

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> September 30, 2009	<b>Time:</b> 9:00 AM	<b>Agenda Item No.:</b> 2
<b>Project Description:</b> A report on Planning File No. PLN040470 to the status of the Condition Compliance Reporting Plan, and associated Code Enforcement activities. Planning File No. PLN040470 was approved in 2005 as a Combined Development Permit PLN040470 consisting of the following: 1) Use Permit to allow alteration of (Corey House) a historic resource; 2) Use Permit to establish a hotel resort in an existing structure; 3) Use Permit for an onsite caretaker unit in an existing structure; and 4) consideration of a General Development Plan and Design Approval; 5) conversion of an existing accessory structure to a spa; and release of CE030342.		
<b>Project Location:</b> 100 River Road, Salinas	<b>APN:</b> 139-221-024-000	
<b>Planning File Number:</b> PLN040470	<b>Owner:</b> Samuel F & Linda S. Persall <b>Agent:</b> Aaron Johnson, Attorney	
<b>Planning Area:</b> Toro Area Plan	<b>Flagged and staked:</b> No	
<b>Zoning Designation:</b> "LC-HR" [Light Commercial with a Historic Resources zoning district overlay]		
<b>CEQA Action:</b> Mitigated Negative Declaration adopted with project approval.		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

Staff recommends that the Planning Commission accept the report and

1. Take no further action; or
2. Direct staff to work with the applicant on achieving compliance with the permit conditions; or
3. Set a date for a public hearing on revocation or modification of the permit based on public testimony.

### PROJECT OVERVIEW:

The Corey House is an existing 20-room Victorian built in 1891 that is listed on the National Register of Historic Places, which now functions as a 9-unit privately-owned executive retreat and spa named Chateau Coralini. In December 2005, the Planning Commission approved a Combined Development Permit allowing the use of the historic structure as a Hotel Resort. During the permitting process, the project received considerable neighborhood concern. In response to these concerns Condition No. 24 was incorporated requiring that a semi-annual report be submitted to the Planning Commission to review the operations of the facility on a semi-annual basis for a period of two years to ensure the operations remain in compliance with the approved/ adopted Condition Compliance and Mitigation Monitoring and Reporting Program. Restoration of the Victorian building was completed in February 2008 and the structure began being used a hotel resort in January 2008. To date, the business has been operating for approximately 20 months. This is the first report to the Planning Commission in response to Condition No. 24 since the project's 2005 approval.

While there remains some neighborhood concern regarding the operations of the facility, staff finds the conditions of approval and mitigation measures to be satisfied at this time. See attached **Exhibit B**, for a discussion of these concerns.




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September 22, 2009

cc: Front Counter Copy; Planning Commission; Salinas Rural Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Planning Services Manager; Elisa Cavaliere; Project Planner; Carol Allen, Senior Secretary; Samuel F & Linda S. Persall, Owner; Aaron Johnson, Attorney; Planning File PLN040470, Christine Kemp, Anthony Lombardo, File No. PLN040470.

Attachments: Exhibit A Project Discussion  
Exhibit B Condition Compliance and Mitigation Monitoring Reporting Program  
Exhibit C 1. Resolution No. 05072  
2. Addendum "A1" MMRP Condition No. "13a"  
3. Adopted General Development Plan  
Exhibit D Vicinity Map  
Exhibit E Château Coralini Contract for events  
Exhibit F Applicant's summary of events held

This report was reviewed by Laura Lawrence, Planning Services Manager



# EXHIBIT A

## PROJECT DISCUSSION

## **EXHIBIT A DISCUSSION**

### **Project Background**

The property is located at 100 River Road, Salinas, westerly of the intersection of River Road and Woodridge Court in the Toro Planning Area. The Corey House is an existing 20-room Victorian, built in 1891, situated on a 1.5 acre parcel which functions as a 9-unit privately-owned executive inn/retreat. In 1978 it was listed on the National Register of Historic Places as a Category 1 property (Building No. 78000722).

On December 14, 2005 the Planning Commission approved a Combined Development Permit request for Samuel F & Linda S. Persall allowing:

- 1) use of the existing 1.5 acre Corey House as a Hotel Resort; and
- 2) conversion of an existing garage into a spa, relocation of an existing parking area to a new 33-space area, rehabilitation of an historic structure, installation of a pool, establishment of a caretaker unit on the third floor of the Corey House, installation of a fence along the perimeter property line, Design Approval for the work, and release of CE030342.

This permit is subject to 53 conditions of approval, 9 mitigation measures and an added Condition No. 13a attached to the Resolution as Addenda. See **Exhibit C**, Resolution No. 05072. This project received considerable opposition prior during the approval process. In response to these concerns Condition No. 24 was incorporated requiring that a semi-annual report be submitted to the Planning Commission to review the operations of the facility to ensure they are in compliance with the Condition of Approval and Mitigation Monitoring and Reporting Program.

Restoration of the Victorian building was completed in February 2008 and the structure began being used a hotel resort in January 2008. To date, the business has been operating for approximately 20 months.

### **Compliance with Conditions of Approval**

The matrix attached as **Exhibit B** summarizes the Condition Compliance for the Persall's Use Permit. Staff finds that the applicant is compliant with the conditions. According to the applicant, there have not been any events with 50 or more guests which would have triggered the need for noise monitoring pursuant to the conditions of approval. As such, results of sound monitoring to evidence compliance with Condition No. 13 are not available.

Staff has received correspondence from neighbors which expressed concerns regarding future compliance with conditions of approval once the 2-year monitoring period ends in January 2010 (Condition No. 13.a.D). Of most important concern is the generation of noise and hosting of large events. These are valid concerns as the subject property is the only Light Commercial zone within a residential neighborhood. In consideration of the concerns, several conditions and mitigation measures were incorporated into project's approval to address the above referenced substantiated impact areas. These conditions and mitigations summarized below.

### **Outdoor Noise**

- **Condition No. 5** - Amplified sound is allowed from 11 am to 7 pm. Any outdoor event is to be finished by 9 pm and take down of the even by 10 pm.
- **Condition No. 11** - Sound levels generated on the site are not exceed 60 dBA  $L_{eq}$  (hourly) at the property lines at any time.

- **Condition No. 12** - The entertainment system shall be used only for events in which music for entertainment is necessary. The house entertainment system shall be comprised of electronically sound limited or volume pre-set audio components set not to exceed 60 dBA leq (h) outside of the Corey House at the property boundary, regardless of the audio signal input device(s). The entertainment system shall be used only between the hours of 11:00 a.m. to 7:00 p.m., Monday through Saturday or Sunday. The background music system shall be used only during the hours of 11:00 a.m. and 7:00 p.m. and may be used Saturday or Sunday but shall not be used both Saturday and Sunday.
- **Condition No 13** - Monitoring of the event sound levels shall be monitored by a qualified acoustician for the first three large events; events with 50-100 guests - using a precision integrating sound level meter. The results of the sound monitoring shall be certified by a county-approved acoustician through a reimbursable agreement between the property owner and County, the results of which shall be provided to the Monterey County Planning Department on a quarterly basis in accordance with Condition 13a.
- **Condition No 20** - Exterior noise levels from the facility shall not exceed the standards as set forth in MM6.

### ***Events***

- **Condition 13.a**
  - Requires that an Event Disclosure Form (Addendum A2) be incorporated into and become part of the lease contract for each commercial event held at the Corey House site. See Chateau Coralini Contract for Events attached as **Exhibit E**.
  - Requires the applicant to submit within 10 days following the event copies of the Event Disclosure Form (A2) for each outside event with 50 or more guests to the RMA – Planning Department.
  - Requires the applicant to contract with a County approved acoustical consultant for first three outdoor events with 50 or more guests be monitored by for condition compliance noise levels.
- **Condition No. 16** - For events held inside the Corey House guest capacity shall be limited to no more than 80 persons. Outside events may occur on either Saturday or Sunday, but shall not occur on both Saturday and Sunday, except for events for Las Palmas residents such as Easter egg hunts and other holiday celebrations.
- **Condition No. 17** – No limit on the number of events held inside the Corey House with 1-80 guests. No indoor event shall occur concurrent with any separate outdoor event.
- **Condition No. 18** - There can be no more than 6 events per month with 1-50 guests held outside. No more than two such events shall occur in any seven day period Sunday thru Saturday. Outside events may occur on either Saturday or Sunday, but shall not occur both Saturday and Sunday.
- **Condition No. 19** – The quantity of events with guests between 50-100 outside shall be limited to 48 annually, and no more than six per month between the months of April and November (inclusive). No outdoor events between 50-100 people shall occur between December and March inclusive. No more than two such events shall occur in any 7 day period Sunday thru Saturday. Outside events may occur on either Saturday or Sunday, but shall not occur both Saturday and Sunday.

See summary matrix of event limitations at Table 1 below.

Table 1. MEHNP - Summary of Permit Limitations

	Size of Event	Indoor/Outdoor	IBA/CNEL Limitation	Limitation on # of events	Security Guard Required	Report event to Planning Dept.
A	1-80	Indoors	N/A	None	Yes <sup>1</sup>	No <sup>2</sup>
B	1-50	Outdoors <sup>3</sup>	60	- 6 per month	No	Yes
				- No more than 2 per week		
C	51-100	Outdoors <sup>3</sup>	60 see condition	- 48 total	Yes	Yes
				- No more than 2 per week		
				- None between Dec. & Mar.		

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

According to the information provided by the applicant, there have been approximately 31 events over the past 20 months. Attached as **Exhibit F** is a summary of the number of events held at the property. These events include: corporate receptions, community events, baby and bridal showers, holiday parties, winery and press/promotional dinners, and four weddings. For events held inside with 50 people or more, the applicant contracted with The ESA International, a private security and safety contractor as required by Condition No. 10.

Although the 2-year monitoring period will end soon, staff finds concerns regarding noise and parties to be adequately addressed the existing conditions of approval and mitigation measures which clearly describe the limitations on the operations of the Persall's business. In addition, Condition No. 24 provides notice to the current property owners and any future property owner that the County may choose to revoke this permit at any time should the business operations fall out of compliance with the conditions of approval.

### Conclusions

Based upon the materials collected in the project file, conversations with the property owner, and staff's visits to the property, staff finds the conditions of approval to be satisfied at this time. Several conditions of approval are continuous conditions of approval which do not expire at any time. Staff recommends that the Planning Commission accept this report.

## EXHIBIT B

# CONDITION COMPLIANCE AND MITIGATION MONITORING REPORTING PROGRAM

**EXHIBIT B**  
**Monterey County Resource Management Agency**  
**Planning Department**  
**Condition Compliance and/or Mitigation Monitoring**  
**Reporting Plan**

**Project Name:** SAMUEL F & LINDA S PERSALL  
**File No:** PLN040470 **APN:** 139-221-024-000  
**Approved by:** Planning Commission **Date:** December 14, 2005

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
<b>RMA - Planning Department</b>						
1.		<b>PBDD29 - SPECIFIC USES ONLY</b> This Combined Development Permit allows 1) use of the existing 1.5 acre Corey House as a Hotel Resort, 2) conversion of an existing garage into a spa, relocation of an existing parking area to a new 33-space area, rehabilitation of an historic structure, installation of a pool, establishment of a caretaker unit on the third floor of the Corey House, installation of a fence along the perimeter property line, Design Approval for the work, and release of CE030342. The property is located at 100 River Road, (Assessor's Parcel Number 139-221-024-000). This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that	Adhere to conditions and uses specified in the permit. Certified Noise Consultant for installation of sound limiter.	Owner/Applicant	Ongoing unless otherwise stated	ONGOING



Permit Contd. 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 (Signature)
		specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>(Planning and Building Inspection)</b>				
2.		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution 05072) was approved by the Planning Commission for Assessor's Parcel Number 139-221-024-000 on December 14, 2005. The permit was granted subject to 53 conditions of approval and nine mitigation measures which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. <b>(Planning and Building Inspection)</b>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	<b>CLEARED</b> Monterey County Recorder's Office Document No. 2006113933 dated December 28, 2006.
3.		<b>PBD016 - INDEMNIFICATION AGREEMENT</b> 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	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	Upon demand of County Counsel or concur-rent with the issuance of building permits, use of the property, filing of the final map, which-ever occurs first and as applicable	<b>CLEARED</b> Monterey County Recorder's Office Document No. 2009058832 dated September 16, 2009

Permit Contd. Number	Ming 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)
		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. <b>(Planning and Building Inspection)</b>				
4.		<b>CARETAKER UNIT</b> The caretaker unit shall comply with the requirements in Section 21.64.030, MCC. <b>(Planning and Building)</b>	Property Owner/PBI/Building Plans	Property Owner	Ongoing	<b>ONGOING</b>
5.		<b>TIME LIMITATIONS ON AMPLIFIED SOUND</b> Amplified sound shall not be permitted earlier than 11:00 AM and no later than 7:00 PM. Outdoor events shall be concluded by 9:00 PM, with all support activity such as set-up and take-down of equipment, tables, etc. shall be concluded no later than 10:00 PM. <b>(Planning and Building)</b>	Property Owner	Property Owner	Ongoing	<b>ONGOING</b>
6.		<b>LIMIT ON ACCESS TO THE POOL</b> The pool shall be closed no later than one hour after sunset. No persons shall have access to the pool after sunset. <b>(Planning and Building)</b>	Property Owner/Caretaker	Property Owner/Caretaker	Ongoing	Pool was not constructed. It may be constructed in the future.
7.		<b>FOOTPATH</b> The existing footpath located at the rear elevation of the property shall be closed. <b>(Planning and Building)</b>	Property Owner	Property Owner	Prior to commencement of use	<b>CLEARED</b> Path was closed.

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
8.		<p><b>PBD022 - MITIGATION MONITORING PROGRAM</b></p> <p>The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. <b>(Planning and Building Inspection)</b></p>	<p>1) Enter into agreement with the County to implement a Mitigation Monitoring Program.</p> <p>2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.</p>	Owner/Applicant	Within 60 days after project approval or prior to issuance of grading and building permits, which-ever occurs first.	CLEARED Monterey County Recorder's Office Document No. 2009059184 dated September 17, 2009.
9.		<p><b>NO TENTS</b></p> <p>No tents or other temporary structures shall be permitted on site, except canopies associated with specific catering operations. All other structures must be approved through the Design Approval process. <b>(Planning and Building Inspection)</b></p>	Condition Compliance Report	Owner/Applicant	Ongoing	ONGOING Small storage building approved with through Design Approval process in 2008.
10.		<p><b>SECURITY</b></p> <p>At least one on-site security guard shall be required for events with 50 or more guests. A security camera(s) shall be installed and used on site to monitor the grounds and or areas solely within the property boundaries. <b>(Planning and Building Inspection)</b></p>	Condition Compliance Report	Owner/Applicant	Ongoing	ONGOING Security Guard services provided by contracted company for each event on site Security camera installed.
11.		<p><b>LIMITATION ON EXTERIOR NOISE</b></p> <p>Sound levels generated on the site shall not exceed 60 dBA L<sub>eq</sub> (hourly) at the property lines at any time. <b>(Planning and Building)</b></p>	Condition Compliance Report/Noise Limitation Device	Property Owner/PBI	Ongoing	ONGOING

Permit Cont. 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 (attachate)
12.		<p><b>SOUND REINFORCEMENT SYSTEM</b></p> <p>The sound reinforcement system may consist of two sub-systems: One system may be used for background music and speech during times or events that do not include music entertainment. A background music system shall be comprised of sound limited or volume preset audio components and a distributed loudspeaker system set to not exceed 45 dBA Leq (hourly) outside of the Corey House at the property boundary. The background music system shall be used only during the hours of 11:00 a.m. and 7:00 p.m. and may be used Saturday or Sunday but shall not be used both Saturday and Sunday.</p> <p>The entertainment system shall be used only for events in which music for entertainment is necessary. The house entertainment system shall be comprised of electronically sound limited or volume pre-set audio components set not to exceed 60 dBA leq(h) outside of the Corey House at the property boundary, regardless of the audio signal input device(s). The entertainment system shall be used only between the hours of 11:00 a.m. to 7:00 p.m., Monday through Saturday or Sunday. Either system may be used Saturday or Sunday but neither system shall be used both Saturday and Sunday. No other amplified sound systems are allowed to be used on the premises. The background and dance music systems shall be owned and operated by the Corey House proprietors, personnel or approved agents. Entertainers shall agree in writing to abide by limitations contained herein. <b>(Planning and Building)</b></p>	<p>Property Owner in collaboration with a county approved acoustician, in concert with the Environmental Health Department and PBI</p> <p>The property owner shall submit Event Disclosure forms to PBI pursuant to Condition 13a Addenda A1 &amp; A2.</p>	Property Owner	Ongoing CC Report	<p><b>ONGOING</b></p> <p>According to the documentation submitted by the applicant, there have been 31 events in the past 20 months. See Exhibit F of the September 30, 2009 Staff Report for summary of events. None of the events held with over 50 guests were held outside. All events with over 50 guests were held inside. The applicant's contract for events, attached as Exhibit E of the September 30, 2009 Staff Report states the requirements for noise should an event for 50 or more guests be held outside.</p>

Permit Cond. Number	Mitig. Number	<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 actions to be accepted.</i>	Responsible Party for Compliance	Timing	Verification of Compliance (Name/Date)
13.		<p><b>SOUND REINFORCEMENT MONITORING SYSTEM REQUIREMENTS</b></p> <p>Monitoring of the event sound levels shall be monitored by a qualified acoustician for the first three large events; events with 50-100 guests -- using a precision integrating sound level meter meeting Type 1 or Type 2 specifications, or an environmental digital programmable sound level meter such as the Rion Model 22, or comparable product. Said product shall record sound waves; not the event itself. The type 1 or type 2 meter may be set to "slow" or "fast" response and shall directly measure the Leq values over minimum one hour intervals. The meter shall be placed no closer than 4 ft. from any sound reflecting surface. The results of the sound monitoring shall be certified by a county-approved acoustician through a reimbursable agreement between the property owner and County, the results of which shall be provided to the Monterey County Planning Department on a quarterly basis in accordance with Condition 13a.</p> <p>Subsequent events shall be monitored on site by a Rion Model 22 or comparable product approved by the Environmental Health Department or on-site by a county approved acoustician. Monitoring data shall be retained and provided to the PBI upon request or at minimum, on a quarterly basis (See Condition 13a). <b>(Planning and Building)</b></p>	<p>Property Owner in collaboration with a county approved acoustician, in concert with the Environmental Health Department and PBI for installation of sound monitoring devices.</p> <p>If an on-site acoustician is to be utilized on-site, a deposit shall be provided to the County, said consultant shall be retained under a reimbursable agreement between the property owner and the County to provide on-site monitoring of events that utilize the House system.</p>	Property Owner/EH and PBI	Ongoing CC Report	<p><b>ONGOING</b></p> <p>To date, there has not been an event held outside with more than 50 guests that required implementation of this condition. See notes for Condition No. 12.</p>
13.a		<p><b>CONDITION COMPLIANCE REPORTING AND DISCLOSURE</b></p> <p>Addenda A1 &amp; A2 shall be incorporated into the MMRP and shall be considered to be, in their entirety, Condition No. 13a. Addendum A2 shall be incorporated into each lease contract for use of the Corey House and/or its grounds. The property owner shall comply with procedures in Addendum A1 to monitor sound at the site.</p>				<p><b>ONGOING</b></p> <p>Event disclosure has been incorporated into contract for events on site. Contract attached as Exhibit E of</p>

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		<p><b>(Planning and Building)</b></p> <p>ADDENDUM "A1" MMRP CONDITION No. "13a" CONDITION COMPLIANCE REPORTING AND DISCLOSURE</p> <p>A) The first three outdoor events with 50 or more guests shall be monitored by a County approved acoustical consultant for condition compliance. This shall be accomplished in accordance with "E1" below. Thereafter, all subsequent events held outside with 50 or more guests shall be monitored by procedures in either E1 or E2 below.</p> <p>B) An Event Disclosure Form (Addendum A2) shall be incorporated into and shall become part of the lease contract for each commercial event held at the Corey House site.</p> <p>C) Within 10 days following the event, the property owner shall provide the Planning and Building Inspection Department with copies of the Event Disclosure Form (A2) for each outside event with 50 or more guests. The property owner shall provide copies of the "A2" Disclosure to the PBI Department for all other outside events on a quarterly basis. Disclosure forms for events held within Corey House shall be retained by the property owner and shall be provided to the PBI upon written request.</p> <p>D) On a semi-annual basis for a two year period after commencement of use, the PBI Department will report to the Planning Commission regarding the status of condition compliance along with any recommendations.</p> <p>E) The property owner shall comply with either E1 or E2 below for monitoring events with 50 or more guests.</p> <p>E1) The property owner shall provide a deposit on an</p>				<p>the September 30, 2009 Staff Report.</p>
						<p>Applicant has elected to comply with E1. A contract with an Acoustical consultant is on file with the RMA – Planning Department.</p>

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for actions to be accepted.	Responsible Party for Compliance	Findings	Verification of Compliance (name/date)
		<p>annualized basis to the Planning and Building Inspection Department for an amount determined by the Director of PBI, for on-site monitoring of events with 50 or more guests. Monitoring data shall be certified by a County approved acoustical consultant for compliance with Mitigation Measure 6 and Condition No. 11 and presented to the Planning Commission for review pursuant to Condition No. 32.</p> <p><b>OR</b></p> <p>E2) A sound-monitoring device such as that noted in Condition No. 13 shall be installed on site and shall record sound monitoring data for each event with 50 or more guests. Said data shall be certified by a County-approved acoustical consultant in concert with the Environmental Health Department, for compliance with Mitigation Measure 6 and Condition No. 11. The property owner shall provide a deposit to PBI on an annualized basis for an amount determined by the Director of PBI. The sound consultant shall provide data certification services through a reimbursable agreement between the property owner and the County.</p>				
14.		<p><b>RESTROOM FACILITIES</b></p> <p>Provide evidence satisfactory to the Division of Environmental Health that an adequate number of flush toilets and hand washing sinks are installed. Per the Monterey County Code Chapter 15.20 Sewage Disposal Ordinance, there shall be no less than one (1) toilet seat per sex or no less than one (1) toilet seat per forty (40) persons whichever number is greater; and no private habitation toilet room shall be included in the toilet seat count unless otherwise approved by the Director of Environmental Health. (<b>Environmental Health</b>)</p>	<p>Provide evidence to the Division of Environmental Health for review and approval.</p> <p>Contact the Division of Environmental Health to schedule a verification inspection of the project facilities.</p> <p>The owner/applicant shall apply for and obtain any building permits, as required.</p>	Owner/ Applicant	Prior to the permitted use.	<p><b>CLEARED</b></p> <p>Environmental Health Department memo to file dated March 15, 2007</p>



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15.		<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b></p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the 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. <b>(Planning and Building Inspection)</b></p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>	Owner/ Applicant/ Archaeologist	Ongoing	ONGOING Any earth work required for this project is now complete as the restoration of the facility is now complete.
16.		<p><b>GENERAL LIMITS ON EVENTS</b></p> <p>For events held inside the Corey House guest capacity shall be limited to no more than 80 persons. Outside events may occur on either Saturday or Sunday, but shall not occur on both Saturday and Sunday, except for events for Las Palmas residents such as Easter egg hunts and other holiday celebrations. <b>(Planning and Building Inspection)</b></p>	<p>The property owner shall submit Event Disclosure forms to PBI pursuant to Condition 13a Addenda A1 &amp; A2.</p>	Property owner/PBI	Ongoing	ONGOING See applicant's summary of events attached as Exhibit F of the September 30, 2009 staff report.
	a.	<p><b>PARKING ON-SITE ONLY</b></p> <p>Thirty-three on-site parking spaces are provided pursuant to Section 21.58.040 MCC. All event attendees, persons providing service for an event, or any other persons affiliated with the event must park on site. <b>(Planning and Building Inspection)</b></p>	<p>Property owner, contract disclosure form, Public Works</p>	Property Owner/	Ongoing	ONGOING 33 parking spaces verified by Planning Dept staff.



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17.		<b>EVENT LIMITATIONS</b> The quantity of events between 1-80 guests held inside the Corey House shall not be limited in number. No indoor event shall occur concurrent with any separate outdoor event. <b>(Planning and Building)</b>	The property owner shall submit Event Disclosure forms to PBI pursuant to Condition 13a Addenda A1 & A2.	Property owner/PBI	Ongoing	<b>ONGOING</b> See applicant's summary of events attached as Exhibit F of the September 30, 2009
18.		<b>EVENT LIMITATIONS</b> The quantity of events between 1-50 guests held outside shall be limited to no more than six per month. No more than two such events shall occur in any seven day period Sunday thru Saturday. Outside events may occur on either Saturday or Sunday, but shall not occur both Saturday and Sunday. <b>(Planning and Building)</b>	The property owner shall submit Event Disclosure forms to PBI pursuant to Condition 13a Addenda A1 & A2.	Property owner/PBI	Ongoing	<b>ONGOING</b> See applicant's summary of events attached as Exhibit F of the September 30, 2009
19.		<b>EVENT LIMITATIONS</b> The quantity of events with guests between 50-100 outside shall be limited to 48 annually and no more than six per month between the months of April and November (inclusive). No outdoor events between 50-100 people shall occur between December and March inclusive. No more than two such events shall occur in any 7 day period Sunday thru Saturday. Outside events may occur on either Saturday or Sunday, but shall not occur both Saturday and Sunday. <b>(Planning and Building)</b>	The property owner shall submit Event Disclosure forms to PBI pursuant to Condition 13a Addenda A1 & A2.	Property owner/PBI	Ongoing	<b>ONGOING</b> See applicant's summary of events attached as Exhibit F of the September 30, 2009
20.		<b>LIMITATIONS ON NOISE</b> Exterior noise levels from the facility shall not exceed the standards as set forth in MM6. <b>(Planning and Building Inspection)</b>	An audio limiter shall be installed on site to regulate amplified sound production.	Property Owner/EH and PBI	Ongoing	<b>ONGOING</b> See notes for Condition No. 12

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21.		<b>FEE WAIVER</b> Should the property owner seek to amend an approved Combined Development Permit, said property owner may apply for a fee waiver pursuant to Board of Supervisor's "Monterey County Master Fee Resolution" approved August 29, 2000. <b>(Planning and Building Inspection)</b>	Property Owner/PBI	Property Owner	PBI	<b>ONGOING</b>
22.		<b>JOINT SHERIFF, PBI, HOA, EH, PERSALL CONDITION COMPLIANCE REVIEW</b> Within 60 days of final approval and prior to establishment of use, a representative of the Planning and Building Inspection Department, the Health Department, the Sheriff's Department, the Las Palmas Home Owners Association and the property owner shall meet and review the MMRP. <b>(Planning and Building Inspection Department)</b>	Minutes of meeting shall be included in the MMRP semi-annual Condition Compliance Report to the Planning Commission.	Sheriff or his designee, EH, PBI, Las Palmas Home Owners Association	Within 60 days of approval of the MMRP and prior to use	Meeting held on October 4, 2007. No minutes available.
23.		<b>REPORTING FOR CONDITION COMPLIANCE</b> In concert with Planning and the Environmental Health Departments, data from the sound monitoring devices shall be certified by an acoustician under a reimbursable agreement between the property owner and the County, the results of which shall be submitted to County PBI on a quarterly basis. <b>(Planning and Building Inspection Department)</b>	Incorporated into the condition compliance report to the Planning Commission.	EH, PBI, Property Owner	Ongoing	<b>ONGOING</b> This condition was modified by Addendum 1. See Condition No. 13a.
24.		<b>PERMIT REVOCATION</b> The CDP shall run with the land, subject to semi-annual review by the Planning Commission of the Condition Compliance report for two years, as described in Exhibit O (November 9, 2005 Staff Report -- as revised, and currently, Condition No. 13a) and incorporated herein by reference. Semi-annual review of the Condition Compliance Report in no way limits application of use permit revocation procedures in Section 21.74 MCC.	The Director of Planning and Building Inspection shall have the discretion to implement Title 21.74 MCC.	PBI/EH/Property owner	Ongoing	<b>ONGOING</b>

Permit Conul. Number	Mtg. 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 (date/date)
		<b>(Planning and Building Inspection Department)</b>				
25.		<b>SIGNS</b> No "for rent" or "vacancy" signs shall be placed on the property or the street. All signage shall be low key and generic. <b>(Planning and Building Inspection Department)</b>	PBI and Property Owner	Property Owner and PBI	Ongoing	<b>ONGOING</b> There are no "for rent" or "vacancy" signs posted.
26.		<b>CONSTRUCTION HOURS</b> Construction hours shall be limited to Monday - Friday, 8:00 a.m. to 5:00 p.m. Construction includes but is not limited to carpentry, masonry, plumbing, electrical and development as defined in 21.06.310 MCC. Construction does not include painting indoors. <b>(Planning and Building Inspection Department)</b>	PBI and Property Owner	Property Owner and PBI	Ongoing	<b>ONGOING</b> Construction of the main structure is complete. There may be smaller construction projects in the future for the installation of the swimming pool or smaller accessory structures for storage.
27.		<b>NO RIGHT TO USE LPHOA COMMON AREA</b> Corey House guests have no right to utilize the common area of the Homeowners Association, except as described in the LPR CC&Rs' and recorded with the county on reel 2377 page 293. Corey House owners shall provide their guests with written notice of this fact and revise the General Development Plan to include an acknowledgment that the project does not propose, nor is able to use, the Homeowners Association property. <b>(Planning and Building Inspection Department)</b>	Disclosure incorporated into the lease contract administered by the property owner and reported to the Planning Commission.	Property owner/PBI	Ongoing	<b>ONGOING</b> This language is incorporated into the contract. See Exhibit E of the September 30, 2009 Staff Report.
28.		<b>SERVICE DELIVERIES</b> All deliveries to the site shall occur between 8:00 a.m. and 5:00 p.m. on weekdays, except for catering services. <b>(Planning and Building Inspection Department)</b>	Disclosure incorporated into the lease contract administered by the property owner and reported to the Planning Commission.	Property owner/PBI	Ongoing	<b>ONGOING</b>

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		<b>Department)</b>				
29.		<b>ON-SITE PARKING ONLY</b> No Parking by guests of the Corey House shall be allowed on any of the streets or private parking areas owned by the Association, except as noted in LPR CC&Rs' and recorded with the county on reel 2377 page 293. Corey House owners shall provide their guests with written notice of this requirement. <b>(Planning and Building Inspection Department)</b>	Disclosure incorporated into the lease contract administered by the property owner and reported to the Planning Commission.	Property owner/PBI	Ongoing	<b>ONGOING</b> On-site valet parking provided by applicant for events as necessary. Approved parking plan was modified to eliminate valet parking area as approved. Modified parking plan provides 35 parking spaces. This plan was reviewed and approved by the Dept. of Public Works. Email from Public Works Dept dated March 14, 2007
30.		<b>LPHOA BOARD USE OF COREY HOUSE</b> Las Palmas Homeowners Association Board may use the facility for board meetings as long as meetings do not conflict with other uses in the house, subject to the approval of the property owner. <b>(Planning and Building Inspection Department)</b>	Property Owner and HOA	Property Owner and HOA	Ongoing	<b>ONGOING</b> LPHOA is not currently using the property for meetings.

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31.		<b>PERMIT REVOCATION</b> Violation of any permit condition may subject the Combined Development Permit to revocation or amendment pursuant to §21.74 & § 21.76. <b>(Planning and Building Inspection Department)</b>	Director of PBI	PBI Director/ Planning Commission	Ongoing	<b>ONGOING</b>
32.		<b>REVIEW OF CC BY PC</b> Compliance with the MMRP shall be subject to semi-annual review by the Planning Commission through procedures detailed in Condition No. 13a. These procedures are incorporated by reference into this MMRP and shall be administered by the Director of Planning and Building Inspection. <b>(Planning and Building Inspection Department)</b>	Property Owner shall submit the required information to PBI for semi-annual review by the PC	PBI/ Planning Commission	Ongoing/ Sunset in two years per Exhibit O of December 14, 2005 Staff Report.	<b>ONGOING</b>
33.		<b>EH6 - WATER SERVICE CAN/WILL SERVE</b> Provide to the Division of Environmental Health written certification and any necessary certification from State agencies that California Water Services Company can and will supply sufficient water flow and pressure to comply with both Health and fire flow standards. <b>(Environmental Health)</b>	Submit written certification to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to filing a final map and/or issuance of a building permit	<b>CLEARED</b> Environmental Health Department memo to file dated March 15, 2007
34.		<b>EH24 - SEWER SERVICE CAN/WILL SERVE</b> Provide certification to the Division of Environmental Health that Cal Am can and will provide sewer service for the proposed property/project. <b>(Environmental Health)</b>	Submit certification to Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of a building permit.	<b>CLEARED</b> Environmental Health Department memo to file dated March 15, 2007
35.		<b>EH35 - CURFFL</b> All improvements shall comply with the California Uniform Food Facilities Law as approved by the Director of Environmental Health. If necessary, submit plans and necessary review fees for review and approval	Submit plans and necessary review fees to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	<b>CLEARED</b> Environmental Health Department memo to file

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		prior to obtaining a building permit/final inspection. (Environmental Health)				dated March 15, 2007
36.		<b>EH36 - POOLS/SPAS</b> Plans for public pools/spas shall be approved by the Division of Environmental Health. (Environmental Health)	Submit plans to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	<b>INCOMPLETE</b> Pool was not constructed. It may be constructed in the future and will require inspection at that time.
37.		<b>EH55- EMPLOYEE HOUSING</b> Comply with Employee Housing Regulations found in the California Health and Safety Code Section 17000-17062.5 and the California Code of Regulations Title 25, Division 1, Chapter 1, Subchapter 3 Sections 600-940. (Environmental Health)	Obtain a health permit for the Employee Housing from the Division of Environmental Health.	CA Licensed Engineer /Owner/ Applicant	Prior to occupancy Continuous Condition	<b>CLEARED</b> Environmental Health Department memo to file dated March 15, 2007
38.		<b>ROAD ACCESS</b> Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans// Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to issuance of grading and/or building permit. / Prior to final building inspection	<b>CLEARED</b> Final Fire Dept inspection approved by Salinas Rural FPD on December 12, 2007. See Building Permit No. BP070318
39.		<b>FIRE PROTECTION EQUIPMENT AND SYSTEMS-FIRE SPRINKLER SYSTEM - All Group R</b> occupancies shall be fully protected with automatic	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building	<b>CLEARED</b> Final Fire Dept inspection

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		fire sprinkler systems(s). Installation shall be in accordance with the applicable NFPA standard, including those standards permitted under the Historic Building Code. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(Salinas Rural Fire Protection District)</b>	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	permit.	approved by Salinas Rural FPD on December 12, 2007. See Building Permit No. BP070318  <b>CLEARED</b> Final Fire Dept inspection approved by Salinas Rural FPD on December 12, 2007. See Building Permit No. BP070318
40.		<b>FIRE030 – NON-STANDARD CONDITIONS</b> <b>- FIRE ALARM SYSTEM -</b> Group R, Division 1 occupancies shall be protected with a fire alarm system in accordance with Section 310.10 of the 2001 California Building Code, Section 1006.2.9 of the 2001 California Fire Code. Any sprinklered building having 50 or more fire sprinklers shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. <b>(Salinas Rural Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.  Applicant shall submit fire alarm plans and obtain approval.  Applicant shall schedule fire alarm system acceptance test.	Applicant or owner  Applicant or owner  Applicant or owner	Prior to issuance of building permit.  Prior to rough sprinkler or framing inspection  Prior to final building inspection	<b>CLEARED</b>  <b>CLEARED</b>  <b>CLEARED</b> Final Fire Dept inspection approved by Salinas Rural FPD on December 12, 2007. See Building Permit



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41.		<p><b>FIRE030 –NON-STANDARD CONDITIONS – HYDRANTS AND FIRE FLOW.</b> Hydrants for fire protection shall be provided at locations approved by the Salinas Rural Fire District and shall conform to the following requirements:</p> <p>a. FIRE FLOW - Pursuant to Uniform Fire Code Appendix III-A, the minimum fire flow requirement for 8,700 square foot commercial facilities built with Type V-N construction is 2,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours. Fire flow for facilities protected with automatic fire sprinkler systems may be reduced to 1,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours.</p> <p>b. TIMING OF INSTALLATION AND/OR TESTING- NEW AND EXISTING - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction. If existing fire protection water supplies are to be used, the existing fire hydrant(s) shall be tested and accepted prior to the time of construction.</p> <p>c. HYDRANT/FIRE VALVE (ADDITION) – This project may be served by the existing hydrant(s).</p> <p>d. HYDRANT/FIRE VALVE (LOCATION) - The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.</p> <p>e. FIRE HYDRANTS - Hydrants shall be installed in</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall provide improvement plans to the fire district. Applicant shall schedule fire dept. clearance inspection for each phase of development.</p> <p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant or owner</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 issuance of Building Permit</p> <p>Prior to final building inspection.</p>	<p>No. BP070318</p> <p><b>CLEARED</b></p> <p><b>CLEARED</b></p> <p><b>CLEARED</b></p> <p>Final Fire Dept inspection approved by Salinas Rural FPD on December 12, 2007. See Building Permit No. BP070318</p>



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		<p>accordance with spacing set forth in Uniform Fire Code Appendix III-B and in accordance with the following specifications.</p> <p>f. HYDRANT SIZE - The hydrant shall have a minimum of two (2) 2-1/2 inch outlets NST and one (1) 4-1/2 inch outlet NST. The riser shall be a minimum of six (6) inches and shall be wet barrel type with a coefficient of 0.9.</p> <p>g. SIGNING OF WATER SOURCES - Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.</p> <p>h. HYDRANT SIZE - The hydrant shall have a minimum of two 2-2-1/2 inch outlets NST and one 4-1/2 inch outlet NST. The riser shall be a minimum of six inches and shall be wet barrel type with a coefficient of 0.9;</p> <p>i. SIGNING OF WATER SOURCES - Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings along State Highways and Freeways, May 1988.</p> <p><b>(Salinas Rural Fire Protection District)</b></p>			/	
42.		<p><b>FIRE030 - DEAD-END ROADS (NON-STANDARD)</b></p> <p>Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. <b>(Salinas Rural Fire Protection District)</b></p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	<b>CLEARED</b>
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection.	<b>CLEARED</b> Final Fire Dept inspection approved by Salinas Rural FPD on December 12,

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43.		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b> 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. <b>(Salinas Rural Fire Protection District)</b></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>	Applicant or owner	Prior to issuance of building permit.	2007. See Building Permit No. BP070318 <b>CLEARED</b>
44.		<p><b>FIRE030 –NON-STANDARD CONDITIONS – EMERGENCY ACCESS KEYBOX</b> – Emergency access key box shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained</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 for each phase</p>	Applicant or owner	Prior to issuance of building permit.  Prior to final building inspection	2007. See Building Permit No. BP070318 <b>CLEARED</b>  Final Fire Dept inspection approved by Salinas Rural FPD on December 12, 2007. See Building Permit No. BP070318 <b>CLEARED</b>

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		with current keys. (Salinas Rural Fire Protection District)	of development.		inspection.	inspection approved by Salinas Rural FPD on December 12, 2007. See Building Permit No. BP070318  <b>CLEARED</b>
45.		<b>FIRE030 – NON-STANDARD CONDITIONS – PORTABLE FIRE EXTINGUISHERS</b> – Portable fire extinguishers shall be installed and maintained in accordance with NFPA Standard 10. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.  Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to issuance of building permit.  Prior to final building inspection.	<b>CLEARED</b> Final Fire Dept inspection approved by Salinas Rural FPD on December 12, 2007. See Building Permit No. BP070318  <b>CLEARED</b>
46.		<b>FIRE008 - GATES</b> All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.  Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to issuance of grading and/or building permit.  Prior to final building inspection.	<b>CLEARED</b> Final Fire Dept inspection approved by Salinas Rural FPD on December 12, 2007. See Building Permit No. BP070318  <b>CLEARED</b>

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47.		<b>NON-STANDARD CONDITION – VALET PARKING</b> That all parking, maneuvering, queuing and any operation pertaining to the valet parking be contained on-site, except as permitted by the LPR CC&R's. A plan shall be prepared for the approval of the Planning & Building Inspection and Public Works Departments demonstrating that the applicant can comply with these requirements. <b>(Public Works Dept.)</b>	Condition No. 32 shall be incorporated into the contract administered by the property owner for use of the Corey House.	Property Owner	Ongoing	2007. See Building Permit No. BP070318  <b>CLEARED</b> Email from Public Works Dept dated March 14, 2007.
48.		<b>PW0007 – PARKING STD</b> - The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. <b>(Public Works Dept.)</b>	Condition Compliance Report	Property Owner/	Ongoing	<b>CLEARED</b> Email from Public Works Dept dated March 14, 2007.
49.		<b>NON-STANDARD CONDITION</b> – That the existing driveway and gate to Woodridge Court be widened to 20'. <b>(Public Works Dept.)</b>	Property Owner/Public Works	Property Owner	Prior to use	<b>CLEARED</b> Email from Public Works Dept dated March 14, 2007.
50.		<b>PWSP0003-TAMC:</b> Applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee as determined by TAMC and identified in the TAMC nexus study. <b>(Public Works)</b>	Property Owner	Property Owner	Prior to commencement of use	<b>NOT REQUIRED</b> Email from Public Works Dept dated March 14, 2007.
51.		<b>DRAINAGE PLAN (NON-STANDARD WORDING)</b> The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include oil-grease/water separators for the paved parking areas. Drainage improvements shall be constructed in accordance with	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/Applicant	Prior to issuance of Grading and/or Building Permits	<b>CLEARED</b> Water Resources Agency memo to file dated March 13, 2007

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)
52.		<p>plans approved by the Water Resources Agency. (Water Resources Agency)</p> <p><b>WR40 - WATER CONSERVATION MEASURES</b></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	<b>CLEARED</b> Water Resources Agency memo to file dated March 13, 2007
<b>Mitigation Measures</b>						
53.	1.	The site has existing landscaping. At least 60 days prior to commencement of use, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. The landscaping plan shall be in sufficient detail to identify the location, species, and size of existing and proposed landscaping and ornamental features for the grounds. The landscaping shall be installed and inspected prior to use. The landscaping plan shall comply with Monterey County ordinance Nos. 3932 and 3438. All landscaped areas and/or fences shall be continuously maintained.	Property owner submit a landscaping plan/ Certified Landscape architect	Property Owner	60 days prior to use	<b>CLEARED</b> Existing Landscaping was not altered.

<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>
54.	2.	To prevent damage to significant historical interior features of the house during construction, install temporary protective covering for the original stairway treads, handrails and newel posts, hallway carpets, flooring, wood bases and trim.	Property owner shall provide evidence to PBI.	Property Owner	Prior to issuance of building permit	<b>ONGOING</b> Awaiting verification from Parks Dept.
55.	3.	Any future repair in the house shall follow Standard 5: so that distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Parks Department and PBI inspection		Ongoing	<b>ONGOING</b> Awaiting verification from Parks Dept.
56.	4.	Distinguishing features in Hallway #205 are the main stairway, wall and ceiling surfaces, wood trim, moldings, doors and frames, double hung windows at the north. None of these features will be altered, and shall be protected during construction.	Parks Department and PBI inspection	Property Owner/Contractor	Final Inspection	<b>ONGOING</b> Awaiting verification from Parks Dept.
57.	5.	If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the 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.	State law/PBI	Property Owner/Contractors	Ongoing	<b>ONGOING</b> Land disturbance activities is complete at this time.
58.	6.	Sound levels generated on the site shall not exceed 60 dBA leq(h) at the perimeter property line.	In concert with EH, PBI, and a certified noise consultant, the property owner shall install an audio limiter device, calibrated to preclude amplified noise from exceeding these standards.	Property Owner	Ongoing	<b>ONGOING</b> See Condition No. 13

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/dates)
59.	7.	The property owner shall permanently retain a functional decibel meter on site. At the time a contract for an outside event is executed, the property owner shall provide the contractee a description of the noise limitations detailed in MM6, along with descriptions of potential sanctions for non-compliance, which include revocation of the attendant use permit. The property owner shall comply with the outside noise limitations in MM6. <b>NOTE: THIS CONDITION AUGMENTED BY ADDENDUM TO CONDITION 13a. ADDENDUM ATTACHED TO RESOLUTION.</b>	Provide evidence of compliance to PBI	Property Owner	Ongoing	<b>ONGOING</b> See Condition No. 13
60.	8.	Construction shall be limited to the hours of 8:00 a.m. to 5:00 p.m. Dirt berming and stockpiling materials where appropriate shall be implemented. Power saws shall be shielded or enclosed. Nail guns shall be used where possible rather than hammering. A motor grader should be use rather than a bulldozer for final grading. A backhoe should be used for backfilling rather than dozers or loaders. Scrapers should be used rather than loaders.	PBI through Code Enforcement	Property Owner/Contractor	Prior to Use	<b>CLEARED</b> Construction is complete.

**END OF CONDITIONS**





## EXHIBIT C

1. RESOLUTION NO. 05072
2. ADDENDUM "AL" MMRP  
CONDITION NO. "13a"
3. ADOPTED GENERAL  
DEVELOPMENT PLAN

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

RESOLUTION NO. 05072

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

**FINDINGS AND DECISION**

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

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

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

**FINDINGS OF FACT**

1. FINDING: The project is a Combined Development Permit consisting of a Use Permit to allow alteration of (Corey House) a historic resource; 2) Use Permit to establish a hotel resort in an existing structure; 3) Use Permit for an onsite caretaker unit in an existing structure; and 4) consideration of a General Development Plan and Design Approval; 5) conversion of an existing accessory structure to a spa; and release of CE030342. The property is located at 100 River Road (Assessor's Parcel Number 139-221-024-000, in the Toro Area, Salinas. The project is in accordance with county ordinances and land use regulations subject to the conditions of approval. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent to legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. The project, as conditioned, conforms with the plans, policies, requirements and standards of the General Plan, Las Palmas Specific Plan, and the Monterey County Zoning Ordinance (Title 21) which designates this area as appropriate for light commercial uses. The subject site upon approval, is in compliance with all rules and regulations pertaining to zoning uses, and any other applicable provisions of Title 21.

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

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

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

2. FINDING: The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvement in the neighborhood; or to the general welfare of the County.

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

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

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

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

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

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

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

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

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

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

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

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

**3. FINDING:** An Initial Study was prepared for the project and it was determined that the project would have no significant impacts. A Mitigated Negative Declaration was filed with the County Clerk on August 12, 2005, noticed for public review and circulated to the State Clearinghouse.

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

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

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

**EVIDENCE:** Las Palmas Ranch Specific Plan Environmental Impact Report

**EVIDENCE:** Las Palmas Ranch Specific Plan

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

4. FINDING: The project is consistent with the Las Palmas Specific Plan.
- EVIDENCE: Las Palmas Specific Plan anticipates the Corey House to be used for commercial purposes. Mitigation measures associated with the LPR EIR specifically were implemented to accommodate over 3000 sq. ft. of commercial area on the subject and adjacent parcels. The subject project is a commercial use and is consistent with the anticipated development noted in the Specific Plan.
- EVIDENCE: Administrative Record in PLN040470
- EVIDENCE: The project will serve the Las Palmas community by hosting community events including but not limited to holiday celebrations, and hosting meetings of the Las Palmas Home Owners Association.

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

10. FINDING: In response to Planning Commission direction at the November 9, 2005 meeting, revisions have been made to condition Nos. 4, 5, 6, & 8 (9 NOV 05 Report). These conditions implement Mitigation Measures 6 & 7 and are equivalent or more effective conditions in mitigating or avoiding potential significant effects and will not themselves cause any potentially significant effects. Mitigation Measure No. 6 is revised to read that sound levels from all sources shall not exceed 60 dBA L<sub>eq</sub>(hourly) average at the property line. Because this level is more restrictive than General Plan policy 22, and more restrictive than the sound level analysis provided in the initial study, the impact is mitigated to a level of insignificance.

EVIDENCE: Evidence in Finding No. 3.

EVIDENCE: Condition Nos. 12 & 13 strengthen the technical sound monitoring capabilities to ensure objective monitoring of sound during on-site events. Consequently, the revised conditions in the December 14th report provide more effective conditions in mitigating and avoiding potential significant effects.

11. FINDING: The decision of the Planning Commission is appealable to the Board of Supervisors.

EVIDENCE: Chapter 21.80 Monterey County Code

### DECISION

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

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

AYES: Errea, Hawkins, Padilla, Vandever, Diehl, Salazar, Rochester, Wilmot

NOES: Parsons, Sanchez

ABSENT: None

  
DALE ELLIS, SECRETARY

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

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

JAN 29 2006

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90<sup>th</sup> day following the date on which this decision becomes final.



## NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Salinas.

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

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

Project Name: *Persall*

File No: PLN040470

Approval by: PLANNING COMMISSION

APN: 139-221-024-000

Date: December 14, 2005

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

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

Permit Cond. Number	Mtg. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Terms 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><b>PBD025 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A permit (Resolution 05072) was approved by the Planning Commission for Assessor's Parcel Number 139-221-024-000 on December 14, 2005. The permit was granted subject to 53 conditions of approval and nine mitigation measures which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. <b>(Planning and Building Inspection)</b></p>	<p>Proof of recordation of this notice shall be furnished to PBI.</p>	<p>Owner/Applicant</p>	<p>Prior to Issuance of grading and building permits or start of use.</p>	
3		<p><b>PBD016 - INDEMNIFICATION AGREEMENT</b></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</p>	<p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.</p>	<p>Owner/Applicant</p>	<p>Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever ever</p>	

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

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

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

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Party/Department	Compliance Monitoring Actions to be performed when applicable or certified professional is required for action to be accepted	Responsible Party for Compliance	Timing of Compliance	Verification of Compliance (Name/Date)
13a		<p><b>CONDITION COMPLIANCE REPORTING AND DISCLOSURE</b></p> <p>Addenda A1 &amp; A2 shall be incorporated into the MMRP and shall be considered to be, in their entirety, Condition No. 13a. Addendum A2 shall be incorporated into each lease contract for use of the Corey House and/or its grounds. The property owner shall comply with procedures in Addendum A1 to monitor sound at the site. <b>(Planning and Building)</b></p>				
14		<p><b>RESTROOM FACILITIES</b></p> <p>Provide evidence satisfactory to the Division of Environmental Health that an adequate number of flush toilets and hand washing sinks are installed. Per the Monterey County Code Chapter 15.20 Sewage Disposal Ordinance, there shall be no less than one (1) toilet seat per sex or no less than one (1) toilet seat per forty (40) persons whichever number is greater; and no private habitation toilet room shall be included in the toilet seat count unless otherwise approved by the Director of Environmental Health. <b>(Environmental Health)</b></p>	<p>Provide evidence to the Division of Environmental Health for review and approval.</p> <p>Contact the Division of Environmental Health to schedule a verification inspection of the project facilities.</p> <p>The owner/applicant shall apply for and obtain any building permits, as required.</p>	Owner/Applicant	Prior to the permitted use.	
15		<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b></p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the</p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit</p>	Owner/Applicant/Archaeologist	Ongoing	



Permit Cond. Number	Permit Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. (If applicable, a certified professional is required for action to be accepted)	Responsible Party for Compliance	Timing	Verification of Compliance (Date/Time)
		Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)	the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.			
16		<b>GENERAL LIMITS ON EVENTS</b> For events held inside the Corey House guest capacity shall be limited to no more than 80 persons. Outside events may occur on either Saturday or Sunday, but shall not occur on both Saturday and Sunday, except for events for Las Palmas residents such as Easter egg hunts and other holiday celebrations. (Planning and Building Inspection)	The property owner shall submit Event Disclosure forms to PBI pursuant to Condition 13a Addenda A1 & A2.	Property owner/PBI	Ongoing	
16a		<b>PARKING ON-SITE ONLY</b> Thirty-three on-site parking spaces are provided pursuant to Section 21.58.040 MCC. All event attendees, persons providing service for an event, or any other persons affiliated with the event must park on site. (Planning and Building Inspection)	Property owner, contract disclosure form, Public Works	Property Owner/	Ongoing	
17		<b>EVENT LIMITATIONS</b> The quantity of events between 1-80 guests held inside the Corey House shall not be limited in number. No indoor event shall occur concurrent with any separate outdoor event. (Planning and Building)	The property owner shall submit Event Disclosure forms to PBI pursuant to Condition 13a Addenda A1 & A2.	Property owner/PBI	Ongoing /	
18		<b>EVENT LIMITATIONS</b> The quantity of events between 1-50 guests held outside shall be limited to no more than six per month. No more than two such events shall occur in any seven day period Sunday thru Saturday. Outside events may occur on either Saturday or Sunday, but shall not occur both Saturday and	The property owner shall submit Event Disclosure forms to PBI pursuant to Condition 13a Addenda A1 & A2.	Property owner/PBI	Ongoing /	

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

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

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

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

Permit Cond. Number	MITG Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. (Not applicable to certified professionals required for action to be accepted)	Responsible Party for Compliance	Timing	Verification of Compliance (Date)
33		<b>EH6 - WATER SERVICE CAN/WILL SERVE</b> Provide to the Division of Environmental Health written certification, and any necessary certification from State agencies that California Water Services Company <u>can</u> and <u>will</u> supply sufficient water flow and pressure to comply with both Health and fire flow standards. (Environmental Health)	Submit written certification to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to filing a final map and/or issuance of a building permit	
34		<b>EH24 - SEWER SERVICE CAN/WILL SERVE</b> Provide certification to the Division of Environmental Health that Cal Am can and will provide sewer service for the proposed property/project. (Environmental Health)	Submit certification to Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of a building permit.	
35		<b>EH35 - CURFFL</b> All improvements shall comply with the California Uniform Food Facilities Law as approved by the Director of Environmental Health. If necessary, submit plans and necessary review fees for review and approval prior to obtaining a building permit/final inspection. (Environmental Health)	Submit plans and necessary review fees to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
36		<b>EH36 - POOLS/SPAS</b> Plans for public pools/spas shall be approved by the Division of Environmental Health. (Environmental Health)	Submit plans to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	

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

Permit Code Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Party/Use Department	Compliance or Monitoring Actions (to be performed where applicable, or certified professionals required for action to be accepted)	Responsible Party for Compliance	Timing	Verification of Compliance (mitig./date)
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspectio n	
40		<b>FIRE030 – NON-STANDARD CONDITIONS</b> - <b>FIRE ALARM SYSTEM</b> - Group R, Division 1 occupancies shall be protected with a fire alarm system in accordance with Section 310.10 of the 2001 California Building Code, Section 1006.2.9 of the 2001 California Fire Code. Any sprinklered building having 50 or more fire sprinklers shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. ( <b>Salinas Rural Fire Protection District</b> )	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspectio n	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspectio n	



Permit Contd. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Mitigation Actions to be performed. If later applicable to certified professional is required for them to be accepted.	Responsible Party for Compliance	Timing Limits	Verification of Compliance (Name/Date)
41		<p>FIRE030 –NON-STANDARD CONDITIONS – HYDRANTS AND FIRE FLOW- Hydrants for fire protection shall be provided at locations approved by the Salinas Rural Fire District and shall conform to the following requirements:</p> <p>a. FIRE FLOW - Pursuant to Uniform Fire Code Appendix III-A, the minimum fire flow requirement for 8,700 square foot commercial facilities built with Type V-N construction is 2,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours. Fire flow for facilities protected with automatic fire sprinkler systems may be reduced to 1,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours.</p> <p>b. TIMING OF INSTALLATION AND/OR TESTING- NEW AND EXISTING - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction. If existing fire protection water supplies are to be used, the existing fire hydrant(s) shall be tested and accepted prior to the time of construction.</p> <p>c. HYDRANT/FIRE VALVE (ADDITION) – This project may be served by the existing hydrant(s).</p> <p>d. HYDRANT/FIRE VALVE (LOCATION) - The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.</p> <p>e. FIRE HYDRANTS - Hydrants shall be installed in accordance with spacing set forth in Uniform Fire Code Appendix III-B and in accordance with the following specifications:</p>	<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 grading and/or building permit.</p>	

Permit Code Number	Conditions of Approval and/or Mitigation Measures and Responsible Build Use Department	Compliance or Monitoring Actions to be Performed While Applicant or Certified Professional is required for action to be accepted.	Responsible Party for Compliance	Prior to issuance of Building Permit	Verification of Compliance (Name/Date)
42	<p>f. HYDRANT SIZE - The hydrant shall have a minimum of two 2-2-1/2 inch outlets NST and one 4-1/2 inch outlet NST. The riser shall be a minimum of six inches and shall be wet barrel type with a coefficient of 0.9</p> <p>g. SIGNING OF WATER SOURCES - Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Salinas Rural Fire Protection District)</p>	<p>Applicant shall provide improvement plans to the fire district. Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	Applicant or owner	Prior to issuance of Building Permit	
43	<p><b>FIRE030 - DEAD-END ROADS (NON-STANDARD)</b> Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Salinas Rural Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
		<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	Applicant or owner	Prior to final building inspection.	
44	<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b> 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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of building permit.	

Permit Cont. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Party/Department	Compliance Monitoring Actions to be performed Where applicable to certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Signature)
		<p>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. <b>(Salinas Rural Fire Protection District)</b></p>				
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
45		<p><b>FIRE030 –NON-STANDARD CONDITIONS – EMERGENCY ACCESS KEYBOX –</b> Emergency access key box shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys. <b>(Salinas Rural Fire Protection District)</b></p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Local Use Department	Compliance or Monitoring Actions to be performed. Where applicable a certified professional is required in action to be accepted.	Responsible Party for Compliance	Ongoing Monitoring	Verification of Compliance (time/date)
48		<b>NON-STANDARD CONDITION - VALET PARKING</b> That all parking, maneuvering, queuing and any operation pertaining to the valet parking be contained on-site, except as permitted by the LPR CC&R's. A plan shall be prepared for the approval of the Planning & Building Inspection and Public Works Departments demonstrating that the applicant can comply with these requirements. <b>(Public Works Dept.)</b>	Condition No. 32 shall be incorporated into the contract administered by the property owner for use of the Corey House.	Property Owner	Ongoing	
49		<b>PW0007 - PARKING STD</b> - The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. <b>(Public Works Dept.)</b>	Condition Compliance Report	Property Owner/	Ongoing	/
50		<b>NON-STANDARD CONDITION</b> - That the existing driveway and gate to Woodridge Court be widened to 20'. <b>(Public Works Dept.)</b>	Property Owner/Public Works	Property Owner	Prior to use	
51		<b>PWSP0003-TAMC:</b> Applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee as determined by TAMC and identified in the TAMC nexus study. <b>(Public Works)</b>	Property Owner	Property Owner	Prior to comment of use	

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

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

Permit Cond. Number	Ming Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance 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 (frame/date)
		with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.				
MM6		Sound levels generated on the site shall not exceed 60 dBA leq(h) at the perimeter property line.	In concert with EH, FBI, and a certified noise consultant, the property owner shall install an audio limiter device, calibrated to preclude amplified noise from exceeding these standards.	Property Owner	Ongoing	
MM7		The property owner shall permanently retain a functional decibel meter on site. At the time a contract for an outside event is executed, the property owner shall provide the contractee a description of the noise limitations detailed in MM6, along with descriptions of potential sanctions for non-compliance, which include revocation of the attendant use permit. The property owner shall comply with the outside noise limitations in MM6.	Provide evidence of compliance to FBI	Property Owner	Ongoing	!
MM8		Construction shall be limited to the hours of 8:00 a.m. to 5:00 p.m. Dirt berming and stockpiling materials where appropriate shall be implemented. Power saws shall be shielded or enclosed. Nail guns shall be used where possible rather than hammering. A motor grader should be used rather than a bulldozer for final grading. A backhoe should be used for backfilling rather than dozers or loaders. Scrapers should be used rather than loaders.	FBI through Code Enforcement	Property Owner/Co ntractor	Prior to Use	



Permit Cond. Number	Ming Number	Conditions of Approval and/or Mitigation Measures and Responsible Party Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional's requirements or action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/dates)
MM9		A minimum width of 20' should be used for the proposed driveway entrance. Four spaces near the handicap space shall be relocated approximately four feet to the west as indicated on the Vehicle Turning Template Plan (See Source 2). Also, remove the wheel stop to the single parallel parking space next to the existing building.	The Public Works Department in concert with PBI shall inspect/approve construction plans for the on-site parking	Property Owner	Prior to use	

**Exhibit C. 2**  
**Addendum "A1" MMRP**  
**Condition No. 13a**

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

CONDITION COMPLIANCE REPORTING AND DISCLOSURE

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

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

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

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

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

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

Or

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

ADDENDUM "A.2"

COREY HOUSE EVENT DISCLOSURE AND REQUIREMENTS

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

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

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

**MMRP  
Summary of Event Limitations**

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

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

NO.	DATE	REVISIONS BY
1	01/25/2008	LM
2	02/13/2008	LM
3	02/20/2008	LM
4	03/05/2008	LM
5	03/10/2008	LM
6	03/17/2008	LM
7	03/24/2008	LM
8	04/01/2008	LM
9	04/08/2008	LM
10	04/15/2008	LM
11	04/22/2008	LM
12	04/29/2008	LM
13	05/06/2008	LM
14	05/13/2008	LM
15	05/20/2008	LM
16	05/27/2008	LM
17	06/03/2008	LM
18	06/10/2008	LM
19	06/17/2008	LM
20	06/24/2008	LM
21	07/01/2008	LM
22	07/08/2008	LM
23	07/15/2008	LM
24	07/22/2008	LM
25	07/29/2008	LM
26	08/05/2008	LM
27	08/12/2008	LM
28	08/19/2008	LM
29	08/26/2008	LM
30	09/02/2008	LM
31	09/09/2008	LM
32	09/16/2008	LM
33	09/23/2008	LM
34	09/30/2008	LM
35	10/07/2008	LM
36	10/14/2008	LM
37	10/21/2008	LM
38	10/28/2008	LM
39	11/04/2008	LM
40	11/11/2008	LM
41	11/18/2008	LM
42	11/25/2008	LM
43	12/02/2008	LM
44	12/09/2008	LM
45	12/16/2008	LM
46	12/23/2008	LM
47	12/30/2008	LM
48	01/06/2009	LM
49	01/13/2009	LM
50	01/20/2009	LM
51	01/27/2009	LM
52	02/03/2009	LM
53	02/10/2009	LM
54	02/17/2009	LM
55	02/24/2009	LM
56	03/02/2009	LM
57	03/09/2009	LM
58	03/16/2009	LM
59	03/23/2009	LM
60	03/30/2009	LM
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92	11/09/2009	LM
93	11/16/2009	LM
94	11/23/2009	LM
95	11/30/2009	LM
96	12/07/2009	LM
97	12/14/2009	LM
98	12/21/2009	LM
99	12/28/2009	LM
100	01/04/2010	LM

REVISIONS BY  
DATE  
NO.

ARCHITECTURE & PLANNING  
1 MICHAEL MADSON RMA  
3001 14th Street, Suite 101  
Oakland, CA 94612  
Tel: 415.555.0343  
Fax: 415.555.0343

Site Plan  
Vicinity Map  
Project Data

Corey House  
100 River Road  
Salinas, California 93408  
For Linda & Samuel Ferreri

DATE: 12/18/2009  
SCALE:  
DRAWN:  
JOB:  
SHEET  
3 OF 3  
UP-1  
OF 3 SHEETS

**PROJECT DATA**  
1) Lot Size - 64,084 sq. ft.  
2) Floor Area Ratio - 1.14  
3) Floor Area Ratio - 1.14  
4) Grading Proposed (w/ Parking Only): 7,264 sq. ft. of (N)  
5) Exposed Agr. Conc. Finishing, w/ 4" Base - 4,846 cu. ft.  
6) 180 cu. yd. Tree Removal, 3 Trees @ 10" - 4" are to be removed and replaced in the new parking area.  
6) Master and Sewer Service provided by California American Water.

**PARKING REQUIRED**  
1) As Built: 14 spaces  
2) As Built: 2 spaces for Carclaker - 1 space per Suite (4 Suites) - 11 Req. Spaces  
3) Bicycle Spaces - 1 per 10 Vehicle Parking Spaces  
4) Total Spaces - 25  
5) 10' x 12' Bikes - 1 other  
6) Total Spaces (11 x 17) - 33 Total Proposed.  
Bicycle Rack for 4 Bikes Proposed (near Typ. Access Space)

**PARKING SPACES PROPOSED**  
1) 10' x 12' Bikes - 1  
2) 10' x 12' Bikes - 1  
3) 10' x 12' Bikes - 1  
4) 10' x 12' Bikes - 1  
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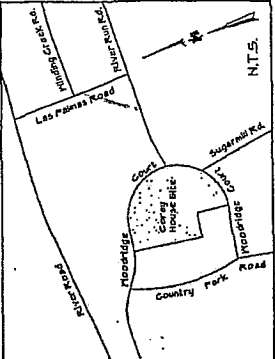
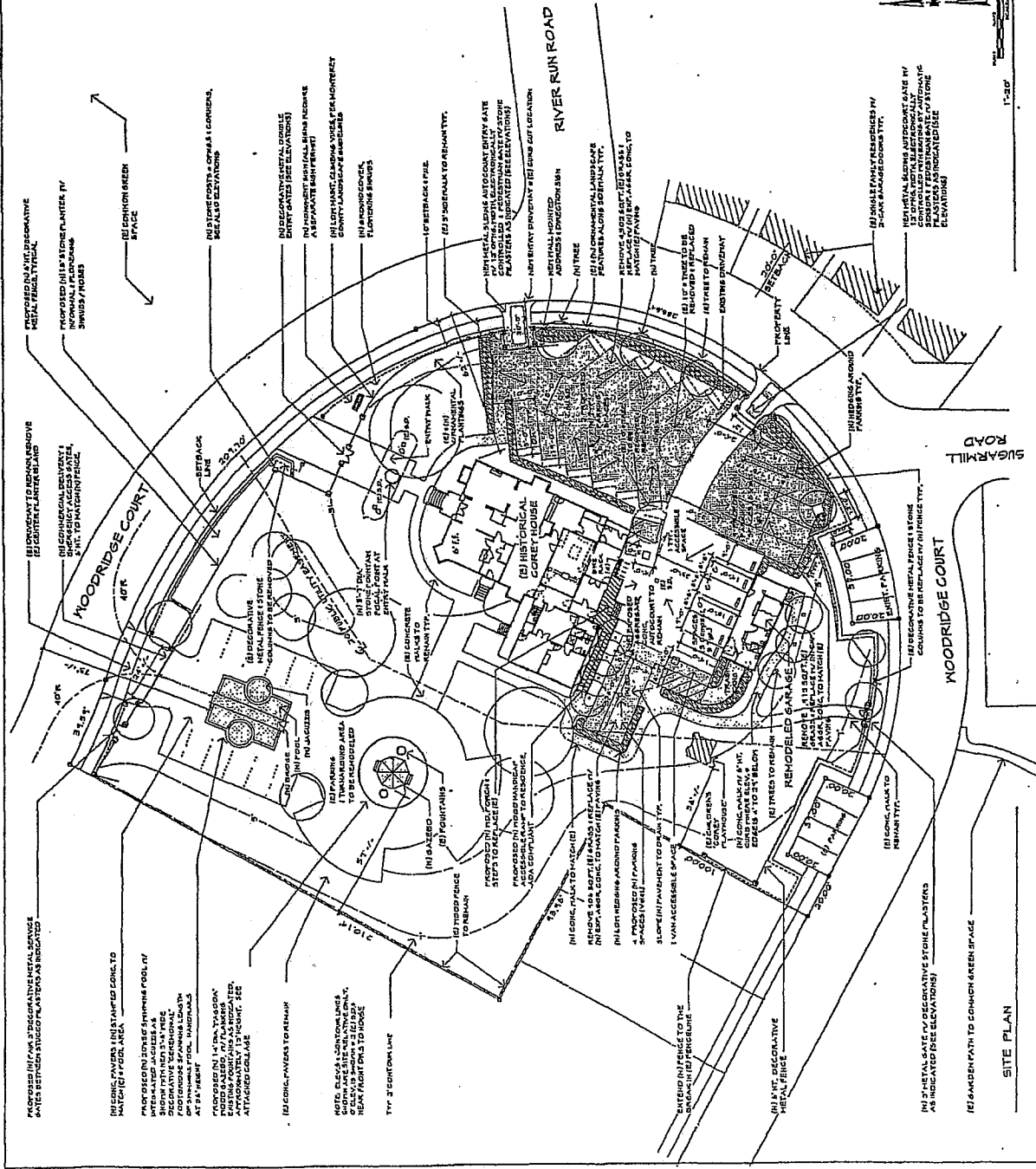
**REVISIONS BY**  
**DATE**  
**NO.**

ARCHITECTURE & PLANNING  
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3001 14th Street, Suite 101  
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Site Plan  
Vicinity Map  
Project Data

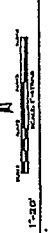
Corey House  
100 River Road  
Salinas, California 93408  
For Linda & Samuel Ferreri

DATE: 12/18/2009  
SCALE:  
DRAWN:  
JOB:  
SHEET  
3 OF 3  
UP-1  
OF 3 SHEETS



Unit 1, Las Palmas Ranch  
VICINITY MAP

PARCEL D -  
64,084 sq. ft.  
LEGAL DESCRIPTION:  
100% BEING A PORTION  
OF PARCEL D, LOT 10,  
MONTEREY COUNTY,  
CALIFORNIA.



1/8\"/>

SITE PLAN

**Exhibit C. 3**  
**Adopted General**  
**Development Plan**

REVISED COPY  
MAY 2005

RECEIVED

MAY 26 2005

MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT

# GENERAL DEVELOPMENT PLAN

## HISTORIC COREY HOUSE EXECUTIVE RETREAT

100 River Road, Salinas, CA



LINDA and SAMUEL PERSALL  
13206 Corte de Chamisal  
Salinas, CA 93908



## REVISIONS TO THE GDP

The General Development Plan requests a "worse" case use/occupancy scenario based on three 300-person events per week and four 18 person smaller events per week. This would amount to 19,344 visitors to the site annually. This projected intensity of use is not realistic because the facilities could not service such intensity on any sustainable basis, and secondly, the marketing interest in 100-person outside special events will be limited during the winter months. Consequently, staff recommends the GDP be amended to reflect an annual use more closely aligned with on-the-ground conditions. The larger 100-person events must comply with all other conditions of approval, particularly that in no case shall event attendance exceed the capacity of the on-site parking facilities, and shall not exceed on an annual basis, 78 events. No events shall occur on Sunday, except indoor events only. This limitation places the estimated annual use at approximately 16,948 patrons per year, or an average of 46 persons per day. This is four people per day less than the immediate previous use (See Fletcher Declaration Exhibit N).

Approval of the Combined Development Permit modifies the GDP to reflect approved conditions.

# GENERAL DEVELOPMENT PLAN FOR THE HISTORIC COREY HOUSE

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This General Development Plan is submitted pursuant to Section 21.18.030 of the Monterey County Zoning Ordinance.

## PROJECT OVERVIEW

The Corey House Executive Retreat Project ("Project") involves the conversion of the existing, historic Corey House on River Road in rural Salinas to a small-scale inn-like facility for corporate retreats and other organized special events. County discretionary approvals include a Combined Development Permit and Use Permit. The facility will have nine guest units and one caretaker unit. No modifications are proposed to the exterior of the home, with the exception of the addition of an ADA-compliant wheel chair ramp to the rear of the house. A fence will be erected around the perimeter of the property for the benefit of both the occupants of the retreat as well as adjacent property owners. The fence will be four feet high in stucco with an additional 2-3 feet of ornate, Victorian-design wrought iron fencing. Very little additional construction is proposed. The vast majority of on-site activities will occur indoors. Occasionally outdoor educational seminars and some special events, such as weddings, will be conducted in part outside on the grounds of the property. As required by the zoning ordinance, this General Development Plan describes some of the basic considerations of facility development and operation, for consistency with applicable plans and County policies.

## PROJECT HISTORY

The Project site is an approximately 2-acre parcel. The parcel is improved with the Corey House, a 20-room house built in 1891, a detached three-car garage,

## General Development Plan – Historic Corey House

and a few other site improvements. The parcel is the remnant of what was previously a 645-acre estate from the family of local agricultural baron Hiram Corey. Beginning in the 1970s and through a series of approvals issued over time into the late 1980s, the Hiram Corey estate was subdivided for the Las Palmas Subdivision. The Las Palmas Subdivision and community is guided by the Las Palmas Specific Plan. In an action taken in 1988, the Board of Supervisors rezoned the Corey House parcel to a commercial district. The original zoning district was PC-D-HR, but was subsequently changed to the current zoning, which is LC-HR (Limited Commercial-Historic Resource). This rezoning was consistent with the Las Palmas Specific Plan.

As set forth in the Specific Plan, the intent of designating the Corey House parcel commercial is to allow office or similar-intensity uses. The Corey House structure has not been planned or zoned for single-family purposes since at least the early 1970's – well prior to the initiation of applications for the Las Palmas Subdivision. The relevant language from the Las Palmas Specific Plan states that the intended zoning of Planned Commercial-Historic Resource for the Corey House property was "to allow future development of commercial and office uses in and around the Corey House".

The most recent uses of this property were as the offices and sales center for the Las Palmas Development Company. During this time, multiple charity and community events were held on site, as well as weddings. Average occupancy on a daily business day during the prior use was an average of 50-75 people per day. The property has been vacant since then, with apparently few interested purchasers.

The Project site is the historic property purchased in May 2003 by Linda and Samuel Persall. The Persalls are the sole owners of this property and business, and have invested in the property over the past year and a half in the plans for continued renovations enabling this property to become a successful business in the community.

The property is visible from River Road and located adjacent to the Las Palmas community, westerly of the intersection of River Road and Woodridge Court.

Samuel and Linda Persall bring a 25 year history in providing excellence in the hospitality industry to the Monterey Peninsula. Serving corporations worldwide in destination and event management, the proud owners of this historic jewel will manage all aspects of the Inn's operations ensuring the excellence in servicing that discerning clientele demands.

## General Development Plan – Historic Corey House

### OPERATIONAL DETAIL

#### **HOURS OF OPERATION**

The retreat will operate daily between the hours of 8:00 a.m. and 10:00 p.m. There will be a caretaker on site 24 hours a day.

#### **STAFFING**

As this is a new business venture, specific staffing needs have not been finalized as of yet, and will be continually fine-tuned based on the amount of business activity once this site is open.

However, at the minimum, the following presents guidelines for estimated staffing needs:

On Site Caretaker: In addition to being available 24 hours, this position will also assist in daily housekeeping and daily site maintenance needs. The Caretaker will also assist as necessary with parking attendant requirements for small-scale meetings, executive retreats, etc.

Management: The facility will be directly managed by Samuel and Linda Persall.

Catering Assistance: This will depend on activities/events held on site. If an event is taking place on site, catering needs will be provided.

Groundskeeper: Gardening crews are scheduled two times a week with additional maintenance provided on an as needed basis depending on event activity on site.

Housekeeping: Daily housekeeping services will be provided when an activity is booked on site.

Temporary Staff: This will vary depending on the number and size of events and meetings.

Hours of employment will be defined based on the activity on site. Although the hours of operation for the site will be from 8:00 a.m. to 10:00 p.m., housekeeping duties and grounds maintenance crews will begin work prior to guest arrival.

#### **ON-SITE ENTERTAINMENT**

Occasional music and entertainment will be on site for guest enjoyment. Music groups may range from single performers (harpist, guitarist, etc. to small trio

## General Development Plan – Historic Corey House

ensembles, etc.) All entertainment allowed will be consistent with County noise regulations.

### **FOOD AND BEVERAGE SERVICING**

Group events at the Retreat requiring food and beverage will be catered by licensed catering companies. We request the ability to offer a wine service to guests of the Inn.

Loading and unloading areas for commercial vehicles will be available per the proposed plans. The Emergency/commercial vehicle loading gate off of Woodridge Court will be utilized for all truck and van deliveries. Once equipment has been dropped off, vehicles will vacate the premises.

### **OCCUPANCY**

Guest Suites: Overnight guest rooms will be made up of nine suites, which can accommodate double occupancy, or 18 people total. The on-site caretaker unit will also have a double occupancy capacity.

Events/Meetings: The property has the ability to hold events and meeting to a maximum of one hundred (100) persons. However, the events/meetings will have exclusive use of the Corey House. Only one event/meeting will be held at the property at a time.

At the present time, we will only be able to estimate the number and attendance of events. Our approximation would be three one hundred person events per week and four executive (18 persons) events per week at a worst-case scenario, which is very unlikely to occur. However, we request that these figures be used as an approximation only. We are respectfully requesting a one-year review period, thereby allowing us to compile actual numbers representing the attendance and number of events.

Please note, that the number being proposed, 375 guests per week is substantially less than the previous approximate flow of 575 guests per week during the Fletcher ownership.

Guest Parking: Proposed parking details are as follows:

Executive Retreats: Self-Parking, attended by on site caretaker.

Events and Meetings: Parking will be provided on site for events. The size of events and meetings will be monitored in conjunction with parking provisions.

## General Development Plan – Historic Corey House

This project does not involve any off-site parking. If necessary, parties will be picked up from their location and transported to the site via van, limousine or mini charter bus. The guests would be dropped off at the main entrance of Woodridge Court, and then picked back up following the event. The van, limousine or mini charter bus will not stay on site in parking court unless there is parking availability. This will be managed on an event-to-event basis. At no time will we require off street parking or the use of the community parking spaces provided in the Las Palmas area.

Valet Parking: Valet attendants will be hired as needed for parking assistance for small-scale events and meetings.

### Indoor Occupancy/Fire Code Information

In review of the occupant loads and portions of the applicable sections of the California Building Code, including portions of its State Historical Building Code section, the following square footage and occupancy guidelines will allow best providing for life safety and at the same time maintaining the historical character of the structure.

The original Occupancy of the building was "R-3" Single Family Residence. It was temporarily a "B" or Office occupancy while the Fletcher Company used the building. The proposed new occupancy will be "R-3" at the third floor, and "R-1" Hotel / Apartments for the balance of the building. This is the occupancy that can accommodate overnight guests and is the occupancy suitable for assemblages of people with less concentrated use, with appropriate minimum egress requirements met as proposed.

Third Floor/Caretaker residence: 500 Square Feet.  
Occupancy = 2, based on 300 square feet per person.

Second Floor/Sleeping Rooms: 3675 Square feet.  
Occupancy = 19, based on 200 square feet per person.

#### First Floor:

Sleeping Rooms: 816 Square Feet.  
Occupancy: 5 based on 200 square feet per person.

Conference Room 1: 553 Square Feet.  
Occupancy: 37 to 49, based on 15 square feet per person. Our proposed use will be up to 50 persons as stated in our GDP for this space, meeting the egress requirements for conference space.

## General Development Plan – Historic Corey House

Dining Room #112: 279 square ft.  
Occupancy: 19 persons, based on 15 sq ft per person.

Parlor # 113: 338 sq ft.  
Occupancy: 23 persons, based on 15 sq ft per person.

Parlor #115: 330 sq ft.  
Occupancy: 22 persons, based on 15 sq ft per person.

Presuming full guest occupancy simultaneously, the entire facility, all floors combined, could be as follows. Please note that this is an unlikely possibility, as the facility will be rented on an exclusive basis, therefore, if utilized as an event/meeting location only, the sleeping rooms would not be utilized, and if utilized as an overnight retreat facility, the guests would have exclusive use of the meeting and dining areas, therefore, the occupancy would be drastically reduced as the guest sleeping occupancy is 18 persons.

Third Floor: 2  
Second Floor: 19  
First Floor Sleeping: 5  
Meeting/Dining Space: 113

We anticipate installing sprinkler systems throughout to meet the fire code requirements. In working with the California Historical & building codes, we do not foresee any unreasonable changes to meet the above guidelines and egress requirements for the anticipated occupancy.

As our Use Permit and GDP requests the ability to hold meetings up to 50 persons, 100 person events, and sleeping occupancy for up to 20 persons, the request, based on the above guidelines per square footage egress requirements, are appropriate.

### NEW PHYSICAL DEVELOPMENT ON SITE

The following items have been included in the conceptual plot and site plans and elevations as provided. Most items do not require building permits, although design approval is requested.

- Replica Playhouse structure located at rear of property-Approx 10'x10'x12'.
- 13-foot decorative gazebo in circular planter area of existing parking lot; Victorian styled.

## General Development Plan – Historic Corey House

- 2 4-foot decorative fountains flanking the gazebo.
- Decorative 5-foot entrance fountain.
- 4-foot stucco wall with decorative 2-foot bronze metal accent railing, stone veneer posts, 4 entrance metal gates (3 pedestrian, one auto). Colors and materials will consist of textured tan stucco, bronze metal gates and accents, with stone pillar accents.
- Pool: 20x30 foot pool with integrated jacuzzi, with 5'6" wide decorative "Ceremonial" footbridge spanning the length of the pool, with 36" handrails. This will be located in existing parking lot area that is being relocated to rear auto court. Parking lot surface will be removed and replaced by suitable pavers and stamped concrete work, coordinating with existing surfacing.
- Resurface of existing front walkway due to corrosion damage and underground damaged sprinkler lines and tree root growth. Existing gray cement walkway was non-historic and was put in when previous owners landscaped the property. New walkway eliminates the flooding from sprinkler lines in pathway.
- Removal of non-historic concrete in front lawn areas: "Curb" was a safety hazard and crumbled and broken in many areas due to underground tree root growth and corrosion.
- Handicapped ramp installed at rear entrance of building to comply with ADA regulations.
- Repair roof gutters.
- The windows that need to be replaced are the broken windows in the kitchen porch area. However, the windows have no historical value since they were previously replaced after the period of significance.
- Signage as proposed in this plan will be placed in the following areas (please see attached design Exhibit A):
  - Typical signage will be mounted in the proposed wall at the entrance of the auto court. Specific elevation will be supplied during the building permit process.
  - A typical monument styled sign, visually matching the style of the Victorian setting (see site plan) will be placed at the main entrance. Specific elevation will be supplied during the building permit process.



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- Directional address sign on River Road visually matching the style of the Victorian setting is requested. This signage would be much like the existing signage that highlights the Las Palmas Ranch community and/or Historic Route. The signage will assist in locating the Corey House since the address is not visible from River Road.

### **PARKING/TRANSPORTATION IMPROVEMENTS**

- The existing rear auto court will be remodeled and expanded to accommodate 33 spaces, 2 of which will be handicapped as required by state/government regulations. (This will allow for the installation of a pool and outdoor spa area for use by guests if the Inn on the existing parking area.) Like materials will be utilized in the resurfacing of this area.
- An auto court gate will be installed. The gate will have a combination of security remote and voice controlled for entrance purposes and will be sensor controlled for exiting. For event and meeting purposes, the gate will remain open with monitoring by an attendant creating an immediate entrance thereby avoiding any off street congestion.
- Vehicular emergency access gate will be installed. Please see elevation and revised plan depicting this gate.
- Staff parking will be provided on site for all employees however scheduled during non-event time periods. For example, groundskeepers and housekeeping crews will not be working during the course of an event, but will work prior to or after completion. Catering crews will be transported in one company vehicle.

### **REMODEL OF INTERIOR**

Interior cosmetic remodeling will be done to preserve the historical property and bring it to contemporary usage. Complete architectural and engineering plans will be submitted to the required authorities by our general contractor for each area requiring appropriate permits.

- Per the floorplans provided, bathrooms will be added or remodeled as highlighted.
- Kitchen remodel: Existing full kitchen will be updated with new appliance, cabinetry, and design materials.
- New heating and air systems will be installed and electrical updated.

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- All other areas will only be cosmetically enhanced, such as painting or carpeting.

### **GARAGE**

Existing garage unit will be remodeled to house the caretaker's quarters and day-spa facilities (i.e., massage and exercise room) for guests of the Inn.

### **WORLD-CLASS DESTINATION**

The Historic Corey House (HCH), built in 1891, is known "far and wide for the hospitality of its owners." This historic European executive retreat will offer guests the gated exclusivity and charm of a private mansion estate destination, two acres of exquisitely manicured gardens, a resort pool environment and spa facilities, and breathtaking views of Steinbeck's revered Pastures of Heaven. The Inn will offer 9 guest rooms, which will include a 2-bedroom suite (ADA compliant) with living room, and an on-site caretaker's quarters. All suites will be furnished with elegant European antiques, elegant private baths in each suite (some with fireplaces), climate controlled heating and air, 42" plasma television screens, high speed internet access, luxurious amenities, and all the accompaniments to make this estate first class and award winning.

The HCH'S target market strategy is based on becoming a destination choice for people in the Central Coast, Greater San Francisco Bay Region, domestic and international corporations, and individual and group travelers worldwide. The goal is to create a European-styled executive retreat. The Inn will offer 5-star accommodations in a gracious retreat environment, state of the art meeting facilities, full event and conference planning assistance, food and beverage planning with preferred catering companies, local tour and activity assistance, and specialty theme event planning for social and corporate events for guests of the Inn.

Because the Monterey Peninsula is one of the world's most desired destinations for the individual and corporate traveler, the Corey House provides a retreat in a desired location which is sure to be a preferred destination for the discerning guest. By concentrating on the corporate market, this area of occupancy will prove to be a majority user of this unique destination. Intimate social gatherings and weddings will also be targeted. This unique location provides a beautiful private setting, historic importance, and luxury accommodations, making the destination in a class of its own in the Central Coast. The popularity and demand for resort environments with meeting space, spa and fitness provisions, coupled with upscale personalized servicing will make this destination known worldwide. The continued growth of the Monterey Peninsula tourism and hospitality industry is sure to increase sales revenues for the Inn on a continued basis.

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In the Monterey Peninsula, there are a variety of intimate Bed and Breakfast type Inns, however, there are few with meeting facilities and the amount of land that surrounds this uniquely private country location. In the Salinas area, there are some hotels and motels, but nothing that compares to this lovely property. This will offer Salinas a unique location to market, upscale in-demeanor with historical importance for the community to benefit.

### **Corporate Events**

Corporate Meetings, Award Ceremonies, Luncheons, Picnics, Dinners, Board Meetings and Product Launches are the various uses that will be marketed for this property. Because of the intimate private setting amongst the beautifully landscaped two acre gardens, and the exquisitely decorated parlors and meeting room, this destination will be a sought after event site for a myriad of events for the corporate world.

### **Weddings**

A romantic, Historic Victorian, set amongst beautiful gardens with views of the Pastures of Heaven, will instantly make HCH the preferred Wedding destination for intimate gatherings. Guests will be able to hold wedding rehearsals, ceremonies, and reserve the beautiful Inn exclusively for their most special event.

### **Vacationers**

A perfect spot for the vacationer wanting a private resort setting with personalized servicing, serene settings, and upscale environments. Just 2 hours from Downtown San Francisco, this destination will offer the best in accommodations, servicing, and local assistance for the out of town traveler.

Typically in this industry, the consumer is looking for a location that provides comfort and uniqueness, quality accommodations, and personalized customer servicing. The owners of HCH will be hands on in all operations of the Inn. The location is ideal and centrally located in the Monterey Peninsula, capturing the local business from Monterey and Salinas, and the Central Coast at large.

The Historic Corey House will offer a distinctively different product to the Monterey Peninsula and the Salinas Valley. The owners of the HCH will not only bring a vast history of experience in all operations within the tourism and hospitality industry, but have many associations with national and international marketplaces. The historic nature of this beautiful property will attract the most discerning clientele that demand excellence in all levels of their meeting and conference planning, and will attract the individual traveler that desires specialty accommodations and privacy in a peaceful countryside setting. Unique meeting

## General Development Plan – Historic Corey House

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planning packages, recreational and spa activities on site and individual guest packages will be offered to groups staying at the Inn.

### CIRCULATION

Circulation to and from, and within, the project site is as follows:

- Regional: The site is conveniently located at the western end of the Las Palmas Development, closest to the exits off Highway 68. Such location maximizes access for facility patrons, and yet minimizes traffic accessing the neighborhood.
- Neighborhood: Nearly all traffic will be accessing the site from Woodbridge Court. (See Site Plan).
- On-Site: On-site circulation will consist of the two existing main access ways, one pedestrian entrance at existing front entrance and one vehicle entrance from the existing rear auto court. There will be no changes to existing curb cuts. Most parking will be valet parking. Patrons will arrive at the main auto court entrance at the south side of the property and park vehicles in the remodeled auto court, or for events, patrons will arrive at the front pedestrian entrance and valet assistance will be provided to bring their vehicles to the rear auto court.

### HISTORIC PRESERVATION

The Corey House is listed on the National Register of Historic Places. A fundamental goal of the project is to preserve the historic resource by establishing a creative re-use. The project will be consistent with the Secretary of the Interior's standards for the rehabilitation of historic buildings. The site's HR zoning classification will require referral of the Project to the Historic Resources Board, pursuant to County Zoning Ordinance Chapter 2154. The developer has retained a qualified historic consultant to prepare a Phase Two Assessment evaluating the historic resource. The Historic Assessment is included with the application materials.

### ENVIRONMENTAL CONSIDERATIONS

The Project presents no environmental impact issues because the site is fully developed, is connected to all public utilities and is readily accessible to urban services. The initial study prepared for the project will identify any necessary mitigation measures proposed as project conditions.

## PLAN POLICY CONFORMANCE

### GENERAL PLAN (current)

The Project will promote policies and goals of the County's General Plan. These goals, objectives and policies include:

- 1) **Objective 24.1:** *Place a top priority on immediate efforts to stabilize and expand County employment in the agriculture, tourism, retail, manufacturing and military sectors.*

The Project is consistent with this objective because it expands County employment in tourism. The project adds significant diversity to the hotel and lodging industry, for this part of the County. The Project will also add at least five permanent, full-time jobs to the community. Further employment opportunities will vary depending on the activity at the retreat. Employment will be available in the areas of management and administration, landscaping and maintenance, catering and event support services.

- 2) **Policy 24.1.2:** *The County shall support the retention and expansion of all viable and attractive tourist, retail trade, consumer and business establishments.*

As noted, the Project expands employment in tourism. This project is attractive because it will provide a high-end retreat facility in a part of the County where no such facility exists. Furthermore, the facility will be preserved as an ornate community landmark for all to enjoy.

- 3) **Policy 25.1.2:** *The County shall promote economic development which is consistent with General Plan goals such as environmental, scenic, natural resource conservation and growth management.*

Policy 25.1.2 is supported by this project because the facility has the benefit to all public services and growth. The facility has the benefit of all public services. New facilities, such as roads, will not need to be constructed to serve the facility. The facility is reusing an existing building, and thus avoiding the classic consequence of construction on raw ground. The project promotes scenic and visual preservation policies, in that it preserves the Corey House, and in fact, promotes the preservation of surrounding open spaces (such open spaces being an inherent part of the intended at this retreat).

## General Development Plan – Historic Corey House

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- 4) **Goal 52:** *To designate, protect, preserve, enhance and perpetuate those structures and areas of historical, architectural and engineering significance which contribute to the historical heritage of Monterey County.*

The General Plan text sets forth several objectives and policies to implement Goal 52, numbered 52.1 through 52.3.1. These policies and objections collectively encourage projects that enhance and perpetuate historical structures. This Project support Goal 52. The Project will entail ongoing maintenance of the structure in a manner that is historically sympathetic in design. This important historical resource will be subject to more inspections of building, structural integrity and architectural design and exterior appearance than has been invested in this site since construction of the building in 1891. The project will strongly promote Monterey County's historical heritage.

### TORO AREA PLAN

The Project supports several significant policies set forth in the Toro Area Plan. Most importantly, the Project supports those policies in the Toro Area Plan that discourage new development adjacent to agricultural properties, where such development may conflict with agricultural land uses. This Project does not result in such potential conflicts. The Project also promotes those policies relating to visual sensitivity along River Road. Additionally, the Project supports the following land use policies found in the Toro Area Plan:

**Policy Land Use 26.1.6.1(T):** *Within areas of visual sensitivity as indicated on the Toro Visual Sensitivity Map, no development shall be permitted without a finding by the Board of Supervisors or its designee that such development will not adversely affect the scenic beauty of the area. Additionally, areas of visual sensitivity shall be reviewed critically for landscaping and building design which will enhance the scenic value of the area.*

The Project site falls within the Toro Visual Sensitivity Map. The Project will not adversely affect the natural scenic beauty of the area, and, in fact, will promote the appreciation of the scenic surroundings. Also, as required by this policy, the project is being reviewed for landscaping and appearance. The historic Corey House will remain the main feature visible from the road – very little of the ground area is directly visible from the road. Consequently, the project will have no impact on the attractive visual sensitivity of this area.

### LAS PALMAS RANCH SPECIFIC PLAN

The Las Palmas Specific Plan; which dates from 1983, envisioned the House's use as a social center for the community, offices, and retail commercial and

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## General Development Plan – Historic Corey House

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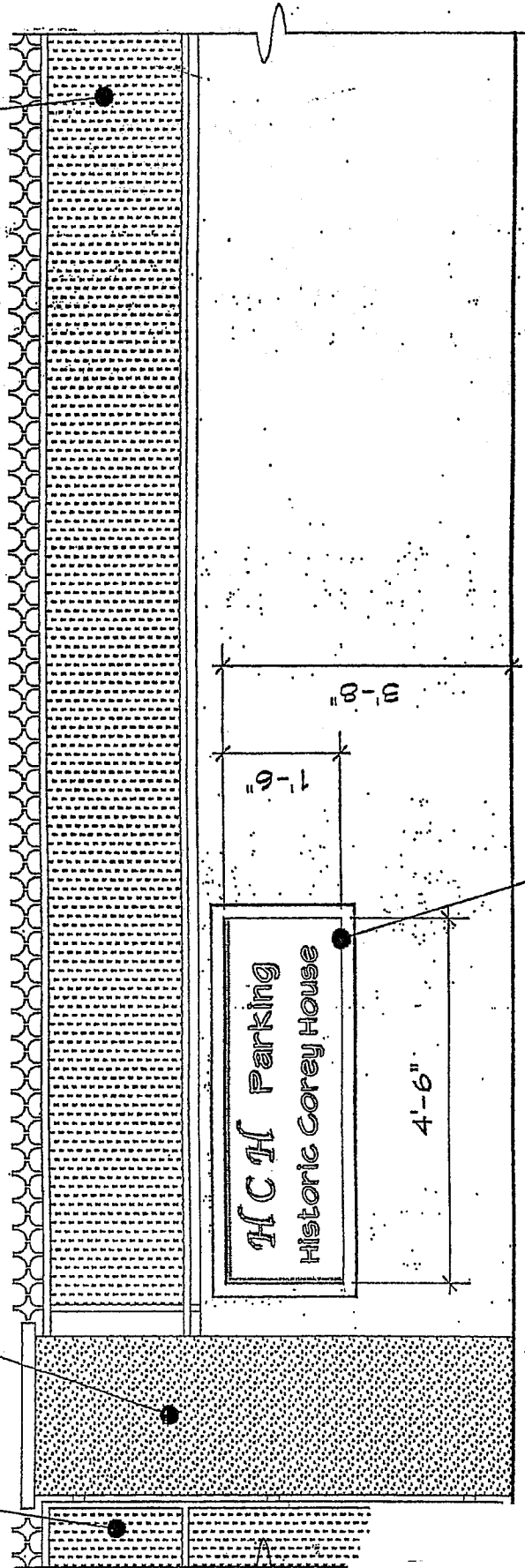
service facilities. Also, as previously stated, the property's zoning was amended to encourage the development of offices on-site. Thus, the property has long been envisioned as a use intensity greater than the surrounding single-family properties of the Las Palmas Development.

The Corey House will serve as a center for social and recreational activities and as a visitor attraction by virtue of its proposed use for social activities such as weddings, picnics, dinner and luncheon parties as well as an executive retreat offering overnight accommodations, corporate and community activities.

NEW METAL FRAMED GATE BEYOND,  
WITH DECORATIVE METAL-WORK

TYPICAL NEW STONE VENEER  
FILASTERS BEYOND

TYPICAL NEW 4' STUCCO WALL BEYOND,  
WITH 2' DECORATIVE METAL-WORK  
RAILING ALONG TOP OF WALL



7 SQ.FT. +/- POWDER COATED METAL OR  
PAINTED WOOD SIGN AND FRAME, COLORS  
TO MATCH HOUSE & TRIM TYP.

ELEVATION @ SIGN

2 STREET (EAST) ELEVATION OF NEW COMMERCIAL FENCE / WALL SIGN  
1/4" = 1'-0"

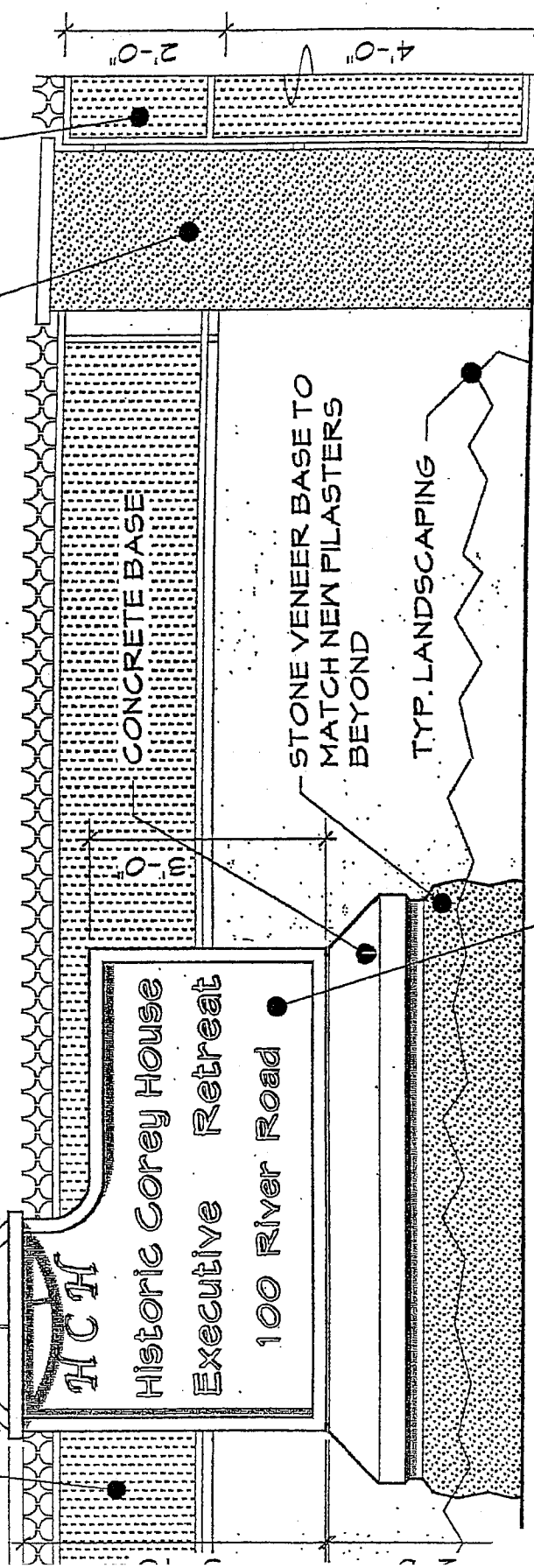


NEW METAL FRAMED GATE BEYOND,  
WITH DECORATIVE METAL-WORK

ALL

DECORATIVE METAL  
CAP ON SIGN

TYPICAL NEW STONE VENEER  
PLASTERS BEYOND



HCH  
Historic Corey House  
Executive Retreat  
100 River Road

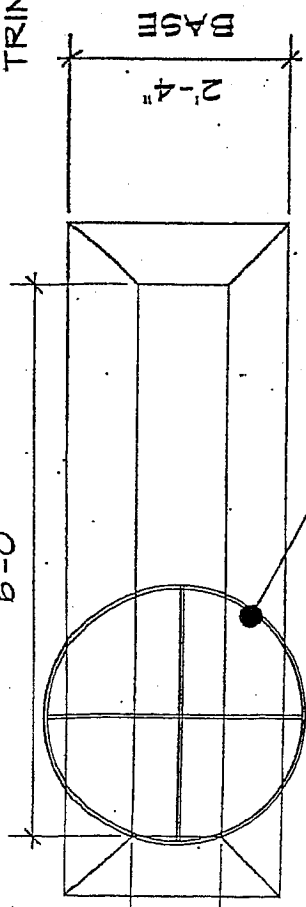
STONE VENEER BASE TO  
MATCH NEW FILASTERS  
BEYOND

TYP. LANDSCAPING

18 SQ.FT. +/- POWDER COATED METAL SIGN  
AND FRAME, COLORS TO MATCH HOUSE &  
TRIM TYP.

ELEVATION @ SIGN

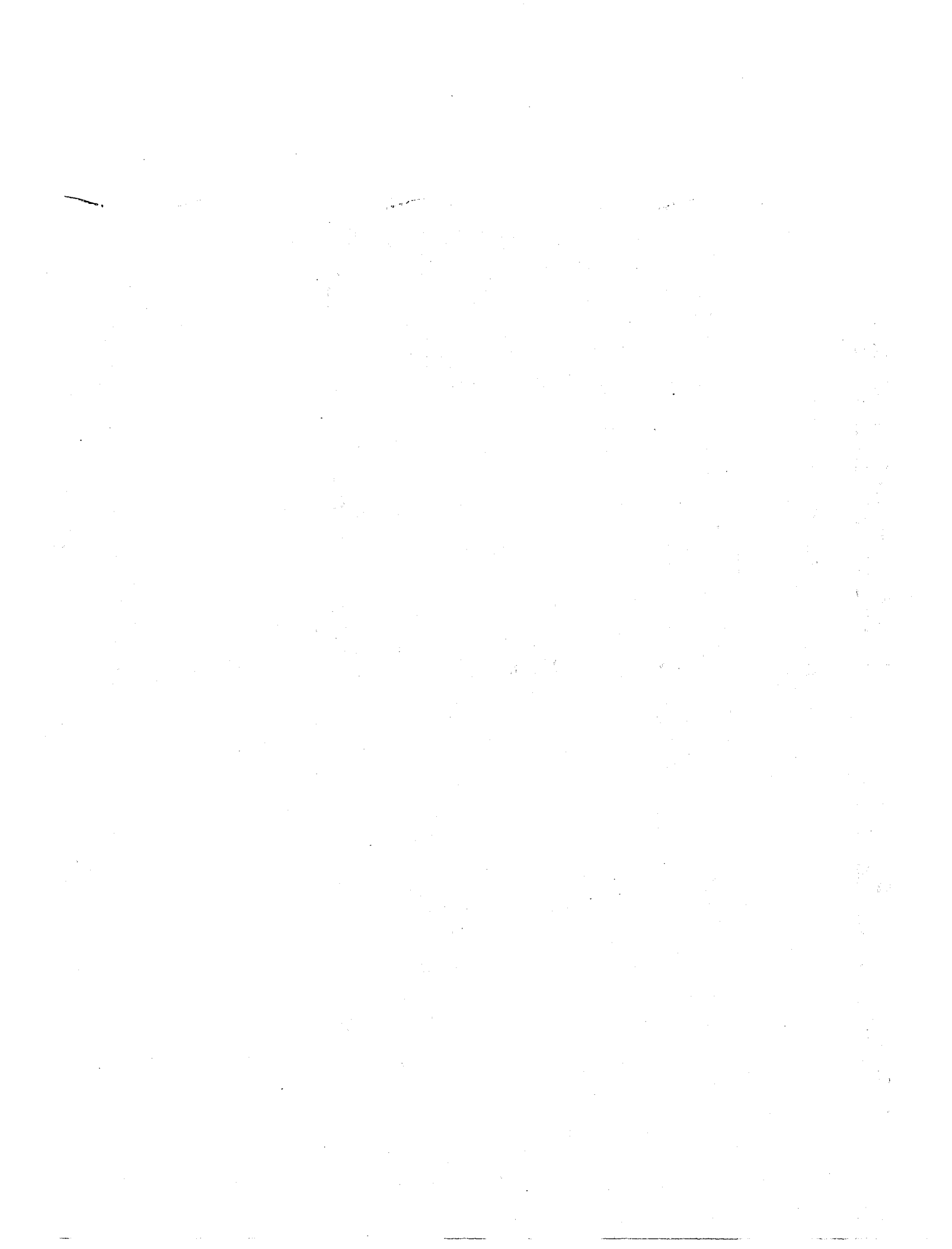
6'-0"



PLAN @ SIGN

DECORATIVE METAL CAP ON SIGN

PLAN & STREET (NORTH) ELEVATION OF NEW COMMERCIAL MONUMENT SIGN  
1/4" = 1'-0"



# EXHIBIT D

## VICINITY MAP


# TORO AREA

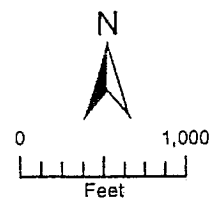


APPLICANT: PERSALL

APN: 139-221-024-000

FILE # PLN040470

 300' Limit  2500' Limit  City Limits



PLANNER: MUGAN

EXHIBIT E

CHATEAU CORALINI  
CONTRACT FOR EVENTS



RETREAT & SPA

## CHATEAU CORALINI Facility Rental Agreement

**DATE OF CONTRACT:** \_\_\_\_\_

**EVENT DATE:** \_\_\_\_\_

To reserve a date for your event, please read and sign and initial this agreement and mail with your deposit to: (Credit card authorization can be faxed)

**CHATEAU CORALINI RETREAT & SPA**  
**100 RIVER ROAD, SALINAS, CA 93908**  
**PHONE (831) 455-2100 FAX (831) 455-2154**  
**info@chateaucoralini.com**

**1. A Deposit of \$ \_\_\_\_\_ must be paid to secure your reservation. This is a non-refundable deposit.** Final estimated payment is due 30 days prior to event date. Additional charges incurred after this date will be billed and due prior to event date. A guarantee of guest count is required one week prior to event date. If guest count exceeds this guarantee, charges will be billed accordingly. If guests count decreases, you will be charged for original guarantee. If the event is cancelled within 30 days of the event, estimated cost of the event will be billed. A further deposit of \$ \_\_\_\_\_ will be collected as a security deposit. Deposit will be refunded following a post event walkthrough and provided no excessive post-clean-up is required. \_\_\_\_\_

**2. A certificate of general liability insurance for the day of your event is required.**

This can be obtained through your company or homeowners' insurance. Insurance must cover bodily injury, property damage and host liquor liability. "Historic Corey House, Inc., dba Chateau Coralini" should be named as "additional insured" for \$1,000,000.00. A copy needs to be submitted to Chateau Coralini no later than 1 week prior to your event. If you are serving alcohol, please note this with your carrier. \_\_\_\_\_

**3. Set-up is allowed the day of the event only, unless prior arrangements have been made. If you will be setting up any other day, insurance must be obtained for those dates as well. Any deliveries to Chateau Coralini by outside vendors must be noted. For events with more than 50 guests, valet service and security service is required and Chateau Coralini will arrange and client will be billed for these services. Glitter, confetti, nails, tacks, pins and staples are prohibited.**  
\_\_\_\_\_

**4. Renter shall abide by all California laws regarding serving of alcohol. No alcohol shall be served to minors under any circumstances.** \_\_\_\_\_

**5. If outside rental and catering deliveries are made, other than what is arranged by Chateau Coralini, all vendors must be approved and provide certificates of insurance to Chateau Coralini prior to delivering items or setting up items at the Chateau.**

**APPLICANT SUBMITTAL**



RETREAT & SPA

6. Live music is permitted as detailed in the DISCLOSURE DOCUMENT, and A/V equipment can be rented at an additional fee. All outdoor amplified music must end by 7:00PM, all acoustical music must end by 9:00PM. No DJ type music is allowed outdoors. Chateau Coralini reserves the right to approve all entertainment selections that may perform on site during the event, and reserves the right to limit any such entertainment in accordance with the disclosures and policies as set forth in the DISCLOSURE DOCUMENT. **All outdoor events must end by 9:00 p.m. with 1 hour clean up until 10:00 p.m.** \_\_\_\_\_

7. Renter indemnifies and holds Historic Corey House, Inc., dba Chateau Coralini Retreat & Spa harmless from and against any and all loss, damage, expense or liability in connection with personal injury or property damage or that of its guests, employees or contractors occurring during stated date of usage. \_\_\_\_\_

I have read and understand the guidelines and conditions set forth in this agreement, including the DISCLOSURE AGREEMENT. This agreement constitutes the extent of Chateau Coralini's obligations.

I agree to abide by these terms and conditions.

_____ PRINTED NAME	_____ DATE	_____ SIGNATURE	_____ DATE
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**SITE RENTAL & CATERING FEES**

**SITE RENTAL FEES:** \_\_\_\_\_ \$ \_\_\_\_\_

**STAFFING FEES:** \_\_\_\_\_ \$ \_\_\_\_\_

**CATERING:** \_\_\_\_\_ \$ \_\_\_\_\_

Food: \_\_\_\_\_ \$ \_\_\_\_\_

Beverages: Coffee/Soft \_\_\_\_\_ \$ \_\_\_\_\_

Chef Fee: \_\_\_\_\_ \$ \_\_\_\_\_

Labor: \_\_\_\_\_ \$ \_\_\_\_\_

Tax: \_\_\_\_\_ \$ \_\_\_\_\_

Service Charge: \_\_\_\_\_ \$ \_\_\_\_\_

Rentals: \_\_\_\_\_ \$ \_\_\_\_\_

**ESTIMATED TOTAL:** \_\_\_\_\_ \$ \_\_\_\_\_

**BEVERAGE SET UP:** \_\_\_\_\_

**ACCOMMODATION CHARGES:** \_\_\_\_\_ \$ \_\_\_\_\_

**APPLICANT SUBMITTAL**



RETREAT & SPA

Event Date: \_\_\_\_\_  
Event Time: \_\_\_\_\_  
Type of Event: \_\_\_\_\_  
Number of Guests: \_\_\_\_\_  
Contact Name: \_\_\_\_\_ Other: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
Billing Address/City/ST/Zip \_\_\_\_\_  
Email Address: \_\_\_\_\_

Signature of Renter: \_\_\_\_\_ Date: \_\_\_\_\_

Total Event Fee: \$ \_\_\_\_\_

Total Accommodation Fees: \$ 0 Deposit Due: \_\_\_\_\_

Est Balance Due: \$ \_\_\_\_\_

**CHECKLIST OF EVENT DOCUMENTS RETURNED:**

Contract & Disclosure Doc: \_\_\_\_\_  
Liability Certificate \_\_\_\_\_  
Deposit \_\_\_\_\_ Final Estimated Payment \_\_\_\_\_  
Picked up keys \_\_\_\_\_  
Returned keys \_\_\_\_\_  
Walkthrough \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF CHATEAU CORALINI REPRESENTATIVE

\_\_\_\_\_  
DATE

APPLICANT SUBMITTAL





RETREAT & SPA

**HISTORIC COREY HOUSE, INC. , DBA CHATEAU CORALINI  
DISCLOSURES & CONDITIONS**

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

1. The Historic Corey House, dba Chateau Coralini and its grounds are surrounded by a residential neighborhood and private property owned by the Las Palmas Homeowners Association (LPHOA) . Chateau Coralini guests shall not be permitted to trespass and/or utilize common areas owned by the Las Palmas Home Owners Association . Use of the Chateau Coralini must be conducted in a manner that respects the private property rights of the surrounding neighborhood and LPHOA .

2. All roads and parking areas outside the Chateau Coralini property are owned by the LPHOA and cannot be used for event parking. All Inn guests and event attendees, or persons providing service for an event, or any other persons affiliated with the event or guest reservation must park on site.

3. All property outside the Chateau Coralini property, including the parks, roads and open space, is owned by private residents or the LPHOA and cannot be trespassed upon by Inn or event participants, with the exception that event participants may use Woodridge Court and River Run Road to access the hotel in their vehicles when coming to or leaving the Inn.

4. Accommodations: Check in at the Inn is at 3:00PM, and check out is at 11:00AM. Guest room keys will be provided upon arrival and must be dropped at front desk upon departure from the Inn. Guests may collect their keys from the desk upon arrival back at the Inn.

5. Local telephone calls are complimentary, and any long distance charges incurred will be billed back to clients credit card provided on file.

6. Noise from any event or guest shall not exceed 60 dBA Leq (hourly) as measured from the perimeter of the property line at any time. Event music guidelines will be supplied under separate contract within facility agreement.

7. Security cameras will be operating on site 24 hours a day.

8. A complimentary served breakfast or buffet will be served between the hours of 8:00AM-10:00AM in the Versailles Dining Room. All additional food and beverage services for groups or individual requests will be per separate contract.

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

Date: \_\_\_\_\_

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

Event Date: \_\_\_\_\_

Approved: \_\_\_\_\_

Historic Corey House, Inc., dba Chateau Coralini Retreat & Spa,  
Linda Persall, President

**APPLICANT SUBMITTAL**



# EXHIBIT F

## APPLICANT'S SUMMARY OF EVENTS HELD

CHATEAU CORALINI-RECAP OF EVENTS 2008/2009

Month	2008	2009
January	1	3
February	1	2
March	0	3
April	1	2
May	1	0
June	1	5
July	0	1
Aug	0	1
Sept	0	3
Oct	1 2 bkd	
Nov	0 3 bkd	
Dec	5 3 bkd	
Total	11	20

The above references the number of events per month since opening. A total of 31 total events over the past two years. The events comprised of corporate receptions, community events, baby and bridal showers, holiday parties, winery and press/promotional dinners, and 4 weddings. All in compliance. No event was a total outdoor event. All events with more than 50 people had security and event those that were less than 50 people had security as deemed important by the owners. No DJ music outside. No monitoring necessary.

**RECAP OF EVENTS:**

January 08: (1 event)  
 Wedding event: Indoor event. Security hired. Approx. 50 guests attended.  
 Febr 08: (1 event)  
 Tourism Task Force Mtg: 12 p  
 March 08: (0 events)  
 April 08: (1 event)  
 Las Palmas Community Open  
 House(Approx 150 guests over a 4 hr period)  
 May 08: (1 event)  
 Indoor event/40p. Security attended.  
 Ribbon Cutting Ceremony/Chamber of Commerce  
 June 08: (1 event)  
 Wedding event/30 guests, garden ceremony, indoor luncheon  
 July 08: (0 events)  
 August 08: (0 events)  
 Sept 08: (0 events)  
 Oct 08: (1 event)  
 Dinner for 18 p  
 Nov 08: (0 events)  
 Dec 08: (5 events)  
 Corporate Holiday parties for 20-50 people, indoor. NY dinner for 24 people.  
 Security attended as applicable.  
 (3 events)

APPLICANT SUBMITTAL

CC Recap,  
Continued  
2009

Jan 09:

Corporate meeting(35P), Press wine dinner(10p), birthday party(37P)

Feb 09: (2 events)

Valentine's Dinner 37 guests, Monterey County Vintner's press dinner: 9 p.

Mar 09: (3 events)

Kid's bday party: 18p, Baby shower for 24 p, Open house-40 p

April 09: (2 events)

Bridge Lunch-8p, Reception: 40P

May 09: (0 events)

June 09: (5 events)

Ladies Luncheon(50p), Baby Shower(30p) , Wedding(22 p),

Community meeting 8p, Bday dinner: 16 p.

July 09: (1 event)

Wine seminar: 37 p

August 09: (1 event)

Tourism Task Force Mtg: 12 p

Sept 09: (3 events)

Bridge Lunch-8p, wedding lunch and dinner(2/30-48), Corp reception-50p,

Sunset Mag winery press dinner: 12p

Oct 09: (2 events bkd)

Bridal shower-24p, Dinner-15p

Nov 09: (3 events bkd)

Berries & Branches Tour(2days), wedding 40p

Dec 09: (3 events bkd)

Corporate holiday receptions, 30-40p

APPLICANT SUBMITTAL

