

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: October 26, 2006 Time: 9:45AM	Agenda Item No.: 5
Project Description: Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the demolition of a 2,883 sq. ft. single family dwelling and 8,588 sq. ft. of associated impervious surfaces, and the construction of a 7,461 sq. ft. single family dwelling with an 800 sq. ft. attached garage; a Coastal Administrative Permit to allow the construction of a 559 sq. ft. attached Senior Citizen Unit; a Coastal Development Permit to allow the removal of three (3) Monterey pine trees 15"-24", and a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat. Grading includes 220 cubic yards of cut/fill. Total coverage (structural and impervious) will be 8,954 sq. ft.	
Project Location: 3157 Palmero Way, Pebble Beach	APN: 008-213-014-000
Planning File Number: PLN060219	Name: Pacific Gem/Anatoly Ostretsov
Plan Area: Del Monte Forest Land Use Plan	Flagged and staked: Yes
Zoning Designation: : LDR/1.5-D(CZ) [Low Density Residential, 1.5 acres per unit with Design Control (Coastal Zone)]	
CEQA Action: Categorically Exempt - §15303(a) new construction of a single family residence and a second unit within a residential zone.	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Combined Development Permit based on the Findings and Evidence (**Exhibit B**) and subject to the recommended Conditions (**Exhibit C**).

PROJECT OVERVIEW:

The project is located on a 1.6 acre parcel within the Pescadero Watershed and includes the demolition of a 2,883 sq. ft. single family dwelling and 8,588 sq. ft. of impervious surfaces; and the construction of a 7,461 sq. ft. three-story single family residence, 800 sq. ft. attached garage, and 559 sq. ft. attached senior citizen unit. Proposed building site coverage for the project is 9% (6,635 sq. ft.) and Floor Area Ratio (FAR) is 12% (8,820 sq. ft.). Total coverage (structural and impervious) will be 8,954 sq. ft. including the entryway, motor court, and terraces. As depicted on the plans, the driveway and guest parking area will be constructed of approved pervious materials. Condition #16 requires a Registered Engineer to certify that the proposed pavers will allow at least a 40 percent pass-through of stormwater runoff.

A Biological Survey conducted for the project identified the presence of two ephemeral drainages on the northwestern and southeastern sides of the property. Although a distinct riparian community is not present in either drainage, ephemeral drainages are an important part of the Monterey pine forest ecosystem. In an effort to avoid all potential impacts to these areas the house was redesigned and re-sited from the original proposal, and a subsequent biological survey completed. The biologist has determined that the project as currently proposed will not have a significant impact on the environment; an amendment letter is attached as **Exhibit E**.

The project is not located within a visually sensitive area and is sited to avoid slopes greater than 30%. There will be no biological, historical, or archeological impacts as a result of the project. In accordance with the Forest Management Plan, tree removal will include three (3) Monterey pine trees ranging in size from 15"-24" DBH; two of the trees are dead while the third tree is showing signs of rapid decay; although none are considered an immediate threat to persons or property. Re-siting of the project alleviated the need for the removal of healthy protected trees as discussed in **Exhibit F**. There are no unresolved issues remaining for this project.

OTHER AGENCY INVOLVEMENT:

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

The above checked agencies and departments have reviewed this project. Conditions recommended by the RMA-Planning Department, Pebble Beach Fire Protection District and Water Resources Agency have been incorporated into the conditions of approval (**Exhibit C**).

The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC.

Note: The decision on this project is appealable to the Board of Supervisors (20.86.030) and the California Coastal Commission (20.86.080).

Shandell Frank, Associate Planner
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October 4, 2006

cc: Zoning Administrator; Pebble Beach Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Bob Schubert; Carl Holm; Shandell Frank; Carol Allen; Scott Naylor; Anatoly Ostretsov, Planning File PLN060219.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Recommended Findings and Evidence
	Exhibit C	Recommended Conditions of Approval
	Exhibit D	Site Plan, Elevations, Floor Plans
	Exhibit E	Biological Survey Amendment Letter
	Exhibit F	Forest Management Plan Amendment Letter

This report was reviewed by Bob Schubert, Acting Planning and Building Services Manager

EXHIBIT B

RECOMMENDED FINDINGS AND EVIDENCE

- 1. FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Local Coastal Program (LCP). The LCP for this site consists of the Del Monte Forest Land Use Plan, Del Monte Forest 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:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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 3157 Palmero Way, Pebble Beach (Assessor's Parcel Number 008-213-014-000), Del Monte Forest Land Use Plan. The parcel is zoned LDR/1.5-D (CZ) ("Low Density Residential, 1.5 acres per unit, Design Control District, in the Coastal Zone"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.
 - (c) The project planner conducted a site inspection on May 4, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
 - (d) Maximum combined coverage in the Pescadero Watershed is 9,000 sq. ft. (5,000 sq. ft. structural and 4,000 sq. ft. impervious). Existing combined coverage on the parcel is 11,471 sq. ft. Upon implementation of the project, combined coverage will be 8,954 sq. ft. (4,996 sq. ft. structural and 3,958 sq. ft. impervious) a 2,517 sq. ft. reduction.
 - (e) In accordance with Condition #16, the proposed driveway and guest parking area (1,880 sq. ft.) will be constructed from engineer approved pervious materials.
 - (f) Development standards for the zoning district limit FAR to 17.5% and Building Site Coverage to 15% of the property. The project proposes FAR of 12% (8,820 square feet) and Building Site Coverage of 9% (6,635 sq.ft.).
 - (g) The project complies with the regulations for a senior citizen unit in accordance with Section 20.64.010.C. Condition #3 requires the applicant to record a deed restriction that this unit will be maintained in accordance with these standards.
 - (h) The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 04-236), this application did not warrant referral to the LUAC for the following reasons: the project is exempt from CEQA review per Section 15303; the parcel is not located within a visually sensitive area or on slopes exceeding 30%, and implementation of the project will not require the issuance of a Variance.
 - (i) The application, plans, and related support materials submitted by the project applicant to the RMA-Planning Department for the proposed development found in Project File PLN060219.

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 Fire Protection District, Parks, Public Works, Environmental Health Division, California Coastal Commission, 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) Technical reports by outside historical, archaeological, biological and forest resource consultants indicated that there are not physical or environmental constraints that would indicate that the site is not suitable for the use propose. County staff concurs. Due to redesigning of the project, amendments to the Biological Survey and Forest Management Plan were also received. The following reports have been prepared:
- Amended Forest Management Plan (LIB060347) prepared by Matt Horowitz, Carmel, CA, June 6, 2006.
 - Forest Management Plan amendment letter (LIB060574) prepared by Matt Horowitz, August 9, 2006.
 - Historic Survey (LIB060572) prepared by Kent Seavey, Pacific Grove, CA, January 20, 2003.
 - Archeological Reconnaissance (LIB050652) prepared by Kendra Carlisle and Trudy Haversat, Salinas, CA, September 6, 2005.
 - Biological Survey (LIB060346) prepared by Ed Mercurio, Salinas, CA, June 5, 2006.
 - Biological Survey amendment letter (LIB060571) prepared by Ed Mercurio, August 7, 2006.
- (c) Staff conducted a site inspection on May 4, 2006 to verify that the site is suitable for this use.
- (d) Materials in Project File PLN060219.

3. FINDING: CEQA (Exempt): - The project is categorically exempt from environmental review.

- EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of one single-family residence, or a second dwelling unit in a residential zone.
- (b) Impacts to biological and forest resources have been minimized by re-siting the proposed structure to avoid the removal of healthy protected trees and provide a 74-foot and 75-foot buffer from the identified ephemeral drainages as described in the accompanying Biological Survey amendment letter (LIB060571) and Forest Management Plan amendment letter (LIB060574).
- (c) The Historic Survey (LIB060572) prepared for the project concluded that the existing residence is not eligible for listing in the Monterey County Historic Resources Inventory or the California Register of Historic Resources.
- (d) Archaeological Reconnaissance (LIB050652) prepared for the project concluded that there is no surface evidence of potentially significant archaeological resources in the project area or on the project parcel.
- (e) In accordance with the amended Forest Management Plan (LIB060347), two (2) dead Monterey pine trees and one (1) dying Monterey pine tree ranging in size from 15"-24" DBH will be removed along with two (2)

invasive acacia trees. Removal of these trees will not cause a significant environmental impact.

- (f) Staff did not identify any adverse environmental effects during review of the development application or during a site visit on May 4, 2006.
- (g) See preceding and following findings and supporting evidence.

3. FINDING: ENVIRONMENTALLY SENSITIVE HABITAT- The project as designed and conditioned is consistent with policies of the Del Monte Forest Land Use Plan concerning ESHA (Chapter 2).

- EVIDENCE:**
- (a) A Biological Survey was prepared by Ed Mercurio on June 5, 2006 and updated on August 7, 2006 addressing the siting, design, and construction of the single family residence, driveway, garage and senior citizen unit. According to the reports there are two ephemeral drainages located on the northwestern and southeastern sides of the property. Although no distinct riparian communities were identified in either drainage, the project has been redesigned to avoid impacts to these areas. Proposed development will be approximately 74-feet from the northwestern drainage and 75-feet from the southeastern drainage. In an effort to ensure the long term maintenance of the habitat areas, Condition #9 will require the applicant to implement the recommendations provided in the August 7, 2006 revised Biological Survey.
 - (b) In order to further the policies and regulations of the Del Monte Forest Land Use Plan (Chapter 2) and the Del Monte Forest Coastal Implementation Plan (20.147.040), standard Conditions of Approval will require the following: grading shall be the least amount necessary to support the development, invasive plant species will be required to be controlled and removed, and the implementation of tree and native habitat protection measures shall be employed during construction activities.

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 costs, if any, have been paid.

- EVIDENCE:**
- (a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services Department records and is not aware of any violations existing on subject property.

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 visit on May 4, 2006.

6. FINDING: TREE REMOVAL – The project includes the removal of three protected Monterey pine trees. Trees five (5) and seven (7) measure 15” DBH and are dead. Tree six (6) measures 24” DBH and is experiencing severe decline.

EVIDENCE: (a) Section 20.147.050.A.1 requires a Coastal Development Permit for the removal of trees and other major vegetation that do not pose an immediate threat to life or structures nor do they represent a severe or serious infection hazard to the rest of the forest.
(b) Removal and replanting of trees will occur in accordance with the Forest Management Plan prepared for the site (LIB060347)
(c) Tree removal is not proposed within a scenic or conservation easement.
(d) As discussed in the Forest Management Plan amendment letter (LIB060574) the project has been resited to avoid the removal of healthy protected trees.
(e) Measures for tree protection during construction have been incorporated as Conditions #10 and #11 and include wrapping of trunks with protective materials and the avoidance of fill at the feeding zone or drip-line of retained trees.
(f) The removal will not involve a risk of adverse environmental impacts.

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: Sections 20.86.030 and 20.86.080 of the Monterey County Zoning Ordinance (Title 20).

EXHIBIT C
Monterey County Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Pacific Gem
File No: PLN060219 **APNs:** 008-213-014-000
Approved by: Zoning Administrator **Date:** October 26, 2006

**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.		<p>PBD029 - SPECIFIC USES ONLY</p> <p>This Combined Development permit (PLN060219) allows the demolition of a 2,883 sq. ft. single family dwelling and 8,583 sq. ft. of associated impervious surfaces; and the construction of a 7,461 sq. ft. single-family dwelling with an 800 sq. ft. attached garage and 559 sq. ft. attached Senior Citizen Unit, as well as the removal of three (3) Monterey pine trees measuring 15’’-24’’DBH. Grading includes 220 cubic yards of cut/fill. The property is located at 3157 Palmero Way, Pebble Beach (Assessor’s Parcel Number 008-213-014-000), 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. [(Resource Management Agency (RMA) – Planning Department)]</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

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2.		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 060219) was approved by the Zoning Administrator for Assessor's Parcel Number 008-213-014-000, on October 26, 2006. The permit was granted subject to 24 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)	Proof of recordation of this notice shall be furnished to the RMA-Planning Department.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		PBD006 - DEED RESTRICTION - USE Prior to the issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating that the Senior Citizen Unit shall not be occupied by more than 2 persons, 1 of whom shall be sixty years of age or handicapped. (RMA-Planning Department)	Submittal of approved and Recorded Deed Restriction to the RMA-Planning Department.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
4.		PBD030 - STOP WORK - RESOURCES FOUND 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 RMA-Planning 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. (RMA – Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning 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.	Owner/ Applicant/ Archaeologist	Ongoing	

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5.		PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the RMA-Planning Director. (RMA - Planning Department)	None	Owner/ Applicant	Ongoing	
6.		PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Planning Director 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 RMA-Planning 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. (RMA – Planning Department)	Submit landscape plans and contractor's estimate to the RMA-Planning Department for review and approval. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant/ Contractor Owner/ Applicant	At least 60 days prior to final inspect- ion or occu- pancy Ongoing	

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7.		<p>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>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 the RMA-Planning Department, prior to the issuance of building permits.</p> <p>(RMA - Planning Department)</p>	<p>Submit three copies of the lighting plans to RMA-Planning Department for review and approval.</p> <p>Lighting shall be installed in accordance with the approved plans.</p>	Owner/ Applicant	Prior to issuance of building permits.	
8.		<p>PBD026 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan has been prepared for this parcel by Matt Horowitz, dated June 6, 2006, and August 9, 2006 and is on record in the Monterey County Resource Management Agency - Planning Department Library as LIB060347/LIB060547. All tree removal on the parcel must be in accordance with this forest management plan, as approved by the Director of the RMA-Planning Department."</p> <p>(RMA - Planning Department)</p>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant		
9.		<p>PBD026 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Biological Survey has been prepared for this parcel by Ed Mercurio, dated June 5, 2006, and August 7, 2006 and is on record in the Monterey County Resource Management Agency - Planning Department Library as LIB060346/LIB060571. All recommendations from the August 7, 2006 Biological Survey shall be implemented as approved by the Director of the RMA-Planning Department."</p> <p>(RMA - Planning Department)</p>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant		

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10.		PBD032(A) - TREE PROTECTION Trees which are located close to the construction site(s) 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. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of the RMA-Planning Department. (RMA-Planning Department)	Submit evidence of tree protection to the RMA-Planning Department for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
11.		PBD032(B) – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of the RMA-Planning Department. (RMA - Planning Department)	Submit evidence of tree protection to the RMA-Planning Department for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	
12.		PBDSP-001- REMOVAL OF NON-NATIVE SPECIES Invasive plant species removal shall occur as identified in the Biological Survey. No new invasive species shall be planted on the property. Landscaping, revegetation and other planting s on the property should be composed of native plants of local origin. (RMA-Planning Department)	Include removal of non-native species on landscaping plan.	Owner/ Applicant/ Contractor	At least three weeks prior to final inspection or occupancy	

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13.		PBDSP-002-EROSION AND RUNOFF CONTROL Prior to the issuance of a grading or building permit, the applicant shall submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances. All cut and/or fill slopes exposed during the course of construction shall be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of the RMA-Planning Department. 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, as per the recommendations contained in the Biological Survey conducted by Ed Mercurio (August 7, 2006). This program shall be approved by the Director of the RMA-Planning Department. (RMA-Planning Department)	Submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances.	Owner/ Applicant	Prior to issuance of grading and building permits	
14.		PBD034 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA – Planning Department; Public Works)	None	Applicant/ Owner	Ongoing	
15.		PBD042 – GRADING PERMITS REQUIRED A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. (RMA - Planning Department)	If applicable, apply and receive the appropriate grading permit from Monterey County Building Department	Engineer/ Owner/ Applicant	Prior to Issuance of Grading or Building Permits	

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16.		PBDSP-003-ENGINEERING CERTIFICATION A Registered Engineer shall certify with wet stamp the permeability of the pavers utilized for the construction of the driveway and parking areas. Accompanying calculations shall prove at least 40 percent open pass-through area. (RMA-Planning Department)	Submit wet-stamped plans and calculations to the Director of the RMA-Planning Department.	Owner/ Applicant Engineer	Prior to the issuance of building permits.	
17.		PBDSP-004-PERMEABLE STRUCTURES The applicant shall record a deed restriction which states: "The driveway and proposed guest parking area shall be maintained as pervious material to allow for permeability of stormwater. At no time shall the material be replaced with an impervious material without the authorization and/or permit approval of the Monterey County RMA-Planning Department and the Pebble Beach community Services District Fire Department". (RMA- Planning Department)	Proof of recordation of this deed restriction shall be furnished to the Director of the RMA-Planning Department.	Owner/ Applicant	Prior to the issuance of building permit.	
18.		WR3 - DRAINAGE PLAN - RETENTION 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. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. 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 grading or building permits	
19.		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	

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20.		WR40 - WATER CONSERVATION MEASURES 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: 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. 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)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ Occu- pancy	
21.		WR43 - WATER AVAILABILITY CERTIFICATION 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)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of grading or building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
22.		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance 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.</p> <p>(Pebble Beach Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to final building inspection</p>	

<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>
23.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</p> <p>The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Pebble Beach Fire Protection District)</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. rough sprinkler inspection</p> <p>Applicant shall schedule fire dept. final sprinkler inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	
24.		<p>FIRE008 - GATES</p> <p>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 Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	