

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

RESOLUTION NO. 05072

A. P. # 139-221-024-000

FINDINGS AND DECISION

In the matter of the application of
Samuel and Linda Persall (PLN040470)

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit consisting of the following: 1) Use Permit to allow alteration of (Corey House) a historic resource; 2) Use Permit to establish a hotel resort in an existing structure; 3) Use Permit for an onsite caretaker unit in an existing structure; 4) consideration of a General Development Plan and Design Approval; 5) conversion of an existing accessory structure to a spa; and release of CE030342. The project is located at 100 River Road, Salinas and came on regularly for hearing before the Planning Commission on December 14, 2005.

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

FINDINGS OF FACT

1. FINDING: The project is a Combined Development Permit consisting of a Use Permit to allow alteration of (Corey House) a historic resource; 2) Use Permit to establish a hotel resort in an existing structure; 3) Use Permit for an onsite caretaker unit in an existing structure; and 4) consideration of a General Development Plan and Design Approval; 5) conversion of an existing accessory structure to a spa; and release of CE030342. The property is located at 100 River Road (Assessor's Parcel Number 139-221-024-000, in the Toro Area, Salinas. The project is in accordance with county ordinances and land use regulations subject to the conditions of approval. 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 to legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. The project, as conditioned, conforms with the plans, policies, requirements and standards of the General Plan, Las Palmas Specific Plan, and the Monterey County Zoning Ordinance (Title 21) which designates this area as appropriate for light commercial uses. The subject site upon approval, is in compliance with all rules and regulations pertaining to zoning uses, and any other applicable provisions of Title 21.

EVIDENCE: The Planning and Building Inspection staff reviewed the project as contained in the application and accompanying materials for conformity with the:

- a. Monterey County General Plan
- b. Las Palmas Specific Plan
- c. Las Palmas Specific Plan Environmental Impact Report
- d. Monterey County Zoning Ordinance (Title 21)
- e. Secretary of the Interior Standards for Rehabilitation of Historic Resources

- EVIDENCE: The proposed development has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, the Salinas Rural Fire Protection District, the Monterey County Sheriff's Department and the Historical Resources Review Board. There has been no indication from these agencies that the site is unsuitable for the proposed use. The Initial Study/Mitigation Monitoring and Reporting Program demonstrates that no physical or environmental constraints exist that would indicate the site is not suitable for the proposed use. Each agency has provided recommended conditions to ensure compliance with policies and zoning regulations.
- EVIDENCE: The traffic analysis provided by the Las Palmas Specific Plan Environmental Impact Report, anticipated approximately 3,300 sq. ft. of commercial space in use with anticipated annual average daily traffic trips over 3,000 per day. The administrative record for PLN040470 establishes that none of these trips actually have come to fruition, since, said commercial space was never built. According to the Higgins traffic analyses of 1/7/05, 8/11/05 & 10/28/05, average annual daily traffic trips from the proposed project would produce an estimated 117 trips. The existing level of service of "A" would remain level of service "A" with approval of the subject Combined Development Permit.
- EVIDENCE: The Covenants, Conditions and Restrictions for the Las Palmas Ranch subdivision recorded in Reel 2377 page 293 with the Monterey County Recorder's office, explicitly authorizes the right of access, ingress and egress over the subject parcel to all customers, employees, guests, tenants, contractors, agents and invitees to the Corey House.
- EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in project file PLN040470.
- EVIDENCE: The Initial Study/Mitigated Negative Declaration for PLN040470.
- EVIDENCE: The project was reviewed by the Historical Resources Review Board, and a Phase II Historical Assessment was submitted by William Salmon dated May 2005. The report establishes that the design and use of the project is consistent with attendant Secretary of the Interior's Standards for Treatment of Historic Properties. The Corey House and appurtenant structure was placed on the National Register of Historic Places in 1978. This NRHP nominating designation and the Phase II Historical Assessment both establish that the grounds of the Corey House, which originally included over 1000 acres, have lost any historical integrity and are not historically significant. The Historical Resources Review Board determined that none of the Design Approval components on the grounds of the 1.5 acre site, are historically significant or create a significant impact on the designated historical resources which are limited to the Corey House and the garage/carriage house.
- EVIDENCE: The Noise Assessment Study for the Planned Corey House Monterey County prepared by Edward L. Pack Associates, Inc. dated 9/10/04 and 9/28/05 provide mitigation measures MM 6 & MM7, which establishes that any impacts from noise due to the project are mitigated to a less than significant level and shall be within established General Plan policies for commercial uses as codified in General Plan policy 22.
- EVIDENCE: The Mitigation Monitoring and Reporting Program combined with the Condition Compliance Report and Procedures noted in Exhibit E, ensures compliance with the Combined Development Permit approval.
- EVIDENCE: Nothing in the subject Combined Development Permit precludes, hinders or restricts application of § 21.74.0609 MCC as applied to the revocation and/or modification of use permits.

2. FINDING: The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood; or to the general welfare of the County.

EVIDENCE: The Planning and Building Inspection staff reviewed the project as contained in the application and accompanying materials for conformity with the:

- a. Monterey County General Plan
- b. Las Palmas Specific Plan
- c. Las Palmas Specific Plan Environmental Impact Report
- d. Monterey County Zoning Ordinance (Title 21)
- e. Secretary of the Interior Standards for Rehabilitation of Historic Resources

EVIDENCE: The proposed development has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, the Salinas Rural Fire Protection District, the Monterey County Sheriff's Department and the Historical Resources Review Board. There has been no indication from these agencies that the site is unsuitable for the proposed use. The Initial Study/Mitigation Monitoring and Reporting Program demonstrates that no physical or environmental constraints exist that would indicate the site is not suitable for the proposed use. Each agency has provided recommended conditions to ensure compliance with policies and zoning regulations.

EVIDENCE: The traffic analysis provided by the Las Palmas Specific Plan Environmental Impact Report, anticipated approximately 3,300 sq. ft. of commercial space in use with anticipated annual average daily traffic trips over 3,000 per day. The administrative record for PLN040470 establishes that none of these trips actually have come to fruition, since, said commercial space was never built. According to the Higgins traffic analyses of 1/7/05, 8/11/05 & 10/28/05, average annual daily traffic trips from the proposed project would produce an estimated 117 trips. The existing level of service of "A" would remain level of service "A" with approval of the subject Combined Development Permit.

EVIDENCE: The Covenants, Conditions and Restrictions for the Las Palmas Ranch subdivision recorded in Reel 2377 page 293 with the Monterey County Recorder's office, explicitly authorizes the right of access, ingress and egress over the subject parcel to all customers, employees, guests, tenants, contractors, agents and invitees to the Corey House.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in project file PLN040470.

EVIDENCE: The Initial Study/Mitigated Negative Declaration for PLN040470.

EVIDENCE: The project was reviewed by the Historical Resources Review Board, and a Phase II Historical Assessment was submitted by William Salmon dated May 2005. The report establishes that the design and use of the project is consistent with attendant Secretary of the Interior's Standards for Treatment of Historic Properties. The Corey House and appurtenant structure was placed on the National Register of Historic Places in 1978. The NRHP nominating designation and the Phase II Historical Assessment both establish that the grounds of the Corey House, which originally included over 1000 acres, have lost any historical integrity and are not historically significant. The Historical Resources Review Board determined that none of the Design Approval components on the grounds of the 1.5 acre site, are historically significant or create a significant impact on the designated historical resources which are

limited to the Corey House and the garage/carriage house.

EVIDENCE: The Noise Assessment Study for the Planned Corey House Monterey County prepared by Edward L. Pack Associates, Inc. dated 9/10/04 and 9/28/05 provide mitigation measures MM 6 & MM7, which establishes that any impacts from noise due to the project are mitigated to a less than significant level and shall be within established General Plan policies for commercial uses as codified in General Plan policy 22.

EVIDENCE: The Mitigation Monitoring and Reporting Program combined with the Condition Compliance Report and Procedures noted in Exhibit E, ensures compliance with the Combined Development Permit approval.

EVIDENCE: Nothing in the subject Combined Development Permit precludes, hinders or restricts application of § 21.74.0609 MCC as applied to the revocation and/or modification of use permits.

3. FINDING: An Initial Study was prepared for the project and it was determined that the project would have no significant impacts. A Mitigated Negative Declaration was filed with the County Clerk on August 12, 2005, noticed for public review and circulated to the State Clearinghouse. The public review period ended September 12, 2005. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and during the public review process. The Monterey County Planning and Building Inspection Department, located at 168 E. Alisal, Salinas, CA is the custodian of the documents and the materials that constitute the record of proceedings upon which the adoption of the Mitigated Negative Declaration is based. On November 9, 2005, the Planning Commission considered the Initial Study and the Mitigated Negative Declaration (PLN040470) prepared independently by the Planning and Building Inspection Department for the above noted project, found there is no fair argument supported by substantial evidence that the project may have a significant environmental effect; and the Planning Commission adopts the Initial Study and Mitigated Negative Declaration for PLN040470.

EVIDENCE: County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA), its Guidelines, and the Monterey County code. The Initial Study provided substantial evidence that the project, with the addition of mitigation measures, would not have significant environmental impacts. A Mitigated Negative Declaration was filed with the County Clerk on August 12, 2005, and noticed for public review. The public review period ended September 12, 2005. All comments received on the Initial Study will be considered as well as all evidence in the record, which includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are all source documents listed in the Initial Study.

EVIDENCE: A Mitigation Monitoring and Reporting Plan (Exhibit E) has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation. Applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval.

EVIDENCE: Las Palmas Ranch Specific Plan Environmental Impact Report

EVIDENCE: Las Palmas Ranch Specific Plan

- EVIDENCE: Initial Study Source Document Nos. 1-16 as listed on Page F36
- EVIDENCE: CEQA Guidelines; Section 15384
- EVIDENCE: Conditions, Covenants and Restrictions for the Las Palmas Subdivision as recorded with the Monterey County Recorder's Office
- EVIDENCE: Planning Commission Site Visit on November 2, 2005
- EVIDENCE: Historical Resources Review Board Resolution
- EVIDENCE: Materials in PLN040470
- EVIDENCE: Correspondence from Mr. Jeff Pack, Project No. 36-047-1 dated September 28, 2005.
- EVIDENCE: Correspondence from Mr. Keith Higgins dated October 28, 2005.
- EVIDENCE: Mr. Freytag's September 12, 2005 analysis of noise impacts to the site identifies no new environmental impacts, and does not identify any potentially significant impacts. Mr. Freytag's conclusion to recommend as a condition of approval no amplification of sound, represents an alternative condition than the County-recommended Condition Nos. 5 & 6 (9 NOV Report). Both mitigate the impacts of noise to a level of insignificance. Therefore, Mr. Freytag's input is comparable to that of a lay persons, and does not constitute substantial evidence in support of a fair argument that the project may create potentially significant impacts to the environment.
- EVIDENCE: The input provided by James E. West, of Kimley-Horn and Associates, Inc. utilizes percentages to assert that potentially significant impacts will occur as a result of the project. As noted on Page G31 (9 NOV Report), the determination of the significance of traffic impacts from a proposed project are always based on the traffic operations expected from a proposed project, not its percentage increase over historical activity levels at the site. The Las Palmas Ranch EIR anticipated 33,000 square feet of commercial space to be developed on Parcels D, E and F as noted in Exhibit B2 (9 NOV Report). Mitigation Measures were installed to accommodate the impacts of an estimated 3,828 average annual daily trips. These included widening of River Road from two lanes to four lanes between Las Palmas Road and Highway 68, construction of left and right turn lanes at the River Road approaches to the three entrances to the Las Palmas ranch, and pro-rata contributions paid toward Highway 68 improvements, which resulted in signalization at the intersection of Highway 68 and River Road. Because none of the commercial uses anticipated are currently established, these mitigation measures have left the road infrastructure in and around the site under capacity and operating at Level of Service A. The Level of Service will remain "A" with the addition of an estimated 117 average annual daily trips. Consequently, Mr. West's input is comparable to that of a lay person, and does not constitute substantial evidence in support of a fair argument that the project may create potentially significant impacts to the environment.
4. FINDING: The project is consistent with the Las Palmas Specific Plan.
- EVIDENCE: Las Palmas Specific Plan anticipates the Corey House to be used for commercial purposes. Mitigation measures associated with the LPR EIR specifically were implemented to accommodate over 3000 sq. ft. of commercial area on the subject and adjacent parcels. The subject project is a commercial use and is consistent with the anticipated development noted in the Specific Plan.
- EVIDENCE: Administrative Record in PLN040470
- EVIDENCE: The project will serve the Las Palmas community by hosting community events including but not limited to holiday celebrations, and hosting meetings of the Las Palmas Home Owners Association.

5. FINDING: For Purposes of the Fish and Game Code, the project will have not a potential for adverse impact on fish and wildlife resources upon which the wildlife depends.
- EVIDENCE: Staff analysis contained in the Initial Study and the record as a whole indicate the project will not result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations.
- EVIDENCE: Initial Study and Mitigated Negative Declaration contained in the project file.
6. FINDING: The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any applicable provisions of this Title and any zoning violation abatement costs have been paid.
- EVIDENCE: All "evidence" noted in Finding No. 1 & 3.
- EVIDENCE: Administrative record in PLN040470
7. FINDING: The establishment of the caretaker unit and CDP, the maintenance, or operation of the use or structure applied for will not, under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood, or to the general welfare of the County.
- EVIDENCE: All "evidence" noted in Finding No. 1, 3 & 4.
- EVIDENCE: Administrative record in PLN040470
- EVIDENCE: The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, Environmental Health Division, Public Works Department, Salinas Rural Fire Protection District, Sheriff's Department and Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the County in general.
- EVIDENCE: Adoption of the Mitigated Negative Declaration includes mitigation measures that address potential impacts to aesthetics, cultural resources, noise, transportation/traffic. No other significant impacts have been identified for the project.
- EVIDENCE: Application materials in project file PLN040470, Initial Study with mitigation measures, and Mitigated Negative Declaration contained in the project file.
8. FINDING: The proposed work is consistent with the purposes of Chapter 21.54 MCC and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site
- EVIDENCE: HRRB Resolution dated October 24, 2005
- EVIDENCE: All "evidence" noted in Finding No. 1, 3 & 4.
- EVIDENCE: Administrative record in PLN040470
9. FINDING: The new improvements, addition, building, or structure upon a designated historic resource site, the use and exterior of such improvements will neither adversely affect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings, natural features, and structures on such site.
- EVIDENCE: HRRB Resolution dated October 24, 2005.
- EVIDENCE: All "evidence" noted in Finding No. 1, 3 & 4.
- EVIDENCE: Administrative record in PLN04047

10. FINDING: In response to Planning Commission direction at the November 9, 2005 meeting, revisions have been made to condition Nos. 4, 5, 6, & 8 (9 NOV 05 Report). These conditions implement Mitigation Measures 6 & 7 and are equivalent or more effective conditions in mitigating or avoiding potential significant effects and will not themselves cause any potentially significant effects. Mitigation Measure No. 6 is revised to read that sound levels from all sources shall not exceed 60 dBA L_{eq} (hourly) average at the property line. Because this level is more restrictive than General Plan policy 22, and more restrictive than the sound level analysis provided in the initial study, the impact is mitigated to a level of insignificance.
- EVIDENCE: Evidence in Finding No. 3.
- EVIDENCE: Condition Nos. 12 & 13 strengthen the technical sound monitoring capabilities to ensure objective monitoring of sound during on-site events. Consequently, the revised conditions in the December 14th report provide more effective conditions in mitigating and avoiding potential significant effects.
11. FINDING: The decision of the Planning Commission is appealable to the Board of Supervisors.
- EVIDENCE: Chapter 21.80 Monterey County Code

DECISION

THEREFORE, it is the decision of the Planning Commission of the County of Monterey that the Mitigated Negative Declaration and Program for Monitoring and/or Reporting on Conditions of Approval be adopted and said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 14th day of December 2005, by the following vote:

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


DALE ELLIS, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JAN 19 2006

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. 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

JAN 29 2006

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 Salinas.

2. This permit expires two years after the above date of granting thereof unless construction or use if started within this period.

Monterey County Planning and Building Inspection
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: *Persall*

File No: PLN040470

Approval by: PLANNING COMMISSION

APN: 139-221-024-000

Date: December 14, 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	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1		<p>PBD029 – SPECIFIC USES ONLY</p> <p>This Combined Development Permit allows 1) use of the existing 1.5 acre Corey House as a Hotel Resort, 2) conversion of an existing garage into a spa, relocation of an existing parking area to a new 33-space area, rehabilitation of an historic structure, installation of a pool, establishment of a caretaker unit on the third floor of the Corey House, installation of a fence along the perimeter property line, Design Approval for the work, and release of CE030342. The property is located at 100 River Road, (Assessor's Parcel Number 139-221-024-000), This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities.</p> <p>(Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit. Certified Noise Consultant for installation of sound limiter.	Owner/ Applicant	Ongoing unless other- wise stated	

<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>
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 05072) was approved by the Planning Commission for Assessor's Parcel Number 139-221-024-000 on December 14, 2005. The permit was granted subject to 53 conditions of approval and nine mitigation measures which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	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 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	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, which-ever	

<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>
		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)			occurs first and as applicable	
4		CARETAKER UNIT The caretaker unit shall comply with the requirements in Section 21.64.030, MCC. (Planning and Building)	Property Owner/PBI/Building Plans	Property Owner	Ongoing	
5		TIME LIMITATIONS ON AMPLIFIED SOUND Amplified sound shall not be permitted earlier than 11:00 AM and no later than 7:00 PM. Outdoor events shall be concluded by 9:00 PM, with all support activity such as set-up and take-down of equipment, tables, etc. shall be concluded no later than 10:00 PM. (Planning and Building)	Property Owner	Property Owner	Ongoing	
6		LIMIT ON ACCESS TO THE POOL The pool shall be closed no later than one hour after sunset. No persons shall have access to the pool after sunset. (Planning and Building)	Property Owner/Caretaker	Property Owner/Caretaker	Ongoing	

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)
7		FOOTPATH The existing footpath located at the rear elevation of the property shall be closed. (Planning and Building)	Property Owner	Property Owner	Prior to commencement of use	
8		PBD022 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (Planning and Building Inspection)	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Within 60 days after project approval or prior to issuance of grading and building permits, whichever occurs first.	
9		NO TENTS No tents or other temporary structures shall be permitted on site, except canopies associated with specific catering operations. All other structures must be approved through the Design Approval process. (Planning and Building Inspection)	Condition Compliance Report	Owner/ Applicant	Ongoing	
10		SECURITY At least one on-site security guard shall be required for events with 50 or more guests. A security camera(s) shall be installed and used on site to monitor the grounds and or areas solely within the property boundaries. (Planning and Building Inspection)	Condition Compliance Report	Owner/ Applicant	Ongoing	

<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>
11		LIMITATION ON EXTERIOR NOISE Sound levels generated on the site shall not exceed 60 dBA L_{eq} (hourly) at the property lines at any time. (Planning and Building)	Condition Compliance Report/Noise Limitation Device	Property Owner/PBI	Ongoing	
12		SOUND REINFORCEMENT SYSTEM The sound reinforcement system may consist of two sub-systems: One system may be used for background music and speech during times or events that do not include music entertainment. A background music system shall be comprised of sound limited or volume preset audio components and a distributed loudspeaker system set to not exceed 45 dBA L_{eq} (hourly) outside of the Corey House at the property boundary. The background music system shall be used only during the hours of 11:00 a.m. and 7:00 p.m. and may be used Saturday or Sunday but shall not be used both Saturday and Sunday. The entertainment system shall be used only for events in which music for entertainment is necessary. The house entertainment system shall be comprised of electronically sound limited or volume pre-set audio components set not to exceed 60 dBA $leq(h)$ outside of the Corey House at the property boundary, regardless of the audio signal input device(s). The entertainment system shall be used only between the hours of 11:00 a.m. to 7:00 p.m., Monday through Saturday or Sunday. Either system may be used Saturday or Sunday but neither system shall be used both Saturday and Sunday. No other amplified sound systems are allowed to be used on the premises. The background and dance music systems shall be owned and operated by the Corey House proprietors, personnel or approved agents.	Property Owner in collaboration with a county approved acoustician, in concert with the Environmental Health Department and PBI The property owner shall submit Event Disclosure forms to PBI pursuant to Condition 13a Addenda A1 & A2.	Property Owner	Ongoing CC Report	

<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>
		Entertainers shall agree in writing to abide by limitations contained herein. (Planning and Building)				
13		<p>SOUND REINFORCEMENT MONITORING SYSTEM REQUIREMENTS</p> <p>Monitoring of the event sound levels shall be monitored by a qualified acoustician for the first three large events; events with 50-100 guests -- using a precision integrating sound level meter meeting Type 1 or Type 2 specifications, or an environmental digital programmable sound level meter such as the Rion Model 22, or comparable product. Said product shall record sound waves; not the event itself. The type 1 or type 2 meter may be set to "slow" or "fast" response and shall directly measure the Leq values over minimum one hour intervals. The meter shall be placed no closer than 4 ft. from any sound reflecting surface. The results of the sound monitoring shall be certified by a county-approved acoustician through a reimbursable agreement between the property owner and County, the results of which shall be provided to the Monterey County Planning Department on a quarterly basis in accordance with Condition 13a.</p> <p>Subsequent events shall be monitored on site by a Rion Model 22 or comparable product approved by the Environmental Health Department or on-site by a county approved acoustician. Monitoring data shall be retained and provided to the PBI upon request or at minimum, on a quarterly basis (See Condition 13a). (Planning and Building)</p>	<p>Property Owner in collaboration with a county approved acoustician, in concert with the Environmental Health Department and PBI for installation of sound monitoring devices.</p> <hr/> <p>If an on-site acoustician is to be utilized on-site, a deposit shall be provided to the County, said consultant shall be retained under a reimbursable agreement between the property owner and the County to provide on-site monitoring of events that utilize the House system.</p>	Property Owner/EH and PBI	Ongoing CC Report	

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13a		<p>CONDITION COMPLIANCE REPORTING AND DISCLOSURE</p> <p>Addenda A1 & A2 shall be incorporated into the MMRP and shall be considered to be, in their entirety, Condition No. 13a. Addendum A2 shall be incorporated into each lease contract for use of the Corey House and/or its grounds. The property owner shall comply with procedures in Addendum A1 to monitor sound at the site. (Planning and Building)</p>				
14		<p>RESTROOM FACILITIES</p> <p>Provide evidence satisfactory to the Division of Environmental Health that an adequate number of flush toilets and hand washing sinks are installed. Per the Monterey County Code Chapter 15.20 Sewage Disposal Ordinance, there shall be no less than one (1) toilet seat per sex or no less than one (1) toilet seat per forty (40) persons whichever number is greater; and no private habitation toilet room shall be included in the toilet seat count unless otherwise approved by the Director of Environmental Health. (Environmental Health)</p>	<p>Provide evidence to the Division of Environmental Health for review and approval.</p> <p>Contact the Division of Environmental Health to schedule a verification inspection of the project facilities.</p> <p>The owner/applicant shall apply for and obtain any building permits, as required.</p>	Owner/Applicant	Prior to the permitted use.	
15		<p>PBD030 - STOP WORK - RESOURCES FOUND</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 Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the</p>	<p>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</p>	Owner/Applicant/Archaeologist	Ongoing	

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		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)	the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.			
16		GENERAL LIMITS ON EVENTS For events held inside the Corey House guest capacity shall be limited to no more than 80 persons. Outside events may occur on either Saturday or Sunday, but shall not occur on both Saturday and Sunday, except for events for Las Palmas residents such as Easter egg hunts and other holiday celebrations. (Planning and Building Inspection)	The property owner shall submit Event Disclosure forms to PBI pursuant to Condition 13a Addenda A1 & A2.	Property owner/PBI	Ongoing	
16a		PARKING ON-SITE ONLY Thirty-three on-site parking spaces are provided pursuant to Section 21.58.040 MCC. All event attendees, persons providing service for an event, or any other persons affiliated with the event must park on site. (Planning and Building Inspection)	Property owner, contract disclosure form, Public Works	Property Owner/	Ongoing	
17		EVENT LIMITATIONS The quantity of events between 1-80 guests held inside the Corey House shall not be limited in number. No indoor event shall occur concurrent with any separate outdoor event. (Planning and Building)	The property owner shall submit Event Disclosure forms to PBI pursuant to Condition 13a Addenda A1 & A2.	Property owner/PBI	Ongoing /	
18		EVENT LIMITATIONS The quantity of events between 1-50 guests held outside shall be limited to no more than six per month. No more than two such events shall occur in any seven day period Sunday thru Saturday. Outside events may occur on either Saturday or Sunday, but shall not occur both Saturday and	The property owner shall submit Event Disclosure forms to PBI pursuant to Condition 13a Addenda A1 & A2.	Property owner/PBI	Ongoing /	

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		Sunday. (Planning and Building)				
19		EVENT LIMITATIONS The quantity of events with guests between 50-100 outside shall be limited to 48 annually, and no more than six per month between the months of April and November (inclusive). No outdoor events between 50-100 people shall occur between December and March inclusive. No more than two such events shall occur in any 7 day period Sunday thru Saturday. Outside events may occur on either Saturday or Sunday, but shall not occur both Saturday and Sunday. (Planning and Building)	The property owner shall submit Event Disclosure forms to PBI pursuant to Condition 13a Addenda A1 & A2.	Property owner/PBI	Ongoing /	
20		LIMITATIONS ON NOISE Exterior noise levels from the facility shall not exceed the standards as set forth in MM6. (Planning and Building Inspection)	An audio limiter shall be installed on site to regulate amplified sound production.	Property Owner/EH and PBI	ongoing	
21		FEE WAIVER Should the property owner seek to amend an approved Combined Development Permit, said property owner may apply for a fee waiver pursuant to Board of Supervisor's "Monterey County Master Fee Resolution" approved August 29, 2000. (Planning and Building Inspection)	Property Owner/PBI	Property Owner	PBI	
22		JOINT SHERIFF, PBI, HOA, EH, PERSALL CONDITION COMPLIANCE REVIEW Within 60 days of final approval and prior to establishment of use, a representative of the Planning and Building Inspection Department, the Health	Minutes of meeting shall be included in the MMRP semi-annual Condition Compliance Report to the Planning Commission.	Sheriff or his designee, EH, PBI, Las Palmas Home	Within 60 days of approval of the MMRP	

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		Department, the Sheriff's Department, the Las Palmas Home Owners Association and the property owner shall meet and review the MMRP. (Planning and Building Inspection Department)		Owners Association	and prior to use	
23		REPORTING FOR CONDITION COMPLIANCE In concert with Planning and the Environmental Health Departments, data from the sound monitoring devices shall be certified by an acoustician under a reimbursable agreement between the property owner and the County, the results of which shall be submitted to County PBI on a quarterly basis. (Planning and Building Inspection Department)	Incorporated into the condition compliance report to the Planning Commission.	EH, PBI, Property Owner	Ongoing	
24		PERMIT REVOCATION The CDP shall run with the land, subject to semi-annual review by the Planning Commission of the Condition Compliance report for two years, as described in Exhibit O (November 9, 2005 Staff Report -- as revised, and currently, Condition No. 13a) and incorporated herein by reference. Semi-annual review of the Condition Compliance Report in no way limits application of use permit revocation procedures in Section 21.74 MCC. (Planning and Building Inspection Department)	The Director of Planning and Building Inspection shall have the discretion to implement Title 21.74 MCC.	PBI/EH/Property owner	Ongoing	
25		SIGNS No "for rent" or "vacancy" signs shall be placed on the property or the street. All signage shall be low key and generic. (Planning and Building Inspection Department)	PBI and Property Owner	Property Owner and PBI	Ongoing	

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26		CONSTRUCTION HOURS Construction hours shall be limited to Monday - Friday, 8:00 a.m. to 5:00 p.m. Construction includes but is not limited to carpentry, masonry, plumbing, electrical and development as defined in 21.06.310 MCC. Construction does not include painting indoors. (Planning and Building Inspection Department)	PBI and Property Owner	Property Owner and PBI	Ongoing	
27		NO RIGHT TO USE LPHOA COMMON AREA Corey House guests have no right to utilize the common area of the Homeowners Association, except as described in the LPR CC&Rs' and recorded with the county on reel 2377 page 293. Corey House owners shall provide their guests with written notice of this fact and revise the General Development Plan to include an acknowledgment that the project does not propose, nor is able to use, the Homeowners Association property. (Planning and Building Inspection Department)	Disclosure incorporated into the lease contract administered by the property owner and reported to the Planning Commission.	Property owner/PBI	Ongoing	
28		SERVICE DELIVERIES All deliveries to the site shall occur between 8:00 a.m. and 5:00 p.m. on weekdays, except for catering services. (Planning and Building Inspection Department)	Disclosure incorporated into the lease contract administered by the property owner and reported to the Planning Commission.	Property owner/PBI	Ongoing	

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29		ON-SITE PARKING ONLY No Parking by guests of the Corey House shall be allowed on any of the streets or private parking areas owned by the Association, except as noted in LPR CC&Rs' and recorded with the county on reel 2377 page 293. Corey House owners shall provide their guests with written notice of this requirement. (Planning and Building Inspection Department)	Disclosure incorporated into the lease contract administered by the property owner and reported to the Planning Commission.	Property owner/PBI	Ongoing	
30		LPHOA BOARD USE OF COREY HOUSE Las Palmas Homeowners Association Board may use the facility for board meetings as long as meetings do not conflict with other uses in the house, subject to the approval of the property owner. (Planning and Building Inspection Department)	Property Owner and HOA	Property Owner and HOA	Ongoing	
31		PERMIT REVOCATION Violation of any permit condition may subject the Combined Development Permit to revocation or amendment pursuant to §21.74 & § 21.76 . (Planning and Building Inspection Department)	Director of PBI	PBI Director/Planning Commission	Ongoing	
32		REVIEW OF CC BY PC Compliance with the MMRP shall be subject to semi-annual review by the Planning Commission through procedures detailed in Condition No. 13a. These procedures are incorporated by reference into this MMRP and shall be administered by the Director of Planning and Building Inspection. (Planning and Building Inspection Department)	Property Owner shall submit the required information to PBI for semi-annual review by the PC	PBI/Planning Commission	Ongoing /Sunset in two years per Exhibit O	

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33		EH6 - WATER SERVICE CAN/WILL SERVE Provide to the Division of Environmental Health written certification, and any necessary certification from State agencies that California Water Services Company <u>can</u> and <u>will</u> supply sufficient water flow and pressure to comply with both Health and fire flow standards. (Environmental Health)	Submit written certification to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to filing a final map and/or issuance of a building permit	
34		EH24 - SEWER SERVICE CAN/WILL SERVE Provide certification to the Division of Environmental Health that Cal Am can and will provide sewer service for the proposed property/project. (Environmental Health)	Submit certification to Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of a building permit.	
35		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.	
36		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.	

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37		EH55- EMPLOYEE HOUSING Comply with Employee Housing Regulations found in the California Health and Safety Code Section 17000-17062.5 and the California Code of Regulations Title 25, Division 1, Chapter 1, Subchapter 3 Sections 600-940. (Environmental Health)	Obtain a health permit for the Employee Housing from the Division of Environmental Health.	CA Licensed Engineer /Owner/ Applicant	Prior to occupancy Continuous Cond.	
38		ROAD ACCESS Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans// Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to issuance of grading and/or building permit. // Prior to final building inspection	
39		FIRE PROTECTION EQUIPMENT AND SYSTEMS-FIRE SPRINKLER SYSTEM - All Group R occupancies shall be fully protected with automatic fire sprinkler systems(s). Installation shall be in accordance with the applicable NFPA standard, including those standards permitted under the Historic Building Code. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Salinas Rural Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
40		FIRE030 – NON-STANDARD CONDITIONS - FIRE ALARM SYSTEM - Group R, Division 1 occupancies shall be protected with a fire alarm system in accordance with Section 310.10 of the 2001 California Building Code, Section 1006.2.9 of the 2001 California Fire Code. Any sprinklered building having 50 or more fire sprinklers 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. (Salinas Rural Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	

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41		<p>FIRE030 –NON-STANDARD CONDITIONS – HYDRANTS AND FIRE FLOW- Hydrants for fire protection shall be provided at locations approved by the Salinas Rural Fire District and shall conform to the following requirements:</p> <p>a. FIRE FLOW - Pursuant to Uniform Fire Code Appendix III-A, the minimum fire flow requirement for 8,700 square foot commercial facilities built with Type V-N construction is 2,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours. Fire flow for facilities protected with automatic fire sprinkler systems may be reduced to 1,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours.</p> <p>b. TIMING OF INSTALLATION AND/OR TESTING- NEW AND EXISTING - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction. If existing fire protection water supplies are to be used, the existing fire hydrant(s) shall be tested and accepted prior to the time of construction.</p> <p>c. HYDRANT/FIRE VALVE (ADDITION) – This project may be served by the existing hydrant(s).</p> <p>d. HYDRANT/FIRE VALVE (LOCATION) - 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.</p> <p>e. FIRE HYDRANTS - Hydrants shall be installed in accordance with spacing set forth in Uniform Fire Code Appendix III-B and in accordance with the following specifications:</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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42		f. HYDRANT SIZE - The hydrant shall have a minimum of two 2-2-1/2 inch outlets NST and one 4-1/2 inch outlet NST. The riser shall be a minimum of six inches and shall be wet barrel type with a coefficient of 0.9 g. SIGNING OF WATER SOURCES - Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markins Along State Highways and Freeways, May 1988. (Salinas Rural Fire Protection District)	Applicant shall provide improvement plans to the fire district. Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to issuance of Building Permit	
43		FIRE030 - DEAD-END ROADS (NON-STANDARD) Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection.	
44		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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		sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Salinas Rural Fire Protection District)				
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
45		FIRE030 –NON-STANDARD CONDITIONS – EMERGENCY ACCESS KEYBOX – Emergency access key box shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

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			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	
46		FIRE030 – NON-STANDARD CONDITIONS – PORTABLE FIRE EXTINGUISHERS – Portable fire extinguishers shall be installed and maintained in accordance with NFPA Standard 10. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	
47		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

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48		NON-STANDARD CONDITION – VALET PARKING That all parking, maneuvering, queuing and any operation pertaining to the valet parking be contained on-site, except as permitted by the LPR CC&R's. A plan shall be prepared for the approval of the Planning & Building Inspection and Public Works Departments demonstrating that the applicant can comply with these requirements. (Public Works Dept.)	Condition No. 32 shall be incorporated into the contract administered by the property owner for use of the Corey House.	Property Owner	Ongoing	
49		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 Dept.)	Condition Compliance Report	Property Owner/	Ongoing	
50		NON-STANDARD CONDITION – That the existing driveway and gate to Woodridge Court be widened to 20'. (Public Works Dept.)	Property Owner/Public Works	Property Owner	Prior to use	
51		PWSP0003-TAMC: Applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee as determined by TAMC and identified in the TAMC nexus study. (Public Works)	Property Owner	Property Owner	Prior to commencement of use	

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52		DRAINAGE PLAN (NON-STANDARD WORDING) The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include oil-grease/water separators for the paved parking areas. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of Grading and/or Building Permits	WRA
53		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
MM1		The site has existing landscaping. At least 60 days prior to commencement of use, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. The landscaping plan shall be in sufficient detail to identify the location, species, and size of existing and proposed landscaping and	Property owner submit a landscaping plan/ Certified Landscape architect	Property Owner	60 days prior to use	

<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>
		ornamental features for the grounds. The landscaping shall be installed and inspected prior to use. The landscaping plan shall comply with Monterey County ordinance Nos. 3932 and 3438. All landscaped areas and/or fences shall be continuously maintained.				
MM2		To prevent damage to significant historical interior features of the house during construction, install temporary protective covering for the original stairway treads, handrails and newel posts, hallway carpets, flooring, wood bases and trim.	Property owner shall provide evidence to PBI.	Property Owner	Prior to issuance of building permit	
MM3		Any future repair in the house shall follow Standard 5: so that distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.			Ongoing	
MM4		Distinguishing features in Hallway #205 are the main stairway, wall and ceiling surfaces, wood trim, moldings, doors and frames, double hung windows at the north. None of these features will be altered, and shall be protected during construction.	Parks Department and PBI inspection	Property Owner/Contractor	Final Inspection	
MM5		If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered	State law/PBI	Property Owner/Contractors	Ongoing	

<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>
		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.				
MM6		Sound levels generated on the site shall not exceed 60 dBA leq(h) at the perimeter property line.	In concert with EH, PBI, and a certified noise consultant, the property owner shall install an audio limiter device, calibrated to preclude amplified noise from exceeding these standards.	Property Owner	Ongoing	
MM7		The property owner shall permanently retain a functional decibel meter on site. At the time a contract for an outside event is executed, the property owner shall provide the contractee a description of the noise limitations detailed in MM6, along with descriptions of potential sanctions for non-compliance, which include revocation of the attendant use permit. The property owner shall comply with the outside noise limitations in MM6.	Provide evidence of compliance to PBI	Property Owner	Ongoing	
MM8		Construction shall be limited to the hours of 8:00 a.m. to 5:00 p.m. Dirt berming and stockpiling materials where appropriate shall be implemented. Power saws shall be shielded or enclosed. Nail guns shall be used where possible rather than hammering. A motor grader should be use rather than a bulldozer for final grading. A backhoe should be used for backfilling rather than dozers or loaders. Scrapers should be used rather than loaders.	PBI through Code Enforcement	Property Owner/Contractor	Prior to Use	

<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>
MM9		A minimum width of 20' should be used for the proposed driveway entrance. Four spaces near the handicap space shall be relocated approximately four feet to the west as indicated on the Vehicle Turning Template Plan (See Source 2). Also, remove the wheel stop to the single parallel parking space next to the existing building.	The Public Works Department in concert with PBI shall inspect/approve construction plans for the on-site parking	Property Owner	Prior to use	

ADDENDUM "A1"
MMRP CONDITION No. "13a"

CONDITION COMPLIANCE REPORTING AND DISCLOSURE

A) The first three outdoor events with 50 or more guests shall be monitored by a County-approved acoustical consultant for condition compliance. This shall be accomplished in accordance with "E1" below. Thereafter, all subsequent events held outside with 50 or more guests shall be monitored by procedures in either E1 or E2 below.

B) An Event Disclosure Form (Addendum A2) shall be incorporated into and shall become part of the lease contract for each commercial event held at the Corey House site.

C) Within 10 days following the event, the property owner shall provide the Planning and Building Inspection Department with copies of the Event Disclosure Form (A2) for each outside event with 50 or more guests. The property owner shall provide copies of the "A2" Disclosure to the PBI Department for all other outside events on a quarterly basis. Disclosure forms for events held within Corey House shall be retained by the property owner and shall be provided to the PBI upon written request.

D) On a semi-annual basis for a two year period after commencement of use, the PBI Department will report to the Planning Commission regarding the status of condition compliance along with any recommendations.

E) The property owner shall comply with either E1 or E2 below for monitoring events with 50 or more guests.

E1) The property owner shall provide a deposit on an annualized basis to the Planning and Building Inspection Department for an amount determined by the Director of PBI, for on-site monitoring of events with 50 or more guests. Monitoring data shall be certified by a County-approved acoustical consultant for compliance with Mitigation Measure 6 and Condition No. 11 and presented to the Planning Commission for review pursuant to Condition No. 32.

Or

E2) A sound-monitoring device such as that noted in Condition No. 13 shall be installed on site and shall record sound monitoring data for each event with 50 or more guests. Said data shall be certified by a County-approved acoustical consultant in concert with the Environmental Health Department, for compliance with Mitigation Measure 6 and Condition No. 11. The property owner shall provide a deposit to PBI on an annualized basis for an amount determined by the Director of PBI. The sound consultant shall provide data certification services through a reimbursable agreement between the property owner and the County.

ADDENDUM "A.2"

COREY HOUSE EVENT DISCLOSURE AND REQUIREMENTS

As a condition of using the Corey House and its grounds, the following disclosures are being made and the following requirements must be adhered to:

1. The Corey House and its grounds are surrounded by a residential neighborhood and private property owned by the Las Palmas Homeowners Association (LPHOA). Corey House guests shall not be permitted to trespass and/or utilize common areas owned by the Las Palmas Home Owners Association. Use of the Corey House must be conducted in a manner that respects the private property rights of the surrounding neighborhood and LPHOA.
2. All roads and parking areas outside the Corey House property are owned by the LPHOA and cannot be used for event parking. All event attendees, persons providing service for an event, or any other persons affiliated with the event must park on site. All deliveries to the site shall occur between 8:00 a.m. and 5:00 p.m. on weekdays, except for catering services.
3. All property outside the Corey House property, including the parks, roads and open space, is owned by private residents or the LPHOA and cannot be trespassed upon by event participants, with the exception that event participants may use Woodridge Court and River Run Road to access the Corey House in their vehicles when coming to or leaving an event. All event attendees must remain on the Corey House property during the event.
4. All outdoor events must begin after 11:00 am and conclude by 9:00 pm with one hour of event setup and breakdown allowed before and after these times.
5. No outdoor tents are allowed unless necessary to cover only food service areas or approved through the Monterey County Design approval process.
6. Noise from any event shall not exceed 60 dBA L_{eq} (hourly) as measure from the perimeter Corey House property line at any time. Noise will be continuously monitored during each event through professional acoustical monitoring devices.
7. Security personnel will be on-site for all events with 50 or more guests to secure the event and security cameras will be operating on site.
8. Any and all entertainer(s) hereby agree to abide by limitations contained herein. Specifically, sound levels on the site shall not exceed 60 dBA L_{eq} (hourly) at any time during an event.

I acknowledge receipt of the above information. I agree to disseminate this information to event participants and agree to conduct our event in accordance with the conditions and requirements set forth above.

Date: _____

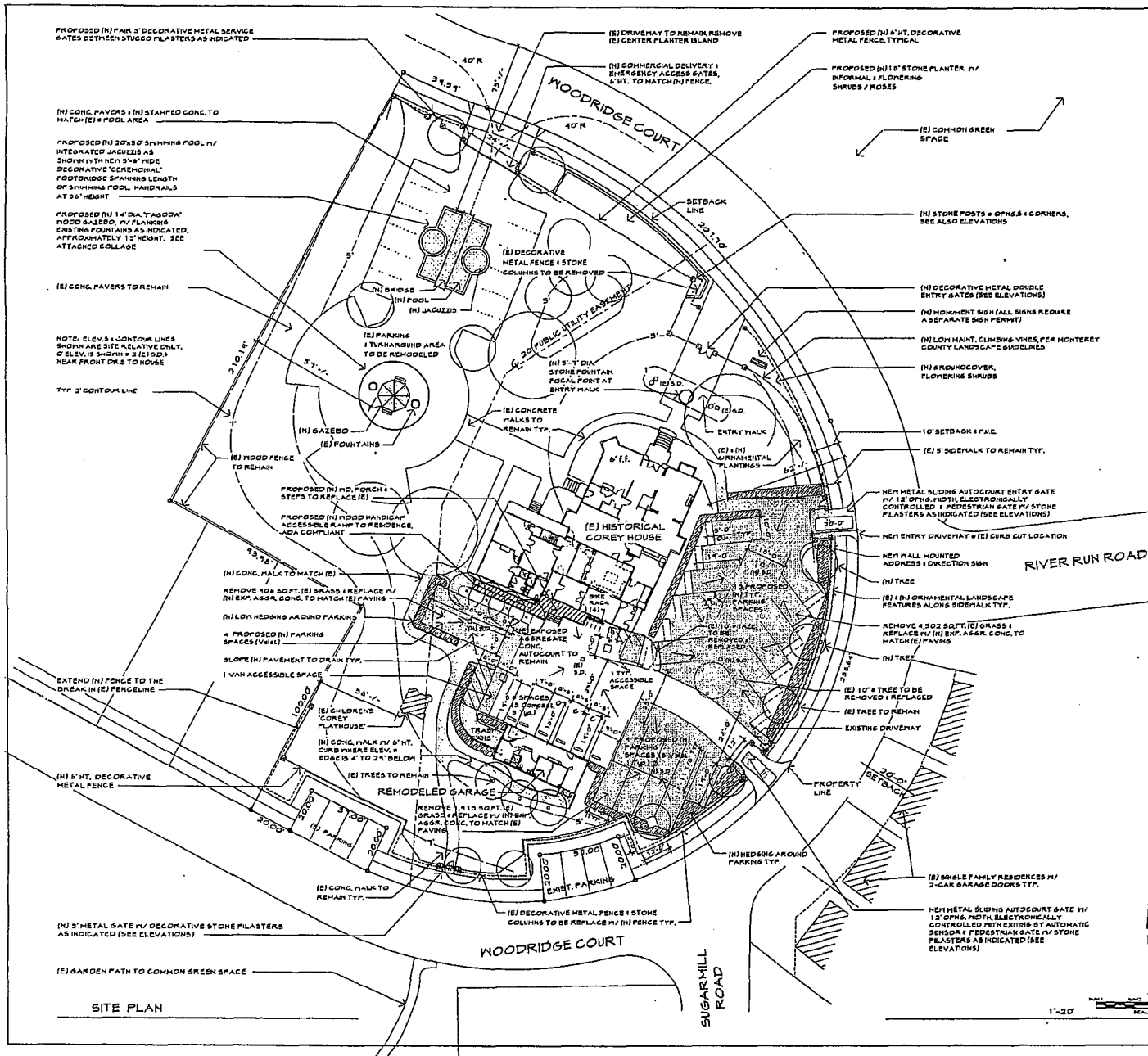
Print name

Title

MMRP Summary of Event Limitations

	Size of Event	Indoors Outdoors	dBA CNEL Limitation	Limitations on # of events b)	Security Guard	Reporti ng
A	1-80	Indoors	Not applicable	None	Yes 1)	No 2)
B	1-50	Outdoors 3)	60	6/month no more than 2/ wk	No	Yes
C	51-100	Outdoor 3)	60 see condition	* 48 Total * None between Dec & Mar * No more than 2/week	Yes	Yes

- 1) Security Guards are required for all outside events with 50 or more guests
- 2) Subject to audit; Disclosure form must be included in contracts for all events
- 3) Outdoor events may occur on either Saturdays or Sundays but not both.

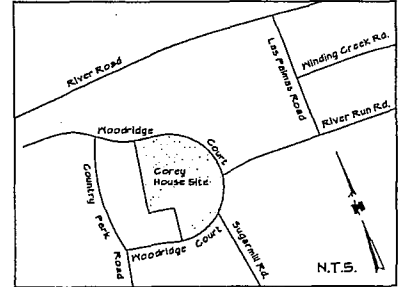


PROJECT DATA

- 1) Lot Size = 64,084 sq.ft.
- 2) Lot Coverage = 9,441 sq.ft. Covered Bldgs = 7.4%
- 3) Floor Area Ratio = N.A.
- 4) Grading Proposed (w/ Parking Only) = 7,264 sq.ft. of (N) 4" Exposed Aggr. Conc. Paving, w/ 4" Base = 4,846 cu.ft. or 180 cu.yd.
- 5) Proposed Tree Removal: 2 Trees @ 10' +/- are to be removed and replaced in the new parking area.
- 6) Water and Sewer Service provided by California American Water.

PARKING REQUIRED

- 1) As Event Space: 1 space / 4 guests = 100 / 4 = 25 Req.
 - 2) As Guest House: 2 spaces for Caretaker + 1 space per Suite (4 Suites) = 11 Req. Spaces
 - 3) Bicycle Spaces = 1 per 10 Vehicle Parking Spaces
- PARKING SPACES PROPOSED**
 16 Typical Spaces (4'x14') + 1 Van Accessible + 1 other Accessible Space = 3 Compact (8'-6"x16') + 12 Tandem / Valet Spaces (4'x14') = 33 Total Proposed
 Bicycle Rack for 4 Bikes Proposed (near Typ. Access. Space)



VICINITY MAP

Unit 1, Las Palmas Ranch

PARCEL "D" -
64,084 sq. ft.

LEGAL DESCRIPTION:
VOL. 16 CITIES & TOWNS,
PAGE 10, TRACT NO.
1085A BEING A PORTION
OF RANCHO BUENA VISTA
AND RANCHO EL TORO,
MONTEREY COUNTY,
CALIFORNIA.

REVISIONS	BY
1/25/03	JM
01/25/03	JM
01/25/03	JM
01/25/03	JM

J. MICHAEL MADSWORTH AIA
ARCHITECTURE & PLANNING
1001 RIVER ROAD
SALINAS, CALIFORNIA 95068
TEL: 831-435-0340
FAX: 831-435-0345

Vicinity Map,
Site Plan,
Project Data

Corey House
100 River Road
Salinas, California 95068
for Linda & Samuel Perrell

DATE	12/30/04
SCALE	
DRAWN	
JOB	
SHEET	UP - 1
OF	SHEETS