

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: September 30, 2004 @ 9:05 A.M.	Agenda Item 3
Project Description: Combined Development Permit consisting of the Following: (1) A Coastal Administrative Permit to allow the construction of a 5,709 square foot single family dwelling with associated grading (approximately 2,000 cubic yards cut / 750 cubic yards fill); (2) a Coastal Development Permit for simultaneous site restoration to clear Code Enforcement Violation CE040187 (unpermitted removal of 11 Monterey Pines), and the removal of additional protected trees (4 Monterey Pines and 1 Coast Live Oak) associated with the construction of the residence, and (3) Design Approval.	
Project Location: 1236 Portola Rd, Pebble Beach APN: 008-293-006-000	
Planning Number: PLN040172	Name: Killian, Lou and Lynne
Plan Area: Del Monte Forest Land Use Plan	Flagged and Staked: Yes
Zoning Designation: "LDR/1.5-D(CZ)" or Low Density Residential, 1.5 Acres per Dwelling Unit with Design Control, Coastal Zone	
CEQA Action: Mitigated Negative Declaration	
Department: Planning and Building Inspection	

RECOMMENDATION: Staff recommends to the Zoning Administrator

- 1) Adopt a Mitigated Negative Declaration (**Exhibit D**) with the attached Mitigation Monitoring Program (**Exhibit C**).
- 2) Approve PLN040172/Killian based on Findings and Evidence (**Exhibit B**) and subject to proposed conditions (**Exhibit C**).

PROJECT ISSUES:

The project site is approximately .92 acres in size and presently exists as part of a dense 20 acre stand of native Monterey Pine-Coast Live Oak Forest. Parcels to the west and south have been developed for residential purposes, while those to the North and East form a relatively undeveloped and continuous stand of even aged pines with scattered oaks and seedlings. The project site is not within the critical viewshed and visibility of the proposed project will be limited to the immediate neighborhood due to topography and existing vegetation.

The overstory of the forest is dominated by Monterey Pines, with an understory of native bentgrass, poison oak and ferns. A combination of Pitch Canker, storm activity and unpermitted tree removal (11 Monterey Pines) has greatly decreased the tree cover on this parcel over the last 4 years (approximately 84 trees stood on the property in 2000, approximately 65 stand as of August 2004). This project proposes to remove another 4 Monterey Pines and 1 Coast Live Oak, in addition to the 11 already removed without permits, to establish a 5,709 square foot single family residence on the parcel. Those trees previously removed without permits were denuded of all of their limbs before a stop work order was placed on the property. The extent of foliage loss was to such a degree that regeneration is not possible and death certain. Staff finds that the footprint of the house is located to minimize additional tree removal and relocation would not reduce the number of trees removed.

No state or federally listed species, plant or animal, were observed on the property. However, *rosa pinetorum* is present on the property and like the Monterey Pine it receives protection under the Del Monte Forest Land Use Plan as it is listed as a class 1b plant (rare, endangered or threatened) by the California Native Plant Society. Of the 34 specimens identified on the property, all but two lie outside of the construction zone. As such the majority of plants should not be impacted by this project.

Potentially significant impacts to aesthetic and biological resources include (1) Loss of Monterey Pines and a permanent change in overall forest extent and composition, (2) potential loss of individual specimens of *Rosa Pinetorum*, and (3) loss of habitat and wildlife corridors through a substantial change in forest composition and tree canopy. Both the consulting forester and biologist concluded that potential impacts to biological resources can be reduced to less than significant levels through the use of appropriate mitigation measures. Proposed mitigation measures 1-4 can be described as a combined strategy of avoidance, replacement on a 1:1 ratio, and long term maintenance and protection. With such strategies the potential aesthetic impact of tree removal will also be mitigated.

Geologic impacts include the potential for severe ground shaking during the life of the project. This danger stems from the potential for a significant seismic event generated by one of the active or potentially-active faults in the region. Such seismic risks can be mitigated to less-than-significant levels through the implementation of recommendations contained in the geological report and update letter prepared for the proposed project. These are required in Mitigation Measure 5 to reduce risks associated with local and regional geologic conditions.

Staff determined that aspects of the project relative to aesthetic, geologic and biological resources requires an initial study to assess potential environmental impacts resulting from this project. Based on professional studies and documentation prepared for this project, staff has concluded that all potential impacts could be reduced to a less than significant level if the attached mitigation measures are implemented (**Exhibit C**). Therefore, a mitigated negative declaration should be adopted. No comments have been received and there are no remaining issues. Additional project discussion is provided within the attached Mitigated Negative Declaration (**Exhibit D**).

This project will supercede Planning and Building Permits issued to the previous owners Dilip and Patricia Raval (see files PLN000251, GP020066, and BPBP020914).

OTHER AGENCY INVOLVEMENT:

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

All have reviewed this project. The Water Resources Agency, Pebble Beach Community Services District, and Planning have recommend conditions (Exhibit "B").

The Del Monte Forest Land Use Advisory Committee (LUAC) reviewed the project on June 3, 2004 and recommend approval (5 – 0 with 1 abstention / 3 absent) without conditions or comment (Exhibit "D").

Note: The decision on this project is appealable to the Board of Supervisors and Coastal Commission.

John Floyd
(831)883-7508 / floydjm@co.monterey.ca.us
September 20, 2004

cc: Zoning Administrator; County Counsel; Water Resources Agency; Environmental Health; Public Works; Parks, Pebble Beach Community Services District; California Coastal Commission; Del Monte Forest Land Use Advisory Committee; International Design Group (Agent); Lou & Lynne Killian (owners); Wanda Hickman; John Floyd; File PLN040172

Attachments: Exhibit "A" Project Data Sheet
Exhibit "B" Findings & Evidence
Exhibit "C" Conditions of Approval / Mitigation Monitoring Program
Exhibit "D" Initial Study
Exhibit "E" Project Plans
Exhibit "F" Vicinity Map

Exhibit B

1. **FINDING - CONSISTENCY.** The Project, as conditioned is consistent with applicable plans and policies, the Del Monte Forest Land Use Plan, Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development.

EVIDENCE:

(b) Plan Conformance. PBI staff has reviewed the project as contained in the application and accompanying materials for consistency with the Del Monte Forest Land Use Plan (LUP), Part 5 of the Coastal Implementation Plan (CIP), and Part 6 of the Coastal Implementation Plan (CIP). PBI staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 20) and have determined that the project is consistent with the Del Monte Forest Land Use Plan which designates this area as appropriate for residential development. Staff notes are provided in Project File PLN030489.

(c) Land Use. The project for a single family home is an allowed use, in accordance with Section 20.14.040 CIP.

(d) Zoning Consistency. The parcel is zoned Low Density Residential, 1.5 units/acre, Design Control District, Coastal Zone (“LDR/1.5-D (CZ)”). The project is in compliance with Site Development Standards for a Low Density Residential District in accordance with Section 20.14.060 CIP.

(e) Tree Removal. See Finding #6.

(f) Land Use Advisory Committee (LUAC). The Del Monte Forest Land Use Advisory Committee recommended approval of the project by a vote of 5 to 0 (1 abstention and 3 absent). LUAC meeting minutes dated November 6, 2003.

(g) Application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN040172.

(h) Staff site visits to verify the project conforms to the plans listed above.

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

EVIDENCE:

(a) The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Parks and Pebble Beach Community Services District. Conditions recommended have been incorporated.

(b) Technical reports by outside archaeological, biological, forestry, geological and geotechnical consultants indicate that there are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats or similar areas that would indicate the site is not suitable for the use proposed. Agency staff concurs. Reports in Project File PLN040172 include:

- *Geologic Report for a Proposed Single Family Homesite: Portola Road, Pebble Beach, Monterey County, APN 008-293-006*, prepared by Nielsen and Associates, dated October 2000. [Submitted as part of a prior development application for this parcel - file # PLN000251 (Raval)]

- *Update of a Geologic Report for a Proposed Single Family Home*, prepared by Nielsen and Associates, dated April 29, 2004.
 - *Forest Management Plan for Residential Parcel APN 008-293-006: Portola Road, Pebble Beach*, prepared by Stephen R. Staub, dated April 2001. [Submitted as part of a prior development application for this parcel - file # PLN000251 (Raval)]
 - *Forest Management Plan Amendment*, prepared by Webster and Associates Professional Foresters, dated June 2004.
 - *A Biological Report to Develop a Well and the Future Construction of a Single Family Dwelling on Portola Road, Pebble Beach (APN 008-293-006)*, prepared by Vernal L. Yadon, dated July 20, 2000. [Submitted as part of a prior development application for this parcel: file # PLN000251 (Raval)]
 - Update letter to Biological report above, prepared by Vernal Yadon, dated May 4, 2004.
 - Update letter to Biological report above, prepared by Vernal Yadon, dated August 3, 2004.
 - Update letter to Biological report above and distribution map of Rosa Pinetorum, prepared by Vernal Yadon, dated August 8, 2004.
 - *Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 008-293-006, Pebble Beach, Monterey County, California*, prepared by Archaeological Consulting, dated July 31, 2000. [Submitted as part of a prior development application for this parcel: file # PLN000251 (Raval)]
- (c) Staff site visits to verify that the site is suitable for this use.
- (d) Necessary public facilities are available and will be provided.

3. **FINDING – CEQA/MITIGATED NEGATIVE DECLARATION:** On the basis of the whole record before the Zoning Administrator there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The mitigated negative declaration reflects the independent judgment and analysis of the County.

EVIDENCE:

(a) Initial Study. As part of Monterey County Planning and Building Inspection Department's permit process, staff prepared an Initial Study pursuant to CEQA. The Initial Study identified potentially significant effects to aesthetic, biological and geologic resources, but applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study is on file in the office of P&BI and is hereby incorporated by reference. (PLN040172). All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval.

(b) Mitigated Negative Declaration. On August 12, 2004, County staff completed an Initial Study for the project (PLN040172) in compliance with the California Environmental Quality Act (CEQA) and its Guidelines. The Initial Study provides substantial evidence that the project, with the addition of Mitigation Measures, would not have significant environmental impacts. A Mitigated Negative Declaration was filed with the County Clerk on August 17, 2004, noticed for public review, and circulated to the State Clearinghouse from August 18 to September 16, 2004. The evidence in the record includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony.

The Zoning Administrator determines that although the project could have significant impacts, mitigation can reduce these potential impacts to a level of insignificance. Therefore, a Mitigated Negative Declaration is hereby adopted by the Zoning Administrator.

(c) Mitigation Monitoring Program. A Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation. The applicant/owner must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of project approval (**Condition 7**).

(d) Comments. No comments have been received. No issues remain.

(e) Public Testimony. The Zoning Administrator considered public testimony and the initial study at hearings on September 30, 2004.

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. Zoning violation abatement cost, if any, have been paid.

EVIDENCE:

(a) A zoning violation for the unpermitted removal of protected trees (Monterey Pines) presently exists on the property. Replacement of the lost trees is a component of this project and will clear the violation, thus bringing the property into compliance with all applicable rules and regulations.

5. **FINDING - PUBLIC ACCESS:** The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE:

(a) The subject property is not described as an area where the Local Coastal Program requires access.

- (b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 15, the Recreational Facilities Map, and Figure 16, the Shoreline Access Map, of the Del Monte Forest Area Land Use Plan.
- (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- (d) Staff site visits.

6. **FINDING - TREE REMOVAL:** The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan (Part 5).

EVIDENCE:

(b) Policy 35 of the Del Monte Forest Land Use Plan states that “*new residential development, including driveways and parking areas, shall be sited and designed to minimize cutting of trees, especially trees screening the home from neighboring properties.*” The project as designed and conditioned reduces tree removal to 4 Monterey pines and 1 oak, in addition to the 11 Monterey Pines removed without permits.

- The residence and associated driveway are located in such a way as to limit tree removal to those specimens previously trimmed to the point of death or those subjected to bark beetle and pine pitch canker attack. Relocating the proposed house as designed would not save additional trees.
 - Approximately 60 existing trees on the .92 acre property will remain. Trees on the perimeter of the property that will screen the development are not proposed for removal.
 - A conservation easement will be established in the front and rear of the property for the restoration of and permanent protection / maintenance of the forest.
- (b) Measures to protect trees during construction have been incorporated as a condition pursuant to Policy 34
- (c) A condition has been incorporated requiring replacement of all removed trees at a minimum ratio of 1:1 pursuant to Policy 36.
- (d) Forestry and Biological reports submitted as part of the project application
- (e) Staff site visits

7. **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) Preceding findings and supporting evidence.

8. **FINDING – APPEALABILITY.** The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE:

- (b) Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).

(c) Section 20.86.080 of the Monterey County Coastal Implementation Plan - Part 1 (Coastal Commission). The project involves a conditional use permit to allow removal of trees. In addition the site is located between the sea (Pacific Ocean) and the first public road paralleling the sea (Highway One).

Exhibit C Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <i>Killian</i> File No: PLN040172 Approval by: Zoning Administrator_	APN: 008-293-006-000 Date: September 30, 2004
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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		<i>PBD029 - SPECIFIC USES ONLY</i> <i>This Combined Development Permit consisting of the Following: (1) A Coastal Administrative Permit to allow the construction of a 5,709 square foot single family dwelling with associated grading (approximately 2,000 cubic yards cut / 750 cubic yards fill); (2) a Coastal Development Permit for simultaneous site restoration to clear Code Enforcement Violation CE040187 (unpermitted removal of 11 Monterey Pines), and the removal of additional protected trees (4 Monterey Pines and 1 Coast Live Oak) associated with the construction of the residence, and (3) Design Approval. The property is located at 1236 Portola Rd, Pebble Beach (Assessor's Parcel Number 008-293-006-000), Del Monte Forest Land Use Plan, Coastal Zone. 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 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</i>	<i>Adhere to conditions and uses specified in the permit.</i>	<i>Owner/ Applicant</i>	<i>Ongoing unless other- wise stated</i>	

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		<i>allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)</i>				
2		PBD025 - NOTICE-PERMIT APPROVAL <i>The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-293-006-000 on September 30, 2004. The permit was granted subject to 21 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. (Planning and Building Inspection)</i>	<i>Proof of recordation of this notice shall be furnished to PBI.</i>	<i>Owner/ Applicant</i>	<i>Prior to Issuance of grading and building permits or start of use.</i>	
3		PBD030 - STOP WORK - RESOURCES FOUND <i>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 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.</i>	<i>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 the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</i>	<i>Owner/ Applicant/ Archaeologist</i>	<i>Ongoing</i>	

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		<i>(Planning and Building Inspection)</i>				
4		PBD014 - GRADING-WINTER RESTRICTION <i>No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection.</i> (Planning and Building Inspection)	None	Owner/ Applicant	Ongoing	
5		PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) <i>The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. 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</i>	<i>Submit landscape plans and contractor's estimate to PBI for review and approval.</i>	Owner/ Applicant/ Contractor	<i>At least 60 days prior to final inspection or occupancy</i>	
			<i>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.</i>	Owner/ Applicant	Ongoing	

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		<i>Department. 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. (Planning and Building Inspection)</i>				
6		PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN <i>All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)</i>	<i>Submit three copies of the lighting plans to PBI for review and approval.</i>	<i>Owner/ Applicant</i>	<i>Prior to issuance of building permits.</i>	
7		PBD022 - MITIGATION MONITORING PROGRAM <i>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. (Planning and Building Inspection)</i>	<ol style="list-style-type: none"> 1) <i>Enter into agreement with the County to implement a Mitigation Monitoring Program.</i> 2) <i>Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.</i> 	<i>Owner/ Applicant</i>	<i>Prior to issuance of grading and building permits.</i>	

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8	1	Native Trees authorized for removal shall be replaced and maintained on-site at a 1:1 ratio with a one-gallon size tree of the same species. The final replacement number shall include the 11 Monterey Pines removed without permits. Ever effort shall be taken to secure native/locally adapted seedlings with demonstrated pitch canker resistance rather than nursery stock of unknown origin. If no pitch canker resistant Monterey Pine specimens are available, Coast Live Oak or Monterey Cypress stock originating from Cypress Point and grown in local soils shall be planted instead. The location and installation methods shall be approved by the consulting forester.	Prior to final inspection, the consulting forester shall submit both written and photographic verification that all required replacement trees have been planted including the location, species, installation methods and required maintenance schedule (i.e. watering, etc...).	Owner/ Applicant	Prior to final inspection	
			An annual report detailing the number and condition (i.e. health and hazard level) of all replacement trees shall be submitted for 5 years after final inspection. If a net loss of replacement trees is found during the annual inspection, additional trees meeting the qualifications above shall be planted and reported to the Director of Planning and Building Inspection including the location, species, installation methods and required maintenance schedule (i.e. watering, etc...).	Owner/ Applicant	Annually for five years from date of final inspection	
9	2	The following measures shall be taking during and after construction to prevent and reduce impacts to individual specimens of rosa pinetorum and those trees designated for retention <ul style="list-style-type: none"> ▪ Protective Fencing shall be established and continuously maintained fur the duration of work around the boundary of the construction site, thereby establishing a defined construction zone. Every effort shall be made to keep the construction zone to the minimum size necessary of the construction of the single 	Prior to the issuance of grading or building permits, the applicant shall submit evidence of biological resource (Native Trees and Rosa Pinetorum) protection measures to the Director of Planning and Building Inspection for review and approval. Evidence shall consist of (1) a site plan approved and signed by both the consulting forester	Owner/ Applicant	Prior to the issuance of grading or building permits	

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		<p>family-dwelling and related improvements, with special emphasis given to the avoidance of Native Trees and Rosa Pinetorum. The cluster of Rosa Pinetorum in the northeast quadrant of the property shall be located outside of the construction zone. Foot traffic, grading or soil compaction, the parking of vehicles or heavy equipment; the stockpiling of materials and portable toilets, and/or dumping of materials shall not be allowed outside of the construction zone. The location and construction of this fencing shall be approved by the consulting forester, consulting biologist and the Director of Planning and Building Inspection.</p> <ul style="list-style-type: none"> ▪ Trees which are located within the construction zone shall be protected from inadvertent damage from construction equipment by 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. ▪ Periodic Monitoring of the health and condition (i.e. health and hazard level) of the trees and rosa pinetorum specimens shall be performed during construction and after operations have ceased to reduce construction impacts, ensure the long term maintenance of the forest and the preservation of life and property. 	<p>and biologist demarcating the type and location of fencing and any other tree protection measures (i.e. the wrapping of trunks), and (2) photo documentation of said fencing and tree protection measures after installation.</p>			
			<p>Upon completion of rough grading, every 90 days thereafter, and immediately prior to final inspection the consulting forester and biologist shall conduct a site inspection to verify the maintenance of the construction impact fencing and monitor the condition (i.e. health and hazard level) of trees and rosa pinetorum marked for retention. Their findings shall be submitted in writing to the Director of Planning and Building Inspection.</p>	Owner/ Applicant	Upon completion of rough grading, every 90 days thereafter, and immediately prior to final inspection	
			<p>An annual report detailing the number and condition (i.e. health and hazard level) of all retained trees and rosa pinetorum shall be submitted for 5 years thereafter. If a net loss is found during any of these inspections, replacement trees or rosa pinetorum shall be installed and maintained in conformance with mitigations 1 or 3 herein.</p>	Owner/ Applicant	Annually for five years from date of final inspection	

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10	3	<p>If <i>Rosa Pinetorum</i> is found within the construction zone, individual specimens shall be replaced on a 1:1 ratio elsewhere on the property with replacement locations determined by the consulting biologist. Where a plant is to be replaced/transplanted it may be removed by collecting winter offshoots with roots. They are then to be maintained by the consulting biologist or other qualified individual in one-gallon containers before reintroduction during the next suitable rainy season. Reintroduction shall be done in locations and with methods approved by the consulting biologist. Following installation, periodic monitoring of the health of the transplanted/introduced stock shall be submitted to the Director of Planning and Building Inspection to ensure no net loss. If transplantation proves unsuccessful at any stage, replacement plants shall be secured and installed through sources and methods approved by the consulting biologist.</p> <p>biologist. Following installation, periodic monitoring of the health of the transplanted/introduced stock shall be submitted to the Director of Planning and Building Inspection to ensure no net loss. If transplantation proves unsuccessful at any stage, replacement plants shall be secured and installed through sources and methods approved by the consulting biologist.</p>	<p>Prior to issuance of Grading or Building Permits, the consulting biologist shall document the location of each individual of <i>Rosa Pinetorum</i>, collect offshoots necessary for the replacement/transplantation of the specimen, and submit both written and photographic documentation of this collection to the Director of Planning and Building Inspection.</p>	Consulting Biologist	Prior to issuance of Grading or Building Permits	
			<p>Prior to final inspection, the consulting biologist shall submit both written and photographic verification that all required replacement plants have been installed including the location and installation methods used. If transplantation proves unsuccessful, replacement plants shall be secured and installed through sources and methods approved by the consulting biologist.</p>	Consulting Biologist	Prior to final inspection	
			<p>An annual report detailing the number, location and health of all transplanted <i>Rosa Pinetorum</i> on the property shall be submitted for 5 years thereafter. If transplantation proves unsuccessful, replacement plants shall be secured and installed through sources and methods approved by the consulting biologist.</p>	Consulting Biologist	Annually for five years from date of final inspection	

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11	4	<i>In order to reduce impacts to wildlife corridors and provide a permanent area for the maintenance and continued regeneration of the forest and protected species therein, a conservation easement shall be conveyed to the County over those portions of the property where sufficient land exists for the long term maintenance of (1) Rosa Pinetorum, (2) the Monterey Pine-Oak Woodland Forest, and (3) sufficient forest canopy for the maintenance of wildlife corridors. The location of the easement shall be reviewed and approved by the consulting forester, consulting biologist and the Director of Planning and Building Inspection.</i>	<i>An easement deed shall be submitted to, and approved by, the Director of Planning and Building Inspection prior to issuance of grading and building permits. The location of the easement shall be reviewed and approved by the consulting forester, consulting biologist and the Director of Planning and Building Inspection.</i>	<i>Owner/applicant</i>	<i>prior to issuance of grading and building permits</i>	
12	5	<i>In order to reduce risks associated with local and regional geologic conditions to less-than-significant levels: Grading and Building plans submitted for ministerial permits for this project shall by wet-seal stamped, signed, and dated by the project's consulting geologist to certify that the project has been designed in full compliance with the recommendations contained in their report prepared for the project.</i>	<i>Prior to issuance of grading and building permits, Planning & Building Inspection staff shall verify that all grading and building plans submitted for ministerial permits are wet-seal stamped, signed, and dated by the project's consulting geologist to certify that the project has been designed in full compliance with the recommendations contained in their report prepared for the project.</i>	<i>Owner/Applicant/Geological Consultant</i>	<i>Prior to issuance of grading and building permits</i>	

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13		PBD013 - GEOLOGIC CERTIFICATION Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report. (Planning and Building Inspection)	Submit certification by the geological consultant to PBI showing project's compliance with the geological report.	Owner/ Applicant/ Geological Consultant	Prior to Final Building Inspection	
14		PBD040 – HEIGHT VERIFICATION 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. (Planning and Building Inspection)	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	
			2) 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.	Engineer/ Owner/ Applicant	Prior to Final Inspection	
15		WRI - DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	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	

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16		<p>WR40 - WATER CONSERVATION MEASURES <i>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</i></p> <p><i>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 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.</i></p> <p><i>b. 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. (Water Resources Agency)</i></p>	<p><i>Compliance to be verified by building inspector at final inspection.</i></p>	<p><i>Owner/Applicant</i></p>	<p><i>Prior to final building inspection/occupancy</i></p>	
17		<p>WR43 - WATER AVAILABILITY CERTIFICATION <i>The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</i></p>	<p><i>Submit the Water Release Form to the Water Resources Agency for review and approval.</i></p>	<p><i>Owner/Applicant</i></p>	<p><i>Prior to issuance of any building permits</i></p>	

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18		<p>FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: Pebble Beach Community Services District</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection.	

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19		<p>FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be 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. Responsible Land Use Department Pebble Beach Community Services District</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.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	

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20		<p>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. Responsible Land Use Department: Pebble Beach Community Services District</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	
21		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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. Responsible Land Use Department: Pebble Beach Community Services District</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	
			<p>Applicant shall schedule fire dept. final sprinkler inspection</p>	Applicant or owner	Prior to final building inspection	

End of Conditions