

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> October 30, 2008 Time: 1:30 P.M.	<b>Agenda Item No.: 1</b>
<b>Project Description:</b> Use Permit to allow the removal of five (5) protected oak trees and Design Approval to allow the construction of a new 3,737 square foot single family dwelling with a 521 square foot attached garage. Materials and colors are to consist of exterior stucco with mission finish (oatmeal); wood clad windows, exterior doors and garage door (brown); stained fascias, corbels and trellises (medium brown); red clay tile roof with mudded ridges and hips; and copper gutters, downspouts, and chimney cap.	
<b>Project Location:</b> 992 Customs Road, Pebble Beach	<b>APN:</b> 007-263-018-000
<b>Planning File Number:</b> PLN080137	<b>Name:</b> Dumont, Mark & Carina, Property Owners
<b>Plan Area:</b> Greater Monterey Peninsula Area	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> “MDR/B-6-D” (Medium Density Residential, with Building Site and Design Control Overlays)	
<b>CEQA Action:</b> Categorically Exempt per Section 15305 (a)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

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

### PROJECT OVERVIEW:

The subject property is located at 992 Customs Road in Pebble Beach and is zoned Medium Density Residential, with Building Site and Design Control Overlays (MDR/B-6-D). The application consists of the construction of a 3,737 square foot one-story single family dwelling with a 521 square foot attached two-car garage. Pursuant to the regulations outlined in the Design Control District, Chapter 21.44 of the Monterey County Zoning Ordinance (Title 21), a Design Approval approved by the Zoning Administrator is required for the construction of a single family dwelling.

The parcel has been previously disturbed and existed as part of an adjoining property (Assessor's Parcel Number 007-263-017-000). The site is relatively flat and trees are located within the center and the outer edges of the lot. In order to construct the single family dwelling in the proposed location five oak trees, ranging in from 6 to 20 inches in diameter in size, will need to be removed. Pursuant to the requirements set forth in Section 21.64.260.D.3.a of Title 21, a Use Permit is required to remove more than three trees. In order to grant the Use Permit, certain Findings of approval must be made which include that the trees are the minimum in the case and that the proposed tree removal will not involve a risk of environmental impact, and that the tree is diseased, injured, in danger of falling too close to existing or proposed structures, creates unsafe vision clearance, or is likely to promote the spread of insects of disease. Evidence that the applicant meets these findings is outlined within Finding and Evidence No. 6 of Exhibit B of this staff report.

The proposed project is exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines and has been determined not to have a significant effect on the environment. Based on resource information contained in the Monterey County General Plan, the Greater Monterey Peninsula Area Plan, the Greater Monterey Peninsula Area Plan Inventory and Analysis, the Monterey County Zoning Ordinance (Title 21), application materials and site visits, staff finds that this project has no issues remaining.

**OTHER AGENCY INVOLVEMENT:**

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

The above checked agencies and departments have reviewed this project. Conditions recommended by the Water Resources Agency and the Pebble Beach Community Services District have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was not referred to the Greater Monterey Peninsula 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 because the project does not involve slope restrictions; ridgeline/viewshed development, the project is exempt from CEQA per Section 15305; nor does the project a variance.

Note: The decision on this project is appealable to the Planning Commission.

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Anna V Quenga  
(831) 755-5175, quengaav@co.monterey.ca.us  
October 13, 2008

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; Public Works Department; Environmental Health Division; Water Resources Agency; Taven Kinison Brown, Planning Services Manager; Anna V Quenga, Planner; Carol Allen, Mark and Carina Dumont, Applicants; James Smith, Agent; Planning File PLN080137.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Recommended Findings and Evidence
	Exhibit C	Recommended Conditions of Approval
	Exhibit D	Vicinity Map
	Exhibit E	Site Plan, Floor Plan and Elevations

This report was reviewed by Jacqueline Onciano, Planning Services Manager

## EXHIBIT A

### Project Information for PLN080137

Project Title: DUMONT MARK T & CARINA E DUMON

Location:	992 CUSTOMS RD PEBBLE BEACH	Primary APN:	007-263-018-000
Applicable Plan:	Greater Monterey Peninsula Area Plan	Coastal Zone:	No
Permit Type:	Use Permit	Zoning:	MDR/B-6-D-RES
Environmental Status:		Plan Designation:	MDR
Advisory Committee:	N/A	Final Action Deadline (884):	

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#### Project Site Data:

Lot Size:	.281	Coverage Allowed:	35%
Existing Structures (sf):	0	Coverage Proposed:	34.2%
Proposed Structures (sf):	4,188	Height Allowed:	27'
Total Sq. Ft.:	4,188	Height Proposed:	22' 4"
		FAR Allowed:	35%
		FAR Proposed:	34.2

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#### Resource Zones and Reports:

Environmentally Sensitive Habitat:	No	Erosion Hazard Zone:	LOW
Biological Report #:	N/A	Soils Report #:	LIB080361
Forest Management Rpt. #:	LIB080362		
Archaeological Sensitivity Zone:	HIGH	Geologic Hazard Zone:	UND
Archaeological Report #:	LIB080360	Geologic Report #:	N/A
Fire Hazard Zone:	MODERATE	Traffic Report #:	N/A

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#### Other Information:

Water Source:	PEBBLE BEACH	Sewage Disposal (method):	SEWER
Water Dist/Co:	MPWMD	Sewer District Name:	PEBBLE BEAC
Fire District:	PEBBLE CSD	Grading (cubic yds.):	65.0
Tree Removal:	N/A		

## **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 Monterey County General Plan, Greater Monterey Peninsula Area Plan, Greater Monterey Peninsula Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for the proposed 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 992 Customs Road, Pebble Beach (Assessor's Parcel Number 007-263-018-000), Greater Monterey Peninsula Area Plan. The parcel is zoned "MDR/B-6-D" (Medium Density Residential, with Building Site and Design Control Overlays) which allows for residential uses. Therefore, the property is suitable for the proposed development.

(c) The project planner conducted a site inspection on October 1, 2008 to verify that the project on the subject parcel conforms to the plans listed above.

(d) The subject property is a legal lot of record pursuant to Certificate of Compliance file No. CC070099.

(e) The project was not referred to the Greater Monterey Peninsula 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 because the project does not involve slope restrictions, ridgeline/viewshed development, the project is exempt from CEQA per Section 15303(a), and the project does not involve a variance.

(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 PLN080137.

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, Public Works, Environmental Health Division, 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 archaeological, geotechnical, and forestry 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 concurs. The following reports have been prepared:

- i. "Preliminary Archaeological Reconnaissance" (LIB080360) prepared by Archaeological Consulting, Salinas, CA, May 15, 2008.
- ii. "Geotechnical Investigation" (LIB080361) prepared by AMSO Consulting Engineers, Hayward, CA, January 28, 2008.

iii. "Tree Assessment and Forest Management Plan" (LIB080362) prepared by Frank Ono, Pacific Grove, CA, June 10, 2008.

(c) Staff conducted a site inspection on October 1, 2008 to verify that the site is suitable for this use.

(d) Materials in Project File PLN080137.

3. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

**EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a), categorically exempts the construction of one single family dwelling.

(b) The project includes the removal of five protected oaks trees; however, no adverse environmental effects were identified during staff review of the development application and the "Tree Assessment and Forest Management Plan" dated June 10, 2008.

(c) There was no indication that the subject property contained any flora or fauna of special significance during staff's site visit on October 1, 2008.

(d) See preceding and following findings and supporting evidence.

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

5. **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 proposed project will be serviced by the Pebble Beach Community Service District Sewer System for wastewater services. There is no indication that the proposed project will create an impact on the existing sewer capacity.

(b) The proposed project will be serviced by Cal Am for water services. The applicant has submitted a Monterey Peninsula Water Management District Water Form and their proposed fixtures are within the allocated units for the property.

(c) See preceding Findings and Evidence.

6. **FINDING: TREE REMOVAL** – The project includes the removal of five (5) protected trees. Tree removal is in accordance with the Monterey County Zoning Ordinance (Title 21). The Required Findings in order to grant the permit for tree removal have been met.

**EVIDENCE:** (a) Section 21.64.260.D.3A of the Monterey County Zoning Ordinance requires a Use Permit for the removal of three (3) or more trees within any one year period.

(b) The tree removal is the minimum required under the circumstances of the case. Due to the location of the oak trees, the removal of trees could not

be avoided. Three of the five trees proposed for removal are located within the center of the subject property, and the remaining two are located towards the front; one of which is within the footprint of the proposed loggia and the other is located within the path of travel for the driveway. Therefore, the single family dwelling and attached garage could not be relocated on the site without requiring removal of five or more trees.

- (c) If the single family dwelling were to be redesign to avoid at least two of the five trees (located towards the front), the attached garage would have to be moved north approximately five feet, which would in turn require a variance to reduce the side yard set back from ten feet to eight feet. Should the exterior wall of the loggia be redesigned and pushed towards the west, it is possible that it could create a situation where the proposed construction is too close to tree. This could potentially create a condition where in the future, the tree could be in danger of falling on the structure and could require removal. This would not be consistent with the Finding “c” (Section 21.64.260.D.5.c) for tree removal. Another alternative would be to remove the loggia altogether. However, this would destroy the architectural character of the proposed single family dwelling and in turn the structure would be inconsistent with the single family dwellings within the surrounding neighborhood.
- (d) There are four potential planting areas on the lot to allow for replacement trees. The Forest Management Plan, dated June 10, 2008 (LIB080362), recommends that the applicant replace the trees on a 2:1 ratio. Therefore, Condition No. 7 requires that applicant to plant a total of 10 oak trees. In addition, it was found that the trees proposed for removal are candidates for relocation on site. Section 21.64.260.D.4 of the Monterey County Zoning Ordinance (Title 21) does not make a preference for relocation or replacement. For that reason, Condition No. 7 allows the property owner to either plant 10 new oak trees or relocate five and plant five new trees.
- (e) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots. (See condition No. 6)
- (f) The removal will not involve a risk of adverse environmental impacts. Pursuant to the Forest Management Plan as well as observation during staff’s site visit conducted on October 1, 2008, no special status flora or fauna were found. There was no evidence of nesting birds within the trees proposed for removal. The subject property is located within a well established neighborhood and the construction of the single family dwelling, along with the tree removal, will not create a significant long-term impact to the area’s ecosystem. Furthermore, the proposed project will not significantly reduce the availability of wildlife habitat.

**7. FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

**EVIDENCE:** Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21).

<p style="text-align: center;"><b>EXHIBIT C</b></p> <p style="text-align: center;"><b>Monterey County Resource Management Agency</b></p> <p style="text-align: center;"><b>Planning Department</b></p> <p style="text-align: center;"><b>Condition Compliance and/or Mitigation Monitoring Reporting Plan</b></p>	<p><b>Project Name:</b> Dumont</p> <p><b>File No:</b> PLN080137</p> <p><b>APN:</b> 007-263-018-000</p> <p><b>Approved by:</b> Zoning Administrator</p> <p><b>Date:</b> October 30, 2008</p>
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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.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1.		<p><b>PD001 - SPECIFIC USES ONLY</b></p> <p>This Use Permit and Design Approval (PLN080137) allows the removal of five (5) protected oak trees and construction of a new 3,737 square foot single family dwelling with a 521 square foot attached garage. Materials and colors are to consist of exterior stucco with mission finish (oatmeal); wood clad windows, exterior doors and garage door (brown); stained fascias, corbels and trellises (medium brown); red clay tile roof with mudded ridges and hips; and copper gutters, downspouts, and chimney cap. The property is located at 992 Customs Road, Pebble Beach (Assessor's Parcel Number 007-263-018-000), Greater Monterey Peninsula Area 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		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. <b>(RMA - Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 007-263-018-000 on October 30, 2008. The permit was granted subject to 23 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. <b>(RMA - Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	



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3.		<p><b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b></p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County 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. <b>(RMA - Planning Department)</b></p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - 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/ Archaeo- logist	Ongoing	
4.		<p><b>PD009 - GEOTECHNICAL CERTIFICATION</b></p> <p>Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. <b>(RMA – Planning Department and Building Services Department)</b></p>	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotech- nical Consultant	Prior to final inspection	
5.		<p><b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b></p> <p>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</p>	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	

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		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 Director of 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. <b>(RMA - Planning Department and RMA - Building Services Department)</b>	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.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
6.		<b>PD011 – TREE AND ROOT PROTECTION</b> 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, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the 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 a 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. <b>(RMA - Planning Department)</b>	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			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.	Owner/ Applicant	During Construction	
			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.	Owner/ Applicant	Prior to final inspection	

<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>
7.		<b>PDSP001 – REPLACEMENT/RELOCATION OF PROTECTED TREES (NON-STANDARD)</b> The Forest Management Plan, dated June 10, 2008 (LIB080362), requires that the applicant replace the oaks trees on a 2:1 ratio. Therefore, the applicant shall include within the landscaping plan, a relocation and/or replacement plan to show the replanting of 10 oak trees total. The location and size (five gallon stock or larger) as well as practices the applicant shall maintain to allow the trees to grow in a healthy manner (such as spacing, watering, etc.) shall be indicated within the tree replacement plan. Should the applicant wish to relocate the trees removed onsite, the applicant shall also submit a relocation plan indicating the location of the five trees as well as minimum standards which must be implemented prior to and during the transplanting period as outlined in the Forest Management Plan. <b>(RMA - Planning Department)</b>	Submit tree replacement or relocation plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant	At least three (3) weeks prior to final inspection or occupancy	
			If trees are to be relocated, the applicant shall submit a relocation plan to the RMA- Planning Department for review and approval.	Owner/ Applicant	Prior to removal of trees.	
			All planted areas 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	Ongoing	
			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.	Owner/ Applicant	Prior to final inspection	

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8.		<b>PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b> The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. 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 include an irrigation plan. The plan 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. The applicant shall indicate location, size, and type of all replacement trees as required by this permit. 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. <b>(RMA – Planning Department)</b>	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.		At least three (3) weeks prior to final inspection or occupancy	
			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	Ongoing	
9.		<b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b> All exterior lighting shall be unobtrusive, down-lit, 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	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	

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		location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
10.		<b>PD016 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Archaeological report has been prepared for this parcel by Archaeological Consulting, dated May 15, 2008 and is on record in the Monterey County RMA - Planning Department , Library No. LIB080360. All development shall be in accordance with this report." <b>(RMA – Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
11.		<b>PD016 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical report has been prepared for this parcel by AMSO Consulting Engineers, dated January 28, 2008 and is on record in the Monterey County RMA - Planning Department , Library No. LIB080361. All development shall be in accordance with this report." <b>(RMA – Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
12.		<b>PD016 – NOTICE OF REPORT</b> 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 Frank Ono, dated June 10, 2008 and is on record in the Monterey County RMA - Planning Department, Library No. LIB080362. All development shall be in accordance with this report." <b>(RMA – Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
13.		<b>PD035 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
14.		<b>WR1 - DRAINAGE PLAN</b> 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	
15.		<b>WR40 - WATER CONSERVATION MEASURES</b> 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/occupancy	

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16.		<b>WR43 - WATER AVAILABILITY CERTIFICATION</b> 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. <b>(Water Resources Agency)</b>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
17.		<b>FIRE007 - DRIVEWAYS</b> 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	



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		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. <b>(Pebble Beach Community Services District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
18.		<b>FIRE008 - GATES</b> All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. <b>(Pebble Beach Community Services District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	



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19.		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> 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. <b>(Pebble Beach Community Services District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
19.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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		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. <b>(Pebble Beach Community Services District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
20.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(Pebble Beach Community Services District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
21.		<b>FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)</b> The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	

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		Uniform Building Code shall be required to be placarded as permanent building equipment. <b>(Pebble Beach Community Services District)</b>	Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
22.		<b>FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD &amp; PEBBLE BEACH CSD)</b> 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. <b>(Pebble Beach Community Services District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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