pre-determined building site.
 - b) There are no changes in the project description, changes in circumstances, or significant new information since the time of the approval of the subject project (August 29, 2007) that would result in new significant environmental effects or a substantial increase in the severity of environmental impacts not already analyzed in the Santa Lucia Preserve EIR or the technical addendum.
 - c) Addendum to the Santa Lucia Preserve (EIR 94-005), Resolution No. 96-059, Pursuant to CEQA, Article 11 Section 15164 prepared for the Birnberg Combined Development Permit, Planning File No. PLN060760 (Also Exhibit D to the April 11, 2012 Planning Commission Staff Report).
 - d) Finding and Evidence No. 5 as contained in Planning Commission Resolution No. 07037 dated August 29, 2007.

e) All preceding findings and supporting evidence.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
EVIDENCE: Section 21.80.040 (D) Monterey County Zoning Ordinance (Title 21).

DECISION

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

1. Determines that the Technical Addendum to the certified Final EIR for the Santa Lucia Preserve Comprehensive Development Plan (EIR No. 94-005) prepared for the original approval of the Combined Development Permit (PLN060760) is still adequate and is the appropriate environmental document for the extension request;
2. Approve a four year extension of a previously approved Combined Development Permit (PLN060760), consisting of: 1) Administrative Permit and Design Approval for development in the "S" (Site Review) Zoning District to allow the construction of a 5,795 sq. ft., two-story with basement level single family residence with an attached 562 sq. ft. garage, a 420 sq. ft. detached bedroom suite, a 598 sq. ft. guest house, a 254 sq. ft. workshop, a 257 sq. ft. pool house, swimming pool, septic system, and a 566 sq. ft. artist studio, and grading (approximately 2,664 cubic yards cut/1,122 cubic yards fill); 2) Use Permit for the removal of 33 protected Oak trees; 3) Use Permit for development on slopes in excess of 30%, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

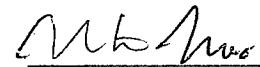
PASSED AND ADOPTED this 11th day of April, 2012 upon motion of Commissioner Diehl, seconded by Commissioner Salazar, by the following vote:

AYES: Brown, Vandevere, Getzelman, Rochester, Salazar, Roberts, Mendez, Diehl, Padilla, Hert

NOES: None

ABSENT: None

ABSTAIN: None


Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON APR 13 2012

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

APR 23 2012

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.

Diane Mix Birnberg TR- PLN110474

Page 5 of 6

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 4 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 11-10-2011

Monterey County Planning Department

Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110474

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This four-year extension request was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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. 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. 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.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002- NOTICE PERMIT APPROVAL (NON STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A four-year extension (Resolution Number 12-011) was approved by the Planning Commission for a previously approved Combined Development Permit (File No. PLN060760) on April 11, 2012". The extension was granted subject to 8 conditions of approval which run with the land. All the original conditions of approval contained in Planning Commission Resolution No. 07037 remain in effect. The four-year extension expires on April 11, 2016. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this document shall be furnished to the Director of the RMA - Planning Department prior to issuance of grading and building permits.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed:

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

The property owner agrees as a condition and in consideration of 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. The 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 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)

**Compliance or
Monitoring
Action to be Performed:**

Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

4. FIRE030 - FIRE HYDRANTS/FIRE VALVES & FDC (NON-STANDARD CONDITION)

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

Fire department connections (FDC) and dry standpipes with fire valves. The locations of the inlets and outlets are to be determined by the fire department. A minimum of four sets of plans including flow calculations, soil reports, thrust block dimensions, anodes ect. , prepared by either the installing California licensed contractor or a registered California engineer. as per NFPA 14, 24 and other applicable standards must be submitted to and approved by the fire department prior to installation. An underground inspection and 200 psi hydrostatic pressure test are required before the pipes can be covered. The dry standpipe system must be serviced and maintained as per NFPA standards and manufacturers recommendations. Driveway turn outs for fire apparatus is required at the locations of the FDC's. (Monterey County Regional Fire District)

**Compliance or
Monitoring
Action to be Performed:**

1. Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to installing Dry Stand Pipe system, the applicant or owner shall obtain approval of fire department.
3. Prior to final building inspection the Dry Stand Pipe system shall be inspected and tested by the fire department.

5. WRSP2 - WATER AVAILABILITY CERTIFICATION (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permits, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us

6. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

7. FIRE015 - FIRE HYDRANTS/FIRE VALVES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.

8. FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (Monterey County Regional Fire District)

**Compliance or
Monitoring
Action to be Performed:**

1. Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to framing inspection, the applicant or owner shall schedule fire dept. rough sprinkler inspection.
3. Prior to final building inspection, the applicant or owner shall schedule fire dept. final sprinkler inspection.

Map of the area of the project
 prepared by the project

THE LOCATION & PROTECTION PLAN
 SANTA LUCIA PRESERVE LOT 07

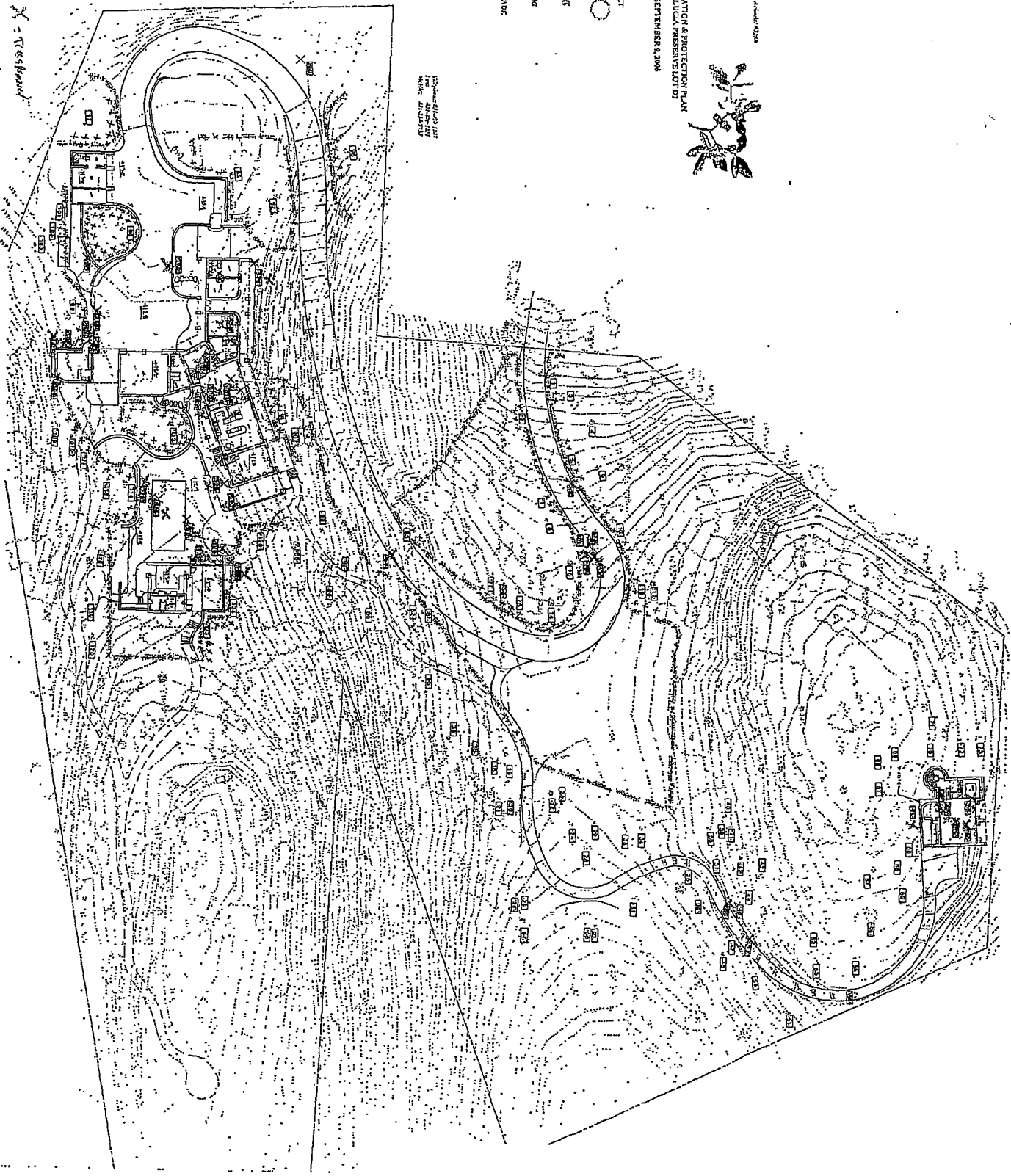
SEPTEMBER 9, 2004



- PRESERVE & PROTECT
- LANDMAN TYPE
- PROTECT PROTECT
- PROTECTION PLAN
- STANLEY BALEMARIO, C.E.

1/4 1/4 Section 20, T10N, R10E, S10E
 Santa Lucia Preserve, Lot 07
 Santa Lucia Preserve, Inc.

1/4 1/4 Section 20, T10N, R10E, S10E
 Santa Lucia Preserve, Lot 07
 Santa Lucia Preserve, Inc.



2/4 1/4 Section 20, T10N, R10E, S10E

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET

DATE

BY

PROJECT

CLIENT

LOCATION

SCALE

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

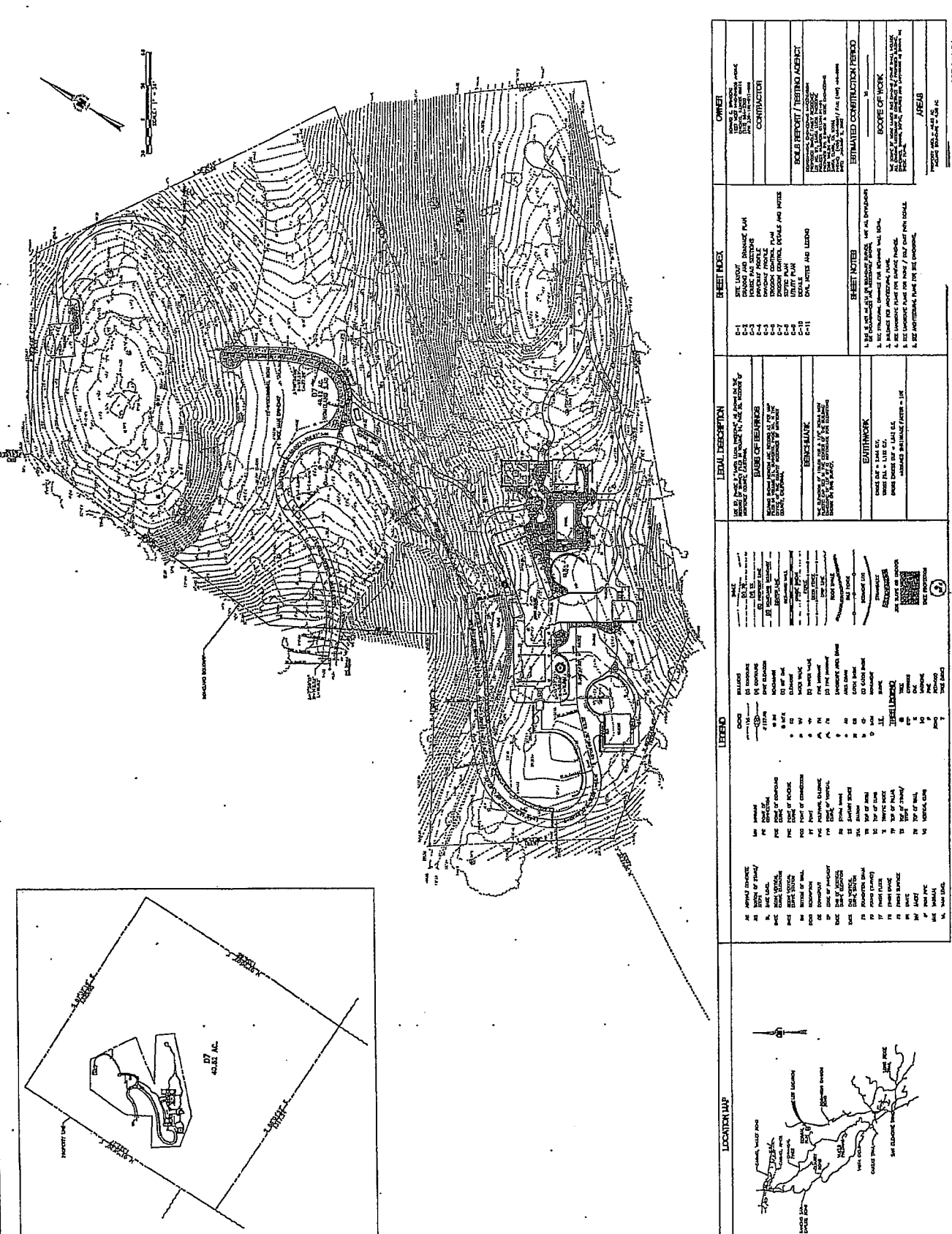
1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'



SYMBOL	DESCRIPTION
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED PARKING LOT
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING PARKING LOT
[Symbol]	EXISTING ROAD
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING UTILITY
[Symbol]	EXISTING TREE
[Symbol]	EXISTING ROCK
[Symbol]	EXISTING SAND
[Symbol]	EXISTING GRAVEL
[Symbol]	EXISTING ASPHALT
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING BRICK
[Symbol]	EXISTING STONE
[Symbol]	EXISTING WOOD
[Symbol]	EXISTING METAL
[Symbol]	EXISTING GLASS
[Symbol]	EXISTING PLASTIC
[Symbol]	EXISTING RUBBER
[Symbol]	EXISTING LEATHER
[Symbol]	EXISTING PAPER
[Symbol]	EXISTING TEXTILE
[Symbol]	EXISTING CERAMIC
[Symbol]	EXISTING GLASS
[Symbol]	EXISTING METAL
[Symbol]	EXISTING WOOD
[Symbol]	EXISTING PLASTIC
[Symbol]	EXISTING RUBBER
[Symbol]	EXISTING LEATHER
[Symbol]	EXISTING PAPER
[Symbol]	EXISTING TEXTILE
[Symbol]	EXISTING CERAMIC

DAHLQUIST and LUTZOW ARCHITECTS, LTD.
1000 1st Avenue, Suite 1000, San Francisco, CA 94104
415.774.1000
www.dahlquistlutzow.com

BESTOR ENGINEERS, INC.
1000 1st Avenue, Suite 1000, San Francisco, CA 94104
415.774.1000
www.bestor-engineers.com

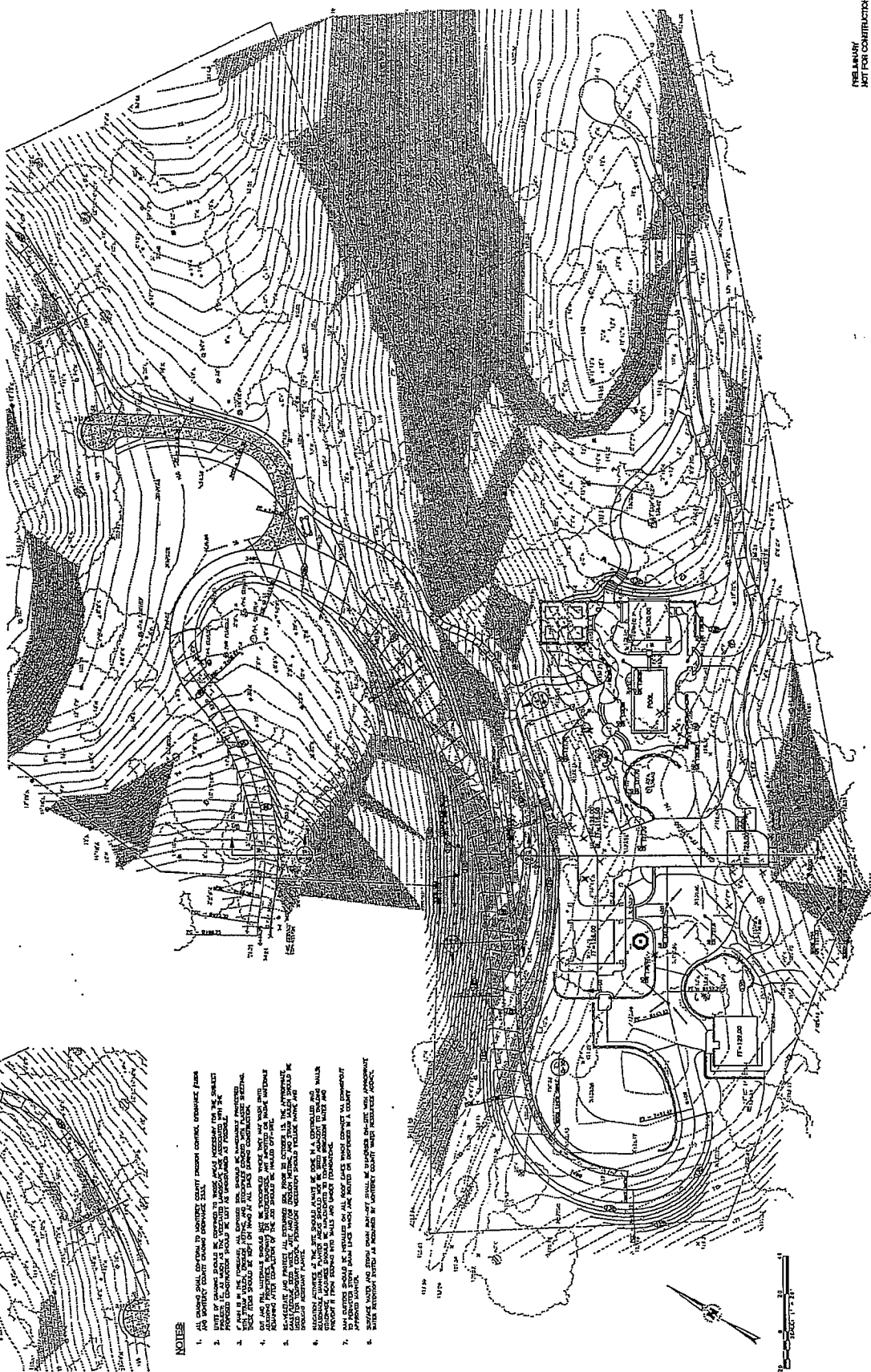
LOT D7 - SANTA LUCIA PRESERVE
BRUNBERG RESIDENCE
8 CORRAL RUN
CAYLOR, CALIFORNIA 94029

THE UNIVERSITY OF CHICAGO

BIRNBERG RESIDENCE:
LOT D7 - SANTA LUCIA PRESERVE
8 CORRAL RUN
CARMEL, CALIFORNIA 93923

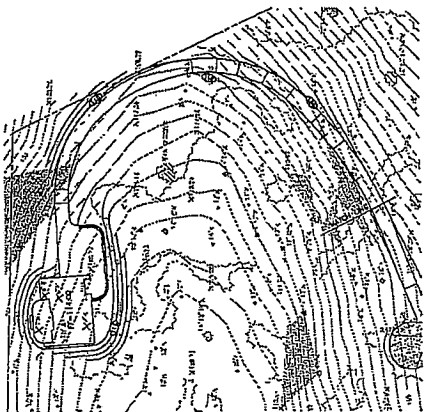
BESTON ENGINEERS, INC.
5075, EMERSON - BRIGHTON - LONG PLANNING
1701 BLUE LAKES LANE, BRIGHTON, CALIFORNIA 92416

DAHLQUIST and LUTZOW ARCHITECTS, Ltd.
architects • planners • interior designers
1427 N. Highland Boulevard
Homewood, B. 48021
P. 402.230.6200 F. 402.230.6201
E. 402.230.6204
1427 N. Highland Boulevard
Homewood, B. 48021



NOTES:

- [illegible]




BIRNBERG RESIDENCE;
LOT 07 - SANTA LUCIA PRESERVE
8 CORRAL RUN
CARMEL, CALIFORNIA 93923

BEETOR ENGINEERS, INC.
2001 WEST LAMAR AVENUE, SUITE 100, DENVER, CO 80202
781

DAHLQUIST and LUTZOW ARCHITECTS, Ltd.
architects • planning • preservation

441 E. Madison Boulevard
11 East Oak Street, Suite 400
Troy, N.Y. 12182
Tel. 518/262-1000
Fax 518/262-1001
L 518/262-1004



PRELIMINARY
NOT FOR CONSTRUCTION

WATER SUPPLY
SEE MAIN PROJECT, SHEET 000000

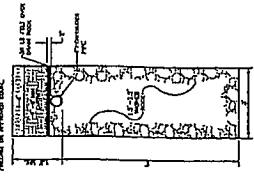
TRENCH AREA
1. TRENCH 1 - 10' WIDE, 10' DEEP, 10' LONG
2. TRENCH 2 - 10' WIDE, 10' DEEP, 10' LONG
3. TRENCH 3 - 10' WIDE, 10' DEEP, 10' LONG
4. TRENCH 4 - 10' WIDE, 10' DEEP, 10' LONG
5. TRENCH 5 - 10' WIDE, 10' DEEP, 10' LONG
6. TRENCH 6 - 10' WIDE, 10' DEEP, 10' LONG
7. TRENCH 7 - 10' WIDE, 10' DEEP, 10' LONG
8. TRENCH 8 - 10' WIDE, 10' DEEP, 10' LONG
9. TRENCH 9 - 10' WIDE, 10' DEEP, 10' LONG
10. TRENCH 10 - 10' WIDE, 10' DEEP, 10' LONG

LEACH FIELD TRENCH AREA
1. TRENCH 1 - 10' WIDE, 10' DEEP, 10' LONG
2. TRENCH 2 - 10' WIDE, 10' DEEP, 10' LONG
3. TRENCH 3 - 10' WIDE, 10' DEEP, 10' LONG
4. TRENCH 4 - 10' WIDE, 10' DEEP, 10' LONG
5. TRENCH 5 - 10' WIDE, 10' DEEP, 10' LONG
6. TRENCH 6 - 10' WIDE, 10' DEEP, 10' LONG
7. TRENCH 7 - 10' WIDE, 10' DEEP, 10' LONG
8. TRENCH 8 - 10' WIDE, 10' DEEP, 10' LONG
9. TRENCH 9 - 10' WIDE, 10' DEEP, 10' LONG
10. TRENCH 10 - 10' WIDE, 10' DEEP, 10' LONG

LEACH FIELD TRENCH DETAIL

DIVERSION VALVE DETAIL

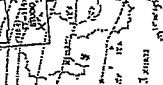
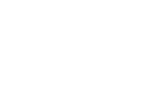
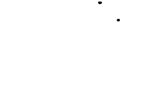
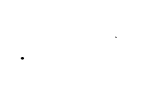
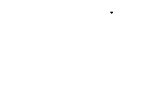
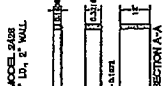
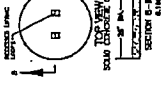
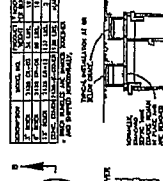
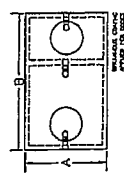
SEPTIC TANK
1. TRENCH 1 - 10' WIDE, 10' DEEP, 10' LONG
2. TRENCH 2 - 10' WIDE, 10' DEEP, 10' LONG
3. TRENCH 3 - 10' WIDE, 10' DEEP, 10' LONG
4. TRENCH 4 - 10' WIDE, 10' DEEP, 10' LONG
5. TRENCH 5 - 10' WIDE, 10' DEEP, 10' LONG
6. TRENCH 6 - 10' WIDE, 10' DEEP, 10' LONG
7. TRENCH 7 - 10' WIDE, 10' DEEP, 10' LONG
8. TRENCH 8 - 10' WIDE, 10' DEEP, 10' LONG
9. TRENCH 9 - 10' WIDE, 10' DEEP, 10' LONG
10. TRENCH 10 - 10' WIDE, 10' DEEP, 10' LONG



NOTES
1. SEPTIC TANK IS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
a. TANK SHALL BE 10' WIDE, 10' DEEP, 10' LONG.
b. TANK SHALL BE 10' WIDE, 10' DEEP, 10' LONG.
c. TANK SHALL BE 10' WIDE, 10' DEEP, 10' LONG.
d. TANK SHALL BE 10' WIDE, 10' DEEP, 10' LONG.
e. TANK SHALL BE 10' WIDE, 10' DEEP, 10' LONG.
f. TANK SHALL BE 10' WIDE, 10' DEEP, 10' LONG.
g. TANK SHALL BE 10' WIDE, 10' DEEP, 10' LONG.
h. TANK SHALL BE 10' WIDE, 10' DEEP, 10' LONG.
i. TANK SHALL BE 10' WIDE, 10' DEEP, 10' LONG.
j. TANK SHALL BE 10' WIDE, 10' DEEP, 10' LONG.

SEPTIC TANK

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	SEPTIC TANK	1	EA	100.00	100.00
2	LEACH FIELD TRENCH	10	EA	10.00	100.00
3	DIVERSION VALVE	1	EA	10.00	10.00
4	WATER SUPPLY	1	EA	10.00	10.00
5	TRENCH AREA	10	EA	10.00	100.00
6	LEACH FIELD TRENCH	10	EA	10.00	100.00
7	DIVERSION VALVE	1	EA	10.00	10.00
8	WATER SUPPLY	1	EA	10.00	10.00
9	TRENCH AREA	10	EA	10.00	100.00
10	LEACH FIELD TRENCH	10	EA	10.00	100.00



BRINBERG RESIDENCE:
8 CORRAL RUN
CARMEL, CALIFORNIA 93923

DAHLQUIST and LUTZOW ARCHITECTS, Ltd.
11 East Ocean Avenue
Santa Lucia Preserve
Carmel, CA 93923

SITE PLAN LEGEND

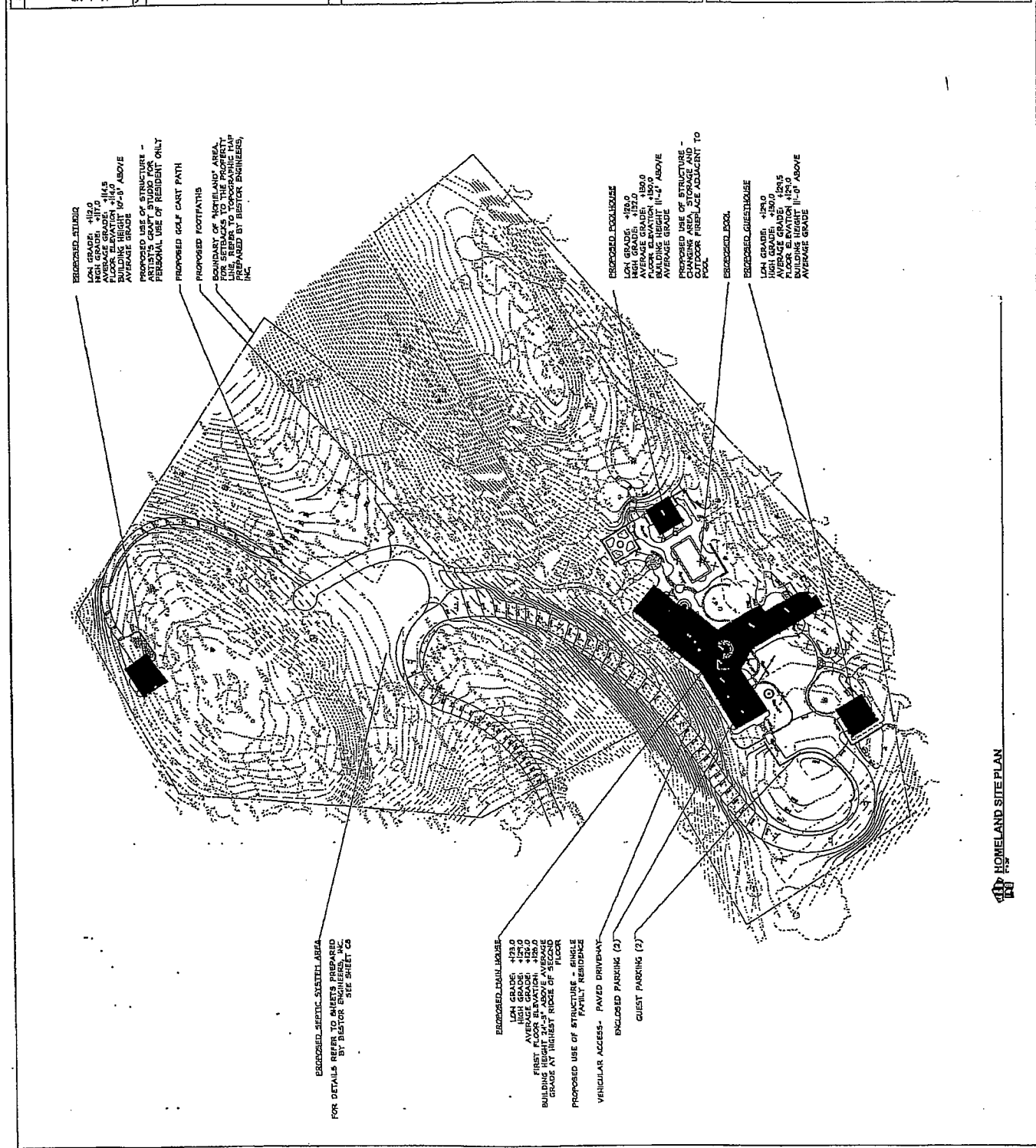
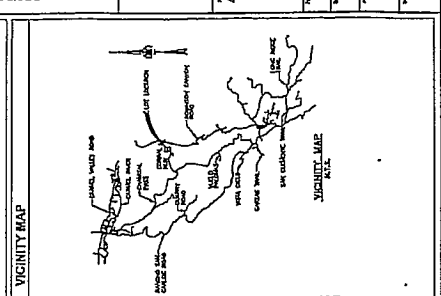
X OAK TREES TO BE RETAINED - SEE SHEET AS-1 FOR CLARIFICATION OF THESE TREES LOCATED WITHIN BUILDING FOOTPRINT

--- EXISTING GRADE
--- PROPOSED GRADE
--- PROPOSED FOOTPATHS
--- AREAS WITH SLOPE EQUAL TO OR GREATER THAN 10%
--- PROPOSED GOLF CART PATH

PROJECT DATA TABLE

TOTAL PARCEL	10.93 ACRES
FEET	1,194,407 SQUARE
HOTELAND AREA	8.39 ACRES
FEET	234,780 SQUARE
FLOOR AREA RATIO	9.20 GSF/1,194,407 SQUARE
TOTAL PARCEL	10.93 ±
FEET	1,194,407 SQUARE
HOTELAND AREA	8.39 ±
FEET	234,780 SQUARE
GRASSY AREA	0.93 ±
CITY 2.44 CUBIC YARDS	FILL 1.02 CUBIC YARDS

- SITE PLAN GENERAL NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL ORDINANCES AND PORTFEST COUNTY.
 2. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION GUIDELINES OF THE SANTA LUCIA PRESERVE.
 3. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL MEASURES TO MAINTAIN STRUCTURAL STABILITY OF BUILDING DURING CONSTRUCTION.
 4. EACH CONTRACTOR IS TO CLEAN UP DEBRIS FROM HIS WORK AREA AND MAINTAIN SITE WHICH HAS BEEN CLEARED BY HIS WORK.
 5. GENERAL CONTRACTOR SHALL PROVIDE DUMPSTER FOR DAILY CLEAN UP OF DEBRIS.
 6. BUILDING SITE SHALL BE CLEARED OF ALL DEBRIS AND WEEDS AND ALL DEBRIS SHALL BE REMOVED FROM THE SITE PRIOR TO BEGINNING CONSTRUCTION.
 7. VERIFY WITH OWNER AND SANTA LUCIA PRESERVE FOR ACCEPTABLE LOCATIONS OF STOCKPILES.
 8. AREA INDICATED IN THE DEMOUNTED "HOTELAND" AREA, FOR DETAILS OF ENTIRE PARCEL, REFER TO PROPERTY SURVEY PREPARED BY BENTON ENGINEERS, INC.
 9. CONTOURS INDICATED AT 1' INTERVALS.
 10. FOR VEGETATION AND LANDSCAPE DETAILS, CONSULT WITH LANDSCAPE ARCHITECT BY BENTON ENGINEERS, INC.
 11. FOR ADDITIONAL DETAILS INCLUDING BUILDING DIMENSIONS FROM THE HOTELAND AREA, REFER TO ENLARGED SITE PLAN, SHEET AS-1.



ENLARGED HOMELAND SITE PLAN



SITE PLAN LEGEND

- X OAK TREES TO BE REMOVED. VERIFY WITH ARBORIST'S REPORT
 - EXISTING GRADE
 - REVISED GRADE
 - FOOTPATH
- ENLARGED SITE PLAN GENERAL NOTES
1. AREA INDICATED IS A PORTION OF THE BIRNBERG RESIDENCE. THE DETAILS OF THE DESIGN OF THE ENTIRE PROJECT, REFER TO THE BIRNBERG RESIDENCE, SEE LANSING PLANS.
 2. CONTIGUOUS INDICATED AT 1' INTERVALS.
 3. FOR VERTICALLY AND LANDSCAPE DETAILS, REFER TO LANDSCAPE PLANS PREPARED BY BIRNBERG RESIDENCE AND ASSOCIATES.
 4. DIMENSIONS INDICATED ARE PERPENDICULAR TO THE ADJACENT AREA.

BIRNBERG RESIDENCE:
LOT D7 - SANTA LUCIA PRESERVE
8 CORRAL RUN
CARMEL, CALIFORNIA 93823

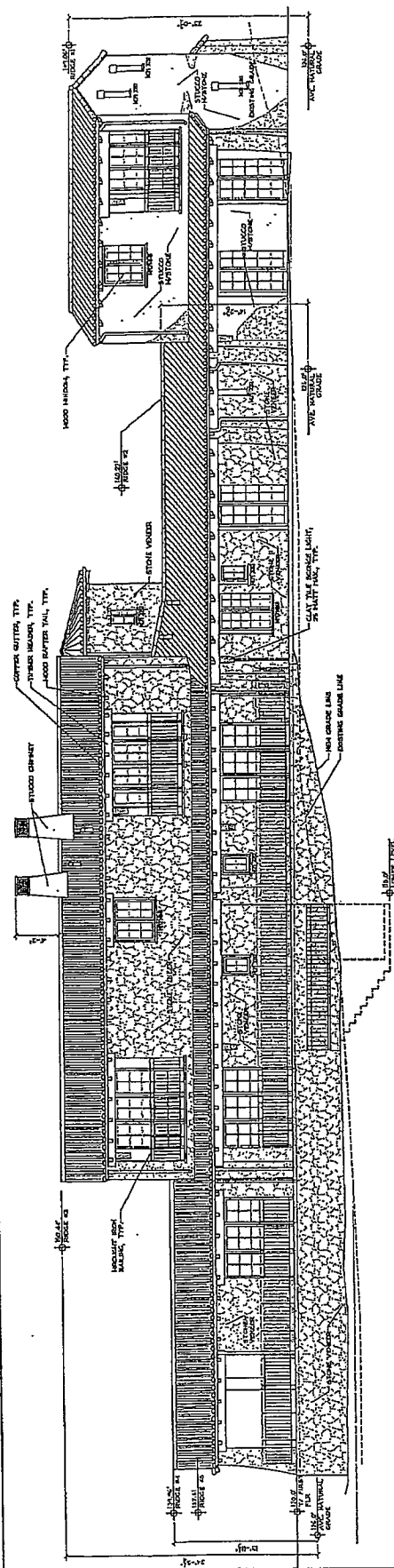
DAHLQUIST and LUTZOW ARCHITECTS, Ltd.

48224 McCann Boulevard
18 East Green Lane, Suite 400
Elyria, OH 44025
p. 419.771.4500
f. 419.771.4501
e. dahlquist@dlaw.com
l. 419.771.4502

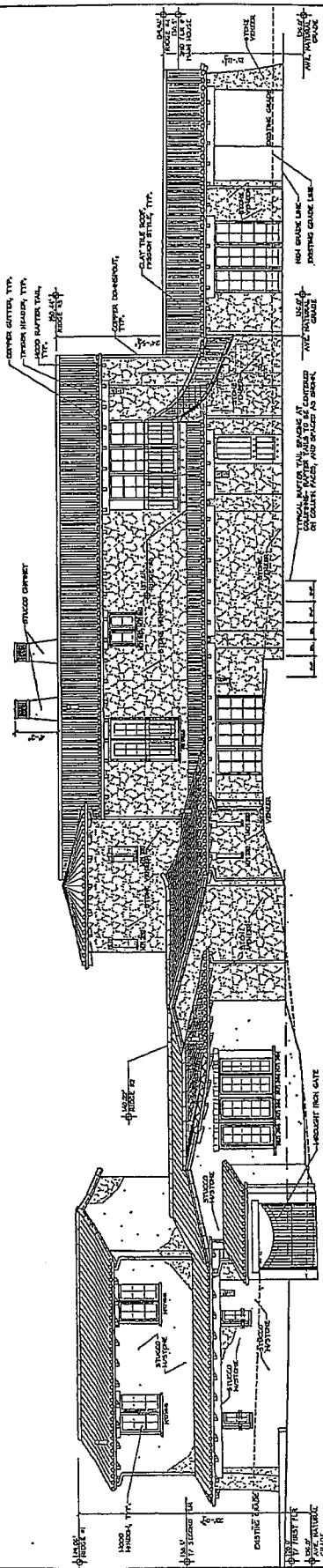
AS-1

[illegible]

BASEMENT PLAN



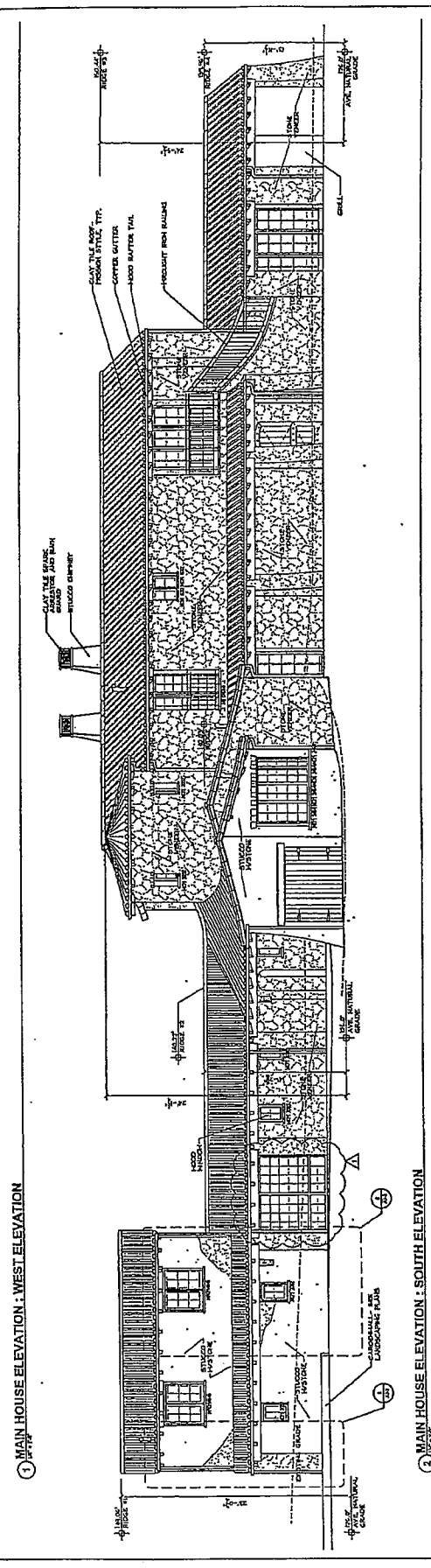
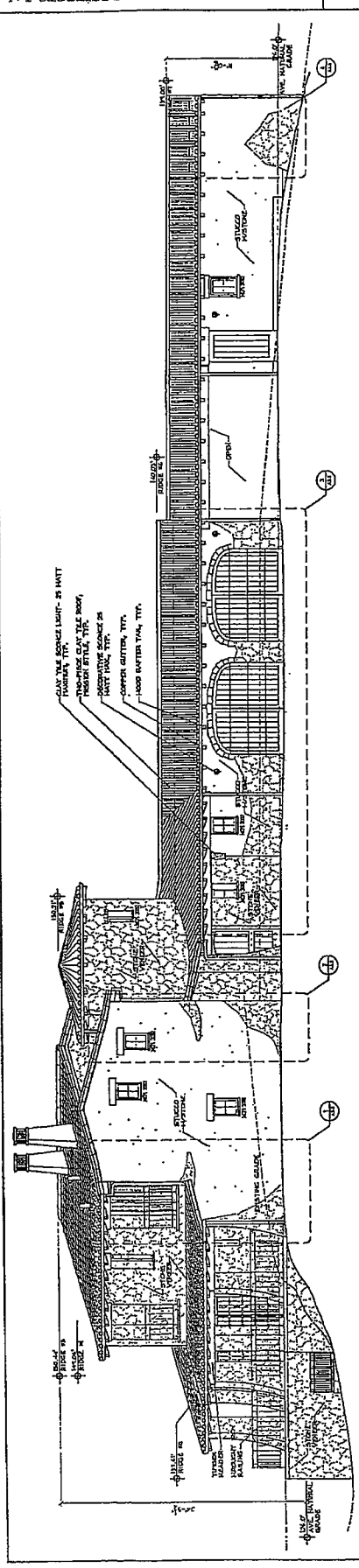
1 MAIN HOUSE ELEVATION : NORTH-WEST
1st - 1st

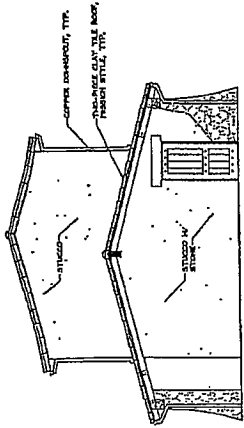


2 MAIN HOUSE ELEVATION: SOUTH-EAST

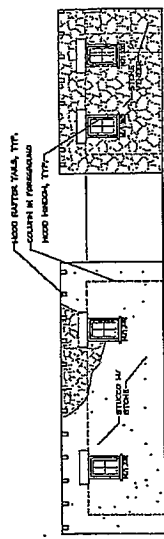
EXTERIOR ELEVATIONS GENERAL NOTES

- [illegible]

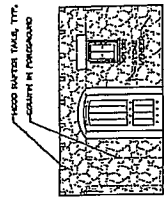
[illegible]



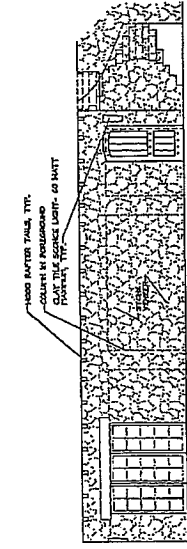
1
 PARTIAL NORTH ELEVATION
 MAIN HOUSE-BEDROOM THREE



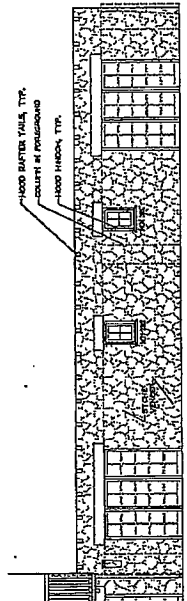
2
 PARTIAL SOUTH ELEVATION
 MAIN HOUSE



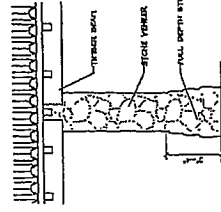
3
 PARTIAL SOUTH ELEVATION
 MAIN HOUSE-ENTRANCE



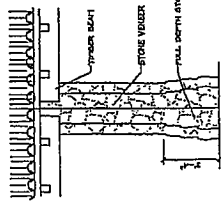
4
 PARTIAL SOUTHEAST ELEVATION
 MAIN HOUSE



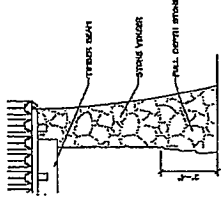
5
 PARTIAL SOUTHWEST ELEVATION
 MAIN HOUSE



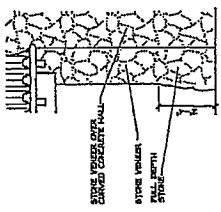
6
 COLUMN ELEVATION



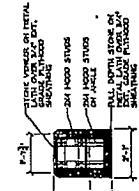
7
 COLUMN ELEVATION



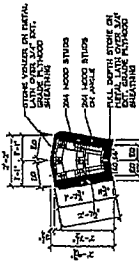
8
 COLUMN ELEVATION



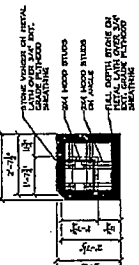
9
 COLUMN ELEVATION



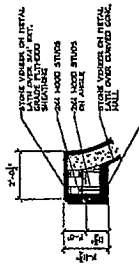
10
 COLUMN PLAN



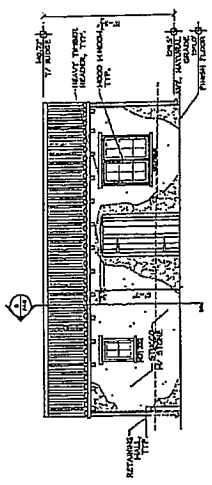
11
 COLUMN PLAN



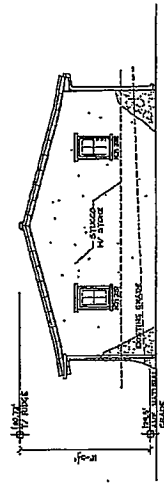
12
 COLUMN PLAN



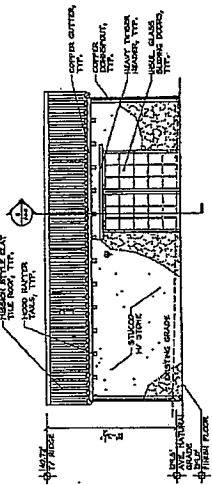
13
 COLUMN PLAN



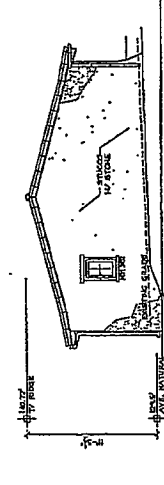
1 GUEST HOUSE ELEVATION : SOUTH-EAST



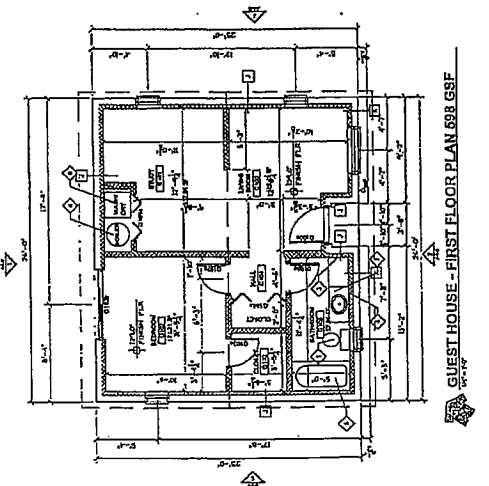
2 GUEST HOUSE ELEVATION : SOUTH-WEST



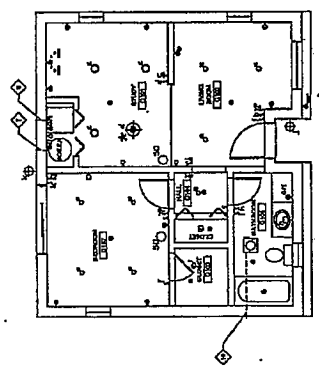
3 GUEST HOUSE ELEVATION : NORTH-WEST



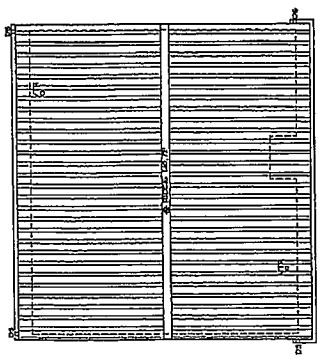
4 GUEST HOUSE ELEVATION : NORTH-EAST



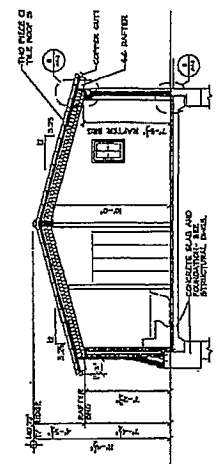
5 GUEST HOUSE - FIRST FLOOR PLAN 638 GSF



6 GUEST HOUSE POWER, LIGHTING & SPRINKLER PLAN



7 GUEST HOUSE - ROOF PLAN

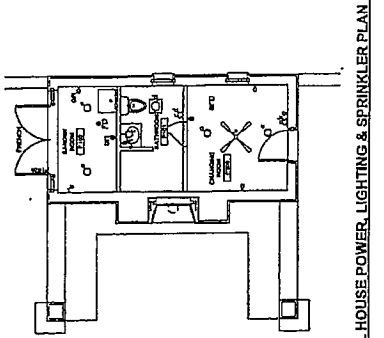


8 GUEST HOUSE SECTION

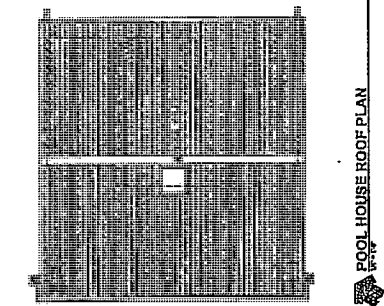
LEGEND - GUEST HOUSE	
STONE VENEER	
STYRASTO	
PLASTER OVER GYPSUM BOARD	

TAB	DESCRIPTION
1	TOILET
2	STYRASTO VENT TOP OVER TOILET AT 3A
3	STYRASTO VENT TOP OVER TOILET AT 3A
4	STYRASTO VENT TOP OVER TOILET AT 3A
5	STYRASTO VENT TOP OVER TOILET AT 3A
6	STYRASTO VENT TOP OVER TOILET AT 3A
7	STYRASTO VENT TOP OVER TOILET AT 3A
8	STYRASTO VENT TOP OVER TOILET AT 3A
9	STYRASTO VENT TOP OVER TOILET AT 3A
10	STYRASTO VENT TOP OVER TOILET AT 3A
11	STYRASTO VENT TOP OVER TOILET AT 3A
12	STYRASTO VENT TOP OVER TOILET AT 3A
13	STYRASTO VENT TOP OVER TOILET AT 3A
14	STYRASTO VENT TOP OVER TOILET AT 3A
15	STYRASTO VENT TOP OVER TOILET AT 3A
16	STYRASTO VENT TOP OVER TOILET AT 3A
17	STYRASTO VENT TOP OVER TOILET AT 3A
18	STYRASTO VENT TOP OVER TOILET AT 3A
19	STYRASTO VENT TOP OVER TOILET AT 3A
20	STYRASTO VENT TOP OVER TOILET AT 3A

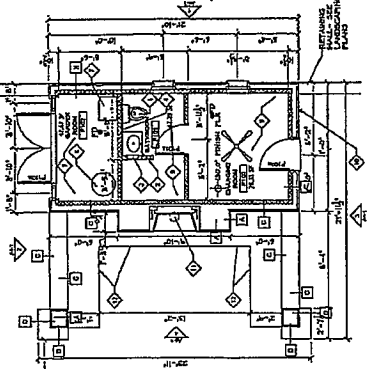
NOTE: MUST ASK FOR PUNCH LIST AND FINISHES LIST FOR SECTION



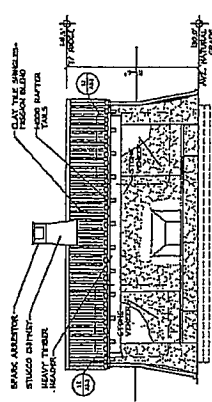
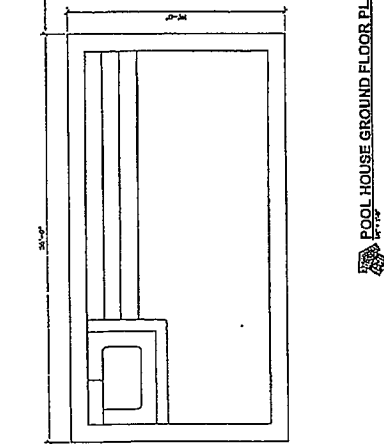
POOL HOUSE POWER, LIGHTING & SPRINKLER PLAN



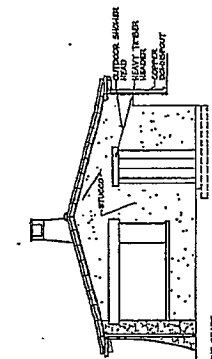
POOL HOUSE ROOF PLAN



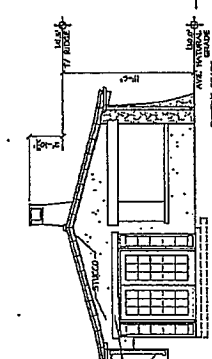
POOL HOUSE GROUND FLOOR PLAN



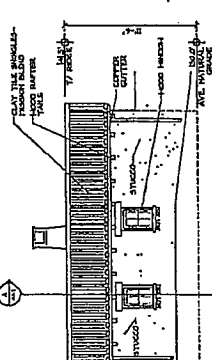
4 POOL HOUSE ELEVATION : SOUTH WEST
14' x 15'



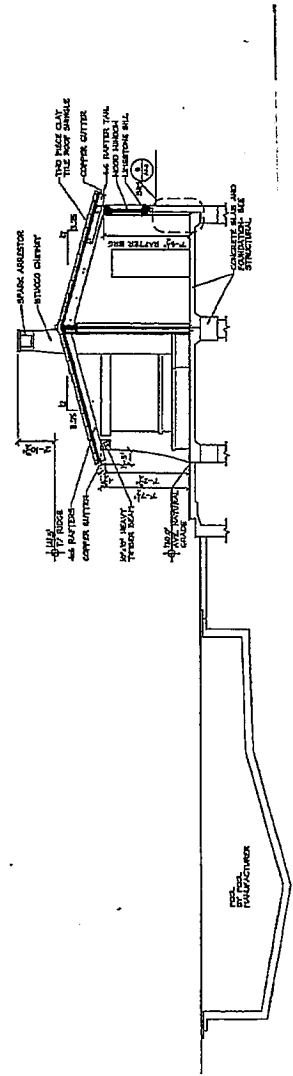
3 ^{Water} POOL HOUSE ELEVATION : SOUTH-EAST



POOL HOUSE ELEVATION: NORTH-WEST
5/10/74

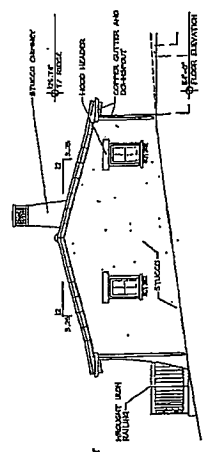


POOL HOUSE ELEVATION: NORTH-EAST

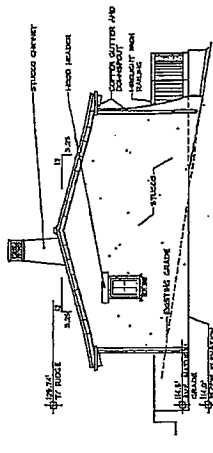


POOL HOUSE SECTION

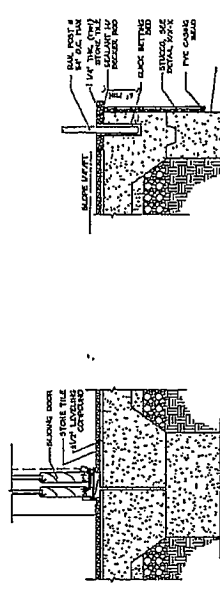
[illegible]



2 STUDIO ELEVATION: SOUTH-WEST

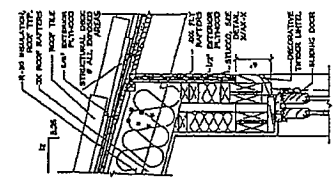


1 STUDIO ELEVATION: NORTH-EAST

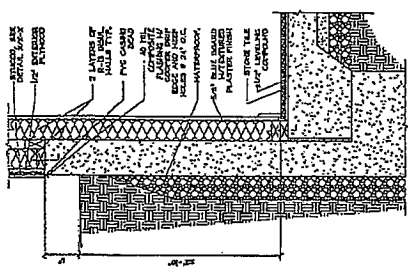


7 DETAIL

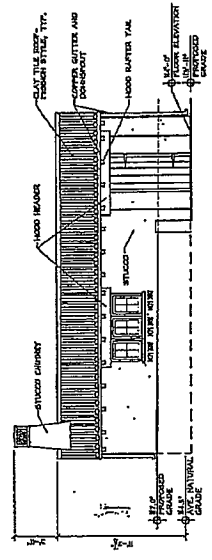
8 DETAIL



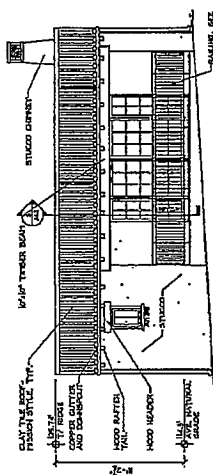
9 DETAIL



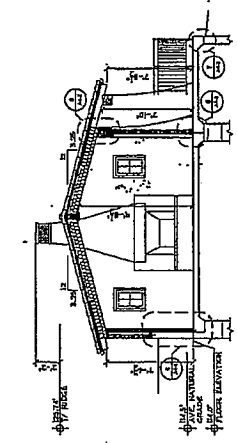
10 DETAIL



1 STUDIO ELEVATION: SOUTH-EAST

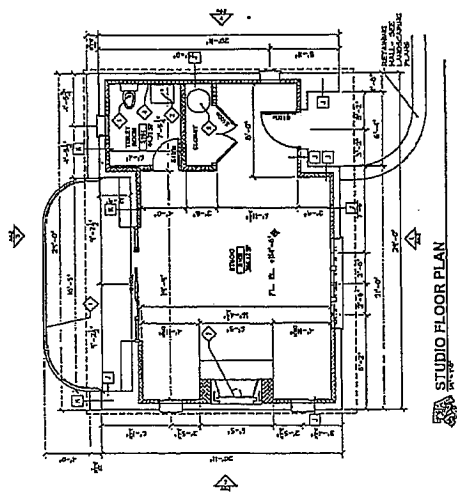


3 STUDIO ELEVATION: NORTH-WEST

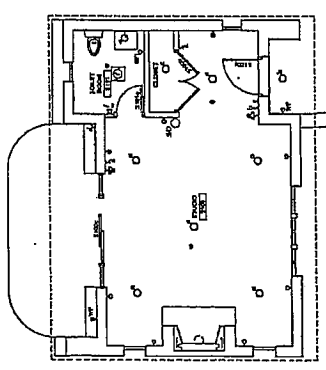


4 STUDIO SECTION

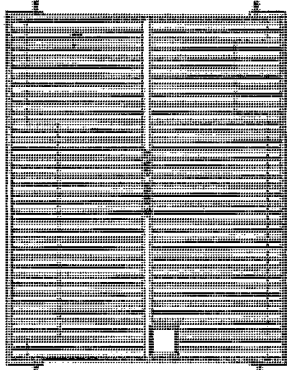
STUDIO REMARKS	
TAG	DESCRIPTION
1	TOilet
2	STOCK VENDOR
3	STOCK VENDOR
4	STOCK VENDOR
5	STOCK VENDOR
6	STOCK VENDOR
7	STOCK VENDOR
8	STOCK VENDOR
9	STOCK VENDOR
10	STOCK VENDOR
11	STOCK VENDOR
12	STOCK VENDOR
13	STOCK VENDOR
14	STOCK VENDOR
15	STOCK VENDOR
16	STOCK VENDOR
17	STOCK VENDOR
18	STOCK VENDOR
19	STOCK VENDOR
20	STOCK VENDOR
21	STOCK VENDOR
22	STOCK VENDOR
23	STOCK VENDOR
24	STOCK VENDOR
25	STOCK VENDOR
26	STOCK VENDOR
27	STOCK VENDOR
28	STOCK VENDOR
29	STOCK VENDOR
30	STOCK VENDOR
31	STOCK VENDOR
32	STOCK VENDOR
33	STOCK VENDOR
34	STOCK VENDOR
35	STOCK VENDOR
36	STOCK VENDOR
37	STOCK VENDOR
38	STOCK VENDOR
39	STOCK VENDOR
40	STOCK VENDOR
41	STOCK VENDOR
42	STOCK VENDOR
43	STOCK VENDOR
44	STOCK VENDOR
45	STOCK VENDOR
46	STOCK VENDOR
47	STOCK VENDOR
48	STOCK VENDOR
49	STOCK VENDOR
50	STOCK VENDOR
51	STOCK VENDOR
52	STOCK VENDOR
53	STOCK VENDOR
54	STOCK VENDOR
55	STOCK VENDOR
56	STOCK VENDOR
57	STOCK VENDOR
58	STOCK VENDOR
59	STOCK VENDOR
60	STOCK VENDOR
61	STOCK VENDOR
62	STOCK VENDOR
63	STOCK VENDOR
64	STOCK VENDOR
65	STOCK VENDOR
66	STOCK VENDOR
67	STOCK VENDOR
68	STOCK VENDOR
69	STOCK VENDOR
70	STOCK VENDOR
71	STOCK VENDOR
72	STOCK VENDOR
73	STOCK VENDOR
74	STOCK VENDOR
75	STOCK VENDOR
76	STOCK VENDOR
77	STOCK VENDOR
78	STOCK VENDOR
79	STOCK VENDOR
80	STOCK VENDOR
81	STOCK VENDOR
82	STOCK VENDOR
83	STOCK VENDOR
84	STOCK VENDOR
85	STOCK VENDOR
86	STOCK VENDOR
87	STOCK VENDOR
88	STOCK VENDOR
89	STOCK VENDOR
90	STOCK VENDOR
91	STOCK VENDOR
92	STOCK VENDOR
93	STOCK VENDOR
94	STOCK VENDOR
95	STOCK VENDOR
96	STOCK VENDOR
97	STOCK VENDOR
98	STOCK VENDOR
99	STOCK VENDOR
100	STOCK VENDOR



5 STUDIO FLOOR PLAN



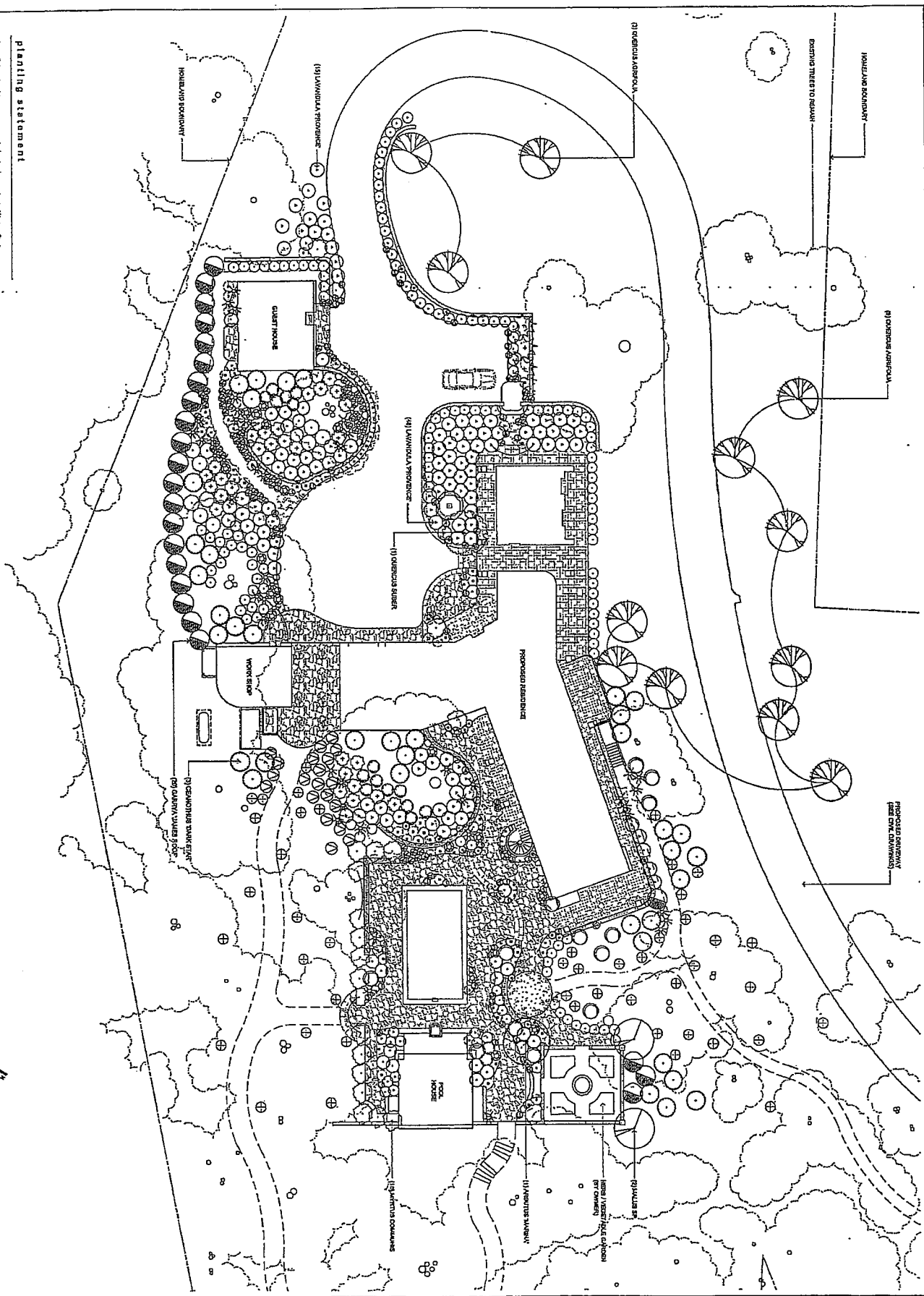
6 STUDIO POWER, LIGHTING & SPRINKLER PLAN

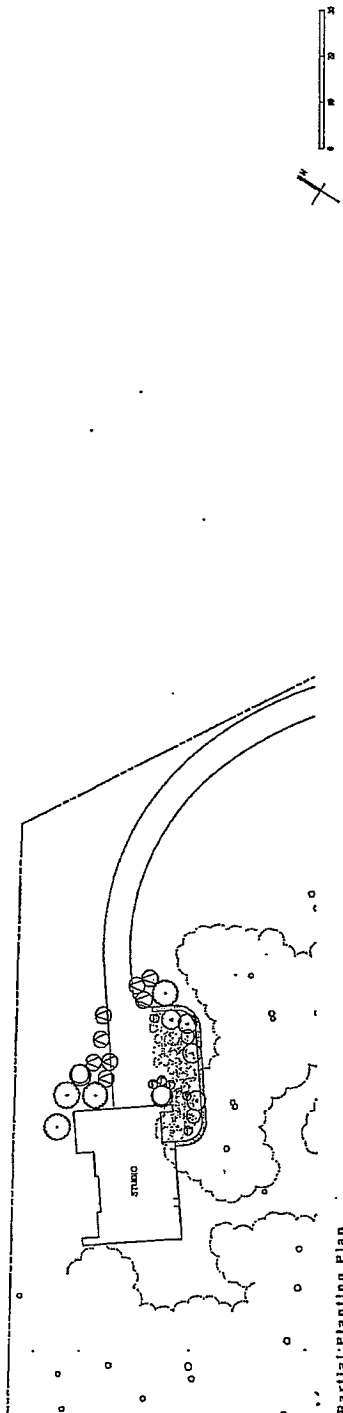


7 STUDIO ROOF PLAN

planting statement

Planting Statement: This plan shows the proposed planting for the project. The plants are shown in their mature size and are to be planted in the locations indicated. The plants are to be planted in the locations indicated. The plants are to be planted in the locations indicated.





Partial Planting Plan

Plant Legend

Latin Name	Common Name	Qty	Size	Latin Name	Common Name	Qty	Size
<i>Abies balsamea</i>	Blue Spruce	1	48" Box	<i>Conocarpus maritimus</i>	Mourning Glory	13	1 Galton
<i>Alnus incana</i>	White Alder	2	48" Box	<i>Edgemoor 'Proflant'</i>	Sadie Barbara Daisy	78	1 Galton
<i>Malus sp.</i>	Apple	12	48" Box	<i>Festuca californica 'Scott Mounair'</i>	California Fescue	60	1 Galton
<i>Quercus agrifolia</i>	Coast Live Oak	1	48" Box	<i>Hesperis matronalis</i>	Hesperis Matrona	18	1 Galton
<i>Quercus rubra</i>	Cock Oak	1	48" Box	<i>Origanum onites</i>	Peg Tit	35	1 Galton
<i>Shrub</i>				<i>Penstemon 'Blue Spikes'</i>	Penstemon	18	1 Galton
<i>Artemisia tridentata</i>	Wild Yucca	40	8 Galton	<i>Taraxacum officinale</i>	Gumweed	32	1 Galton
<i>Ceanothus 'Dark Star'</i>	Dark Star	14	1 Galton	<i>Thymus 'Ulex Wayne'</i>	Thyme	85	1 Galton
<i>Ceanothus 'Kodi Zulu'</i>	Kodi Zulu	24	8 Galton	<i>Verbena 'Da La Mina'</i>	Verbena	13	1 Galton
<i>Garrya elliptica 'James Roof'</i>	James Roof	107	1 Galton				
<i>Leucodermis 'Provence'</i>	Provence	1	15 Galton				
<i>Laurus nobilis</i>	Bay Leaf	3	8 Galton				
<i>Myrica carolinensis</i>	Myrica	15	8 Galton				
<i>Philadelphus 'Karl Taylor'</i>	Karl Taylor	9	1 Galton				
<i>Rosa 'Rosa Taylor'</i>	Rosa Taylor	43	1 Galton				
<i>Rosa 'Lemon Queen'</i>	Lemon Queen	13	1 Galton				
<i>Santolina 'Lemon Queen'</i>	Lemon Queen	23	1 Galton				
<i>Westringia lucida</i>	Westringia						

Native Hydroseed Mix

Latin Name	Common Name	Qty	Size
<i>Eriogonum fasciculatum</i>	California Poppy	15 / tons	seed
<i>Lupinus albus</i>	White Lupine	50 / tons	seed
<i>Medicago lupulina</i>	Black Medick	75 / tons	seed
<i>Trifolium repens</i>	White Clover	100 / tons	seed
<i>Plantago lanceolata</i>	Plantain	100 / tons	seed