

Attachment A
Conservation and Scenic
Easement Deed (Inland)

PLN090437

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When recorded return to:
MONTEREY COUNTY RESOURCE
MANAGEMENT AGENCY
PLANNING DEPARTMENT
Attn: David Mack
168 West Alisal St 2nd Floor
Salinas, CA 93901
(831) 755-5025

Space above for Recorder's Use

Permit No.: PLN090437
Resolution No.: 10-016
Latts, Jeffrey & Diana
Owner Name: Martinetto
Project Planner: David Mack
APN: 173-074-040-000

The Undersigned Grantor(s) Declare(s):
DOCUMENTARY TRANSFER TAX OF \$ 0
[] computed on the consideration or full value of
property conveyed, OR
[] computed on the consideration or full value less
value of liens and/or encumbrances remaining at
time of sale,
[] unincorporated area; and
☒ Exempt from transfer tax,
Reason: Transfer to a governmental
entity
[Signature]
Signature of Declarant or Agent

CONSERVATION AND SCENIC EASEMENT DEED (INLAND)

THIS DEED made this 12th day of May, 2010, by and between Latts, Jeffrey & Diana Martinetto as **Grantor**, and the **COUNTY OF MONTEREY**, a political subdivision of the State of California, as **Grantee**,

WITNESSETH:

WHEREAS, said Grantor is the owner in fee of the real property more particularly described in Exhibit "A" attached hereto and made a part hereof, situated in Monterey County, California (hereinafter "***the property***"); and

WHEREAS, the said land of said Grantor has certain natural scenic beauty and existing openness; and

WHEREAS, the Grantor and the Grantee desire to preserve and conserve for the public benefit the great natural scenic beauty and existing openness, natural condition and present state of use of said property of the Grantor; and

WHEREAS, a discretionary development permit (Permit No. PLN090437) was granted on May 12, 2010, by the Monterey County RMA – Director of Planning pursuant to the Findings, Evidence and Conditions contained in Resolution No. 10-016, attached hereto as Exhibit “B” and hereby incorporated by reference, subject to the following condition(s):

Condition 10: A conservation and scenic easement shall be conveyed to the County over the northern portion of the property and portions of the eastern and southeastern portions of the property outside of the building envelope and paved areas where Toro Manzanita and Monterey Spineflower exists. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to, reviewed and approved by, the Director of the RMA – Planning Department prior to issuance of grading and building permits.

WHEREAS, the County, acting on behalf of the People of the State of California and in accordance with the Findings, Evidence and Conditions contained in Resolution No. 10-016 attached hereto as Exhibit “B” and hereby incorporated by reference, granted the discretionary development permit to the Grantor upon condition (hereinafter the “**Condition**”) requiring inter alia, that the Grantor record a conservation and scenic easement over the property as shown in Exhibit “C” attached hereto and hereby incorporated by reference, and agree to restrict development on and use of the property so as to preserve the open space, scenic, and/or natural resource values present on the property and so as to prevent the adverse direct and cumulative effects on natural resources and public access to those resources which could occur if the property were not restricted in accordance with this easement; and

WHEREAS, Grantor has elected to comply with the Condition and execute this easement so as to enable Grantor to undertake the development authorized by the Permit; and

WHEREAS, it is intended that this easement is irrevocable and shall constitute enforceable restrictions within the meaning of Article XIII, Section 8, of the California Constitution and that said easement shall thereby qualify as an enforceable restriction under the provision of the California Revenue and Taxation Code, Section 402.1; and

WHEREAS, the said Grantor is willing to grant to the County of Monterey the scenic use as herein expressed of the said land, and thereby protect the present scenic beauty and existing openness by the restricted use and enjoyment of said property by the Grantor through the imposition of the conditions hereinafter expressed;

NOW, THEREFORE, for and in consideration of the premises the Grantor does hereby grant and convey unto the County of Monterey an estate, interest, and conservation and scenic easement in said real property of Grantor of the nature and character and to the extent hereinafter expressed, which estate, interest, and easement will result from the restrictions hereby imposed upon the use of said property by said Grantor, and to that end and for the purposes of accomplishing the intent of the parties hereto, said Grantor covenants on behalf of itself, its heirs, successors, and assigns, with the said Grantee, its successors and assigns, to do and refrain from doing severally and collectively upon the Grantor's said property the various acts hereinafter mentioned.

A. LAND SUBJECT TO EASEMENT. The land of the Grantor hereinabove referred to and to which the provisions of this instrument apply is situated in the County of Monterey, State of California, and is particularly described in Exhibit "C", attached hereto, and made a part hereof.

B. RESTRICTIONS. The restrictions hereby imposed upon the use of said property by the Grantor and the acts which said Grantor shall refrain from doing upon the said property in connection herewith are, and shall be, as follows:

1. That no structures will be placed or erected upon said described premises. No exceptions.
2. That no advertising of any kind or nature shall be located on or within said property. No exceptions.
3. That the Grantor shall not plant nor permit to be planted any vegetation upon said premises. Restoration landscaping consisting of Monterey Spineflower and Toro Manzanita, and other associates endemic species as determined by a qualified biologist.
4. That, except for the construction, alteration, relocation and maintenance of public roads, public and private pedestrian trails, the general topography of the landscape shall be maintained in its present condition and no excavation or topographic changes shall be made.

5. That no use of said described property which will or does materially alter the landscape or other attractive scenic features of said land other than those specified above shall be done or suffered.

C. EXCEPTIONS AND RESERVATIONS. The following are excepted and reserved to the Grantor:

1. The right to maintain all existing private roads, bridges, trails and structures upon said land.

2. The use and occupancy of said land not inconsistent with the conditions and restrictions herein imposed.

D. SUBJECT TO ORDINANCES. Land uses permitted or reserved to the Grantor by this instrument shall be subject to the ordinances of Grantee regulating the use of land.

E. BENEFIT AND BURDEN. This grant of conservation and scenic easement shall run with and burden the property, and all obligations, terms, conditions, and restrictions hereby imposed shall be deemed to be covenants and restrictions running with the land and shall be effective limitations on the use of the property from the date of recordation of this document and shall bind the Grantor and all of its successors and assigns. This grant shall benefit the County of Monterey and its successors and assigns forever.

F. RIGHT OF ENTRY. The Grantee or its agent may enter onto the property to ascertain whether the use restrictions set forth above are being observed at times reasonably acceptable to the Grantor. The public may enter onto the property for scientific research purposes at times reasonably acceptable to the Grantor.

G. ENFORCEMENT. Any act or any conveyance, contract, or authorization whether written or oral by the Grantor which uses or would cause to be used or would permit use of the property contrary to the terms of this offer will be deemed a breach hereof. The Grantee may bring any action in court necessary to enforce this grant of easement, including, but not limited to, injunction to terminate a breaching activity and to force the restoration of all damage done by such activity, or an action to enforce the terms and provisions hereof by specific performance. It is understood and agreed that the Grantee may pursue any appropriate legal and equitable remedies. The Grantee shall have sole discretion to determine under what circumstances an action to enforce the terms and conditions of this grant of easement shall be brought in law or in equity.

Any forbearance on the part of the Grantee to enforce the terms and provisions hereof in the event of a breach shall not be deemed a waiver of Grantee's rights regarding any subsequent breach.

H. MAINTENANCE. The Grantee shall not be obligated to maintain, improve, or otherwise expend any funds in connection with the property or any interest or easement created by this grant of easement. All costs and expenses for such maintenance, improvement use, or possession shall be borne by the Grantor, except for costs incurred by Grantee for monitoring compliance with the terms of this easement.

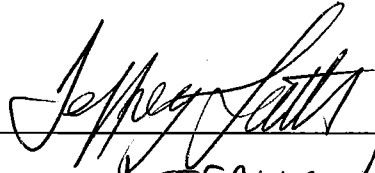
I. LIABILITY AND INDEMNIFICATION. This conveyance is made and accepted upon the express condition that the Grantee, its agencies, departments, officers, agents, and employees are to be free from all liability and claim for damage by reason of any injury to any person or persons, including Grantor, or property of any kind whatsoever and to whomsoever belonging, including Grantor, from any cause or causes whatsoever, except matters arising out of the sole negligence of the Grantee, while in, upon, or in any way connected with the property, Grantor hereby covenanting and agreeing to indemnify and hold harmless the Grantee, its agencies, departments, officers, agents, and employees from all liability, loss, cost, and obligations on account of or arising out of such injuries or losses however occurring. The Grantee shall have no right of control over, nor duties and responsibilities with respect to the property which would subject the Grantee to any liability occurring upon the land by virtue of the fact that the right of the Grantee to enter the land is strictly limited to preventing uses inconsistent with the interest granted, the property is not "property of a public entity" or "public property," and Grantee's rights herein do not include the right to enter the land for the purposes of correcting any "dangerous condition" as those terms are defined by California Government Code Section 830.

J. SUCCESSORS AND ASSIGNS. The terms, covenants, conditions, exceptions, obligations, and reservations contained in this conveyance shall be binding upon and inure to the benefit of the successors and assigns of both the Grantor and the Grantee, whether voluntary or involuntary.

K. CONSTRUCTION OF VALIDITY. If any provision of this conservation and scenic easement is held to be invalid or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

Executed this 29 day of May, 29, at Tiburon, California.

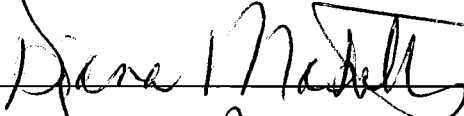
Signed:



JEFFREY LATTIS

Type or print name of above - **GRANTOR**

Signed:



DIANA MARTIN

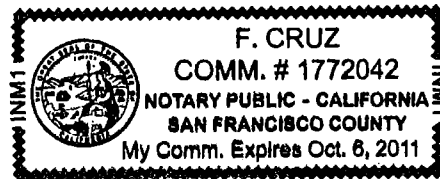
Type or print name of above - **GRANTOR**

STATE OF CALIFORNIA)
COUNTY OF MONTEREY)
SS.

On MAY 29, 2010 before me, F. CRUZ, a
Notary Public, personally appeared WILLIAM LATTI & DIANA MARTINELO, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]

(Seal)

This is to certify that the interest in real property conveyed by the deed or grant dated
_____ from _____ to the County
of Monterey, a political corporation and/or governmental agency is hereby accepted by order of
the Board of Supervisors on _____, (or by the undersigned officer or
agent on behalf of the County of Monterey pursuant to authority conferred by resolution of the
Board of Supervisors adopted on _____,) and the grantee consents to
recordation thereof by its duly authorized officer.

DATED: _____

Chair, Monterey County Board of Supervisors

ATTEST:

DATED: _____

Gail T. Borkowski
Clerk of Said Board

Document Form/Content Acceptable:

Charles, J. McKee, County Counsel

By: Cynthia L. Hasson
Type/Print Name: Cynthia L. Hasson
Deputy County Counsel

DATED: 6-16-10

RMA: Planning Department

By: Lily Bernal
Type/Print Name: Lily Bernal

DATED: 4/23/2014

EXHIBIT "A"

Title Order Number:

File Number: 2705-880722

Real property in the unincorporated area of the County of Monterey, State of California, described as follows:

Parcel I:

Lot 114, as said Lot are shown and so designated upon the Map of Tract No. 1307, Rancho Monterey, in the County of Monterey, State of California, filed November 4, 1998 in Volume 20, page 7 of Maps of Cities and Towns, in the Office of the County Recorder of said county; said Map has been amended by Certificate of Correction recorded April 21, 2000 as Recorder's Series No. 2000025164.

Parcel II:

Easements and rights as set forth in the Sections entitled "Easements For Owners", "Support, Settlement and Encroachment", "Utilities and Cable Television", and "Enforcement" of the Declaration of Covenants, Conditions and Restrictions recorded on August 9, 1999 as Instrument No. 9960149 and re-recorded October 1, 1999 as Series No. 9973045, of the Official Records of said county, and any amendments thereto (the "Declaration") and in the supplementary Declaration of Covenants, Conditions and Restrictions recorded on August 9, 1999 as Instrument No. 9960151 and re-recorded October 1, 1999 as Series No. 9973047 of the Official Records of said County (the "Supplementary Declaration").

Parcel III:

Easements and rights acquired by Grantor as described in the Declaration of Establishment of Easements recorded on August 9, 1999 as Instrument No. 9960148 and re-recorded October 1, 1999 as Series No. 9973044 of the Official Records of said County (the "Easement Declaration"), for drainage through and across Drainage Improvements within the Drainage Easement Areas within those portions of Parcels G, I, J, K, L, M, N, O and P of said Tract No. 1307 described in the Supplementary Declaration that are contiguous to the real property conveyed hereby, as such easements are more particularly described in the Easement Declaration.

Excepting therefrom, easements and rights as reserved to PRM Holdings, LLC, a Delaware limited liability company, New Cities Land Company, Inc., a California corporation, Bates Properties, Inc., a California corporation and deRegt Development, Inc., a California corporation, as tenants in common pursuant to the terms and conditions as set forth in that certain Mirador Co-Tenancy Agreement, dated as of July 15, 1999 (the "Mirador Co-Tenancy") as Declarant and Owner in the Declaration and in the Easement Declaration, including without limitation, the reservation of oil, gas, and mineral rights, easements for a community antenna television system, construction, display, maintenance, sale and exhibit purposes, drainage, and ingress and egress. As provided in the Declaration, the reservation for oil, gas and mineral rights did not reserve to the benefit of the Mirador Co-Tenancy any right to enter upon the surface of the property conveyed hereby in the exercise of such rights.

APN: 173-074-040-000

EXHIBIT "B"

**Before the Director of the RMA-Planning Department
in and for the County of Monterey, State of California**

In the matter of the application of:

JEFFREY LATTS & DIANA MARTINETTO (PLN090437)

RESOLUTION NO. 10-016

Resolution by the Monterey County Director of the
RMA-Planning Department:

Approving the Administrative Permit and Design
Approval to allow the construction of a one-story
3,283 square foot single family dwelling with an
attached 615 square foot two-car garage, 650 square
feet of covered patios and 360 linear feet of retaining
walls and grading (Approximately 380 cubic yards of
cut/380 cubic yards of fill).

(PLN090437, LATTS, Jeffrey & MARTINETTO,
Diana, 708 La Terraza Court, Monterey (Pasadera),
Greater Monterey Peninsula Area Plan (APN: 173-
074-040-000)

The Administrative Permit and Design Approval application (PLN090437) came on for public hearing before the Monterey County Director of the RMA-Planning Department on May 12, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Director of the RMA-Planning Department finds and decides as follows:

FINDINGS

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

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

- the Monterey County General Plan,
- Greater Monterey Peninsula Area Plan,
- Greater Monterey Peninsula Area Plan Inventory and Analysis,
- 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 908 La Terraza Court, Monterey (Pasadera Area) (Assessor's Parcel Number 173-074-040-000, Greater Monterey Peninsula Area Plan. The parcel is zoned LDR/B-6-VS(16"), which allows residential construction. Therefore, the project is an allowed land use for this site.
- c) Pursuant to Section 21.46.030(D)(2) of Monterey County Zoning Ordinance (Title 21), administrative permit is required for all development in the VS district, if it is determined that the development does not have the potential to create a substantial adverse visual impact when viewed from a common public viewing area. In the Pasadera

when viewed from a common public viewing area. In the Pasadera (Bishop Ranch) area, all residential development is visible from Highway 68 (common public viewing area); one additional residential unit is not considered a substantial adverse visual impact, therefore an Administrative Permit is required.

- d) The project planner conducted a site inspection on March 26, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- e) No public hearing was held because there was no evidence of public controversy or public opposition to the proposed use. No written request for a public hearing was made.
- f) The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because of the potential for ridgeline development. The LUAC did recommended approval of the project by 4-0 vote (2 absent), on March 3, 2010, stating that ridgeline was not an issue. In addition, the Committee strongly supported the colors submitted, stating that the development would be "well blended" and "subdued".
- g) 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 PLN090437.

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, Monterey County Regional Fire District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Archaeological Resources, Biological Resources, 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:

- *"Biological Survey report for Latts-Martinetto Property" (LIB100077) prepared by Ed Mercurio, Salinas, California, February 2010.*
- *"Soil Engineering Investigation for the Latts/Martinetto Residence" (LIB100079) prepared by LandSet Engineering, Inc., Salinas, California, December 2009.*
- *"Archaeological Report" (LIB100078) prepared by Archaeological Consulting, Salinas, California, February 2010.*
- *"Spring Plant Survey for the Latts-Martinetto Property"*

- c) Staff conducted a site inspection on March 26, 2010 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090437.

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 Monterey County Regional Fire District, Public Works, Health Department, Monterey County Water Resources Agency, and the Resource Management Agency - Planning Department. 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 and infrastructure is in place. Domestic water service is provided by California American Water; and Sanitary sewer is provided by the Pasadera (Bishop Ranch) subdivision. Electrical service is available through Pacific Gas and Electric.
 - c) Preceding findings and supporting evidence for PLN09437.

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 Monterey County records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on March 26, 2010 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 PLN090437.

5. **FINDING:** **CEQA:** - The project is consistent with a previously certified Environmental Impact Report, prepared for the Bishop Ranch subdivision (EIR No. 91-05).

- EVIDENCE:**
- a) The Bishop Ranch EIR analyzed maritime chaparral removal throughout the subdivision area, including Toro manzanita. Thirty-nine acres of the 172 acres of maritime chaparral were expected to be lost in development of Phase 5, with the remaining 133 acres being maintained

as easement. This particular development involves the removal of maritime chaparral in this previously analyzed area. No additional environmental review is required to allow this proposed removal. However, the biological report recommends that "the northern and western portions of the property outside the building envelope and paved areas shall be dedicated as conservation and scenic easement," to allow for the protection of the maritime chaparral and the many Toro Manzanita that are growing there. A condition of approval has been applied to this project requiring that a conservation easement be placed on this section of the property (Condition No. 10).

- b) On April 30, 2010, a spring survey was conducted which identified minor impacts to Monterey Spineflower, a federally threatened species. Approximately 20 of the 80 specimens found on site are located within the development area. The survey acknowledges that the soil/growing conditions on the property are not optimum for Spineflower growth, as evidenced by the stunted and undersized specimens found within the project site. The survey recommends that "portions of the eastern and southeastern" areas of the property outside of the building envelope be incorporated into the Scenic and Conservation Easement to allow protection of Monterey Spineflower. A condition of approval has been applied to this project requiring these areas to be included in the conservation easement area (Condition No. 10).
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 26, 2010.
- d) Site visits and biological surveys conducted by the contracted biologists did not identify any potential adverse environmental effects on the project site.
- e) See preceding and following findings and supporting evidence.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission

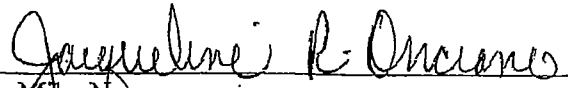
EVIDENCE: a) Section 21.80.040 Monterey County Zoning Ordinance.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Director of the RMA-Planning Department does hereby:

- A. Approve the Administrative Permit and Design Approval in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of May, 2010.


Mike Novo,
Director of the RMA-Planning Department

COPY OF THIS DECISION MAILED TO APPLICANT ON MAY 18 2010

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAY 28 2010

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

NOTES

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

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

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

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

RESOLUTION No. 10-016

Monterey County Resource Management Agency

Planning Department

Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: JEFFREY LATTS & DIANA MARTINETTO

File No: PLN0900437

APNs: 173-074-040-000

Approved by: RMA - Director of Planning Date: May 13, 2010

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

Permit Number	Map Number	Conditions of Approval and/or Mitigation Measures and Responsibilities of the Planning Department	Compliance Monitoring Authority to be performed and approved in accordance with the Department's regulatory program	Responsible Party for Compliance	Ongoing unless otherwise stated	Expiration of Compliance Monitoring
RMA - Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Administrative Permit and Design Approval (PLN0900437) allows the construction of a one-story 3,283 square foot single family dwelling with an attached 615 square foot two-car garage, 650 square feet of covered patios and 360 linear feet of retaining walls and grading (Approximately 380 cubic yards of cut/380 cubic yards of fill). Colors and materials to include "Star of the Garden" exterior stucco finish; "Aged parchment" painted wood exterior trim and windows; "Del Carmen" roof materials; and "Limestone" exterior stone veneer. The property is located at 908 La Terraza Court, Monterey (Pasadera Area) (Assessor's Parcel Number 173-074-040-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA-Planning Department)	Adhere to conditions and uses specified in the permit. 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. 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.	Owner/ Applicant RMA - Planning WRA RMA - Planning		

Item Goal Number	Conditions of Approval or Mitigation Measures and Responsible Land Use Department	Continues Monitoring Action to be completed. When triggered a written report must be submitted to the Planning Department.	Responsible Party for Compliance	Timing	Verification (Compliance Monitoring)
2.	PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-016) was approved by the Director of the RMA-Planning Department for Assessor's Parcel Number 173-074-040-000 on May 12, 2010. The permit was granted subject to 20 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.	PD003(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on May 12, 2013 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.	PD003(A) - CULTURAL RESOURCES - NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo- logist	Ongoing	
5.	PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	

Permit Control Number	Map Number	Conditions of Approval under Subchapter 10.00000, and Responsibilities Land Use Department	Comments on Conditions of Approval, Where Applicable, to Certain Projects and a Requirement to be Included	Responsible Party for Compliance	Timing	Verification of Compliance Timing
6.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits. Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services. Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to the issuance of grading and building permits Ongoing	
7.		PDSP001 - RESTORATION (LANDSCAPE) PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING) - NON-STANDARD The site shall be restored (landscaped) with a minimum of 140 species endemic to the site, particularly Toro Manzanita (60), Sandmat Manzanita (36), Monterey Ceanothus (4), and Monterey Spineflower (40). Replanting ratios contained in both the biological report and spring survey shall be followed and implemented into the restoration (landscape) plan. Prior to the issuance of building permits, three (3) copies of a restoration (landscaping) plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of restoration (landscape) plan submittal. The restoration (landscaping) plan shall be in sufficient detail to identify the	Submit restoration (landscape) plans and contractor's estimate to the RMA - Planning Department for review and approval. Restoration (landscaping) plans shall include the recommendations from the Biological Survey as applicable. Submit one (1) set restoration (landscape) plans of approved by the RMA - Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits Prior to issuance of Building Permits	

Permit Control Number	Conditions of Approval and/or Obligation, Maintenance and Responsibility Land Use Department	Comments for Monitoring Section Organization, where applicable, a written professional report for action by the Regional	Responsible Party for Compliance	Timing	Verification of Compliance (Timeline)
	location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All restored (landscaped) areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)	Submit the RMA - Planning Department approved restoration (landscape) plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval. Submit an approved water permit from the MPWMD to the RMA - Building Permit	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
		Restoration (landscaping) shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.	Owner/ Applicant/ Licensed Landscape Contractor	Prior to issuance of Building Permits	
		All restored (landscaped) areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	
		Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Ongoing	
8.	PD014(B) - LIGHTING - EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT) All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.		Owner/ Applicant	Prior to the issuance of building permits.	

Item Number	Contributor's Approval Number (Monterey Peninsula Regional Office Land Use Department)	Comments on Planning Actions to be performed. If applicable, a certified professional is responsible for action to be completed.	Responsible Party/Company	Timing	Verification of Compliance (Annual)
		Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)	Owner/ Applicant	Prior to Occupancy/ Ongoing	
9.		PD016 - NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Archaeological report has been prepared for this parcel by Archaeological Consulting, dated February 2010 and is on record in the Monterey County RMA - Planning Department, Library No. LIB100078. All development shall be in accordance with this report." "A Soil Engineering Investigation report has been prepared for this parcel by LandSet Engineers, Inc., dated December 2009 and is on record in the Monterey County RMA - Planning Department, Library No. LIB100079. All development shall be in accordance with this report."	Owner/ Applicant	Prior to the issuance of grading and building permits. Prior to Occupancy	
10.		PD022(A) - EASEMENT - CONSERVATION AND SCENIC A conservation and scenic easement shall be conveyed to the County over the northern portion of the property and portions of the eastern and southeastern portions of the property outside of the building envelope and paved areas where Toro Manzanita	Owner/ Applicant/ Certified Professional	Prior to issuance of grading and building permits	

Permit County Number	When Number	Conditions of Approval and/or Mitigation Measures and Responsibility Land Use Department	Compliance Monitoring to be performed. Mitigation measures to be implemented. Responsibility assigned.	Responsible Party for Compliance	Timing	Verification of Compliance (Attachment)
		and Monterey Spineflower exists. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to, reviewed and approved by, the Director of the RMA - Planning Department prior to issuance of grading and building permits. (RMA - Planning Department)	the RMA - Planning Department for review and approval.			
			Record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to the RMA - Planning Department.	Owner/ Applicant	Prior to final inspection.	
RMA - Public Works Department						
11.		PW0037 - ROUTE 68 IMPROVEMENT FEE Contribute \$4,875.00 to County of Monterey for future improvements to State Route 68. (Public Works)	Applicant shall pay to DPW required Traffic Mitigation Fee.	Owner/ Applicant	Prior to Issuance of Building Permits	
12.		PW0044 - CONSTRUCTION MANAGEMENT PLAN The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)	Applicant shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval. The approved measures shall be implemented during the construction/grading phase of the project.	Owner/ Applicant/ Contractor Owner/ Applicant/ Contractor	Prior to issuance of the Grading Permit or Building Permit. On-going through construction phases	

Item Number	Water Availability	Compliance with Applicable Regulations and Minimum Standards and Requirements (Local, State, Federal)	Compliance with Minimum Standards and Requirements (Local, State, Federal)	Responsible Party/Agency	Timing	Verification
Monterey County Water Resources Agency						
13.		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/Applicant	Prior to final building inspection/occupancy	
14.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/Applicant	Prior to issuance of any building permits	
15.		SPWRA001 - DRAINAGE PLAN (NON-STANDARD WORDING) A drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Impervious surface stormwater runoff shall be directed to the existing stormwater drainage system for the Pasadera Subdivision. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/Applicant	Prior to issuance of any grading or building permits	

Permit Code Number	Min. Value	Continuity of, 1977 Uniformed or Variation: Minimum and Responsible Local Use (Duration)	Compliance: Minimums - 1977 to be met, and the applicant is a candidate for a permit to be issued.	Applicant or owner	Prior to issuance of grading and/or building permit.	Verification Compliance Date
Monterey County Regional Fire District						
16.		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius of curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Monterey County Regional Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
17.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

Item Number	Continuation of Applicant's Submittal Requirements and Responses to the Department	Comments on Submittal, Applicant's Response, and Department's Response	Responsible Party for Comments	Timing of Comments	Timing of Comments
	a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Monterey County Regional Fire District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
18.	FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Monterey County Regional Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner Applicant or owner	Prior to issuance of building permit. Prior to final building inspection	
19.	FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

Permit Condition Number	Conditions of Approval and/or Mitigation Measures and Responsible Local Fire Department	Completion of Mitigation Measures to be scheduled, where appropriate, in conjunction with building permit review and/or as required	Responsible Party for Completion	Timing of Completion (Approximate)
	Reviewing Authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Monterey County Regional Fire District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection
20.	FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS- FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Monterey County Regional Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner Applicant or owner	Prior to issuance of building permit. Prior to framing inspection
		Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection
21.	FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Monterey County Regional Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.

END OF CONDITIONS

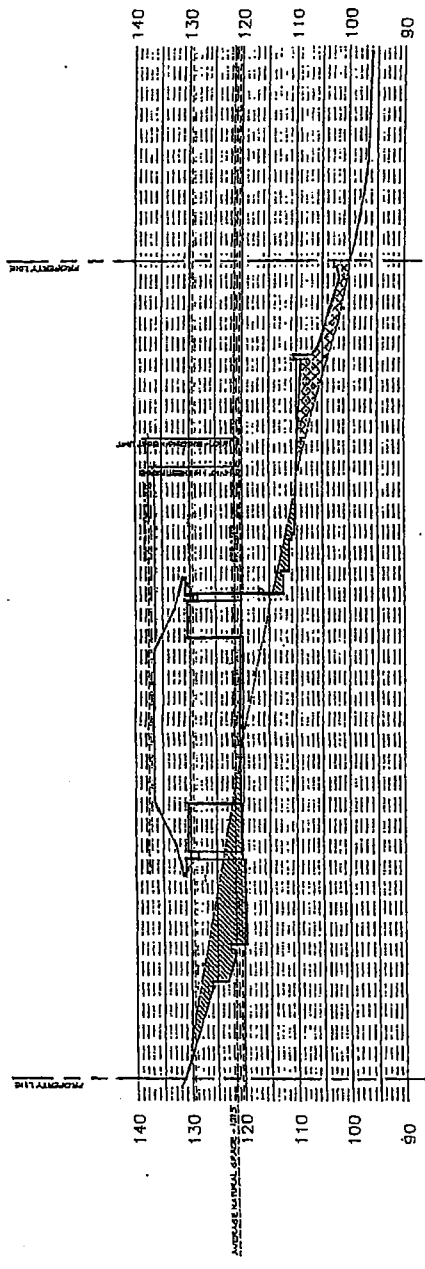


HOLDEN & LETZKE
ARCHITECTURE
222 GAVIN BLVD., SUITE 100
SAN JOSE, CA 95128
TEL: (415) 921-1100
FAX: (415) 921-1101
www.holden-letzke.com

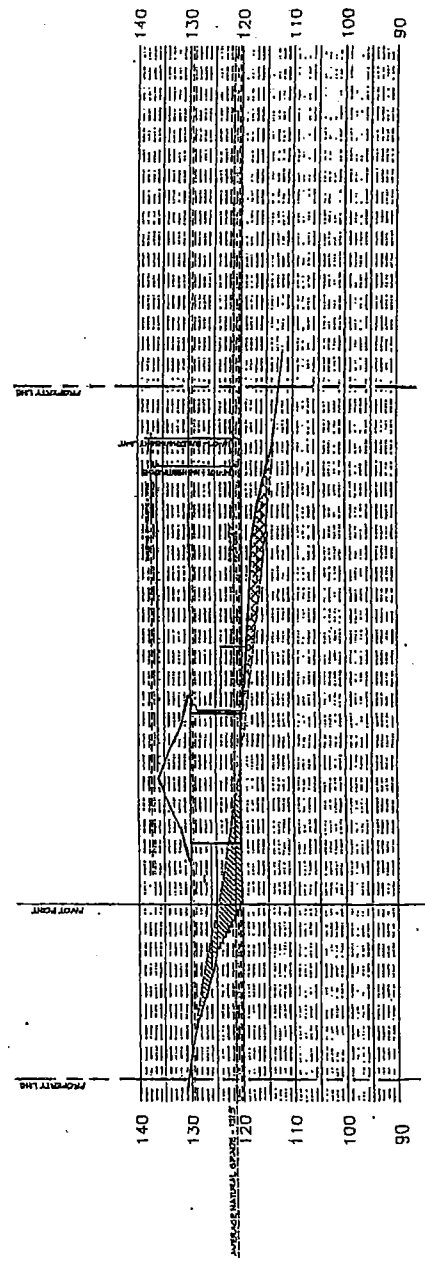
DATE	02/14/02
SCALE	1" = 10'-0"
DESIGNED BY	LL
CHECKED BY	LL
APPROVED BY	LL
PROJECT	

LATTI-MARTINETTO RESIDENCE
LOT 114, PASADENA
MONTREY, CA 93140
A.P.N. 173-074-040

A1.2



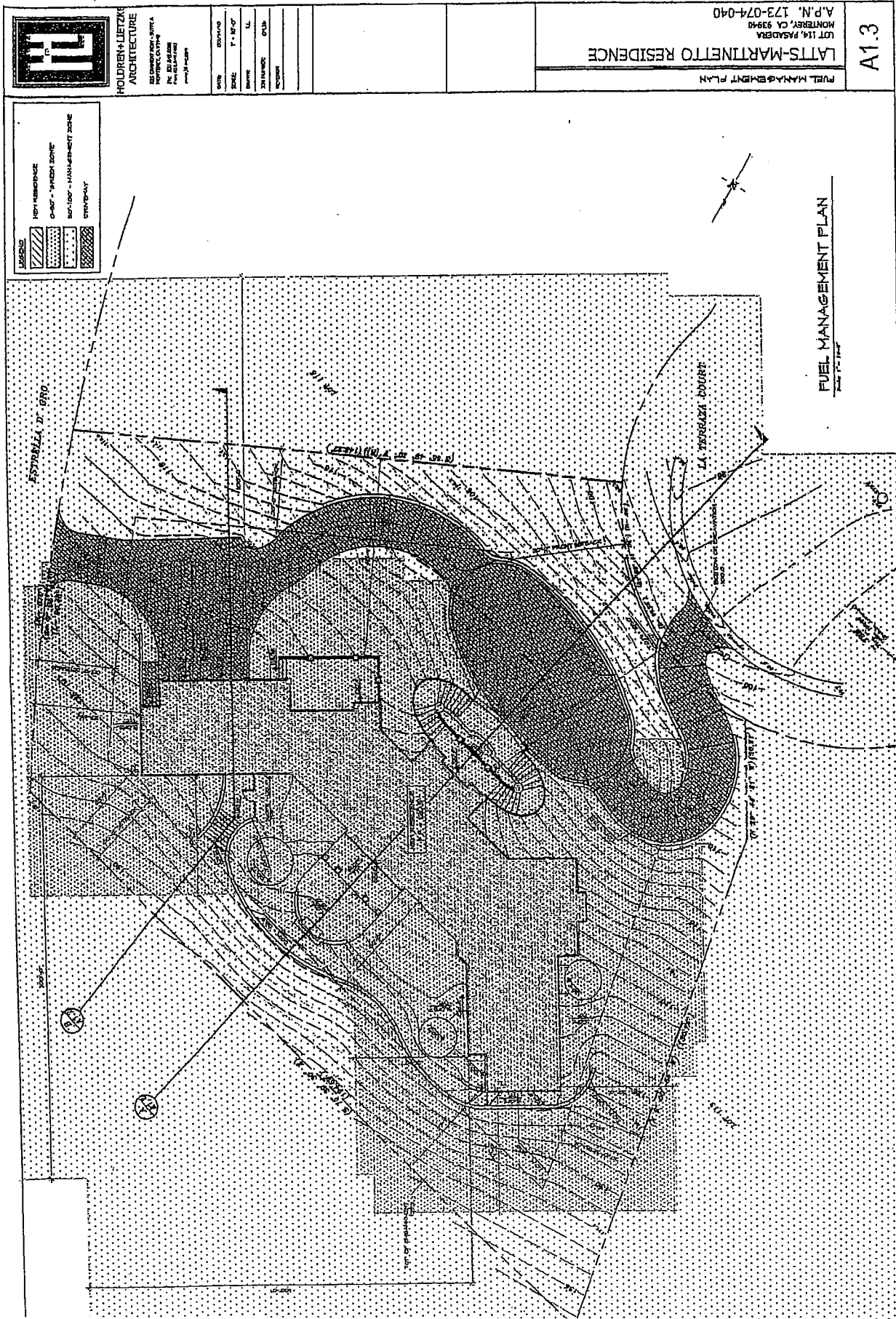
SITE SECTION A
SCALE 1" = 10'-0"



SITE SECTION B
SCALE 1" = 10'-0"

LEGEND

	AREA OF CUT
	AREA OF FILL



GRADING PLAN
Scale: 1" = 10'-0"

DRAINAGE PLAN
Scale: 1" = 10'-0"

LEGEND

EXISTING	PROPOSED
EXISTING GRADE	PROPOSED GRADE
EXISTING DRAINAGE	PROPOSED DRAINAGE
EXISTING UTILITIES	PROPOSED UTILITIES
EXISTING ROADS	PROPOSED ROADS
EXISTING TREES	PROPOSED TREES
EXISTING FENCES	PROPOSED FENCES
EXISTING WALLS	PROPOSED WALLS
EXISTING POOLS	PROPOSED POOLS
EXISTING PATIOS	PROPOSED PATIOS
EXISTING DECKS	PROPOSED DECKS
EXISTING STAIRS	PROPOSED STAIRS
EXISTING DRIVEWAYS	PROPOSED DRIVEWAYS
EXISTING GARAGES	PROPOSED GARAGES
EXISTING PORCHES	PROPOSED PORCHES
EXISTING TERRACES	PROPOSED TERRACES
EXISTING BALCONIES	PROPOSED BALCONIES
EXISTING PATIOS	PROPOSED PATIOS
EXISTING DECKS	PROPOSED DECKS
EXISTING STAIRS	PROPOSED STAIRS
EXISTING DRIVEWAYS	PROPOSED DRIVEWAYS
EXISTING GARAGES	PROPOSED GARAGES
EXISTING PORCHES	PROPOSED PORCHES
EXISTING TERRACES	PROPOSED TERRACES
EXISTING BALCONIES	PROPOSED BALCONIES

NOTES:

- ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE GRADING SPECIFICATIONS.
- ALL PROPOSED DRAINAGE SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE DRAINAGE SPECIFICATIONS.
- ALL PROPOSED UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE UTILITIES SPECIFICATIONS.
- ALL PROPOSED ROADS SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ROADS SPECIFICATIONS.
- ALL PROPOSED TREES SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE TREES SPECIFICATIONS.
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- ALL PROPOSED TERRACES SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE TERRACES SPECIFICATIONS.
- ALL PROPOSED BALCONIES SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE BALCONIES SPECIFICATIONS.

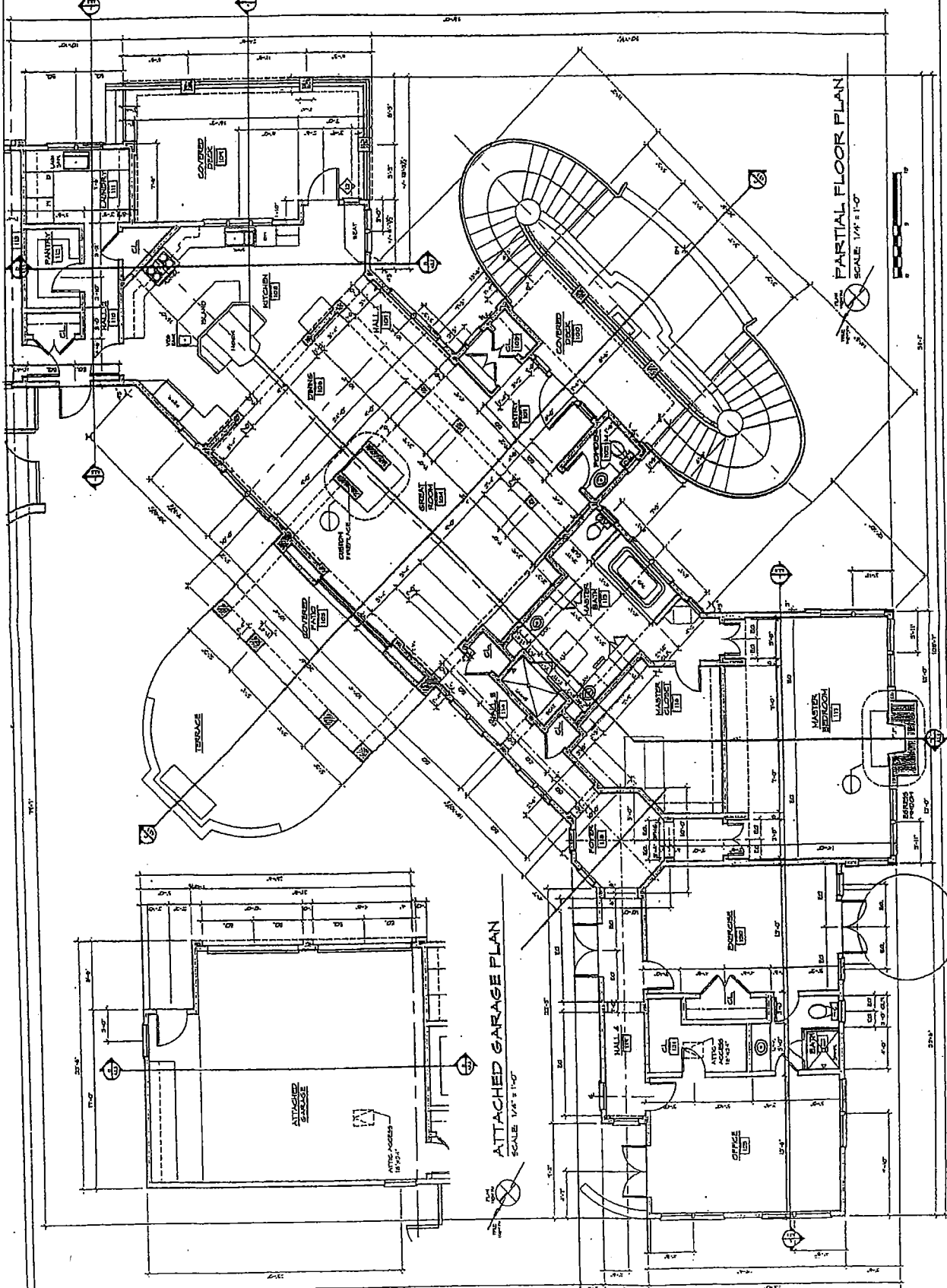


HOUDREN & LUTZ
ARCHITECTURE
100 CANTERBURY ROAD, SUITE 100
SAN FRANCISCO, CA 94114
PH: 415.774.8800
WWW.HOUDREN-LUTZ.COM

DATE	02/14/10
DRAWN	W.C.L.
CHECKED	W.C.L.
DATE	02/14/10
PROJECT	LOT 114, PASADENA

FLOOR PLAN
LATTI-MARTINETTO RESIDENCE
A.P.N. 173-074-040
LOT 114, PASADENA
MONTEREY, CA 93940

A2.1



GOLDREN+LIETZKE
ARCHITECTURE
225 CHERRY ST. NORTH - SUITE 2
MONTGOMERY, CA 91768
PH: 924.549.8006
FAX: 924.549.2091
Internet: MR. 924.549.8006

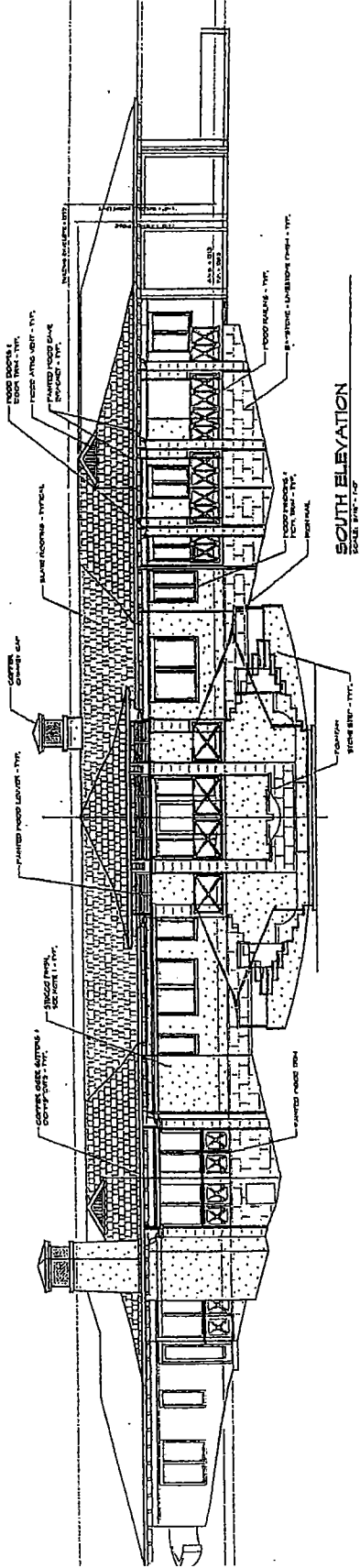
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EXTERIOR ELEVATIONS

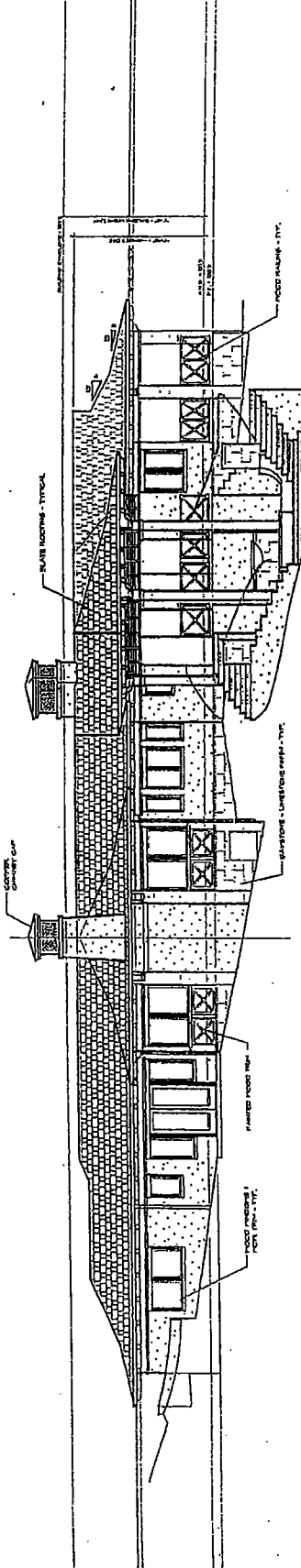
LATTI-MARTINETTO RESIDENCE

LOT 114, PASADENA
MONTREY, CA 93910
A.P.N. 173-074-040

A3.1



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

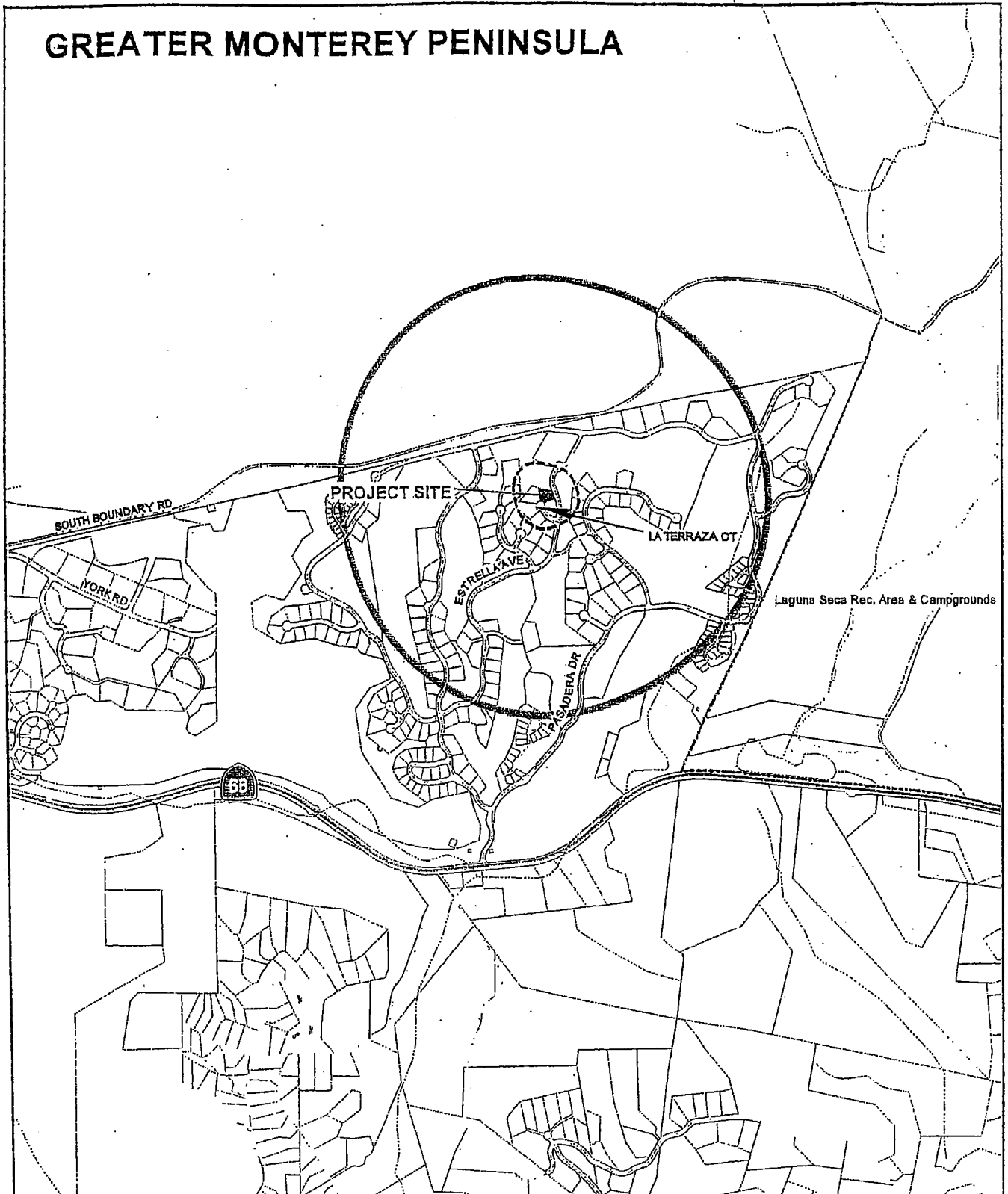


NEST ELEVATION
SCALE, 3/16" = 1' FT

[illegible]

[illegible]

GREATER MONTEREY PENINSULA



APPLICANT: LATTIS

APN: 173-074-040-000

FILE # PLN090437

300' Limit

2500' Limit

City Limits

Water

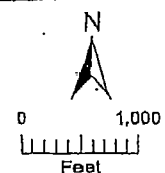


EXHIBIT "C"

A DESCRIPTION OF AN EASEMENT FOR A BOTANICAL RESERVE SITUATE IN LOT 114, RANCHO MONTEREY, MONTEREY COUNTY, CALIFORNIA.

PARCEL I

BEGINNING at a point on the northern boundary of Lot 114, as said Lot is shown and designated on that certain Map entitled, "Tract No. 1307, Rancho Monterey," filed in the Office of the Monterey County Recorder in Volume 20 of Cities and Towns at Page 7 (sheet 27 of 40), distant S. 75° 39' 38" E., 60.00 feet from the northwest corner of said Lot; thence leaving boundary

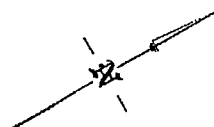
1. S. 14° 20' 30" W., 14.00 feet; thence
2. S. 75° 39' 30" E., 120.24 feet; thence
3. Southeasterly, 37.00 feet along the arc of a curve to the right, the center of which bears S. 63° 56' 34" W., with a Radius of 550.00 feet, through a Central Angle of 3° 51' 16" (long chord bears S 24° 07' 48" E., 36.99 feet); thence radially
4. N. 67° 47' 50" E., 20.00 feet to a point on the northeast boundary of said Lot, said point lying northwesterly 50.77 feet along the arc of a curve to the left, with a Radius of 570.00 feet, through a Central Angle of 5° 06' 11" from eastern most corner of said Lot; thence following said boundary
5. Northwesterly, 39.71 feet along the arc of a curve to the left, the center of which bears S. 67° 47' 50" W., with a Radius of 570.00 feet, through a Central Angle of 3° 59' 30" (long chord bears N. 24° 11' 55" W., 39.78 feet) to the northeast corner of said Lot; thence following said boundary
6. N. 75° 39' 30" W., 134.59 feet to the point of beginning.

PARCEL II

BEGINNING at a point on the southeastern boundary of Lot 114, as said Lot is shown and designated on that certain Map entitled, "Tract 1307, Rancho Monterey," filed in the Office of the Monterey County Recorder in Volume 20 of Cities and Towns at Page 7 (sheet 27 of 40), distant S. 65° 49' 30" W., 18.00 feet from the eastern most corner of said Lot; thence leaving boundary

1. N. 24° 10' 30" W., 20.00 feet; thence
2. S. 65° 49' 30" W., 29.00 feet; thence

3. Southwesterly, 54.14 feet along the arc of a curve to the right, the center of which bears N. $69^{\circ} 34' 56''$ W., with a Radius of 47.00 feet, through a Central Angle of $65^{\circ} 59' 58''$ (long chord bears S. $53^{\circ} 25' 03''$ W., 51.20 feet); thence
4. S. $24^{\circ} 10' 30''$ E., 9.00 feet to a point on said southeasterly boundary, from which point the southern most corner of said line bears S. $65^{\circ} 49' 30''$ W., 46.27 feet; thence following said boundary
5. N. $65^{\circ} 49' 30''$ E., 79.00 feet to the point of beginning.



Survey map of Parcel 1 showing a rectangular area with dimensions and bearings. The top boundary is a solid line labeled "N 75°39'30" W 134.59' 194.59' PARCEL 1". The bottom boundary is a dashed line labeled "S 75°39'30" E 120.24'". The left boundary is a solid line labeled "S 14°20'30" W 60.00'".

Figure 10: A diagram showing a traverse with two parallel lines, D'ORO and N₂. The traverse consists of four segments: a top segment (L=389.71, Δ=3°59'30", R=570'), a middle segment (L=50.77, Δ=3°57'16", R=550'), a bottom segment (L=50.77, Δ=3°57'16", R=550'), and a closing segment (L=20.00, Δ=67°47'50", R=570'). The angle between the top and middle segments is 20.00'.

ESTRELLA

D.ORO

Rad. $\swarrow$ N 69°34'56" W(R)
Pt. 47.00'

R=47'
Δ=65°59'58"
L=54.14'

LOT 115

PLAT OF SURVEY

Plat showing botanical easement in Lot 114,

Rancho Monterey,
Monterey County,
California.

Prepared for:

LATTI - MARTINETTO

Jon D. Hagemeyer
Licensed Land Surveyor
Carmel, California
Scale: 1" = 130'
W.O. 5386
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