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

In the matter of the application of:

KERRY KEVIN STRAINE/OLIVIA DEE MCLEON TRS (PLN140910)

RESOLUTION NO. 15-029

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt per Sections 15303(a) of the CEQA Guidelines; and
- 2) Approving an Amendment to a previously-approved Coastal Administrative Permit and Design Approval (PLN130187) to allow the demolition of a 3,464 square foot single family dwelling and associated accessory structures, and the construction of a 5,973 square foot single family dwelling which includes a sub-level second floor with a three-car garage, and associated grading (638 cubic yards cut and fill). [PLN140910, Straine, 1145 Spyglass Hill Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-012-005-000)]

The Straine application (PLN140910) came on for public hearing before the Monterey County Zoning Administrator on April 30, 2015. 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:** **PROJECT DESCRIPTION** – The proposed project is an amendment to a previously-approved Coastal Administrative Permit and Design Approval (PLN130187) to allow the demolition of a 3,464 square foot single family dwelling and associated accessory structures, and the construction of a 5,973 square foot single family dwelling which includes a sub-level second floor with a three-car garage, and associated grading (638 cubic yards cut and fill).

 EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140910.
2. **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;
 - Del Monte Forest Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 5;
 - Monterey County Zoning Ordinance (Title 20);

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 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number: 008-012-005-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential ["LDR/1.5-D (CZ)"] which allows residential development. The amendment proposes the relocation of the second-story to be placed under the main level of the dwelling which will require approximately 638 cubic yards of cut and fill. The driveway will be modified to accommodate the understory garage. The amendment proposes a square footage reduction of 114 square feet, and a six foot reduction to the height of the dwelling. The project is consistent with the uses allowed (Section 20.14.040.A, Zoning Ordinance) and site development standards (Section 20.16.060, Zoning Ordinance) of the "LDR" Zoning District. Therefore, the project is an allowed land use for this site.
- c) Tree Removal: Pursuant to the Coastal Implementation Plan, Section 20.147.050.A.1, removal of the trees does not require a Coastal Development Permit because the trees are planted and do not provide a visual buffer or habitat to an environmentally sensitive area. The original project approved removal of three trees (two cypress trees and one Monterey pine). The amendment proposes to retain two cypress trees originally approved for removal and remove one 18 inch DBH cypress tree, two Japanese pines (non-native) and one eight inch DBH oak tree that was planted. Based on the location of the trees, they were planted as landscaping. The location and size of the trees does not provide a visual buffer from 17-Mile Drive. The planted trees do not provide habitat to the historic dune system, nor do the trees provide connection to a forest system. (Section 20.147.050.C.3 and 5, Coastal Implementation Plan). The project will encroach into the critical root zone of three cypress trees at the northern end of the dwelling already affected by the existing dwelling. An assessment by arborist, Frank Ono, concludes that the trees will not be affected subject to recommendation in his assessment which include hand-digging around the root zones, preservation of major roots and proper cover of exposed roots. Said recommendations have been applied to the project as a condition of project approval.
- d) ESHA: The amendment does not significantly change the dune restoration plan approved as part of the original permit (PLN130187). The original project included 26,843 square feet of restoration to an historic dune system. The biological assessment at the time (LIB140910) concluded that, due to the fragmentation of the dune system over the years, there are no remnant native dunes or native habitat on the property. The revised biological assessment concludes that the amended design and additional grading does not substantively change the nature and extent of impacts to the dune system on the property. The amended design will allow the 638 cubic yards of excavated soil, if soils are suitable, to assist in the dune restoration plan to reform dune features. The overall design allows an additional 370 square feet of the property to be restored and placed in a Conservation and Scenic Easement, consistent with Chapter 20.147.040.D.1 of the Coastal Implementation Plan.

- e) Viewshed: The design changes better meet the visual sensitivity policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan – Part 5. The Visual Resources Map within the Del Monte Forest Land Use Plan, Figure No. 3, identifies the property as “viewshed from 17-Mile Drive and vista points”. Development standards for visually sensitive area require the structures maintain a setback of 50 feet from the 17-Mile Drive and be designed not to distract from the scenic values of the forest, stream courses, ridgelines, or shoreline (Section 20.147.070.B 1 and 3, Coastal Implementation Plan). As originally approved, the dwelling is setback approximately 100 feet from 17-Mile Drive and has existing vegetation that will minimize visibility of the dwelling. The amendment reduces the height of the dwelling from 27 feet to 21 feet in height, further minimizing the visibility of the residential development. The proposed amended design received a recommendation of approval by the Del Monte Forest Land Use Advisory Committee on April 2, 2015.
- f) The project planner conducted a site inspection on March 10, 2015 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The amendment was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338. This application warranted referral to the LUAC because the project requires a public hearing before the Zoning Administrator. On April 2, 2015, the Del Monte Forest recommended approval of the project.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140910.

3. **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, Pebble Beach Community Services District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) The following reports have been prepared:
 - “Revised Plan Review – Biological Resources Assessment & Restoration Plan” prepared by Zander Associates, San Rafael, CA, dated January 30, 2015, updated March 20, 2015.
 - “Tree Root Zone Protection Plan” prepared by Frank Ono, Pacific Grove, CA, dated February 18, 2015.

The reports, stated above, indicate that there are no physical or environmental constraints that would make the site unsuitable for the use proposed.
 - c) As noted in preceding Findings and Evidence, staff visited the project site on March 10, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in

4. **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 the RMA - Planning, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective 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 existing on-site. Wastewater services are provided by the Pebble Beach Community Services District. Water Services are provided by Cal-Am Water through Pebble Beach Company water entitlements.
 - c) As noted in preceding Findings and Evidence, staff visited the project site on March 10, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140910.
5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and conducted a site inspection. There are no known violations on the subject parcel.
 - b) As noted in preceding Findings and Evidence, staff visited the project site on March 10, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140910.
6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) The originally-approved project (PLN130187) was found consistent with Section 15303(a) of the CEQA Guidelines. Section 15303(a) categorically exempts the construction of a single family dwelling.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
 - c) As noted in preceding Findings and Evidence, staff visited the project site on March 10, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140910.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission/Board of Supervisors and the California Coastal

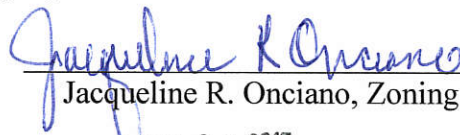
- Commission
- EVIDENCE:** a) Section 20.86.030.A of the Monterey County Zoning Ordinance (Board of Supervisors).
- b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance (Coastal Commission).

DECISION

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

1. Find the project the project categorically exempt per Sections 15303(a) of the CEQA Guidelines;
2. Approve an Amendment to a previously-approved Coastal Administrative Permit and Design Approval (PLN130187) to allow the demolition of a 3,464 square foot single family dwelling and associated accessory structures, and the construction of a 5,973 square foot single family dwelling which includes a sub-level second floor with a three-car garage, and associated grading (638 cubic yards cut and fill). The project is in general conformance with the attached plans and subject to the attached conditions all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of April, 2015.



Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAY 07 2015**.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MAY 18 2015**

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 Monterey County RMA-Planning and RMA-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 RMA Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN140910

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Permit Amendment (PLN140910) to a previously-approved Coastal Administrative Permit and Design Approval (PLN130187) to allow the demolition of a 3,464 square foot single family dwelling and associated accessory structures, and the construction of a 5,973 square foot single family dwelling which includes a sub-level second floor with a three-car garage, and associated grading (638 cubic yards cut and fill). The property is located at 1145 Spyglass Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan. This 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 RMA - Planning. 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)

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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Permit Amendment (Resolution Number 15-029) was approved by the Zoning Administrator for Assessor's Parcel Number 008-012-005-000 on April 30, 2015. The permit was granted subject to 25 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

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.

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

Responsible Department: RMA-Planning

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. Monterey County RMA - Planning 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)

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

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning 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: RMA-Planning

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/her/its 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, recordation of the certificates of compliance 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)

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 for review and signature by the County.

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

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist (LIB150127), shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures and tree root zone protection measures (LIB150127) are in place through out grading and construction phases.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction and a letter from a County-approved arborist to document that tree protection and tree root zone protection has been successful or if follow-up remediation or additional permits are required.

6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

7. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on April 30, 2018 unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: 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 RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

8. PDSP001: PRE-CONSTRUCTION SURVEY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: As recommended within the project biological assessment ("Biological Resource Assessment" (LIB140091) by Zander Associates, San Rafael, CA, dated February 20, 2014), a pre-construction survey shall be conducted to determine if any active raptor or migratory bird nests occur within the project site. Thirty (30) days prior to the commencement of any demolition/tree removal/construction activities, the pre-construction survey shall be conducted by a qualified professional biologist. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to demolition, ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit, to the RMA-Planning Department, a nest survey prepared by a County qualified biologist to determine if an active raptor or migratory bird nests occur within the project site or immediate vicinity.

9. PDSP002: RESTORATION PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Restoration Plan, submitted as part of the project biological assessment ("Biological Resource Assessment" (LIB140091) by Zander Associates, San Rafael, CA, dated February 20, 2014 and revised January 30, 2015 and March 20, 2015), shall be implemented. As part of the implementation, the Owner/Applicant shall hire a qualified coastal biologist to monitor all restoration activities, including three-years of monitoring after restoration work is complete, and ensure the restoration plan is completely implemented. To ensure protection of the restoration in perpetuity, a Conservation and Scenic Easement shall be conveyed to the Del Monte Forest Foundation over the defined restoration area. 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. (RMA - Planning)

Compliance or Monitoring Action to be Performed:

a) Prior to issuance of grading and building permits, the Owner/Applicant shall submit evidence that a qualified coastal biologist has been contracted to monitor all restoration activities.

b) Prior to issuance of grading and building permits, the Owner/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 Del Monte Forest Foundation for review and approval. After the deed is approved by the Del Monte Forest Foundation, the deed shall be submitted to the RMA- Planning Department for review and approval. Once approved, the deed and map showing the approved conservation and scenic easement shall be recorded. Submit a copy of the recorded deed and map to the RMA – Planning Department.

c) After three years of restoration monitoring, the qualified coastal biologist shall submit a monitoring report documenting that the restoration has been complete successfully, or if additional monitoring is required.

10. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

11. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

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

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

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

12. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan identifying the proposed methods to control runoff and erosion. The plan shall include the location and details for all selected erosion control measures. The erosion control plan may be incorporated into other required plans provided it is clearly identified. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

13. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report or Engineering Geology Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

14. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating recommendations from a Geotechnical Report or Engineering Geology Report, prepared for the project, by a licensed Geotechnical Engineer or Geologist. The applicant shall provide certification from the licensed practitioner that the Grading Plan incorporates their recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan, Geotechnical Report or Engineering Geology Report, and certification from the licensed practitioner to RMA-Environmental Services for review and approval.

15. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, The applicant shall schedule an inspection with RMA-Environmental Services.

16. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

17. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

18. FIRE007 - DRIVEWAYS

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

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 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. Responsible Land Use Department: _____ Fire District

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

Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

19. FIRE008 - GATES

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

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)

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

Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

20. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

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 visible and legible 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)

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

Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

21. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from 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)

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

Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

22. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

23. FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall print the text of this condition on the construction plans.

Prior to requesting a framing inspection, Applicant shall obtain fire department approval of the fire alarm system plans.

Prior to requesting a final building inspection, Applicant shall complete the installation of the fire alarm system, obtain fire department approval of the fire alarm acceptance test and final fire inspection.

24. FIRE029 - ROOF CONSTRUCTION - (CYPRESS/PEBBLE BEACH)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

25. FIRE30 - GENERATOR (NON-STANDARD CONDITION)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Generator panel shut-off requirements and signage. Generator sheet will be obtained from the Fire Department, filled out and submitted to the Fire Department. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed:

1. Prior to final building inspection, Applicant or owner shall submit the Generator form to the Fire Department.
2. Prior to final building inspection, Applicant or owner shall schedule Fire Department clearance inspection.

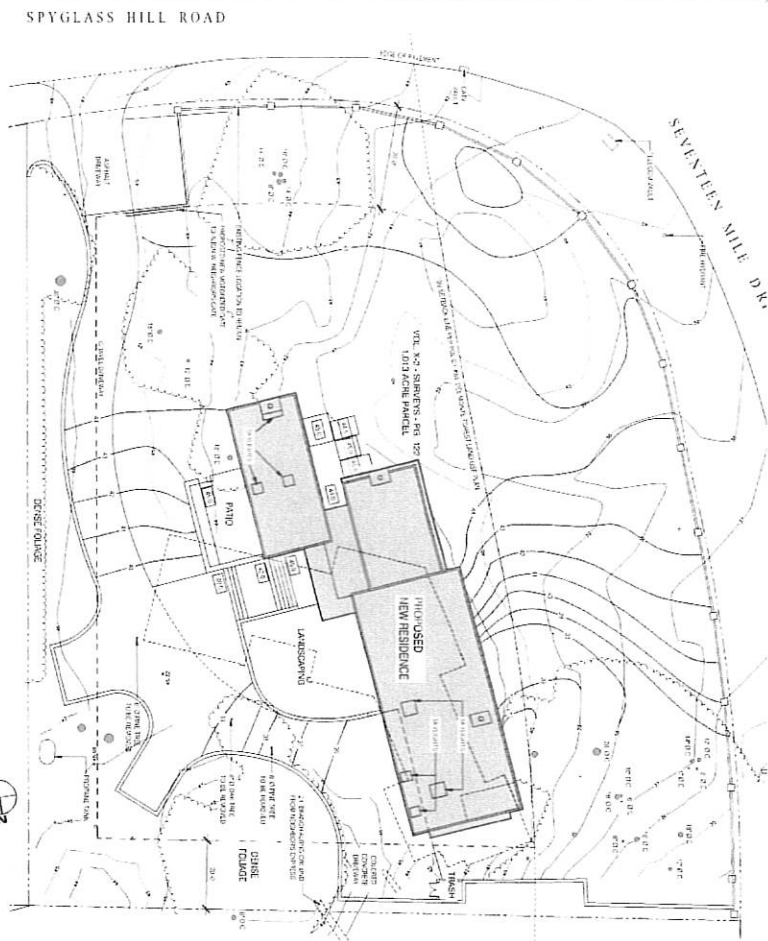
SCOPE OF WORK

1. PROTECT DATA, NOT PEOPLE, AND A BRIGHT FUTURE
2. PROTECTING THE FUTURE
3. PROTECTING DATA IN THE CLOUD
4. PROTECTING DATA IN THE CLOUD
5. PROTECTING DATA IN THE CLOUD
6. PROTECTING DATA IN THE CLOUD
7. PROTECTING DATA IN THE CLOUD
8. PROTECTING DATA IN THE CLOUD

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GRAIN CALCULATIONS (ESTIMATED)

DATE	6-18-06
FILE	628 CUMBERLAND
REFS TO BE REMOVED	1-18-06 24-06-06 1-18-06 24-06-06



SCALE 1" = 16'

PROJECT DATA

OWNER	Henry and Gladys Stone c/o Shady Grove and/or Inc.
ALCOHOL	SHIRAZ Shiraz Shirazland Inc. c/o Shady Grove and/or Inc. P.O. Box 100000 Farmingdale, NY 11737 Phone: 516/273-2222 Fax: 516/273-2222 E-mail: shirazland@shirax.com Website: www.shirax.com
SUBJECT	Conrad's Club Services Bar & Lounge 100000th Avenue Farmingdale, NY 11737 Phone: 516/273-2222 E-mail: mfr@shirax.com

PROPERTY ADDRESS

APR	03-27-2005
LOT SIZE	0.01 AC. ± 11.33'
LAND USE	COMMERCIAL/INDUSTRIAL
ZONING	COMMERCIAL

NEWELL HOWLER

101 COVERAGE CALCULATIONS

<p>Atmospheric ^{135}I</p> <p>Prepared (1994)</p> <p>Prepared Engineering</p> <p>FLOOR AREA CALCULATIONS</p>	<p>6.018 square feet</p> <p>4.420 square feet</p>
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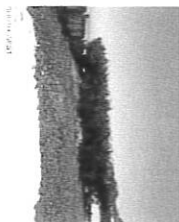
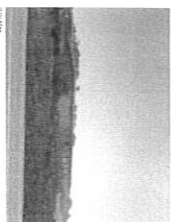
FLOOR AREA CALCULATIONS

Level 1	Lower level	1.072 square feet
Level 2	Main level	4.105 square feet
Total		5.972 square feet

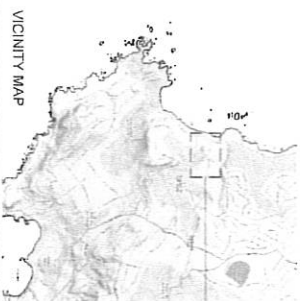
FLOOR AREA / LOT AREA

Maternal history report	12-yr follow-up report (maternal source)
Previous miscarriage	42.1% ETV
Average length of gestation	36.2% above average for clinical practice
Previous hospital admission	7.50 ETV
Previous surgery	12.4% above average for clinical practice

SITE PROPERTY PHOTOS



VICINITY MAP



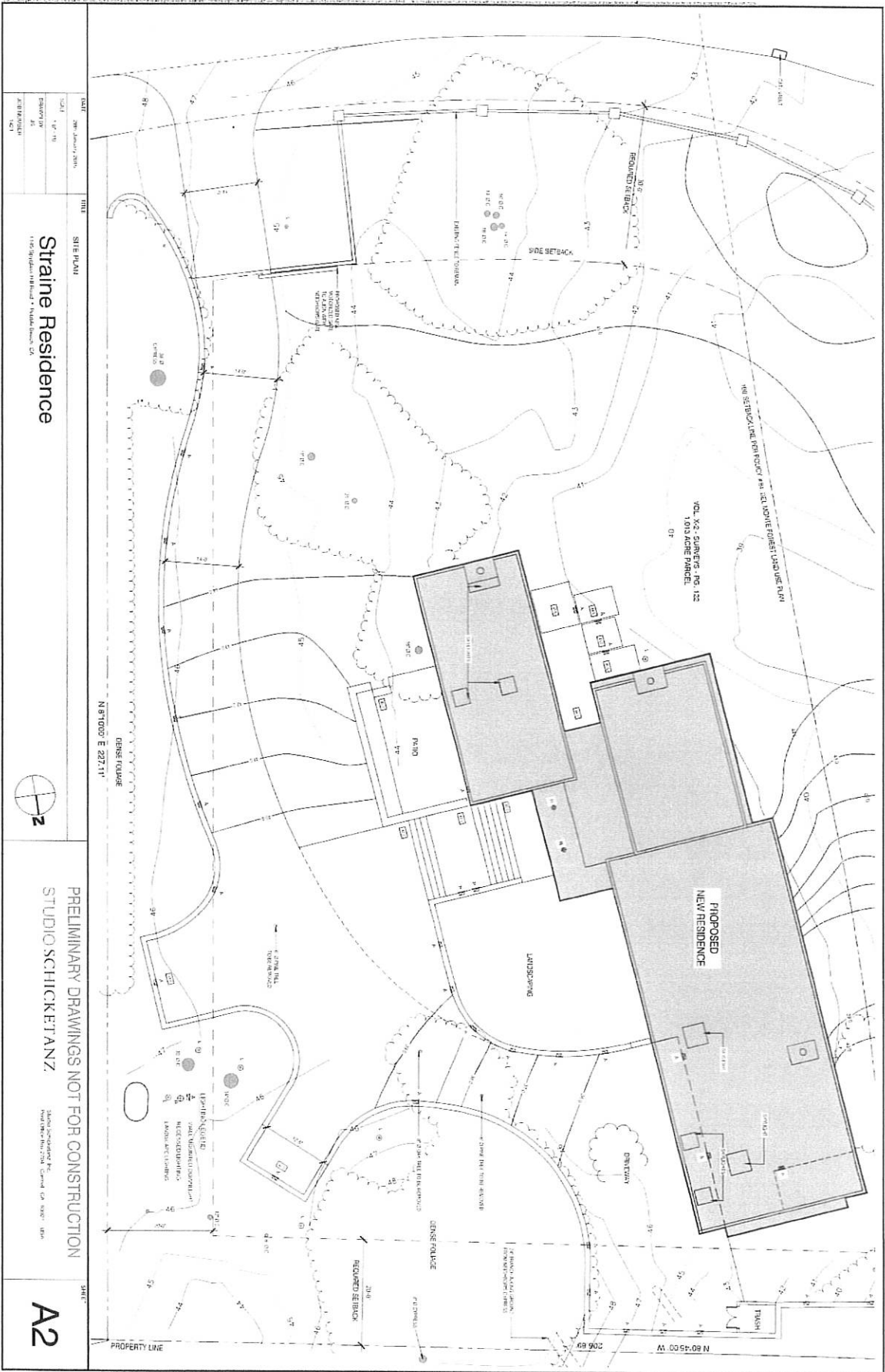
VICINITY MAP



Straine Residence

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION
STUDIO SCHICKETANZ
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PineCrest, Box 204, Elmer, CA 94001, USA

A1



DATE	2011-05-10
SCALE	1" = 10'
DESIGNED BY	AS
2-D REVISED	AS

SITE PLAN

Straine Residence

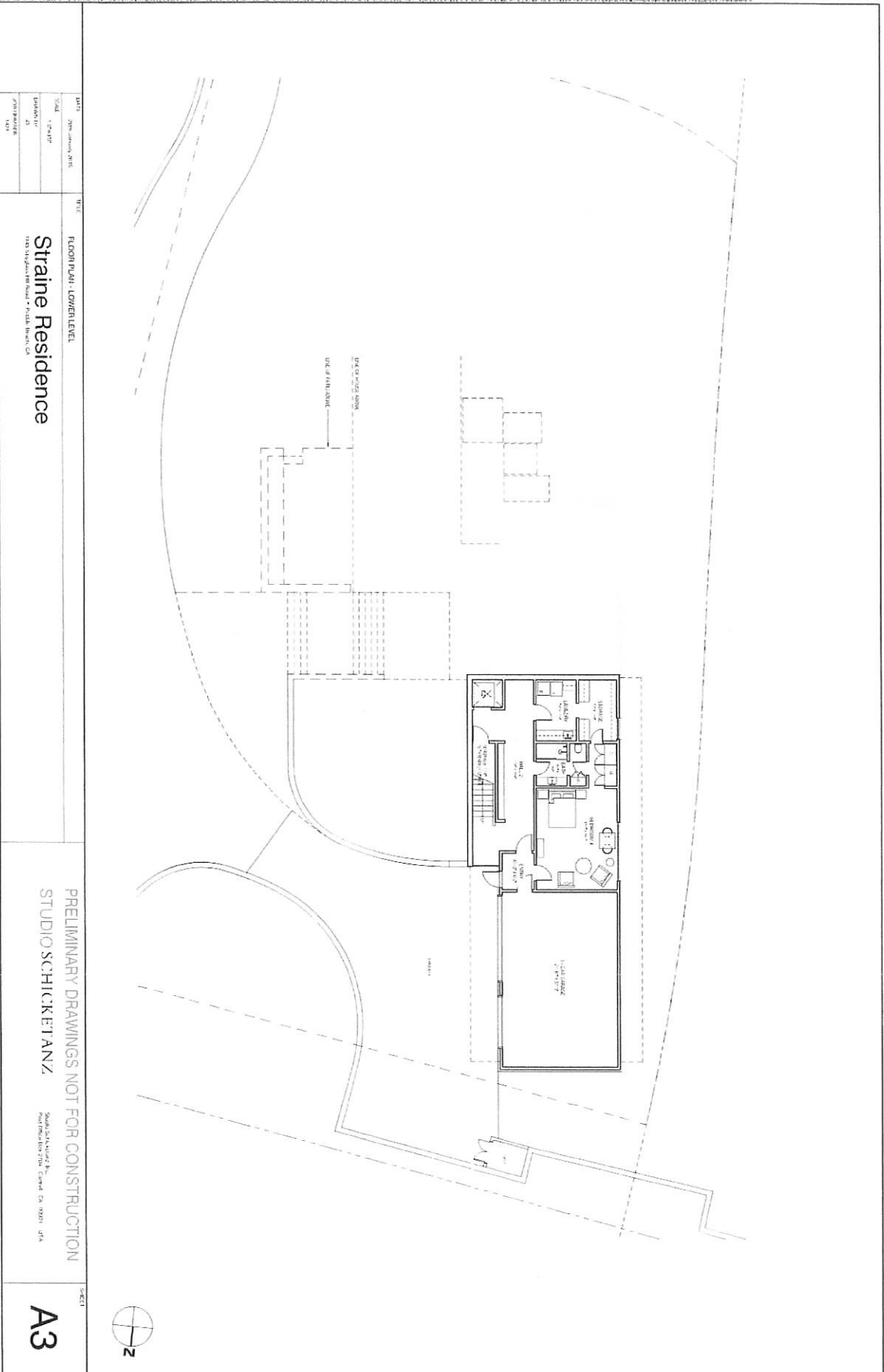
1101 Highway 101 Road • Nevada, NV 89401

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

STUDIO SCHICKETANZ

STUDIO SCHICKETANZ, INC.
1101 Highway 101 Road • Nevada, NV 89401

A2



DATE	2020.05.01
BY	STUDIO SCHICKETANZ
PROJECT NAME	Straine Residence
PROJECT ADDRESS	1000 N. 10th St, San Jose, CA 95131

FLOOR PLAN: LOWER LEVEL

Straine Residence

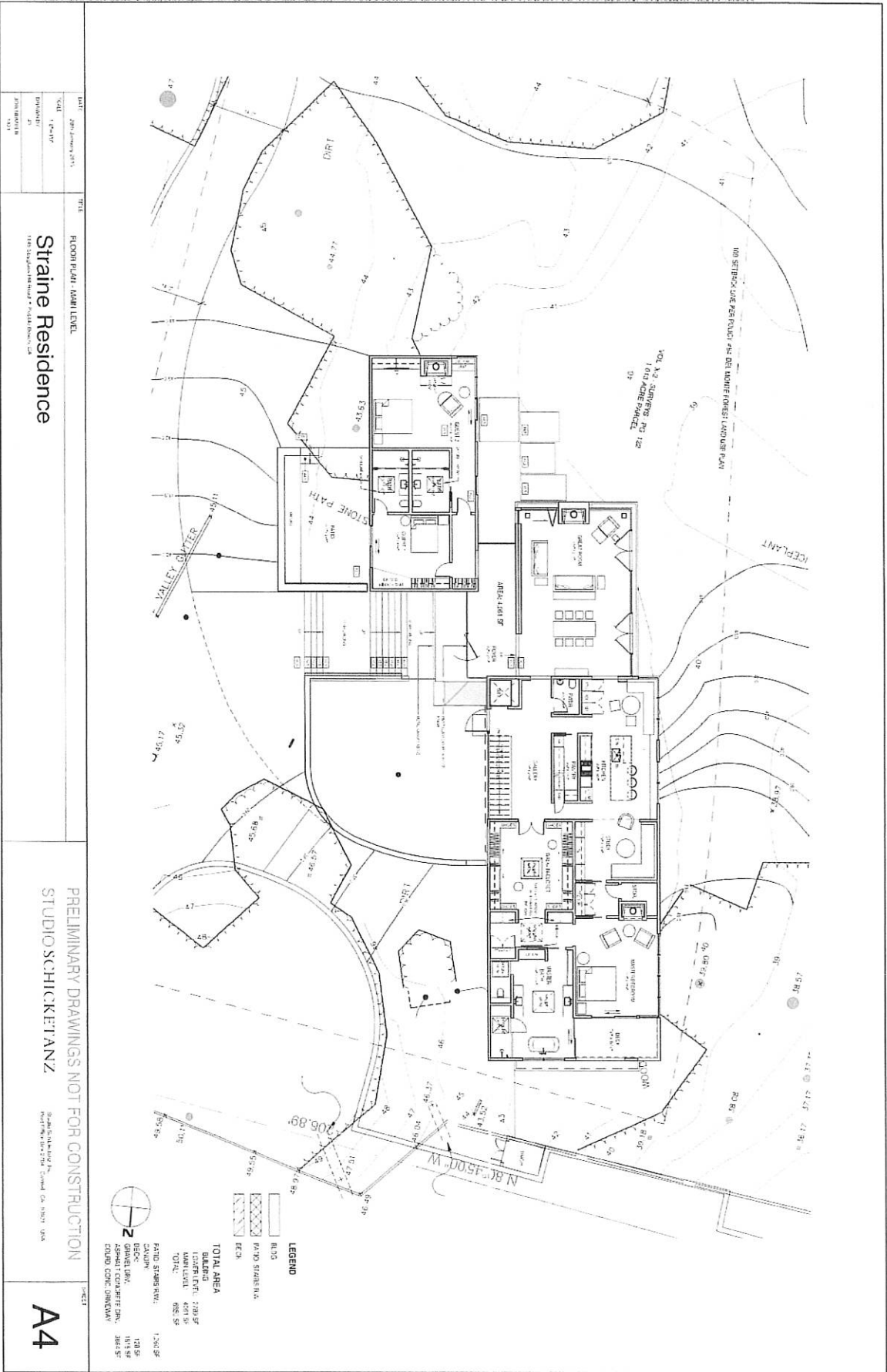
1000 N. 10th St, San Jose, CA 95131

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

STUDIO SCHICKETANZ

Studio Schicketzan, Inc.
Architectural Firm, Licensed in CA, 00001, 0101

A3



DATE	2010.05.05
SCALE	1" = 10'-0"
PROJECT	STR. 101
DESIGNER	STUDIO SCHICKETANZ
CLIENT	STUDIO SCHICKETANZ

FLOOR PLAN - MAIN LEVEL

Straine Residence

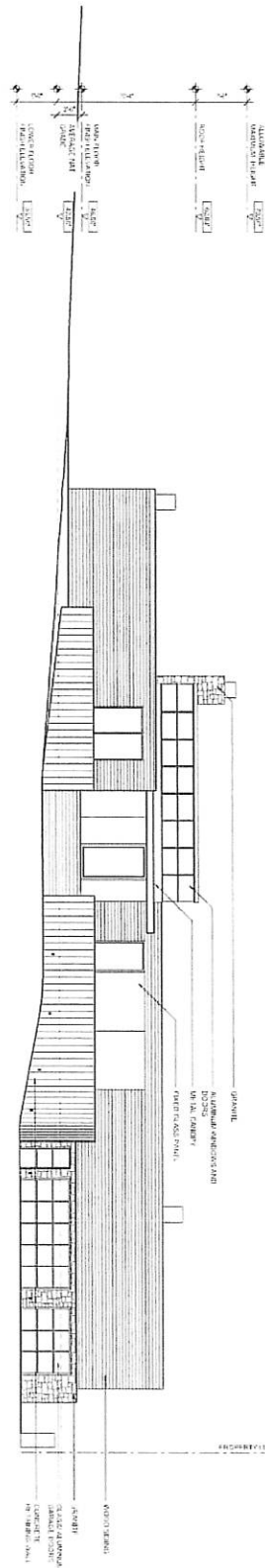
1100 S. 10th Street, Suite 100 • Portland, OR 97204

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

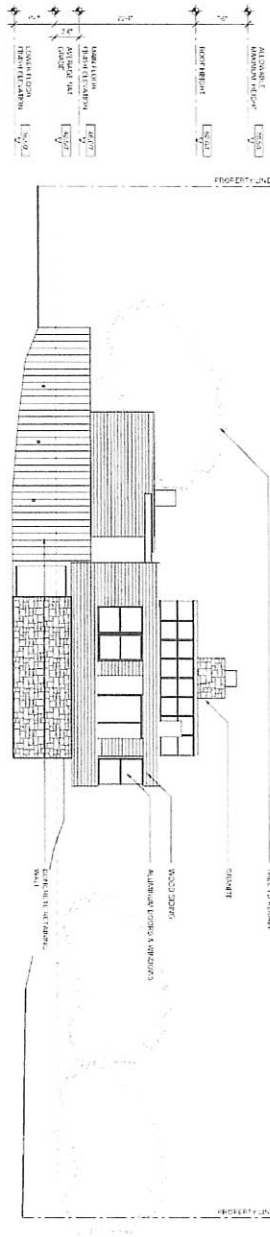
STUDIO SCHICKETANZ

STUDIO SCHICKETANZ, Inc.
1100 S. 10th Street, Suite 100 • Portland, OR 97204

A4



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



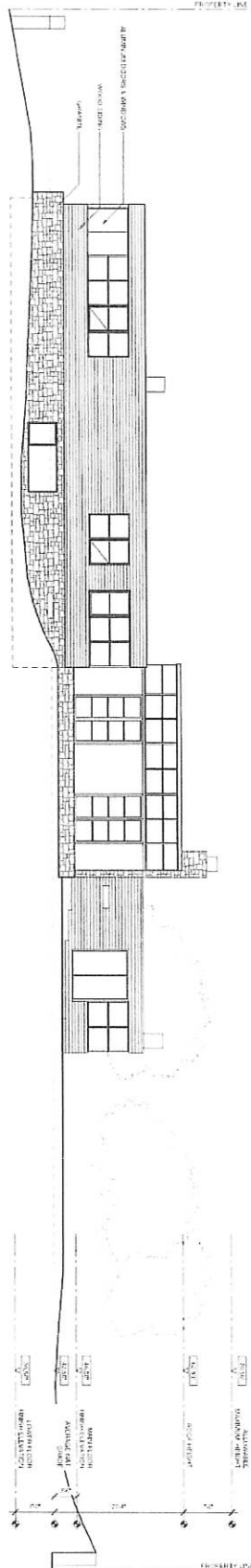
2 ELEVATION - NORTH
SCALE 1/8"=1'-0"

DATE: 08/01/2010
DRAWN BY: J. P. H.
PROJECT: STRAINE RESIDENCE

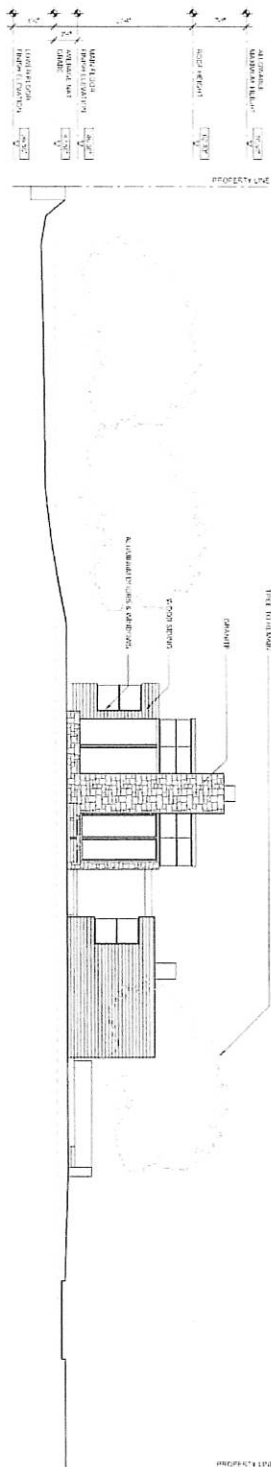
EAST AND NORTH ELEVATION
Straine Residence
1110 S. 1st Street, Suite 100, San Jose, CA 95128

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION
STUDIO SCHICKETANZ
DESIGNED BY: J. P. H.
DRAWN BY: J. P. H.

A5



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



2 ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

WEST AND SOUTH ELEVATION

Straine Residence

1110 Highland Road • Santa Fe, N.M., 87505

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION
STUDIO SCHICKETANZ

Not to be used for construction without the consent of the architect

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