

MONTEREY COUNTY PLANNING COMMISSION

Meeting: January 31, 2007 Time: A.M/P.M	Agenda Item No.:
Project Description: Combined Development Permit consisting of a Coastal Administrative Permit to allow construction of a 7,734 square foot two-story single family dwelling with 445 square foot covered entry, 1,547 square foot porte cochere, 936 square foot attached garage, and grading (650 cubic yards cut/325 cubic yards fill); a Coastal Administrative Permit for an 850 square foot, detached, senior citizen unit; a Coastal Development permit to allow the removal of 47 Monterey pine trees; and Design Approval.	
Project Location: 1306 Portola Road, Pebble Beach	APN: 008-302-036-000
Planning File Number: PLN050538	Name: Roy Shanker and Linda Gibson, Property Owners William C. Mefford, Agent
Plan Area: Del Monte Forest Land Use Plan	Flagged and staked: Yes
Zoning Designation: : "LDR/B-6-D (CZ)" Low Density Residential/Building Site Zoning District Six-Design Control (Coastal Zone)	
CEQA Action: Categorically Exempt per Section §15303(a) and §15304	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Combined Development Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW:

Mr. Roy Shanker and Ms. Linda Gibson own a vacant, 1.54-acre parcel on Portola Road in Pebble Beach. They request permits to develop the site with a new single family dwelling and accessory structures including a detached senior citizen unit. Although the project meets all development standards, the proposed development would include removal 47 protected Monterey pine trees, including nine (9) landmark trees to accommodate the design. Staff has worked with the applicants to address issues relative to biological resources and forest management.

The proposed development is sited on the lot to avoid an existing drainage easement and minimize tree removal. A Forest Management Plan (FMP) dated June 10, 2006 prepared by Frank Ono (Library No. LIB060425) states that this property contains mature to over mature Monterey Pine trees that due to significant presence of insects and pathogens are dying. This Forester considers that the pine forest is in overall poor to moderate condition with the older upper canopy trees in poorest condition and health. Trees that are in poor condition and are near the structures would be removed to protect health and safety. Thirty-three of the 47 trees being removed are in significant decline, nearly dead, or present a hazard and unacceptable amounts of risk.

Staff finds that the proposed project conforms to all zoning regulations and recommends approval of the project. See detailed discussion (**Exhibit B**)

OTHER AGENCY INVOLVEMENT:

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

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

The Del Monte Forest Land Use Advisory Committee voted (4-1) to recommend approval of the project on September 21, 2006. They recommended that the County explore moving the senior unit to protect privacy of neighbor. Staff has addressed their issues in the Discussion (**Exhibit B**).

Elizabeth A. Gonzales
(831) 755-5102, gonzalesl@co.monterey.ca.us
January 8, 2007

This report was reviewed by Carl Holm, AICP, Planning and Building Service Manager

cc: Planning Commission Members (10); County Counsel; Pebble Beach Community Services District; Public Works Department; Environmental Health Division; Water Resources Agency; Planning Manager (C. Holm); Project Planner (E. Gonzales); Carol Allen; Applicants/Owners (R. Shanker/L. Gibson), Agent (B. Mefford); File PLN050538.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Recommended Findings and Evidence
	Exhibit D	Recommended Conditions of Approval (Matrix)
	Exhibit E	Del Monte Forest Land Use Advisory Committee Minutes
	Exhibit F	Site Plan, Floor Plan and Elevations

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

EXHIBIT B **DISCUSSION**

Site Description

The 1.54 acre parcel (Assessor's Parcel Number 008-302-036-000) is located at 1306 Portola Road, Pebble Beach, which is also known as Lot 11 of the Griffin Estates Subdivision. The property is zoned Low Density Residential, Building Site Zoning District Six-Design Control, Coastal Zone (LDR/B-6-D (CZ)). A detention basin is located on the northwesterly end of the lot, adjacent to Portola Road near its intersection with Sombria Lane. Vegetation on the site consists of Monterey pine forest with several clusters of non-native, Acacia trees.

Detention Basin

This property includes one of two detention basins that were designed and constructed to provide onsite runoff and drainage control for the 13-lot subdivision. This drainage easement was a major factor in the design of the residence because it limits access to only one side of the lot and also requires a greater set back from Portola Road.

The basin will be retained on the site and maintained as a drainage facility to provide storm water detention for a large area of the entire subdivision as originally planned and approved by Monterey County. Regular maintenance is necessary in order to avoid impacts to the road or downhill properties. The grading, drainage and erosion control plan for this parcel indicates that two new outlet structures, consisting of six-inch plastic pipes and rock storm water energy dissipaters will be installed along the southeasterly margin of the basin to direct runoff from new structures on the lot (i.e. roof runoff) into the basin. Proposed new improvements (structural and landscape) to the basin are relatively minor and consistent with the basin's intended function.

A Biological Field Assessment, prepared by Zander Associates on November 20, 2006 determined that State or Federally listed species were not found to exist on the site. Therefore, the proposed development would not create any biological impacts. Landscape of the basin area will incorporate native plant species consistent with the area.

Tree Removal

Originally, development of this site included removal of 70 Monterey pine trees. It was revised to include removal of 47 Monterey pine trees of which 38 are 12-24 inches in diameter and nine (9) are landmark trees (greater than 24 inches in diameter). While work took place to revise the plans, over 125 native seedlings were dug up and cared for under the direction of the Pebble Beach forester and ecology manager. Several of these trees have been transplanted in a designated reforestation area on the property.

Tree removal for this project was addressed through a Forest Management Plan (FMP) prepared by Frank Ono (Library No. LIB060425) dated June 10, 2006. The potential impact to native trees close to the proposed development was also assessed in the FMP. Forest conditions and its health were evaluated with the use of the residual trees and those of the surrounding Monterey Pine Forest as a stand. Most of the 47 trees being removed (33 total) were found to be in significant decline, nearly dead, or present a hazard and unacceptable amounts of risk. The intent of the FMP is forward looking to minimize risk and the replacement of removed trees which will aid in the establishment of reproduction and continuation of the Monterey pine forest on site.

This forest contains mature to over mature Monterey Pine trees with significant presence of insects and pathogens. Due to age and condition, the mature trees have begun to die and are continuing to do so. Trees that are in poor condition and are near the inhabited structures must

be removed for health and safety reasons. The forest has reached its optimum growth and production for the climate and is in transition as a plant community. The pine forest is considered in overall poor to moderate condition with the older upper canopy trees in poorest condition and health. Contributing factors to consider in the overall poor health of the stand is the anaerobic conditions in water logged soil, the presence of insects, and the presence of disease, all of which are manifesting themselves with weak or damaged trees.

Staff finds that the proposed development has been sited on the lot in so that a minimum amount of trees are required for removal. A condition has been added that requires the applicant to record a notice stating that a Forest Management Plan has been prepared and shall be followed in accordance with the approved plan (Condition 9). Per recommendation of the FMP and regulations set forth in Section 20.147.050.D (CIP), removal of trees 12" or greater require replacement at a 1:1 ratio. The plans includes replacement of the 47 trees on site on a two-to-one (2:1) ratio in addition to the seedlings planted prior to submittal of the application. The Forest Management Plan states there is sufficient room to plant replacement trees and a schedule to include optimal planting times has been added to the report. In addition, measures for tree protection of the healthier younger trees during construction have been incorporated and include tree protection zones and trunk protection (Condition 6).

LUAC

The Del Monte Forest Land Use Advisory Committee voted (4-1) to recommend approval of the project on September 21, 2006. They recommended that the County explore moving the senior unit to protect the privacy of the neighbor behind the Shanker parcel. Due to the declining health of the larger trees, staff found that the senior unit was located in an area that was best suited for the least amount of healthy tree removal. Although the Del Monte Forest Land Use Plan does not protect private views, the applicant agreed to plant tall shrubs between the senior unit and the neighboring property in order to provide more privacy.

CEQA

Environmental impacts were assessed when the subdivision was approved creating 13 lots that would allow development of single family homes. The proposed project proposes to develop a single family home and a senior unit on an existing legal lot of record as anticipated in that subdivision. Section 15303(a) of the California Environmental Quality Act (CEQA) exempts one single family residence or a second dwelling unit in a residential zone (Class 3). A senior unit is an accessory structure that does not count toward density within the low density residential zoning district.

Staff reviewed the site for unique conditions that may supercede this exemption. The FMP dated June 10, 2006 states that the parcel contains a dying, diseased, insect infested forest and for health and safety reasons, a substantial number of trees must be removed. Therefore, Section 15304 (Class 4), categorically exempts private alterations in the condition of lands, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees.

A Biological Field Assessment of the detention basin located on the Shanker parcel, prepared by Zander Associates on November 20, 2006, determined that no State or Federally listed species were found to exist on site nor would be impacted by the development. This basin is part of the infrastructure necessary for the safety of this area. Section 15301 (Class 1), categorically exempts restoration of deteriorated or damaged facilities to meet current standards of public health and safety.

EXHIBIT C

RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Del Monte Forest Land Use Plan, Coastal Implementation Plan (Part 5), and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for development.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- (b) The property is located at 1306 Portola Road, Pebble Beach (Assessor's Parcel Number 008-302-036-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, Building Site Zoning District Six, Design Control, in the Coastal Zone. ("LDR/B-6-D (CZ)"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.
- (c) The project planners conducted site inspections to verify that the project on the subject parcel conforms to the plans listed above.
- (d) The project complies with the regulations for a senior citizen unit in accordance with §20.64.010.C CIP. A condition requires the applicant to record a deed restriction that this unit will be maintained in accordance with these standards (Condition # 11).
- (e) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on September 21, 2006. The Committee voted (4 to 1) to recommend approval. Although private views are not protected under the Del Monte Forest LUP, staff worked with the applicant to address an issue raised by the LUAC to protect privacy of the neighbor. The applicant agreed to plant tall shrubs between the senior unit and the neighboring property in order to provide more privacy.
- (f) A detention basin will be retained on the site and maintained as a drainage facility to provide storm water detention for a large area of the entire subdivision as originally planned and approved by Monterey County.
- (g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN050538.

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

- EVIDENCE:** (a) The project has been reviewed for site suitability by the following departments and agencies: Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- (b) Technical reports by an outside archaeological, biological, forestry, and soils consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use

proposed. County staff has reviewed these reports and concurs with the findings.

- (c) Staff conducted site inspections to verify that the site is suitable for this use.
- (d) Materials in Project File PLN050538.

3. FINDING: TREE REMOVAL – The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan (Part 5).

EVIDENCE: (a) The project includes a Coastal Development Permit for the removal of 47 Monterey pine trees (38, 12-24 inches in diameter and 9, 24+ inches in diameter).

- (b) New residential development shall be sited and designed to minimize cutting of trees, especially trees screening the development from neighboring properties. (Policy #36 LUP) Section 20.147.050.D.4 of the Monterey County Coastal Implementation Plan, Part 5, states that “new residential development, including driveways and parking areas, shall be sited and designed to minimize cutting of trees, especially trees screening the development from neighboring properties.” A drainage easement limits the development potential of the site. The 12-foot wide access driveway is the minimum width necessary to meet Fire requirements. No trees screening the property are proposed for removal.
- (c) An initial plan required removal of 70 trees; however, the applicants revised the design to reduce tree removal down to 47 trees. Under the direction of the Pebble Beach forester and ecology manager, over 125 native seedlings were dug up and treated as a on-site nursery. Several of these trees have been transplanted in a designated reforestation area on the property. Removal of trees that are 12-inches or greater require replacement at a 1:1 ratio (Section 20.147.050.D CIP). Proposed plans include replacement of the 47 trees on site at a two-to-one (2:1) ratio in addition to seedlings planted prior to submittal of the application.
- (d) When reviewing requests for tree removal, environmental considerations shall include review of forest plant associations, native soil cover, aesthetic values, as well as maintenance of the overall health of the stand (Policy #32 LUP). Potential impact to native trees was assessed in a Forest Management Plan prepared by Frank Ono dated June 10, 2006. Due to age and condition, trees that are in poor condition and are near the structures would be removed for health and safety reasons. Condition 6 incorporates measures for tree protection of the healthier younger trees during construction and includes tree protection zones and trunk protection (Section 20.147.050.D.3 CIP).
- (e) Condition 9 requires the applicant to record a notice stating that a Forest Management Plan has been prepared and any tree removal shall be in accordance with the approved plan (20.147.050.D.7 CIP).
- (f) Forest Management Plan prepared by Frank Ono, dated June 10, 2006, contained in Project File PLN050538.
- (g) The removal will not involve a risk of adverse environmental impacts.

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

EVIDENCE: (a) Impacts to forest and biological resources were assessed when the subdivision was approved creating 13 lots that would allow development

of single family homes. The proposed project proposes to develop a single family home and a senior unit on an existing legal lot of record.

(b) CEQA Guidelines lists classes of projects which have been determined to not have a significant effect on the environment and are therefore exempt from the provisions of CEQA.

- Section 15303 (Class 3), categorically exempts construction of one single family residence, or a second single family dwelling unit in a residential zone (§15303.a). The project includes one single family home plus a senior unit. Senior units are accessory structures that do not count toward density within the low density residential zoning district.
- Section 15304 (Class 4), categorically exempts private alterations in the condition of lands, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees. The FMP dated June 10, 2006, states that the parcel contains a dying, diseased, insect infested forest and for health and safety reasons, a substantial number of trees must be removed.
- Section 15301 (Class 1), categorically exempts restoration of deteriorated or damaged facilities to meet current standards of public health and safety. The Biological Field Assessment dated November 20, 2006, determined that no State or Federally listed species were found to exist on site nor would be impacted by the development. This basin is part of the infrastructure necessary for the safety of this area.

(b) No adverse environmental effects were identified during staff review of the development application or during a site visit on August 1, 2006.

- "Forest Management Plan" (*LIB060425*) Frank Ono, Pacific Grove, CA, June 10, 2006.
- "Biological Field Assessment" (*LIB070012*) Mike Zander, Zander Associates, Environmental Consultants, Novato, CA, November 20, 2006.
- "Preliminary Archaeological Reconnaissance" (*LIB060417*) Archaeological Consulting, Salinas, CA, January 18, 1985.
- "Soils Report" (*LIB060419*) Soil Surveys, Inc., Salinas, CA, October 1, 2005.

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

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

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

6. **FINDING:** **PUBLIC ACCESS:** The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

- EVIDENCE:** (a) The subject property is not described as an area where the Local Coastal Program requires access.
- (b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 15, the Recreational Facilities Map, and Figure 16, the Shoreline Access Map, of the Del Monte Forest Area Land Use Plan.
- (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- (d) Staff site visit August 1, 2006.

7. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: (a) Preceding findings and supporting evidence.

8. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: (a) Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).

(b) The project may be appealed to the California Coastal Commission pursuant to Section 20.86.080 of the Monterey County Coastal Implementation Plan - Part 1 because tree removal is subject to a Coastal Development Permit. In addition, the site is located between the sea (Pacific Ocean) and the first public road paralleling the sea (Highway One).

<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.		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution No. 050538) was approved by the Planning Commission for Assessor's Parcel Number 008-302-036-000 on January 31, 2006. The permit was granted subject to 20 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)</p>	Proof of recordation of this notice shall be furnished to RMA - PD.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	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>
4.		PD007 - 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 RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
5.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	Evidence of compliance with the Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	

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)
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
6.		<p>PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)</p>	<p>Submit evidence of tree protection to the RMA - Planning Department for review and approval.</p> <p><i>Also see Condition 9</i></p>	Owner/ Applicant	Prior to the issuance of grading and/or building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	

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.		<p>PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</p> <p>The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)</p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.</p> <p><i>Also see Conditions 10 and 12</i></p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>		
			<p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p>	<p>Owner/ Applicant</p>		

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
8.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p>	Owner/ Applicant		
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant		
9.		<p>PD016 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan has been prepared for this parcel by Frank Ono, dated June 10, 2006, and is on record in the Monterey County RMA - Planning Department, Library No. LIB060425. All development shall be in accordance with this report." (RMA – Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p> <p><i>Also see Conditions 6 and 12</i></p>	Owner/ Applicant		

<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>
10.		<p>PD016 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A. Biological Field Assessment has been prepared for this parcel by Mike Zander, Zander Associates, Environmental Consultants, Novato, CA, dated November 20, 2006 and is on record in the Monterey County RMA - Planning Department, Library No. LIB070012. All development shall be in accordance with this report." (RMA – Planning Department)</p>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant		

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)
11.		<p>PD020(B) – DEED RESTRICTION – SENIOR CITIZEN UNIT (COASTAL)</p> <p>The applicant shall record a deed restriction stating the regulations applicable to a Senior Citizen Unit as follows:</p> <ul style="list-style-type: none"> • An attached senior citizen unit shall not exceed 700 square feet. A detached senior citizen unit shall not exceed 850 square feet. • The senior citizen unit shall not be occupied by more than 2 persons, 1 of whom shall be sixty years of age or handicapped. • Not more than 1 senior citizen unit shall be permitted on any lot or parcel. • The senior citizen unit shall conform with all of the zoning and development standards of the zoning district which governs the lot. • The senior citizen unit shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area. • One (1) usable and accessible parking space shall be provided in addition to the parking required for other uses on-site. • Senior citizen units shall not be permitted on lots of less than two acres if located in an area not served by public sewer systems. In North County, senior citizen units shall not be permitted on lots of less than five acres if located in an area not served by public sewer systems. • Senior citizen units are not permitted on any lot less than 10 acres where a guesthouse or caretaker unit already exists. Such units may be converted to a senior unit, subject to a Coastal Administrative Permit. • Subsequent subdivisions which divide a main residence from the senior citizen unit shall not be permitted except where lots created meet the minimum lot size and density requirements of the existing zoning. (RMA – Planning Department) 	<p>Submit signed and notarized Deed Restriction to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Deed Restriction shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant		

<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>
12.		<p>PD033 - RESTORATION OF NATURAL MATERIALS</p> <p>Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of the RMA - Planning Department. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use. (RMA – Planning Department)</p>	<p>Submit restoration plans to the RMA - Planning Department for review and approval. Said plans shall include planting of seedlings as outlined ion the Forest Management Plan.</p> <p><i>Also see Condition 7</i></p>	Owner/ Applicant		
13.		<p>PD035 - UTILITIES - UNDERGROUND</p> <p>All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)</p>	<p>Install and maintain utility and distribution lines underground.</p>	Owner/ Applicant		
14.		<p>PD041 – HEIGHT VERIFICATION</p> <p>The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)</p>	<p>1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection</p>	Owner/ Applicant		

<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) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant/ Engineer		
15.		WR1 - DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
16.		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		

<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>
17.		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		

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)
18.		<p>FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.</p> <p>Pebble Beach Community Services District.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p><i>Applicant or owner</i></p>	<p>Prior to issuance of grading and/or building permit.</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
			Applicant shall schedule fire dept. clearance inspection	<i>Applicant or owner</i>	Prior to final building inspection.	
19.		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Pebble Beach Community Services District</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	<i>Applicant or owner</i>	Prior to issuance of building permit.	

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