

MONTEREY COUNTY PLANNING COMMISSION

Meeting: October 8, 2008	Time: A.M/P.M	Agenda Item No.:
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling and demolition of an existing 480 square foot detached guesthouse, and the addition of 7,089 square feet to the single family dwelling, and grading of approximately 890 cubic yards of cut and fill; 2) a Coastal Development Permit for the construction of an 850 square foot detached caretaker unit; 3) a Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval.		
Project Location: 3252 17 Mile Drive, Pebble Beach, Del Monte Forest		APN: 008-462-006-000
Planning File Number: PLN050706		Name: Felicity LLC, Property Owner
Plan Area: Del Monte Forest Land Use Plan		Flagged and staked: Yes
Zoning Designation: LDR/2-D (CZ) [Low Density Residential, 2 acres per unit with Design Control Overlay (Coastal Zone)]		
CEQA Action: Mitigated Negative Declaration		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Adopt the Mitigated Negative Declaration (**Exhibit I**) with the Mitigation Monitoring and Reporting Plan (**Exhibit D**); and
- 2) Approve the Combined Development Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT SUMMARY:

The project site is located at 3252 17 Mile Drive, Pebble Beach, in the Del Monte Forest Land Use Plan, Coastal Zone. The site is situated on a parcel adjacent to the coastline, overlooking the Pacific Ocean and Stillwater Cove. The site is bordered by residential uses to the east, north, and south. Existing development on the property includes an existing two-story single family residence, accessory structures, and a guesthouse.

The applicant proposes the partial demolition of 2,577 square feet of the existing single family residence, demolition of the existing 480 square foot detached guesthouse, the construction of 7,089 square feet of additions to the existing single family residence, construction of an 850 square foot detached caretaker unit, and grading of approximately 890 cubic yards of cut and fill. The project also includes development within 50 feet of a coastal bluff, development within 100 feet of environmentally sensitive habitat, development within 750 feet of a known archaeological resource, and design approval. The demolition and construction will occur on existing disturbed and/or landscaped areas, immediately adjacent to existing structures. See **Exhibit B** for a more detailed discussion of visual resources, environmentally sensitive habitat, and cultural/historic resources.

OTHER AGENCY INVOLVEMENT:

- ✓ Pebble Beach Community Services (Fire Protection) District
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Environmental Health Division

- ✓ Water Resources Agency
- ✓ Monterey County Sheriff (Coastal Patrol Station, Monterey)

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

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The Del Monte Forest LUAC unanimously recommended approval, at a public hearing held on February 16, 2006 (**Exhibit G**).

The project was also referred to the Monterey County Historic Resources Review Board (HRRB) for review. The HRRB unanimously recommended approval, at a public hearing held on May 1, 2008 (**Exhibit H**).

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

/S/ J. Sidor

Joseph Sidor
(831) 755-5262, sidorj@co.monterey.ca.us
September 18, 2008

cc: Front Counter Copy; Planning Commission Members (10); County Counsel; Pebble Beach Community Services (Fire Protection) District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Monterey County Sheriff (Coastal Patrol Station, Monterey); Laura Lawrence, Planning Services Manager; Joseph Sidor, Planner; Carol Allen; Felicity LLC, Owner; International Design Group, Applicant; File PLN050706.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Recommended Findings and Evidence
Exhibit D Recommended Conditions of Approval and Mitigation Monitoring and Reporting Program
Exhibit E Vicinity Map
Exhibit F Site Plan, Floor Plan and Elevations
Exhibit G LUAC Minutes
Exhibit H HRRB Resolution
Exhibit I Mitigated Negative Declaration
Exhibit J Technical Reports
- Phase II Historical Report

This report was reviewed by Laura Lawrence, Planning Services Manager.

EXHIBIT B PROJECT DISCUSSION

The applicant proposes the partial demolition of 2,577 square feet of the existing single family residence, demolition of an existing 480 square foot detached guesthouse, the construction of 7,089 square feet of additions to the existing single family residence, construction of an 850 square foot detached caretaker unit, and grading of approximately 890 cubic yards of cut and fill. The project also includes development within 50 feet of a coastal bluff, development within 100 feet of environmentally sensitive habitat, development within 750 feet of a known archaeological resource, and design approval. The demolition and construction will occur on existing disturbed and/or landscaped areas, immediately adjacent to existing structures.

The project site is located at 3252 17 Mile Drive, Pebble Beach, in the Del Monte Forest Land Use Plan, Coastal Zone. The site is situated on a parcel adjacent to the coastline, overlooking the Pacific Ocean and Stillwater Cove. The site is bordered by residential uses to the east, north, and south. Existing development on the property includes an existing two-story single family residence, accessory structures, and a guesthouse. The site is also populated with Monterey cypress trees.

Applicable issues requiring further discussion follow:

Visual Resources: The property and existing structures are visible from 17-Mile Drive and Point Lobos State Reserve, as identified on the LUP Visual Resources Map (LUP Figure 2C). The project will increase the mass of the existing structures; however, existing trees effectively screen the proposed additions from Point Lobos State Reserve. Also, due to existing topography, the additions will not obscure ocean views from 17 Mile Drive. In addition, the policies of the Del Monte Forest LUP direct that placement and design of new development not injure the visual integrity of the area. Staff conducted a site visit on April 29, 2008, to assess the potential viewshed impacts of the project. Based on the site visit, the proposed structural additions will not injure the visual integrity of the area. The development of the proposed project would occur within the general location of the existing structures and landscaping. As proposed, the project meets all setback and site development standards, is a residential project located within a residentially-zoned district, does not require any variances, and would not result in ridgeline development. The proposed project would not intensify the visual impact over the existing residential use of the site, and the post-project residence and caretaker unit would be visually compatible with other structures in the site vicinity. Some additional lighting sources would occur as a result of the new caretaker unit and expanded residence; therefore, the proposed project would be required to comply with the standard County Condition of Approval requiring preparation of an Exterior Lighting Plan, subject to review and approval by the Resource Management Agency Planning Department (Condition No.9). Pursuant to implementation of County Conditions of Approval, the project is consistent with the Del Monte Forest LUP Scenic and Visual Resources policies.

Environmentally Sensitive Habitat (ESHA): The project includes Coastal Development Permits to allow development within 100 feet of ESHA and development within 50 feet of a coastal bluff. The parcel is located in a developed residential area and is heavily landscaped. The landscaping consists of lawns, planted shrubs, and planted trees. The proposed site does contain Monterey Cypress habitat as mapped in the Del Monte Forest LUP; however, no tree removal is proposed and existing trees will be protected during all phases of the project (Condition No. 7). Furthermore, as designed, the project will not result in construction within the drip-lines of any Monterey Cypress as required by Del Monte Forest LUP ESHA Policy 21. All proposed

development beyond current structural footprints will occur on existing landscaped areas; therefore, the project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species or have a substantial adverse effect on any riparian habitat or other sensitive natural community. When developing the scope and design of the project, the applicant conscientiously avoided or minimized potential impacts to environmentally sensitive areas; therefore, a biological report was not required for this project. As proposed and conditioned, the project is consistent with LUP policies regarding protection of ESHA.

Cultural Resources: The project includes a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. County records identify the project site is within an area of high sensitivity for prehistoric cultural resources; therefore, a preliminary archaeological report (LIB080232) was prepared for the property. The archaeological report identified evidence for potential, but limited, impacts to prehistoric cultural resources during project activities. Due to this potential, the applicant submitted a supplemental mitigation and monitoring plan (LIB080482) and the County prepared an Initial Study to assess the potential impacts and identify mitigation measures in order to avoid disruption of and/or ensure the recovery of any disturbed prehistoric cultural resources. With County required Conditions of Approval and Mitigations, impacts to prehistoric cultural resources would be mitigated to less than significant (see Finding 3).

Historic Resources: The project, as proposed, is consistent with County, State, and Federal policies and guidelines regarding the protection of historic resources. The Phase II historic report (LIB080483) prepared for the project identified portions of the existing residence constructed in 1919 to be eligible for listing on the California Register of Historic Resources; therefore, the project was referred to the Monterey County Historic Resources Review Board (HRRB) for review. The Monterey County Historic Resources Review Board (HRRB) reviewed the project pursuant to the zoning regulations for the Preservation of Historical Resources as contained in Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for Rehabilitation. The HRRB determined that the project, as proposed, is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures, and as such will not impact the historical significance of the 1919 structure. The HRRB unanimously recommended approval at a public hearing held on May 1, 2008.

CEQA Review: The Planning Department prepared an Initial Study pursuant to CEQA and a Mitigated Negative Declaration (SCH#2008081069) was filed with the County Clerk on August 15, 2008, noticed for public review and circulated to the State Clearinghouse from August 18 to September 17, 2008. No substantive comments were received from other governmental agencies or the public. The Initial Study identified potentially significant effects relative to Cultural Resources. Analysis of the potential impacts determined that although the project could have significant impacts, by incorporating standard conditions of approval (Condition No. 3) and recommended mitigation measures (Condition No. 22/Mitigation Measure No. 1), potential impacts of the proposed project can be reduced to a less than significant level. Per the mitigation measure, all development activities shall be monitored by a qualified archaeologist, and the monitor shall have the authority to stop work if cultural resources are found.

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 (LUP), the Monterey County Zoning Ordinance (Title 20) Part 1, and the Monterey County Coastal Implementation Plan Part 5 (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 3252 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-006-000), Del Monte Forest LUP. The parcel is zoned Low Density Residential, 2 acres per unit, with a Design Control District Overlay ("LDR/2-D"), which allows the construction of additions to a single family dwelling and a caretaker unit with the approval of discretionary permits. The project, as proposed, is consistent with the applicable zoning policies.

(c) The project planner conducted a site inspection on April 29, 2008, to verify that the project on the subject parcel conforms to the plans listed above.

(d) Public Access. See Finding No. 6.

(e) Caretaker Unit. See Finding No. 7.

(f) Visual Resources: The property and existing structures are visible from 17-Mile Drive and Point Lobos State Reserve, as identified on the LUP Visual Resources Map (LUP Figure 2C). The project will increase the mass of the existing structures; however, existing trees effectively screen the proposed additions from Point Lobos State Reserve. Also, due to existing topography, the additions will not obscure ocean views from 17 Mile Drive. In addition, the policies of the Del Monte Forest LUP direct that placement and design of new development not injure the visual integrity of the area. Staff conducted a site visit on April 29, 2008, to assess the potential viewshed impacts of the project. Based on the site visit, the proposed structural additions will not injure the visual integrity of the area. The development of the proposed project would occur within the general location as the existing structures and landscaping. As proposed, the project meets all setback and site development standards, is a residential project located within a residentially-zoned district, does not require any variances, and would not result in ridgeline development. The proposed project would not intensify the visual impact over the existing residential use of the site, and the post-project residence and caretaker unit would be visually compatible with other structures in the site vicinity. Some additional lighting sources would occur as a result of the new caretaker unit and expanded residence; therefore, the proposed project would be required to comply with the standard County Condition of Approval requiring preparation of an Exterior Lighting Plan, subject to review and approval by the Resource Management Agency Planning Department (Condition No. 9). Pursuant to implementation of County Conditions of

Approval, the project is consistent with the Del Monte Forest LUP Scenic and Visual Resources policies.

- (g) Environmentally Sensitive Habitat (ESHA). The project includes Coastal Development Permits to allow development within 100 feet of ESHA and to allow development within 50 feet of a coastal bluff. The parcel is located in a developed residential area and is heavily landscaped. The landscaping consists of lawns, planted shrubs, and planted trees. The proposed site does contain Monterey Cypress habitat as mapped in the Del Monte Forest LUP; however, no tree removal is proposed and existing trees will be protected during all phases of the project (Condition No. 7). Furthermore, as designed, the project will not result in construction within the drip-lines of any Monterey Cypress as required by Del Monte Forest LUP ESHA Policy 21. All proposed development beyond current structural footprints will occur on existing landscaped areas; therefore, the project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species or have a substantial adverse effect on any riparian habitat or other sensitive natural community. As conditioned, the project is consistent with LUP policies regarding protection of ESHA.
- (h) Cultural Resources. The project includes a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. County records identify the project site is within an area of high sensitivity for prehistoric cultural resources; therefore, a preliminary archaeological report (LIB080232) was prepared for the property. The archaeological report identified evidence for potential, but limited, impacts to prehistoric cultural resources during project activities. Due to this potential, the applicant submitted a supplemental mitigation and monitoring plan (LIB080482) and the County prepared an Initial Study to assess the potential impacts and identify mitigation measures in order to avoid disruption of and/or ensure the recovery of any disturbed prehistoric cultural resources. With County required Conditions of Approval and Mitigations, impacts to prehistoric cultural resources would be mitigated to less than significant (see Finding 3).
- (i) Historic Resources. The project, as proposed, is consistent with County, State, and Federal policies and guidelines regarding the protection of historic resources. The Phase II historic report (LIB080483) prepared for the project identified portions of the existing residence constructed in 1919 to be eligible for listing on the California Register of Historic Resources; therefore, the project was referred to the Monterey County Historic Resources Review Board (HRRB) for review. The Monterey County Historic Resources Review Board (HRRB) reviewed the project pursuant to the zoning regulations for the Preservation of Historical Resources as contained in Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for Rehabilitation. The HRRB determined that the project, as proposed, is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures, and as such will not impact the historical significance of the 1919 structure. The HRRB unanimously recommended approval at a public hearing held on May 1, 2008.

- (j) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC unanimously recommended approval without condition at a public hearing held on February 15, 2006.
- (k) 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 PLN050706.

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, Pebble Beach Community Services (Fire Protection) District, Parks, Public Works, Environmental Health Division, Water Resources Agency, and Monterey County Sheriff. 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 archaeological and historical 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:
 - i. “Preliminary Archaeological Reconnaissance” (LIB080232) prepared by Archaeological Consulting, Salinas, CA, August 19, 2003.
 - i. “Archaeological Mitigation Plan” (LIB080482) prepared by Archaeological Consulting, Salinas, CA, February 12, 2004.
 - ii. “Phase II Historical Assessment” (LIB080483) prepared by Historic Preservation Associates, Carmel, CA, March 25, 2008.
 - (c) Staff conducted a site inspection on April 29, 2008, to verify that the site is suitable for this use.
 - (d) Materials in Project File PLN050706.

3. **FINDING: CEQA – INITIAL STUDY/MITIGATED NEGATIVE DECLARATION** – On the basis of the whole record before the Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned, and mitigated will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- (a) The proposed project is subject to environmental review due to the potential for significant environmental effects pursuant to CEQA Guidelines Section 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration).
 - (b) Potentially adverse environmental effects were identified during staff review of the development application.
 - (c) Initial Study: The Monterey County Resource Management Agency-Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the office of the Planning Department and is hereby incorporated by reference (File No. PLN050706). All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. The Initial Study identified potentially significant effects relative to Cultural Resources. Analysis of the potential impacts determined that although the project could have significant impacts, by incorporating standard conditions of approval (Condition No. 3) required by County Code and recommended mitigation measures (Condition No. 22), potential impacts

of the proposed project can be reduced to a less than significant level. Therefore, substantial evidence supports the conclusion that impacts will be less than significant with mitigation incorporated.

- (d) Evidence that has been received and considered includes the application, plans, materials, and technical reports, which are listed under Section IX (References) of the Initial Study and contained in project file PLN050706.
- (e) A Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is designed to ensure compliance with conditions, and that mitigation measures are monitored and reported during project implementation.
- (f) For purposes of implementing Section 753.5 of Title 14, California Code of Regulations, the project may cause changes to the resources listed under Section 753.5. Therefore, payment of the Fish and Game fee is required (Condition No. 5).
- (g) Mitigated Negative Declaration: A Mitigated Negative Declaration (SCH#2008081069) was filed with the County Clerk on August 15, 2008, noticed for public review and circulated to the State Clearinghouse from August 18 to September 17, 2008. No substantive comments were received from other governmental agencies or the public. Among the studies, data, and reports analyzed as part of the environmental determination are the following:
 - i. “Preliminary Archaeological Reconnaissance” (LIB080232) prepared by Archaeological Consulting, Salinas, CA, August 19, 2003.
 - ii. “Archaeological Mitigation Plan” (LIB080482) prepared by Archaeological Consulting, Salinas, CA, February 12, 2004.
 - iii. “Phase II Historical Assessment” prepared by Historic Preservation Associates, Carmel, CA, March 25, 2008.

The County of Monterey is the custodian of these documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based. These materials are located at the Resource Management Agency – Planning Department, 168 West Alisal Street, 2nd floor, Salinas, California.

- (h) To mitigate/reduce the potential physical impacts of the project with regard to Cultural Resources, one mitigation measure (Condition No. 22/Mitigation Measure 5-1) has been proposed. All activities shall be monitored by a qualified archaeologist, and the monitor shall have the authority to stop work if cultural resources are found.

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:** **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) Findings 1, 2, 3, and 4; and supporting evidence.
(b) The application, project plans, and related support materials submitted by the applicant to the Monterey County RMA - Planning Department for the proposed development, found in Project File PLN050706.

6. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (Monterey County Zoning Ordinance, Section 20.70.050.B.4). The proposed project is in conformity with the public access policies of Chapter 5 of the Del Monte Forest LUP, and Section 20.147.130 of the Monterey County Zoning Ordinance (Part 5 – Coastal Implementation Plan).

- EVIDENCE:** (a) Figure 15 (Recreational Facilities) of the Del Monte Forest LUP does not identify this property for public access points or trails.
(b) Materials in Project File PLN050706.
(c) Site visit by the project planner on April 29, 2008.

7. **FINDING: CARETAKER UNIT** – In order to grant a discretionary permit for a caretaker unit, the Planning Commission shall make the following findings:

1. Pursuant to Section 20.64.030.D.1, the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
2. Pursuant to Section 20.64.030.D.2, the proposed project, as conditioned, is consistent and complies with the regulations for caretakers units, as provided at Chapter 20.64 of the Monterey County Zoning Ordinance (Title 20).
3. Pursuant to Section 20.64.030.D.3, the proposed caretaker unit complies with all applicable requirements of the Low Density Residential and Design Control zoning districts (“LDR/2-D”) as provided at Chapters 20.14 and 20.44 of the Monterey County Zoning Ordinance (Title 20).
4. Pursuant to Section 20.64.030.D.4, adequate sewage disposal and water supply facilities exist or are readily available to the site, as approved by the Director of Environmental Health.

- EVIDENCE:** (a) The project as described in the application and accompanying materials was reviewed by the Planning Department, Pebble Beach Community Services (Fire Protection) District, Parks Department, Public Works Department, Environmental Health Division, Water Resources Agency, and the Monterey County Sheriff. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general.
(b) The project for a caretaker unit is an allowed use subject to securing a coastal development permit in accordance with Section 20.64.030.C and is consistent with the development standards of Section 20.14.060 and the regulations for caretaker units as provided at Section 20.64.030. A condition requires the applicant to record a deed restriction that this unit will be maintained in accordance with these standards (Condition No. 12).
(c) The project complies with the regulations for caretaker units in accordance with Section 20.64.030.

- (d) The project complies with the regulations for Design Control Zoning Districts in accordance with Chapter 20.44 of the Monterey County Zoning Ordinance (Title 20). Design Approval has been incorporated into the project.
- (e) Letter of justification for the caretaker unit, dated January 31, 2006.
- (f) The application, plans, and related support materials were reviewed by the Environmental Health Division (EHD) during the Inter-Departmental Review (IDR) period from January 28 to February 27, 2006. EHD did not impose conditions on the project at that time.
- (g) See Finding No. 5, Health and Safety.
- (h) Staff conducted a site inspection on April 29, 2008, to verify that the project would not present adverse impacts to the general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
- (i) The project is in conformance with policies of the Del Monte Forest Land Use Plan (LUP), specifically policy 78a, which encourages “the use of caretakers accommodations as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees” and the Circulation element of the LUP, which encourages the separation of visitor and resident traffic.
- (j) Caretaker units are subject to the overall build-out limitation in the Del Monte Forest as defined by Table A in the Del Monte Forest Land Use Plan (Section 20.64.030.I). Staff has determined that adequate density exists in the Del Monte Forest area for the proposed project based on staff’s review of number of units allowed until build-out.
- (k) Materials in Planning File No. PLN050706.

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

- EVIDENCE:**
- (a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20).
 - (b) California Coastal Commission: Section 20.86.080.A.1, A.2, and A.3 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: Felicity File No: PLN050706 Approved by: Planning Commission	APN: 008-462-006-000 Date: October 8, 2008
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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 Combined Development Permit (PLN050706) allows the demolition of 2,577 square feet of an existing single family dwelling and demolition of an existing 480 square foot guesthouse, the addition of 7,089 square feet to the single family dwelling, grading of approximately 890 cubic yards of cut and fill, the construction of an 850 square foot caretaker unit, development within 50 feet of a coastal bluff, development within 750 feet of a known archaeological resource, development within 100 feet of environmentally sensitive habitat, and Design Approval. The property is located at 3252 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-006-000), Del Monte Forest 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Number 008-462-006-000 on October 8, 2008. The permit was granted subject to twenty-two (22) 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(B) – CULTURAL RESOURCES – POSITIVE ARCHAEOLOGICAL REPORT If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken: There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and If the coroner determines the remains to be Native American: - The coroner shall contact the Native American	The applicant shall submit the contracts with a Registered Professional Archeologist to the Director of the RMA – Planning Department for approval. The requirements of this condition shall be included as a note on all grading and building plans.	Owner / Applicant per archaeologist Owner / Applicant	Prior to the issuance of grading or building permits. Prior to the issuance of grading 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>
		<p>Heritage Commission and the RMA – Planning Department within 24 hours.</p> <ul style="list-style-type: none"> - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent. - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or - Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: <ol style="list-style-type: none"> 1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission. 2. The descendent identified fails to make a recommendation; or 3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. <p>(RMA - Planning Department)</p>				

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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>PD005 - FISH AND GAME FEE-NEG DEC/EIR</p> <p>Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the</p>	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 working days of project	

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		County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)			approval.	
			If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Prior to the start of use or the issuance of building or grading permits.	
6.		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	
7.		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)	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 through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner / Applicant	During all development activities.	
			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.	

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8.		<p>PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY)</p> <p>The site shall be landscaped. Prior to the issuance of building permits, 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>	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of building permits.	
			<p>Submit an approved water permit from the MPWMD to the RMA – Building Department.</p>	Owner/ Applicant/ Licensed Landscape Contractor	Prior to issuance of building permits.	
			<p>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.</p>	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	
			<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>	Owner/ Applicant	Ongoing	
9.		<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</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	Prior to the issuance of building permits.	

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		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)	The lighting shall be installed and maintained in accordance with the approved plan.	Owner / Applicant	Prior to Occupancy / Ongoing	
10.		PD016(a) – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Phase II Historical report has been prepared for this parcel by Historic Preservation Associates, dated March 25, 2008, and is on record in the Monterey County RMA - Planning Department , Library No. LIB080483. 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 or building permits	
11.		PD016(b) – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Archaeological Mitigation Plan has been prepared for this parcel by Archaeological Consulting, dated February 12, 2004, and is on record in the Monterey County RMA - Planning Department , Library No. LIB080482. 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 or building permits	
12.		PD018 B – DEED RESTRICTION – CARETAKER UNIT (COASTAL) The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows: <ul style="list-style-type: none"> • Only one caretaker unit per lot shall be allowed. • The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, 	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner / Applicant	Prior to the issuance of grading or building permits	
			Proof of recordation of the document shall be submitted to the RMA –	Owner / Applicant	Prior to occupancy or	

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		<p>animals, equipment, or other facilities on-site or on contiguous lots under same ownership.</p> <ul style="list-style-type: none"> • The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres. The minimum lot size for establishment of a caretaker unit in the Carmel Planning Area shall be 40 acres. • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located, except in North County. In North County, caretakers units shall not be permitted on lots less than 5 acres if located in an area not served by public sewer systems. • The maximum floor area for a caretaker unit is 850 square feet. • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning. • Caretaker units are not permitted on any lot less than 10 acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to a Coastal Administrative Permit. <p>(RMA – Planning Department)</p>	Planning Department.		commence-ment of use.	
13.		<p>PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)</p>	Install and maintain utility and distribution lines underground.	Owner / Applicant	Ongoing	

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14.		<p>PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439) In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:</p> <ol style="list-style-type: none"> 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. <p>All Air District standards shall be enforced by the Air District. (RMA – Planning Department)</p>	<p>Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.</p>	Contractor / Owner / Applicant	Prior to the issuance of a demolition permit.	
			<p>Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.</p>	Contractor / Owner / Applicant	During demolition.	
15.		<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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Owner/ Applicant	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection.</p>	Owner/ Applicant	Prior to final building inspection.	

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		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. (Pebble Beach Community Services District)				
16.		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)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection.	Owner/ Applicant	Prior to final building inspection.	
17.		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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit.	

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		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)	Applicant shall schedule fire dept. clearance inspection.	Owner/ Applicant	Prior to final building inspection.	
18.		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.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection.	Owner/ Applicant	Prior to framing inspection.	
			Applicant shall schedule fire dept. final sprinkler inspection.	Owner/ Applicant	Prior to final building inspection.	

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		(Pebble Beach Community Services District)				
19.		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.	
20.		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.	
21.		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.	

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22.	1.	<p>PDSP001 – CULTURAL RESOURCES SITE MONITORING (MITIGATION)</p> <p>An archaeological monitor shall be present during all phases of the project which could potentially alter the soil within the boundaries of the cultural resources site (e.g.; demolition, grading, pad construction, trenching, etc.). The monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If potentially significant cultural resources are discovered, work shall be halted in the area of the find until it can be evaluated and, if necessary, data recovery is conducted. The applicant shall retain a qualified archaeologist to monitor and ensure conduct of the requirements of the mitigation and monitoring plan. The overall goals of the mitigation and monitoring plan are to limit damage to the cultural resources site through avoidance; to oversee the demolition, grading, and construction activities; to ensure compliance with the mitigation and monitoring plan; and to conduct prehistoric cultural data recovery, analysis, reporting, and curation of any materials which are encountered during the project. Prior to issuance of a demolition permit, the applicant shall provide to the RMA-Planning Department a copy of the contractual agreement with a qualified archaeologist for review and approval. The applicant shall also provide evidence of the presence of the archaeologist on-site during demolition of existing structures and new construction, and any measures necessary to be in place and in good order through construction. Photos shall be dated on a weekly basis (or as determined by the monitoring archaeologist) and submitted with a certification letter from the archaeologist. If additional mitigation measures are determined to be required, they shall be formulated and</p>	<p>The applicant shall submit a contract with a Registered Professional Archeologist to the Director of the RMA – Planning Department for approval.</p>	Owner / Applicant per Archaeologist	Prior to the issuance of a demolition permit.	
			<p>The applicant shall submit evidence of on-site monitoring during all phases of demolition, excavation, and new construction. Photos and archaeologist certification shall be submitted to the RMA – Planning Department.</p> <p>In addition, the monitoring archaeologist shall conduct data recovery, analysis, reporting, and curation of any cultural materials discovered during the project. Copies of all reports shall be submitted to the RMA-Planning Department. The requirements of this measure shall be included as a note on all grading and building plans.</p>	Owner / Applicant per Archaeologist	Ongoing during all phases of demolition, excavation, and construction.	

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		implemented by the monitoring archaeologist, after review and approval by the Planning Department. (RMA – Planning Department)				

END OF CONDITIONS