

MONTEREY COUNTY PLANNING COMMISSION

Meeting: September 12, 2007. Time: 9:00	Agenda Item No.: 2
Project Description: Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the construction of a 5,591 square foot one-story single family dwelling with a 643 square foot 3-car garage (grading 271 cubic yards fill/865 cubic yards cut); and a Coastal Development Permit to allow the removal of 48 oak and pine trees (16 that are 12” d.b.h. or greater including 2 landmark pine trees) including transplanting 18 oak trees on site.	
Project Location: 1487 Padre Lane, Pebble Beach	APN: 008-441-009-000
Planning File Number: PLN070107	Name: Peter Taormina and Frank Straface, Property Owner
Plan Area: Del Monte Forest	Flagged and staked: Yes
Zoning Designation: : “LDR/1.5-D (CZ)” Low Density Residential, 1.5 acres per unit with Design Control, Coastal Zone	
CEQA Action: Categorically Exempt per Section 15303 Class 3 (a)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

PROJECT OVERVIEW:

A house is proposed for the vacant lot at 1487 Padre Lane, Pebble Beach. The lot is below the 1.5 acre per unit density (0.62 acres) required by the Monterey County Zoning Ordinance (Title 20) and the 2 acres per unit under the Del Monte Forest Area Land Use Plan but is similar in size with other lots along this street and is a legal lot of record. Plans include developing the site with a 4,064 square foot house and garage with approximately 2,300 square feet of impervious surface for site improvements. Retaining walls will be used for the patios and driveway with a continuous pad at the same elevation for the entire house except for a storage area and the garage that will be below grade.

Original plans included multiple variances (floor area ratio, site coverage, set backs), but staff has worked with the applicant to bring the project into compliance with the development standards for this area. This was done by reducing the size of the house and adjusting the footprint. At the same time, we have also reduced tree removal from 58 to 48 trees with the number of landmark trees impacted reduced from four to two. Most of the trees are smaller with 16 trees that are 12” d.b.h. or greater, and 18 oak trees would be transplanted to the side and rear of the property. Staff investigated the possibility of moving the house forward to further reduce tree removal; however, this would result in losing the guest parking spaces and is opposed by a neighbor because of how it would impact their view/privacy. The current plan is now supported by all of the neighbors and the Del Monte Forest LUAC.

OTHER AGENCY INVOLVEMENT:

- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ Del Monte Forest Land Use Advisory Committee

The above agencies have reviewed this application and found the proposal to be complete. Conditions recommended by Pebble Beach Fire Department and Water Resources have been included in the Condition Matrix attached as **Exhibit D**.

The Del Monte Forest Land Use Advisory Committee voted (5-0) to recommend denial of the Straface single-family house proposal on June 21, 2007. The Committee specifically mentioned the size of the project, the lack of basis for the variances, destruction of trees and the large garage. Staff worked with the applicant to address their, and neighbor, issues. Revised plans were sent back to the LUAC on September 6, 2007.

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May 2007

This report was reviewed by Carl Holm, AICP, Planning Manager

cc: Planning Commission Members (10); County Counsel; Pebble Beach Commercial Service District; Public Works Department; Environmental Health Division; Water Resources Agency; Carl Holm, Planning & Building Services Manager; David Greene, Planner; Carol Allen; Peter Taormina and Frank Straface, Applicants; File PLN070107.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Discussion and Background
	Exhibit C	Recommended Findings and Evidence
	Exhibit D	Condition Compliance
	Exhibit E	Land Use Advisory Committee
	Exhibit F	Vicinity Map
	Exhibit G	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 AND BACKGROUND
PLN070107/Straface

Background

The Padre Lane property has been vacant since its original subdivision to 0.62 acres. The current request for a single family house (PLN070107) was made possible when water was provided by California America Water Company.

An application was originally submitted for a 5,311 square foot house (6,188 total square feet with second floor) with approximately 2,900 additional square feet of impervious coverage on a 0.624-acre parcel. This plan included variances to:

- 1) Reduce the side setback requirement from 20 feet to 12.5 feet for the building and related features (patio and retaining walls).
- 2) Increase allowable floor area ratio (FAR) from 17.5% (4,757 sf) to 21%.
- 3) Increase allowable site coverage from 15% (4,064 sf) to 18% (4,892 sf).

As designed, the original plan required removal of 58 trees including four landmark Monterey pine trees (24" or greater). This design was met with opposition from a number of neighbors. Staff recommended changes to the proposal to avoid variances and reduce tree removal. Subsequent design changes have reduced the coverage by 1,527 square feet, eliminated side patio and structural exceptions, and reduced F.A.R. by 1,771 square feet, and reduce tree removal to 48 trees (2 landmark trees) to meet the policies and development standards for this area.

Proposed Development

The current design has 5,591 square feet of total living space plus a 643 square foot garage and two uncovered guest parking spaces. The garage and some storage area would be located below grade where it does not count towards the floor area ratio. This results in 4,064 square feet of site coverage (15%), 4,417 square feet F.A.R. (16.25%), and removal of 48 trees (16 with a diameter greater than 12 inches). The applicant has proposed transplanting 18 oaks to preserve the location of the house in the center of the lot and significantly reduce tree removal.

Tree Removal

A Forest Management Plan (FMP) for this site indicates a total of 120 trees currently growing on the vacant lot. Development of the proposed house and paved surfaces will remove 48 trees of which 16 trees that are 12" or greater (15 Monterey Pines and one Coast Live Oak) and 18 oaks trees would be transplanted on site. Staff should note that there is a difference between the FMP and Site Plan where the arborist identifies 38 trees and the architect shows 48 trees. This difference is because there are a number of oaks with multiple trunks where the architect counted a multi-trunk tree as multiple trees. For purposes of this report, staff is using the 48 tree count since that is what is illustrated on the plans.

The arborist's FMP states identifies that pine trees in the southern portion of the property near the entrance drive and adjacent roadway are identified to be in "poor" condition. Some larger pines in the center of the lot were identified as "healthier". The arborist's report includes evaluation of impacts from proposed retaining walls encroaching into the trees critical root zones. It also evaluates an alternate building location but found that leaving the house in its proposed location would likely have less impact to the visual resources of the property and the neighborhood, which is one of the required policies of the Del Monte Forest LUP.

Development Standards of the Del Monte Forest Land Use Plan (Forestry and Soil Resources Policy 36) specifically mention that “New residential development...shall be sited and designed to minimize cutting of trees especially trees screening the development from neighboring properties.” The applicant has revised his plans to reduce tree removal from 58 to 48 trees, including transplanting 18 oak trees within the site (primarily the side yard areas).

The CIP for Del Monte Forest 20.147.090 A. 1 states that driveways and other road surfaces are required to be designed with the minimum length and width required to provide simple and direct access. Circular driveways; parking spaces above the number needed for the specific application in question and other types of extraneous impervious surfaces shall not be allowed. Staff explored possibly moving the project forward, which would result in losing the guest parking spaces. The applicant stated that the design addresses the number of spaces needed for this specific applicant, and a neighbor stated that moving the house closer to the road would negatively impact them. Staff has determined that the proposed design best meets the policies and regulations of the Del Monte Forest Local Coastal Plan.

Design Review

The applicant has submitted samples of building materials and colors. A similar presentation was made to the Del Monte Forest Architectural Review Board. All of the proposed samples are consistent with the neighborhood and meet policies for the house to blend with the surrounding environment. Screening between properties has improved after the retaining walls were removed from the western side and six more trees were saved. In addition, 18 oaks trees will be transplanted along the side yards to help screen the house from neighbors.

LUAC

The Land Use Advisory Committee for Del Monte Forest met on June 21, 2007 to consider the original project and voted 5-0 for denial. Specific issues cited were the size of the house and garage, the destruction of trees and no basis for the variances. Recommended changes included reducing the size of the house to comply with floor area ratio and site coverage limits for this area. The Committee stated “LUAC acknowledges the narrow configuration of the lot; nonetheless scope of project should be compatible with that configuration.” The neighbors objected to the loss of tree cover, inappropriate variances, poor land use practices, large garage, size of the house and change in the neighborhood character.

Since the first hearing the house has been changed to comply with the development standards and trees have also been saved on the side of the house. The neighbors have changed their opinion and now support the revised design. The LUAC considered the revised proposal on September 6, 2007.

CEQA

The project is exempt from CEQA review based on Section 15305 (a) of the California Environmental Quality Act for single family houses. Staff review of the site revealed a moderately steep, wooded lot with older Monterey Pines and Coast Live Oaks some healthy some weakened by disease. The Forest Management Plan finds that less than half of the trees proposed for removal have serious structural or disease problems and recommended 18 oak trees listed for removal be transplanted. Staff finds that the revised proposal has adequately addressed the site conditions to reduce disturbance of trees and topography.

EXHIBIT C
RECOMMENDED FINDINGS AND EVIDENCE
PLN070107/Straface

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 and the Monterey County Zoning Ordinance (Title 20) and the Del Monte Forest Area Land Use Plan, and the Monterey County CIP for Del Monte Forest, 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 1487 Padre Lane (Assessor's Parcel Number 008-441-009-000), Del Monte Forest Area Land Use Plan. The parcel is zoned Low Density Residential with one unit for every 1.5 acres and Design Control in the Coastal Zone "LDR/1.5-D (CZ)".
 - (c) The project planner conducted a site inspection on April 14, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
 - (d) The project includes a Coastal Administrative Permit and Design Approval to allow the construction of a 5,591 square foot one-story single family dwelling with a 643 square foot 3-car garage (grading 271 cubic yards fill/865 cubic yards cut) and two uncovered guest parking spaces. The garage and some storage area would be located below grade where it does not count towards the floor area ratio. This results in 4,064 square feet of site coverage (15%), 4,417 square feet F.A.R. (16.25%). Set back and height standards are also met.
 - (e) The project includes a Coastal Development Permit to allow the removal of 48 Coast live oak and Monterey pine trees, including transplanting 18 oak trees on site. There are 16 trees that are 12" d.b.h. or greater and no landmark trees would be removed. (*See Finding 7*).
 - (f) The Del Monte Forest Land Use Advisory Committee voted (5-0) to recommend denial of the Straface single-family house proposal on June 21, 2007. The Committee specifically mentioned the size of the project, the lack of basis for the variances, destruction of trees and the large garage. Staff worked with the applicant to address their, and neighbor, issues. Revised plans were sent back to the LUAC on August 23, 2007 and the LUAC reviewed the plan again on September 6, 2007.
 - (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 are found in Project File PLN070107.
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 Commercial Service 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 outside arborists, archaeological, and geological 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 were prepared:

- “Archeological Reconnaissance Report for Assessor’s Parcel Number 008441009” (LIB 070215) prepared by Archeological Consulting, Salinas, California, April 27, 2007.
- “Forest Management Plan Padre Lane Residence” (LIB 070212) prepared by Frank Ono, Pacific Grove, California, March 15, 2007.
- “Forest Management Plan Padre Lane Residence” prepared by Frank Ono, Pacific Grove, California, July 17, 2007.
- “Geotechnical Investigation for New Single Family Home at 1487 Padre Lane”, APN 008-441-009-000, (LIB070213) prepared by Soil Surveys Inc., Salinas California, January 16, 2007.
- “Biological Report of Parcel 008-441-009-000 Padre Lane, Pebble beach CA” prepared by Jud Vandever, Monterey, CA, January 2001.

(c) Staff conducted a site inspection on April 14, 2007 to verify that the site is suitable for this use.

(d) Materials in Project File PLN070107.

3. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified for the proposed project.

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 15305(a), categorically exempts from review single family houses.

(b) The site is a moderately steep, wooded lot with older Monterey Pines and Coast live oaks some healthy some weakened by disease. The revised proposal adequately addresses the site conditions to reduce disturbance of trees and topography.

(c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 14, 2007. There are no unusual circumstances and no unresolved issues remain.

(d) 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: (a) 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: 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 (see 20.70.050. B.4). 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 on April 14, 2007 to investigate access.

6. **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.

7. **FINDING: TREE REMOVAL** – The project includes a Coastal Development Permit for the removal of regulated trees in accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20). Required Findings to grant the permit for tree removal have been met.

EVIDENCE:

- (a) The subject parcel is 0.624 acres and is currently vacant. It is located in a residential neighborhood on Padre Lane in the Del Monte Forest. A Forest Management Plan (FMP), and subsequent addendums, prepared for this site conclude that there are about 120 trees currently growing on this vacant lot. The site is characterized as a moderately steep, wooded lot with older Monterey pines and Coast live oaks.
- (b) Del Monte Forest Area Land Use Plan Policy 32 states that preference should be given to long-term protection of the forest resource and that removal of any significant Monterey pine (living tree more than 12” in diameter) shall be in accordance with the forest management plan for that site. Similar criteria apply to Coast live oak. The Monterey County CIP (20.147.050 3) states “In considering proposed development projects, project design is required to minimize the removal of vegetative cover or damage to soil resources.” and 20.147.505 4 “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.”
- (c) Development of the proposed house and paved surfaces will remove 48 trees of which 16 trees are 12” or greater (15 Monterey pines and one Coast live oak) and 18 oaks trees would be transplanted on site. The proposal has reduced tree removal from 58 to 48 with a smaller house and reduced retaining walls. The number of landmark trees impacted (24” d.b.h. or greater) has also been reduced from four to two. In addition, 18 oak trees would be located within the side yard to help screen the project. Detailed transplanting and preservation guidelines are included in the Forest Management Plan, construction plan, and conditions.
- (d) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand

excavation and bridging roots (*Conditions 7 and 17*). A certified arborist and expert in tree transplanting shall attend and direct all activities concerned with tree moving.

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

EVIDENCE: Section 20.86.030 and Section 20.86.060 of the Monterey County Zoning Ordinance Title 20.

EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>Straface Single Family House</u> File No: <u>PLN070107</u> APNs: <u>008-441-009-000</u> Approved by: <u>Planning Commission</u> Date: <u>September 12, 2007</u>
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN070107) allows the construction of a 5,535 square foot one-story single family dwelling with a 643 square foot 3-car garage (grading 271 cubic yards cut/819 cubic yards fill); and the removal of approximately 48 oak and pine trees (including transplanting 18 oak trees on site). The property is located at 1487 Padre Lane (Assessor's Parcel Number 008-441-009-000), Del Monte Forest Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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)
2.		<p>PD002 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A Combined Development Permit (Resolution _____) was approved by the Planning Commission for a single family house with attached garage for Assessor's Parcel Number 008-441-009-000 on September 12, 2007. The permit was granted subject to 24 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)</p>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement 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	

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)
4.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>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 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. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	
5.		<p>PD007 - GRADING-WINTER RESTRICTION</p> <p>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)</p>	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	

<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>
6.		<p>PD010 - EROSION CONTROL PLAN AND SCHEDULE</p> <p>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)</p>	An 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	
			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	
7.		<p>PD011 – TREE AND ROOT PROTECTION</p> <p>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</p>	Submit evidence of tree protection 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 throughout grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	

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		permits.(RMA - Planning Department)	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	
8.		<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 14 and 17</i></p>	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	

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			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	
9.		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	
10.		PD016 – NOTICE OF REPORT - ARCHAEOLOGICAL Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A(n) _____ report has been prepared for this parcel by _____, dated _____ and is on record in the Monterey County RMA - Planning Department , Library No. _____." (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.	

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11.		<p>PD016 – NOTICE OF REPORT – FOREST MANAGEMENT PLAN</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A(n) _____ report has been prepared for this parcel by _____, dated _____ and is on record in the Monterey County RMA - Planning Department , Library No. _____." (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 7 and 17</i></p>	Owner/ Applicant	Prior to the issuance of grading and building permits.	
12.		<p>PD016 – NOTICE OF REPORT - BIOLOGY</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A(n) _____ report has been prepared for this parcel by _____, dated _____ and is on record in the Monterey County RMA - Planning Department , Library No. _____." (RMA – Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits.	
13.		<p>PD021 - DEED RESTRICTION - FIRE HAZARD</p> <p>Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions required as per Section _____ of the Coastal Implementation Plan and per the standards for development of residential property." (RMA – Planning Department)</p>	<p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	Prior to occupancy or commencement of use

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14.		PD033 - RESTORATION OF NATURAL MATERIALS 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)	Submit Restoration Plans to the RMA - Planning Department for review and approval. <i>Also See Condition 8</i>	Owner/ Applicant	Prior to commencement of use.	
15.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
16.		PD043 – GRADING PERMITS REQUIRED A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. (RMA – Planning Department and Building Services Department)	If applicable, apply and receive the appropriate grading permit from Monterey County RMA – Building Services Department.	Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits	

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17.		<p>PDSP001 – TRANSPLANTING (NON STANDARD CONDITION) Transplanted trees will comply with the amended Forest Management Plan concerning excavation and construction activities for transplanting. Transplantation will occur during winter months prior to issuance of grading permit and after tree removal. If trees don't survive then replacement will be at the following ratios: Trees less than 9" DBH replace 1:1 with 15-gallon size Coast live oak trees. Trees greater than 9" DBH replace 1:1 with 24" boxed Coast live oak trees. Placement is to follow project arborist approved transplanting plan.</p>	<p>Submit a transplanting plan consistent with the Forest management plan and in conjunction with the landscape plan for this project for review and approval of the Planning Department.</p> <p><i>Also See Conditions 8 and 14</i></p> <p>Submit annual reports prepared by the project arborist on tree survival for review and approval by the Director of Planning. Said report shall certify a tree survival rate of 90% for all transplanted trees.</p>	<p>Applicant or owner</p> <p>Qualified Arborist</p>	<p>Prior to issuance of grading permit.</p> <p>Annually for five years</p>	
18.		<p>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. Pebble Beach Community Services District</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit</p> <p>Prior to final building inspection</p>	

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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>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
20.		<p>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</p> <p>Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p> <p><i>Also See Condition 13</i></p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

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		reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. Pebble Beach Community Services District.	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
21.		<u>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</u> 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 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	
22.		<u>WR8 - COMPLETION CERTIFICATION</u> The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	

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23.		<p>WR40 - WATER CONSERVATION MEASURES</p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
24.		<p>WR43 - WATER AVAILABILITY CERTIFICATION</p> <p>The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	