

MONTEREY COUNTY PLANNING COMMISSION

Meeting: June 13, 2007 Time: 9:00am	Agenda Item No.: 2
Project Description: Use Permit to allow the removal of 28 Coast Live oaks and a Design Approval for the construction of a 2,686 square foot one-story single family dwelling with 521 square feet of porches, a 576 square foot attached two-car garage, a 2,016 square foot attached six-car garage and grading (approximately 42 cubic yards of cut/42 cubic yards of fill).	
Project Location: 1044 Majella Road, Pebble Beach	APN: 007-132-003-000
Planning File Number: PLN070009	Name: William West Jr & Margaret H Clark, Property Owner
Plan Area: Greater Monterey Peninsula Area, Non-Coastal Zone.	Flagged and staked: Yes/No
Zoning Designation: “MDR/B-6-D-RES” [Medium Density Residential with Building Site, Design Control, and Parking and Use of Major Recreational Equipment Storage Overlays]	
CEQA Action: Categorically Exempt per Section 15303	
Department: RMA - Planning Department	

RECOMMENDATION:

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

PROJECT OVERVIEW:

The subject development application proposes the construction of a 2,686 square foot one-story single family dwelling with 521 square feet of porches, a 576 square foot attached two-car garage, and a 2,016 square foot attached six-car, which requires a Design Approval. The project proposes the removal of 41 trees. A Use Permit is required for the removal of 28 Coast Live oak trees per Section 21.64.260 (Title 21 Zoning Ordinance). Additionally, the project proposes the removal of 13 Monterey pine trees which are not listed as protected trees in the Greater Monterey Peninsula Area by Title 21 (Zoning Ordinance). Recommendations for tree removal and replacement from the consulting arborist are incorporated into the conditions of approval.

The Monterey Pine is listed as 1B.1 by the California Native Plant Society. List 1B species are plants that are rare, threatened, or endangered in California or elsewhere. Monterey Pine Forest is listed as a rare natural community by the California Department of Fish and Game. The Monterey County California Natural Diversity Database indicates that Monterey pines occur on the subject parcel. The Forest Management Plan and the Biological Field Report concur. Although the Monterey pine is rare, threatened, or endangered and Monterey Pine Forest is a rare natural community, past practice by the Monterey County Resource Management Agency (RMA) - Planning Department has not required an Initial Study for the removal of 13 Monterey pines. Consultation with the California Department of Fish and Game has confirmed the need for the RMA - Planning Department to develop a threshold for the removal of Monterey pines. The decision not to require an Initial Study for Monterey pine removal is specific to Project File No. PLN070009 and the subject property. An Initial Study for the removal of Monterey pines may be required for future projects as the RMA - Planning Department establishes a threshold.

No unresolved issues remain.

OTHER AGENCY INVOLVEMENT:

- ✓ Pebble Beach Community Services District
California Department of Transportation, District 5
- ✓ Public Works Department
Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
Regional Water Quality Control Board

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

The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions, does not involve ridgeline/viewshed development, and is exempt from CEQA. Additionally, the project does not involve a Lot Line Adjustment or a variance.

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

Jennifer Savage

(831) 755-5149, savagej@co.monterey.ca.us

cc: Planning Commission Members (10); County Counsel; Pebble Beach Community Services District; Public Works Department; Environmental Health Division; Water Resources Agency; Jacqueline R. Onciano, Planning & Building Services Manager; Jennifer Savage, Planner; Carol Allen; William West Jr & Margaret H Clark, Property Owner; Wruck Consulting, LLC, Agent; Project File No. PLN070009.

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

This report was reviewed by Jacqueline R. Onciano, Planning and Building Service Manager.

EXHIBIT A

Project Information for PLN070009

Project Title: CLARK WILLIAM WEST JR & MARGAR

Location: 1044 MAJELLA RD PEBBLE BEACH

Primary APN: 007-132-003-000

Applicable Plan: Greater Monterey Peninsula Area Plan

Coastal Zone: No

Permit Type: Use Permit

Zoning: MDR/B-6-D-RES

Environmental Status: Exempt

Plan Designation: RES.MED.DENS.1-5

Advisory Committee: N/A

Final Action Deadline (884): 6/13/1810

Project Site Data:

Lot Size: 28,262 SF

Coverage Allowed: 25%

Coverage Proposed: 20.5%

Existing Structures (sf): 0

Height Allowed: 27 FT

Proposed Structures (sf): 5,799

Height Proposed: 21.75 FT

Total Sq. Ft.: 5,799

FAR Allowed: N/A

FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: Yes

Erosion Hazard Zone: MODERATE

Biological Report #: LIB070108

Soils Report #: N/A

Forest Management Rpt. #: LIB070198

Archaeological Sensitivity Zone: HIGH

Geologic Hazard Zone: III

Archaeological Report #: LIB070107

Geologic Report #: N/A

Fire Hazard Zone: SRA

Traffic Report #: N/A

Other Information:

Water Source: MUTUAL SYSTEM

Sewage Disposal (method): PUBLIC

Water Dist/Co: PEBBLE BEACH COMM WATER

Sewer District Name: PEBBLE BEAC

Fire District: PEBBLE BEACH COMMUNITY

Grading (cubic yds.): 150.0

Tree Removal: 28 OAKS, 13 PINES

EXHIBIT B

RECOMMENDED FINDINGS AND EVIDENCE

- 1. FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Greater Monterey Peninsula Area Plan, Greater Monterey Peninsula Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for 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 project planner conducted a site inspection on April 20, 2007 to verify that the project on the subject parcel conforms to the plans listed above.

(c) The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions, does not involve ridgeline/viewshed development, and is exempt from CEQA. Additionally, the project does not involve a Lot Line Adjustment or a variance.

(d) 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 No. PLN070009.

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

EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

(b) The property is located at 1044 Majella Road, Pebble Beach (Assessor's Parcel Number 007-132-003-000), Greater Monterey Peninsula Area, Non-Coastal Zone. The parcel is zoned Medium Density Residential with Building Site, Design Control, and Parking and Use of Major Recreational Equipment Storage Overlays ("MDR/B-6-D-RES"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.

(b) Technical reports by outside biological, archaeological, and arborist consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:

"Field Report" (LIB070108) prepared by Jeffrey B. Froke, Pebble Beach, CA, February 16, 2007.

“Archaeological Survey” (LIB070107) prepared by Lynne H. Mounday, Salinas, CA, February 12, 2007 (revised May 9, 2007)

“Tree Resource Evaluation” (LIB070106) prepared by Maureen Hamb, Santa Cruz, CA, October 23, 2006

“Forest Management Plan Construction Analysis” (LIB070198) prepared by Maureen Hamb, Santa Cruz, CA, March 12, 2007 (revised May 9, 2007 and May 15, 2007)

(c) Materials in Project File No. PLN070009.

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

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts one single-family residence.

(b) The project includes the removal of 28 Coast Live oaks and 13 Monterey pines. Although Coast Live oaks are protected by Section 21.64.260 (Title 21 Zoning Ordinance), Monterey pines are not listed as protected trees in the Greater Monterey Peninsula Area by Title 21 (Zoning Ordinance). The Monterey Pine is listed as 1B.1 by the California Native Plant Society. List 1B species are plants that are rare, threatened, or endangered in California or elsewhere. Monterey Pine Forest is listed as a rare natural community by the California Department of Fish and Game. The Monterey County California Natural Diversity Database indicates that Monterey pines occur on the subject parcel. The Forest Management Plan and the Biological Field Report concur. Although the Monterey pine is rare, threatened, or endangered and Monterey Pine Forest is a rare natural community, past practice by the Monterey County Resource Management Agency (RMA) - Planning Department has not required an Initial Study for the removal of 13 Monterey pines. Consultation with the California Department of Fish and Game has confirmed the need for the RMA - Planning Department to develop a threshold for the removal of Monterey pines. The decision not to require an Initial Study for Monterey pine removal is specific to Project File No. PLN070009 and the subject property. An Initial Study for the removal of Monterey pines may be required for future projects as the RMA - Planning Department establishes a threshold.

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

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

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

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

EVIDENCE: Preceding findings and supporting evidence.

6. FINDING: TREE REMOVAL – In order to grant the Use Permit for tree removal, the Planning Commission shall make the following findings based on substantial evidence:

- a. The tree removal is the minimum required under the circumstances of the case; and
- b. The removal will not involve a risk of adverse environmental impacts such as:
 1. Soil erosion;
 2. Water Quality: The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt and other noxious substances from ground and surface waters;
 3. Ecological Impacts: The removal will not have a substantial adverse impact upon existing biological and ecological systems, climatic conditions which affect these systems, or such removal will not create conditions which may adversely affect the dynamic equilibrium of associated systems;
 4. Noise Pollution: The removal will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
 5. Air Movement: The removal will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
 6. Wildlife Habitat: The removal will not significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems; or
- c. The tree is diseased, injured, in danger of falling too close to existing or proposed structures, creates unsafe vision clearance, or is likely to promote the spread of insects of disease.

EVIDENCE: (a) Monterey County Zoning Ordinance Title 21 Section 21.64.260.C.4 states “No oak tree six inches or more in diameter two feet about ground level may be removed in any other area of the County of Monterey designated in the applicable are plan as Resource Conservation, Residential, Commercial or Industrial (except Industrial, Mineral Extraction) without approval of the permit(s) required in Subsection 21.64.260D.”

(b) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots.

(c) The amount of tree removal is the minimum required for the proposed project: a 2,686 square foot one-story single family dwelling with 521 square feet of porches, a 576 square foot attached two-car garage, and a 2,016 square foot attached six-car garage.

(d) The removal will not involve a risk of adverse environmental impacts.

(e) The project includes the removal of 13 Monterey pines, which are not listed as protected trees in the Greater Monterey Peninsula Area by Title 21 (Zoning Ordinance). The Monterey Pine is listed as 1B.1 by the California Native Plant Society. List 1B species are plants that are rare, threatened, or endangered in California or elsewhere. Monterey Pine Forest is listed as a rare natural community by the California Department of Fish and Game. The Monterey County California Natural Diversity Database indicates that Monterey pines occur on the subject parcel. The Forest Management Plan and the Biological Field Report concur.

Although the Monterey pine is rare, threatened, or endangered and Monterey Pine Forest is a rare natural community, past practice by the Monterey County Resource Management Agency (RMA) - Planning Department has not required an Initial Study for the removal of 13 Monterey pines. Consultation with the California Department of Fish and Game has confirmed the need for the RMA - Planning Department to develop a threshold for the removal of Monterey pines. The decision not to require an Initial Study for Monterey pine removal is specific to Project File No. PLN070009 and the subject property. An Initial Study for the removal of Monterey pines may be required for future projects as the RMA - Planning Department establishes a threshold.

(f) See the following technical reports:

“Field Report” (LIB070108) prepared by Jeffrey B. Froke, Pebble Beach, CA, February 16, 2007.

“Tree Resource Evaluation” (LIB070106) prepared by Maureen Hamb, Santa Cruz, CA, October 23, 2006

“Forest Management Plan Construction Analysis” (LIB070198) prepared by Maureen Hamb, Santa Cruz, CA, March 12, 2007 (revised May 9, 2007 and May 15, 2007)

(g) Condition of Approval No. 9 requires only 10 replacement trees as recommended by the arborist due to dense forest conditions of the property.

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

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

<p align="center">EXHIBIT C</p> <p align="center">Monterey County Resource Management Agency</p> <p align="center">Planning Department</p> <p align="center">Condition Compliance and/or Mitigation Monitoring Reporting Plan</p>	<p>Project Name: Thornley</p> <p>File No: PLN070009</p> <p>Approved by: Planning Commission</p> <p>APN: 007-132-003-000</p> <p>Date: June 13, 2007</p>
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PD001 - SPECIFIC USES ONLY</p> <p>This Use Permit and Design Approval (PLN070009) allows the removal of 28 Coast Live oaks and the construction of a 2,686 square foot one-story single family dwelling with 521 square feet of porches, a 576 square foot attached two-car garage, a 2,016 square foot attached six-car garage and grading (approximately 42 cubic yards of cut/42 cubic yards of fill). The property is located at 1044 Majella Road, Pebble Beach (Assessor's Parcel Number 007-132-003-000), Greater Monterey Peninsula Area, Non-Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. _____) was approved by the Planning Commission for Assessor's Parcel Number 007-132-003-000 on June 13, 2007. The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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)	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	

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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.		PD011 – TREE AND ROOT PROTECTION - (NONSTANDARD LANGUAGE) 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. <u>Recommendations of the “Forest Management Plan Construction Impact Analysis” (LIB070198) prepared by Maureen Hamb for 1044 Majella Road, Carmel, shall be adhered to.</u> 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. <u>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.</u> (RMA - Planning Department)	Submit evidence of tree protection approved by a certified arborist to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ 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	
			List “Tree Preservation Specifications” on all grading and building permit plans.	Owner/Ap plicant	Prior to the issuance of grading and/or building permits	
6.		PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least three (3) weeks	Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape	At least three (3) weeks prior to	

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		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)		Contractor/ Licensed Landscape Architect	final inspection or occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
7.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN 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)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	

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8.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: “A Forest Management Plan has been prepared for this parcel by Maureen Hamb dated March 12, 2007 (revised May 9, 2007 and May 15, 2007) and is on record in the Monterey County RMA - Planning Department , Library No. LIB070198. All development shall be in accordance with this report.” (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
9.		PDSP1 - TREE REMOVAL - NONSTANDARD A Forest Management Plan has been prepared for this parcel by Maureen Hamb dated March 12, 2007 (revised May 9, 2007 and May 15, 2007) and is on record in the Monterey County RMA - Planning Department, Library No. LIB070198. All development shall be in accordance with this report. The applicant shall submit a site plan and photographs of the 10 replacement trees (number recommended by arborist). The site plan shall indicate the location of the planted replacement trees. The photographs shall depict the planted replacement trees in the locations shown on the site plan. The site plan and photographs shall be submitted to the Monterey County RMA - Planning Department to be reviewed and approved by the Director of RMA - Planning Department prior to the final inspection of the building permit(s). (RMA – Planning Department)	All development shall be in accordance with the Forest Management Plan prepared for the subject parcel.	Owner/ Applicant	Ongoing	
			Submit site plan and photographs of planted replacement trees to the Monterey County RMA - Planning Department to be reviewed and approved by the Director of RMA - Planning Department.	Owner/ Applicant	Prior to final inspection	
10.		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	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	Applicant or owner	Prior to final	

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

<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.		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	
13.		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	
14.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	