

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: January 8, 2008. Time: 1:35 PM	Agenda Item No.: 2
Project Description: Coastal Administrative Permit for the construction of a 281 square foot bathroom facility and a 1,745 square foot deck with a renovation to an existing parking area for compliance with handicap parking requirements; 2) A Waiver to allow the removal of 7 hazardous and diseased Monterey Pines ranging in size between 7, 8, 12, 21, 25, and 35 inches in diameter measured at breast Height (DBH) and one 6 & 11 inch double-stemmed Coast Live Oak at DBH; and Design Approval.	
Project Location: 3152 Forest Lake Road, Pebble Beach.	APN: 008-022-023-000
Planning File Number: PLN080410	Name: Stevenson School, Property Owner/ Ed DiYanni, Agent
Plan Area: Del Monte Forest Land Use Plan	Flagged and staked: Yes
Zoning Designation: : "I C-D" [Institutional Commercial with a Design Control Overlay (Coastal Zone)].	
CEQA Action: Categorically Exempt per Section 15301 (e) (2) Class 1	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator:

- 1) Approve the Coastal Administrative Permit and Design Approval as described above; and
- 2) Review a Forest Management Plan for the subject Parcel and approve a waiver to allow the removal of 7 hazardous and diseased Monterey Pines and one doubled stemmed Coast Live Oak; based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW:

The project area is centrally located within Del Monte Forest Land Use Plan (DMF LUP). The Chapel is accessed from Forest Lake Road. The School is surrounded by residential and open space recreation uses such as Spyglass Hill Golf Course. The 40-acre campus is surrounded by the forest, which consists largely of Monterey Pines. The campus and the project areas have been significantly developed over the school's 56 years of operation. The school maintains a comprehensive Forest Management Plan for the long-term protection of the forest resources within the school boundaries. The purpose of this application is to have Zoning Administrator review and consider the amended Forest Management Plan recommending the removal of seven hazardous and diseased trees. If approved, the applicant proposes to add a new restroom/dressing area and attach an uncovered deck to the exiting chapel. The purpose of is to allow weddings services out-of-doors. The addition of a new restroom will provide an additional dressing room for the Groom and Bride.

The project site is located within the Seal Rock Watershed; however, parcels with a commercial land use designation are not subject to the coverage limitations under (Section 20.147.030 (b), CIP, Part 5). The project, as proposed complies with the Water and Marine Resources Development standards. In addition, the property is not located in the area identified on the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C) as visible area from Point Lobos or 17-Mile Drive.

See Exhibit B for a more detailed discussion.

OTHER AGENCY INVOLVEMENT:

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

The above checked agencies and departments have reviewed this project. Conditions recommended by have been incorporated into the condition compliance-reporting plan (**Exhibit D**).

The project was not referred to the Del Monte Forest Land Use Advisory Committee for review. Based on the LUAC Procedure 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; the project does not involve ridgeline/viewshed development; the project is exempt from CEQA per Section 15301 L. 4..The Board of supervisors has adopted new guidelines per resolution 08-338 which this application was not subject to and for the reasons listed above was not referred to the local LUAC.

Note: The decision on this project is appealable to the Board of Supervisors (20.86.030).

Ramon A. Montano, Assistant Planner
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December 4, 2008

cc: Front Counter, Zoning Administrator; Pebble Beach Community Service District; Public Works Department; Environmental Health Division; Water Resources Agency; Taven Kinison Brown, Planning Services Manager; Ramon A. Montano, Project Planner; Carol Allen; Property Owner, Robert Luis Stevenson School; Ed DiYanni, Agent, Planning File PLN080410

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

This report was reviewed by Taven Kinison Brown, Planning Services Manager.

EXHIBIT A

EXHIBIT B
DISCUSSION AND BACKGROUND
PLN080410/Stevenson School Chapel

Background:

The Robert Louis Stevenson School (RLSS) was founded in 1952 and has expanded significantly during its 56-year history. Consequently the RLSS developed a Master Plan which the Monterey County Planning Commission approved in 1981 as a Use permit for improvements to the school which included a Master Plan for the build out of Robert Louise Stevenson School. In July 1982, the California Coastal Commission approved development in a series of phased improvements under the RLSS Master Plan. The school has continued to make improvements to the campus in accordance with the scope and phases of the approved master plan. A Forest Management Plan (FMP) is prepared for each new development to address the impacts affecting the forest resources on the school properties. Staff reviewed the current amendments to the FMP and found them to be consistent with the intent and requirements of the Del Monte Forest Land Use Plan (DMF-LUP) and its intent to insure the long-term protection of the forest resources.

Therefore the purpose of this application is to request that the Zoning Administrator review the current amended Forest Management Plan for the continued use by the school, recognize the FMP as the approved plan to overseeing the management of the forest resources, grant the waiver for the removal of trees No. 1, 2, 3, 4, (number 5 a 6, and 11-inch double-stemmed Coast Live Oak) and 6, 10 as indicate in the amended FMP library number 08022.

Proposed Development:

Is a Coastal Administrative Permit for the construction of a 281 square foot bathroom facility and a 1,745 square foot deck with a renovation to an existing parking area for compliance with handicap parking requirements; 2) review amended Forest Management Plan for the subject Parcel to grant allow a waiver to remove 7 hazardous and diseased Monterey Pines ranging in size between 7, 8, 12, 21, 25, 35 inches at diameter at breast height (DBH) and a single 6 and 11 inch double stemmed Coast Live Oak tree.

Site Development Standards:

The project is consistent with the following development standards as required by Section 20.21.070 & 20.64.020 of the Monterey County Zoning Ordinance (Title 20) for those areas designated Institutional Commercial:

- Height Allowed height measured from the average natural grade for a main structure is 35 feet. The proposed Dressing Suite (DS) and decking attached to the existing Chapel will not exceed a height of 15 feet. The decking will extend from the west side of the chapel on a graduated slope and will not be more that 4 feet in height from grade. The Staff finds the proposed addition to be architecturally consistent and compatible with the main structure.
- Setbacks The existing structure is centrally located within the 2.8 acre parcel. Therefore the project meets the criteria under the IC development standards.
- Building Site Coverage The project as purposed with increase the site coverage of the existing chapel to 4.9%, and therefore consistent with the 40% maximum site coverage standards in the IC zoning District site development standards; therefore the proposed dressing suite and decking will not exceed the allowable site coverage's on the property.

Water and Marine Resources Development standards: The project site is located within the Seal Rock Watershed; however parcels with a commercial land use designation are not subject to the coverage limitations under (Section 20.147.030 (b), CIP, Part 5). The project, as proposed complies with the Water and Marine Resources Development standards as determined by the Water Resources Agency of Monterey County. The project as described will not add additional storm-water runoff and therefore will not contribute as a point and Non-point source of pollution to the Carmel Bay “Areas of Special Biological Significance.”

Scenic and Visual Resources: The property is not located in the area identified on the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C of the LUP) and is not visible from the Point Lobos or viewing areas from 17 Mile Drive and Vista Points. The policies of the Del Monte Forest LUP direct that placement and design of new development not injure the visual integrity of the area with regard to the public viewshed. Staff conducted a site visit in September of 2008, to assess the potential viewshed impacts of the project from the Point Lobos State Reserve and 17 Mile Drive and Vista Points and found the project was not visible from those vantage points.

Tree Removal:

The Forest Management Plan (FMP) prepared for the school and adopted by the Planning Commission in 1992 described the forest surrounding the Chapel as a dense stand of mature and immature pines. An addendum to the original report was prepared by the forester to address the condition of the trees in the area of the proposed development. Staff worked with the forester to assess the condition of the trees in order to determine which trees could be considered hazards to the public and the existing Chapel and the surrounding forest resources. The forester’s report determined that the six trees examined are currently in a state of disease and or decay; tree No. 1, 2, 3, 4 5, 6, and 10 were determined to be hazards due to their degraded structures, lean and proximity to the existing Chapel and area where the public congregates out of doors. The Forester has monitored the condition of the trees indicated in the amended FMP and has confirmed further declines in the condition of the trees identified in the report. The forester determined that the trees identified pose an immediate hazard to the public and the Chapel and threaten the spread disease to the nearby forested areas. Therefore based on the FMP, a waiver could be granted to remove the trees designated as hazardous and allow the Zoning Administrator to approve the removal of the trees indicated in the report to prevent the threat of spreading disease to the nearby forested areas. This action is in accordance with the Del Monte Forest Land Use Plan policy under the Forestry and Soil Resources Development Standards, Section (20.147.050 A. 1. b. and A. 2. a.), which states “removal of hazardous trees which pose an immediate danger to life or structure or where a qualified professional forester has verified in writing the need to remove diseased trees stop the threat of spreading disease to the nearby forested areas.” This was confirmed by FMP submitted with the permit application and confirmed by the staff planner during multiple site visits

Given the structural condition of the under-story oak tree and its opportunistic location in an area mapped as Monterey Pine Forest in conjunction with the stated condition of the tree staff finds the removal of the double-stemmed oak tree to be the minimum required for the proposed development... In addition, staff finds removal of the six hazardous and diseased trees under the direction of the current forest management plan will serve to maintain the immediate forest resources and provide for the long-term preservation of the forest.

CEQA:

The project is exempt from CEQA review based on Class 1 Section 1531 (e) (2) of the California Environmental Quality Act allow additions to existing structures not exceeding 10,000 square feet. All public services are available to the properties zoned Institutional Commercial (IC) which would allow the Stevenson School properties to be developed to their maximum intensification under the current General Plan Land Use Designation. Staff review of the site (one of four parcels owned by the school under that use) revealed a relatively flat developed commercial lot. Wooded with older Monterey Pines and smaller under-story Coast Live Oaks. All of the trees identified in the documented Forest Management Plan (FMP) are noted to be weakened by disease and considered hazardous. The Forest Management Plan finds that all of the trees proposed for removal have serious disease and structural issues. The forester recommends that the trees be removed and replanted in accordance with the Del Monte Forest Land Use Plan.

Therefore having reviewed the Forest Management Plan and finding it consistent with the Del Monte Forest Land Use Plan staff recommends that the Zoning Administrators grant a waiver to allow the removal of the trees per the forester’s recommendations.

EXHIBIT C
RECOMMENDED FINDINGS AND EVIDENCE
PLN080410 Stevenson School Chapel

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, Del Monte Forest Land Use Plan, and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications.
 - (b) The property is located at 3152 Forest Lake Road, Pebble Beach Del Monte Forest Lands User Plan. The parcel is zoned Institutional Commercial with Design Control in the Coastal Zone (“I C-D (CZ)).
 - (c) Pursuant to Section 20.44.020, the subject parcel is located in a Design Control Zoning District. Colors and materials proposed will match the existing structure and blend into the surrounding area.
 - (d) The parcel contains an existing 3,082 square foot Chapel. An existing 155 square foot exterior bathroom.
 - (e) The proposal consists of a new 1,745 square foot deck and a 281 square foot dressing suite with restroom and the removal of one 6, and 11 inch Double-stemmed coast live oak (See Finding #4) Entitlements include:
 - Coastal Development Permit to remove four Coast Live Oak trees pursuant to Section 20.147.050.A);
 - Coastal Administrative Permit for the demolition 1,745 square foot deck and a 281 square foot dressing suite with restroom; and Design Approval.
 - (f) The proposed project meets the necessary site development standards for Institutional Commercial zoning district. The project site is located within the Seal Rock Watershed; however parcels with a commercial land use designation are not subject to the coverage limitations under (Section

20.147.030 (b), CIP, Part 5). The project, as proposed complies with the Water and Marine Resources Development standards as determined by the Water Resources Agency of Monterey County. The project is consistent with the site development standards for IC Districts:

- Height Allowed height measured from the average natural grade for a main structure is 35 feet. The proposed Dressing Suite (DS) and decking attached to the existing Chapel will not exceed a height of 15 feet. The decking will extend from the west side of the chapel on a graduated slope and will not be more than 4 feet in height from grade. The Staff finds the proposed addition to be architecturally consistent and compatible with the main structure.
 - Setbacks The existing structure is centrally located within the 2.8 acre parcel. Therefore the project meets the criteria under the IC development standards.
 - Building Site Coverage The project as proposed with increase the site coverage of the existing chapel to 4.9%, and therefore consistent with the 40% maximum site coverage standards in the IC zoning District site development standards; therefore the proposed dressing suite and decking will not exceed the allowable site coverage's on the property.
- (g) Based on information and materials provided, plus Staff site visit conducted in September of 2008, to verify that the project on the subject parcel conforms to the plans listed above., staff finds that this project has no issues relative to archaeological, historic, or biological resources. Proposed development will be located in an existing disturbed area.
- (h) The project was not referred to the Del Monte Forest Land Use Advisory Committee for review. Based on the LUAC Procedure 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; the project does not involve ridgeline/viewshed development; the project is exempt from CEQA per Section 15301 L. 4..The Board of supervisors has adopted new guidelines per resolution 08-338 which this application was not subject to and for the reasons listed above was not referred to the local LUAC.
- (i) 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 PLN080410.

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 by the Pebble Beach Community Services District have been incorporated.

- (b) Technical reports by outside archaeological and arborist consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. Although the project is located within a high archaeological area, the results from the report were negative. However, a condition has been incorporated to

require stop work, if during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site. (Condition #3) County staff concurs. The following reports have been prepared:

- "Preliminary Archaeological Reconnaissance" (*LIB08021*) prepared by Archaeological Consulting, Salinas CA, February 27, 1992.
- "Forest Management Plan addendum prepared by Staub Forestry Environmental Consulting (*LIB080007*) and supplemental update (*LIB080623*), dated March 30, 2007 & September 17, 2008.

- (c) Staff conducted a site visit in September of 2008, to verify that the site is suitable for this use.
- (d) Materials in Project File PLN080410.

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

EVIDENCE: (a) The project is exempt from CEQA review based on Class 1 Section 15301 (e) (2) of the California Environmental Quality Act Which allow additions to existing structures not exceeding 10,000 square feet. All public services are available to the subject property zoned Institutional Commercial (IC) which would allow the Stevenson School properties to be developed to their maximum intensification under the current General Plans Land Use Designation.

- (b) Based on information and materials provided, plus site visits, staff finds that this project has no issues relative to archaeological, historic, or biological resources. Proposed development will be located near existing disturbed area.
- (c) The amended Forest Management Plan determined that the Monterey Pines identified in the amended FMP clearly represent a physical hazard to the public and the Chapel due to the declining condition of the diseased trees. Therefore per the DMF LUP Section 20.147.050, provides for publics safety, the protection of structures from hazardous tree as well as the health of the forest resources through management of diseased trees under the recommendations of a licensed professional Forester.
- (d) No adverse environmental effects were identified during staff review of the development application during a site visit in September of 2008.
- (e) See finding number 1, 2, 4, and supporting evidence.

4. 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: (a) The project includes a Waiver Permit for the removal of one Coast Live Oak trees and 6 Monterey Pines ranging size between within the Del Monte Forest (Section 20.147.050 2. a. CIP).

- (b) When reviewing requests for tree removal, environmental considerations shall include review of forest plant associations, native soil cover, aesthetic values, as well as maintenance of the overall health of the stand (Policy #31 & 32 of the Del Monte Forest LUP and 20.147.050. D. (1. & 2.).

- (d) Forest Management Plan addendum prepared by Staub Forestry and Environmental Consulting, dated March 30, 2007, contained in Project File PLN080410.
- (d) Section 20.147.050.D.7 of the Monterey County Coastal Implementation Plan, Part 5, states that a Notice of Report will be recorded indicating that a Forest Management Plan was prepared for the site. A standard condition of approval has been incorporated into the projects conditions of approval (Condition #4).
- (h) Based on the information submitted in the amended FMP staff determined that removal of the trees, stated in the report and visual observation by staff with regard hazardous condition, will not involve a risk of adverse environmental impacts as provided under the DMF LUP and the current FMP.

5. **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 Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

6. **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. 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 a site visit in September of 2008.

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) See Findings #1, #2, #3 and #4 and supporting evidence.

8. **FINDING: APPEAL ABILITY** - The decision on this project is appealable to the Board of Supervisors.

EVIDENCE: Section 20.86.040 of the Monterey County Zoning Ordinance (Title 20)

EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>Robert Luis Stevenson School</u> File No: <u>PLN080410</u> APNs: <u>008-022-023-000</u> Approved by: <u>Zoning Administrator</u> Date: <u>January 8, 2009</u>
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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.		<p>PD001 - SPECIFIC USES ONLY</p> <p>This Coastal Administrative Permit (PLN080410) allows the construction of a 281 square foot bathroom facility and a 1,745 square foot deck with a renovation to an existing parking area for compliance with handicap parking requirements; 2) A Waiver to allow the removal of 7 hazardous and diseased Monterey Pines ranging in size between 7, 8, 12, 21, 25, and 35 inches in diameter measured at breast Height (DBH) and one 6 & 11 inch double stemmed Coast Live Oak at DBH; and Design The property is located at 3152 Forest Lake Road, Pebble Beach, Del Monte Forest Lands User Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

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2.		<p>PD002 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "An Administrative Permit (Resolution 080410) was approved by the Zoning Administrator for Assessor's Parcel Number 008-022-023-000 on January 8, 2009. The Administrative Permit was granted subject to 14 conditions of approval which run with the land. A copy of the Development 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)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits or commencement of use.</p>	
3.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</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. (RMA - Planning Department)</p>	<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.</p>	<p>Owner/ Applicant/ Archaeo-logist</p>	<p>Ongoing</p>	

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4.		<p>PD016 – 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: “Forest management Plan addendum prepared by Staub Forestry Environmental Consulting (<i>LIB080622</i>) and supplemental update (<i>LIB080623</i>), dated March 30, 2007 & September 17, 2008. and is on record in the Monterey County RMA - Planning Department , under file number PLN080410. All development shall be in accordance with this report." (RMA – Planning Department)</p>	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.	
5.		<p>SPPD0001 – TREE REPLACEMENT</p> <p>The tree planting plan shall be in sufficient detail to identify the location, species, and size of the plantings. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the trees as required by the Forest Management Plan. Before final of the Building Permit. Either tree planting shall be 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</p>	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.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	

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6.		<p>PD011 – 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, 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. (RMA - Planning Department)</p>	<p>Submit evidence of tree protection to the RMA - Planning Department for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and/or building permits</p>	
			<p>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.</p>	<p>Owner/ Applicant/ Arborist</p>	<p>During Construction</p>	
			<p>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.</p>	<p>Owner/ Applicant</p>	<p>Prior to final inspection</p>	
7.		<p>PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A(n) Archeological report has been prepared for this parcel by Archeological Consulting, dated February 27, 1992 and is on record in the Monterey County RMA - Planning Department , Library No. 080621. All development shall be in accordance with this report." (RMA – Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits.</p>	

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8.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>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 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. (RMA – Planning Department)</p>	<p>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.</p> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits.</p> <p>Ongoing</p>	
9.		<p>PW0007 – PARKING STD</p> <p>The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)</p>	<p>Applicant’s engineer or architect shall prepare a parking plan for review and approval.</p>	<p>Owner/ Applicant/ Engineer</p>	<p>Prior to Building/ Grading Permits Issuance</p>	

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)
10.		<p>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:</p> <p>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 recirculation system.</p> <p>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)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
11.		<p>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)</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	

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)
12.		<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. Pebble Beach Community Services 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>	
13.		<p>FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. Pebble Beach Community Services District</p>	<p>Applicant shall enumerate as “Fire Dept. Notes” on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</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>
14.		SPFIRE030 – SMOKE DETECTORS Smoke detectors are required to be installed in the new dressing suite. Pebble Beach Community Services District.	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS

EXHIBIT E

EXHIBIT F