

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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Date Filed: April 15, 2003
49th Day: June 3, 2003
180th Day: October 12, 2003
Staff: SLB-SF
Staff Report: April 17, 2003
Hearing Date: May 8, 2003

STAFF REPORT: CONSENT CALENDAR

APPLICATION FILE NO.: 2-03-002

APPLICANTS: Peter & Jacqui De Gregory

PROJECT DESCRIPTION: Construction of a 2,014-square-foot, 17-foot-high single-family residence with a garage, a gravel driveway/parking area, wooden decks, a sand filter septic system, fencing, and landscaping, the removal of an existing wooden retaining wall, stairs and shed, and after-the-fact authorization for vegetation removal and installation of a silt fence on an 8,573-square-foot vacant lot.

PROJECT LOCATION: 209 Seadrift Road, Stinson Beach, Marin County
APN 195-331-41

LOCAL APPROVALS: Marin County Design/Architectural Review

SUBSTANTIVE FILE DOCUMENTS: See Appendix A.

1.0 EXECUTIVE SUMMARY

The applicants propose to construct a 2,014-square-foot, 17-foot-high, single-family residence with a 304-square-foot garage, a 640-square-foot gravel driveway/parking area, approximately 1,350 square feet of wooden decking, a sand filter septic system, fencing, and landscaping and remove an existing wooden retaining wall, stairs and a shed on an 8,573-square-foot vacant lot. The applicants also request after-the-fact authorization for vegetation removal consisting of three pine trees and ice plant and installation of silt fencing. Commission staff recommends approval of the permit with conditions to mitigate impacts related to geologic hazards and polluted runoff.

STAFF NOTE

The proposed project is located in the Seadrift Lagoon Subdivision of Stinson Beach in Marin County (Exhibit 1, Regional Map & Exhibit 2, Vicinity Map). Although Marin County has a certified LCP, the project site is located on filled public trust lands over which the State retains a public trust interest. Therefore, pursuant to Section 30519 of the Coastal Act, the Commission

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maintains development review authority. The standard of review that the Commission must apply to the project is the Chapter 3 policies of the Coastal Act.

2.0 STAFF RECOMMENDATION

The staff recommends conditional approval of Coastal Development Permit Application No. 2-03-002.

Motion: *I move that the Commission approve Coastal Development Permit Application No. 2-03-002, subject to the conditions specified below.*

Staff Recommendation of Approval

The staff recommends a YES vote. To pass the motion, a majority of the Commissioners present is required. Approval of the motion will result in the adoption of the following resolution and findings.

Resolution

The Coastal Commission hereby **grants** permit No. 2-03-002, subject to the conditions below, for the proposed development on the grounds that (1) the development is in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976 and (2) there are no feasible alternatives or feasible mitigation measures other than those specified in this permit that would substantially lessen any significant adverse impact that the activity may have on the environment.

2.1 Standard Conditions

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

2.2 Special Conditions

1. Conformance of Design and Construction Plans to Geotechnical Report Geologic Hazard
 - A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the sections titled

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Foundation Conditions, Foundation Design, Retaining Walls and Fills of the Geologic Investigation prepared by SalemHowes Associates INC. and dated February 28, 2003. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriate licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the above-referenced geologic evaluation approved by the California Coastal Commission for the project site.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Assumption of Risk, Waiver of Liability and Indemnity.

By acceptance of this permit, the applicant acknowledges and agrees:

1. that the site may be subject to hazards from seismic activity;
2. to assume the risks to the applicants and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development;
3. to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and
4. to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amount paid in settlement arising from any injury or damage due to such hazards.

3. Construction Period Erosion Control.

A. *Prior to the issuance of the coastal development permit*, the applicant shall submit, for the review and approval of the Executive Director, an erosion control plan to prevent the transport of sediment from the project site. The plan shall be designed to minimize the potential sources of sediment, control the amount of runoff, and retain sediment on-site during construction. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and ensure the application of nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to Seadrift Lagoon. The Erosion Control Plan shall include, at a minimum, the Best Management Practices specified below:

1. Erosion & Sediment Source Control

- a. Sequence construction to install **sediment-capturing devices** first, followed by runoff control measures and runoff conveyances. Land clearing activities should only commence after the minimization and capture elements are in place.

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- b. Time grading activities to avoid the rainy season (October 15 through April 30).
 - c. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative BMPs such as mulching or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
 - d. Construction entrances should be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
 - e. Cover excavated material with plastic during storm events to reduce the potential of erosion.
 - f. Place stockpiled soil and/or other construction-related material away from any drainages. These stockpiles shall be contained to prevent runoff. Stockpiled soils shall be covered with tarps at all times of the year.
 - g. If sprinkling is used for dust control, application monitoring is required to prevent runoff.
2. Runoff Control and Conveyance
 - a. Intercept runoff above disturbed slopes and convey it to a permanent channel or stormdrains by using earth dikes, perimeter dikes or swales, or diversions.
 3. Sediment-Capturing Devices
 - a. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
 - b. Use silt fencing to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences should be inspected regularly and sediment removed when it reaches 1/3 the fence height.
 4. Chemical Control
 - a. Store, handle, apply, and dispose of pesticides, petroleum products, and other construction materials properly.
 - b. Maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Restriction of washing and cleaning of equipment and construction vehicles within 100 feet of the Seadrift Lagoon.
 - c. Provide adequate disposal facilities for solid waste produced during construction.
- B. The permittee shall be fully responsible for advising construction personnel of the requirements of the approved Erosion Control Plan.
 - C. The permittee shall undertake development in accordance with the approved Erosion Control Plan. No proposed changes to the approved Erosion Control Plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

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4. Post-Construction Stormwater Pollution Prevention Plan.

A. *Prior to issuance of the coastal development permit*, the applicant shall submit, for the review and approval of the Executive Director, a Post-Construction Pollution Prevention Plan showing final drainage and runoff control measures. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of storm water leaving the developed site after completion of construction. The runoff control plan shall demonstrate that runoff from the project shall be prevented from entering Seadrift Lagoon. The Post-Construction Polluted Runoff Prevention Plan shall, include at minimum, the BMPs specified below:

- a. Eliminate any downspouts located within 30 feet of Seadrift Lagoon.
- b. Splashguards shall be installed at the base of all downspouts.
- c. Native or non-invasive drought-tolerant adapted vegetation shall be selected, in order to minimize the need for fertilizer, pesticides/herbicides, and excessive irrigation.
- d. The final site plan shall show the finished grades and the locations of the drainage improvements, including downspouts and splashguards

B. The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

5. Condition Compliance

Within 90 days of Commission action on this CDP, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

6. Deed Restriction

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part,

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modification, or amendment thereof, remains in existence on or with respect to the subject property.

3.0 FINDINGS AND DECLARATIONS

The Commission hereby finds and declares as follows:

3.1 Project Location

The project site is located at 209 Seadrift Road on the filled portion of the sand spit between Seadrift Road and Seadrift Lagoon in Stinson Beach, Marin County (Exhibit 1, Regional Map & Exhibit 2, Vicinity Map). Seadrift Lagoon is an artificially created interior lagoon located between Dipsea and Seadrift Roads. The Seadrift area is a privately maintained, gated community. The parcel is approximately 125 feet long and 67 feet wide, totaling 8,573 square feet (Exhibit 3, Assessor Parcel Map). As with all of the properties located adjacent to Seadrift Lagoon, an existing wooden bulkhead borders the lagoon side of the project site. The bulkhead is approximately three feet high and consists of wooden posts and lagging.

An existing wooden retaining wall, stairs, and shed are located approximately 24 feet from the wooden bulkhead and a gravel driveway extends from Seadrift Road to the stairs (Exhibit 4, Site Photographs). The remaining area of the project site was recently cleared of three pine trees and ice plant and now consists of exposed soil. The site is underlain by medium to silty sands. The property is bordered on the south by Seadrift Road, the north by Seadrift Lagoon, the east by an existing residence and the west by a vacant lot.

3.2 Project Description

The applicants propose to construct a 2,014-square-foot, 17-foot-high, single-family residence with a 304-square-foot garage, a 640-square-foot gravel driveway/parking area, approximately 1,350 square feet of decking, a sand filter septic system, fencing, landscaping, and remove an existing wooden retaining wall, stairs and a shed on an 8,573-square-foot vacant lot (Exhibit 5, Site Plans & Elevations). The proposed house, garage, and decking would cover a total of 3,668 square feet of the lot. The proposed septic system consists of a 1,500-gallon concrete septic tank, 810-gallon pump chamber, a sand filter, and leach fields.

In addition, the applicants are seeking after-the-fact authorization for the removal of three pine trees and ice plant that occurred on the project site without benefit of a coastal development permit in November and December of 2002 and early March 2003. The applicants also seek after-the-fact authorization for the installation of a silt fence at the edge of the property along Seadrift Lagoon that occurred on March 29, 2003.

3.3 Coastal Act Issues

3.3.1 Hazards

Section 30253 states in relevant part:

New development shall:

Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way

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require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

SalemHowes Associates Inc. completed a geotechnical investigation, dated February 28, 2003, which was submitted as part of the project file documents (SHA 2003). The report notes that the project site is located within the San Andreas Fault Zone approximately 4,000 feet east of the 1906 fracture trace. In this area the underlying materials are medium dense poorly sorted sand with some shell fragments and trace lenses of coarse sand and fine gravel. The water level is generally nine to ten feet below the surface. The report finds that under static conditions, the subgrade material will provide moderate bearing capacities capable for supporting a residential structure. However, it also states that during an earthquake of 6.5 magnitude or greater, with an epicenter on the San Andreas, in this vicinity, the site is subject to liquefaction to a depth of at least 30 feet, which may result in horizontal spreading with severe tilting and a loss of elevation. To mitigate the geotechnical risk to the project, the report specifies design measures for soil preparation, foundation and retaining wall design, fill, and construction inspection.

Given the information presented above, the Commission finds that the subject lot is an inherently hazardous piece of property. In order to minimize the development's risk to life and property in an area of high geologic hazard consistent with Section 30253 of the Coastal Act, the Commission imposes **Special Condition 1**, which requires that the final design and construction plans, including foundations, grading and drainage plans conform to the geotechnical consultant's recommendations.

However, because the applicants propose development on a geologically hazardous site, the Commission imposes **Special Condition 2**, which requires the landowner to assume the risks of any losses associated with the proposed development due to seismic, geologic, and geotechnical hazards of the property, waive any claim of liability on the part of the Commission for such losses, and indemnify the Commission in the event that third parties bring an action against the Commission as a result of the failure of the development to withstand hazards. The Commission finds that **Special Condition 2** is required because the applicants have voluntarily chosen to implement the project despite the risk of hazards.

In addition, **Special Condition 6** requires that a deed restriction be recorded informing future buyers of the property of the special conditions of the permit, including the required conformance of all plans to the geotechnical recommendations and the requirement that the landowner assume the risk and indemnify the Commission from all liability associated with the approved development. Recordation of such a deed restriction will provide notice to future buyers/owners of potential hazards of the property and eliminate false expectations of potential buyers of the property, lending institutions, and insurance agencies that the property is safe for an indefinite period of time and for further development indefinitely into the future. In addition, the condition ensures that future owners will be informed of the Commission's immunity from liability and the indemnity afforded the Commission. Therefore, as conditioned, the proposed development minimizes risks to life and property in areas of high geologic, flood, and fire hazard and is consistent with Section 30253 of the Coastal Act.

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3.3.2 Erosion and Polluted Runoff

Coastal Act Section 30231 states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The project site, which is adjacent to Seadrift Lagoon, is level from Seadrift Road to the existing retaining wall. At the retaining wall, the elevation drops by approximately 10 feet to the level of the lagoon and top of the wooden bulkhead. Approximately 65 cubic yards of material would be excavated for the foundation and septic system. The applicants' geotechnical investigation characterizes the substrate as medium dense poorly sorted sand with some shell fragments and traces of coarse sand and fine gravel (SHA 2003). This sandy substrate allows a rapid rate of percolation into the water table relative to other soil types; however, when cleared of vegetation it is also subject to wind erosion.

Section 30231 of the Coastal Act protects the biological productivity and quality of coastal waters and wetlands. The applicants are requesting after-the-fact authorization for the removal of three pine trees and ice plant from the project site. Removal of the trees and ice plant would leave the topsoil exposed to wind and rain. Wind and runoff from the site could transport sediment into Seadrift Lagoon, impacting the biological productivity and quality of the lagoon inconsistent with Section 30231. However, the applicants are also requesting after-the-fact authorization for the installation of silt fencing as an erosion control measure to prevent the transport of sediment from the project site into Seadrift Lagoon. The silt fence would be located at the north end of the property adjacent to the lagoon. As proposed, the silt fence would prevent the transport of sediment from the site into Seadrift Lagoon, protecting the biological productivity and the quality of coastal waters. Therefore, the Commission finds that the proposed removal of vegetation along with the installation of silt fencing is consistent with Section 30231 of the Coastal Act.

As proposed, the project would create over 3,668 square feet of new impervious surfaces, including decking and rooftops of the residence and garage. Sediments or polluted runoff caused by the development during construction and increased runoff from new impervious surfaces could adversely impact the biological productivity and quality of Seadrift Lagoon in conflict with Section 30231 of the Coastal Act.

To ensure that the proposed development does not adversely affect the biological productivity and quality of coastal waters, the Commission imposes **Special Conditions 3 and 4** to require the applicants to employ best management practices to prevent the runoff of sediments and other pollutants into Seadrift Lagoon. **Special Condition 3** requires the applicants to submit an erosion control plan, which incorporates the Best Management Practices listed in **Special Condition 3**, to minimize the potential sources of sediment, control the amount of runoff, and retain sediment on-site during construction. The plan must also limit the application, generation, and migration of toxic substances and ensure the proper storage and disposal of

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toxic materials without causing significant nutrient runoff to Seadrift Lagoon. **Special Condition 4** requires the applicants to submit a post-construction stormwater pollution prevention plan to control the volume, velocity, and pollutant load of stormwater on the developed site after project construction. In addition, **Special Condition 6** requires that a deed restriction be recorded informing future buyers of the property of the special conditions of the permit, including the required erosion control and storm water pollution prevention mitigation measures. As conditioned, the development would not result in significant adverse impacts to coastal water quality during or after construction. The Commission therefore finds that the proposed development would protect the biological productivity and the quality of coastal waters and conforms with Section 30231 of the Coastal Act.

3.4 Alleged Violation

November and December of 2002 and early March 2003, without benefit of a coastal permit, the applicants undertook development consisting of the removal of three pine trees and ice plant (Exhibit 4, Site Photographs). Upon notification by the California Coastal Commission enforcement staff, the applicants installed silt fencing on March 29, 2003, as a measure to control any potential erosion that may occur as a result of the vegetation removal. In April of 2003, the applicants applied for after-the-fact authorization of the above-mentioned development.

Although development has taken place prior to submission of this permit amendment application, consideration of the application by the Commission has been based solely upon the policies of the LCP and the public access and public recreation policies of Chapter 3 of the Coastal Act. Approval of the permit amendment does not constitute a waiver of any legal action with regard to the alleged violation, nor does it constitute an admission as to the legality of any development undertaken on the site without a coastal permit.

3.5 California Environmental Quality Act (CEQA)

Section 13096 of the California Code of Regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effects, which the activity may have on the environment.

The Commission incorporates its findings on Coastal Act consistency at this point as if set forth in full. The proposed project has been conditioned to be found consistent with the policies of the Coastal Act and to minimize all significant adverse environmental effects. Mitigation measures have been imposed to prevent introduction of runoff and sediment into Seadrift Lagoon and protect against geologic hazards. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impacts, which the development may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with Coastal Act requirements to conform to CEQA.

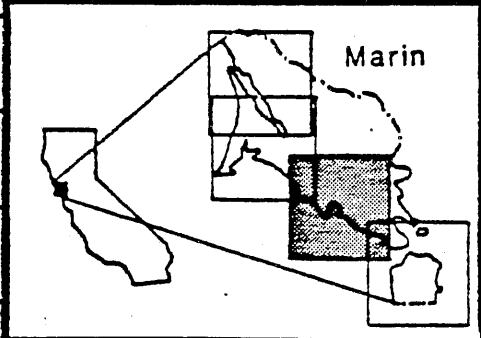
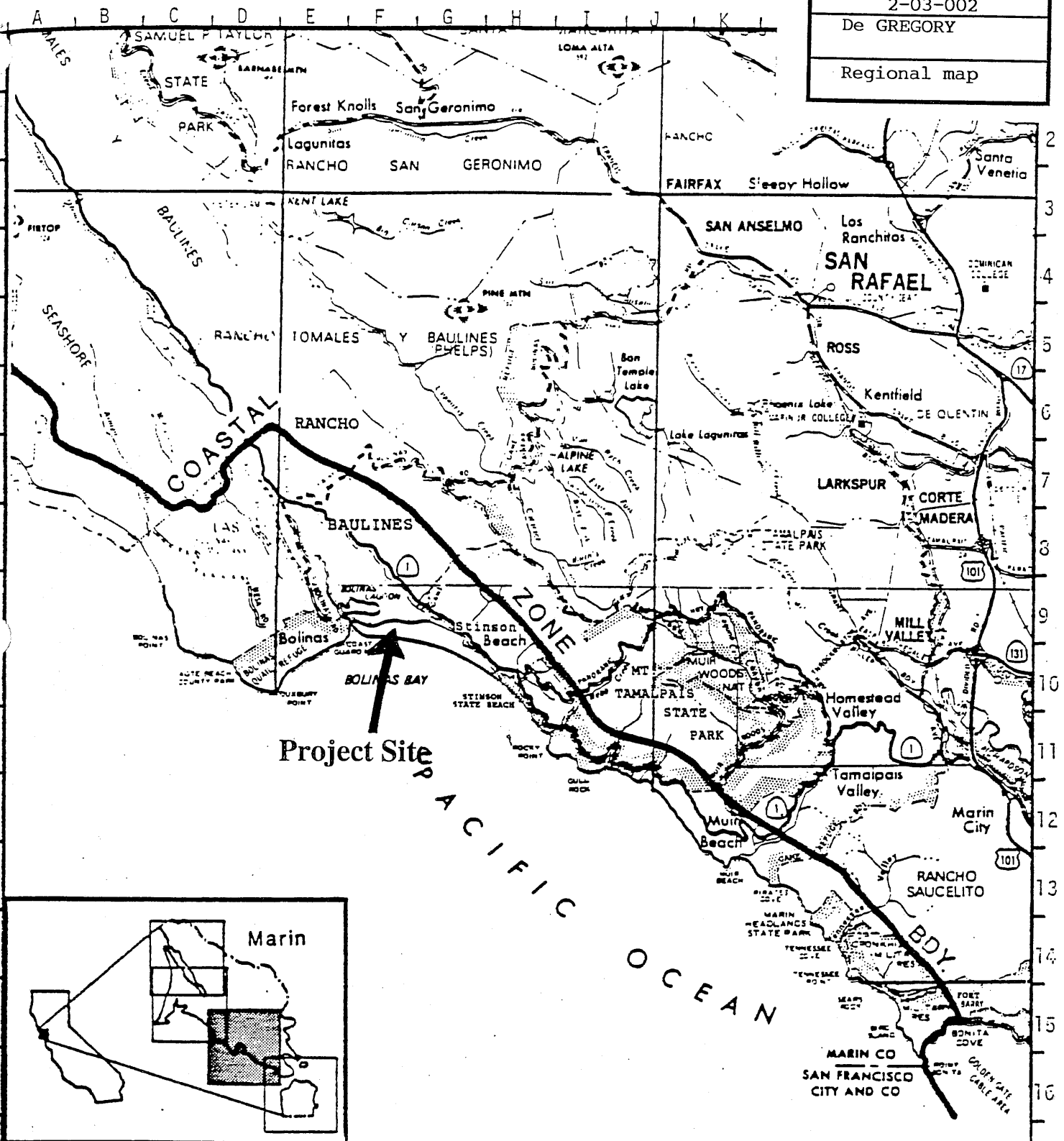
EXHIBITS:


1. Regional map
2. Vicinity map
3. Assessors Parcel Map
4. Site Photographs
5. Site plans and elevations

APPENDIX A: SUBSTANTIVE FILE DOCUMENTS

Geotechnical Investigation, DeGregory Residence, 209 Seadrift Road, Stinson Beach, California.
SalemHowes Associates Inc. February 28, 2003.

EXHIBIT NO.	1
APPLICATION NO.	2-03-002
De GREGORY	
Regional map	

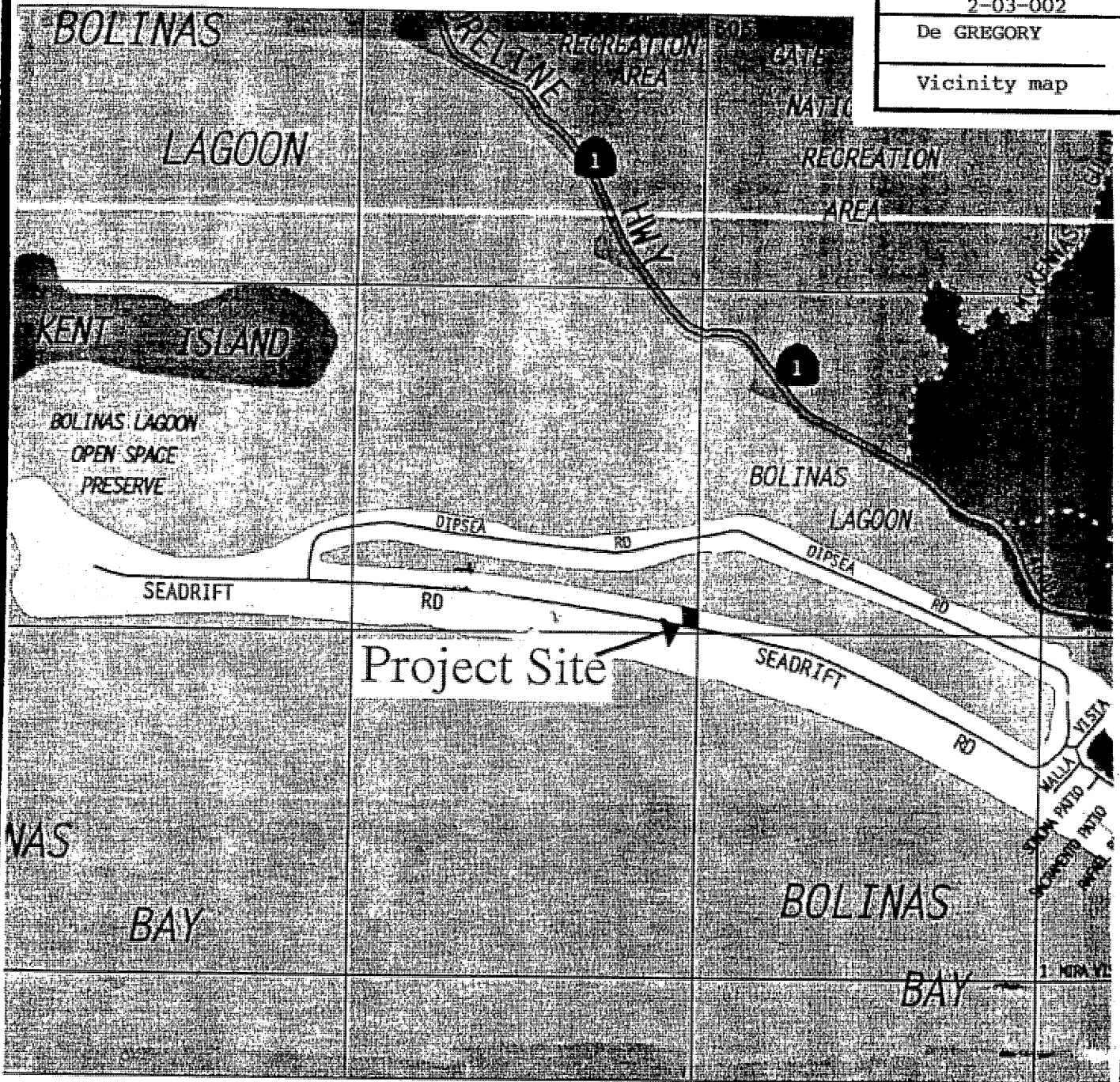


 California Coastal Commission

LOCATION MAP



EXHIBIT NO.	2
APPLICATION NO.	2-03-002
De GREGORY	
Vicinity map	



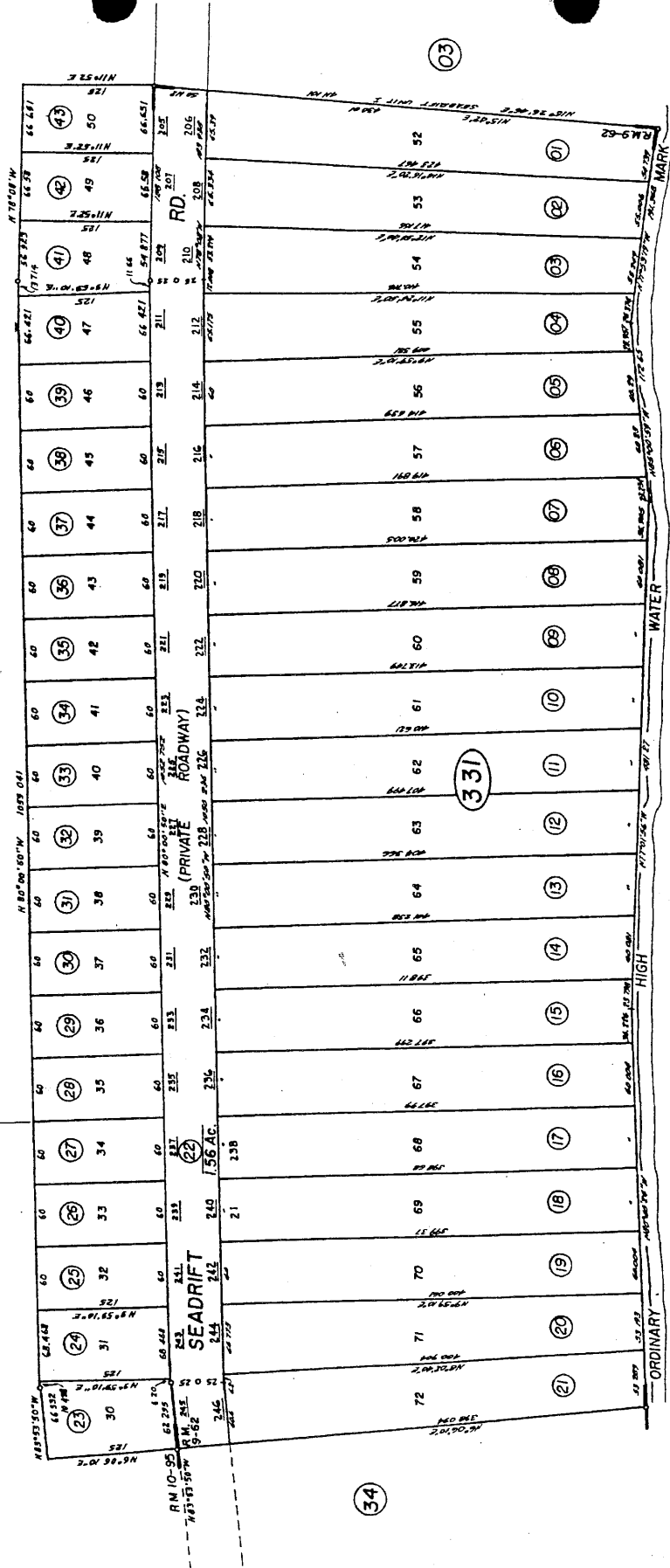
Map Source: Thomas Bros.

NORTH



THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCELS OR PARCELS DEPICTED. FIRST AMERICAN EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

**First American Title Company
of Marin**



Map of Seadrift Subdivision No. 2., R.M. Bk. 9 - Pg. 62
Map of Seadrift Lagoon Subdivision No 1, R.M. Bk. 10 - Pg. 95

PACIFIC OCEAN

Assessor's Map Bk. 195 - Pg. 33
County of Marin, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

EXHIBIT NO.	3
APPLICATION NO.	2-03-002
	De GREGORY
Assessors Parcel map	

STACEY NICHOL FORD
ARCHITECT

EXHIBIT NO.	4
APPLICATION NO.	2-03-002
De GREGORY Site Photographs	
(Page 1 of 2)	



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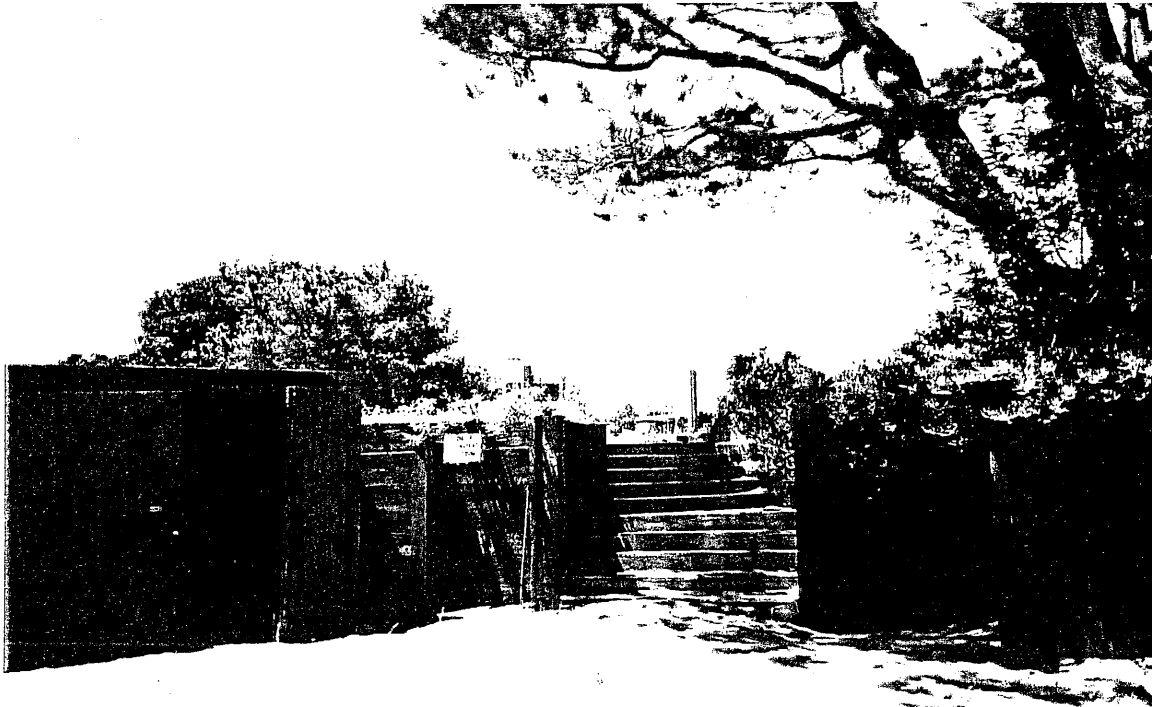


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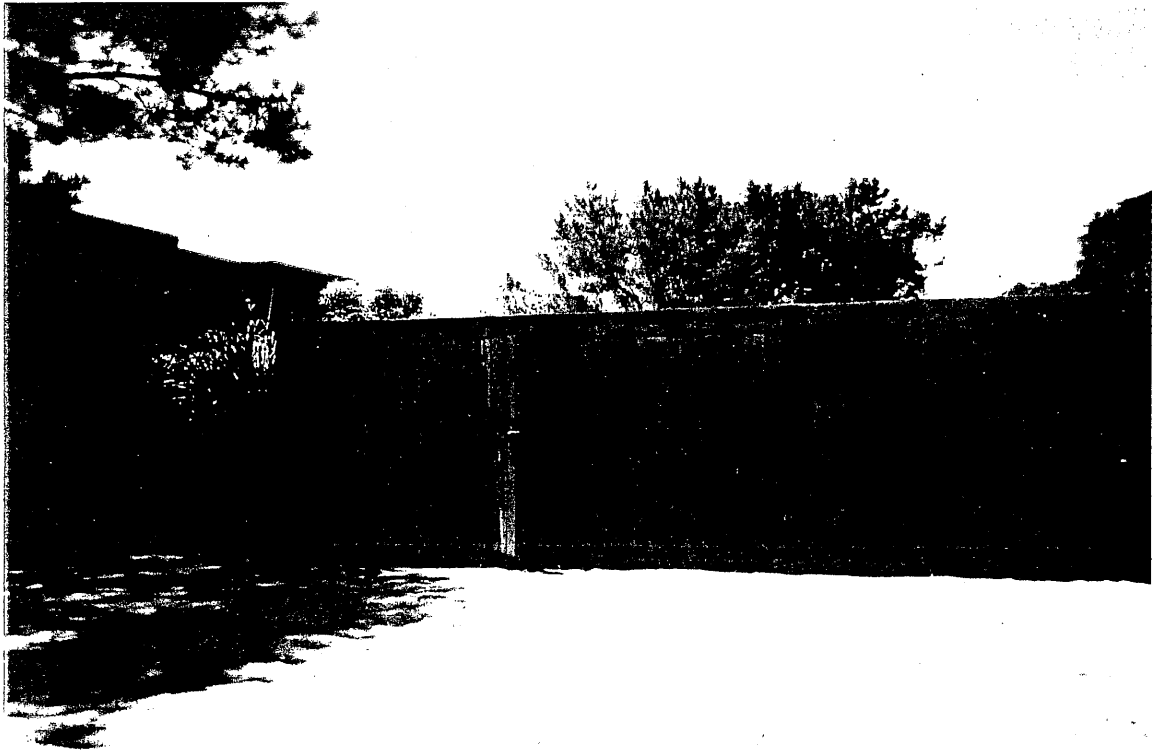
209 SEADRIFT RD - VIEWS FROM SEADRIFT RD.

20 CORTE TOLUCA ♦ GREENBRAE, CA 94904 ♦ 415/925-0112, FAX 415/925-0112

STACEY NICHOL FORD
ARCHITECT

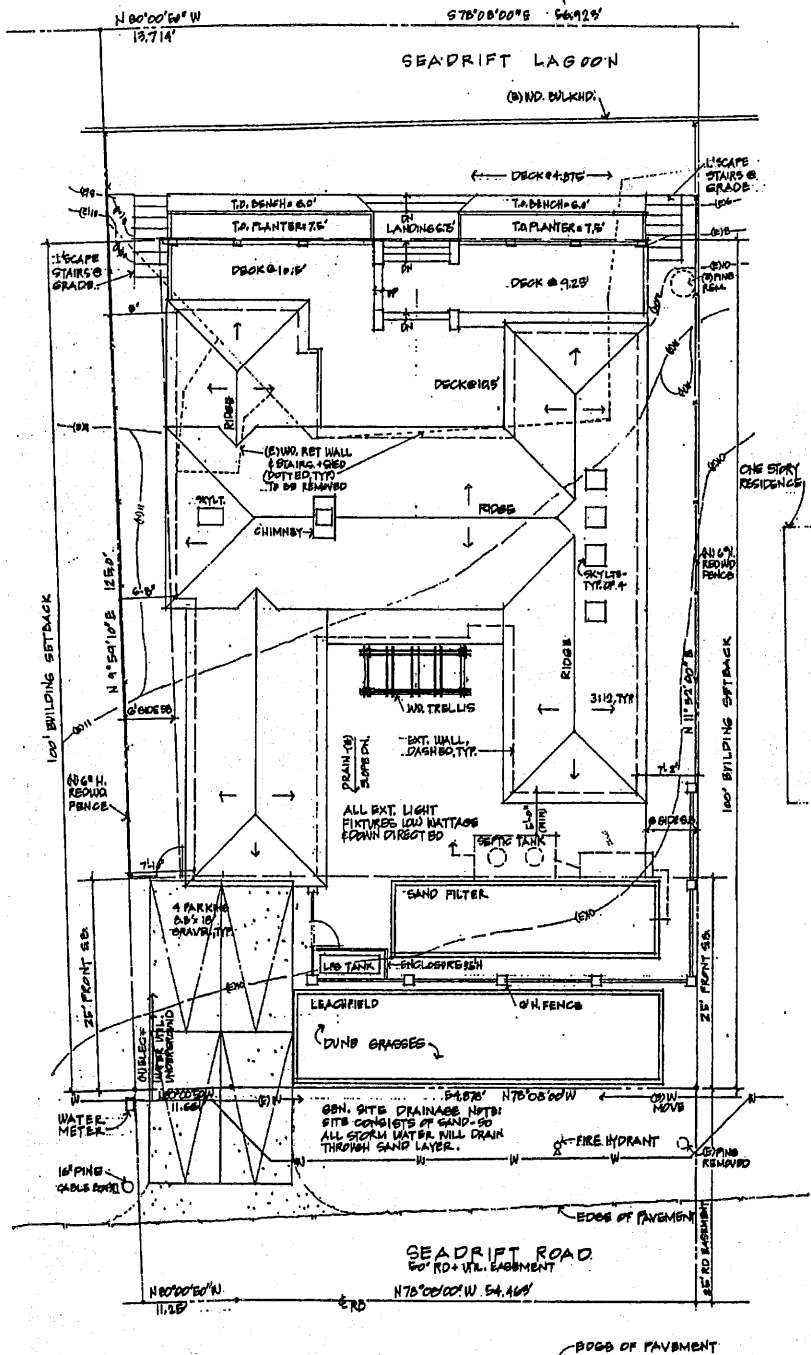


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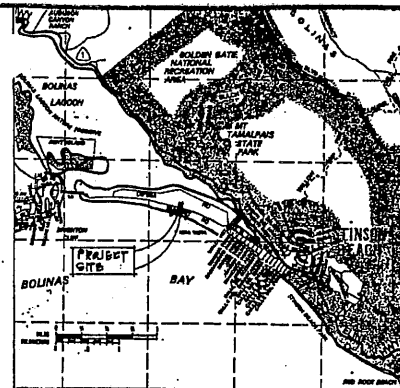
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209 SEADRIFT RD - VIEW FROM LAGOON OF (E) BOATSHED
& STAIRS - TO BE REMOVED (E) TREES REMOVED



SITE PLAN

Vol-1 of



VICINITY MAP

CALCULATIONS

Conditioned S.F. = 1878 S.F. Residence
 Gross S.F. (incl. walls) = 2014 S.F. Residence
 304 S.F. Garage
 Total = 2346 S.F.

Lot = 8,873 S.F.
 FAR Allowable = 30% = 2,672 S.F.
 FAR = 23.8%

Applicant/Owner: Peter & Jacqui DeGregory
 2 Tamarake Dr.
 Larkspur, CA
 415/456-8888

Septic Engineer: Paul Tanner
 2176 E. Francisco Blvd, A6
 San Rafael, CA 94901
 415/453-7285

Architect: Stacey Nichol Ford
 20 Corte Toluca
 Greenbrae, CA 94904
 PH/Fax 415/925-0112

REVISIONS	BY

STACEY N.
 ARCHT.
 20 Corte Toluca
 Greenbrae
 CA 94904
 415/925-0112

DeGregory Residence
 209 Seadrift Rd.
 Stinson Beach, CA 94970
 A.P. #195-331-41

Date	1/9/05
Scale	VARIABLE
Drawn	SNP
Job	DEGREORY
Sheet	
Of	4 Sheets

EXHIBIT NO.	5
APPLICATION NO.	2-03-002
De GREGORY Site plans and elevations (Page 1 of 3)	

