

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

BERLIN ANDREW T TR (PLN110257-AMD1)

RESOLUTION NO. 26--

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding the project Categorically Exempt pursuant to CEQA Guidelines section 15302 and no exceptions to section 15300.2 apply; and
- 2) Approving a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and a dark bronze entrance gate.

[BERLIN ANDREW T TR, 35986 HWY 1, Big Sur Coast Land Use Plan, APN: 243-231-027-000].

The BERLINE application (PLN110275-AMD1) came before the County of Monterey Zoning Administrator on March 26, 2026. 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:** **PROCESS REQUIREMENTS** – The County has received and processed an amendment to previously approved Combined Development Permit (HCD Planning File No. PLN110257; Planning Commission Resolution No. 11-048).
EVIDENCE:
 - a) On August 18, 2025, an application for a Minor and Trivial Amendment (PLN110257-AMD1) was submitted to HCD-Planning staff.
 - b) On December 14, 2011, the Monterey County Planning Commission approved PLN110257 for a Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the demolition of an

existing 1,960 square foot one-story single family dwelling and 66 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls, perimeter fencing, and associated grading (2,573 cubic yards cut, 2,573 cubic yards fill); 2) Coastal Development Permit for development within 750 feet of an archaeological resource; 3) Coastal Development Permit for development within 50 feet of a coastal bluff; 4) Coastal Development Permit for a Lot Line Adjustment to merge two parcels into one parcel; and 5) Design Approval. Approval of this permit included 31 conditions of approval.

- c) All previously approved 31 conditions of approval are in a “Met” or “On-going” status. No Conditions of Approval from PLN110257 are being carried forward to this Amendment (PLN110257-AMD1) due to the minor project scope of this project. See Finding No. 2, evidence “h”.
- d) The findings and evidence from PLN110257 (Resolution No. 11-048) have been carried forward to this permit, PLN110257-AMD1, by reference. PLN110257 remains as the operative permit. This Amendment only alters the fencing along the front property line.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in project file PLN110257 and PLN110257-AMD1.

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:
 - 1982 Monterey County General Plan;
 - Big Sur Coast Land Use Plan;
 - Monterey County Coastal Implementation Plan – Part 3; and
 - Monterey County Zoning Ordinance - Coastal (Title 20).

No conflicts were found to exist and no communications indicating inconsistencies with applicable text, policies, and regulations of Monterey County Code were received during the course of review of the project.

- b) Project. The Project includes demolishing 53.5 linear feet of the existing front property line fencing and gate, and constructing a replacement stone wall (32 linear feet) and entrance gate (21.5 linear feet). The proposed stone wall would replace a portion of an existing louvered wood fence. The proposed dark bronze entrance gate will replace the existing wood entrance gate. A wood and metal side gate will be installed perpendicular to the entrance gate, but behind the proposed stone wall. The remainder of the property line will continue to be improved with the existing louvered wood fence, which will be repaired as needed. This project was scheduled for consideration by the Chief of Planning on December 3, 2025, but was referred to the Zoning Administrator due to public comment.

- c) Allowed Use. The property is located at 35986 HWY 1, Big Sur Coast Land Use Plan, APN: 243-231-027-000. The parcel is zoned Rural Density Residential, 40 acres per unit, Design Control overlay, with a 14-foot height limit, in the Coastal Zone or “RDR/40-D(14’)(CZ)”, which allows for construction of accessory structures to any permitted use. The proposed project includes replacing 53.5 feet of an existing front property line fence and entrance gate. The previously approved Combined Development Permit (PLN110237, Resolution No. 11-048) allowed construction of a single-family dwelling and other site improvements, including an entrance gate and perimeter fencing. Therefore, the project includes allowed uses accessory to the permitted residential use. All other project components of the previously approved Combined Development Permit (PLN110257) remain the same (see Finding No. 1, Evidence “b”).
- d) Lot Legality. The subject property (APN: 243-231-027-000) is recognized by the County of Monterey as a legal lot of record per recordation of a Certificate of Compliance (Document #2012021134).
- e) Critical Viewshed/Design. According to Policy 3.2.2 of the Big Sur Coast Land Use Plan (BSCLUP), the property is located within a critical viewshed. The property is located near the Abalone Cove turnoff, which is a popular public-viewing area within Big Sur. Policy 3.2.4.F of the BSCLUP states, "the southernmost developed parcel north of Abalone Cove to the northernmost developed parcel south of Garrapata Creek shall be permitted to be used for residential purposes, subject to policies of Policy 3.2.4 (Land Not in the Critical Viewshed) of this plan." Accordingly, while the project site is located along Highway 1 and thus within the Critical Viewshed, it is only subject to the standards of Policy 3.2.4 (Land Not in the Critical Viewshed). Furthermore, pursuant to LUP Policy 3.2.5.C.2, private highway improvements such as fences and gates are exempt from Key Policy 3.2.1, which prohibits development within the Critical Viewshed, provided they are designed to be complementary to the rural setting and character of Big Sur, with a preference for natural materials. The proposed fence is consistent with the rural setting and character of Big Sur through its use of natural stone and dark bronze materials that reflect the subdued colors and textures of the surrounding landscape. The natural stone (varying beige and earthy colors) complements the geologic characteristics of the Big Sur coastline, while the dark bronze gate provides a muted, non-reflective earth tone that minimizes visual contrast with nearby vegetation. The proposed stone will match the existing residence’s stone exterior. Similar to the existing fence line, the replacement fence incorporates semi-modern design elements such as clean lines, but utilizes rough-cut stones to soften the appearance. The rustic character in the Big Sur area is maintained through minimizing the bulk and mass of those structures that may be allowed in the Critical Viewshed, maintaining visual access to the ocean (where applicable), and through the use of natural materials, earth-toned finishes, and visual compatibility with the surrounding landscape. The fence’s height is nearly identical to the existing fence, and the perceived change in massing is limited, given that only 53.5 feet of the front property line fence is being modified. By

utilizing natural materials and earth-toned finishes, the proposed fence is designed to visually recede into the landscape and remain subordinate to the surrounding scenery, making it complementary to the rural setting and character of Big Sur and consistent with the preference for natural materials identified in LUP Policy 3.2.5.C.2. The remainder of the front property line will continue to be developed with a louvered wood fence, which will be repaired as needed. The proposed fence will transition into the existing fenceline. As proposed, the entire front property fenceline will consist of natural materials and be of a bulk and mass that does not detract from the scenic beauty of Highway 1, and will not block ocean views. The proposed replacement fence will not impact any nearby vista point, nor substantially change the Highway 1 scenic corridor. Based on the specific site, allowances of the BSCLUP, and the proposed design, the project assures the protection of the public viewshed, is consistent with the surrounding rural character, and assures public access and visual integrity. No exterior lighting is proposed.

- f) Development Standards. The development standards for the RDR zoning district are identified in Title Section 20.16.060. As proposed, the project is designed below the allowable height for accessory structures (15 feet). The proposed fence and entry gate are located along the front property line. However, because the proposed development does not exceed 6 feet in height, it is not considered a structure and thus is not subject to setback requirements for accessory structures. This Amendment does not alter the site coverage approved with PLN110257. Therefore, as proposed, the project conforms with the applicable development standards of the zoning district.
- g) Cultural Resources. According to County resources maps, the subject property is located within 750 feet of a known archaeological resource. Pursuant to Section 20.145.120.B.1 of the Coastal Implementation Plan, Part 3, an archaeological survey was previously prepared for the site. The report identified small quantities of shellfish and abalone found near the bluff, and a positive archaeological site located on an adjacent property. However, no evidence of cultural resources was found around the proposed construction site of the main residence. The proposed development is located within previously disturbed portions of the property. Minimal ground disturbance is required for the fence posts. The potential for inadvertent impacts on cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction. Thus, as proposed, designed, and conditioned, the proposed project minimizes and avoids potential impacts to archaeological resources.
- h) Public Comment. A member of the public submitted concerns regarding the proposed design and materials of the replacement fence, citing it being better suited for a subdivision or "upscale neighborhood", conflicting with the Big Sur Coast LUP's rustic character requirement, and impacting the character of the scenic corridor (Highway 1). As proposed, the fence utilizes natural materials and colors, does not significantly alter the scenic corridor, and complies with applicable

Critical Viewshed policies of the BSCLUP. See Finding 2, Evidence “e”.

- i) Land Use Advisory Committee (LUAC) Review. Based on the Board of Supervisors Guidelines, the project was not referred to the Big Sur LUAC. As a Minor & Trivial Amendment, the project does not warrant LUAC review because the project does not involve the granting of a Design Approval at a public hearing, the preparation of an Initial Study or Environmental Impact Report, or a lot line adjustment in the Coastal Zone, or a Variance. The public commentor’s request for a public hearing does not independently warrant LUAC review.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN110257 and PLN110257-AMD1.

3. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, CalFire (Big Sur), and the Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) The following technical reports were previously prepared for this property and are applicable to the proposed development:
 - Archaeological Analysis and Testing (LIB110286) prepared by Gary Breschini of Archaeological Consulting, Salinas, CA, June 16, 2011
 - Archaeological Analysis and Testing (LIB110287) prepared by Gary Breschini of Archaeological Consulting, Salinas, CA, June 21, 2010

Upon independent review, staff concurs with the conclusions of the report. There are no physical or environmental constraints that render the site unsuitable for the proposed project.

- c) Staff conducted a site inspection on November 12, 2025 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN110257 and PLN110257-AMD1.

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 HCD-Planning, HCD-Developmental Services, HCD-Environmental Services, CalFire (Big Sur), and the

Environmental Health Bureau. 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 facilities are provided. This Amendment would not alter these facilities. The Environmental Health Bureau has reviewed the project and made no comments.
- c) Staff conducted a site inspection on November 12, 2025 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN110257 and PLN110257-AMD1.

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 County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN110257 and PLN110257-AMD1.

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) Figure 2 – Shoreline Access Plan, Northern Section, of the Big Sur Coast LUP indicates that the subject property is in an area where public access is required (Priority 2 area). As detailed in the preceding Finding No. 2 and supporting evidence, Big Sur Coast LUP Chapter 3.2 and CIP section 20.145.030.B.3.b allow for private highway improvements like fences. Big Sur Coast LUP Policy 6.1.5.F.1 states, “Future land use planning shall be compatible to provide visual access. To this end, all new structures and ancillary facilities should be located outside of the public viewshed as defined in Chapter 3.” Public Access policies (Chapter 6.1 of the Big Sur Coast LUP), specifically visual access policies, need to be taken into consideration when reviewing the proposed fence design. Visual Access is access for scenic viewing of the shoreline and/or ocean from either a vista point or public road, or trail. Section 20.145.150 of the Big Sur Coast CIP (Public Access Development Standards) states “[T]he protection of visual access should be emphasized ...[and] Visual access shall be maintained by directing all future development out of the viewshed.” The proposed replacement fence was designed to ensure existing ocean views (heavily filtered and screened by mature trees) will remain. See subsequent evidence “c”.
 - b) Figure 3 – Trails Plan, North Section, of the Big Sur Coast LUP indicates that the subject property neither contains an inland trail

corridor, a through coastal access corridor, public trail, private trail, access to Ventana Wilderness, nor is identified as an area for future public acquisition or a proposed trail.

- c) Although the subject property is shown in an area where the applicable Local Coastal Program requires public access (Figure 2), no evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property. Additionally, the proposed development allows for visual access and will not affect the processes of the shoreline. Consequently, no access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
- d) Staff conducted a site inspection November 12, 2025. No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN110257 and PLN110257-AMD1.

7. **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) California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts replacement structures where the new structures will be located on the same site and have substantially the same purpose and capacity as the structure replaced.
 - b) The project includes construction of a replacement fence. The replacement fence will be located in the same area as the existing fence and serve the same purpose. Therefore, the project is consistent with the categorical exemption requirements of CEQA guidelines section 15302.
 - c) No adverse environmental effects were identified during staff review of the development application or during a site visit on November 12, 2025.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, or development that would result in a cumulatively significant impact. Although the project is visible from Highway 1 and constitutes development within the Critical Viewshed, as demonstrated in Finding Nos. 2 and 6, supporting evidence, the development is rural in design, compatible with the surrounding environment, and will not have an adverse impact on public or visual access. There are no unusual circumstances associated with undertaking the project that would create a reasonable possibility that the project would have a significant effect on the environment.
 - e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN110257 and PLN110257-AMD1.
8. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made 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) California Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the first public road and the sea.

DECISION

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

- 1) Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302 and no exceptions to section 15300.2 apply; and
- 2) Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and a dark bronze entrance gate.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 26th day of March, 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS 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 construction permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no construction 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 HCD-Planning and HCD-Building Services offices in Salinas.

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

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County of Monterey HCD Planning

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

PLN110257-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This is a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment allows replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and dark bronze gate. The project is located at 35986 & 36000 Highway 1, Monterey (Assessor's Parcel Numbers 243-231-025-000 and 243-231-026-000), Big Sur Coast Land Use Plan, Coastal Zone. 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 HCD - 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Minor and Trivial Amendment (Resolution Number 25-059) was approved by the County of Monterey Zoning Administrator for Assessor's Parcel Number 243-231-025-000 and 243-231-026-000 on March 26, 2026. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be shall provide proof of recordation of this notice to the HCD - Planning.
Performed:

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

Responsible Department: Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 HCD - 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.
(HCD - Planning)

Compliance or The Owner/Applicant shall adhere to this condition on an on-going basis.

Monitoring
Action to be
Performed:

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 HCD - 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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

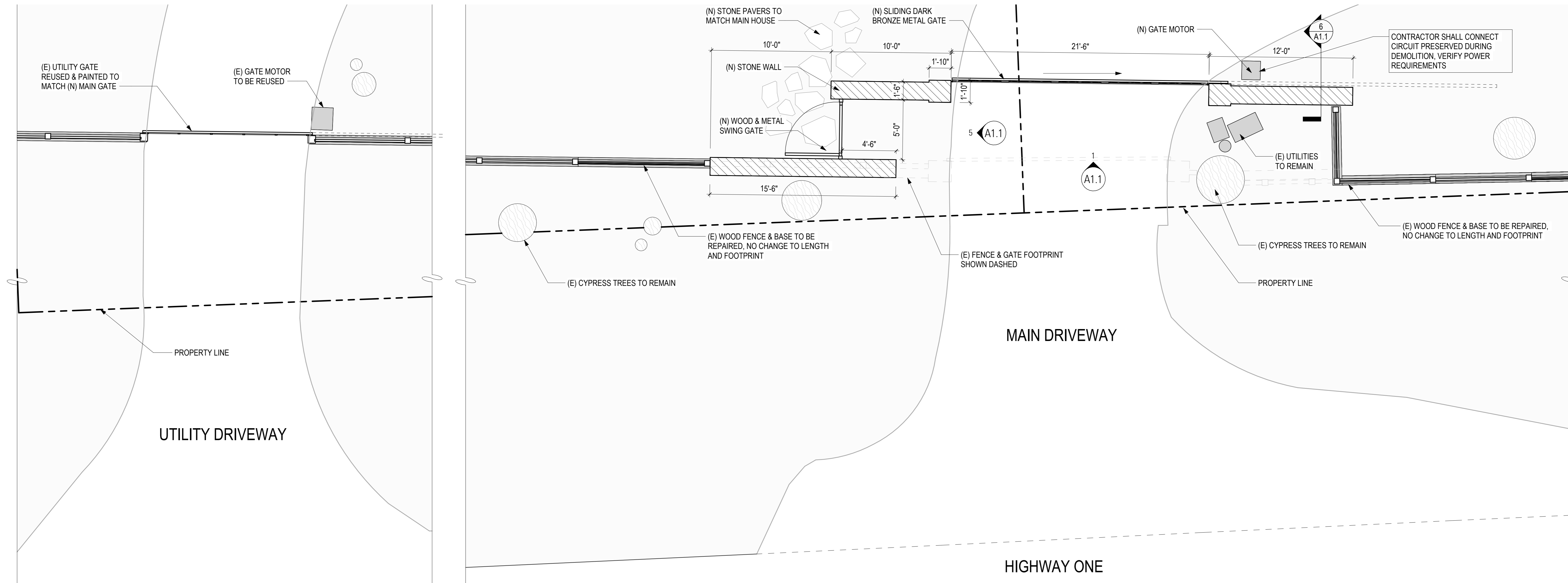
Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective 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, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - 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. (HCD - 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 HCD - Planning for review and approval.

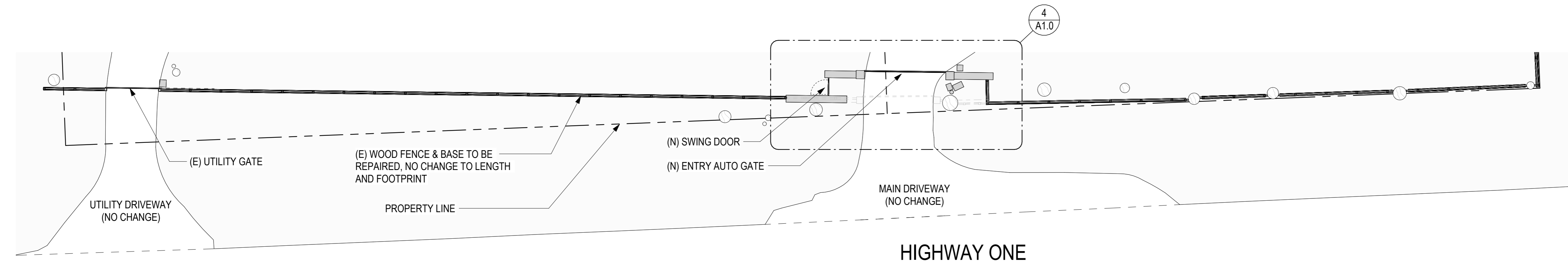
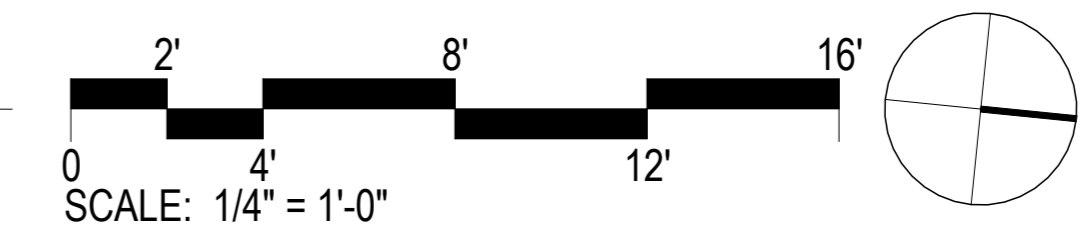
During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

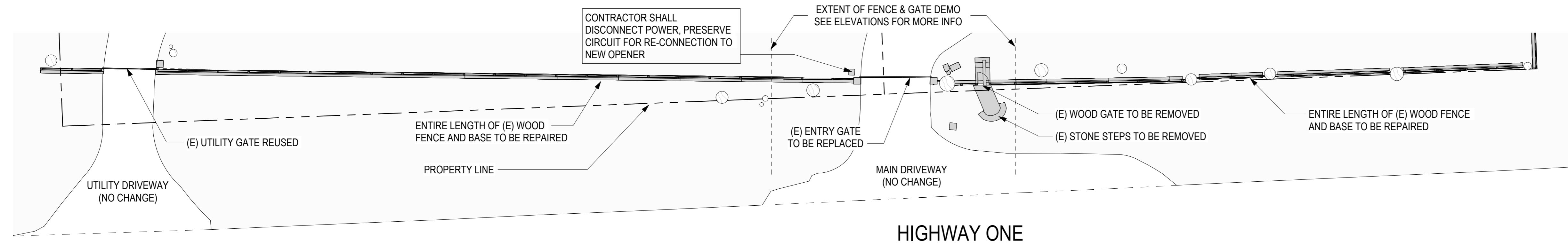
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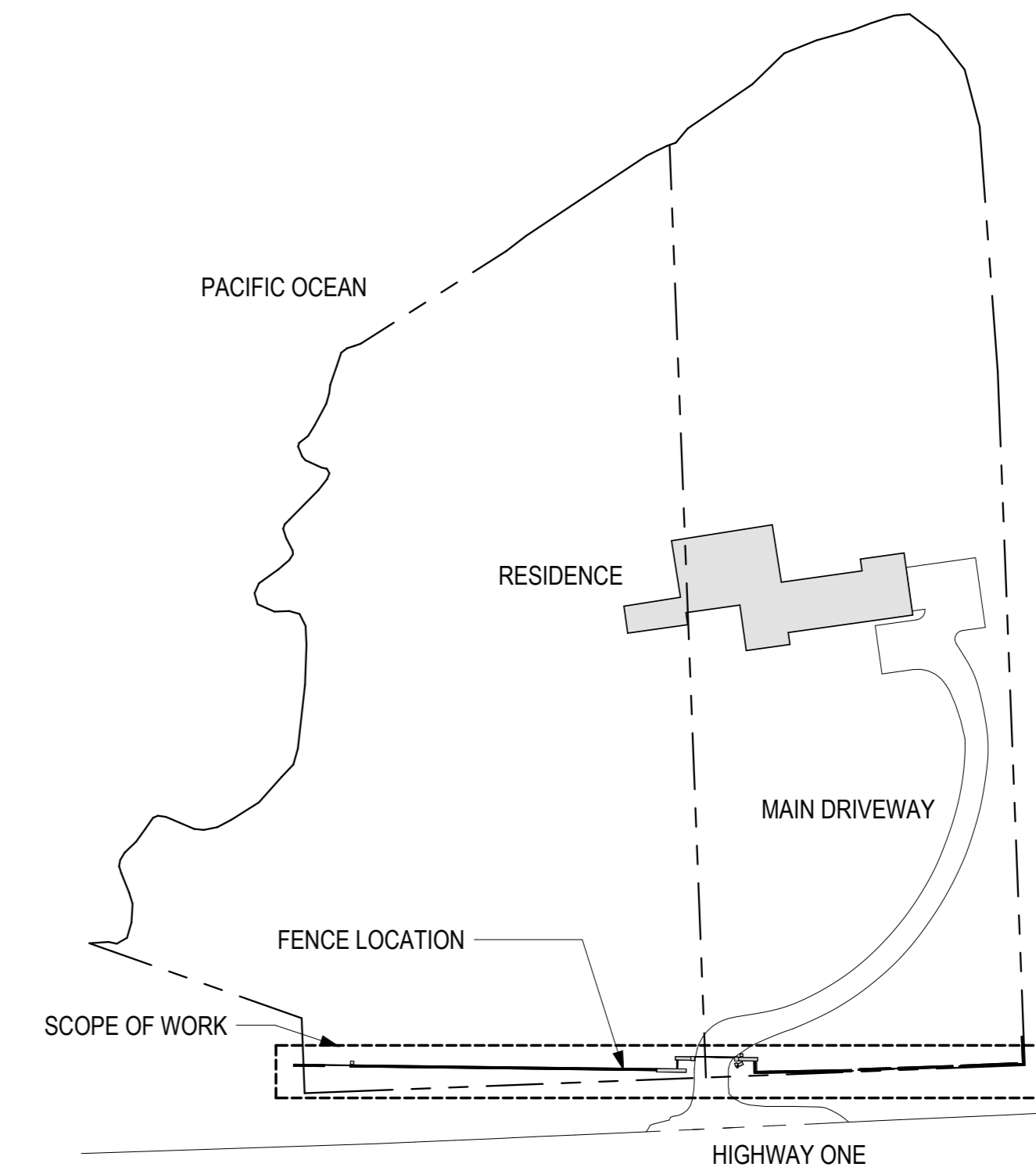
4 ENTRY GATE & FENCE PLAN - PROPOSED
A1.0 1/4" = 1'-0"



1 ENTRY GATE & FENCE PLAN - OVERALL PROPOSED
A1.0 1/16" = 1'-0"



3 ENTRY GATE & FENCE PLAN - OVERALL EXISTING/DEMO
A1.0 1/16" = 1'-0"



2 CONTEXT PLAN
A1.0 1" = 80'-0"

NOTES

1. SCOPE OF WORK TO INCLUDE:
 - a. REPAIR AND REPLACEMENT OF (E) WOOD FENCE
 - b. REPLACEMENT OF (E) SLIDING METAL GATE AT MAIN ENTRY
 - c. ADDITION OF ASHLAR STONE WALLS TO EITHER SIDE OF (N) GATE
2. NO TREE REMOVAL PROPOSED

EXISTING FENCE IMAGES



SECONDARY GATE



OVERALL FENCE



MAIN ENTRY GATE

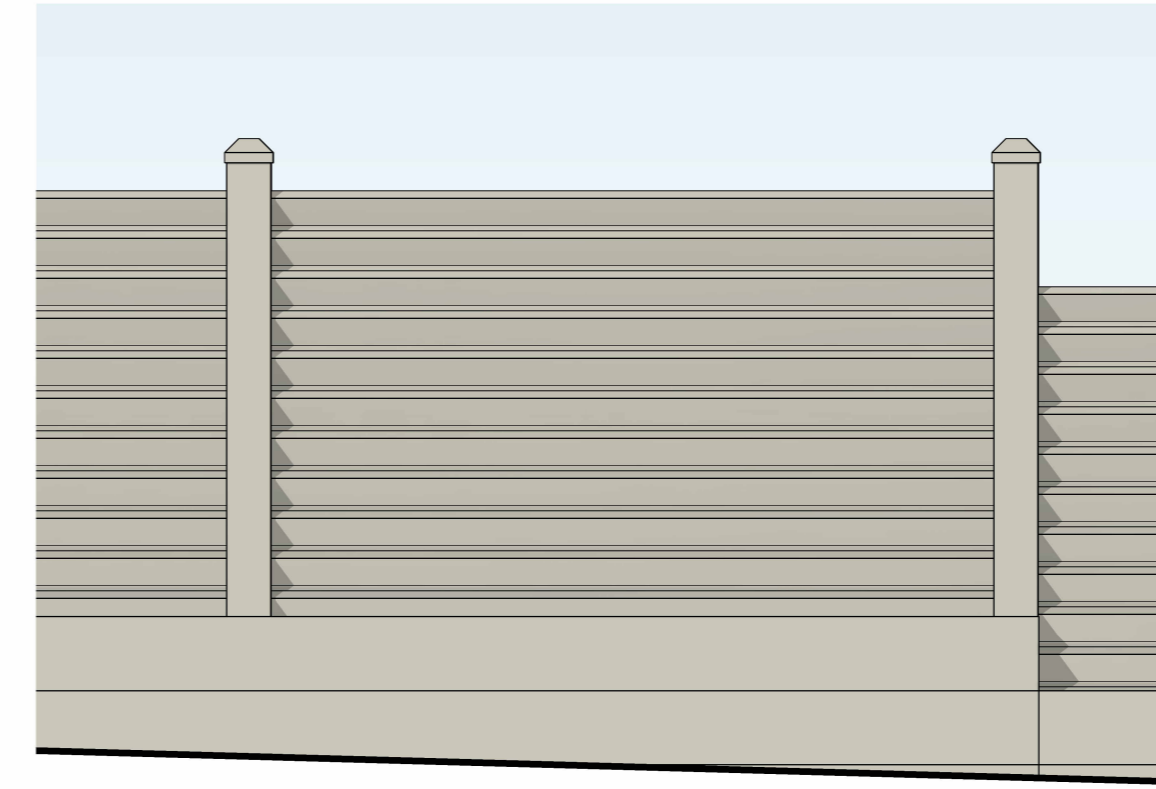


ACCESS DOOR AT MAIN ENTRY GATE

PROPOSED MATERIAL IMAGES



ASHLAR STONE TO MATCH RESIDENCE



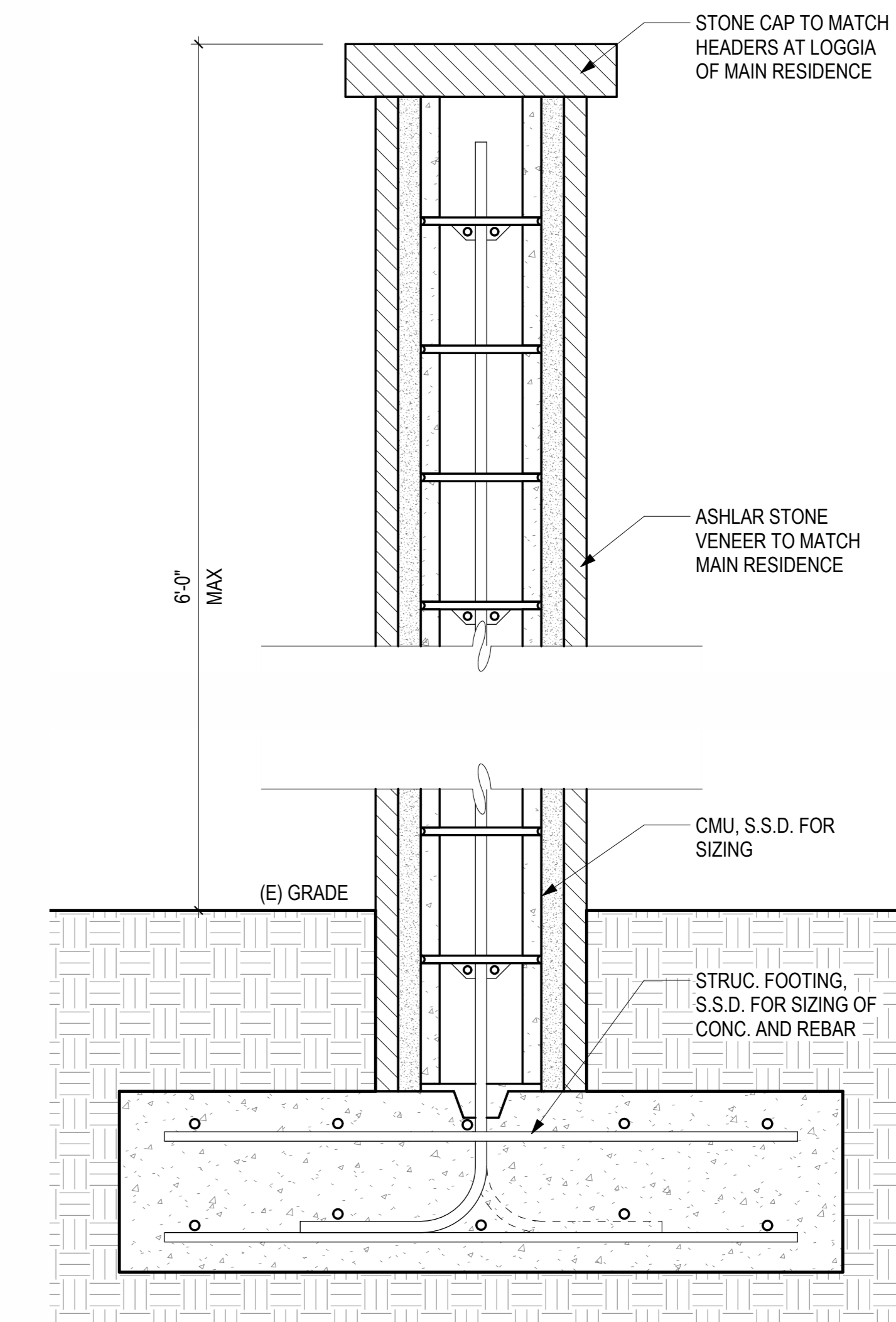
ALL WOOD STAINED AND ACID WASHED TO MATCH (E) FENCE



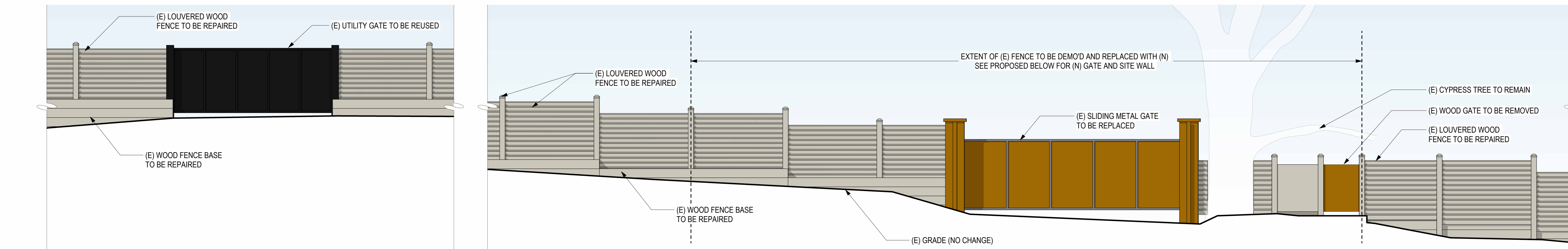
AGED BRONZE METAL TO MATCH DOORS & WINDOWS OF MAIN RESIDENCE



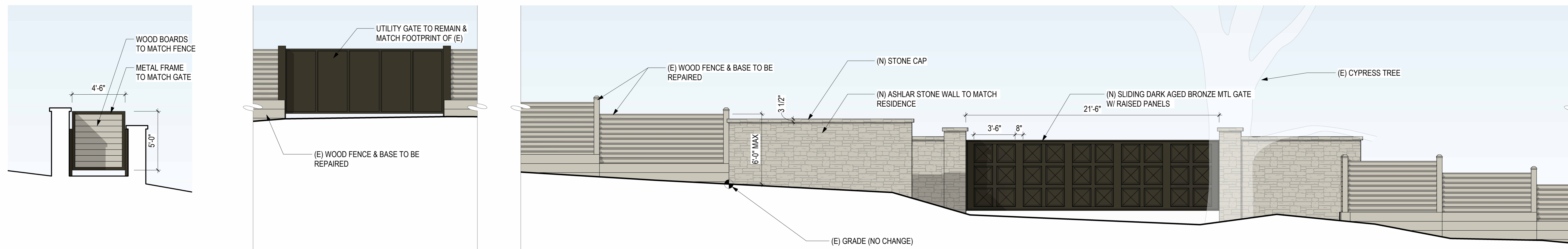
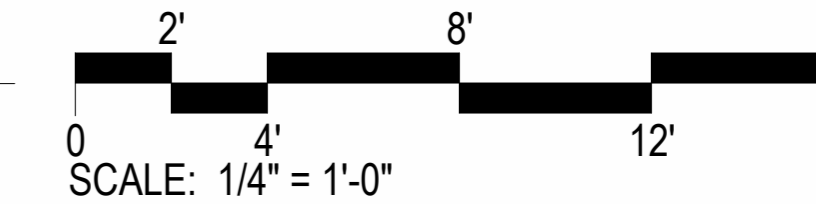
(E) WOOD FENCE



6 FENCE SECTION - PROPOSED
A1.1 1 1/2" = 1'-0"



1 ENTRY GATE & FENCE ELEVATION - EXISTING / DEMO
A1.1 1/4" = 1'-0"



5 SIDE DOOR - PROPOSED
A1.1 1/4" = 1'-0"

2 ENTRY GATE & FENCE ELEVATION - PROPOSED
A1.1 1/4" = 1'-0"

