

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> December 14, 2005 at 9:55 a.m.	<b>Agenda Item:</b> 4
<b>Project Description: (Barker - PLN050090)</b> Combined Development Permit consisting of: 1) Coastal Development Permit for development within 750 feet from a known archaeological resource; 2) Coastal Development Permit for removal of 6 Pine trees; and 3) Coastal Administrative permit and Design Approval for construction of a 4,862 square foot, one-story, single-family residence including an approximately 770 square foot, attached 2-car garage, driveway and motor court.	
<b>Project Location:</b> 1125 Porque Lane, Pebble Beach (Assessor's Parcel Number 008-281-027-000)	
<b>Plan Area:</b> Del Monte Forest Land Use Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> "LDR/1.5-D (CZ)	<b>CEQA Action:</b> Mitigated Negative Declaration
<b>Department:</b> Resource Management Agency/Planning and Building Inspection	

### **RECOMMENDATION:**

- 1) Consider the adopted Mitigated Negative Declaration prepared for the previously approved single family dwelling on the subject property; and
- 2) Approve the Combined Development Permit based on the recommended Findings and Evidence (**Exhibit B**) and subject to recommended conditions, and adopt the Condition Compliance / Mitigation Monitoring and Program (**Exhibit C**)

### **OVERVIEW OF PROPOSED ACTION**

The project site is located in the overall vicinity of Cypress Point in Pebble Beach (Exhibit F). The current site configuration reflects a lot line adjustment (Exhibit E) previously approved by the Board of Supervisors on November 7, 2000 as part of a Combined Development Permit (CDP). The CDP also included a Coastal Administrative Permit for development of a one story single family dwelling unit. No development has taken place on the property since the approval of the previous permit. In the intervening time there has been a change in ownership and the new owners are now proposing a different project.

The proposed one-story 4,862 sq. ft. dwelling would substitute the previously approved one-story 4,016 sq. ft. dwelling. The new dwelling is slightly bigger but would occupy basically the same footprint as the previous one. The proposed driveway and motor court would also resemble the location and design of the previously approved vehicular access. Approval of the original project included removal of 4 Monterey Pines; the proposed project includes the removal of two additional Pine trees necessary for the improvement of a driveway providing vehicular access to the parcel behind the project site. This driveway is located within a designated and recorded access easement. A Forest Management Plan was prepared for the current application which recommends approval of the additional tree removal and replacing them with four 15-gallon Monterey cypresses.

Staff determined that the Initial Study and Mitigated Negative Declaration (MND) prepared and adopted for the previously approved project are appropriate for the current application. The MND identified mitigation measures and conditions that were applied to the project. Those mitigation measures and conditions have been applied to the subject application and staff has concluded that no additional conditions are necessary.

**OTHER AGENCY INVOLVEMENT:**

- ✓ Water Resources Agency
- ✓ Environmental Health Division
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Pebble Beach Community Services District

All agencies checked above have reviewed this project.

**LAND USE ADVISORY COMMITTEE RECOMMENDATION:**

The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this project did not warrant referral to the LUAC because the development is not considered to be of a controversial nature. In addition, staff considered that the bulk, size and design of the newly proposed residence are significantly similar to the previously approved project making additional review by the advisory committee unnecessary.

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December 6, 2005

cc: Planning Commission (10); Owner/Applicant and Representative; County Counsel;  
Public Works; Water Resources Agency; Environmental Health; Pebble Beach  
Community Services District; File;

Attachments: Exhibit "A" Project Data Sheet  
Exhibit "B" Recommended Findings and Evidence  
Exhibit "C" Mitigation Monitoring/Condition Compliance Program  
Exhibit "D" Negative Declaration/Initial Study  
Exhibit "E" Originally Approved Plans (PLN980336)  
Exhibit "F" Vicinity Map/Proposed Project Plans

Jacqueline Onciano, Planning and Building Services Manager, reviewed this report.

(Exhibit A)  
**Project Information for PLN050090**

Project Title: <b>BARKER PETER K &amp; ROBIN B TRS</b>	Primary APN: 008-281-027-000
Location: 1125 POROUE LN PEBBLE BEACH	Coastal Zone: Yes
Applicable Plan: Del Monte Forest Land Use Plan	Zoning: LDR/1.5 (CZ)
Permit Type: Combined Development Permit	Plan Designation:
Environmental Status: MND	Final Action Deadline (884): 4/12/2006
Advisory Committee: N/A	

Project Site Data:

Lot Size: 43,560 SF	Coverage Allowed: 15 %
Existing Structures (sf): NONE	Coverage Proposed: 11.2 %
Proposed Structures (sf): 4,862	Height Allowed: 30 FT.
Total Sq. Ft.: 4,862	Height Proposed: 21 FT.
	FAR Allowed: 17.5
	FAR Proposed: 11.2

Resource Zones and Reports:

Environmentally Sensitive Habitat: No	Erosion Hazard Zone: MODERATE
Biological Report #: N/A	Soils Report #: N/A
Forest Management Rpt. #: 050312	
Archaeological Sensitivity Zone: HIGH	Geologic Hazard Zone: HIGH
Archaeological Report #: 050313	Geologic Report #: N/A
Fire Hazard Zone: LOW	Traffic Report #: N/A

Other Information:

Water Source: CAL AM	Sewage Disposal (method): SEWER
Water Dist/Co: MPWMD	Sewer District Name: PBCSD
Fire District: PBCSD	Grading (cubic yds.): 0.0
Tree Removal: 6 MONTEREY PINES	

## **EXHIBIT B**

### **RECOMMENDED FINDINGS AND EVIDENCE**

1. **FINDING:** The Combined Development Permit consists of: 1) A Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 2) A Coastal Development Permit for removal of 6 Pine trees; and 3) A Coastal Administrative Permit and Design Approval to construct a 4,862 square foot, one-story, single-family residence an attached 770 square foot two-car garage, driveway and motor court. The property is located at 1123 Porque Lane, fronting on and westerly of Porque Lane (Assessor's Parcel Number 008-282-004000) in the Del Monte Forest area of the Coastal Zone. The property is zoned "LDR/1.5-D (CZ)" [Low Density Residential, 1.5 Acres/Unit, Design Review (Coastal Zone)]. The proposed development, as described in the application and accompanying materials, and as conditioned, is consistent with the policies, standards and requirements of the Monterey County Local Coastal Program.

**EVIDENCE:** The Planning and Building Inspection staff reviewed the application and accompanying materials for conformance with:

- 1) The certified Del Monte Forest Land Use Plan
- 2) The certified Monterey County Implementation Plan (Title 20-Part 1), zoning regulations for development in the Low Density Residential or the "LDR/1.5 (CZ)" zoning district found in Chapter 20.14 of the Monterey County Coastal Implementation Plan (Zoning Ordinance, Title 20)
- 3) The certified Del Monte Forest Area Coastal Implementation Plan (Part 5), Chapter 20.147 "Regulations for Development in the Del Monte Forest Area Land Use Plan."

**EVIDENCE:** A Cultural Resources Reconnaissance prepared by R. Paul Hampson, Consulting Archaeologist, dated August 18, 1998, determined that the subject property is located within a known archaeological site. A subsequent archaeological test of the site and an Archaeological Report prepared by Archaeological Consulting dated February 18, 1999, concluded that only limited cultural resources exist on the property. Based on this conclusion, approval of the project is conditioned to require that an archaeological monitor be present on-site during grading/excavation activities to assure protection of any cultural resource that may remain. In addition, the applicant is required to complete a "Final Technical Report" to be submitted to the Monterey County Planning and Building Inspection Department and the Regional Information Center at Sonoma State University. The report shall detail the results of the laboratory review and test of the limited cultural material found on the property during the preliminary archaeological testing. Compliance with these conditions of approval would assure protection of any cultural resources that may remain on the property.

**EVIDENCE:** The Geotechnical Investigation Report by Reynolds Associates, dated November 1998, determined that the site is suitable for the proposed project. The recommendations of the report have been incorporated as the conditions of approval.

**EVIDENCE:** A Biological Report dated August 7, 1998, prepared for the project by Ed Mercurio. Using the California Department of Fish and Game Natural Diversity Database, the report indicated the existence of three endangered plant species in close proximity to the project site: Pacific Grove clover, Hickman's onion and Fragrant fritillary. The report also identified conditions on the site as providing

potential habitat for the endangered black legless lizard. The report recommended completion of a spring survey to determine the existence of any of these species on the site. This survey was conducted on the site on May 10, 1999 and no endangered plant or animal species were found on the site. The report recommended planting of plant species that support habitat for the black legless lizard.

EVIDENCE: Forest Management Plan prepared by Webster & Associates for the originally approved project, dated September 10, 1998. The report identified 5 Monterey Pine trees in poor health proposed for removal for the originally proposed and approved project (PLN980336). Replacement planting with Monterey Cypress was required as a condition of approval.

EVIDENCE: Forest Management Plan prepared for the current application by Frank Ono, dated May 26, 2005.

EVIDENCE: The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this project did not warrant referral to the LUAC because the development is not considered to be of a controversial nature.

EVIDENCE: Site visit conducted by staff verified that the proposed project complies with the Monterey County Coastal Implementation Plan (Part 5).

EVIDENCE: The application, project plans, and supplemental reports for the Combined Development Permit as found in Planning File No. PLN050090.

2. FINDING: The proposed project will not have a significant adverse impact on the environment. A Mitigated Negative Declaration adopted by the Board of Supervisors for an earlier project on this site is being utilized for the project. The provisions of the CEQA Guidelines Section 15162 have been reviewed and no subsequent negative declaration is required.

EVIDENCE: The proposed single-family dwelling would substitute a previously approved similar dwelling on the site for which an Initial Study was prepared. A Mitigated Negative Declaration was filed with the County Clerk, noticed and circulated for public review –including the State Clearinghouse—on September 24, 1999. The Initial Study/Mitigated Negative Declaration have been reviewed by staff, whereby a determination has been made that the impacts caused by constructing and occupying the proposed new single-family dwelling would be substantially the same as the previously approved one. The proposed residence would be located in the same footprint and would not increase previously identified environmental impacts. When the Mitigated Negative Declaration was first adopted, the Board of Supervisors considered public testimony and the Initial Study with mitigation measures. The Mitigated Negative Declaration reflects the independent judgment of the County based upon consideration of testimony and information received and scientific and factual data presented. All comments received on the Mitigated Negative Declaration have been considered as well as all evidence in the record which includes studies, data, and reports considered in the initial study; information presented or discussed during public hearings; staff reports which include the County's independent judgment regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

- 1) R. Paul Hampson, Consulting Archaeologist. Cultural Resource Reconnaissance, dated August 18, 1998, Archaeological Report prepared by Archaeological Consulting dated February 18, 1999.
- 2) Reynolds Associates Geotechnical Investigation Report dated November 1998.
- 3) Edward Mercurio, Consulting Biologist. Biological Report dated August 7, 1998, Spring Survey dated May 10, 1999, additional survey dated December 6, 1999 prepared in conjunction with Stephen Ruth, and letter dated September 27, 2000.
- 4) Webster & Associates, Forest Management Plan, dated September 10, 1998. Hugh Smith letter dated September 26, 2000.
- 5) Frank Ono, Forester, Forest Management Plan, Baker Residence, dated May 26, 2005.
- 6) Various site visits conducted by Planning and Building Inspection Department Staff, March, 1999, June, 1999, April 2000 and April/September 2005.

The location and custodian of the documents and materials which constitute the record of proceedings upon which the adoption of the Negative Declaration is based is the Monterey County Planning and Building Inspection Department. No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinion supported by facts have been submitted which refute the conclusions reached by these studies, data, and reports or which alter the environmental determinations based on investigation and the independent assessment or those studies, data, and reports by staff from various County departments, including Planning and Building Inspection, Public Works, Environmental Health, and the Water Resources Agency. Potential environmental effects have been studied and there is no substantial evidence in the record as a whole which supports a fair argument that the project, as designed and mitigated, may cause a significant effect on the environment.

**EVIDENCE:** The proposed project is substantially the same as that analyzed in the Mitigated Negative Declaration. The proposed dwelling is located at exactly the same location as the original dwelling; the proposed dwelling would be similar in size and height to the previously approved dwelling; and construction of the proposed dwelling would require a similar amount of tree removal.

**EVIDENCE:** The circumstances under which the project will be undertaken have not had substantial changes. There has been no new additional development approved in the Pebble Beach area which would have resulted in additional impacts on infrastructure; and there has been no additional development in the immediate vicinity of the site which would have affected the overall environmental conditions in the area.

**EVIDENCE:** No new information of substantial importance has been discovered. The proposed project is substantially the same as to the previously approved one so no update any of the background reports is required. There has neither been a need to add mitigation measures or conditions of approval addressing project impacts not previously identified.

**EVIDENCE:** Initial Study and Mitigated Negative Declaration in Project File Nos. PLN980336 and PLN050090.

3. **FINDING:** For purposes of the Fish and Game Code, the project will have a potential for adverse changes to fish and wildlife resources upon which the wildlife depends.  
**EVIDENCE:** Staff analysis contained in the Initial Study and the administrative record as a whole indicate the project will result in changes to resources listed in Section 753.5(d) of the Department of Fish and Game regulations (Condition No. 4).  
**EVIDENCE:** Initial Study and Negative Declaration contained in Project File Nos. PLN980336 and PLN050090.
4. **FINDING:** Based upon the District's water allotment system, the County of Monterey ("County") has established a system of priority distribution of water allocation for properties within its own jurisdiction. Current information available to the County indicates that the County's share of water under the District's allotment system, over which the County has no control, has been exhausted to the point that the County is unable to assure that property owners who do or have obtained development permits for their properties will be able to proceed with their development projects.  
**EVIDENCE:** Staff report and administrative record contained in Project File No. PLN050090.  
**EVIDENCE:** The application materials and plans contained in Project File No. PLN050090.
5. **FINDING:** The Monterey County Water Resources Agency has determined that the proposed project will result in a net increase of zero acre feet per year of water and is consistent with the Monterey Peninsula Water Management District's Ordinance 70 and the Board of Supervisors' action dated October 11, 1994.  
**EVIDENCE:** Staff report and administrative record contained in Project File No. PLN050090.
6. **FINDING:** The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.  
**EVIDENCE:** The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, Pebble Beach Community Services District Fire Department, Public Works Department, Parks Department, Environmental Health Division and the Water Resources Agency. These departments and 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, or the county in general.



<b>EXHIBIT C</b> <b>Monterey County Planning and Building Inspection</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name:</b> Barker <b>File No:</b> PLN050090 <b>Approval by:</b> Planning Commission	<b>APN:</b> 008-281-027-000 <b>Date:</b> December 14, 2005
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<b>PBD029 - SPECIFIC USES ONLY</b> This permit allows a Combined Development Permit consisting of: 1) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 2) A Coastal Development Permit for removal of 6 Pine trees; and 3) A Coastal Administrative Permit and Design Approval to construct a 4,862 square foot, one-story, single-family residence an attached 770 square foot two-car garage, driveway and motor court. The property is located at 1123 Porque Lane, (Assessor's Parcel Number 008-282-004-000), fronting on and westerly of Porque Lane, Del Monte Forest area in the Coastal Zone. The property is zoned "LDR/1.5-D (CZ)", [Low Density Residential, 1.5 Acres/Unit, with Design Review Coastal Zone). The project is in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

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		approved by the appropriate authorities. <b>(Planning and Building Inspection)</b>				
2.		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution No. _____) was approved by the <b>Planning Commission</b> for Assessor's Parcel Number 008-281-027-000 on <b>December 14, 2005</b> . The permit was granted subject to ___ conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. <b>(Planning and Building Inspection)</b>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		<b>PBD022 - MITIGATION MONITORING PROGRAM</b> The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. <b>(Planning and Building Inspection)</b>	1) Enter into agreement with the County to implement a Mitigation Monitoring Program.  2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Within 60 days after project approval or prior to issuance of grading and building permits, whichever occurs first.	
4.		<b>PB – ARCHAEOLOGICAL REPORT</b> The applicant shall have the archaeological consultant prepare a Final Technical Report to be submitted to the Monterey County Planning and Building Inspection Department and the Regional Information Center at Sonoma State University. This report shall detail the results of the laboratory reviewing and testing of the			Prior to issuance of a certificate of occupancy or final building	

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		limited cultural material found on the subject property during the preliminary archaeological testing, as contained in the Archaeological Update Report, prepared by Archaeological Consulting, dated January 29, 1999. Conclusions from the on-site archaeological monitor during project construction shall also be included in the report. <b>(Planning and Building Inspection Department)</b>			permit inspection,	
5.		<b>PBD026 – NOTICE OF REPORT</b> The applicant shall record a notice with the Monterey County Recorder which states: "A Geotechnical Investigation has been prepared for this lot by Reynolds Associates, dated November 1998, and is on record in the Monterey County Planning and Building Inspection Department File Nos. PLN980336 and PLN050090. The project shall be designed and constructed pursuant to recommendations Nos. 1-55 of the investigation as they may apply to the project. All other development on the parcel must be in accordance with the geotechnical investigation, as approved by the Director of Planning and Building Inspection." <b>(Planning and Building Inspection)</b>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
6.	1. (IS No. 6.1)	<b>PB – NON STANDARD LANGUAGE</b> The project shall be designed and constructed pursuant to recommendation Nos. 1-55 contained in the Geotechnical Investigation prepared by Reynolds Associates, dated November, 1998.	Provide evidence from the preparer of the investigation that the recommendations of the investigation have been implemented.		Prior to final building inspection.	
7.		<b>PBD026 – NOTICE OF REPORT</b> A notice shall be recorded with the Monterey County Recorder which states: "Forest Management Plans, dated September 10, 1998 and May 26, 2005 respectively, have been prepared for this lot by Webster and Associates and Frank Ono, Forester. The reports are on record in the Monterey County Planning and Building Inspection Department. All tree removal on	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		the lot must be in accordance with the Forest Management Plans, as approved by the Director of Planning and Building Inspection. <b>(Planning and Building Inspection Department)</b>				
8.	2. (IS No. 4.3)	<b>PBD032(A) - TREE PROTECTION</b> All trees located within the construction zone of the new residence shall be protected from accidental damage during construction. The following specific measures shall be implemented: 1) Avoid compaction of soil or the placement of additional soil under the drip lines and against the base of the trunks, and avoiding an increase in soil dept at the feeding zone or drip line of the retained trees; 2) wrap trunks with protective materials; <b>(Planning and Building Inspection Department)</b>	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
9.		<b>PB – NON STANDARD LANGUAGE</b> Avoid compaction of soil under the drip lines of the remaining Monterey Pines on the property.	Avoid compaction of soil or the placement of additional soil under the drip lines and against the base of the trunks, and avoiding an increase in soil dept at the feeding zone or drip line of the retained trees.			
10.		<b>PB- BIOLOGICAL RESOURCE PROTECTION</b> If any black legless lizards are found during construction, the California Department of Fish and Game or a qualified biologist should be contacted for relocation. Construction workers should be informed of the appearance and significance of these reptiles and instructed to save and report any specimens encountered.	A qualified biologist shall monitor pre-grading and grading activities to determine potential presence of the black legless lizard on the property. The biologist shall provide a statement certifying results of monitoring.	Owner	During grading	

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11.		<b>PB- BIOLOGICAL RESOURCE PROTECTION</b> The Monterey Pine trees removed shall be replaced on a 2:1 ratio (total replacement of 4 trees) with 5 gallon size Monterey Pines in an area recommended by the foresters. <b>(Planning and Building Inspection Department)</b>	Tree replacement per recommendation.	Owner	Prior to occupancy.	
12.	3. (IS No. 4.2 & 5.1)	<b>PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b> At least three weeks prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. Payment of a landscape plan review fee is required at the time of submittal of the landscape plan. The plan shall include a revegetation plan to incorporate the recommendations contained within the Biological Report and Spring check both prepared by Ed Mercurio, dated August 7, 1998, May 16, 1999, and December 6, 1999. The plan should emphasize drought tolerant native plants and include Silver bush lupine, Tree lupine and Mock heather to improve habitat for the black legless lizard. The landscaping plan shall be in sufficient detail to identify the location, specie and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate for the cost of installation. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. <b>(Planning and Building Inspection Department)</b>	Submit landscape plans and contractor's estimate to PBI for review and approval.  All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
				Owner/ Applicant	Ongoing	

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13.	4. (IS Nos. 1.4, 5.3)	A Scenic and Conservation Easement shall be granted to the County of Monterey for areas of visual sensitivity and archaeological areas in the northerly portions of the two lots. The easement shall be submitted to and approved by the Director of the Planning and Building Inspection Department.				
14.	5. (IS No. 5.1)	<b>PB- ARCHAEOLOGICAL MONITORING</b> An archaeological monitor to be on-site during any ground disturbing activities related to grading/construction, as recommended in the Archaeological Update Report, prepared by Archaeological Consulting dated February 18, 1999. Ground disturbing activities shall include trenching, grading and construction of new foundation. Review and approval of said contract between the applicant and archaeological monitor shall be provided to the Director of Planning and Building Inspection. <b>(Planning and Building Inspection Department)</b>	Applicant to hire an archaeological monitor and provide assurances that the monitor will be present during initial grading of the site.		Prior to issuance of a grading permit.	
15.		<b>FIRE008 - GATES</b> 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. <b>(Pebble Beach Community Services District Fire Department)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection.	Applicant or owner	Prior to final building inspection.	

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16.		<p><b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b></p> <p>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. <b>(Pebble Beach Community Services District Fire Department)</b></p>	<p>Applicant shall enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. rough sprinkler inspection.</p>	Applicant or owner	Prior to framing inspection	
17.		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b></p> <p>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</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of building permit.	

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		and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District Fire Department)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
	6. (IS No. 6.3)	<b>WR0001 DRAINAGE PLAN (WR)</b> A drainage plan shall be prepared by a registered civil engineer or architect incorporating the recommendations in the Geotechnical Investigation for the Lapham Residence (PLN980336), prepared by Reynolds Associates Geotechnical & Civil Engineers, dated 23 November, 1998, ( <b>Water Resources Agency</b> ).	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
18.		<b>WR0043 – WATER AVAILABILITY CERTIFICATION (WR)</b> Prior to the issuance of a building permit, the applicant shall obtain from the Monterey County Water Resources Agency (MCWRA), proof of water availability on the property, in the faun of an approved Water Release Form. ( <b>Water Resources Agency</b> )	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
19.		<b>WR0040 WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3539 of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction include, but are not	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspect-ion/ occupancy	

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		<p>limited to:</p> <ol style="list-style-type: none"> <li>All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.5 gallons; all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</li> <li>Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.</li> </ol> <p><b>(Water Resources Agency)</b></p>				
	7. (IS No. 1.3)	<p><b>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>The applicant shall submit and exterior lighting plan for the property and proposed structures subject to the approval by the Director of Planning and Building inspection. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type and wattage of all exterior fixtures and include catalog sheet for all fixtures. All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed and located so than only the intended area is illuminated and off-site glare is fully controlled.</p> <p><b>(Planning and Building Inspection)</b></p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
	8. (IS No. 5.2)	<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b></p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and	Owner/ Applicant/ Archaeologist	Ongoing	

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		archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(Planning and Building Inspection)</b>	the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.			
20.		<b>PBD014 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject property between October 15 and April 15 unless authorized by the Director of Planning And Building Inspection. <b>(Planning and Building Inspection)</b>	Comply with grading code regulations.	Owner/ Applicant	During grading activities	
	9. (IS No. 6.2)	<b>PB – NON STANDARD LANGUAGE</b> Project foundations must be constructed in accordance with the recommendations of the Geotechnical Report. <b>(Planning and Building Inspection)</b>	Provide certification from the geotechnical consultant that the foundations have been constructed per the report.	Owner	Prior to framing inspection.	
21.		<b>PBD040 – HEIGHT VERIFICATION</b> The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. <b>(Planning and Building Inspection)</b>	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection	Owner/ Applicant	Prior to Issuance of Grading or Building Permits	
22.		<b>PBD034 - UTILITIES – UNDERGROUND</b> New utility and service lines shall be placed underground for subdivision Improvements and for future single family residences on the new lots. <b>(Planning and Building Inspection Department)</b>	None	Applicant/ Owner	Ongoing	

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23.		<p><b>PB – COLORS AND MATERIALS</b></p> <p>The colors and materials of the proposed single-family dwelling shall be the colors as contained in the project file. Any change in materials or color shall require a Design Approval. <b>(Planning and Building Inspection)</b></p>	Adhere to the approved colors	Owner	Ongoing	
24.		<p><b>PB- LANDSCAPE MAINTENANCE</b></p> <p>All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant materials shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(Planning and Building Inspection Department)</b></p>	Maintain landscaping.	Owner	Ongoing	
	11. (IS no. 4.1)	<p><b>PB – NON STANDARD LANGUAGE</b></p> <p>Prior to removal of the three Monterey Pine trees, the applicant shall undertake the following measures to respond to the pine pitch canker epidemic:</p> <ul style="list-style-type: none"> <li>a) A registered professional forester (RPF) shall be present on-site prior to and during the initiation of site grading and tree removal.</li> <li>b) Under the supervision of the RPF, any natural pine seedlings without pitch canker symptoms that occur within the construction area shall be transplanted prior to commencement of clearing or grading activities. Successfully transplanted seedlings may be used to meet the pine tree replacement obligations.</li> <li>c) After the pine tree identified for removal is felled, the RPF shall inspect the tree for signs of pitch canker disease.</li> </ul> <p>In the case of each symptom-free (if any), at least three mature pine cones shall be selected, removed and documented as to species, location and date. All available seed shall be extracted from the cones and then stored and conserved in a manner acceptable to the California</p>	<p>Arrange for registered professional forester to be present on-site prior to and during initiation of tree removal and grading.</p> <p>Provide statement from forester indicating that measures required prior to and during grading have been complied with and any measures carried out.</p>	Owner	Prior to any tree removal and any grading.	

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		<p>Department of Forestry (CDF) or California Department of Fish and Game (CDFG), The extracted seed, or other form derived from it (for example, grown seedling, cutting hedge, etc.) as appropriate, shall be retained in a protected facility until CDF and CDFG agree that such retention is no longer necessary with respect to the pitch canker epidemic. The applicant shall cover the cost of such storage, if any, until a public or other approved program has been establish to accept such genetic materials.</p> <p><b>(Planning and Building Inspection Department)</b></p>				