

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 05022

APN# 007-371-011-000
FINDINGS & DECISION

In the matter of the application of

MONTEREY PENINSULA COUNTRY CLUB (PLN030607)

Combined Development Permit consisting of: 1) a Use Permit and Design Approval to renovate the Monterey Peninsula Country Club as follows: a) remodel the existing 33,932 square feet two story clubhouse with basement by reconfiguring the ground floor (remove 6,629 square feet and add 6,726 square feet), b) relocate the existing 1,125 square feet ladies' locker building (caddie house) to the overflow parking area, c) demolish the existing 5,855 square feet pro shop, 12,075 square feet cart storage, 2,275 square feet maintenance building and 1,350 square feet loading dock, d) construct a new 30,989 square feet two story facilities building with basement to house the men's and ladies' lounge and locker rooms, a gym, a commercial kitchen, private dining areas, a pro shop, golf cart and bag storage, and related areas, e) construct new road access and parking areas, and f) grading consisting of 8,300 cubic yards cut and 5,400 cubic yards fill; 2) a Use Permit to allow development on slopes of 30% or greater; and 3) a Use Permit to remove 86 trees (32 Coast Live Oaks, 50 Monterey Pines And 4 Monterey Cypresses). The property is located at 3000 Club Road, Pebble Beach, Greater Monterey Peninsula Area.

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto;

FINDINGS OF FACT

FINDING: **CONSISTENCY** – The MPCC Combined Development Permit (PLN030607), as described in Condition #1, and as conditioned, is consistent with the plans, policies, requirements and standards of the Monterey County General Plan, Greater Monterey Peninsula Area Plan and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for the subject development.

EVIDENCE: (a) **Plans/Regulations** – The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for consistency with:

- 1) Monterey County General Plan
- 2) Greater Monterey Peninsula Area Plan
- 3) Monterey County Zoning Ordinance (Title 21)

There would be no conflict or inconsistencies with these policies or regulations. Staff's record of review is provided in project file PLN030607.

(b) Site and Land Use Description – The project is located at 3000 Club Road, Pebble Beach (Assessor's Parcel Number 003-371-011-000). The parcel is zoned Open Space, Design Control, Site Plan Review, Parking and Use of Major Recreational Equipment Storage in Seaward Zone ("O-D-S-RES"). The facility renovations are an allowed use in accordance with Section 21.38.050.A. The project is in compliance with the Site Development Standards for Open Space Districts in accordance with Section 21.38.060.

(c) Use and Operation – According to a letter prepared by the Monterey Peninsula Country Club (February 5, 2004) regarding the Club's operations, there will be no increased

utilization of the Club facilities by the members and guests as a result of the renovation project. The MPCC membership is capped by the MPCC bylaws and regular memberships have not increased in number since the bylaws were drafted in the 1920's. Moreover, the project will not increase the seating capacity of the dining facilities used by members. The Club anticipates hiring six additional employees as a result of the project.

(d) Environmentally Sensitive Habitats – The project is consistent with standards of Title 21 pertaining to environmentally sensitive habitats (Chapter 21.66.020). Biological Resource Assessments were prepared by Zander Associates (November 12, 2004 and January 27, 2005) for the project. According to the assessments, most of the development activity will take place within the developed/disturbed landscape area. No sensitive biological resources were observed within this area. The remaining development activity will take place within the degraded Monterey pine forest and grassland area. The assessments concluded that the habitat loss of the degraded Monterey pine forest would not be significant due to the degraded nature of the area and the absence of sensitive biological resources. This area has been degraded by development fragmentation, human use and regular mowing. The degraded Monterey pine forest does not provide suitable habitat for special status plants, and no bloom stalks of Yadon's piperia were observed during site surveys. The use of the grassland area for fill placement has the potential to affect special status plants, two of which are listed species. These include Yadon's piperia and Pacific Grove clover. While the potential for occurrence of these or any other special status species in this area is low, without seasonally-timed surveys, the impact on listed plants from fill placement cannot be conclusively evaluated. In the event that special status species are identified, alternative fill placement areas could include other areas within the property that are disturbed and do not contain special status species or offsite locations such as the Marina Landfill. Mitigation measures/conditions of approval will require seasonally-timed biological surveys, habitat protection and habitat restoration.

(e) Archaeological Resources – The project is consistent with standards of Title 21 pertaining to archaeological resource areas (Chapter 21.66.050). A Preliminary Cultural Resources Reconnaissance was prepared by Archaeological Consulting (August 12, 2003) for the project. According to the report, the project area does not contain surface evidence of potentially significant archaeological resources.

(f) Hazards – The project is consistent with standards of Title 21 pertaining to hazardous areas (Chapter 21.66.040). A Geotechnical Investigation was prepared by Haro, Kasunich and Associates, Inc. (October 10, 2003) for the project. The investigation concludes that the proposed project is compatible with the site provided that the report recommendations are incorporated into the design and construction of the project. A condition of approval will require that the project adhere to the recommendations contained in this report.

(g) Historic Resources – The project is consistent with standards of Title 21 pertaining to historic resources (Chapter 21.66.270). A Historical and Architectural Evaluation for the clubhouse and caddie house was prepared by Kent L. Seavey (December 30, 2003) for the project. The evaluation concludes that the proposed project will include demolition of a portion of the non-historic components on the east side of the clubhouse. Additionally, the project will return the south end of the east wing to its original 1926 footprint. Therefore, demolition of the non-historic portions of the clubhouse will not have a significant impact on the environment, nor will moving the caddie house to an appropriate location on the property have such an impact in the context of eligibility requirements of the California Register. A Secretary of the Interior's Standards Review was prepared by Kent L. Seavey (January 25, 2004) for the project. According to the review, the project, as designed, is consistent with the

Secretary of the Interior Standards for the Treatment of Historic Properties, under the treatment for Rehabilitation. A condition of approval will require that the applicant adhere to the recommendations contained in the above two reports.

(h) Tree Preservation – The project is consistent with standards of Title 21 pertaining to preservation of oak and other protected trees (Chapter 21.64.260). See Finding No. 2 regarding evidence.

(i) 30% Slopes – The project is consistent with standards of Title 21 pertaining to development on slopes in excess of 30% (Chapter 21.64.230). See Finding No. 3 regarding evidence.

(j) Visual Resources – The project is consistent with policies of the Greater Monterey Peninsula Area Plan pertaining to the protection of sensitive scenic areas (GMP AP 1.1.3 and 40.2.9). The project planner conducted site visits on April 19, 2004 and August 25, 2004 to evaluate the potential for visual impacts resulting from the project. Staff observed that proposed development activities and new buildings would not be visible from significant viewing areas, such as those located off of 17-Mile Drive. However, development activities and new buildings would be visible from adjoining residences as well as adjacent roads such as Club Road and Quarry Road. Further, the project's proposed tree removal may cause additional visual exposure from Club and Quarry Roads. The project, as designed, will minimize visual impacts to adjoining residences and adjacent roads by: 1) phasing development activities; 2) limiting demolition, construction and grading hours of operation; 3) notifying adjoining residences regarding the proposed development activities; 4) implementing a landscaping plan that provides for tree replacement and screening of new development; and 5) implementing an exterior lighting plan which ensures that all exterior lighting will be unobtrusive and harmonious with the local area through sensitive placement and the requirement for non-glare lighting fixtures. Conditions of approval will require that the project adhere to the above-stated measures.

(k) Transportation/Traffic – The project is consistent with policies of the General Plan pertaining to transportation/traffic (GP 37.2.1 and 38.1.5). A Monterey Peninsula Country Club Traffic and Parking Evaluation was prepared by Higgins Associates (June 4, 2004) for the project. According to the evaluation, traffic increases from the proposed project are expected to be insignificant due to no increase in club membership and only a minimal increase in the number of employees (6 additional employees). Construction and Grading Truck Traffic Evaluations were prepared by Higgins Associates (October 27, 2004 and January 26, 2005) for the project. According to the evaluations, traffic volumes on both Club Road and Quarry Road are extremely low; and there are no level of service standards or congestion problems on either of these roadways. Additionally, all roads in Pebble Beach operate at level of Service C or better during evening peak hours. A condition of approval will require that the project adhere to the recommendations contained in these evaluations, especially as it relates to construction and grading truck traffic occurring near adjoining residences. The evaluations further analyzed potential truck traffic impacts to Highway 1 and Highway 68. According to the evaluations, anticipated daily truck traffic will be minimal. However, Highway 68 operates at a level of service F in the vicinity of the Community Hospital of the Monterey Peninsula and Highway 1. Therefore, as a mitigation measure/condition of approval, truck traffic will be limited to off-peak hours.

(l) Parking – The project is consistent with standards of Title 21 pertaining to parking (Chapter 21.58). According to the County's parking regulations, the minimum number of parking spaces required to support the facility use and operation is 206 spaces. According to the Monterey Peninsula Country Club Traffic and Parking Evaluation prepared by Higgins

Associates (June 4, 2004), the project's internal circulation will be adequate and the proposed parking of 258 spaces will adequately serve the projected parking demand based on a highest parking occupancy rate of 210.

(m) Site Visits – The project planner conducted site visits on April 19, 2004, August 25, 2004, March 9, 2005 and March 15, 2005 to verify that the proposed project complies with the General Plan, Greater Monterey Peninsula Area Plan and Title 21. Staff's memos regarding the site visits are in project file PLN030607.

(n) Land Use Advisory Committee – The Del Monte Forest Land Use Advisory Committee reviewed and recommended approval (6 - 0 vote) of the Combined Development Permit on March 11, 2004 with no changes.

(o) Historic Resources Review Board – The Monterey County Historic Resources Review Board reviewed and recommended approval (7 – 0 vote) of the Combined Development Permit on April 19, 2004 with no changes.

(p) Application Materials – The application and plans submitted for the Combined Development Permit in project file PLN030607 at the Monterey County Planning and Building Inspection Department.

(q) Design Approval – The applicant provided the Monterey County Planning and Building Inspection Department with a Design Approval Request, drawings, and a statement of materials and colors to be used.

(r) Testimony – No testimony, either written or oral, was received during the course of the public hearing process to indicate that there is any inconsistency with these plans or policies.

FINDING:

TREE REMOVAL – The tree removal is the minimum required under the circumstances of the case; and the removal will not involve a risk of adverse environmental impacts.

EVIDENCE:

(a) A Forest Management Plan (November 11, 2003) and Forest Resource Evaluations (October 22, 2004 and January 25, 2005) were prepared by Staub Forestry and Environmental Consulting for the project. The plan and evaluations state that in order to gauge the relative impact of tree removals for the project, a tally by species and diameter class was made of retained trees within and near the project area. Tallied retained trees in and adjoining the project area are more than triple the number of trees proposed for removal. The health and general condition of the retained trees is better than the trees being removed, most of which are rated fair to poor in health. The fair to poor health status is attributed to age, storms, evidence of pitch canker symptoms and other pathogens and insects. According to the Forester, the proposed tree removal represents the minimum necessary given the degraded nature of the Monterey pine forest (health and fragmentation) and project redesigns by the applicant (as recommended by the Forester) which decreased total tree removals and minimized impacts to healthy trees. Both impacts and mitigations for proposed tree removal occur principally at the level of individual trees and small groups of trees within a largely developed landscape. As a result, replanting is recommended at a minimum 4:1 ratio for Monterey pines and 2:1 ratio for Coast live oaks and Monterey cypresses. Replanting will occur at approved locations and will expand native tree cover on the site over a period of years. Overall, tree replacement plantings will enhance forest resources both outside the immediate project area in recreational open space and as identified in the landscaping plan for the project. Mitigation measures/conditions of approval will require habitat and tree protection, tree replacement and monitoring, and habitat restoration.

(b) Letters regarding tree preservation and replacement were prepared by Warner Group Architects, Inc. (May 20, 2004 and January 26, 2005) for the project. According to these letters, the project was designed to preserve as many of the existing significant trees as

possible. Modifications to the project design were made in light of the Forest Management Plan prepared for the project. These modifications were made in order to assure maximum retention and continued health of existing significant trees. The largest amount of tree removal will occur within the area where the new access road is proposed. The existing access road (Club Road) was originally designed to accommodate 1950's era traffic loads. Public safety requirements have changed since then and the new access road has been designed to meet current fire department safety requirements. The new roadway design provides appropriate emergency vehicle loading requirements and emergency vehicle access requirements such as road widths, turning radius, sight distance and overhead clearances. A letter from the Fire Marshal for the Pebble Beach Community Services District (January 25, 2005) further corroborates these public safety requirements. Additionally, the existing access road (Club Road) serves numerous single family residences with driveways directly accessing onto this road. The new access road will alleviate roadway conflict between residents and facility use.

(c) According to the oak tree/plan modification analysis prepared by Warner Group Architects in consultation with Staub Forestry and Environmental Consulting (March 30, 2005), 14 oaks are proposed for removal in order to accommodate the new access road. However, 6 of these can be transplanted to another area of the site. This would reduce permanent tree impacts from 14 to 8. An alternative access road route was also examined. During site visits, this route appeared to have the potential to involve less tree removal. Further examination determined that this route would involve the removal of 9 oak trees, with none of those being good candidates for transplanting. Additionally, 3 of those were designated by the forester as a priority for retention. Lastly, the analysis reviewed the overflow parking lot and cart path proposals and determined that the designs could be modified in order to save 7 oak trees that were originally proposed for removal. Staff reviewed this analysis and compared the plan modifications with the original project proposal. The original project proposal called for the removal of 39 Coast live oaks, with 28 due to direct construction impacts, 3 due to hazards and 8 potentials due to their proximity to construction perimeters. The plan modifications reduce oak tree removal to 32 Coast live oaks by reducing removals caused by direct construction impacts. Additionally, 6 of the 32 Coast live oaks can be transplanted to another area of the site. Staff's review concludes that the original new access road proposal, the proposal to transplant 6 oaks and the modifications to the overflow parking lot and cart path to save 7 oaks best meets the County's policies and regulations regarding the preservation of oaks. A condition of approval will require that the applicant submit evidence of transplanting and modifications to the overflow parking lot and cart path.

(d) The application and plans submitted for the Combined Development Permit in project file PLN030607 at the Monterey County Planning and Building Inspection Department.

FINDING: **30 PERCENT SLOPE** – There is no feasible alternative which would allow development to occur on slopes of less than 30%; or that the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and Greater Monterey Peninsula Area Plan than other development alternatives.

EVIDENCE: (a) According to a letter and site plan prepared by Bestor Engineers, Inc. (October 20, 2004), areas of new development on slopes in excess of 30 percent include: 1) a portion of a new retaining wall at the truck turn-around area; 2) a small area of existing man-made slope in Employee Lot D; 3) a 150 sq. ft. area along the new entrance road location; and 4) a small

area of man-made slope at the intersection of Club Road, Quarry Road and the new entrance road.

(b) Staff's analysis concludes that the project avoids development on slopes in excess of 30 percent to the maximum extent practicable considering the objectives of the proposal. Further avoidance through project redesign has the potential to increase the removal of protected trees, cause more grading and may direct runoff offsite.

(c) The application and plans submitted for the Combined Development Permit in project file PLN030607 at the Monterey County Planning and Building Inspection Department.

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

EVIDENCE: (a) The project has been reviewed for suitability by the Monterey County Planning and Building Inspection Department, Pebble Beach Community Services District, Monterey County Water Resources Agency, Monterey County Public Works Department, Monterey County Health Department and Monterey County Parks Department. There has been no indication from these agencies that the site is not suitable. Conditions recommended by these agencies have been incorporated as project conditions.

(b) The project planner conducted site visits on April 19, 2004, August 25, 2004, March 9, 2005 and March 15, 2005 to verify that the site is suitable for this use.

(c) Necessary public facilities are available and will be provided.

FINDING: **CEQA** – The project is subject to environmental review pursuant to the requirements of the California Environmental Quality Act (CEQA). On the basis of the whole record before the Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned, and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE: (a) The proposed project is not exempt from environmental review due to the potential for significant effects pursuant to CEQA Guidelines Section 15300.2 (Exceptions).

(b) Potentially adverse environmental effects were identified during staff review of the development application.

(c) The Planning and Building Inspection Department prepared an Initial Study pursuant to CEQA. The Initial Study identified potentially significant effects relative to aesthetics, biological resources (including tree removal), historical resources, seismic hazards, drainage, construction noise and traffic. Evidence supports the conclusion that impacts will be less than significant with mitigation incorporated for biological resources and traffic, and less than significant for aesthetics, historical resources, seismic hazards, drainage and construction noise. Impacts to biological resources will be mitigated to a less than significant level through habitat restoration, tree replacement and monitoring, habitat and tree protection, seasonally-timed biological surveys and confirmation of mitigation measure/condition compliance with past Monterey Peninsula Country Club projects involving tree removal and replacement. Impacts to traffic will be mitigated to a less than significant level by limiting grading and construction truck traffic to off-peak hours. The Initial Study is on file in the office of the Planning and Building Inspection Department and is hereby incorporated by reference (File No. PLN030607). All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval.

(d) A Mitigation Monitoring and Reporting Program (MMRP) has been prepared in accordance with Monterey County regulations and is designed to ensure compliance with conditions and mitigation measures during project implementation. The applicant must enter

into an “Agreement to Implement a Mitigation Monitoring and Reporting Program” as a condition of project approval.

(e) For purposes of implementing Section 735.5 of Title 14, California Code of Regulations, the amount of grading, site disturbance and habitat disturbance associated with the project will cause changes to the resources listed under Section 753.5. Therefore, payment of the Fish and Game Document Filing Fee is required.

(f) Evidence that has been received and considered include the application, plans, materials, and technical reports, which are listed under Section IX (References) of the Initial Study and contained in project file PLN030607.

(g) The Mitigated Negative Declaration was circulated for public review from February 24, 2005 to March 25, 2005.

(h) During the Initial Study/Mitigated Negative Declaration public review period, County staff received comment letters from the State of California Department of Transportation, State of California Department of Forestry and Fire Protection, a Country Club neighbor residing on Quarry Road and Michael Bowhay, General Manager of the Monterey Peninsula Country Club. Staff has reviewed these comments and determined that no substantial issue has been raised regarding the adequacy of the information contained in the Initial Study and the mitigation measures proposed under the Mitigated Negative Declaration. Therefore, no revisions to the Initial Study/Mitigated Negative Declaration are required.

(i) The Monterey County Department of Planning and Building Inspection, (located at 2620 First Avenue, Marina, CA, 93933) is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

FINDING: **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and other applicable provisions of Title 21. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Sections 21.38.020, 21.44.020, 21.45.020 and 21.57.020 of the Monterey County Zoning Ordinance. Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property.

FINDING: **HEALTH AND SAFETY** – The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: Preceding findings and supporting evidence.

FINDING: **APPEALABILITY** – The decision on this project is appealable to the Board of Supervisors.

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

DECISION

THEREFORE, it is the decision of said Planning Commission that said application be granted as shown on the attached sketch, subject to the attached conditions.

PASSED AND ADOPTED this 27th day of April, 2005 by the following vote:

AYES:	Errea, Parsons, Hawkins, Padilla, Vandever, Sanchez, Diehl, Salazar, Rochester, Wilmot
NOES:	None
ABSTAIN:	None
ABSENT:	None

DALE ELLIS, SECRETARY

Copy of this decision mailed to the applicant on

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

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

NOTES

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

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

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

2. The construction or use authorized by this permit must start within two years of the date of approval of this permit unless extended by the Director of Planning and Building Inspection pursuant to Section 20.140.100 of the Coastal Implementation Plan.

Monterey County Planning and Building Inspection Condition Compliance & Mitigation Monitoring and/or Reporting Plan	Project Name: Monterey Peninsula Country Club	
	File No: PLN030607	APN: 007-371-011-000
	Approval by: Planning Commission	Date: April 27, 2005

**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	Impact Addressed, 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 Clearing Condition	Timing	Verif- ication of comp- liance
1		PBD029 - SPECIFIC USES ONLY The Monterey Peninsula Country Club Combined Development Permit (PLN030607) consists of: 1) a Use Permit and Design Approval to renovate the Monterey Peninsula Country Club as follows: a) remodel the existing 33,932 sq. ft. two story clubhouse with basement by reconfiguring the ground floor (remove 6,629 sq. ft. and add 6,726 sq. ft.), b) relocate the existing 1,125 sq. ft. ladies locker building (caddie house) to the overflow parking area, c) demolish the existing 5,855 sq. ft. pro shop, 12,075 sq. ft. cart storage, 2,275 sq. ft. maintenance building and 1,350 sq. ft. loading dock, d) construct a new 30,989 sq. ft. two story facilities building with basement to house the men's and ladies' lounge and locker rooms, a gym, a commercial kitchen, private dining areas, a pro shop, golf cart and bag storage, and related areas, e) construct new road access and parking areas, and f) grading consisting of 8,300 cu. yds. cut and 5,400 cu. yds. fill; 2) a Use Permit to allow development on slopes of 30% or greater; and 3) a Use Permit to remove 86 trees (32 Coast live oaks, 50 Monterey pines and 4 Monterey cypresses). The property is located at 3000 Club Road, Pebble Beach (Assessor's Parcel Number 007-371-011-000), Greater Monterey Peninsula area. This permit was approved in accordance with County ordinances and land use	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

		regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)				
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. _____) was approved by the Planning Commission for Assessor's Parcel Number 007-371-011-000 on April 27, 2005. The permit was granted subject to 40 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of grading and building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits or start of use	
3		PBD016 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits or start of use	

		attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (Planning and Building Inspection)				
4		NOTICE-Forest Management Plan (Non-Standard) The applicant shall record a notice which states: "A Forest Management Plan and Forest Resource Evaluations have been prepared for this parcel by Staub Forestry and Environmental Consulting, dated November 11, 2003, October 22, 2004 and January 25, 2005 and is on record in the Monterey County Planning and Building Inspection Department Library. All tree removal and replacements on the parcel must be in accordance with the Forest Management Plan and Forest Resource Evaluations, as approved by the Director of Planning and Building Inspection." The notice must be recorded prior to issuance of building or grading permits. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits or start of use	
5		PBD021 – Lighting – Exterior Lighting Plan (Non-Standard) All exterior lighting, including lighting for structures, access roads, cart paths and parking lots, 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 through	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits	

		sensitive placement and the use of non-glare lighting fixtures. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)				
6		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. (Planning and Building Inspection)	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	
7		EH35 - CURFFL All improvements shall comply with the California Uniform Food Facilities Law as approved by the Director of Environmental Health. If necessary, submit plans and necessary review fees for review and approval prior to obtaining a building permit/final inspection. (Environmental Health)	Submit plans and necessary review fees to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits	
8		EH36 - POOLS/SPAS Plans for public pools/spas shall be approved by the Division of Environmental Health. (Environmental Health)	Submit plans to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits	
9		PW0007 – PARKING STD 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)	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of grading or building permits	
10		STORMWATER DETENTION The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts with supporting calculations and construction details. The plan shall include detention facilities to mitigate the impact of	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	

		impervious surface stormwater runoff, to include oil-grease water separators for paved parking areas. Pond(s) shall be fenced for public safety. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)				
11		DRAINAGE (NON-STANDARD) The applicant shall provide the Planning and Building Inspection Department a drainage plan that has been approved by the Water Resources Agency. The drainage plan shall show that drainage improvements will not be located within native habitat areas and will not require additional tree removal. The plan shall be submitted prior to issuance of grading and building permits. (Planning and Building Inspection)	Submit to PBI a drainage plan that has been approved by the Water Resources Agency.	Owner / Applicant / Engineer	Prior to issuance of grading and building permits	
12		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 any building permits	
13		WR44 - WATER USE INFORMATION The applicant shall provide the Water Resources Agency a copy of the Water Use & Nitrate Impact Questionnaire describing the pre-development and post-development water use on the property. (Water Resources Agency)	Submit the WUNIQ to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
14		PBD012 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee (\$1,275), to be collected by the County. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the issuance of grading and building permits. (Planning and Building Inspection)	Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection.	Owner/ Applicant	Prior to issuance of grading and building permits	

15		<p>PBD022 - MITIGATION MONITORING PROGRAM</p> <p>The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21.08.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. The agreement and associated fees shall be submitted to the Planning and Building Inspection Department prior to issuance of grading and building permits. (Planning and Building Inspection)</p>	The agreement and associated fees shall be submitted to the Planning and Building Inspection Department.	Owner/ Applicant	Prior to issuance of grading and building permits	
16	1	<p>MITIGATION MEASURE 1 (NON-STANDARD)</p> <p>In order to adequately determine the presence of special status plants within the grassland habitat, the applicant shall arrange for a seasonally-timed survey of annual plants, including Pacific Grove clover, Yadon's piperia and other special status species, to be prepared by a County-approved biological consultant prior to the use of the proposed fill placement area for disposal of excess grading material. If no plants are found, the project may proceed without any further assessment. If either of the two target species identified above are located, then alternative fill placement areas shall be identified and implemented in coordination with a County-approved biological consultant. Alternative fill placement areas could include other areas within the property that are disturbed and do not contain special status species or offsite locations such as the Marina Landfill.</p> <p>Prior to the issuance of a grading or building permit, a seasonally-timed survey shall be submitted to the Director of Planning and Building Inspection for review and approval. Accompanying the survey shall be a letter from a County-approved biological consultant which</p>	<p>A seasonally-timed survey shall be submitted to the Director of Planning and Building Inspection for review and approval. Accompanying the survey shall be a letter from a County-approved biological consultant which states that the survey follows the recommendations made in the Biological Resources Assessment prepared for the site by Zander Associates, dated November 12, 2004. If special status species are identified within the proposed fill placement area, then the applicant shall submit plans for an alternative fill placement area to the Director of Planning and Building Inspection for review and approval. Accompanying the plans shall be a letter from a County-approved biological consultant which certifies that the alternative fill placement area will not impact</p>	Owner / Applicant	Prior to issuance of grading or building permits	

		states that the survey follows the recommendations made in the Biological Resources Assessment prepared for the site by Zander Associates, dated November 12, 2004. If special status species are identified within the proposed fill placement area, then the applicant shall submit plans for an alternative fill placement area to the Director of Planning and Building Inspection for review and approval. Accompanying the plans shall be a letter from a County-approved biological consultant which certifies that the alternative fill placement area will not impact special status species. (Planning and Building Inspection)	special status species.			
17	2	<p>MITIGATION MEASURE 2 (NON-STANDARD)</p> <p>In order to adequately determine the presence of active raptor nests within the degraded Monterey pine forest habitat, the applicant shall arrange for a pre-construction raptor survey to be prepared by a County-approved biological consultant prior to the initiation of development activities. If active raptor nests are found and the biologist determines that construction development activities would remove the nest or have the potential to cause abandonment, then those activities shall be avoided until the raptor young have fledged as determined through monitoring of the nest. Once the raptor young have fledged, development activities may resume.</p> <p>Prior to the issuance of a grading or building permit, a pre-construction raptor survey shall be submitted to the Director of Planning and Building Inspection for review and approval. Accompanying the survey shall be a letter from a County-approved biological consultant which states that the survey follows the recommendations made in the Biological Resources Assessment prepared for the site by Zander Associates, dated November 12, 2004. (Planning and Building Inspection)</p>	A pre-construction raptor survey shall be submitted to the Director of Planning and Building Inspection for review and approval. Accompanying the survey shall be a letter from a County-approved biological consultant which states that the survey follows the recommendations made in the Biological Resources Assessment prepared for the site by Zander Associates, dated November 12, 2004.	Owner / Applicant	Prior to issuance of grading or building permits	

18	3	<p>MITIGATION MEASURE 3 (NON-STANDARD)</p> <p>In order to minimize impacts to biological resources outside of the project area, the applicant shall arrange for all grading and ground disturbance activities to be confined within the project area limits as defined on the approved project plans. The limits of the project area shall be fenced with upright orange netting prior to initiation of development activities. The netting shall remain in place until development has completed.</p> <p>Prior to the issuance of a grading or building permit, evidence of adequate protection shall be submitted to the Director of Planning and Building Inspection for review and approval. Accompanying this evidence shall be a letter from a County-approved biological consultant which states that the protection follows the recommendations made in the Biological Resources Assessment prepared for the site by Zander Associates, dated November 12, 2004. Prior to final building inspection/occupancy, a letter from a County-approved biological consultant shall be submitted to the Director of Planning and Building Inspection which states that construction and grading operations did not impact biological resources outside of the project area. Any impacts shall require the habitat to be restored in accordance with a habitat restoration plan and shall be subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)</p>	<p>1) Evidence of adequate protection shall be submitted to the Director of Planning and Building Inspection for review and approval. Accompanying this evidence shall be a letter from a County-approved biological consultant which states that the protection follows the recommendations made in the Biological Resources Assessment prepared for the site by Zander Associates, dated November 12, 2004.</p> <p>2) A letter from a County-approved biological consultant shall be submitted to the Director of Planning and Building Inspection which states that construction and grading operations did not impact biological resources outside of the project area. Any impacts shall require the habitat to be restored in accordance with a habitat restoration plan and shall be subject to the approval of the Director of Planning and Building Inspection.</p>	Owner / Applicant	<p>Prior to issuance of grading or building permits</p> <p>Prior to final building inspection / occupancy</p>	
19	4	<p>MITIGATION MEASURE 4 (NON-STANDARD)</p> <p>In order to minimize impacts to biological resources within and outside of the project area, the applicant shall arrange for a habitat restoration plan to be prepared and implemented by a County-approved habitat restoration specialist. The habitat restoration plan shall address the area adjacent to the proposed project site, which is dominated by non-native species, primarily French broom, periwinkle, kikuyu grass and annual grasses. Eradication or control of the invasive species in this area</p>	<p>1) The habitat restoration plan shall be submitted to the Director of Planning and Building Inspection for review and approval. Accompanying the habitat restoration plan shall be a letter from a County-approved biological consultant which states that the plan follows the recommendations made in the Biological Resources Assessment prepared for the site by</p>	Owner / Applicant	Prior to issuance of grading or building permits	

		<p>will allow the native habitat to reestablish and recover. An invasive species control program shall be implemented following project completion and shall include systematic eradication of all occurring invasive plant species following appropriate protocol, with an eradication goal of no more than 5% cover by invasive plant species within one year of project completion. If the eradication goal has not been achieved, follow up eradication shall be implemented and monitoring shall occur six months to a year thereafter.</p> <p>Prior to the issuance of a grading or building permit, the habitat restoration plan shall be submitted to the Director of Planning and Building Inspection for review and approval. Accompanying the habitat restoration plan shall be a letter from a County-approved biological consultant which states that the plan follows the recommendations made in the Biological Resources Assessment prepared for the site by Zander Associates, dated November 12, 2004. Prior to final building inspection/occupancy, the habitat restoration plan shall be implemented and shall be subject to the approval of the Director of Planning and Building Inspection. One year after project completion, a report from a County-approved biological consultant shall be submitted to the Director of Planning and Building Inspection for review and approval. The report shall address whether the eradication goal of no more than 5% cover by invasive plant species has been achieved. (Planning and Building Inspection)</p>	<p>Zander Associates, dated November 12, 2004.</p> <p>2) The habitat restoration plan shall be implemented and shall be subject to the approval of the Director of Planning and Building Inspection. One year after project completion, a report from a County-approved biological consultant shall be submitted to the Director of Planning and Building Inspection for review and approval. The report shall address whether the eradication goal of no more than 5% cover by invasive plant species has been achieved.</p>		Prior to final building inspection / occupancy	
20	5	<p>MITIGATION MEASURE 5 (NON-STANDARD)</p> <p>In order to mitigate impacts to forest resources within and outside of the project area, the applicant shall arrange for a tree replacement plan to be prepared and implemented by a County-approved forester or arborist. The tree replacement plan shall include replacement of all protected trees proposed for removal (native trees 6 inches in diameter or greater) unless it is shown to be a hardship or detrimental to the long term health of the remaining habitat. Replacement of Monterey pines shall</p>	<p>1) The tree replacement plan shall be submitted to the Director of Planning and Building Inspection for review and approval. Accompanying the tree replacement plan shall be a letter from a County-approved forester or arborist which states that the plan follows the recommendations made in the Forest Management Plan</p>	Owner / Applicant	Prior to issuance of grading or building permits	

		<p>be at a ratio of 4:1 and replacement of Coast live oaks and Monterey cypresses shall be at a ratio of 2:1. The forester or arborist shall specify recommended planting areas and numbers by species outside the immediate project area in conjunction with a County-approved landscape architect, who shall specify trees being replanted within the project area in the landscape plan. Primary replanting areas shall be located on either side of the Dunes Course Hole #1 fairway and near Quarry Road, where there are large openings that could use substantial additional tree cover. Other replanting areas shall be located in order to screen the development from adjacent residences and residential roads.</p> <p>Prior to the issuance of a grading or building permit, the tree replacement plan shall be submitted to the Director of Planning and Building Inspection for review and approval. Accompanying the tree replacement plan shall be a letter from a County-approved forester or arborist which states that the plan follows the recommendations made in the Forest Management Plan prepared for the site by Staub Forestry and Environmental Consulting, dated November 11, 2003. Prior to final building inspection/occupancy, the tree replacement plan shall be implemented and shall be subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)</p>	<p>prepared for the site by Staub Forestry and Environmental Consulting, dated November 11, 2003.</p> <p>2) The tree replacement plan shall be implemented and shall be subject to the approval of the Director of Planning and Building Inspection.</p>		Prior to final building inspection / occupancy	
21	6	<p>MITIGATION MEASURE 6 (NON-STANDARD)</p> <p>In order to minimize impacts to forest resources within and outside of the project area, the applicant shall arrange for all retained trees located in proximity to the proposed development to be adequately protected from grading and construction activities. Protective fencing and grading limits shall be reviewed and established by the contractor in consultation with a qualified forester or arborist immediately prior to commencement of demolition and excavation operations.</p>	<p>1) Evidence of adequate protection shall be submitted to the Director of Planning and Building Inspection for review and approval. Accompanying this evidence shall be a letter from a County-approved forester or arborist which states that the protection follows the recommendations made in the Forest Management Plan prepared for the site by Staub Forestry and Environmental Consulting, dated</p>	Owner / Applicant	Prior to issuance of grading or building permits	

		<p>Prior to the issuance of a grading or building permit, evidence of adequate protection shall be submitted to the Director of Planning and Building Inspection for review and approval. Accompanying this evidence shall be a letter from a County-approved forester or arborist which states that the protection follows the recommendations made in the Forest Management Plan prepared for the site by Staub Forestry and Environmental Consulting, dated November 11, 2003. Prior to final building inspection/occupancy, a letter from a County-approved forester or arborist shall be submitted to the Director of Planning and Building Inspection which states that construction and grading operations did not impact the retained trees. Any impacts shall require additional mitigation in accordance with a revised forest management plan and a revised tree replacement plan and shall be subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)</p>	<p>November 11, 2003.</p> <p>2) A letter from a County-approved forester or arborist shall be submitted to the Director of Planning and Building Inspection which states that construction and grading operations did not impact the retained trees. Any impacts shall require additional mitigation in accordance with a revised forest management plan and a revised tree replacement plan and shall be subject to the approval of the Director of Planning and Building Inspection.</p>		<p>Prior to final building inspection / occupancy</p>	
22	7	<p>MITIGATION MEASURE 7 (NON-STANDARD)</p> <p>In order to monitor the success of tree replanting,, the applicant shall arrange for monitoring inspections to be done by a County-approved forester or arborist. Success of tree replanting shall be assessed on the basis of percent survival of Monterey pines, Coast live oaks and Monterey cypresses. Success shall be defined as 100 percent. If the 100 percent success rate has not been achieved, the trees that have perished shall be replanted and follow up monitoring shall occur three months after replanting and a year thereafter.</p> <p>Monitoring Inspections shall occur once within the 3 months following completion of the development and once each year following completion for the next 5 years. A report on each inspection shall be submitted to the Director of Planning and Building Inspection for review and approval. (Planning and Building Inspection)</p>	<p>A report on each inspection shall be submitted to the Director of Planning and Building Inspection for review and approval.</p>	Owner / Applicant	<p>Once within the 3 months following completion of the development</p> <p>Once each year following completion for the next 5 years</p>	

23	8	<p>MITIGATION MEASURE 8 (NON-STANDARD)</p> <p>In order to mitigate construction and grading truck traffic impacts on Highway 68, the applicant shall arrange for the hauling of construction and grading materials to occur at hours other than 7:00 am to 9:00 am and 4:00 pm to 6:00 pm, Monday through Friday. Hauling operations shall not occur on weekends and holidays. The only exception shall be structural concrete, which will be allowed to be hauled during the 7:00 am to 9:00 am time period on non-holiday weekdays only.</p> <p>During construction and grading operations, the applicant shall submit monthly reports that include the daily truck trip log showing travel times to the Director of Planning and Building Inspection for review and approval. The contractor shall submit a signed certification to contain an “under penalty of perjury” clause. Failure to comply shall cause revocation of permit. (Planning and Building Inspection)</p>	<p>The applicant shall submit monthly reports that include the daily truck trip log showing travel times to the Director of Planning and Building Inspection for review and approval. The contractor shall submit a signed certification to contain an “under penalty of perjury” clause. Failure to comply shall cause revocation of permit.</p>	Owner / Applicant	During construction and grading operations	
24	9	<p>MITIGATION MEASURE 9 (NON-STANDARD)</p> <p>In order to ensure the successful implementation of tree replanting mitigation measures/conditions required by past Monterey Peninsula Country Club projects, the applicant shall confirm mitigation measure/condition compliance with the following approved projects: 1) PLN010276 (Shore Course Improvement Project); 2) GP980015M (Golf Course Renovation for Holes 13, 15 and 16) and 3) GP980016M (Golf Course Renovation for Holes 1 and 18). Mitigation measure/condition compliance shall be confirmed via a tree replanting success report prepared by a County-approved forester or arborist. Success of tree replanting shall be assessed on the basis of percent survival of Monterey pines, Coast live oaks and Monterey cypresses. Success shall be defined as 100 percent. Failure to show compliance shall require follow-up enforcement of mitigation measures/conditions related to the above-approved projects.</p>	<p>The applicant shall arrange for a tree replanting success report to be submitted to the Director of Planning and Building Inspection for review and approval.</p>	Owner / Applicant	Prior to final building inspection / occupancy	

		Prior to final building inspection/occupancy, the applicant shall arrange for a tree replanting success report to be submitted to the Director of Planning and Building Inspection for review and approval. (Planning and Building Inspection)				
25		FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Pebble Beach Community Services District)	1) Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. 2) Applicant shall schedule fire dept. clearance inspection.	Owner/ Applicant	Prior to issuance of grading and/or building permit Prior to final building inspection	
26		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a	1) Applicant shall enumerate as "Fire Dept. Notes" on plans. 2) Applicant shall schedule fire dept. rough sprinkler inspection.	Owner/ Applicant	Prior to issuance of building permit Prior to framing inspection	

		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 Community Services District)	3) Applicant shall schedule fire dept. final sprinkler inspection.		Prior to final building inspection	
27		FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL) The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Pebble Beach Community Services District)	1) Applicant shall enumerate as "Fire Dept. Notes" on plans. 2) Applicant shall submit fire alarm plans and obtain approval. 3) Applicant shall schedule fire alarm system acceptance test.	Owner/ Applicant	Prior to issuance of building permit Prior to rough sprinkler or framing inspection Prior to final building inspection	
28		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	
29		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	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	

		<p>between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating 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>				
30		<p>PBD018(B) - LANDSCAPE PLAN (OTHER THAN SINGLE FAMILY DWELLING)</p> <p>The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. <i>Landscaping shall consist of plant and tree species consistent with surrounding native vegetation. The landscaping plan shall incorporate recommendations from the forester and landscape architect as described in Mitigation Measure 5.</i> 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. The landscaping shall be installed and inspected prior to occupancy. (Planning and Building Inspection)</p>	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
31		<p>OAK TREE REMOVAL MODIFICATIONS (NON-STANDARD)</p> <p>Prior to final building inspection, the applicant shall submit a letter prepared by a County-approved forester or arborist which confirms that transplanting and modifications to the overflow parking lot and cart path have occurred in accordance with the Oak Tree/Plan Modification Analysis prepared by Warner Group Architects (March 30, 2005).</p>	Submit a letter prepared by a County-approved forester or arborist to PBI for review and approval.	Owner/ Applicant	Prior to final building inspection	
32		<p>GEOTECHNICAL CERTIFICATION (NON-STANDARD)</p> <p>Prior to final building inspection, the applicant shall submit a letter prepared by a County-approved geotechnical engineer which confirms that the project followed the recommendations contained in the</p>	Submit a letter prepared by a County-approved geotechnical engineer to PBI for review and approval.	Owner/ Applicant	Prior to final building inspection	

		Geotechnical Investigation prepared by Haro, Kasunich and Associates, Inc. (October 10, 2003) (Planning and Building Inspection)				
33		HISTORIC REQUIREMENTS (NON-STANDARD) Prior to final building inspection, the applicant shall submit a letter prepared by a County-approved historical consultant which confirms that the project followed the recommendations contained in the Historical and Architectural Evaluation prepared by Kent Seavey (December 30, 2003) and the Secretary of the Interior's Standards Review prepared by Kent Seavey (January 25, 2004). (Planning and Building Inspection)	Submit a letter prepared by a County-approved historical consultant to PBI for review and approval.	Owner/ Applicant	Prior to final building inspection	
34		DRAINAGE AND RUNOFF REQUIREMENTS (NON-STANDARD) Prior to final building inspection, the applicant shall submit a letter prepared by a County-approved civil engineer which confirms that the project followed the recommendations contained in the Drainage and Runoff Evaluation prepared by Bestor Engineers, Inc. (November 5, 2004). (Planning and Building Inspection)	Submit a letter prepared by a County-approved civil engineer to PBI for review and approval.	Owner/ Applicant	Prior to final building inspection	
35		TRUCK TRAFFIC REQUIREMENTS (NON-STANDARD) Prior to final building inspection, the applicant shall submit a letter prepared by a County-approved traffic consultant which confirms that the project followed the recommendations contained in the Traffic and Parking Evaluation prepared by Higgins Associates (March 3, 2004) and the Construction and Grading Truck Traffic Evaluation prepared by Higgins Associates (October 27, 2004). (Planning and Building Inspection)	Submit a letter prepared by a County-approved traffic consultant to PBI for review and approval.	Owner/ Applicant	Prior to final building inspection	
36		DEVELOPMENT ACTIVITY PLAN (NON-STANDARD) Prior to final building inspection, the applicant shall provide certification that the project followed the recommendations contained in the Development	Submit certification to PBI for review and approval.	Owner/ Applicant/Contractor	Prior to final building inspection	

		Activity Plan prepared by Warner Group Architects, Inc. (November 10, 2004). (Planning and Building Inspection)				
37		PBD030 - STOP WORK - RESOURCES FOUND If cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo-logist	Ongoing	
38		PBD018(B) - LANDSCAPE MAINTENANCE All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (Planning and Building Inspection)	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	
39		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 Director of Planning and Building Inspection. (Planning and Building Inspection)	None	Owner/ Applicant	Ongoing	
40		PWSP0003 – TAMC The applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. (Public Works)	Applicant shall provide evidence to Public Works of payment of TAMC regional traffic mitigation fee.	Owner/ Applicant	Prior to issuance of building permits	