

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> May 8, 2013	<b>Time:</b> 9:00 a.m.	<b>Agenda Item No.:</b> 1
<b>Project Description:</b> Zoning Reclassification to reclassify a 35.3 acre parcel from the "OR-D (CZ)" [Open Space Recreation with a Design Control Overlay within the Coastal Zone] zoning classification to the "OR-D-HR (CZ)" [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone] zoning classification.		
<b>Project Location:</b> 3150 Seventeen Mile Drive, Pebble Beach	<b>APN:</b> 008-271-006-000	
<b>Planning File Number:</b> PLN130248	<b>Owner:</b> Cypress Point Club <b>Agent:</b> Eric Miller Architects	
<b>Planning Area:</b> Del Monte Forest Land Use Plan	<b>Flagged and staked:</b> No	
<b>Zoning Designation:</b> : OR-D (CZ) "Open Space Recreation with a Design Control Overlay within the Coastal Zone"		
<b>CEQA Action:</b> Categorically Exempt per Section 15308		
<b>Department:</b> RMA - Planning Department		

**RECOMMENDATION:**

Staff recommends that the Planning Commission adopt a resolution (**Exhibit A**) recommending that the Board of Supervisors adopt an ordinance to amend Section 20.08.060 of Title 20 (Coastal Zoning Ordinance) of the Monterey County Code to reclassify a 35.3 acre parcel from the "OR-D (CZ)" zoning classification [Open Space Recreation with a Design Control Overlay within the Coastal Zone] to the "OR-D-HR (CZ)" zoning classification [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone].

**PROJECT OVERVIEW:**

On August 29, 2012, the Monterey County Planning Commission approved a Combined Development Permit (Resolution No. 12-037) consisting of a Coastal Development Permit for development within 750 feet of known archaeological resources and a Coastal Development Permit for additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. Condition No. 11 in Resolution No. 12-037 required the applicant to request a rezoning of the parcel to add the "HR" [Historic Resources Overlay] designation to the existing zoning of the parcel in order to protect the archaeological resources found on the project site. The applicant submitted the request on March 15, 2013. This rezoning is required by Monterey County Code, Section 20.147.080.C.3.b which requires that development on parcels with an archaeological site to be subject to a condition of approval requiring the applicant to "request a rezoning of the parcel to add an "HR" (Historical or Archaeological Resources) zoning district to the existing zoning of the parcel." That section provides that the rezoning shall not necessitate an amendment to the Land Use Plan or to Chapter 20.147 (Coastal Implementation Plan, Part 5: Regulations for Development in the Del Monte Forest Land Use Plan).

**CEQA:**

A Mitigated Negative Declaration was adopted by the Planning Commission for the approval of the project. The proposed rezoning is exempt per CEQA Guidelines Section 15308 which exempts actions by regulatory agencies for the protection of the environment where the regulatory process involves procedures for protection of the environment.

  
 \_\_\_\_\_  
 Dan Lister – Assistant Planner  
 (831) 759-6617, [listerdm@co.monterey.ca.us](mailto:listerdm@co.monterey.ca.us)  
 April 4, 2013

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Service District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Wanda Hickman, Planning Services Manager; Dan Lister, Project Planner; Carol Allen, Senior Secretary; Cypress Point Club, Owner; Eric Miller Architect, Agent; The Open Monterey Project; LandWatch; Planning File PLN130248.

Attachments: Exhibit A Draft Planning Commission Resolution  
• Attachment A – Draft Ordinance with Exhibit 1 (Zoning Map)  
Exhibit B Vicinity Map  
Exhibit C Planning Commission Resolution No. 12-037 (PLN110380)

This report was reviewed by Luis Osorio, Senior Planner



**EXHIBIT A**  
**DRAFT PLANNING COMMISSION RESOLUTION**  
**- ATTACHMENT A – DRAFT ORDINANCE WITH**  
**EXHIBIT 1 (ZONING MAP)**

## EXHIBIT A

### Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

**Cypress Point Club (PLN130248)**

**RESOLUTION NO. \_\_\_\_\_**

Resolution of the Monterey County Planning Commission recommending that the Board of Supervisors adopt an ordinance to amend Section 20.08.060 of Title 20 (Coastal Zoning Ordinance) of the Monterey County Code to reclassify a 35.3 acre parcel from the "OR-D (CZ)" zoning classification [Open Space Recreation with a Design Control Overlay within the Coastal Zone] to the "OR-D-HR (CZ)" zoning classification [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone].  
[PLN130248, Cypress Point Club, 3150 Seventeen Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-271-006-000)]

**The amendment to Sections 20-10 and 20-16 and of the Monterey County Sectional District Maps (Coastal Implementation Plan) to add the "HR" zoning overlay district to the subject parcel came on for public hearing before the Monterey County Planning Commission on May 8, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission recommends that the Monterey County Board of Supervisors approve the following amendment with reference to the following facts:**

#### RECITAL

1. On August 29, 2012, the Monterey County Planning Commission approved a Combined Development Permit (Resolution No. 12-037) consisting of a Coastal Development Permit for development within 750 feet of known archaeological resources and a Coastal Development Permit for additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. Condition No. 11 in Resolution No. 12-037 required the applicant to request a rezoning of the parcel to add the "HR" [Historic Resources] zoning overlay to the existing zoning of the parcel in order to protect the archaeological resources found on the project site.
2. The proposed zoning ordinance would reclassify the subject 35.3 acre parcel from the "OR-D (CZ)" zoning classification [Open Space Recreation with a Design Control Overlay within the Coastal Zone] to the "OR-D-HR (CZ)" zoning classification [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone].
3. The subject parcel is located at 3150 Seventeen Mile Drive, Pebble Beach, (APN: 008-271-006-000), in the unincorporated area of Monterey County.

4. Monterey County Code, Section 20.147.080.C.3.b requires that development of a parcel with a known archaeological site be subject to a condition of approval requiring the applicant to request a rezoning of the parcel to add an “HR” [Historic Resources] zoning overlay to the existing zoning of the parcel. Condition No. 11 in Resolution No 12-037 required the applicant to request a rezoning of the parcel to the “OR-D-HR (CZ)” zoning classification [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone] in order to protect the archaeological resources found on the project site. The request was made by Cypress Point Club on March 15, 2013. The rezoning does not necessitate an amendment to the Land Use Plan or to Chapter 20.147 (Coastal Implementation Plan, Part 5 – Regulations for Development in the Del Monte Forest Land Use Plan Area).
5. The proposed rezoning is exempt per CEQA Guidelines Section 15308 which exempts actions by regulatory agencies for the protection of the environment where the regulatory process involves procedures for protection of the environment.
6. Section 20.08.060 of the Monterey County Coastal Implementation Plan – Part 1 (CIP) references sectional district maps that reflect the Zoning Plan. Sections 20-10 and 20-16 of the Sectional District Maps of the Monterey County Zoning Plan provide a graphic representation of the zoning designations in this portion of the planning area.
7. Pursuant to Public Resources Code sections 30000 et seq., the County may amend the adopted Local Coastal Program provided the County follows certain procedures, including that the County Planning Commission hold a noticed public hearing and make a written recommendation to the Board of Supervisors on the proposed amendment of the CIP portion of the Local Coastal Program (LCP). The proposed change to amend the CIP, reclassify the subject parcel and apply “OR-D-HR” zoning designation over the parcel is consistent with the adopted Land Use Plan (LUP).
8. On May 8, 2013, the Monterey County Planning Commission held a duly noticed public hearing to consider and make recommendations to the Board of Supervisors regarding the proposed Zoning Ordinance. At least 10 days before the first public hearing date, notices of the hearing before the Planning Commission were published in the Monterey County Weekly and were also posted on and near the property and mailed to the property owners within 300 feet of the subject property.
9. The proposed Zoning Ordinance is attached to this as **Attachment A** and is incorporated herein by reference. The ordinance would amend Sections 20-10 and 20-16 of the Sectional District Maps of Section 20.08.060 of Title 20 of the Monterey County Code to apply the “HR” [Historic Resources] zoning overlay to the existing “OR-D (CZ)” zoning classification of the parcel.
10. Monterey County Coastal Implementation Plan – Part 1, Section 20.94.042 states that zoning designation reclassifications constituting an amendment to this Title and initiated for the purpose of preserving or enhancing the coastal resources including adding any “B”, “A”, “HR”, or “Z” overlay zoning designations shall not be require certification by the California Coastal Commission.

**DECISION**

1. **NOW, THEREFORE**, the Planning Commission of the County of Monterey, State of California, hereby recommend that the Board of Supervisors adopt an ordinance to amend Section 20.08.060 Title 20 (Monterey County Coastal Implementation Plan of the Monterey County Code to rezone a 35.3 acre parcel from the "OR-D (CZ)" zoning classification [Open Space Recreation with a Design Control Overlay within the Coastal Zone] to the "OR-D-HR (CZ)" zoning classification [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone], as shown on **Exhibit 1** of **Attachment A**. The parcel is located at 3150 Seventeen Mile Drive, Pebble Beach (APN: 008-271-006-000).

**PASSED AND ADOPTED** this 8th day of May, 2013 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Mike Novo, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

**ATTACHMENT A  
DRAFT ORDINANCE TO AMEND COUNTY CODE**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING SECTION 20.08.060 OF TITLE 20 (MONTEREY COUNTY COASTAL IMPLEMENTATION PLAN) OF THE MONTEREY COUNTY CODE TO AMEND THE ZONING CLASSIFICATION OF CERTAIN PROPERTY IN THE COUNTY OF MONTEREY.

**County Counsel Summary**

*This ordinance amends Sections 20-10 and 20-16 of the Sectional District Maps of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code to rezone a 35.3 acre parcel located at 3150 Seventeen Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000) from the "OR-D (CZ)" [Open Space Recreation with a Design Control Overlay within the Coastal Zone] zoning classification to the "OR-D-HR (CZ)" [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone] zoning classification.*

The Board of Supervisors of the County of Monterey ordains as follows:

**SECTION 1. ZONING DISTRICT MAP.** Sections 20-10 and 20-16 of the Sectional District Maps of Section 20.08.060 of the Monterey County Code are hereby amended to change the zoning of a 35.3 acre parcel located at 3150 Seventeen Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000) from the "OR-D (CZ)" [Open Space Recreation with a Design Control Overlay within the Coastal Zone] zoning classification to the "OR-D-HR (CZ)" [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone] zoning classification, as shown on the map attached hereto as Exhibit 1 and incorporated herein by reference.

**SECTION 2. FINDINGS.** On August 29, 2012, the Monterey County Planning Commission approved a Combined Development Permit (Planning Commission Resolution No. 12-037) consisting of a Coastal Development Permit for development within 750 feet of known archaeological resources and a Coastal Development Permit for additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. In accordance with Section 20.147.080.C.3 (b) of the Monterey County Code, Condition No. 11 in Resolution No. 12-037 required the applicant to request a rezoning of the parcel to add the "HR" [Historic Resources] zoning overlay to the existing zoning of the parcel in order to protect the archaeological resources found on the project site.

**SECTION 3. COASTAL COMMISSION CERTIFICATION.** Certification by the California Coastal Commission of this rezoning is not required. Section 20.94.042 of the Monterey County Code provides that zoning designation reclassifications constituting an amendment to Title 20 and initiated for the purpose of preserving or enhancing the coastal resources including adding any "B", "A", "HR", or "Z" overlay zoning designation do not require certification by the California Coastal Commission.

**SECTION 4. SEVERABILITY.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it has passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall become effective on the 31<sup>st</sup> day following its adoption.

**PASSED AND ADOPTED** on this \_\_\_\_ day of \_\_\_\_\_, 2013, by the following vote:

AYES: Supervisors  
NOES:  
ABSENT:  
ABSTAIN:

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Chair, Monterey County Board of Supervisors

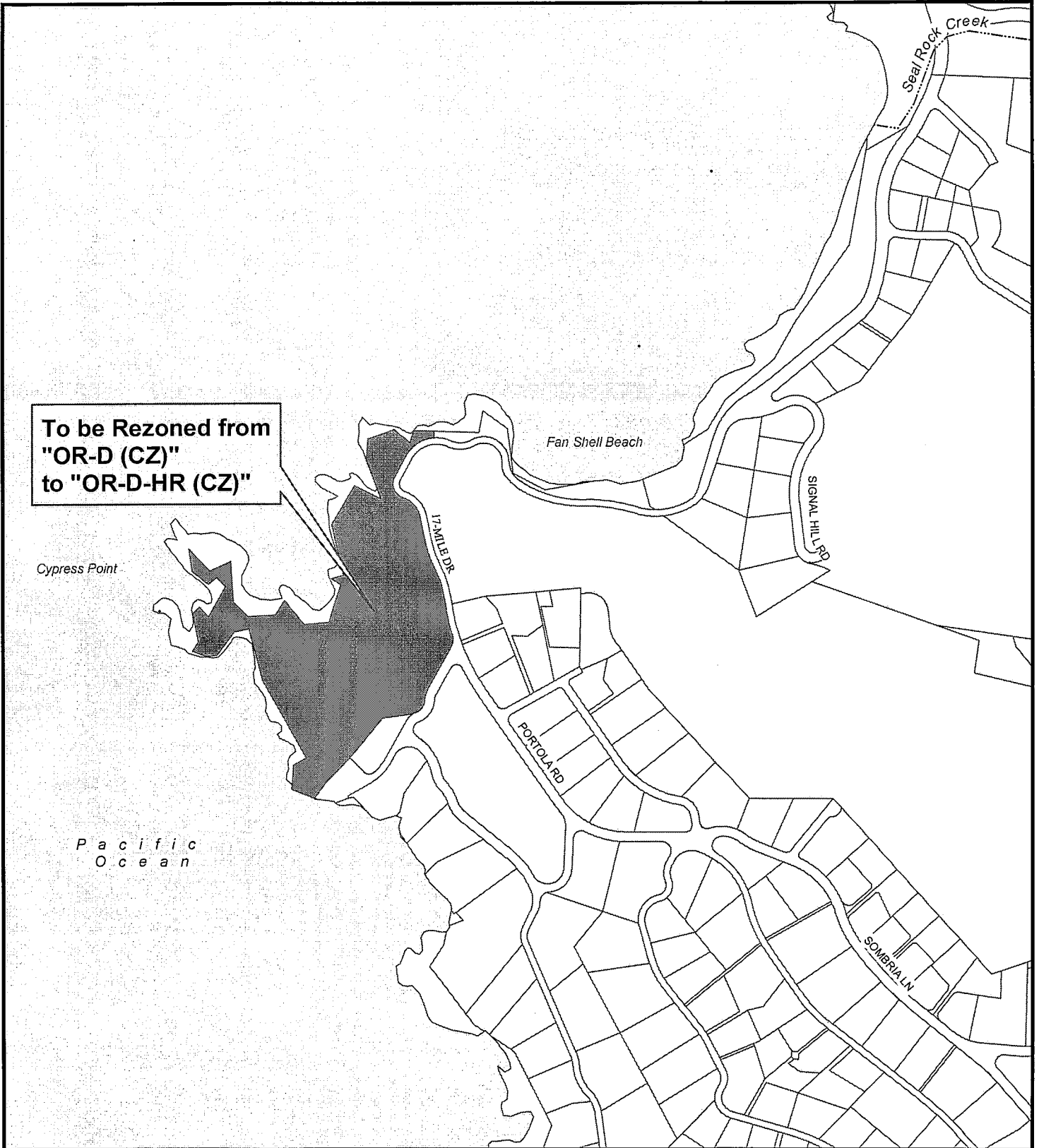
A T T E S T:

GAIL T. BORKOWSKI,  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM
WENDY S. STRIMLING Senior Deputy County Counsel

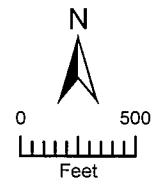




PROPOSED REZONING OF SECTIONS 20-10 & 20-16

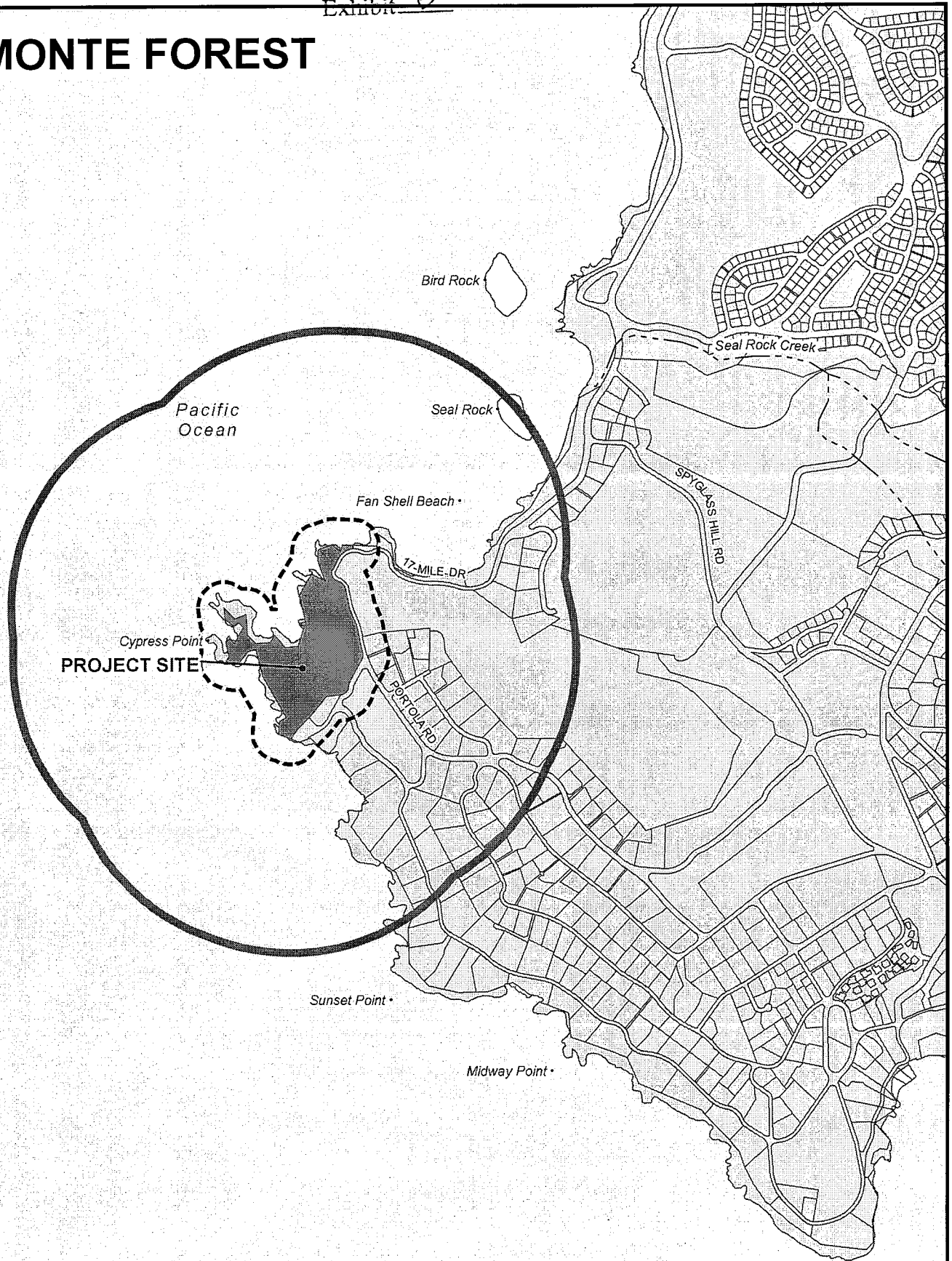
APN: 008-271-006-000

FILE # PLN130248, CYPRESS POINT CLUB



**EXHIBIT B**  
**VICINITY MAP**





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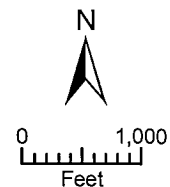


APPLICANT: CYPRESS POINT CLUB

APN: 008-271-006-000

FILE # PLN130248

 2500' Limit 
  300' Limit 
  Water 
  City Limits



PLANNER: LISTER

**EXHIBIT C**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 12-037 (PLN110380)**

**Before the Planning Commission in and for the  
County of Monterey, State of California**

In the matter of the application of:  
**CYPRESS POINT CLUB (PLN110380)**  
**RESOLUTION NO. 12-037**

Resolution by the Monterey County Planning  
Commission:

- 1) Adopting a Mitigated Negative Declaration;
- 2) Approving a Combined Development Permit consisting of 1) a Coastal Development Permit to allow the structural additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. The additions and alterations proposed to the clubhouse include a 712 square foot attached garage, enclosure of a 46 square foot porch/entry, new 712 square foot open patio expansion, remodel of existing office area into a library, remodel of the terrace dining room area by removing the existing sliding doors and replacing the doors with full height glass, and ~~remodel the existing caretaker's quarter, wine room, and garages into a larger wine and liquor room, storage room, and garages.~~ The additions and alterations proposed to the pro-shop include a 110 square foot expansion of the existing caddy lounge which is to be remodeled into offices/lounge area, a 500 square foot sub-level addition for the new caddy lounge with associated grading (90 cubic yards cut, 0 cubic yards fill), and remodel of the existing men's locker room, pro-shop and stock room; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological site; 3) Coastal Waiver to allow the removal of two hazardous landmark Cypress trees; and 4) Design Approval; and
- 3) Adopting a Mitigation Monitoring and Reporting Program.

PLN110380, Cypress Point Club, 3150 Seventeen Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-271-006-000)

**The Combined Development Permit application (PLN110380) came on for public hearing before the Monterey County Planning Commission on August 29, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

## FINDINGS

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

**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (2012);
- Monterey County Coastal Implementation Plan Part 5;
- Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) The property is located at 3150 Seventeen Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), Del Monte Forest Land Use Plan. The parcel is zoned OR-D (CZ) "Open Space Recreation with a Design Control Overlay within the Coastal Zone", which allows golf course and associated structures and uses (20.38.050.B Monterey County Zoning Ordinance, Title 20). Therefore, the project is an allowed land use for this site.

c) The project planner conducted a site inspection on August 17, 2011 to verify that the project on the subject parcel conforms to the plans listed above.

d) Pursuant to Figure 8 of the Del Monte Forest Land Use Plan, the Cypress Point Club has two points of interest and public access areas on their property: Fanshell Overlook and Cypress Point Lookout. Crocker Grove and 17-Mile Drive are located near the Cypress Point Club property. The Cypress Point clubhouse and pro-shop are only accessible to members, so the project is not required to provide an Access Management Plan for public access (20.147.130.4.1, Del Monte Forest Land Use Plan). The existing points of interest and public access on and surround the property will not be altered or impacted by the project.

e) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because project required CEQA review (Mitigated Negative Declaration). On April 5, 2012, the LUAC unanimously recommended approval.

f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110380.

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

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach

Community Services District Fire Protection District, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Tree Resources, Archaeological Resources, and Historical Resources. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
  - "Tree Resources Assessment" (LIB120116) prepared by Frank Ono, Pacific Grove, CA, December 8, 2011.
  - "Preliminary Archaeological Assessment and Mitigation Plan for Four Proposed Building Addition Areas at the Cypress Point Golf Clubhouse, Pebble Beach, Monterey County, California" (LIB120118) prepared by Archaeological Consulting, Salinas, CA, September 29, 2011 and June 13, 2012.
  - "Phase II Historical Assessment" (LIB120117) prepared by Kent Seavey, Pacific Grove, CA, February 3, 2012.
- c) Staff conducted a site inspection on August 17, 2011 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 the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110380.

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

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning Department, Pebble Beach Community Services District Fire Protection District, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities are already provided. The country club and pro-shop are currently receiving services from Cal-Am and Pebble Beach Community Services District. The additions and modifications proposed will not impact the current services.
  - c) Preceding findings and supporting evidence for PLN110380.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any

other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on August 17, 2011 and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110380.

5. **FINDING:** **CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the Monterey County Planning Commission, there is substantial evidence that the proposed project as designed, conditioned and mitigated, will not have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
  - b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN110380).
  - c) The Initial Study identified a potentially significant effect to cultural resources, but the applicant has agreed to proposed mitigation measures that mitigate the effects to a point where clearly no significant effects would occur. The Initial Study is on file in the RMA-Planning Department and is hereby incorporated by reference (PLN110380).
  - d) A Condition Compliance and Mitigation Monitoring and/or Reporting Plan have been prepared in accordance with Monterey County regulations and are designed to ensure compliance during project implementation and are hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval.
  - e) The Mitigated Negative Declaration ("MND") for PLN110380 was prepared in accordance with CEQA and circulated for public review from July 13, 2012 through August 13, 2012 (SCH#: 2012071055).
  - f) Issues that were analyzed in the Mitigated Negative Declaration include: biological resources and cultural resources.
  - g) Cultural Resources (Historical): Pursuant to the Historical Assessment prepared by Kent Seavey, the clubhouse is significant under Criterion 1 of the California Register of Historical Resources (CRHR) for its association with the exclusive recreational resort community of Pebble Beach, "the Rivera of California", established by Samuel F. B. Morse and his Del Monte Properties Company after 1916. It is also significant under Criterion 3, in the area of architecture as an excellent example of Spanish Colonial Revival commercial design. Its significance is at the



state level owing to the importance of its primary architect, George Washington Smith (1876-1930). The assessment finds the project consistent with the Secretary's Standards for Rehabilitation in that all proposed changes are reversible and that the minimal nature of the addition will not impact the significance of the clubhouse and pro-shop (Standard No. 6 and 10 of the Secretary's Standards for Rehabilitation). No mitigation measures are required.

- h) Cultural Resource (Archaeological): According to an Archaeological Survey conducted by Gary Breschini and Mary Doane of Archaeological Consulting, the existing clubhouse and pro-shop is located within a known archaeological site and have the potential to impact significant cultural resources if mitigation measures are not applied. Pursuant to the assessment, the project site is located one kilometer from at least twelve recorded archaeological sites including CA-MNT-1256, which covers the project area. Based upon background research and field assessment, the project area contains evidence of significant cultural resources in all of the proposed project impact area. To reduce impacts to a level less-than significant, mitigation monitoring recommended include on-site monitoring and excavating techniques to ensure all resources found can be properly inventoried and reported (See Mitigation Measure MMRP001 (Condition No. 12) for mitigation language and actions).
- i) Biology Resource (Trees): According to an arborist report prepared by Frank Ono, two Monterey Cypress trees near the existing pro-shop have been determined as extremely hazardous and should be removed prior to the construction of the new caddy lounge which is located near to the two landmark According to Figure 2A of the Del Monte Forest Land Use Plan, the project site is located within an identified indigenous Monterey Cypress habitat. Policy 26 within the same land use plan identifies the Cypress Point Club within the Monterey Cypress habitat and restricted uses. The report prepared by Frank Ono found that the two landmark Cypress trees have "previously failed" and "were retained as standing snags to benefit surrounding wildlife...unfortunately, the (snags) have now degraded physically and located immediately adjacent to high human use congregation areas." The report recommends replanting near the general area of the removed trees on a 2:1 basis (5-gallon or larger). The report identifies the two trees being a substantial distance away from what could be considered an indigenous Monterey Cypress forest, so no customized removal and replacement process/best management practices is required. As a standard condition of approval, tree replacement measures recommended by the arborist have been applied. Standard tree protection measures have also been applied as a condition of approval by the Planning Department to ensure protection of existing trees near construction activities (if any) until construction has ceased. Based on the hazardous nature of the trees and the locations of the tree snags within the developed area of the Cypress Point Club just outside the dense Cypress habitat, the requirement for a Coastal Development Permit can be waived (20.147.050.A 3 Coastal Implementation Plan, Part 5).
- j) Evidence that has been received and considered includes: the

application, technical studies/reports (see *Finding 2/Site Suitability*), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN110380) and are hereby incorporated herein by reference.

- k) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game (DFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).
- l) No comments from the public were received.
- m) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

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

**EVIDENCE:** a) Pursuant to Figure 8 of the Del Monte Forest Land Use Plan, the Cypress Point Club has two points of interest and public access areas on their property: Fanshell Overlook and Cypress Point Lookout. Crocker Grove and 17-Mile Drive are located near the Cypress Point Club property. The Cypress Point clubhouse and pro-shop are only accessible to members, so the project is not required to provide an Access Management Plan for public access (20.147.130.4.1 Del Monte Forest Land Use Plan). The existing points of interest and public access on and surround the property will not be altered or impacted by the project.

7. **FINDING:** **TREE REMOVAL – COASTAL** The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Plan and the associated Coastal Implementation Plan, Part 5.

**EVIDENCE:** a) The project includes application for the removal of two hazardous Cypress trees. In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Coastal Implementation Plan, Part 5, a Coastal Waiver is required and the authority to grant said permit has been met.

b) Pursuant to 20.147.050.A 3 Coastal Implementation Plan, Part 5, hazardous trees may be removed without a Coastal Development Permit. The two Monterey Cypress trees are dead and are considerable weak. The trees are located a highly used pathway near the existing pro-

- shop.
- c) Figure 2a within the Del Monte Forest Land Use Plan (DMF) identify the project site as being within an area of indigenous Monterey Cypress Habitat which is a protected environmentally sensitive habitat (Policy 20, DMF). Based on staff review and tree assessment prepared by Frank Ono on December 8, 2011 (LIB120116), the locations of the two hazardous Monterey Cypress trees are within the developed area of the Cypress Point Club property. The trees have been dead for a long time, left as snags. The snags are weak and present a hazard.
  - d) Measures for tree protection during construction have been incorporated as conditions of approval and include tree protection and replacement tree standards.
  - e) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible, consistent with Section 20.147.050.C.4 and 20.147.040.D(b) of the Monterey County Coastal Implementation Plan, Part 5. The dead trees are located near the existing pro-shop. Though the construction of the proposed pro-shop will not impact the trees, the two dead Cypress snags are structurally very weak and may create a safety risk to visitors to the club.
  - f) The removal will not involve a risk of adverse environmental impacts. The Cypress snags are located within the developed portion of the property just outside of the Cypress forest habitat. Based on the trees being located in a developed area and the weak condition of the snags, the dead trees are considered non-contributing to the adjacent Monterey Cypress forest.
  - g) Staff conducted a site inspection on August 17, 2011 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
  - h) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110380.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance (Board of Supervisors).
  - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the project site is located between sea and the first public road.

### DECISION


**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

1. Adopt a Mitigated Negative Declaration;
2. Approve a Combined Development Permit consisting of 1) a Coastal Development Permit to allow the structural additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. The additions and alterations proposed to the clubhouse

include a 712 square foot attached garage, enclosure of a 46 square foot porch/entry, new 712 square foot open patio expansion, remodel of existing office area into a library, remodel of the terrace dining room area by removing the existing sliding doors and replacing the doors with full height glass, and remodel the existing caretaker's quarter, wine room, and garages into a larger wine and liquor room, storage room, and garages. The additions and alterations proposed to the pro-shop include a 110 square foot expansion of the existing caddy lounge which is to be remodeled into offices/lounge area, a 500 square foot sub-level addition for the new caddy lounge with associated grading (90 cubic yards cut, 0 cubic yards fill), and remodel of the existing men's locker room, pro-shop and stock room; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological site; 3) Coastal Waiver to allow the removal of two hazardous landmark Cypress trees; and 4) Design Approval, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference; and 3. Adopt the attached Mitigation Monitoring and Reporting Program.

**PASSED AND ADOPTED** this 29<sup>th</sup> day of August, 2012 upon motion of Commissioner Padilla, seconded by Commissioner Vandevere, by the following vote:

- AYES: Brown, Vandevere, Getzelman, Rochester, Roberts, Mendez, Diehl, Padilla, Hert
- NOES: None
- ABSENT: Salazar
- ABSTAIN: None

  
Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **SEP 07 2012**

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 **SEP 17 2012**

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

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

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

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

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

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

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

PLN110380

**1. PD001 - SPECIFIC USES ONLY**

**Responsible Department:** Planning Department

**Condition/Mitigation  
Monitoring Measure:**

This Combined Development Permit (PLN110380) consisting of 1) a Coastal Development Permit to allow the structural additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. The additions and alterations proposed to the clubhouse include a 712 square foot attached garage, enclosure of a 46 square foot porch/entry, new 712 square foot open patio expansion, remodel of existing office area into a library, remodel of the terrace dining room area by removing the existing sliding doors and replacing the doors with full height glass, and remodel the existing caretaker's quarter, wine room, and garages into a larger wine and liquor room, storage room, and garages. The additions and alterations proposed to the pro-shop include a 110 square foot expansion of the existing caddy lounge which is to be remodeled into offices/lounge area, a 500 square foot sub-level addition for the new caddy lounge with associated grading (90 cubic yards cut, 0 cubic yards fill), and remodel of the existing men's locker room, pro-shop and stock room; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological site; 3) Coastal Waiver to allow the removal of two hazardous landmark Cypress trees; and 4) Design Approval. The property is located at 3150 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), Del Monte Forest Land Use Plan. This permit was approved 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 the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)

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

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a notice which states: "A permit (Resolution 12-037) was approved by the Planning Commission for Assessor's Parcel Number 008-271-006-000 on 8/29/2012. The permit was granted subject to 17 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

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

## 3. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

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

**4. PD032(A) - PERMIT EXPIRATION**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on August 29, 2015 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

**5. PD005 - FISH & GAME FEE NEG DEC/EIR**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.  
  
If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

**6. PD006 - MITIGATION MONITORING**

**Responsible Department:** Planning Department

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

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

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



## 7. PD010 - EROSION CONTROL PLAN

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services.  
(RMA - Planning Department and RMA - Building Services Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.

## 8. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Trees which are located close to construction site(s) (if any) 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 RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)

**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 the RMA - Planning Department 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 the RMA-Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

9. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** As recommended within a tree assessment (LIB120116) prepared by Frank Ono on December 8, 2011, prior to building permit final, the applicant shall replace each tree approved for removal as follows:  
- Replacement ratio: 2:1; 5-gallon or larger. Replacement tree(s) shall be located within the same general location as the tree being removed.

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall submit evidence of tree replacement to the RMA-Planning Department for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

**10. MMRP001 - CULTURAL RESOURCES (MITIGATION MEASURES)**

**Responsible Department:** Planning Department

**Condition/Mitigation  
Monitoring Measure:**

The mitigation data recovery delineated below will satisfy the requirements of CEQA to reduce project impacts to a less than significant level (as recommend within, "Preliminary Archaeological Assessment and Mitigation Plan for Four Proposed Building Addition Areas at the Cypress Point Golf Clubhouse, Pebble Beach, Monterey County, California" (LIB120118) prepared by Archaeological Consulting, Salinas, CA, September 29, 2011 and June 13, 2012):

- On-site monitoring: A qualified archaeological monitor shall be present during all construction activities where ground disturbance will occur.
- Garage, patio, trees, and porch locations: Excavated soil should be screened through 1/8 inch mesh for data recovery. All material remaining on the screen shall be recovered and returned to the lab for cleaning, sorting and analyzed for significance.
- Caddy lounge location: Excavation will start with controlled scraping using a backhoe to establish two trenches. Soil will be removed in 10cm increments and screened through 1/4 inch mesh. Trench exposure will establish two vertical sidewalls to examine midden deposit. Once treches are completed, hand excavation units will excavate in 10cm increments and screned through 1/8 inch mesh. Once hand excavation units are completed, additional backhoe excavation and screening will be undertaken to locate more features and complete the 50% recovery required. All materials remaining in screens will be returned to the lab for processing.
- Human remains: If, at any time, human remains are discovered, the monitor shall halt work within 50 meters of the find and contact the Monterey County Coroner. If remains are likely Native American, the coroner will notify the Native American Heritage Commission (NAHC), as required by law. The NAHC designated Most-Likely-Desscendant (MLD) will provide recommednations for treatment of remains.
- Material processing and reporting: All recovered material will be washed, clean, dried, and sorted. All artifacts will be catalogued. Once completed, a Preliminary Archaeological Report will be prepared containing a brief description of methodology, field findings and management recommendations.
- Final report: A Final Technical Report will be prepared approximately one year from the feildwork completion date. and submitted to the Regional Information Center at Sonoma State University.
- Recovered material: All mcultural materials will be processed and curated at a suitable research facility. No artifacts will be turned over to Native American Groups or other special interests unless required under the provisions of the Public Resources Code.

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

- a) Prior to Construction permit issuance, the owner/applicant must provide evidence that a County-approved archaeoplogical consultant has been contracted to monitor all ground disturbance activities.
- b) During construction activities, after all ground disturbance activities have been completed, the archaeological consultant shall provide a preliminary archaeoigcal report identifying that mitigation measures were followed, a brief description of methodology, field findings and management recommendations.
- c) One year from the date the preliminary archaeological report was prepared, the archaeological consultant must shall provide a final technical report identifying archaeological resource significance and identify if the mitigation emasures have been fulfilled and what measures were taken with recovered artifacts

**11. PDSP001 - HISTORIC RESOURCE OVERLAY**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Pursuant to Section 20.147.080.C.3(b) of the Coastal Implementation Plan, Part 2 (Cultural Resources), the applicant shall request a rezoning of the parcel to add an "HR" (Historic Resources) zoning district to the existing zoning of the parcel.

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of a construction permit, the applicant/owner must submit a request to the RMA - Planning Department to rezone the property to add the "HR" zoning district to the existing zoning of property.

**12. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE**

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

**13. WR049 - WATER AVAILABILITY CERTIFICATION**

**Responsible Department:** Water Resources Agency

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

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

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

**14. FIRE008 - GATES**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Community Services District)

**Compliance or Monitoring Action to be Performed:** 1. Prior to issuance of grading and/or building permits, the applicant or owner shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

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

**15. FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. Any revisions or alternatives to this condition must be reviewed and approved by the fire district. (Pebble Beach Community Services District)

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

1. Prior to issuance of grading and/or building permit, the applicant or owner shall print the text of this condition as "Fire Dept. Notes" on construction plans.
2. Prior to requesting a framing inspection, the applicant or owner shall obtain fire department approval of the rough sprinkler inspection.
3. Prior to requesting a final building inspection, the applicant or owner shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

**16. FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Pebble Beach Community Services District)

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

1. Prior to issuance of building permit, the applicant or owner shall print the text of this condition on the construction plans.
2. Prior to requesting a framing inspection, the applicant or owner shall obtain fire department approval of the fire alarm system plans.
3. Prior to requesting a final building inspection, the applicant or owner shall complete the installation of the fire alarm system, obtain fire department approval of the fire alarm acceptance test and final fire inspection.

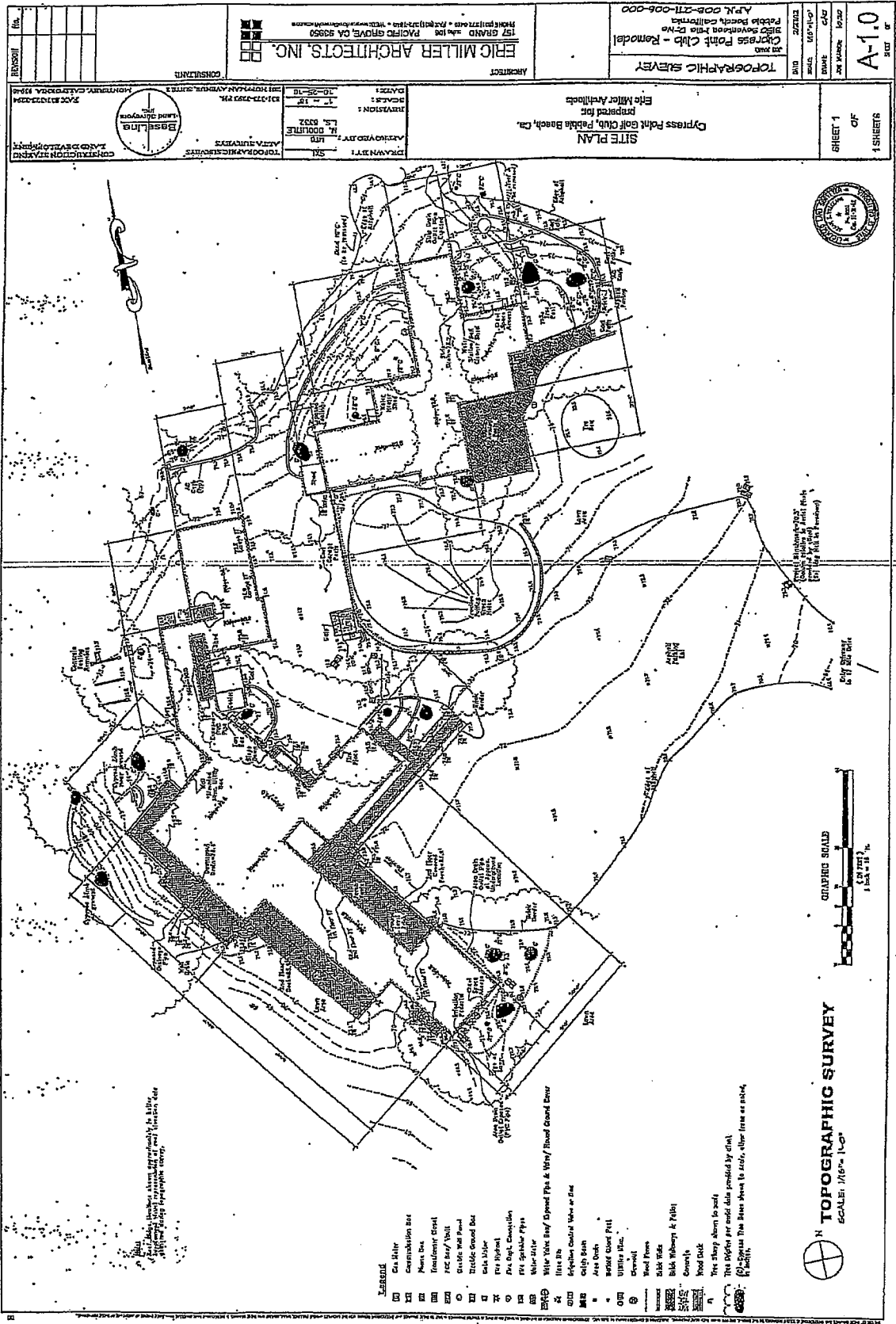
**17. FIRE029 - ROOF CONSTRUCTION - (CYPRESS/PEBBLE BEACH)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Pebble Beach Community Services District)

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

1. Prior to issuance of building permit, the applicant or owner shall print the text of this condition as "Fire Dept. Notes" on construction plans.



**SITE PLAN**  
 Prepared for  
 Cypress Point Golf Club, Palmdale Beach, CA.  
 Eric Miller Architects

**TOPOGRAPHIC SURVEY**  
 APN: 008-271-006-000  
 Palmdale Beach, California  
 Cypress Point Club - Remodel  
 DATE: 10/14/07  
 DRAWN: CAD  
 JOB NUMBER: 02207

**A-1.0**  
 SHEET 1 OF 1 SHEETS

**ERIG MILLER ARCHITECTS, INC.**  
 157 GRAND AVE. PACIFIC GROVE, CA 93950  
 PHONE: 805-431-1100  
 FAX: 805-431-1101  
 WWW.ERIGMILLERARCHITECTS.COM

**CONSULTANT**  
 TOPOGRAPHIC SURVEY  
 157 GRAND AVE. PACIFIC GROVE, CA 93950  
 PHONE: 805-431-1100  
 FAX: 805-431-1101  
 WWW.ERIGMILLERARCHITECTS.COM

**TOPOGRAPHIC SURVEY**  
 DATE: 10-25-07  
 DRAWN: E.M.  
 CHECKED: E.M.  
 APPROVED: E.M.  
 PROJECT NUMBER: 02207

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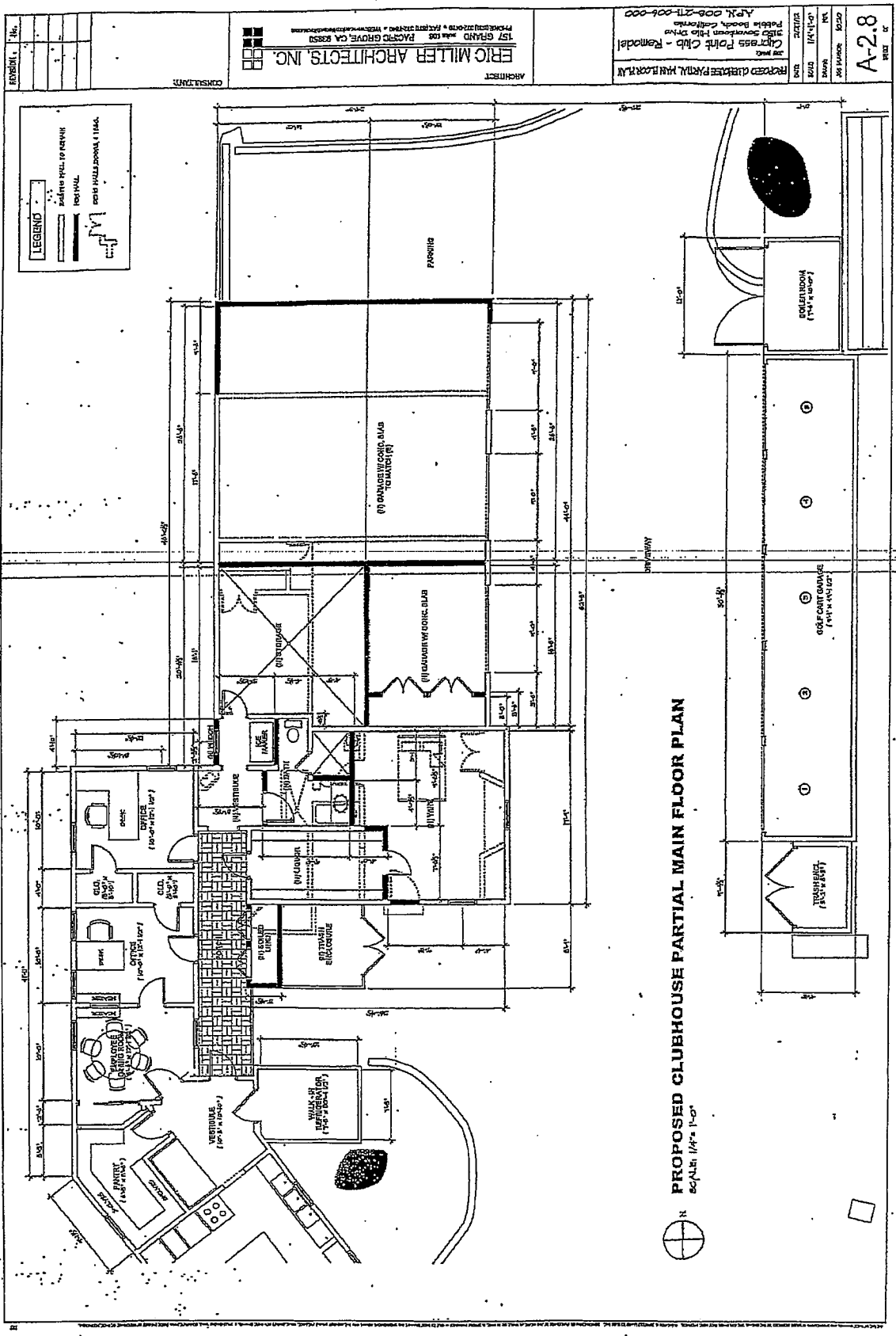








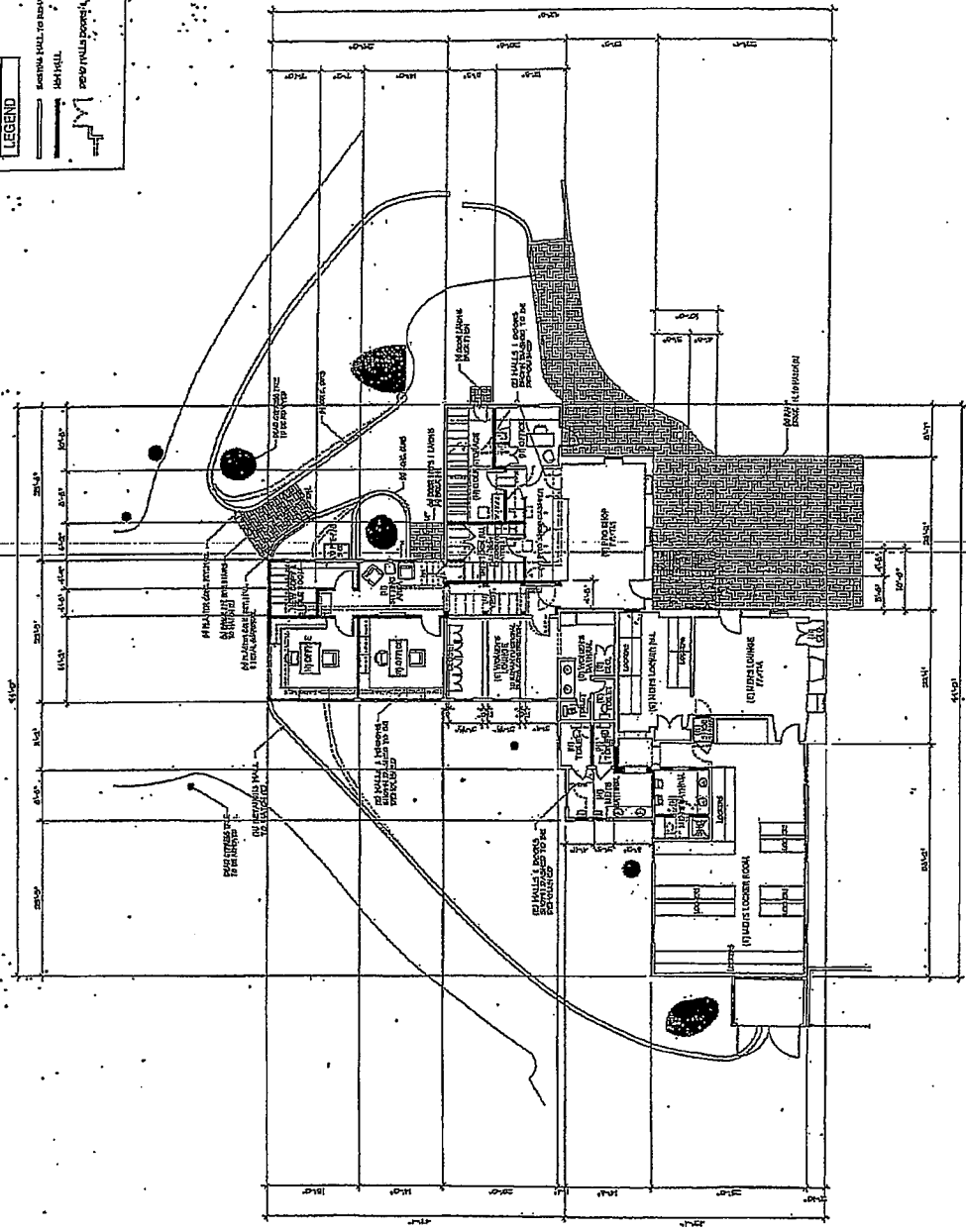




<b>PROPOSED PRO SHOP FLOOR PLAN</b> CROSS POINT CLUB - REMODEL 350 BAYVIEW BLVD DRIVE RABBIT BROOK, CALIFORNIA APN 009-27-006-000		<b>ERIC MILLER ARCHITECTS, INC.</b> ARCHITECTS 157 GRAND BLVD #100 PASADENA GROVE, CA 92320 PHONE: 951-253-1111 FAX: 951-253-1112 WWW.ERICMILLERARCHITECTS.COM		SHEET NO. _____ DATE: 10/10/10 DRAWN BY: JRM CHECKED BY: JRM SCALE: AS SHOWN	<b>A-2.9</b> SHEET OF
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**LEGEND**

- EXISTING WALL TO REMAIN
- NEW WALL
- REMOVE WALL TO EXISTING WALL
- REMOVE WALL TO EXISTING WALL



**PROPOSED PRO SHOP FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



Vellum Original







