

**MINOR SUBDIVISION COMMITTEE
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 05006

APN# 008-423-024-000
and 008-423-018-000

In the matter of the application of
MAC LEAN-CLAIR PARTNERS ET AL (PLN040516)

FINDINGS & DECISION

for a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval for first- and second-story additions totaling 1,142 sq. ft. to an existing two-story 4,014 sq. ft. residence, including the demolition of a 596 sq. ft. detached garage and the reconstruction of an 828 sq. ft. detached garage; a Coastal Development Permit to allow an attached 496 sq. ft. caretaker's unit; a Coastal Development Permit for development within 750 feet of a known archaeological resource; and a Coastal Development Permit for a Lot Line Adjustment of 817 sq. ft. (Parcel 1 will increase in size from 43,957 to 44,774 sq. ft., and Parcel 2 will be reduced from 89,298 to 88,481 sq. ft.); including approx. 250 cubic yards of excavation exported offsite and retaining walls. The parcels are located at 3326 and 3330 Seventeen Mile Drive, Pebble Beach, Del Monte Forest Area, Coastal Zone.

Said Minor Subdivion Committee, having considered the application and the evidence presented relating thereto,

1. **FINDING: CONSISTENCY** - The project, as conditioned, is consistent with applicable plans and policies, including the Monterey County Coastal Subdivision Ordinance (Title 19), the *Del Monte Forest Land Use Plan*, the *Regulations for Development in the Del Monte Forest Land Use Plan Area*, Part 6 (Appendices) of the *Coastal Implementation Plan*, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development.

EVIDENCE: (a) PBI staff has reviewed the project as contained in the application and accompanying materials for consistency the *Del Monte Forest Land Use Plan*, the *Regulations for Development in the Del Monte Forest Land Use Plan Area*, Part 6 (Appendices) of the Coastal Implementation Plan. PBI staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Coastal Subdivision Ordinance (Title 19) and the Monterey County Zoning Ordinance (Title 20) and has determined that the project is consistent with these plans and ordinances, which designate this area as appropriate for residential development. Application materials in Project File PLN040516.

(b) Project planner conducted an on-site inspection on March 7, 2005, to verify that the project on the subject parcel conforms to the plans and ordinances listed above.

(c) The project, which is for additions to a single-family dwelling including a caretaker's unit, a lot line adjustment, and development within 750 feet of a known archaeological resource, involves a principally-allowed use and three conditional uses, respectively, in accordance with Sections 20.14.040.A, 20.14.050.I, and 20.14.050.BB of the Zoning Ordinance (Title 20), as well as Section 20.147.080.A.1 of the *Regulations for Development in the Del Monte Forest Land Use Plan Area*.

(d) The project is in compliance with Site Development Standards for the Low Density Residential District in accordance with Section 20.14.060 of the Zoning Ordinance (Title 20).
(e) LAND USE ADVISORY COMMITTEE: The project was not reviewed by the Del Monte Forest LUAC pursuant to interim procedures adopted by the Board of Supervisors.
(f) 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 PLN040516.

2. FINDING: DEVELOPMENT ALONG 17-MILE DRIVE - The proposed demolition and reconstruction of a garage with a 50-foot front-yard setback will have no impact on the view of travelers along 17-Mile Drive due to existing vegetation and terrain that serve to screen views of the subject parcel by travelers along 17-Mile Drive. Therefore, pursuant to the exception criteria allowed by Section 147.070.C.9 of the *Regulations for Development in the Del Monte Forest Land Use Plan Area*, a minimum setback of 100 feet from the centerline of 17-Mile Drive is not required in this case. As a condition of approval (Condition 7), the required 50-foot front-yard setback shall be conveyed to the County as a Scenic & Conservation Easement, in accordance with Section 20.64.280 of the Zoning Ordinance (Title 20).

EVIDENCE: (a) Section 147.070.C.9 of the *Regulations for Development in the Del Monte Forest Land Use Plan Area* and Section 20.64.280 of the Zoning Ordinance (Title 20).
(b) 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 PLN040516.
(c) Onsite inspection conducted by the project planner on March 7, 2005, to verify that the project on the subject parcel conforms to the plans and ordinances listed above.
(d) Condition 7. (Exhibit "D")

3. FINDING: CARETAKER'S UNIT - The applicant has demonstrated the necessity for a caretakers unit since the owner of property cannot perform adequately the functions required for maintaining and securing the property and requires additional assistance to a sufficient degree to warrant a caretaker. The establishment of the caretaker unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County; and the proposed caretaker unit complies with all of the applicable requirements of Section 20.64.030(C) of the Zoning Ordinance (Title 20). Adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health.

(a) In a letter dated February 15, 2005, the owner's agent states that a caretaker's unit is a necessity for the subject property since it is the second home of Clair & MacLean and is therefore vacant during most of the year, which means that the owners are unable to keep-up with the maintenance of the property or maintain its security as necessary. (Exhibit "G")
(b) Condition 6 requires that prior to the issuance of building permits for caretaker's quarters or use of an existing building for caretaker's quarters, the property owner shall record a deed restriction reflecting the regulations applicable to the caretaker's quarters. (Exhibit "D")

4. FINDING: NO VIOLATIONS - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County's

zoning ordinance. No violations exist on the property, and all zoning violation abatement cost, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations that exist on subject property.

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

EVIDENCE: The project was reviewed by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Parks and the Pebble Beach CSD. The respective departments and agencies 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. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions. (Exhibit “D”)

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

EVIDENCE: (a) The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, and the Pebble Beach CSD. Conditions recommended have been incorporated. (Exhibit “D”)

(b) According to the PBID Geographic Information System (GIS), the project lies on the border between a seismic-hazard zone “I” (i.e., “low”) and a zone “III” (i.e., “moderate”), both landslide risk and liquefaction risk are low, while erosion risk is moderate. No known seismic fault lines are located within 1/8 of a mile of the subject parcels.

(c) An archaeological survey prepared by Archaeological Consulting, Inc., dated March 21, 1994, reports no evidence of archaeological or historic resources onsite.

(d) Staff conducted a site visit on March 7, 2005, to verify that the site is suitable for this use.

(e) Necessary public facilities are available and will be provided.

7. **FINDING: CEQA (EXEMPT)** – The project is exempt from environmental review.

EVIDENCE: (a) CEQA Guidelines Sections 15303, 15304, and 15305 allow small structures, minor alterations to land, and minor changes in land-use limitations, respectively, to be categorically exempted from environmental review.

(b) No adverse environmental effects were identified during staff review of the development application.

(c) According to the PBID Geographic Information System (GIS), the project lies on the border between a seismic-hazard zone “I” (i.e., “low”) and a zone “III” (i.e., “moderate”), both landslide risk and liquefaction risk are low, while erosion risk is moderate. No known seismic fault lines are located within 1/8 of a mile of the subject parcels.

(d) An archaeological survey prepared by Archaeological Consulting, Inc., dated March 21, 1994, reports no evidence of archaeological or historic resources onsite.

8. **FINDING: PUBLIC ACCESS** - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or

cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

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

9. **FINDING: LOT LINE (ADJACENT PARCELS)** - The lot line adjustment is between two existing adjacent parcels.

EVIDENCE: Application and plans for a lot line adjustment found in the Project File PLN040516.

10. **FINDING: LOT LINE (PARCEL CREATION)** - A greater number of parcels than originally existed will not be created as a result of the lot line adjustment.

EVIDENCE: Two contiguous separate legal parcels of record will be adjusted and two adjacent contiguous separate legal parcels of record will result from the adjustment. (Exhibit "F")

11. **FINDING: LOT LINE (ZONING CONFORMITY)** - The parcels resulting from the lot line adjustment conform to the County Zoning and Building Ordinances.

EVIDENCE: The proposed lot line adjustment is consistent with the site development standards for parcels within the LDR/1.5(CZ) Zoning District, pursuant to Sections 20.14.060 of the Monterey County Zoning Ordinance (Title 20). The application and plans for a lot line adjustment found in Project File PLN040516.

12. **FINDING: APPEALABILITY** - The project is appealable to the Board of Supervisors and California Coastal Commission.

EVIDENCE: Section 20.86.030 and 20.86.080 of the Monterey County Coastal Implementation Plan (Part 1) and Section 19.01.040 of the Monterey County Coastal Zone Subdivision Ordinance (Title 19).

DECISION

It is the decision of the Minor Subdivision Committee of the County of Monterey to that said application for a Combined Development Permit and Design Approval be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 31st day of March, 2005.

AYES: McPharlin, Hawkins, Mulholland, Hori, Hodges, Mounday
NOES: None
ABSENT: None
ABSTAIN: None

LYNNE MOUNDAY, SECRETARY

COPY OF THIS DECISION MAILED TO APPLICANT ON

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

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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 90th 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 Marina.
2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

**Monterey County Planning and Building
Inspection
Condition Compliance Matrix**

Project Name: MACLEAN & CLAIR

File No: PLN040516 *APNs:* 008-423-024-000 & 008-423-018-000

Approval by: Minor Subdivision Committee *Date:* March 31, 2005

<i>Permit Cond. No.</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.	<p>The subject permit approval grants a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval for first- and second-story additions totaling 1,142 sq. ft. to an existing two-story 4,014 sq. ft. residence, including the demolition of a 596 sq. ft. detached garage and the reconstruction of an 828 sq. ft. detached garage; a Coastal Development Permit to allow an attached 496 sq. ft. Caretaker's Unit; a Coastal Development Permit For Development within 750 feet of a known archaeological resource; and a Coastal Development Permit for a Lot Line Adjustment of 817 sq. ft. (Parcel 1 will increase in size from 43,957 to 44,774 sq. ft., and Parcel 2 will be reduced from 89,298 to 88,481 sq. ft.); including approx. 250 cu. yds. of excavation exported offsite and retaining walls. The project will result in 4,841 sq. ft. of structural impervious coverage and 3,987 sq. ft. of other-than-structural impervious coverage. The properties are located at 3326 And 3330 Seventeen Mile Drive (Assessor's Parcel Numbers 008-423-024-000 and 008-423-018-000), Pebble Beach, within the Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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	than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)				
2.	This permit shall expire two years from the date of adoption unless extended by the Director of Planning and Building Inspection pursuant to Section 20.140.100 of the Coastal Implementation Plan. (Planning and Building Inspection)	Vest project within two years or apply for a Permit Extension at least 30-days prior to expiration.	Owner/ Applicant	March 31, 2007	
3.	No land clearing or grading shall occur on the subject parcel between October 15 th and April 15 th unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)	None	Owner/ Applicant	October 15 th to April 15 th	
4.	All new utility and distribution lines shall be placed underground. (Planning and Building Inspection; Public Works)	None	Owner/ Applicant	Ongoing	
5.	The applicant shall record a notice that states: “A permit (Resolution) was approved by the Minor Subdivision Committee for Assessor’s Parcel Numbers 008-423-024-000 and 008-423-018-000 on March 31, 2005. The permit was granted subject to 19 conditions of approval that 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 recordation of Record of Survey. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits.	

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6.	<p>The applicant shall record a deed restriction that states the following: <i>Section 20.64.030.C of the Zoning Ordinance (Title 20) defines the regulations for allowing Caretaker’s Units in the Coastal Zone, which are (as applicable):</i></p> <ol style="list-style-type: none"> 1. <i>Only 1 caretaker unit per lot shall be allowed.</i> 2. <i>The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on- site or on contiguous lots under the same ownership.</i> 3. <i>The minimum lot size for establishment of a caretaker unit in areas not served by public sewers shall be two acres. The minimum lot size for establishment of a caretaker unit in the Carmel Planning Area shall be 40 acres.</i> 4. <i>Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located, except in North County. In North County, caretakers units shall not be permitted on lots less than 5 acres if located in an area not served by public sewer systems.</i> 5. <i>The maximum floor area for a caretaker unit 850 square feet.</i> 6. <i>A minimum of 1 covered off-street parking space shall be provided for the caretaker unit.</i> 7. <i>The caretaker unit shall not be separately rented let, or leased to other than the caretaker whether compensation be direct or indirect.</i> 8. <i>Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning.</i> 9. <i>Caretaker units are not permitted on any lot less than 10 acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to a Coastal Administrative Permit.</i> 10. <i>The applicant shall record a deed restriction as a condition of project approval, stating that the caretaker unit shall not be rented to other than the caretaker. (Planning and Building Inspection)</i> 	<ol style="list-style-type: none"> A. Submit the completed, signed, and notarized deed-restriction form to PBI for review and approval. B. Submit proof of recordation to PBI 	Owner/ Applicant	Prior to Issuance of grading and building permits.	

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7.	A Scenic & Conservation Easement shall be conveyed to the County over the entire 50-foot front-yard setback area required for this project. A proposed easement deed shall be submitted to, and approved by, the Director of Planning and Building Inspection prior to issuance of grading and building permits. The easements shall be conveyed to the County, upon approval by the Board of Supervisors, prior to final building inspection. (Planning and Building Inspection)	1) Submit appropriate conservation easement deed to PBI for review and approval by the Director of Planning and Building Inspection.	Owner/ Applicant	Prior to Issuance of Grading & Building Permits	
		2) Conveyance to the County upon approval by the Board of Supervisors.	Owner/ Applicant	Prior to Final Inspection	
8.	All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)	Submit three copies of the lighting plans to PBI for review and approval	Owner/ Applicant	Prior to issuance of building permits.	
9.	Trees that are located close to the construction site shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	

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10.	Obtain a survey of the new line and have the line monumented. (Public Works)	Owner shall have a surveyor monument the new lines. Evidence of completion of monumentation shall be submitted to DPW for review and approval.	Owner/ Applicant/ Surveyor	Prior to Recordation of Parcel Map	
11.	File a Record of Survey showing the new line and its monumentation. (Public Works)	Owner's Surveyor to prepare record of survey and submit to DPW for review and approval.	Owner/ Applicant/ Surveyor	Prior to Recordation of Parcel Map	
12.	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. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
13.	The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	

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14.	The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
15.	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	
16.	All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach CSD)	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 permits.	
		Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

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17.	All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach CSD)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
18.	The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	

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	materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (Planning and Building Inspection)	All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	

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19.	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. (Planning and Building Inspection)	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.	Owner/ Applicant/ Archaeo- logist	Ongoing	