

# Attachment A

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When recorded return to:  
MONTEREY COUNTY RESOURCE  
MANAGEMENT AGENCY  
PLANNING DEPARTMENT  
Attn: Ramon Montano  
168 West Alisal St 2<sup>nd</sup> Floor  
Salinas, CA 93901  
(831) 755-5025

Space above for Recorder's Use

**Permit No.:** PLN110247

**Resolution No.:** 12-010

**Owner Name:** Mariano Martinez, Jr., Trustee  
of the Martinez Family Trust  
U/T/A dated November 25,  
1998, Mariano Martinez, Jr.  
and Wanda Martinez, Settlers

**Project Planner:** Ramon Montano

**APN:** 008-201-013-000

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  
[ X ] Exempt from transfer tax,  
Reason: Transfer to a governmental entity

\_\_\_\_\_  
Signature of Declarant or Agent

## ***CONSERVATION AND SCENIC EASEMENT DEED (COASTAL)***

**THIS DEED** made this 5 day of August, 2013, by and  
between Mariano Martinez, Jr., Trustee of the Martinez Family Trust U/T/A dated  
November 25, 1998, Mariano Martinez, Jr. and Wanda Martinez, Settlers 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 Property 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 the Property of the Grantor; and

**WHEREAS**, the California Coastal Act of 1976, (hereinafter referred to as the "Act") requires that any coastal development permit approved by the County must be consistent with the provisions of the certified Local Coastal Program (LCP); and

**WHEREAS**, pursuant to the Act, and the LCP, Grantor applied to the County for a permit to undertake development as defined in the LCP; and

**WHEREAS**, a **Combined Development Permit** (File Number **PLN110247**) (hereinafter referred to as the "Permit") was granted on **March 29, 2012** by the Monterey County **Zoning Administrator** pursuant to the Findings, Evidence and Conditions contained in Resolution No. **12-010**, attached hereto as Exhibit "B" and hereby incorporated by reference, (hereinafter the "Resolution") subject to the following condition(s):

A conservation and scenic easement shall be conveyed to the Del Monte Forest Foundation over those portions of the property where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered and sensitive native plants and animals, and visually prominent areas exist. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to the Director of the RMA - Planning Department for review and approval prior to issuance of grading and building permits.

**WHEREAS**, the Del Monte Forest Conservancy (DMFC) has declined the acceptance of the easement due to the fragmented nature of this small habitat situated in a mature residential development area. Easements in this size and form constitute recurring financial burden on the DMFC lasting many years which provides very little benefit to the forest. Therefore, the County of Monterey is accepting the easement instead.

**WHEREAS**, the County, acting on behalf of the People of the State of California and pursuant to the Act, and in accordance with the findings contained in the Resolution granted the Permit to the Grantor upon condition (hereinafter the "Condition") described above requiring inter alia, that the Grantor record a conservation and scenic easement (hereinafter "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 coastal resources and public access to the coast which could occur if the Property were not restricted in accordance with this easement; and

**WHEREAS**, the County has placed the Condition on the permit because a finding must be made under the law that the proposed development is in conformity with the provisions of the certified Local Coastal Program and that in the absence of the protections provided by the Condition said finding could not be made; 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 conservation and scenic use as herein expressed of the Property, and thereby protect the present scenic beauty and existing openness by the restricted use and enjoyment of the Property by the Grantor through the imposition of the conditions hereinafter expressed;

**NOW, THEREFORE**, 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 Property the various acts hereinafter mentioned.

A. PROPERTY SUBJECT TO EASEMENT. The portion of the Property 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 and depicted in Exhibit "C", attached hereto, and made a part hereof, hereinafter referred to as the "Conservation and Scenic Easement Area".

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

1. That no structures will be placed or erected upon said Conservation and Scenic Easement Area.

2. That no advertising of any kind or nature shall be located on or within the Conservation and Scenic Easement Area.

3. That the Grantor shall not plant nor permit to be planted any vegetation upon the Conservation and Scenic Easement Area, except plants consistent with the biological report prepared for the property (Library Number LIB110342), listing native and naturalized vascular plants identified on the Martinez Family Trust property.

Prepared by Ed Mercurio, Biological Consultant, dated July 21, 2011, approved with the Permit on file with the Monterey County Planning Department.

4. 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 the Conservation and Scenic Easement Area which will or does materially alter the landscape or other attractive scenic features of said Property other than those specified above shall be done or suffered.

C. EXCEPTIONS AND RESERVATIONS. The following are accepted and reserved to the Grantor to be implemented consistent with the objectives, purposes, and conditions of this easement:

1. The right to maintain all existing vegetation in its current natural state, including the removal of invasive, exotic plants consistent with the biological report (LIB110342) prepared by Ed Mercurio, Biological Consultant, dated July 21, 2011.

2. The use and occupancy of the Conservation and Scenic Easement Area not inconsistent with the conditions and restrictions herein imposed.

3. Management of vegetation within the Conservation and Scenic Easement Area in accordance with the biological report (LIB110342) prepared by Ed Mercurio, Biological Consultant, dated July 21, 2011, approved with the Permit on file with the Monterey County Planning Department.

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.

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 Conservation and Scenic Easement Area contrary to the terms of this grant of easement 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 Property by virtue of the fact that the right of the Grantee to enter the Property or Conservation and Scenic Easement Area 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 Property or Conservation and Scenic Easement Area 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 5 day of August, 2013, at Pebble Beach, California.

By: Mariano Martinez  
(Signature)

MARIANO MARTINEZ SR  
(Print or Type Name and Title)

GRANTOR

By: Wanda Martinez  
(Signature)

Wanda Martinez  
(Print or Type Name and Title)

Grantor

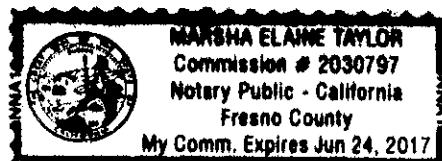
STATE OF CALIFORNIA      )  
                                  ) SS.  
COUNTY OF MONTEREY      )

On August 5, 2013 before me, Marsha Elaine Taylor, a Notary Public, personally appeared Maricela Martinez Jr., 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



(Seal)

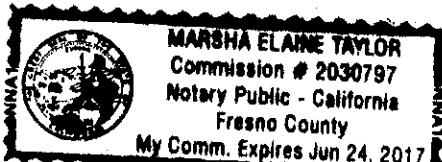
STATE OF CALIFORNIA      )  
                                  ) SS.  
COUNTY OF MONTEREY      )

On August 5, 2013 before me, Marsha Elaine Taylor, a Notary Public, personally appeared Wanda Martinez, 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



(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

This is to certify that the interest in real property conveyed by the deed or grant dated from Mariano Martinez, Jr., Trustee of the Martinez Family Trust U/T/A dated November 25, 1998, Mariano Martinez, Jr. and Wanda Martinez, Settlers 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

\* Martinez

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.

MMK

DATED: \_\_\_\_\_

Type/Print Name: \_\_\_\_\_  
Chair, Monterey County Board of Supervisors

STATE OF CALIFORNIA      )  
                                  ) SS.  
COUNTY OF MONTEREY      )

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, 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 \_\_\_\_\_

(Seal)

Document Form/Content Acceptable:

Charles, J. McKee, County Counsel

By: Cynthia L. Hasson      DATED: 8-6-13

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

## EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Monterey, State of California, and is described as follows:

Beginning at a point distant 14.99 feet North and 13.24 feet West from that certain monument numbered 2476, as said monument is shown and so designated on that certain map entitled, "Licensed Surveyor's map of El Pescadero and point Pines Rancho", etc. filed for record January 12, 1922 in Map Book 3 of "Surveys" at Page 3 therein, Records of Monterey County, California; and running thence

- (1) Westerly along the arc of a circular curve to the right described from a point which bears North  $41^{\circ} 27'$  West 53.28 feet distant from the point of beginning through a central angle of  $108^{\circ} 54'$  for a distance of 101.27 feet to a point of compound curvature; thence
- (2) Northerly along the arc of a circular curve to the right described from a point which bears North  $67^{\circ} 27'$  East 439.15 feet distant from the terminus of the preceding course through a central angle of  $28^{\circ} 00'$  for a distance of 214.61 feet to a point of reverse curvature; thence
- (3) Northerly along the arc of a circular curve to the left described from a point which bears North  $84^{\circ} 33'$  West 177.82 feet distant from the terminus of the preceding course through a central angle of  $27^{\circ} 57'$  for a distance of 86.75 feet; thence
- (4) North  $67^{\circ} 30'$  East 115.00 feet; thence
- (5) South  $20^{\circ} 30'$  East 303.78 feet; thence
- (6) South  $48^{\circ} 33'$  West 111.85 feet to the point of beginning and comprising a portion of Rancho El Pescadero, Monterey County, California.

APN: 008-201-013

Exhibit A  
Page 1 of 1 Pages

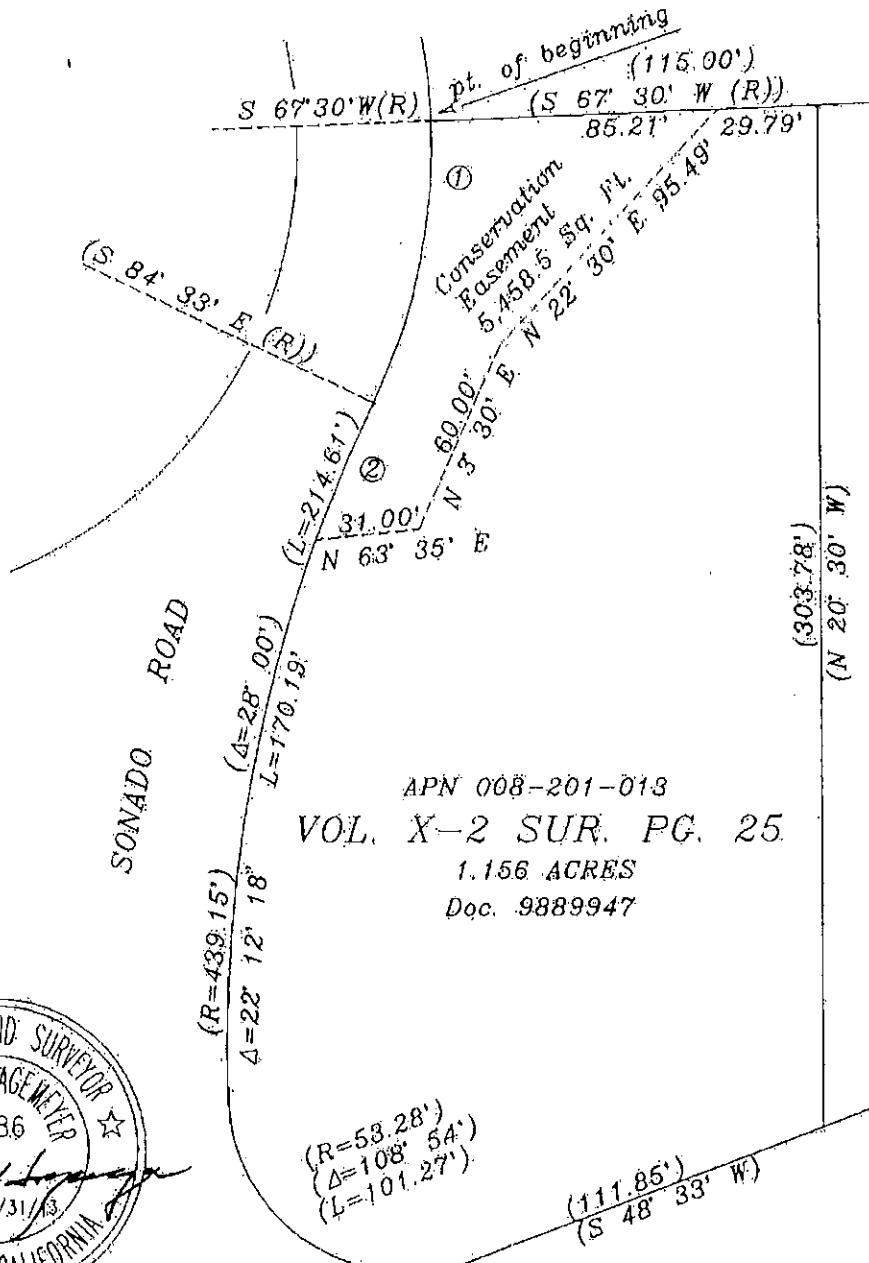


TABLE OF  
COURSES

①  $R=177.82$   
 $\Delta=27° 57'$   
 $L=86.74'$

②  $R=439.15$   
 $\Delta=5° 47' 42"$   
 $L=44.42'$



REVISED: 07/24/13  
REVISED: 07/28/13

NOTES:

1. Points found or set are so indicated, others are shown for reference only.
2. Record data is shown in parenthesis.
3. Distances are expressed in feet and decimals thereof.

PLAT OF SURVEY

showing Conservation Easement in 1.156 acre Parcel as shown on Map filed in Volume X-2 of Surveys at Page 25, Official Records of Monterey County, Calif.

Prepared for:

MARIANO MARTINEZ

Jon D. Hagemeyer Licensed Land Surveyor  
Carmel, California  
Scale: 1" = .50' W.O. 5480 August, 2012

A DESCRIPTION OF A CONSERVATION EASEMENT SITUATE IN A PORTION  
OF BLOCK 157-A, RANCHO EL PESCADERO, MONTEREY COUNTY,  
CALIFORNIA.

A description of a conservation easement situate in a portion of that certain 1.156 Acre  
Parcel of land described in that certain Grant Deed from Mariano A. Martinez et ux to  
Martinez Family Trust, recorded in the Office of the Monterey County Recorder on  
December 23, 1998 in Document 9889947 and also shown on that certain Map filed June  
11, 1959 in the Office of the Monterey County Recorder in Volume X-2 of Surveys at  
Page 25, described more particularly as follows.

**BEGINNING** at a point on the eastern line of Sonado Road, a private road, at the  
northwestern corner of said Parcel; thence following the eastern line of said Road

1. Southerly, 86.74 feet along the arc of a tangent curve to the right, the center of  
which bears S.  $67^{\circ} 30'$  W., with a Radius of 177.82 feet; through a Central Angle  
of  $27^{\circ} 57'$  (long chord bears S.  $8^{\circ} 31' 30''$  E., 85.89 feet) to a point of reverse  
curvature; thence continuing along said boundary
2. Southerly, 44.42 feet along the arc of a tangent curve to the left, with a Radius of  
439.15', through a Central Angle of  $5^{\circ} 47' 42''$  (long chord bears S.  $2^{\circ} 33' 13''$   
W., 44.40 feet); thence leaving said boundary
3. N.  $63^{\circ} 35'$  E., 31.00 feet; thence
4. N.  $3^{\circ} 30'$  E., 60.00 feet; thence
5. N.  $22^{\circ} 30'$  E., 95.49 feet to a point on the northern boundary of said Parcel,  
distant S.  $67^{\circ} 30'$  W., 29.79 from the northeast corner of said Parcel; thence  
following said line of said Parcel
6. S.  $67^{\circ} 30'$  W., 85.21 feet to the Point of Beginning and containing 5458.5 square  
feet.



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

In the matter of the application of:

**Martinez Family Trust (PLN110247)**

**RESOLUTION NO. 12-010**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Adopt a Mitigated Negative Declaration; and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit; 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into a attached accessory dwelling unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer); grading is estimated to be less than 100 cubic yards of cut and fill; and

- 3) Adopt a Mitigated Negative Declaration.

[(PLN110247, Martinez Family Trust, 1631 Sonado Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-201-013-000), Coastal Zone)]

The Martinez Family Trust application (PLN110247) came on for public hearing before the Monterey County Zoning Administrator on March 29, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

## FINDINGS

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

**EVIDENCE:**

- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 1982 Monterey County General Plan;
  - the Del Monte Forest Land Use Plan;
  - the Monterey County Del Monte Forest Coastal Implementation Plan, Part 5 ; and
  - Monterey County Zoning Ordinance (Title 20).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- b) The property is located at 1631 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-201-013-000), west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit, with Design Approval (Coastal Zone)], which allows single family dwellings. Therefore, the project is an allowed land use for this site subject to a Coastal Administrative Permit for additional development in each case.
- c) The subject property is located within a Design Control district, which provides regulation of the location, size, configuration, materials, and colors of structures and fences. In addition, Section 20.147.070.C.2 of the Del Monte Forest Coastal Implementation Plan requires structures to be subordinate to and blend into the environment. Proposed color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer). The colors and materials are subordinate and blend with the surrounding environment which is consistent with the requirements of the Del Monte Forest Coastal Implementation Plan and as approved by the Del Monte Forest Land Use Advisory Committee.
- d) Second Unit – The application included the conversion of an existing 567 square foot lower level guesthouse into a “attached accessory dwelling unit.” The applicant initially requested a caretaker unit however, currently, pursuant to Monterey County Code, Section 20.14.050 (CIP). A guesthouse may be converted to a caretaker unit, subject to a Coastal Development Permit. However, AB1866, the Second Unit Law shall supersede the requirement for a discretionary permit to allow a second unit as long as the unit meets all the provisions of AB1866. Those provisions are similar to the provisions required of a caretaker unit. For those reasons the applicant now request that the unit be permit as an attached accessory dwelling unit as provided under AB1866. The proposed second unit is clearly subordinate and incidental to the main residence and is located in close proximity to the main

residence. Staff has confirmed that the attached accessory dwelling unit conforms to all of the zoning and development standards (lot coverage, height, setbacks, design, etc.) of the LDR zoning district. On June 28, 2011, the Board of Supervisors adopted a Resolution of Intent to address the Second Unit Law by amending the Coastal Local Program, subject to the approval of the Coastal Commission. The amendment has not yet been codified. Therefore, subject to Monterey County Code, a Coastal Development Permit is required.

- e) The project is consistent with the site development standards for Low Density Residential site development standards per Section 20.14.060:
  - Height Allowed height measured from the average natural grade for a main structure is 30 feet. The proposed structures identified in the project plans will not exceed the existing height of 23 feet.
  - Setbacks The existing residence maintains two front setbacks but meets the criteria under the Low Density Residential, site development standards per Section 20.14.060. The required front setback is 30 feet. Currently the existing residence is at 72 feet, from the front property line. The required side setback is 20 feet; the proposed additions on the east side of the residence are at 30 feet, from the property line. All portions of the proposed development are in excess of 20 feet from the rear property line. On the west side, the property maintains a front setback where a side setback would normally apply this is due to the configuration of the property, which is mostly fronted by road. The northwest corner, at the rear of the residence, currently extends into the front setback 1.5 feet. The applicant proposes a second story balcony, which would not meet the normal 30-foot setbacks as required. Staff considered exceptions under the code but found that none applied to these circumstances. For that, reason a condition has been applied to the project requiring the removal of the second story balcony from the plans prior to submitting for a building permit.
  - Building Site Coverage The allowed coverage is 17.5%, current site coverage is at 8.8%. The project with improvements shall cover 9.5% therefore the structure complies with the standard for site coverage.
  - Pescadero Watershed The property currently contains a total of 4,343.5 square feet of existing structural coverage and proposes to increase the building site coverage by 695.8 square feet for a total structural coverage of 4,814.3. Existing impervious coverage consists of 6,448.6 square feet of driveway, patios, and walkways. The proposed project will replace the existing impervious surfaces walkways and driveway with pervious material. This will reduce the impervious area by 5,059.5 square feet to an area of 1,389.1 square feet of impervious coverage. The proposed project is consistent with the Pescadero Watershed building site coverage (Max 5,000 square feet) and impervious coverage (Max 4,000 square feet) limitations.
- f) The subject property is located within the Pescadero Watershed, which drains into the Carmel Bay Area of Special Biological Significance. To

insure that the water quality draining into this area is maintained, Section 20.147.030.A.1.b of the Del Monte Forest Coastal Implementation Plan requires that the maximum structural coverage be limited to 5,000 square feet and the maximum impervious surface coverage limited to 4,000 square feet. The existing structures and impervious surface on the subject property post project will not exceed the maximum allowed. (See Finding No. 7)

- g) Because the proposed project includes a Design Approval subject to the review of the Zoning Administrator, it is subject to the requirements contained in the Board of Supervisor's Resolution No. 08-338. Therefore, the project was referred to the October 6, 2011 Del Monte Forest Land Use Advisory Committee (LUAC). The LUAC supported the project as proposed with a vote of 6 to 0; with one member absent and one abstention. The following concerns were raised at the LUAC meeting: Off site, parking and roof materials not listed. Staff's response is that no off site, parking will be approved with this application and roofing materials were listed on the materials list in the design approval application as "to match existing wood shingle."
- h) The project planner conducted a site inspection on October 20, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- i) 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 PLN110247.

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

**EVIDENCE:**

- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health, Water Resources Agency, and the California Coastal Commission. 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, and Biological Resources. Pursuant to the policies of the Del Monte Forest Land Use Plan, archaeological and biological reports were required to be submitted by the applicant. Technical reports by outside consultants indicated that there are no physical or environmental constraints regarding cultural resources, however, the biological report indicated the potential for impact to sensitive biological resources. For that reason, an Initial Study was prepared for the project to address the potential for significant impact to identified biological resources. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
  - "Biological Report" (LIB110342) prepared by Ed Mercurio Biological Consultant, Salinas Ca, dated July 21, 2011).

- "Preliminary Cultural Resources Reconnaissance of APN 008-201-013-000" (LIB120078) prepared by Lynne Mounday Archaeologist, Salinas, Ca, dated June 22, 2011.
- c) The Draft Mitigated Negative Declaration ("MND") for PLN110247 was prepared in accordance with CEQA and circulated for public review from February 27, 2012 through March 27, 2012. Mitigations were incorporated into the conditions of approval to address impacts (See Exhibit D of the March 29, 2012 staff report).
- d) Staff conducted a site inspection on October 20, 2011 to verify that the site is suitable for this use.
- e) 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 PLN110247.

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

**EVIDENCE:**

- a) The project was reviewed by RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health, Water Resources Agency, and the California Coastal Commission. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities are available no additional infrastructure or improvements to utilities will be required for the proposed development. The project is served by Pebble Beach Community Services District (PBCSD) which includes sewer, waste disposal, and fire protective services through the PBCSD, and the water purveyor is Cal Am.
- c) Preceding findings and supporting evidence for PLN110247.

**4. FINDING:** **NO VIOLATIONS** - The subject property complies with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County Zoning Ordinance. No violations exist on the property.

**EVIDENCE:**

- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on October 20, 2011 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application plans, and supporting materials submitted by the project

applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110247.

**5. FINDING:** **CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

**EVIDENCE:**

- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
- b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN110247).
- c) The Initial Study identified a single potentially significant effect, from the initial design of the project. However, mitigations which the applicant has agreed to have been incorporated into the project that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and Reporting Plan have been prepared in accordance with Monterey County regulations, are designed to ensure compliance during project implementation, and are hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of project approval.
- e) The Draft Mitigated Negative Declaration ("MND") for PLN110247 was prepared in accordance with CEQA and circulated for public review from February 27, 2012 through March 27, 2012 (State Clearing House #: 2012021056).
- f) Issues that were analyzed in the Mitigated Negative Declaration include: Aesthetics, Biological Resources, Greenhouse Gas Emissions, Cultural Resources, Land Use Planning, and Mandatory Findings of Significance.
- g) The California Natural Diversity Database (CNDDB), as identified through the Monterey County Geographical Information System (GIS), indicated the potential for Monterey pine forest and Yadon's piperia habitat. Therefore, due to the potential for biological impacts, a report was required and prepared by Ed Mercurio, dated July 21, 2011.
- h) The report identified and confirmed the locations of two sensitive resources; that could be affected by the proposed development: Yadon's rein orchids (*Piperia yadonii*), and Hooker's Manzanita, a component of maritime chaparral. Because the proposed development will occur

within 100 feet of environmentally sensitive habitat, the Del Monte Forest Land Use Plan requires that a Coastal Development Permit be secured for such development. Mitigation measures have been incorporated into the conditions of approval because of the design change suggested in the Initial study.

- i) Evidence that has been received and considered includes: the application, technical studies/reports (*see Finding 2/Site Suitability*), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN110247) and are hereby incorporated herein by reference.
- j) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game (DFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. No sensitive animal species or evidence of their presence was found on the Martinez property as indicated in the biological report prepared by Ed Mercurio, project biologist. State Department of Fish and Game reviewed the MND and may determine that the project will have effect on fish and wildlife resources and recommend additional necessary conditions to protect biological resources in this area. Therefore, subsequent to the DFG determination the project may be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).
- k) The County has not received comments as of the release of this report. However, the comment period will not close until March 27, 2012 any comments received after that date will be discussed at the hearing scheduled for March 29, 2012.
- l) The Initial Study identified potentially significant effects relative to Biological Resources. Substantial evidence supports the conclusion that impacts will be less than significant with the following mitigation incorporated. The following is a summary of the mitigation measures one through four:
  - 1) Replacement is required in the event the Hooker's Manzanita cannot be avoided. Replacement will be at a ratio of 3:1 to enhance existing habitat in an area under conservation easement to promote the long term preservation of the Yadon's piperia and Hooker's Manzanita.
  - 2) Reduce construction related impacts to sensitive species outside the footprint of the proposed additions. The incorporation of avoidance and protection measures as mitigation will reduce project impact to a less than significant level on isolated outcroppings of sensitive plant species identified outside or adjacent to the proposed improvements.
  - 3) To reduce long-term impacts of residentially-related uses within the

sensitive habitat, landscaping at the site shall be minimized as much as possible. New landscaping, adjacent to the home and driveway shall be compatible with the identified sensitive species and shall only include native plants in the landscape and restoration plan. Additionally, the landscaping plans shall include removal of invasive species at the site where possible without affecting the sensitive plants.

- 4) Preservation of habitat will be achieved through a Conservation Scenic Easement requirement.
- m) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

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

**EVIDENCE:** a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20 .70.050.B .4.c of the Monterey County Coastal Implementation Plan can be demonstrated.  
b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 15 the Recreational Facilities Map and Figure 16, the Shoreline Access Map of the Del Monte Forest Land Use Plan).  
c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.  
d) The application plans, and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110247.  
e) The project planner conducted a site inspection on October 20, 2011.  
f) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.030 of the Monterey County Coastal Implementation Plan can be demonstrated.

**7. FINDING:** **WATER AND MARINE RESOURCES DEVELOPMENT STANDARDS (PESCADERO WATERSHEDS)** – The project limits structural and impervious surface coverage in order to reduce runoff within the Pescadero Watershed and some smaller unnamed watersheds (Seal Rock Creek, and Sawmill Gulch Watersheds) that drain into the Carmel Bay Area of Special Biological Significance (ASBS). The project as proposed will not exceed the limits structural coverage 5,000 square feet and impervious coverage 4,000 square feet Pursuant to Section 20.147.030.A.1.b of the Coastal Implementation Plan Part 5.

**EVIDENCE:** a) The property is located within the ASBS currently contains a total of 4,343.5 square feet of existing structural coverage.

- b) The proposed project would increase existing total building site coverage by 695.8 square feet for a total structural coverage of 4,814.3.
- c) Existing impervious coverage consists of 6,448.6 square feet of driveway, patios, and walkways. The proposed project will replace the existing impervious surfaces walkways and driveway with pervious material. This will reduce the impervious area by 5,059.5 square feet to an area of 1,389.1 square feet of impervious coverage.
- 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 PLN110247.

**8. FINDING:** **WILDFIRE PROTECTION STANDARDS IN STATE RESPONSIBILITY AREAS** – The subject project, as conditioned, will ensure standardized basic emergency access and fire protection pursuant to Section 4290 of the Public Resource Code.

**EVIDENCE:** a) The proposed project is within the Monterey County State Responsibility Area and is in a High fire hazard zone.

b) The structure has direct emergency access from Sonado Road. The driveway access to the house is simple and direct to the proposed residential unit.

c) The proposed additions have been conditioned by the Pebble Beach Community Services District (Fire) to require Class A roof construction, automatic fire sprinklers, a key box for Fire access on the gate, and to meet the defensible space requirements within 100 feet around the structure.

d) Condition number 9 requiring the applicant to record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions as per section(s) of the Coastal Implementation Plan and per the standards for development of residential property."

e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110273.

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

**EVIDENCE:** a) Section 20.86.030.A of the Monterey County Zoning Ordinance allows an appeal to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

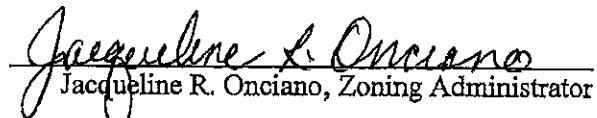
b) Section 20 .86.080 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal to the California Coastal Commission because the subject property is located between the sea and the first through public road.

## DECISION

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

- A. Adopt a Mitigated Negative Declaration;
- B. Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit; 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into a attached accessory dwelling unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer); grading is estimated to be less than 100 cubic yards of cut and fill; and
- C. Adopt a Mitigated Negative Declaration in general conformance with the attached sketch and subject to the conditions both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 29<sup>th</sup> day of March 2012.



Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON APR 10 2012

THIS APPLICATION IS APPEALABLE TO THE MONTEREY COUNTY BOARD OF SUPERVISORS AND THE CALIFORNIA COASTAL COMMISSION.

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 20 2012

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

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate

must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

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

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

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

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

**Monterey County Planning Department**  
**Conditions of Approval/Mitigation Monitoring Reporting Plan**  
PLN110247

**1. PD001 - SPECIFIC USES ONLY**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit; 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into a attached accessory dwelling unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster sliding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer); grading is estimated to be less than 100 cubic yards of cut and fill., permit 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

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number 12-010) was approved by the Zoning Administrator for Assessor's Parcel Number 008-201-013-000 on March 29, 2012". The permit was granted subject to 21 conditions of approval including 4 mitigation measures and 10 monitoring actions, which shall run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

## 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** 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 Register 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 recovery. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis. 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.

#### 4. 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.

#### 5. PD006 - MITIGATION MONITORING

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14 Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into agreement with the County to implement a Mitigation Monitoring Program.
- 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.

## 6. PD016 - NOTICE OF REPORT

<b>Responsible Department:</b>	Planning Department
<b>Condition/Mitigation Monitoring Measure:</b>	Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: - "A Biological Report" (LIB110342) prepared by Ed Mercurio Biological Consultant, Salinas Ca, dated July 21, 2011. - "Preliminary Cultural Resources Reconnaissance" of APN 008-201-013-000 (LIB120078) prepared by Lynne Mounday Archeologist, Salinas, Ca, dated June 22, 2011. and is on file in the Monterey County RMA - Planning Department. All development shall be in accordance with these reports. (RMA - Planning Department)
<b>Compliance or Monitoring Action to be Performed:</b>	Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to the RMA - Planning Department.  Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning Department.

## 7. PD032(A) - PERMIT EXPIRATION

<b>Responsible Department:</b>	Planning Department
<b>Condition/Mitigation Monitoring Measure:</b>	The permit shall be granted for a time period of 3 years, to expire on March 29, 2015 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)
<b>Compliance or Monitoring Action to be Performed:</b>	Prior to the expiration date stated in the condition, the Owner/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.

#### 8. PD022(B) - EASEMENT-DMF CONSERVATION & SCENIC

<b>Responsible Department:</b>	Planning Department
<b>Condition/Mitigation Monitoring Measure:</b>	A conservation and scenic easement shall be conveyed to the Del Monte Forest Foundation over those portions of the property where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered and sensitive native plants and animals, and visually prominent areas exist. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation. These Instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to the Director of the RMA - Planning Department for review and approval prior to issuance of grading and building permits.
<b>Compliance or Monitoring Action to be Performed:</b>	Prior to final/parcel map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the Del Monte Forest Foundation for review and approval.
<b>Compliance or Monitoring Action to be Performed:</b>	Prior to final/parcel map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the RMA - Planning Department for review and approval.
<b>Compliance or Monitoring Action to be Performed:</b>	Prior to final/parcel map, prior to the issuance of grading and building permits, or commencement of use, the Owner/Applicant shall 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.

#### 9. PD021 - DEED RESTRICTION-FIRE HAZARD

<b>Responsible Department:</b>	Planning Department
<b>Condition/Mitigation Monitoring Measure:</b>	Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions as per section(s) of the Coastal Implementation Plan and per the standards for development of residential property." (RMA - Planning Department)
<b>Compliance or Monitoring Action to be Performed:</b>	Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of RMA-Planning Department for review and signature by the County.
<b>Compliance or Monitoring Action to be Performed:</b>	Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Director of the RMA-Planning Department.

#### 10. PDSP001 - SETBACK REQUIREMENT (NON-STANDARD)

<b>Responsible Department:</b>	Planning Department
<b>Condition/Mitigation Monitoring Measure:</b>	Prior to the issuance of a building permit the Applicant/Owner shall submit revised plans to the RMA-Planning Department for review and approval showing that all portions of the structure conform to the required setbacks.
<b>Compliance or Monitoring Action to be Performed:</b>	Prior to the issuance of a building permit, Applicant/Owner to submit revised plans to RMA-Planning Department for review and approval.

#### 11. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

<b>Responsible Department:</b>	Public Works Department
<b>Condition/Mitigation Monitoring Measure:</b>	Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule, (Public Works Department)
<b>Compliance or Monitoring Action to be Performed:</b>	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 DPW.

#### 12. WRSP1 - WATER AVAILABILITY CERTIFICATION (NON-STANDARD CONDITION)

<b>Responsible Department:</b>	Water Resources Agency
<b>Condition/Mitigation Monitoring Measure:</b>	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)
<b>Compliance or Monitoring Action to be Performed:</b>	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.mpcwra.co.monterey.ca.us](http://www.mpcwra.co.monterey.ca.us)

### 13. FIRE007 - DRIVEWAYS

<b>Responsible Department:</b>	Fire
<b>Condition/Mitigation Monitoring Measure:</b>	<p>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 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. (Pebble Beach Community Services District)</p>
<b>Compliance or Monitoring Action to be Performed:</b>	<ol style="list-style-type: none"><li>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.</li><li>2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.</li></ol>

### 14. FIRE008 - GATES

<b>Responsible Department:</b>	Fire
<b>Condition/Mitigation Monitoring Measure:</b>	<p>All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Community Services District)</p>
<b>Compliance or Monitoring Action to be Performed:</b>	<ol style="list-style-type: none"><li>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.</li><li>2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.</li></ol>

#### 15. FIRE011 - ADDRESSES FOR BUILDINGS

<b>Responsible Department:</b>	Fire
<b>Condition/Mitigation Monitoring Measure:</b>	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. (Pebble Beach Community Services District)
<b>Compliance or Monitoring Action to be Performed:</b>	<ol style="list-style-type: none"><li>1. Prior to issuance of building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</li><li>2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.</li></ol>

#### 16. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

<b>Responsible Department:</b>	Fire
<b>Condition/Mitigation Monitoring Measure:</b>	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 and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Pebble Beach Community Services District)
<b>Compliance or Monitoring Action to be Performed:</b>	<ol style="list-style-type: none"><li>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.</li><li>2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.</li></ol>

#### 17. FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)

<b>Responsible Department:</b>	Fire
<b>Condition/Mitigation Monitoring Measure:</b>	All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Pebble Beach Community Services District)
<b>Compliance or Monitoring Action to be Performed:</b>	<ol style="list-style-type: none"><li>1. Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.</li><li>2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.</li></ol>

#### 18. MITIGATION MEASURE 1

<b>Responsible Department:</b>	Planning Department
<b>Condition/Mitigation Monitoring Measure:</b>	MM#1 In the event the removal of the Hooker's manzanita cannot be avoided, replacement of Hooker's Manzanita shall be completed within the Conservation and Scenic Easement area at a 3:1 ratio in order to enhance the existing habitat value within the Conservation and Scenic Easement.
<b>Compliance or Monitoring Action to be Performed:</b>	Monitoring Action #1A Monitoring inspections on the Martinez Family Trust Property shall be done by a qualified biologist once within two weeks of the transplantation of Hooker's or shaggy-bark manzanita and once within the three months following the recordation of the conservation and scenic easement, and once per year, in the spring season, for the following five years. Each year during the five year period, a qualified biologist will submit a report to the Director of Planning verifying the condition of the newly planted manzanita and shall submit a replanting plan and schedule with success criteria to replace any plants fail to survive the first year of the five year monitoring period.
	<p>Yadon's rein orchid. Of the approximately 50 Yadon's piperia plants identified, 3 are within the footprint of the proposed driveway for a total proposed removal of 3 plants. Figure 1 (Site Plan) and Figure 2 (Flagged Yadon's rein orchids) illustrate the distribution of identified locations of piperia at the site. The distribution is such that development as proposed cannot be provided without impacting some plants. As a legal lot of record zoned for residential use, some inherent right to reasonable development must be presumed however in this case the structure and driveway already exists, and the proposed driveway changes could be altered to avoid the removal of the federally-protected Yadon's piperia. The County requested that the Applicant redesign the driveway alignment in order to avoid the disturbance or removal (take) of a federally-listed species. Figures 3 and 4 show the re-aligned driveway to avoid the Yadon's piperia. Therefore, the project is consistent with the LUP policies for the preservation and protection of environmentally sensitive habitat.</p>

## 19. MITIGATION MEASURE 2

<b>Responsible Department:</b>	Planning Department
<b>Condition/Mitigation Monitoring Measure:</b>	<p>MM #2 -Some Yadon's rein orchids, Hooker's manzanitas, and Shaggy-barked manzanitas are located outside of the footprints of the new home additions, new courtyard and new driveway, but are close to where development will take place and require protection from impacts. Therefore, to minimize construction-related impacts to sensitive species at the site, the locations of Yadon's rein orchids (Yadon's piperia), Hooker's Manzanita, and Shaggy-barked manzanitas shall remain flagged during the course of construction. Temporary orange construction fencing shall be placed around the plants in the construction areas to avoid construction-related impacts to trees and sensitive plants at the subject property. Prior to commencement of construction, all construction project manager and sub-contractors shall be instructed on the importance of the fencing and avoiding impacts to the sensitive plants on site. Storage and staging areas for construction shall be on already paved or cleared land and shall not be in or close to any areas of natural habitat, especially natural habitat marked by orange construction fencing.</p> <p>All healthy native trees and shrubs on the property shall be protected from all impacts that may occur before, during and after construction. This includes protection from direct damage to the branches and roots of the plants, deposition, or removal of soil around the plants, and compaction of soil around the plants through vehicle use. Care shall be taken to make sure that the soil levels within drip lines and especially around the trunks of native trees and shrubs are not altered and to make sure that drainage slopes away from trunks. These plants should be flagged, if necessary, during the installation of the home additions, new courtyard, and new driveway to make their locations obvious.</p>
<b>Compliance or Monitoring Action to be Performed:</b>	<p>Monitoring Action #2A - Prior to the issuance of grading or building permits, the applicant shall submit evidence to the Resource Management Agency (RMA) - Planning Department for review and approval that the plant species locations are flagged and that temporary orange construction fencing has been installed that clearly identifies access, construction, staging, and building footprint areas.</p> <p>Monitoring Action #2B - Prior to the issuance of grading or building permits, the applicant shall submit a statement to the RMA-Planning Department for review and approval from the appropriate construction project manager demonstrating that they have been informed of the purpose and trained on the importance of avoiding the sensitive plant species on site.</p> <p>Monitoring Action #2C - Prior to final of the building permits, the applicant shall submit photos of the protective fencing on the property to the RMA - Planning Department for review and approval after construction to document that plant and tree protection has been successful or if follow-up remediation or additional permits are required.</p>

## 20. MITIGATION MEASURE 3

<b>Responsible Department:</b>	Planning Department
<b>Condition/Mitigation Monitoring Measure:</b>	<p>MM#3 - To reduce long-term impacts of residentially-related uses within the sensitive habitat, landscaping at the site shall be minimized as much as possible. New landscaping adjacent to the home and driveway shall be compatible with the identified sensitive species and shall use only include native plants. Additionally, the landscaping plans shall include removal of invasive species at the site where possible without affecting the sensitive plants. Most of the property, other than the landscaped area around the home, shall remain in its current natural state. Restoration plantings shall be composed of native plants of local origin. It is recommended that other plantings on the property, including garden areas near the home, if desired, shall also be composed primarily of native plants of local origin. A native seed mix from stock of local origin shall be used to restore impacted native understory and ground cover as well as for erosion control. Many suitable plants for drought-tolerant landscaping in our local area are listed on pamphlets and websites available from the Monterey County Resource Management Agency, the Monterey Peninsula Water Management District and other agencies as well as native plant nurseries.</p> <p>Less than one third of branches shall be removed from any native tree or shrub that may need to be trimmed. Less than one third of area under the dripline of any native tree or shrub should be paved. There should be no pavement closer than four feet from the trunks of trees unless permeable pavement is used in these areas and surface roots are deep enough to allow paving without their extensive removal.</p> <p>Invasive exotic plants shall, as much as possible, be removed from the property. Invasive exotics observed to be on the property on my survey are: Acacia (<i>Acacia longifolia</i>), silver wattle (<i>Acacia dealbata</i>), French broom (<i>Genista monspessulana</i>) and pampas grass (<i>Cortaderia jubata</i>) and related plants, Hottentot fig, sea fig or "ice plant" (<i>Carpobrotus</i> sp.), certain kinds of Eucalyptus such as blue gum (<i>Eucalyptus globulus</i>), certain kinds of Acacias, such as the wattles, and ground covers, such as periwinkle (<i>Vinca</i> sp.), and capeweed (<i>Arctotheca calendula</i>). These plants and others like them can quickly spread through local natural habitats and seriously degrade them.</p>

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

Monitoring Action #3A - Prior to the issuance of grading or building permits, the applicant shall submit landscape plans to a qualified biologist for review and approval in order to verify that the plans coordinate with the recommendations made in the project's biological report. The applicant shall submit the landscape plans, the biologist's concurrence with the plan, and the contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Biological Survey and the tree replacement planting as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, -I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures.

Monitoring Action #3B - Prior to issuance of Building Permits, the Owner/Applicant shall submit one (1) set 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.

Monitoring Action #3C - Prior to issuance of Building Permits, the Owner/Applicant shall submit the RMA - Planning Department approved 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. Prior to issuance of Building Permits, the Owner/Applicant shall submit an approved water permit from the MPWMD to the RMA - Building Permit

Monitoring Action #3D - Prior to Occupancy, the Owner/Applicant shall install the landscaping or submit a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate to the Monterey County RMA - Planning Department.

Monitoring Action #3E - On an on-going basis, the Owner/Applicant shall maintain all landscaped areas and fences in a litter-free, weed-free, healthy, growing condition.

#### 21. MITIGATION MEASURE 4

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:**

MM#4 - The area of the property containing the vast majority of the Yadon's rein orchids (approximately 50 were observed), as well as many Hooker's manzanitas, Shaggy-barked manzanitas, Monterey pines and Coast live oaks, will be dedicated in a conservation and scenic easement in order to permanently protect the population of Yadon's rein orchids and other sensitive species, native species and their habitat on the property (see site plan Attachment No. 2). This 5,458.5 square foot area will serve as mitigation to offset previously-stated impacts. Therefore, a Conservation and Scenic Easement shall be conveyed to the Del Monte Forest Foundation over those portions of the property where habitats of rare endangered and sensitive native plants exist. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to the Director of the RMA - Planning Department for review and approval prior to issuance of grading and building permits.

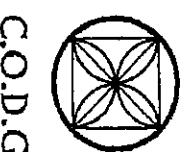
**Compliance or Monitoring Action to be Performed:**

Monitoring Action #4A - Prior to the issuance of grading or building permits, the applicant shall submit the Conservation and Scenic Easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the RMA - Planning Department for review and approval. The applicant shall also submit a signed and notarized Subordination Agreement, if applicable. The easement shall be submitted to the Board of Supervisors for acceptance and shall be recorded before the building permit is finalized.

# Martinez Family Trust

Interior & Exterior Remodel  
Pebble Beach, California

Area 201-013-000  
Lot 10 Block 157A  
1.35 Acres



C.O.D.G.

## PROJECT DATA

4000 OCEAN DR-013  
1.15 ACRES TOTAL  
2-4 BATHS, 2,260 SQ. FT.

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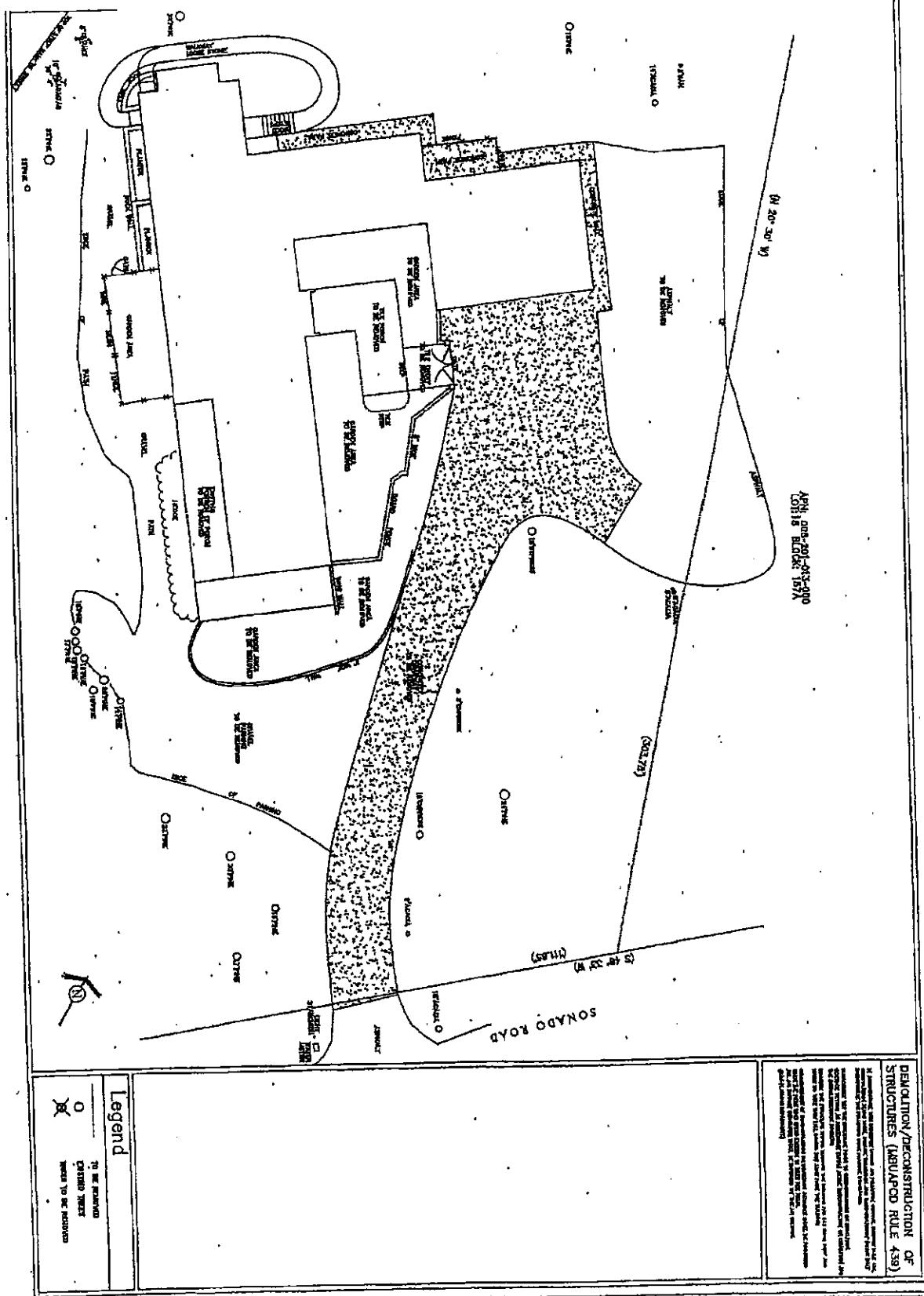
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ARCHITECTURAL	
AS-1	PROPOSED SITE PLAN
AS-2	EXISTING SITE PLAN
AS-3	EXISTING FLOOR PLAN
AS-4	EXISTING ROOF PLAN
AS-5	EXISTING ELEVATIONS
AS-6	PROPOSED FLOOR PLAN
AS-7	PROPOSED ROOF PLAN
AS-8	PROPOSED ELEVATIONS
OWNER	MARTINEZ FAMILY TRUST 3027 CALLE AVE, PEPPER DELL, TX 75205 (615) 828-4544

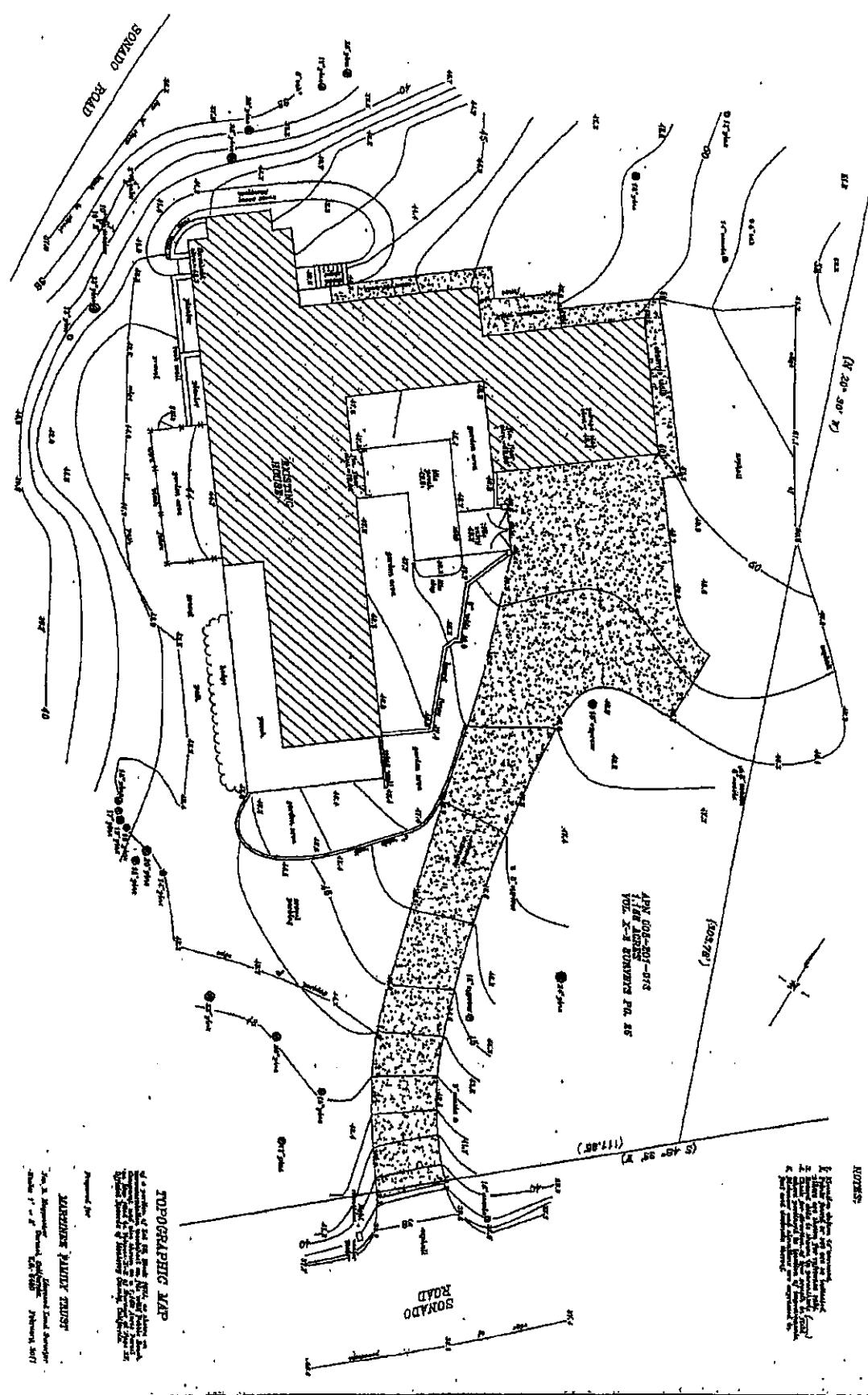
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153 Sondeo Road, Pebble Beach, California

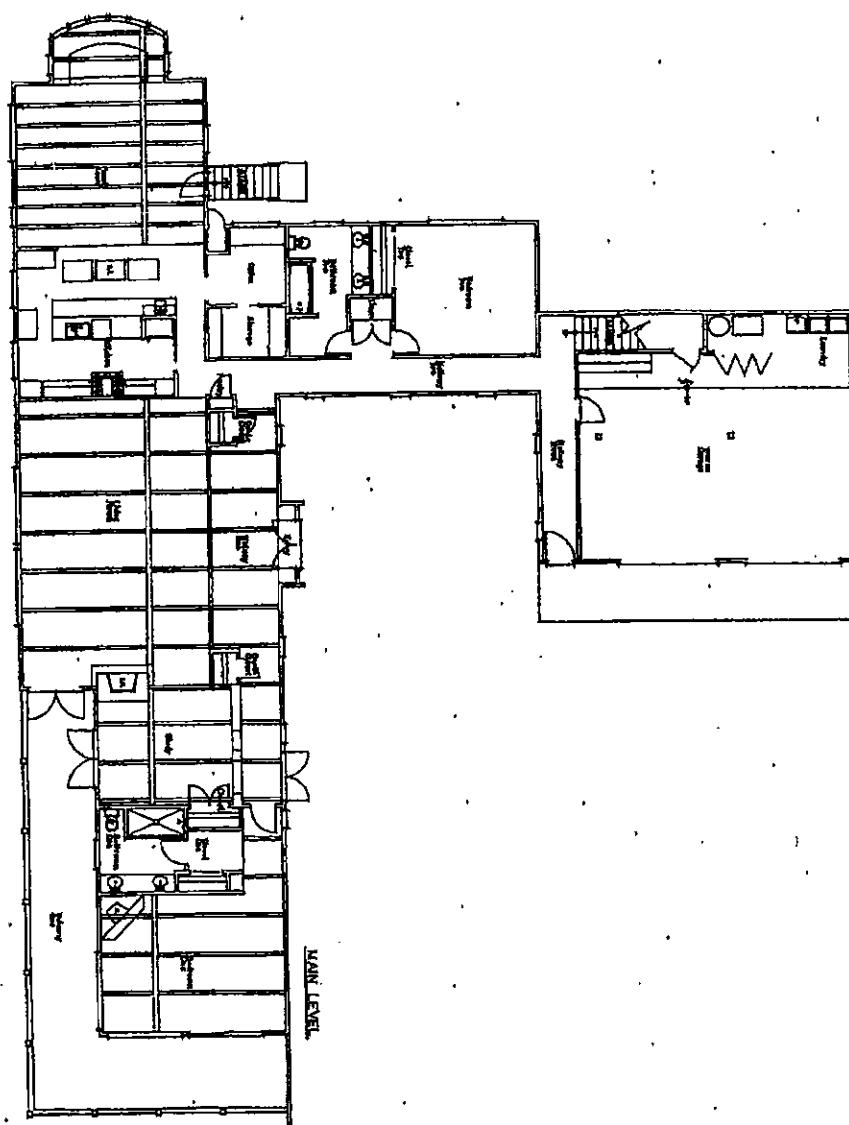
CLAUDIO ORTIZ  
DESIGN GROUP INC.  
2100 BROADWAY, SUITE 200  
SAN FRANCISCO, CA 94133  
(415) 362-1414



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## NG C PLAN

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**Martinez Family Trust**  
1631 Sonoda Road, Pebble Beach, California

EXHIBIT B Page 27 of 36



CLAUDIO ORTIZ  
DESIGN GROUP INC.  
817 1/2 W. BURBANK AND 20TH FLOOR, SUITE 2000  
SACRAMENTO, CALIFORNIA 95811  
(916) 445-2444 (916) 445-2445

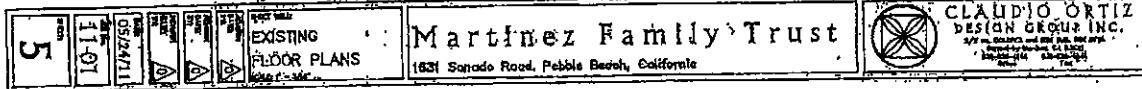
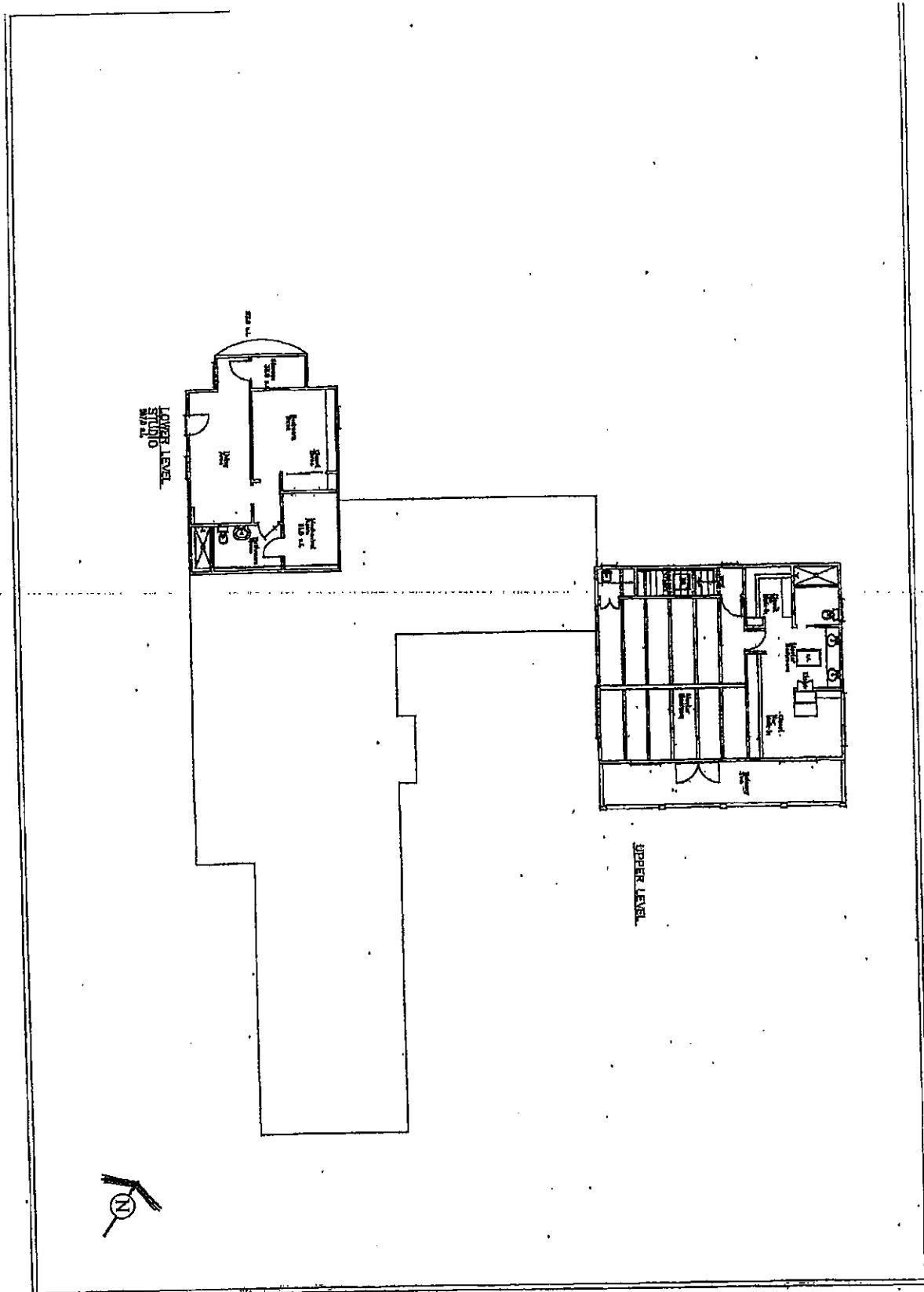
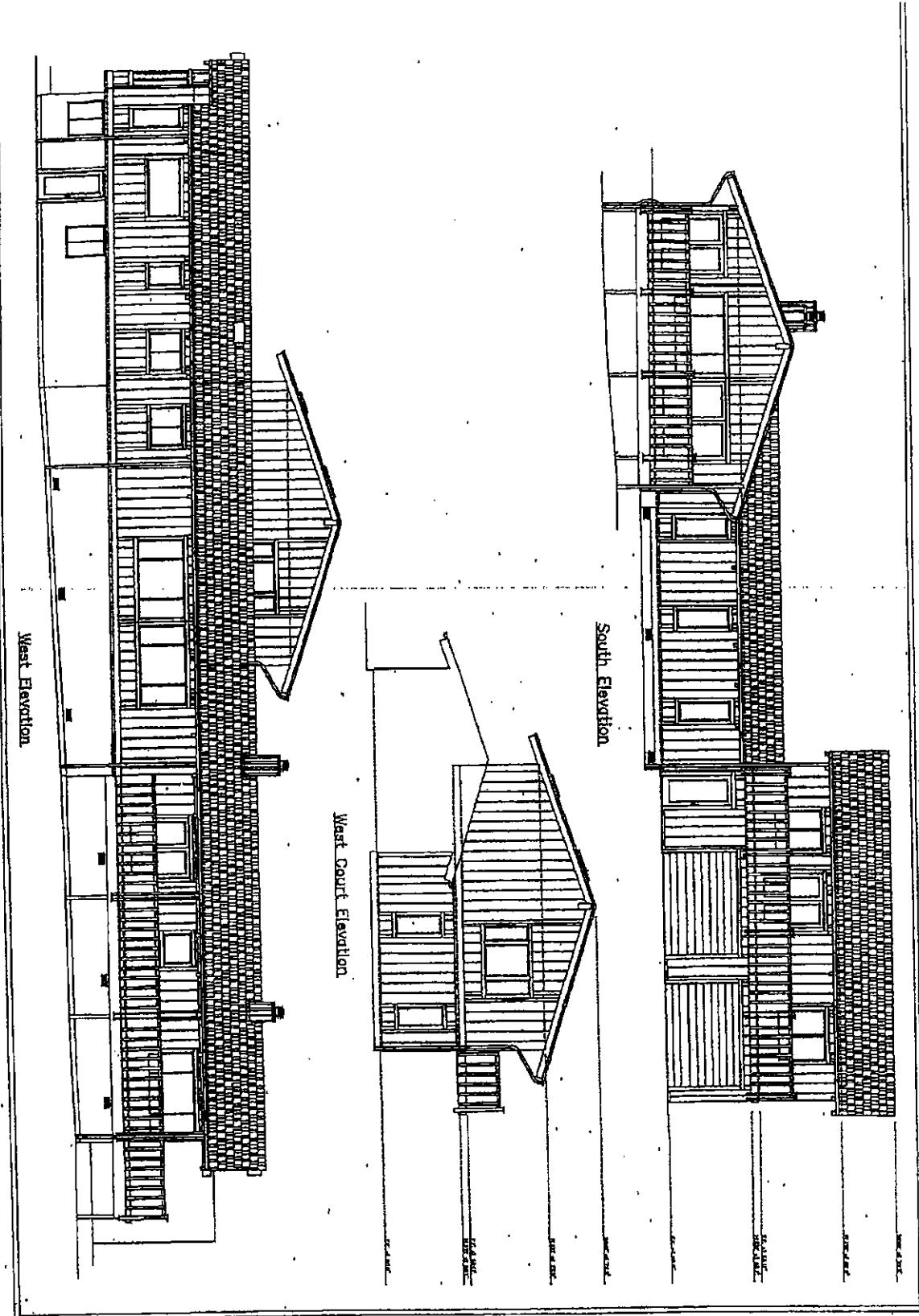


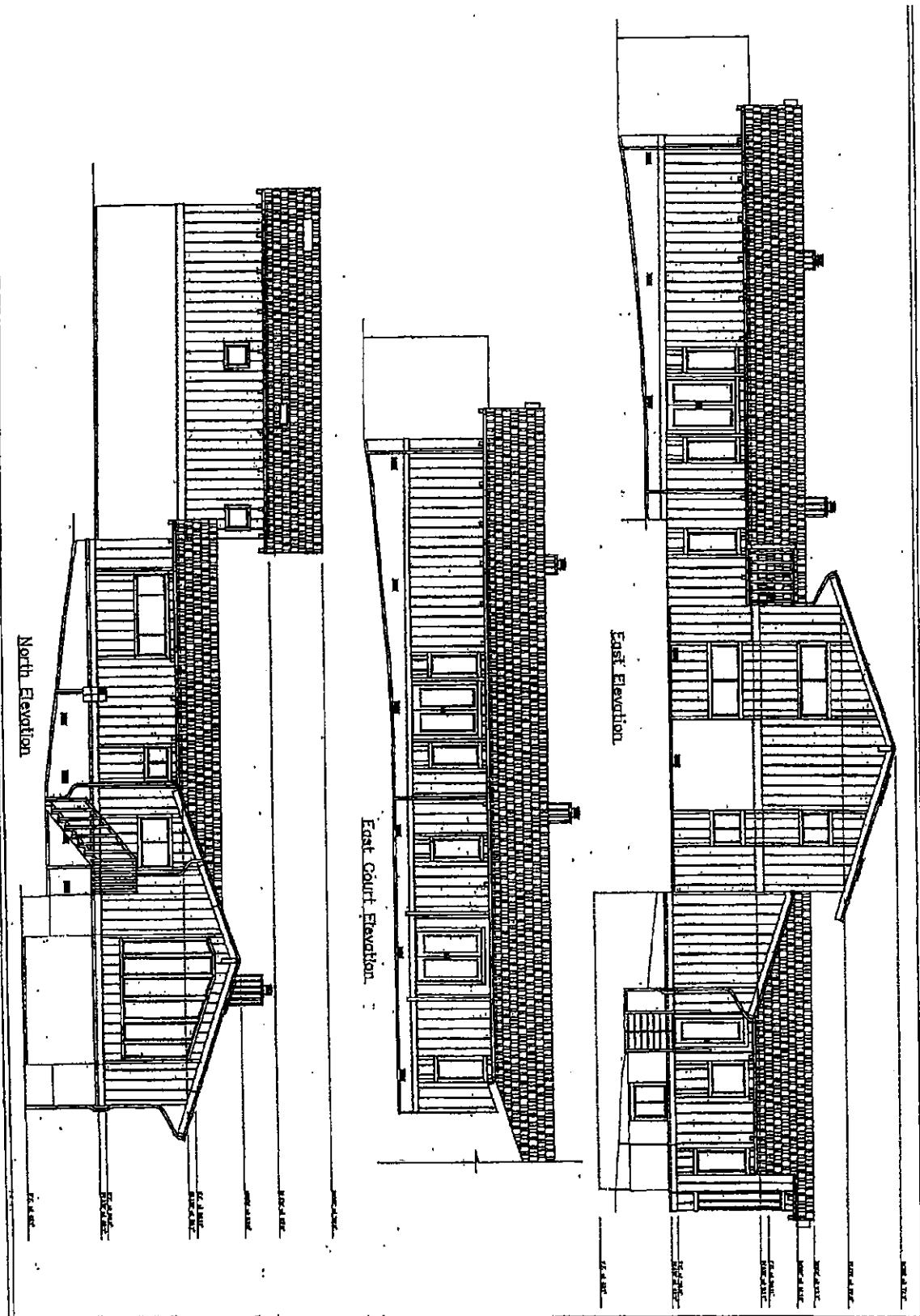
EXHIBIT B Page 28 of 36



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Martinez Family Trust  
1631 Sonoda Road, Pebble Beach, California

CLAUDIO ORTIZ  
DESIGN GROUP INC.  
3700 BANCROFT WAY, SUITE 200  
BERKELEY, CALIFORNIA 94704  
(415) 525-3344 (415) 525-3444  
(415) 525-3344 (415) 525-3444

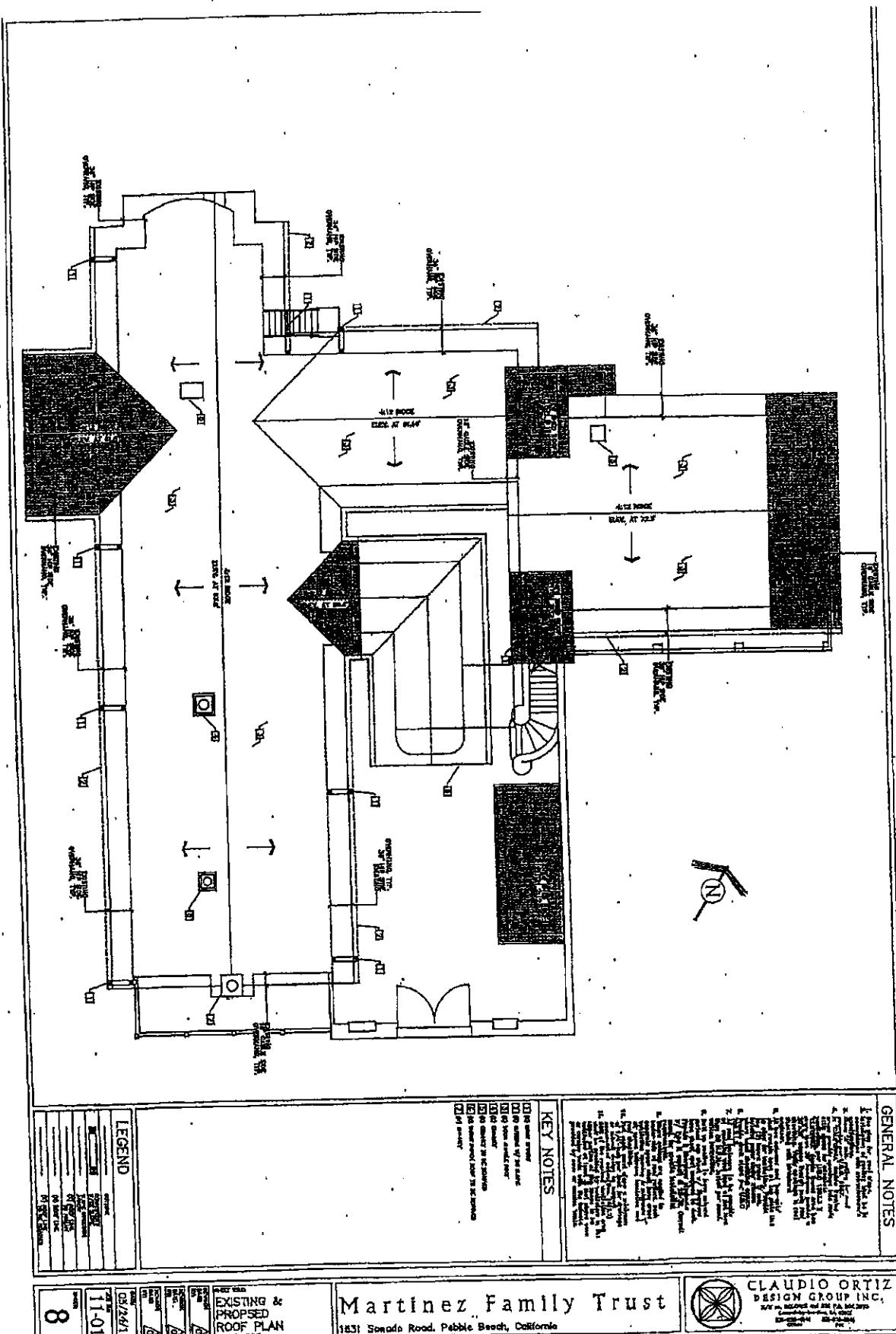


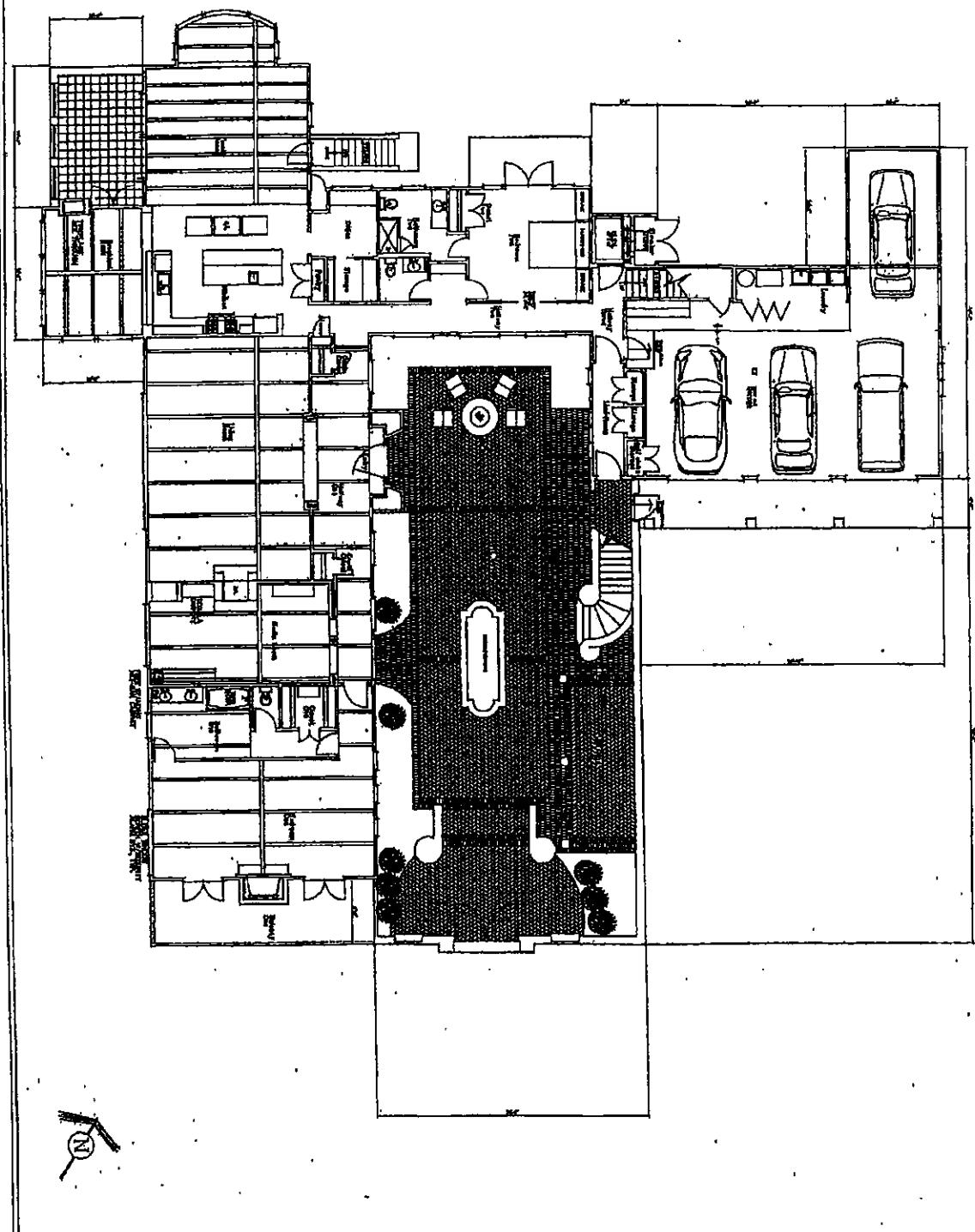
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ELEVATIONS  
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Martinez Family Trust  
1631 Sonada Road, Pebble Beach, California

CLAUDIO ORTIZ  
DESIGN GROUP INC.  
Architects and Interior Designers  
1631 Sonada Road, Pebble Beach, California 93953  
(408) 648-2222





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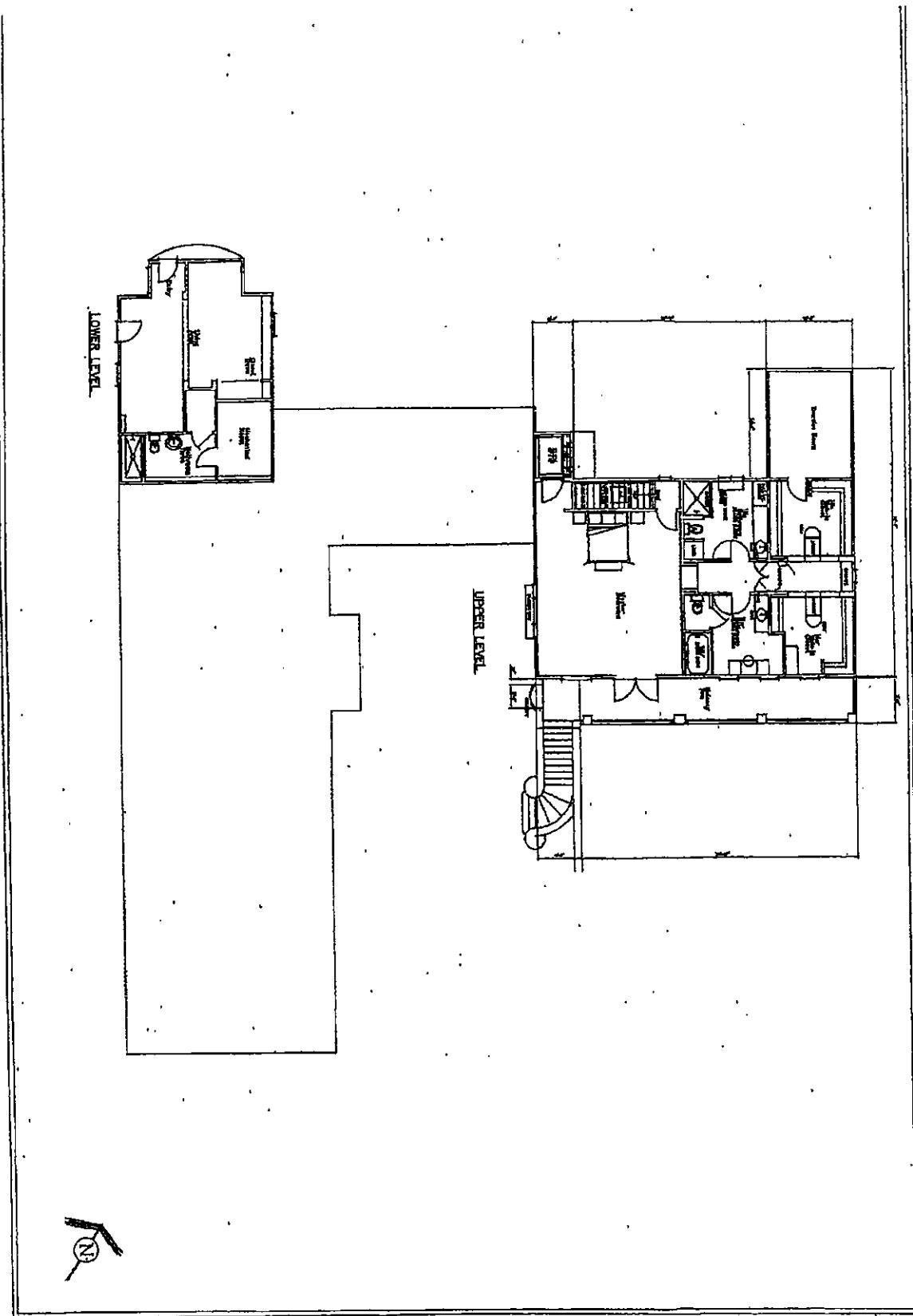
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PROPOSED  
FLOOR PLAN  
1631 Sonoda Road, Pebble Beach, California

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DESIGN GROUP INC.



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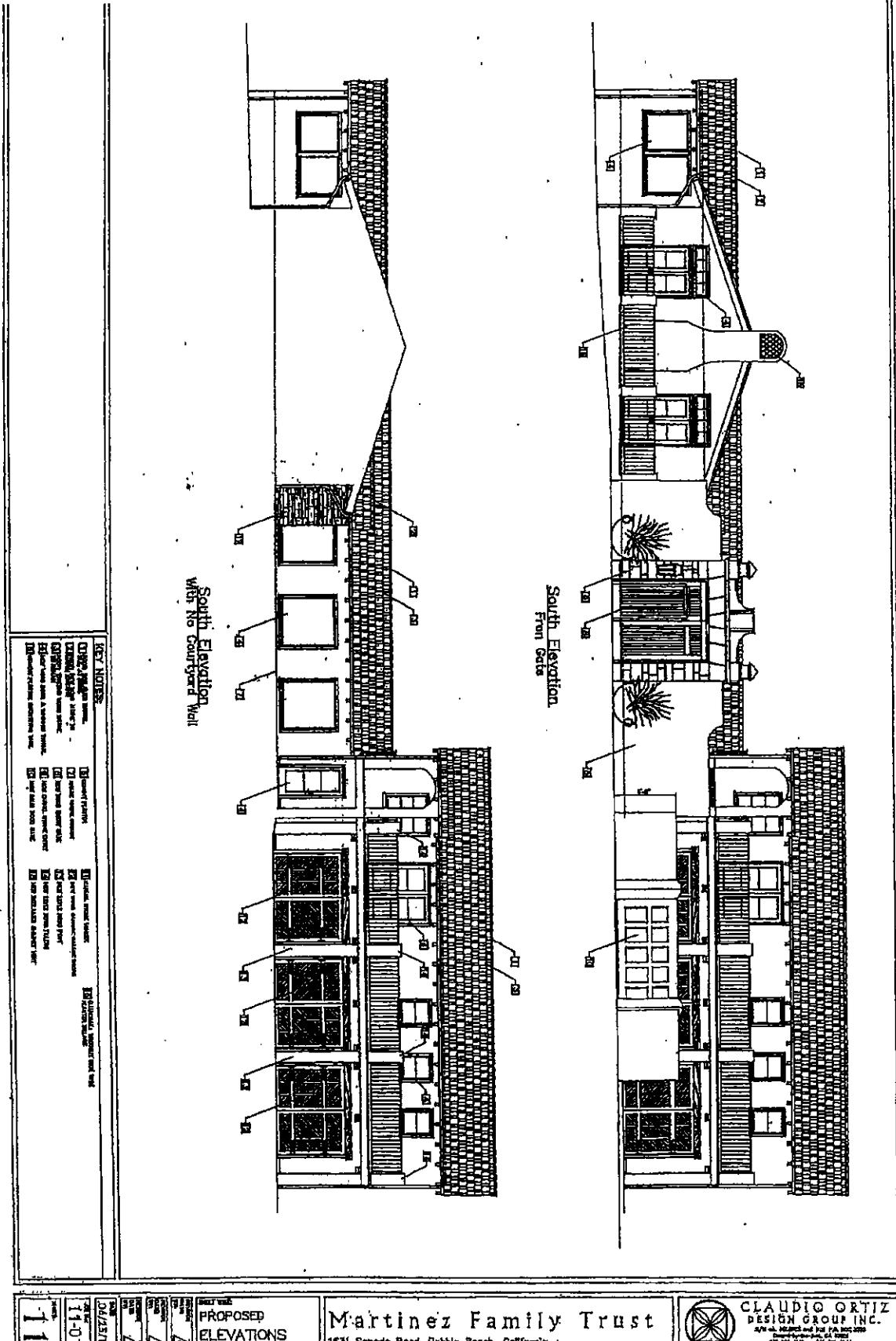
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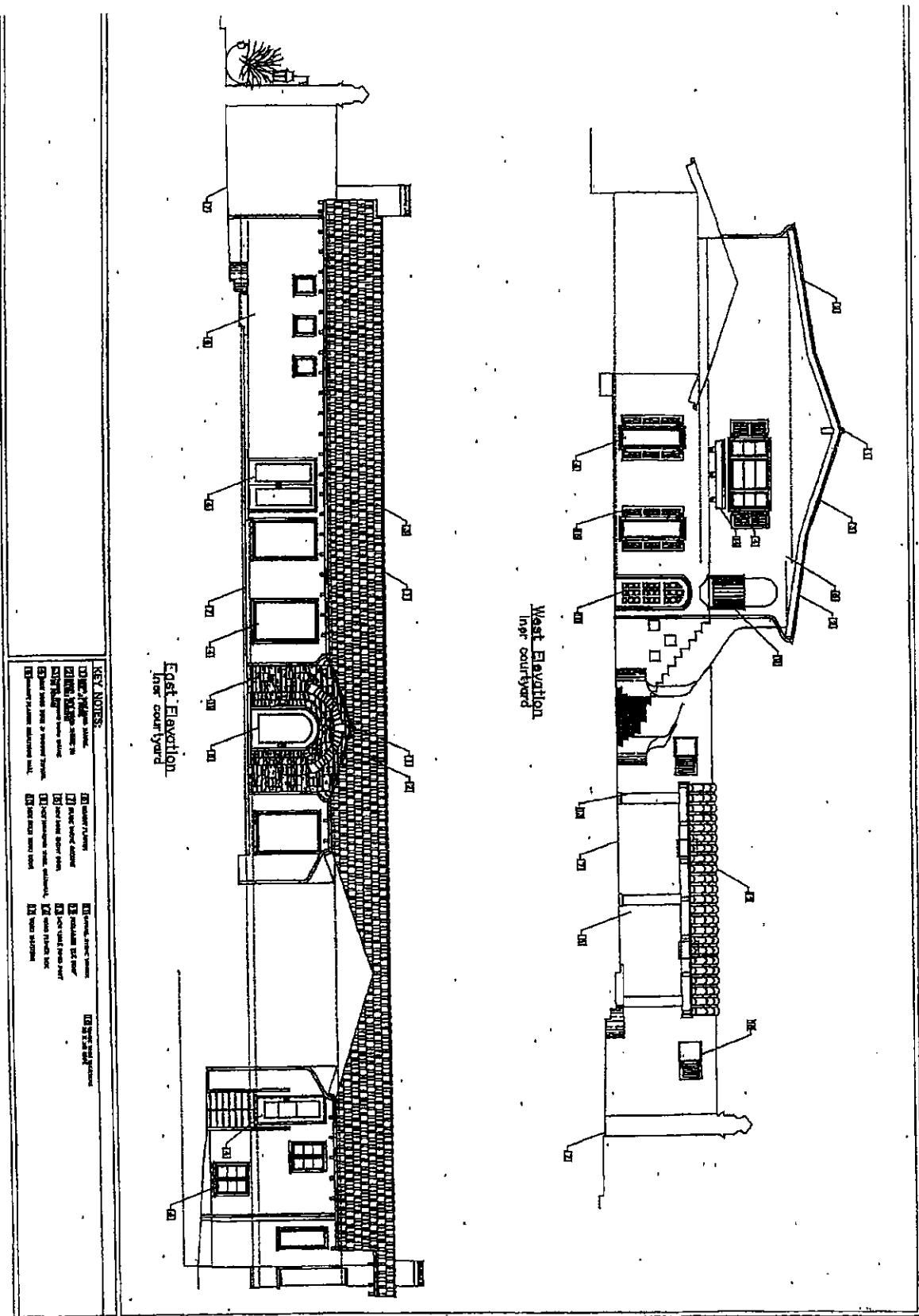
PROPOSED  
FLOOR PLANS

Martinez Family Trust  
1631 Sonoma Road, Pebble Beach, California



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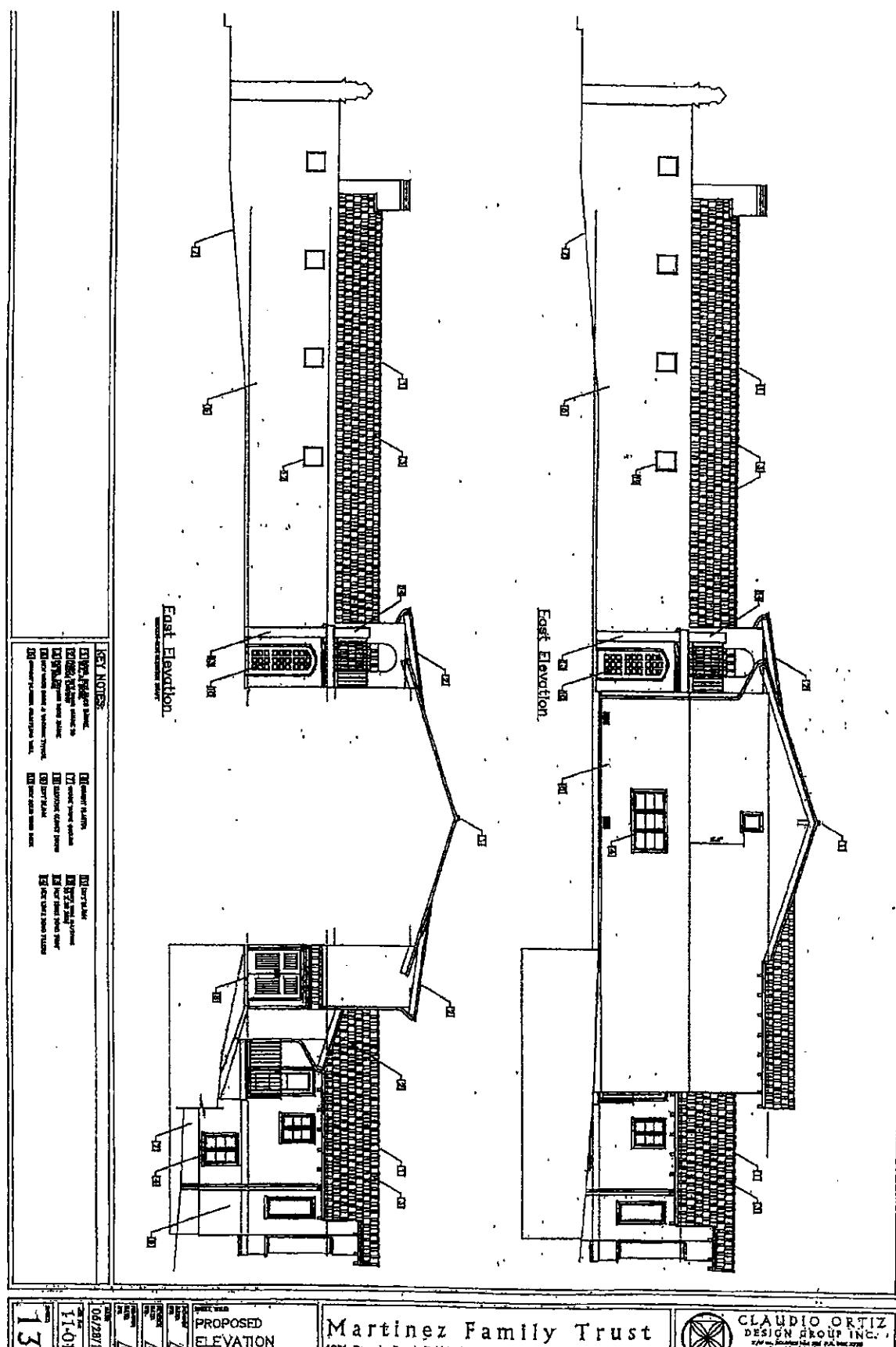
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**PROPOSED  
ELEVATION**

**Martinez Family Trust**  
1531 Sonoma Road, Pebble Beach, California



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