

**Before the Planning Commission
in and for the County of Monterey, State of California**

In the matter of the application of:

ROBERT LOUIS STEVENSON SCHOOL (PLN190091)

RESOLUTION NO. 24-035

Resolution by the County of Monterey Planning
Commission:

- 1) Adopting a Mitigated Negative Declaration;
- 2) Approving a General Development Plan;
- 3) Approving a Combined Development Permit consisting of the following:
 - a) Coastal Administrative Permit to construct (Building L) and replace/expand (Building E, Building F, Building G, and Building J) institutional buildings;
 - b) Coastal Administrative Permit to construct student and faculty housing (Buildings A and B2);
 - c) Coastal Development Permit to allow removal of 132 trees; and
 - d) Coastal Development Permit to allow development within 100 feet of ESHA; and
- 4) Adopting a Mitigation Monitoring and Reporting Plan.

[PLN190091, ROBERT LOUIS STEVENSON SCHOOL, 3152 FOREST LAKE ROAD et al., DEL MONTE FOREST LAND USE PLAN (APNS: 008-022-003-000, 008-022-020-000, 008-022-021-000, 008-022-023-000, 008-022-033-000, 008-022-036-000, 008-022-037-000, 008-022-038-000, 008-031-002-000, 008-031-013-000, 008-532-008-000, 008-532-009-000, 008-532-010-000, 008-571-012-000 and 008-571-013-000)]

The ROBERT LOUIS STEVENSON SCHOOL application (PLN190091) came on for a public hearing before the County of Monterey Planning Commission on October 30, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the County of Monterey Planning Commission finds and decides as follows:

FINDINGS

- 1. FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- The 1982 County of Monterey General Plan;
 - Del Monte Forest Land Use Plan (DMF LUP);
 - County of Monterey Zoning Ordinance (Title 20); and
 - County of Monterey Coastal Implementation Plan (Part 5), Del Monte Forest Land Use Plan Area.

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Robert Louis Stevenson School (RLS) consists primarily of a Main Campus and a North Campus. The Main Campus houses the majority of the school's buildings including academic, administrative, and student/faculty residence halls, and meets the needs of daily school functions. The North Campus includes athletic fields, tennis courts, maintenance facilities, and a proposed Wellness Center that will support extra-curricular and active recreational activities.

The Proposed Project consists of an update to the Campus Plan through approval of a General Development Plan (dated March 2021), which will allow updating of, additions to, or reconstruction of many of the campus' academic buildings and the construction of several housing structures for students and faculty. Campus square footage will increase from 248,397 to 389,377 upon Campus Plan buildout, a 56% increase.

- c) Allowed Use. The properties are located at 3152 Forest Lake Road [Unit B, Unit C, Unit D, Unit E]; 1235, 1239, 1241 and 1243 Faculty Drive; 3151 Forest Lake Road; 1271 and 1275 Viscaino Road; 1223 Bristol Lane; 1225 and 1227 Silver Court; 1201 and 1203 Benbow Place, Del Monte Forest. The proposed Campus Plan includes APNs 008-022-003-000, 008-022-020-000, 008-022-021-000, 008-022-023-000, 008-022-033-000, 008-022-036-000, 008-022-037-000, 008-022-038-000, 008-031-002-000, 008-031-013-000, 008-532-008-000, 008-532-009-000, 008-532-010-000, 008-571-012-000 and 008-571-013-000.

In 1988, the Del Monte Forest Local Coastal Program ("LCP") was certified, and the Main Campus and North Campus were zoned Institutional Commercial, Coastal Zone ("IC(CZ)") and Open Space Recreation, Coastal Zone ("OR(CZ)"). The Use Permits approved in the 1980s were considered as the operative "Plan," and either resulted in the continued approval of projects without a campus-wide General Development Plan (GDP), or a discrete GDP was requested that only covered a proposed individual project. An area of the campus between the Main Campus and North Campus includes sewer infrastructure and a maintenance road and is zoned Resource Conservation ("RC(CZ)"). The southern boundary, and part of the western boundary, of the campus are adjacent to a narrow property that is also zoned RC(CZ). Proposed housing and Building B1 are located near this RC zoned property. The RLS Campus also owns several residential properties between the

campus and Spyglass Hill Golf Course. Those residential properties are in the Medium Density Residential, Coastal Zone (“MDR(CZ)”) zoning district. Schools are an allowed use within the IC(CZ) zoning district pursuant to Title 20 Section 20.21.060.A; accessory structures are allowed pursuant to Section 20.21.050.E. Allowed uses within the OR(CZ) district include buildings accessory to any principal allowed uses (Title 20 Section 20.38.040.B) and employee housing (Title 20 Section 20.38.050.O). Residential uses are proposed within the MDR(CZ) zoning district and are allowed pursuant to Title 20 Sections 20.12.040.A M and N. Employee Housing is allowed pursuant to Title 20 Section 20.12.040.T. Even if considered part of the campus development, other residential uses are also allowed in the MDR(CZ) zoning district pursuant to Title 20 Sections 20.12.050.A, B and D. Therefore, the uses proposed as part of the Campus Plan are allowed land uses for this property.

The school was approved for development over the years with numerous permits. The current campus configuration was approved by the Planning Commission in 1981 and 1982 (Resolutions 81-296 and 82-311), with an appeal related to the athletic field area decided by the Board of Supervisors. Those earlier decisions constitute the current Campus Plan for the school. The project is an update of the Campus Plan through adoption of a General Development Plan and Combined Development Permit. This Combined Development Permit will allow construction of some of the proposed buildings with a Design Approval, while other buildings will require subsequent coastal development permits due to proximity to sensitive resources.

- d) Lot Legality. The legal lots for the Campus consist of several legal parcels. An exhibit has been prepared that describes the legal lot boundaries within the Main Campus area and is found as Exhibit D of the Planning Commission October 30, 2024, staff report. The North Campus consists of two parcels established through deeds recorded at Reel 887, Page 738 (1973) and Book 1401, Page 174 (1952) as well as the easterly parcel being identified as Parcel B on Volume 14, Parcel Maps, Page 15. Residential parcels associated with the campus are shown as Lots 8, 9 and 10 of Tract 675, Resubdivision of Spyglass Hill South (Volume 11 of Maps, Cities and Towns, Page 53), and Lots 11 and 12 of Tract 646, Benbow Subdivision (Volume 11 of Maps, Cities and Towns, Page 22).
- e) Design/Neighborhood and Community Character. The Robert Louis Stevenson School campus is located within a residential, golf course and open space area. The Main Campus and North Campus are surrounded by residential uses, with two adjacent golf courses and open space to the south of the campus. Screening vegetation exists around the perimeter of most of the campus and will remain. While significant tree removal will occur around the campus perimeter, replacement planting of trees will be required to be sited in a manner that ensures a perimeter tree canopy will remain into the future.

The school campus has been in place for almost 100 years and has expanded over time. The General Development Plan provides guidance and guidelines on campus layout, future construction and design, connectivity between structures and uses, and operations. A condition requires the preparation of a final General Development Plan that reflects the final approval.

The project is not within an area identified as a visual resource area (DMF LUP Figure 3).

The entirety of the RLS campus area include a Design Control (“D”) overlay zoning district. As recommended in the conditions of approval, all future development will require a public hearing Design Approval or Coastal Development/Administrative Permit to ensure that final design is consistent with the DMF Local Coastal Program and the approved General Development Plan, includes a design appropriate for the neighborhood and campus, and protects resources in the area.

- f) Development Standards. Most of the proposed development will occur in the Institutional Commercial zoning district. Development standards for this zoning district include a 35 foot height limit, setbacks as established by the General Development Plan, and coverage limitations of 40 percent. Some of the housing development is proposed on Medium Density Residential properties owned by RLS. Development standards for the MDR properties include a 27 foot height limit, setbacks of twenty feet (front), ten feet (rear and first story side) and twenty feet (second story side). Lot Coverage and Floor Area Ratio for MDR is 25% for MDR/2 and 35% for MDR/4. The area of campus zoned Open Space Recreation is primarily associated with the campus’ sports facilities, but proposed building B2 is located within the OR zoning district. Development standards for the OR district are a height limit of 30 feet, setbacks of 30 feet (front) and 20 feet (side and rear). Lot coverage in the OR district is ten percent. No development is proposed within the RC zoning district.
- g) The project is consistent with DMF LUP policies and regulations found in the County of Monterey Coastal Implementation Plan. See other evidence located in this Finding No. 1. Public Access is not required for this project (see Finding No. 6 and supporting evidence).
- h) Biological Resources. A biological study has been submitted as part of the application to update the Campus Plan (General Development Plan) for the entire school (see Finding No. 2, Evidence “b”). Biological resources are found in the Seal Rock Creek drainage, including within a tributary that bisects the school property north of the proposed building (the main Seal Rock Creek drainage is north of the campus). This drainage across this property is intermittent, with flows occurring primarily during and immediately following storms.

Areas of environmentally sensitive habitat have also been identified within the North Campus area, with two portions of the campus restricted from development through conservation easements. East of the athletic fields on the North Campus is a conservation easement that restricts activities within that area to protect Environmentally Sensitive Habitat (“Memorandum, ESHA on Stevenson Upper Campus,” prepared by Fenton and Keller, Monterey, California, dated August 27, 2021, including technical reports from Zander Associates, Thompson Wildland Management, and the California Coastal Commission (Immaterial Permit Amendments)). Another conservation easement is located to the north of the athletic fields on the North Campus. This easement was imposed as part of the action by the Board of Supervisors in 1983. All proposed development is located outside of these two easement areas. An off-campus scenic easement is adjacent to the south side of the campus and along Silver Court, west of the campus. This area is zoned Resource Conservation, Coastal Zone, which significantly limits use of the property. Also see Finding 8 and supporting evidence.

- i) Inclusionary Housing. The project will be constructing housing for faculty and staff, in addition to the student housing. According to information submitted by the school, primarily junior faculty will be occupying these faculty units and they will typically meet low and moderate income categories for housing costs. In addition, this project meets goals related to providing housing where jobs are located, thereby providing affordable housing, reducing daily traffic trips and related emissions, and result in a reduction in greenhouse gas emissions. The proposal meets the spirit and intent of the inclusionary housing ordinance requirements by providing 100 percent affordable housing on campus. No formal inclusionary housing requirements are being recommended for this project.
- j) Land Use Advisory Committee (LUAC) Review. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review based on the LUAC Procedure Guidelines adopted by the County of Monterey Board of Supervisors (Resolution No. 15-103). The LUAC considered the project on November 2, 2023, and recommended the Campus Plan project be approved as submitted by a vote of 6-0.
- k) The project planners conducted site inspections on September 24, 2022, and March 30, 2023, to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN190091.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (Fire District). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
- b) Staff identified potential impacts to archaeological resources, biological resources, and geotechnical and traffic concerns. The following technical reports have been prepared:
- “Preliminary Cultural Resources Reconnaissance of APN 008-022-03 (sic), Pebble Beach, Monterey County, California,” prepared by Archaeological Consulting, Salinas, CA, dated April 9, 1990.
 - “Preliminary Archaeological Assessment of APN 008-022-033 and 008-031-002, at Robert Louis Stevenson School, Pebble Beach, Monterey County, California,” prepared by Archaeological Consulting, Salinas, CA, dated July 21, 2016.
 - “Preliminary Cultural Resources Reconnaissance of APN 008-022-03, -12, and -21, Pebble Beach, Monterey County, California,” prepared by Archaeological Consulting, Salinas, CA, dated February 27, 1992.
 - “Preliminary Cultural Resources Reconnaissance of Stevenson School Main Campus Entry and the Tennis Court Parking Site, Pebble Beach, Monterey County, California,” prepared by Archaeological Consulting, Salinas, CA, dated May 3, 2002.
 - “Preliminary Cultural Resources Reconnaissance of the Proposed Athletic Field at Stevenson School, Pebble Beach, Monterey County, California,” prepared by Archaeological Consulting, Salinas, CA, dated May 3, 2002.
 - “Preliminary Cultural Resources Reconnaissance of Portions of A.P.N. 008-022-12, Pebble Beach, Monterey County, California,” prepared by Archaeological Consulting, Salinas, CA, dated October 25, 1988.
 - “Faculty housing at Stevenson School, APN 008-022-036, -037, & -038,” prepared by Archaeological Consulting, Salinas, CA, dated September 21, 2011.
 - “Conceptual Stormwater Control Plan for Stevenson School General Development Plan Amendment,” prepared by Whitson Engineers, Monterey, California, dated December 20, 2021.
 - “Memorandum, ESHA on Stevenson Upper Campus,” prepared by Fenton and Keller, Monterey, California, dated August 27, 2021, including technical reports from Zander Associates, Thompson Wildland Management, and the California Coastal Commission (Immaterial Permit Amendments).
 - “Biological Resources Assessment for the General Development Plan Amendment Project,” prepared by Kevin Merk Associates, LLC, San Luis Obispo, CA, dated July 14, 2022.

- “Air Quality & Greenhouse Gas Impact Assessment for Robert Louis Stevenson School Master Plan Update Project,” prepared by Ambient Air Quality & Noise Consulting. 2024.
- “Fuel Management Plan for the Stevenson Upper School Campus,” prepared by Thompson Wildland Management. March 2021.
- “Stevenson School Tree Health & Hazard Assessment & Forest Management Plan,” prepared by Thompson Wildlife Management, Monterey, California, dated May 20, 2021.
- “Addendum to Stevenson School Tree Health & Hazard Assessment & Forest Management Plan,” prepared by Thompson Wildland Management. August 2021.
- “Geotechnical Feasibility Study, Stevenson School General Development Plan,” prepared by Haro, Kasunich and Associates, Watsonville, California, dated July 22, 2022.
- “Historical Resource Analysis Study of the Stevenson School Pebble Beach Campus Maintenance Complex, APN 008-031-002, 3152 Forest Lake Road, Pebble Beach, Monterey County, California 93953,” prepared by Historic Resource Associates, Pebble Beach, California, dated May 5, 2021.
- “Robert Louis Stevenson School Master Plan Update Traffic Impact Analysis, Monterey County, California,” prepared by Keith Higgins, dated April 21, 2021.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Water will be provided through the use of water credits available from remodeling and construction of the overall campus. Water supply and credits are summarized in a letter from Tom Jamison, Fenton and Keller to Son Pham-Gallardo, County of Monterey HCD, dated December 22, 2022. If needed as campus build out occurs, Pebble Beach Water Entitlement water credits may be purchased. Wastewater will be processed through existing infrastructure to the Pebble Beach Community Services District.
- d) The project planners conducted site inspections on September 24, 2022, and March 30, 2023, to verify that the project on the subject parcel conforms to the plans listed above.
- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN190091.

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

property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (Fire District). The respective 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.
 - b) Necessary public facilities will be provided. Water and sewer service is already provided to the entire school property. Potable Water is provided through Cal-Am for the campus. If necessary for future construction, Pebble Beach Entitlement Water would be purchased for campus build out. Sewer service is provided through Pebble Beach Community Services District. See Finding 2, Evidence “c”.
 - c) A geotechnical analysis has been prepared to ensure that the on-site soils can accommodate future construction. That report, dated July 22, 2022, reviewed several earlier geotechnical reports prepared for earlier specific projects on the campus and recognizes that site specific studies will need to be done as each construction project is submitted for approval. The analysis identifies general and specific soil and geologic characteristics for the site and does not see circumstances for fault rupture or landsliding at this location. The report provides specific recommendations on pages 9 through 21, which will be refined as part of future, site specific, geotechnical studies (See Finding No. 2, Evidence “b” for specific information on the geotechnical investigation).
 - d) The project planners conducted site inspections on September 24, 2022, and March 30, 2023, to verify that the project on the subject parcel conforms to the plans listed above.
 - e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN190091.

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.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and did not find any record of any violations of County of Monterey Title 20.
 - b) The project planners conducted site inspections on September 24, 2022, and March 30, 2023, to verify that the project on the subject parcel conforms to the plans listed above.

- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN190091.

5. FINDING: **CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the County of Monterey Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned, and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Pursuant to Public Resources Code Section 21083, and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study to determine if the project may have a significant effect on the environment, and shall prepare a Negative Declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment. CEQA Guidelines Section 15070(b) describes the process for determining the need for a Mitigated Negative Declaration.
 - b) The County of Monterey as Lead Agency, through HCD-Planning, prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of HCD-Planning and is hereby incorporated by reference (HCD-Planning File No. PLN190091).
 - c) There is no substantial evidence, based upon the record as a whole, that the project may have a significant effect on the environment. The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
 - d) Based upon the analysis of the initial study, HCD-Planning prepared a Mitigated Negative Declaration.
 - e) A Condition Compliance and Mitigation Monitoring and/or Reporting Plan is required in accordance with County of Monterey regulations and CEQA, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an “Agreement to Implement a Mitigation Monitoring and/or Reporting Program” as a condition of project approval.
 - f) The Initial Study/Draft Mitigated Negative Declaration (“IS/MND”) for PLN190091 was prepared in accordance with CEQA and circulated for public review from September 6, 2024, through October 7, 2024 (SCH#: 2024090172).
 - g) Three comments were received on the proposed Mitigated Negative Declaration (**Exhibit H**). The Transportation Agency for Monterey County stated that they thought that the project would allow more student enrollment and employment since the campus was constructing new buildings. They conclude those increases would produce higher Vehicle Miles Traveled (VMT) than the existing situation. However, the project does not propose any increases in student enrollment or staffing (e.g., Initial Study pages 13-14- Population and Housing section). The campus plan consists of greatly expanding the number of on-site housing units for students and faculty,

significantly reducing the need for commuting to and from the campus (e.g., Initial Study page 23 (Air Quality a), pages 55-56 (Long-term Operation, Greenhouse Gas Emissions section), and pages 70-72 (Transportation). The concept of placing housing at the job site/school is one of the greatest methods to reduce VMT, vehicle trips, and emissions. The Monterey Bay Air Resources District and the Monterey Peninsula Water Management District also commented on the Initial Study; their comments were related to their agencies' permits and procedures that will need to be followed for construction of buildings on the campus. The air district pointed out one extraneous check box that was checked but should not have been. That check mark did not affect the text of the Initial Study. These comments do not affect the conclusions of the environmental document and do not require changes to any of the proposed mitigation measures.

- h) Resource areas that were analyzed in the IS/MND included: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.
- i) Evidence that has been received and considered includes: the application, technical studies/reports, staff reports that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in HCD-Planning (HCD-Planning File No. PLN190091) and are hereby incorporated herein by reference.
- j) The County identified potentially significant impacts to Air Quality, Biological Resources, Greenhouse Gas Emissions, Hazards/Hazardous Materials, and Tribal Cultural Resources. Mitigation measures are included as conditions of approval to reduce the potentially significant impacts to less than significant. All other topic areas were concluded to be at a level of no impact or less than significant.
- k) Pursuant to Public Resources Code section 21080.3.1 et seq., County of Monterey HCD-Planning initiated consultation with local Native American tribes (OCEN and the Esselen Tribe of Monterey County) on March 1, 2023. During the consultation, tribal representatives found that the project could have a potential impact to tribal cultural resources because the entire area is a known sacred site. A mitigation measure has been included in the conditions of approval to provide tribal monitors during demolition and ground disturbance activities.
- l) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN190091.

6. FINDING: PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the County of Monterey Coastal Implementation Plan can be demonstrated. The project lies completely within the developed portion of a private school.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN190091.

7. FINDING: **TREE REMOVAL** – The subject project minimizes tree removal in accordance with the applicable goals and policies of the DMF LUP and the associated Coastal Implementation Plan.

- EVIDENCE:**
- a) The project includes application for the removal of up to 148 trees. Sixteen of these trees have already been removed in accordance with Coastal Implementation Plan Section 20.147.050.A.1 and 3 for hazardous tree removal or for construction of the Science and Math Building project (Building D) approved under PLN220243 (Planning Commission Resolution No. 23-015), resulting in a request to remove 132 additional trees under this permit. In accordance with the applicable policies of the DMF LUP and Title 20, a Coastal Development Permit is required and the criteria to grant said permit have been met.
 - b) Del Monte Forest Land Use Plan Key and Specific Policies establish retaining the forested character of the Del Monte Forest. These policies are interrelated with the policies protecting environmentally sensitive habitat areas, water and marine resources, and scenic visual resources. The trees proposed for removal are isolated trees primarily along the perimeter of the campus. Encroachment will not occur into the area considered as a habitat area, the tributary area that drains to Seal Rock Creek. That area will need to be analyzed for the proposed addition to the Fine Arts building, as recommended by the conditions of approval, when that project is designed and submitted. Other projects also must include discretionary permit applications with contemporary biological and tree assessments: the Wellness Center, replacement Maintenance Facility, and some of the residential construction proposed adjacent to RC zoned areas (Buildings A, M and B1). The recommended condition requires that a biological and tree assessment be prepared as part of a discretionary permit requirement for these construction projects.
 - c) Del Monte Forest Land Use Plan Policy 31 seeks to preserve the forest resources. Policy 32 states that preservation of scenic resources is a primary objective. The project proposes the removal of up to 148 trees

that are located within the existing campus footprint. As explained in Finding 1, Evidence “e”, the project will not affect scenic resources. The trees proposed for removal are primarily located along the campus perimeter. A condition is recommended that replacement planting be provided along the campus perimeter in generally the same location as the trees being replaced.

- d) A Forest Management Plan and supplemental reports were prepared by Thompson Wildlife Management. See Finding 2, Evidence “b”. The plan includes tree protection recommendations, which are included by reference in the conditions of approval.
- e) Measures for tree protection during construction have been incorporated as conditions of approval and include tree protection zones, trunk protection, hand excavation and bridging of roots, and other construction best practices.
- f) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. All trees proposed for removal are within the project disturbance limitations or identified as hazardous. Some trees will be preserved within the project limits through appropriate grading design.
- g) The removal will not involve a risk of adverse environmental impacts as explained in the project’s initial study. Mitigation measures have been included to ensure that related wildlife species are protected during tree removal operations, as well as best management practices during construction to retain other trees on the site.
- h) Staff conducted site inspections on September 24, 2022, and March 30, 2023, to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN190091.

8. FINDING: ENVIRONMENTALLY SENSITIVE HABITAT – The subject project will be compatible with long term maintenance of the habitat area, and such development is sited and designed to prevent impacts that would significantly degrade habitat areas.

- EVIDENCE:**
- a) As identified by a site-specific assessment, the campus includes environmentally sensitive habitat in two areas, within the Seal Rock Creek tributary area and adjacent to Forest Lake Road in the North Campus area. No development is proposed within these areas, but proposed Buildings K, C and H would include construction near these habitat areas.
 - b) In accordance with DMF LUP Policies 12 and 16, a biological report was required for the purpose of determining the presence of rare,

endangered, and/or sensitive native plant and animal species as well as their habitats. The biologist reviewed earlier biological studies done for the campus as well as studied the site in December 2021, March 2022, and May 2022. The recommendations from the biological analysis were incorporated into the Initial Study prepared for the project and the recommendations are included as mitigation measures to avoid or reduce impacts to sensitive biological resources.

- c) Del Monte Forest LUP Policy 23 requires a setback of 100 feet from the outer edge of riparian vegetation. No riparian vegetation has been found on the campus. Policy 25 requires a 100-foot setback from the outer edge of wetlands, which in some cases can be reduced where warranted. No development is proposed within 100 feet of the identified wetland area.

Under Policy 31 of the DMF LUP, any development that could affect trees and/or forest resources shall be in accordance with a Forest Management Plan. See Finding 2, Evidence “b”.

Stands less than 20 acres of Monterey pine forest may be considered ESHA if they provide habitat for other rare plant species or are close to other stands with an ecological connection to those larger stands. The Monterey pine forest on campus was determined to not be considered ESHA.

- d) Memorandum, ESHA on Stevenson Upper Campus, prepared by Fenton and Keller, Monterey, California, dated August 27, 2021, including technical reports from Zander Associates, Thompson Wildland Management, and the California Coastal Commission (Immaterial Permit Amendments)
- e) Biological Resources Assessment for the General Development Plan Amendment Project, prepared by Kevin Merk Associates, LLC, San Luis Obispo, CA, dated July 14, 2022.
- f) Mitigation measures identified in the Mitigated Negative Declaration prepared for this project include measures that will avoid or minimize impacts to biological resources on and adjacent to the campus. See BIO-1(a) through BIO-7(d) in the Initial Study.
- g) Policy 35 of the DMF LUP requires that new residential development be sited and designed to minimize tree removal. Residential development is proposed within the Main Campus and the MDR zoned areas of the campus, but those projects have not yet been designed. This permit includes conditions that development on those parcels include a discretionary permit that will ensure review for consistency with the policies and regulations that protect trees and biological resources.
- h) A condition of approval is recommended that discretionary permits be obtained for the future construction of Buildings K, C and H to ensure that a thorough review of those projects, once designed, would occur. Those applications are required through the conditions of approval to

include a biological assessment to provide proper setbacks for the building from, and protection of, any ESHA habitat found at that time.

9. FINDING: APPEALABILITY – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) This project decision is appealable to the County of Monterey Board of Supervisors pursuant to Title 20 Section 20.86.030.A.
 - b) The project is appealable to the California Coastal Commission as the project is in an appeal area, between the first public road and the sea, pursuant to Title 20 Section 20.86.080.A.1.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- 1) Adopt a Mitigated Negative Declaration;
- 2) Approve a General Development Plan;
- 3) Approve a Combined Development Permit consisting of the following:
 - a) Coastal Administrative Permit to construct (Building L) and replace/expand (Building E, Building F, Building G, and Building J) institutional buildings;
 - b) Coastal Administrative Permit to construct student and faculty housing (Buildings A and B2);
 - c) Coastal Development Permit to allow removal of 132 trees; and
 - d) Coastal Development Permit to allow development within 100 feet of ESHA; and
- 4) Adopt a Mitigation Monitoring and Reporting Plan.

All of which are in general conformance with the attached General Development Plan, attached sketch/plans, and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of October, 2024, upon motion of Commissioner Daniels, seconded by Commissioner Gomez, by the following vote:

AYES: Shaw, Work, Mendoza, Diehl, Daniels, Gomez, Roberts
NOES: None
ABSENT: Monsalve, Gonzalez, Getzelman
ABSTAIN: None

DocuSigned by:

Melanie Beretti

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Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **NOVEMBER 4, 2024.**

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 TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **NOVEMBER 14, 2024.**

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, 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 County of Monterey 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 County of Monterey HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN190091

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This General Development Plan and Combined Development Permit (PLN190091) consisting of: 1) Coastal Administrative Permit to construct institutional buildings; 2) Coastal Administrative Permit to construct student & faculty housing; 3) Coastal Development Permit to allow removal of 132 trees; and 4) Coastal Development Permit to allow development within 100 feet of ESHA. The property is located at 3152 Forest Lake Road (Assessor's Parcel Numbers 008-022-003-000, 008-022-020-000, 008-022-021-000, 008-022-023-000, 008-022-033-000, 008-022-036-000, 008-022-037-000, 008-022-038-000, 008-031-002-000, 008-031-013-000, 008-532-008-000, 008-532-009-000, 008-532-010-000, 008-571-012-000 and 008-571-013-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure:

"A General Development Plan and Combined Development Permit (Resolution Number 24-035) were approved by the Planning Commission for Assessor's Parcel Numbers 008-022-003-000, 008-022-020-000, 008-022-021-000, 008-022-023-000, 008-022-033-000, 008-022-036-000, 008-022-037-000, 008-022-038-000, 008-031-002-000, 008-031-013-000, 008-532-008-000, 008-532-009-000, 008-532-010-000, 008-571-012-000 and 008-571-013-000 on October 30, 2024. The permit was granted subject to 47 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or
Monitoring
Action to be
Performed:**

Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

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. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register 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 recovery.
(HCD - Planning)

**Compliance or
Monitoring
Action to be
Performed:**

The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning 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.

4. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval for each future construction project on the campus. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas.

The CMP shall incorporate the following concepts to reduce off-site impacts:

- 1) Identify the specific travel route for construction equipment and waste;
- 2) Identify travel times to have construction vehicles avoid peak hour congestion areas along the travel route;
- 3) Avoid impacts to access, and park on, other properties near the construction site and along the travel route;
- 4) Ensure pedestrian path of travel is not impeded or describe alternative path of travel;
- 5) Provide all storage and staging areas on the construction property, where feasible, or where not feasible provide management strategies to not adversely impact access or cause excessive noise for neighboring properties. On-site staging and storage areas shall be sited to the extent possible to reduce potential noise impacts to neighboring property;
- 6) Reduce project construction traffic generation by encouraging carpooling;
- 7) Reduce truck traffic impacts by scheduling deliveries of construction materials during off-peak hours;
- 8) Reduce traffic during morning and evening peak hours by scheduling shift changes to occur at off-peak hours; and
- 9) Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.

Measures included in the approved CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

- Compliance or Monitoring Action to be Performed:**
1. Prior to issuance of a Grading Permit or Building Permit for any of the future construction projects, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to HCD-Planning and HCD-Engineering Services for review and approval.
 2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

5. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

6. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) 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 Agreement. The agreement shall be recorded. (HCD- Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to HCD-Planning.

7. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

8. PD013 - STREET LIGHTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All street lights in the development shall be approved by the Director of HCD - Planning. (HCD - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits for street lights, the Owner/Applicant shall submit three copies of the lighting plans to the HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

9. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

10. PDSP028 - FINAL GENERAL DEVELOPMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit a Final General Development Plan with updated information, as follows:

- Update the text to remove references to the earlier proposed development within the Seal Rock Creek tributary area
- Provide a list of applicable technical reports (can be an appendix)
- Establish minimum setback distances for Building B1 (from northwest property line - 10 feet), Building A (from Silver Court - 10 feet), Building F (from Benbow Place - 20 feet), and Building H (from northern property line - 25 feet or right up to the recorded easement for that area, whichever is greater).
- Correct the number of employees to 100
- Provide a list or diagram of all easements on the campus (can be an appendix)
- Incorporate the Resolution adopted for this GDP by reference

The updated GDP shall be submitted prior to submitting applications for any future discretionary permit or before this permit expiration date, whichever occurs first.

Compliance or Monitoring Action to be Performed: Applicant shall submit a Final General Development Plan prior to submitting any applications for development of any of the structures identified in the GDP, except Building D (already under permits), or prior to the expiration of this permit, whichever occurs first. This submittal must be completed to vest this permit.

11. PD035 - UTILITIES UNDERGROUND

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (HCD - Planning and HCD- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

12. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.
- All Air District standards shall be enforced by the Air District.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

13. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "Several technical reports were prepared that include recommendations that are incorporated by reference:

- The Stevenson School Tree Health & Hazard Assessment & Forest Management Plan, was prepared by Thompson Wildland Management on May 20, 2021, and is on file in Monterey County HCD - Planning.

- The Fuel Management Plan for the Stevenson Upper School Campus, was prepared by Thompson Wildland Management on March 2021, and is on file in Monterey County HCD - Planning.

- The Geotechnical Feasibility Study, Stevenson School General Development Plan, was prepared by Haro, Kasunich and Associates on July 22, 2022, and is on file in Monterey County HCD - Planning.

All development shall be in accordance with these reports."
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

14. PD022(A) - EASEMENT-CONSERVATION & SCENIC

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where environmentally sensitive habitat and a creek tributary exist(s). The easement shall be developed in consultation with certified professionals. An easement deed shall be submitted to, reviewed and approved by, the Director of HCD - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to the issuance of grading and building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to approval of the first development permit application for this campus plan, or prior to expiration of this permit, whichever occurs first, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval.

Prior to approval of the first development permit application for this campus plan, or prior to expiration of this permit, whichever occurs first, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD - Planning.

15. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of 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. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its 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 property, filing of the final map, recordation of the certificates of compliance 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. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

16. EHSP01 – EMPLOYEE HOUSING PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of Construction Permit(s) that includes the structures to be used for employee housing, submit an Employee Housing Application to the Monterey County Environmental Health Bureau. Prior to occupancy, obtain a Health Permit for the Employee Housing from the Environmental Health Bureau.

17. EHSP02 - SEPARATE RECYCLABLES

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All persons in multi-family complexes of five (5) units or more shall separate recyclables and organic waste from other solid waste generated at their premises and shall place such recyclable and organic materials into a different approved container to facilitate segregation at a solid waste facility pursuant to California Assembly Bill AB 341 and Monterey County Code (MCC), Chapter 10.41. Additionally, the property owner or manager must annually educate employees and tenants on how to properly sort organic waste into the correct bins and provide information to new tenants within 14 days of occupation of the premises, pursuant to California Senate Bill 1383. and MCC Chapter 10.45.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall submit to the Environmental Health Bureau for review and approval a descriptive plan on how recyclables and organic materials will be collected and stored throughout the site, including an education plan for employees and tenants.

18. PDSP001-BIOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Concurrent with submitting an application for a discretionary permit for construction of buildings A, B1, C, F, H, K or M, a biological study shall be submitted that analyzes potential project impacts in comparison to the Biological Study prepared for the Campus General Development Plan (PLN190091). If new potentially significant biological impacts are identified that were not analyzed in the baseline biological report (County Library Number LIB220198), the project will be required to be processed as a Coastal Development Permit,

Compliance or Monitoring Action to be Performed: The applicant shall submit a biological report with an application for development of buildings A, B1, C, F, H, K or M.

The planner shall ensure the proper permit category is applied to the project based on information submitted in the biological report.

19. PDSP002-MITIGATION MEASURE BIO 1(A)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Conduct seasonally timed, focused rare plant preconstruction surveys in project impact areas within and adjacent to Monterey pine forest, plus a 50-foot buffer, and document occurrences for avoidance. A qualified botanist shall conduct surveys for project sites in which the area of disturbance and/or a 50-foot buffer from disturbance limits occur within Monterey pine forest as mapped in Stevenson School Pebble Beach Campus Monterey County, California Biological Resources Assessment for the General Development Plan Amendment Project (July 2022). Project sites with a minimum 50-foot buffer that occur entirely within developed/ruderal areas would not require special-status plant surveys. The surveys shall take place during the growing season prior to construction and be timed during the vegetative growth and blooming periods (e.g., January and May/June) for Yadon's piperia. Since Hooker's manzanita is a perennial shrub, surveys for this species can occur at any time of the year. The surveys shall follow the protocols given in Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS 2000) and Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018). The botanist should visit onsite reference populations of Yadon's piperia in Area 1 in Stevenson School Pebble Beach Campus Monterey County, California Biological Resources Assessment for the General Development Plan Amendment Project (July 2022) to confirm that the species was in identifiable condition at the time of the surveys. All Yadon's piperia and Hooker's manzanita plants shall be mapped and flagged for avoidance and/or salvage and relocation. A report detailing the methods and results of the surveys shall be prepared for submittal to the County. The project design should be reviewed to ensure that avoidance is the primary method considered for special-status plant protection. If construction activities cannot avoid special-status plant species, Mitigation Measure BIO - 1(b) shall be required.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, the Applicant shall submit the results of the preconstruction survey to HCD – Planning for review and approval.

20. PDSP003-MITIGATION MEASURE BIO 1(B) MITIGATION PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prepare a rare plant compensatory mitigation plan that includes the salvage and relocation of impacted rare plants. If project development cannot avoid rare plant areas, a rare plant mitigation plan shall be prepared to detail the methods for plant salvage from the disturbance area and relocation to appropriate habitat outside of the project sites. A qualified botanist/restoration ecologist shall prepare the plan and include a suite of measures that may include digging up and moving Yadon's rein-orchid plants growing in the impact area during the growing season (i.e., winter to early spring) prior to ground disturbance, and transplanting them into areas of suitable habitat in protected open space. Hooker's manzanita shall also be included in the plan if individuals are impacted during construction. Collection of seeds/cuttings and transplanting individuals along with other approaches shall be detailed in the plan. Seeds of Hooker's manzanita may be collected, cleaned, and grown in containers within a horticultural setting and planted in an identified mitigation area on the property. Cuttings may also be grown in containers and planted as feasible. Any Yadon's piperia and Hooker's manzanita plants salvaged and/or propagated shall be planted in similar habitat within a designated mitigation area on the property that will be protected in perpetuity. The area of the mitigation site(s) and number of propagules to be planted shall be determined once grading and disturbance limits are finalized and shall use a general ratio of 2:1 (i.e., two (2) plants mitigated for every one (1) plant impacted). The mitigation areas for rare plants can be within any site designated for mitigation of impacts on sensitive natural communities as described by KMA in Stevenson School Pebble Beach Campus Monterey County, California Biological Resources Assessment for the General Development Plan Amendment Project (July 2022). The mitigation plan shall be developed by a qualified botanist/restoration ecologist and at a minimum include the following:

1. The overall goals and measurable objectives to ensure no net loss of special-status plant species;
2. Identification of specific mitigation areas on the property with appropriate environmental conditions for the target species;
3. A planting plan that includes seasonally timed salvage or seed/cutting collection; whether seeds will be directly sown into the mitigation site or grown in containers, or identification of nursery sources for container plantings; and seeding/planting methods for the specified mitigation site(s);
4. Specific habitat management methods to be used during the establishment period following planting (e.g., seasonally timed weed abatement program and irrigation, if needed);
5. Success criteria based on the goals and objectives to ensure no net loss of the affected species on the project site;
6. Annual monitoring for at least five years to ensure that success criteria are being met (e.g., annual population census surveys and identification of monitoring reference sites, if needed);
7. Reporting requirements to ensure consistent data collection and reporting methods used by monitoring personnel; and
8. Adaptive management including remedial measures to address circumstances that may affect the program's ability to meet identified success criteria.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, the Applicant shall submit a rare plant compensatory mitigation plan, if determined necessary as part of Mitigation Measure BIO – 1(a), to HCD – Planning for review and approval. If any mitigation areas are necessary, those areas shall be placed in a conservation easement.

21. PDSP004-MITIGATION MEASURE BIO 2(A)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Attempt to avoid initial ground disturbance during the winter months. Initial site disturbance and grading for construction should be planned to occur outside the winter rain season in which frogs use ephemeral stream courses and adjacent upland habitats. Construction grading along the margins of campus abutting Monterey pine forest and the unnamed tributary to Seal Rock Creek should try to occur between May 1st and November 30th to avoid impacts to frogs using upland habitat during the rainy season. If this is not feasible, Mitigation Measures BIO-2c and -2e shall be followed. In any season, Mitigation Measures BIO-2b, -2d and - 2f shall be implemented because they offset project impacts on other wildlife species.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, the Applicant shall submit construction drawings to HCD – Planning for review and approval that include the requirements of this mitigation measure as “Notes” on the plans.

22. PDSP005-MITIGATION MEASURE 2(B) - WORKER AWARENESS PROGRAM

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prepare and present a Worker Environmental Awareness Program. A qualified biologist shall prepare a Worker Environmental Awareness Program that will be presented to all project personnel. This program shall detail measures to avoid and minimize impacts on biological resources. It shall include a description of special-status species potentially occurring on the project site and their natural history; the status of the species and their protection under environmental laws and regulations; and the penalties for "take." Recommendations shall be given as to actions to avoid "take" should a special-status species be found on the project site. Aspects of the training shall include:

- ? Delineation of the allowable work area, staging areas, access points and limits to vehicle access;
- ? Locations of setback areas from streams, wetlands, and other sensitive biological resources (e.g., nests) that shall be avoided during construction. These areas shall be delineated by construction fencing and maintained throughout the project;
- ? Maintenance requirements for the wildlife exclusion fencing, if used (Mitigation Measure BIO-2d);
- ? Storage of all pipes, metal tubing, or similar materials stored or stacked on the project site for one or more overnight periods shall be either securely capped before storage or thoroughly inspected for wildlife before the materials are moved, buried, capped, or otherwise used;
- ? Inspection of materials stored onsite, such as lumber, plywood, and rolls of silt fence, for wildlife that may have sheltered under or within the materials;
- ? Use of netting to exclude birds from nesting in construction materials;
- ? Wildlife protection measures for excavations and trenches (Mitigation Measure BIO-2f);
- ? Contact information for the approved biologist and instructions should any wildlife species be detected at the work site;
- ? Dust suppression methods during construction activities when necessary to meet air quality standards and protect biological resources;
- ? Stormwater BMPs (Mitigation Measure BIO-6b); and
- ? Methods for containment of food-related trash items (e.g., wrappers, cans, bottles, food scraps), small construction debris (e.g., nails, bits of metal and plastic), and other human-generated debris (e.g., cigarette butts) in animal-proof containers and removal from the site on a weekly basis.

All project personnel who attended the training shall sign an attendance sheet. The program shall be repeated for any new crews that arrive subsequently on the project site.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, the Applicant shall submit a Worker Environmental Awareness Program to HCD – Planning for review and approval. The Applicant shall maintain records of all attendance sheets and shall provide copies of the attendance logs to HCD – Planning upon request.

23. PDSP006-MITIGATION MEASURE BIO 2(C) - FROG SURVEY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Conduct California red-legged frog preconstruction surveys. Within 48 hours prior to initial vegetation removal and ground disturbance, a qualified biologist shall survey all areas proposed for temporary and permanent disturbance for project sites within or immediately adjacent to Monterey pine forest. During rain events, the preconstruction survey shall be conducted during the same day and immediately prior to the start of construction. If any California red-legged frogs are found in the work area, the animal shall be allowed to leave the work area under its own volition. If the frog does not leave the work area, the USFWS should be contacted immediately, and work delayed in that area until proper authorizations have been received prior to capture and relocation. See survey reporting requirements in Mitigation Measure BIO-3(a).

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, the Applicant shall submit the results of the preconstruction survey to HCD – Planning for review and approval.

24. PDSP007-MITIGATION MEASURE BIO 2(D) MONITORING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Conduct biological monitoring while the project sites are cleared and graded. A qualified biologist shall monitor the removal of surface vegetation and initial site grading for California red-legged frogs or other species such as northern California legless lizard that could be uncovered during the work. The biologist shall view the activities from a safe distance using binoculars and walk through searching freshly disturbed soils during breaks in the work. Tree removal shall also be monitored if it involves operating vehicles in protected vegetated habitats. If any special-status species are found, work shall be delayed until the species has/have left the work area or CDFW/USFWS shall be notified to obtain authorization for capture and relocation. If none are found during monitoring, work may proceed.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, the Applicant shall submit evidence (i.e., contract) to HCD – Planning for review and approval demonstrating that the Applicant has retained a qualified biologist to conduct on-going construction phase monitoring. The Applicant shall maintain records of all daily monitoring activities and shall provide copies of all monitoring reports to HCD – Planning upon request and upon conclusion of the construction activities.

25. PDSP008-MITIGATION MEASURE BIO 2(E) - FENCING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Install a high-visibility construction and silt fence along the forest edge to delineate the allowable work area, exclude wildlife from the site, and protect stream habitats. After each of the above-listed sites have been cleared of all vegetation that could provide refugia for California red-legged frogs and other wildlife, a high-visibility construction fence together with a silt fence, or an approved wildlife exclusion fence (e.g., ERTEC Triple-function E-fence), shall be erected along the forest edge to delineate the limits of grading and vehicle access. To prevent animals from getting under the fence, the bottom edge of the fence shall be trenched into the ground to a depth of at least six (6) inches, and the soil recompact along either side. For the Fine Arts Building (K), the fence shall be erected at a minimum along the 50-foot creek setback line to prevent encroachment into the setback. The fence shall remain in place throughout all construction phases and checked weekly by construction personnel for needed maintenance. The fence shall be surveyed by a qualified biologist prior to the start of work each day in which at least one-quarter (1/4) inch of precipitation has fallen within the past 24 hours for frogs that may have entered the work area or are disoriented on the outside of the fence. If any California red-legged frogs are found within the work area and the animals are not leaving the site on their own, the USFWS shall be contacted to receive authorization to move them to suitable habitat away from project impacts. If any Species of Special Concern are found, a qualified biologist shall move them out of harm's way and into suitable habitat. If a state listed species is encountered onsite, CDFW shall be contacted to receive authorization for their capture and relocation. Work shall be halted within 100 feet of the species until the agencies have provided authorization to proceed.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, the Applicant shall submit photographic evidence demonstrating that high-visibility construction and silt fence along the Proposed Project's boundary has been installed. All monitoring reports prepared by the biological monitor shall identify the status of the fencing and identify any corrective actions, if necessary. The Applicant shall maintain records of all daily monitoring activities and shall provide copies of all monitoring reports to HCD – Planning upon request and upon conclusion of the construction activities.

26. PDSP009-MITIGATION MEASURE BIO 2(F)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Employ measures to prevent entrapment of wildlife in open excavations and trenches. During the period in which there are open trenches or excavations more than six (6) inches deep, such as during the excavation for building foundations or utility lines, escape ramps shall be installed so that wildlife that may have become entrapped have the ability to escape. Escape ramps are to consist of a 2:1 sloped soil area leading from the bottom to ground level. If this is not possible, a qualified biologist shall inspect open trenches each day prior to the start of work for entrapped animals. A third option is that trenches/excavations can be completely covered with plywood, steel plates or similar material during overnight periods. If a California red-legged frog is in a trench by construction personnel, the qualified biological monitor shall be contacted immediately to assist with relocation upon authorization from USFWS. For common wildlife, the biologist shall capture and relocate the individual out of harm's way. Work shall be halted until the entrapped animal has been relocated.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, the Applicant shall submit evidence (i.e., contract) to HCD – Planning for review and approval demonstrating that the Applicant has retained a qualified biologist to conduct on-going construction phase monitoring. The biological monitor shall be responsible for ensuring that measures are employed to prevent the entrapment of wildlife during construction. All monitoring reports prepared by the biological monitor shall identify whether any species were relocated. The Applicant shall maintain records of all daily monitoring activities and shall provide copies of all monitoring reports to HCD – Planning upon request and upon conclusion of the construction activities.

27. PDSP010-MITIGATION MEASURE BIO 3(A) WILDLIFE SURVEY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Conduct a wildlife preconstruction survey and avoid construction in any areas with sensitive animal species. Within 48 hours prior to the start of vegetation removal or grading, a qualified biologist shall survey permanent and temporary impact areas for special status wildlife that could occur on the property. The preconstruction survey shall be repeated for any new phase of construction to begin later.

Visual surveys for wildlife should be utilized for the Obscure bumble bee and sign of Monterey dusky footed woodrat, and should be coordinated with preconstruction requirements detailed in Mitigation Measures BIO-2, BIO-4, and BIO-5. Raking surveys in Monterey pine forest margins and adjacent landscaped areas with leaf litter under shrubs, as well as searches under logs or other cover objects, shall be done to detect northern California legless lizards that may occur within the grading footprint. Surveys for this species shall be conducted in areas deemed suitable by the qualified biologist. The entire impact area does not need to be raked, just select locations identified by the qualified biologist as having the highest potential to support legless lizards. Monitoring initial vegetation disturbance (detailed under Mitigation Measure BIO-2d) will also allow capture and relocation of legless lizards that may be unearthed from the impact area during grading.

During the surveys, understory vegetation and tree canopy within and adjacent to the development sites in Monterey pine forest habitat shall be visually searched for Monterey dusky-footed woodrat middens to make sure they haven't moved into a specific project area. Any woodrat middens in the impact area shall be flagged for avoidance. If development cannot avoid removal of the midden, the biologist shall determine if it is active. Signs that a nest is active are new sticks or vegetative cuttings that have been added, nest entrances and travel paths that are free of debris, and recently deposited fecal pellets. Inactivity may be determined by cobwebs across entrances, debris within the entrance, general nest deterioration, absence of fresh vegetative cuttings, or absence of fresh fecal pellets. If no woodrats occupy the midden, the biologist shall dismantle the nest to prevent reoccupation prior to vegetation disturbance by construction equipment. If a woodrat is actively using the nest, authorization shall be obtained by the CDFW to relocate the midden and Mitigation Measure BIO-3b shall be followed. If a woodrat is observed within or fleeing from the nest while being dismantled, the nest shall be considered active and relocated using a phased approach.

Construction activities can begin once it has been determined that there are no sensitive animals within impact areas. If any individuals are found within the impact area or would otherwise be at risk during construction, work activities shall be delayed in that particular area and the animal allowed to leave the work zone on its own volition. Individuals can be relocated outside of the work area if authorization is provided by CDFW, or USFWS for federally listed species such as the California red-legged frog. The biologist shall monitor the area to determine when individuals of special-status species have left and work can commence. The biologist shall submit a report detailing the methods and results of the wildlife preconstruction survey to the County. The report shall detail any sensitive species found during the survey and measures taken for their avoidance. Observations of special-status species shall be submitted to the CNDDB.

**Compliance or
Monitoring
Action to be
Performed:**

Prior to the issuance of any construction permit, the Applicant shall submit the results of the preconstruction survey to HCD – Planning for review and approval.

28. PDSP11-MITIGATION MEASURE BIO 3(B)

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

Relocate woodrat midden materials to a suitable open space area immediately outside of project impact limits. The qualified biologist shall determine potentially suitable habitat for Monterey dusky-footed woodrats within an appropriate distance that the woodrats can access outside of the project impact area (e.g., 100 to 200 feet away from the existing nest). Nest dismantling for active nests should follow this phased approach:

1. Remove 50 to 100% of the existing canopy and partially dismantle the nest. Move the nest materials to the designated relocation site and arrange in piles potentially suitable for woodrat habitation or refugia.
2. Wait for two (2) to four (4) days to allow woodrats to vacate the nest on their own.
3. Thereafter, the nest can be dismantled by hand over two (2) to three (3) days. Move the materials to the relocation site.
4. If young are found during dismantling, activities shall cease for at least 48 hours to allow the adult to move the young. The biologist shall inspect the nest to determine whether young are still present. If the young have not been moved, it shall be left undisturbed for another 48-hour period and then re-checked. This shall be repeated until the young are no longer present and then dismantling can continue.
5. A report detailing relocation activities shall be prepared by the biologist for submittal to the County and CDFW. The report shall include dates, times and weather conditions during the relocation work; names of biologists involved; number of nests found and status; summary of work conducted; number of woodrats observed and any injuries or mortalities; representative photographs of the relocation work, including relocation site; and GPS coordinates of relocation site.

The biologist and any crews involved in the relocation of woodrat middens should use appropriate personal protective equipment, such as N95 face mask and gloves. Tyvek suits would be needed in areas with dense poison oak.

**Compliance or
Monitoring
Action to be
Performed:**

Prior to the issuance of any construction permit, the Applicant shall submit evidence to HCD – Planning demonstrating that a qualified biologist has relocated woodrat midden materials, if identified during the preconstruction surveys described in Mitigation Measure BIO – 3(a), to a suitable open space area outside of the project impact area.

29. PDSP012-MITIGATION MEASURE 4(A) - NESTING SEASON

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

If possible, conduct the initiation of construction activities outside of the nesting season. All initial site disturbance should be limited to the time period between September 1st to November 15th, if feasible. Tree removal should occur between September 1st and January 31st to avoid the nesting period. If vegetation removal and grading cannot be conducted during this time period, then implementation of Mitigation Measure BIO-4b is required.

**Compliance or
Monitoring
Action to be
Performed:**

Prior to the issuance of any construction permit, the Applicant shall submit construction drawings to HCD – Planning for review and approval that include the requirements of this mitigation as “Notes” on the plans.

30. PDSP013-MITIGATION MEASURE BIO 4(B) BIRD SURVEY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Conduct a preconstruction nesting bird survey and avoid active nests. For any initial construction scheduled to start between February 1st and August 31st, a qualified biologist shall conduct a preconstruction survey for nesting birds within a 500-foot buffer of project impact areas. The survey shall be conducted within seven (7) days before the initiation of construction activities for any phase of the project occurring within the nesting season. During this survey, the qualified biologist shall search for birds exhibiting nesting behavior and inspect all potential nest substrates in the impact and buffer areas. Any nests identified will be monitored to determine if they are active. If no active nests are found, construction may proceed. If an active nest is found within 50 feet (250-500 feet for raptors) of the construction area, the biologist, in consultation with CDFW and the County as appropriate, shall determine the extent of a buffer to be established around the nest. The buffer will be delineated with flagging, and no work shall take place within the buffer area until the young have left the nest, as determined by the qualified biologist. Implementation of these mitigation measures would reduce project effects on protected nesting birds to a level below significance.

Compliance or Monitoring Action to be Performed: No more than seven (7) days before the initiation of construction-related activities during the nesting season, the Applicant shall submit the results of a preconstruction nesting bird survey, prepared by a qualified biologist, to the HCD – Planning for review and approval.

31. PDSP014-MITIGATION MEASURE 5 - BAT SEARCH

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Conduct a search for tree cavities and buildings that could be used by roosting bats, and if found, conduct an exit survey for roosting bats and install exclusion devices. Within seven (7) days prior to the start of construction, a qualified biologist shall survey the trees within 50 feet of the limits of disturbance for tree cavities that can be used by bats. Buildings to be removed or impacted should also be assessed. If no such cavities or areas of guano are found, work may proceed. Any potentially suitable cavities or structures showing evidence of bat activity (i.e., guano piles, urine stains, prey remains) shall be monitored by a qualified biologist during the evening to determine whether bats leave for foraging. The cavities should be monitored from at least one hour before sunset and viewed with the aid of binoculars. If any bats are observed leaving roost sites, the biologist shall coordinate with the County and CDFW on appropriate methods to ensure the exclusion and successful relocation of individuals to suitable habitat nearby. The qualified biologist shall determine whether a maternity roost is present by carefully observing individuals on the roost. It is possible that a mirror on a pole and/or a fiber optic scope may be used. If young are present, construction shall be delayed until they have matured and can fly on their own. When it has been determined that no young are present, the biologist shall monitor the roost in the evening when the bats leave to forage and then install bat exclusion netting over the opening. The netting shall be inspected the following morning to ensure that no bats have become entangled in the netting and that none remain inside the cavity. The netting shall remain in place on trees to remain until construction disturbance has ceased. The qualified biologist shall monitor the removal of any trees with bat exclusion netting. If any bats are found, work shall be halted until measures are taken to effectively exclude the bats.

Compliance or Monitoring Action to be Performed: No more than seven (7) days before the initiation of construction-related activities, the Applicant shall submit the results of a preconstruction bat survey, prepared by a qualified biologist, to the HCD – Planning for review and approval. If bats are present, construction shall not proceed until this survey has been approved by the County.

32. PDSP015-MITIGATION MEASURE BIO 6(A) - CREEK SETBACK

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Maintain a minimum 50-foot setback from the unnamed tributary to Seal Rock Creek. All temporary and permanent disturbance areas shall be located outside of the creek setback area to the extent feasible. A 50-foot setback on the southwest side of the tributary was deemed adequate to maintain current land use practices on the campus while protecting the drainage corridor and surrounding habitat. Other BMPs shall be installed as appropriate under the direction of a qualified individual. If temporary disturbance encroaches into this area, trees and any special status plants shall be avoided to the maximum extent feasible. Maintaining a minimum 50-foot setback area along with a suite of appropriate BMPs will also protect the creek from stormwater runoff and potential impacts to water quality from project-related construction activities.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, the Applicant shall submit construction drawings to HCD – Planning for review and approval that include a 50-foot setback from the southwest side of the unnamed tributary. No construction-related activities shall occur within the setback.

33. PDSP016-MITIGATION MEASURE BIO 6(B) - EROSION CONTROL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Install appropriate erosion and sediment controls. For any project element in which the limits of disturbance are in general watershed of the Seal Rock Creek tributary, the following BMPs are required to be implemented during and after the construction phases of the project to protect forested habitat and water quality.

1. A Sediment and Erosion Control Plan may be required by the County and shall be prepared by a qualified professional. The use of silt fence, straw wattles, erosion control blankets, straw bales, sandbags, fiber rolls and other appropriate techniques should be employed to protect the drainage features on and off the property. Biotechnical approaches using native vegetation shall be used as feasible. All areas with soil disturbance shall have appropriate erosion controls and other stormwater protection BMPs installed per the engineer's requirements and in place prior to October 15. These measures shall be maintained in good operating condition throughout the construction period. Methods that are not biodegradable should be removed, as determined through the County permit process, after vegetation has become established and following the end of the rainy season (late-spring or summer).
2. Spill kits shall be maintained on the site, and a Spill Response Plan shall be in place.
3. No vehicles or equipment shall be refueled within 50 feet of drainage features unless a bermed and lined refueling area is constructed. No vehicles or construction equipment shall be stored overnight within 100 feet of these areas unless drip pans or ground covers are used. All equipment and vehicles should be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills. Construction staging areas shall attain zero discharge of stormwater runoff into these habitats.
4. No concrete washout shall be conducted on the site outside of an appropriate containment system. Washing of equipment, tools, etc. should not be allowed in any location where the tainted water could enter onsite drainages.
5. The use of chemicals, fuels, lubricants, or biocides shall be in compliance with all local, state, and federal regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation.
6. All project-related spills of hazardous materials within or adjacent to the project site shall be cleaned up immediately.
7. Areas with temporarily disturbed soils shall be restored under the direction of the project engineer in consultation with a qualified restoration ecologist as needed. Methods may include recontouring graded areas to blend in with existing natural contours, covering the areas with salvaged topsoil containing native seedbank from the site, and/or applying the native seed mix shown on the project plans supplemented with species in the table below. Native seed mix shall be applied to the disturbed areas through either direct hand seeding or hydroseeding methods. Seeding with the erosion control native seed mix shall be provided on all disturbed soil areas prior to the onset of the rainy season (by October 15) unless specifically exempted by the County. Planting of trees or shrubs can also be used in temporarily disturbed areas, as appropriate, and incorporated into the habitat restoration and/or management plan for protected open space as described in Mitigation Measure BIO-6e.
8. The temporarily disturbed areas shall be inspected by the qualified professional and restoration ecologist to ensure that disturbed soils have been stabilized in the short-

and long-term. Restoration of temporarily disturbed areas shall also include the removal of non-native species that favor disturbed conditions and outcompete native species.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, the Applicant shall submit construction drawings to HCD – Planning for review and approval that include these measures as “Notes” on the plans.

34. PDSP016 (CONTINUED) - EROSION CONTROL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure:	Erosion Control Native Seed Mix	
	Species	Application Rate (lbs./acre)
	Bromus carinatus (California brome)	10
	Elymus glaucus (blue wild rye)	5
	Trifolium wildenovii (tomcat clover)	5
	Vulpia microstachys (six weeks fescue)	5
	Total	25

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, the Applicant shall submit construction drawings to HCD – Planning for review and approval that include these measures as “Notes” on the plans.

35. PDSP017-MITIGATION MEASURE BIO 6(C) - HABITAT MGMT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A Habitat Management Plan (HMP) shall be prepared by a qualified ecologist for the area within the Seal Rock Creek tributary area and on-campus conservation easements that details specific goals for habitat values in protected open space. The plan shall describe the methods to manage the site to attain those goals and include adaptive management guidelines if those goals are not being met. The HMP shall address the following components: protection and enhancement of the creek corridor; removal of non-native plant species; and specific planting areas that can be used for compensatory mitigation for Proposed Project impacts on Monterey pines and special-status plant species. The open space area to be used for mitigation shall have designated areas to be used for replacement plantings of Monterey pines for project elements that will impact Monterey pine trees and detail other landscape areas that may also be used for replanting efforts. The HMP shall map and describe the identified mitigation areas and the methods to be employed for habitat enhancement and sensitive plant species establishment. The mitigation area shall be placed in a conservation easement. A funding source shall be identified that will provide for management under the plan in perpetuity. The HMP should at a minimum include the following:

1. The overall goals and measurable objectives to reduce non-native species cover and promote native species;
2. Identification of areas for habitat enhancement, in which non-native species will be removed to allow natural establishment of native forbs and shrubs that will produce flowers and other food sources for wildlife, as well as areas along the stream channel that can be enhanced;
3. A special-status plant species seeding and/or planting plan that includes seasonally timed seed collection or salvage of rare plant species from the project impact areas, and identification of appropriate receiver site locations;
4. Long-term management of retained Monterey pine forest including any rare plant compensatory mitigation sites;
5. Management of Monterey pine planting sites and measures to remove/replace diseased trees;
6. Annual surveys to assess non-native plant species control needs and appropriate methods;
7. Adaptive management involving remedial measures to address circumstances that may affect the program's ability to meet identified success criteria, such as drought, herbivory, trespass, or wildfire;
8. Specific management objectives and methods for special-status wildlife, such as retention of large woody debris to provide cover for California red-legged frog and northern California legless lizard as well as standing dead trees with cavities for bat roost sites and cavity-nesting birds;
9. Educational resources such as signage or an interpretive trail to enhance students' and the public's experience visiting the conservation area and provide information to enhance its protection from trespass or vandalism; and
10. A reporting program to be implemented by a qualified biologist for a minimum of five (5) years to ensure the measures in the HMP are being followed and goals and objectives are met.

Any open space area used for mitigation shall be protected in perpetuity from further development or other land uses not conducive to the protection of Monterey pine forest habitat. The easement shall incorporate restrictive language that permanently prohibits

all future development in the open space area. The open space shall be guaranteed through an entitlement such as a conservation easement or specific deed restrictions to be placed on the area of land in perpetuity. The protected open space area shall be managed by the applicant under the HMP and funding must be assured for its implementation.

**Compliance or
Monitoring
Action to be
Performed:**

Prior to a final on the construction permit for the first building, the Applicant shall submit an HMP to HCD – Planning for review and approval.

The plan shall incorporate recommendations that consider and provide fuel management for these protected conservation easement areas, in consultation with the preparer of the fuel management plan for the campus.

The applicant shall prepare and submit a proposed permanent conservation easement for the Seal Rock Creek tributary area. County staff will process the easement to the Board of Supervisors for adoption. This action shall occur prior to issuance of construction permits for any of the buildings included within this permit, or prior to the expiration of this permit, whichever occurs first.

36. PDSP018-MITIGATION MEASURE BIO 7(A) TREE INVENTORY/MINIMIZE REMOVAL

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

Conduct a tree inventory (or update the existing inventory) and minimize tree removal to the extent possible. The tree inventory performed by Thompson Wildland Management shall be updated as needed once final construction limits are confirmed. If needed, a new inventory should be performed by a qualified arborist for any native trees that are within 30 feet of the limits of disturbance prior to the development of each project element that have not already been surveyed. This area is to include areas to be maintained for fire clearance. The limits of disturbance shall be staked in the field under the direction of the project engineer prior to the tree inventory. The inventory shall document each of the native trees that are at least six (6) inches diameter at breast height ("dbh"). Each tree shall be identified to species, assigned a unique number, and dbh measured for each trunk or major (>3 inch) branch that splits below approximately 4.5 feet. An aluminum tag imprinted with the identifying number should be affixed to the north side of the tree at approximately four (4) feet above the ground. The locations of each tree shall be recorded using a Global Positioning System with submeter accuracy or located by a licensed surveyor. Each native tree should be depicted on a map and identified to species, size, and condition. The arborist shall work with the project engineer to minimize the number of native trees to be removed. A tree health and hazard assessment shall be completed by the arborist at each project site to determine hazard trees to be removed and management recommendations that will assist in preserving the viability of remaining trees. The disposition of each tree (remove/remain) shall be depicted on site plans. Trees to be removed shall be identified in the field using flagging tape or other easily identifiable means.

**Compliance or
Monitoring
Action to be
Performed:**

Prior to the issuance of any construction permit, the Applicant shall submit an updated tree inventory and tree health and hazard assessment to HCD – Planning for review and approval.

37. PDSP019-MITIGATION MEASURE BIO 7(B) - TREE TRIMMING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Employ a certified arborist for native tree trimming. The applicant shall employ the services of a certified arborist to oversee any trimming or removal of trees as necessary for clearance. The arborist shall record the number of native trees that require extensive trimming (i.e., over 30% of the canopy), and incorporate these trees into the mitigation plan and FMP.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, the Applicant shall submit evidence (i.e., contract) to HCD – Planning for review and approval demonstrating that the Applicant has obtained a qualified arborist to monitor proposed tree trimming and removal activities.

38. PDSP020-MITIGATION MEASURE BIO 7(C) - PROTECTIVE FENCING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Install protective fencing around trees to remain. Within two (2) weeks prior to the initiation of work at each project site, protective measures shall be installed around native trees that are to remain undisturbed but are in close enough proximity to the work that they could be impacted. In compliance with the DMF LUP Policy 33, the trunks of protected trees shall be wrapped with suitable materials (e.g., two-by-four (2x4) lumber forming a protective barrier around the lower trunk, secured with rope, and wrapped with high visibility construction fencing) to prevent inadvertent damage from construction equipment. The grading and construction limits should be clearly marked with construction fence that defines the work area and protects critical root zones. No construction tools, materials or equipment shall be stored in the critical root zone of trees to remain, and no washing of construction substances shall occur. The certified arborist shall work with the project engineer and grading contractor to provide information on how to avoid and minimize impacts of fill and/or grading within the critical root zone and tunneling under major roots for utility trenches. Natural forest topsoil is to be retained to the extent feasible during- and post-construction using soil stabilization and sedimentation control measures.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, the Applicant shall submit photographic evidence to HCD – Planning for review and approval demonstrating that the Applicant has installed protective fencing around trees to remain.

39. PDSP021-MITIGATION MEASURE BIO 7(D) - REPLACE TREES

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Replace trees removed according to the Forest Management Plan. In accordance with Policy 35 of the DMF LUP, native trees that are removed shall be replaced on the site in accordance with the recommendations of the approved Forest Management Plan. Replacement trees shall be of the same species and maintained in good condition. Tree removal permits from the County require that native tree species at least six (6) inches dbh be replaced at a 1:1 ratio. Replacement trees should be acquired from a local native plant nursery and consist of healthy specimens that are free from physiological and structural disorders. Planting areas shall be identified and may include the suitable landscape areas, the Area 1 site or a previously used mitigation site around the upper athletic field that has room for additional plantings. Planting shall occur during the appropriate time of year and using proper techniques to insure at least 80% survival after two (2) years (Thompson Wildland Management 2020).

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, the Applicant shall submit a replanting plan demonstrating the location, type, and size, of all proposed replacement trees consistent with the requirements of this mitigation measure. The replanting plan shall also detail annual monitoring requirements to insure the successful replanting of native trees. The replanting plan shall also identify any potential corrective actions, including the installation of additional replacement trees, if monitoring indicates that tree replacement has not been successful.

40. PDSP022-MITIGATION MEASURE GHG 1 - REDUCE EMISSIONS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To reduce GHG emissions, the Proposed Project shall include the following measures:

- Meet or exceed current CalGreen Tier 2 standards for electric vehicle (EV) parking spaces, except that all EV parking spaces required by the code to be EV capable shall instead be EV ready.
- The servicing of proposed facilities by natural gas shall be discouraged. If natural-gas appliances are necessary, electrical service to the appliance shall also be installed to provide for the future conversion from natural gas to electric.
- Meet or exceed CalGreen Tier 2 standards at the time of development for building energy efficiency.
- Meet or exceed CalGreen building standards at the time of development for water conservation (e.g., use of low flow water fixtures, water efficient irrigation systems, and drought tolerant landscaping.)
- All built-in appliances shall be Energy Star certified or equivalent.

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Applicant shall submit building plans that illustrate compliance with the requirements and recommendations of the Air Quality & Greenhouse Gas Impact Assessment prepared for the Robert Louis Stevenson School Master Plan Update Project. The building plans shall be submitted to HCD – Planning for review.

41. PDSP023-MITIGATION MEASURE HAZ 1 - ASBESTOS REMEDIATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to demolition activities, all buildings shall be sampled as part of an asbestos survey in compliance with the National Emission Standards for Hazardous Air Pollutants ("NESHAP"). If asbestos is found, asbestos-related work, including demolition, involving 100 square feet or more of ACMs shall be performed by a licensed asbestos abatement contractor under the supervision of a certified asbestos consultant and asbestos shall be removed and disposed of in compliance with applicable State laws. Regardless of whether asbestos is identified, prior to demolition the Air Pollution Control District ("APCD") shall be notified and an APCD Notification of Demolition and Renovation Checklist shall be submitted to both MBARD and HCD-Planning. Prior to demolition, the applicant shall retain a qualified asbestos abatement contractor to conduct an asbestos survey and remove any asbestos in compliance with applicable state laws.

Compliance or Monitoring Action to be Performed: Prior to demolition, the Applicant shall retain a qualified asbestos abatement contractor to conduct an asbestos survey and remove any asbestos in compliance with applicable regulatory requirements. The Applicant shall submit the results of the asbestos survey to HCD – Planning for review and approval.

42. PDSP024-MITIGATION MEASURE HAZ 2 - PAINT REMEDIATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during demolition of any portion of the existing structure, paint is separated from the building material (e.g., chemically or physically), the paint waste shall be evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and disposed of in accordance with local, state and federal regulations. According to the DTSC, if paint is not removed from the building material during demolition and is not chipping or peeling, the material can be disposed of as construction debris (a non-hazardous waste). The landfill operator shall be contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead-based paint materials. The disposal of demolition debris shall comply with any such requirements. Should paint be separated from building materials during demolition, the applicant shall retain a qualified hazardous materials inspector to determine its proper management.

Compliance or Monitoring Action to be Performed: In the event that paint should be separated from building materials during demolition, the Applicant shall retain a qualified hazardous materials inspector to survey the paint waste to determine whether it constitutes a hazardous material (i.e., LBP) and identify the appropriate disposal method for the material. The Applicant shall submit the results of the hazardous waste survey to HCD – Planning for review and approval.

43. PDSP025-MITIGATION MEASURE TR 1 - TRIBAL MONITOR

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To minimize potential impacts to previously unknown or subsurface tribal cultural resources, Native American tribes shall be notified prior to ground-disturbing activities. Prior to the issuance of any permit for ground-disturbing activities, the Applicant shall submit evidence (i.e., a contract) to HCD – Planning demonstrating that the Applicant has retained a tribal cultural monitor to monitor all ground-disturbing activities. The tribal cultural monitor shall be responsible for preparing daily monitoring reports and shall prepare a final report following the completion of ground-disturbing activities. The final report, along with the daily monitoring reports, shall be submitted to HCD – Planning for review within 60 days following the completion of ground-disturbing activities. All work shall stop if a tribal cultural resource is discovered during construction. The Native American monitor shall evaluate the resource to determine whether the finding is significant. If the finding is a historical resource or unique tribal cultural resource, avoidance measures or appropriate mitigation shall be implemented. Work will cease in the immediate vicinity of the find until mitigation can be implemented. In accordance with CEQA Guidelines Section 15064.5(f), work may continue in other parts of the project site during the implementation of potential resource mitigation (if necessary). The County of Monterey shall be responsible for reviewing and approving the mitigation plan in consultation with the Native American monitor prior to the resumption of ground-disturbing activities. All tribal resources shall be returned to the affected Native American tribe.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, the Applicant shall submit evidence (i.e., contract) to HCD – Planning for review and approval demonstrating that the Applicant has retained a tribal cultural monitor to monitor ground-disturbing activities. The tribal cultural monitor shall prepare daily monitoring reports that shall be available upon request by HCD – Planning. A final report, including all the daily monitoring reports, shall be submitted to HCD – Planning for review and approval within 60 days of completion of ground-disturbing activities.

44. PDSP026 - TREE REMOVAL TRACKING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall track tree removal as authorized by this permit. As each application is submitted for development, an updated tree removal count shall be provided by the applicant. If tree removal exceeds the 148 authorized by this permit, with the count beginning in April 2021. the applicant shall either amend this permit or obtain any applicable permits as part of the development application and in accordance with the Del Monte Forest Coastal Implementation Plan.

Compliance or Monitoring Action to be Performed: Applicant shall keep track of all permit removal authorized by this permit.
Applicant shall submit an updated count of protected trees removed under this permit with each development application.

45. PDSP027 - FUTURE PERMIT TYPES

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit provides the planning entitlement for many of the buildings on the campus, excluding Design Approval. The following list provides the type of permit needed for each building. Biological update reports are required for many of these projects and, based on the results of the report, may trigger the need for a discretionary permit pursuant to the Del Monte Forest Coastal Implementation Plan. For any of these structures, other changes in circumstances that trigger one of the "Nonexempt Development" categories of the zoning district also may trigger the need for a discretionary permit pursuant to the Del Monte Forest Coastal Implementation Plan.

All Buildings are subject to Design Approval. For those that do not require a coastal development/administrative permit, the Design Approval shall be considered at a public hearing.

Building Type needed?	Permit Type	Biological Report/tree update
A	Design Approval	Yes
B1	Coastal Development Permit	Yes
B2	Design Approval	No
C	Coastal Development Permit	Yes
E	Design Approval	No
F	Design Approval	Yes
G	Design Approval	No
H	Coastal Development Permit	Yes
J	Design Approval	No
K	Coastal Development Permit	Yes
L	Design Approval	No
M	Coastal Administrative Permit	Yes

All these applications are subject to applicable mitigation measures associated with this permit,

Compliance or Monitoring Action to be Performed: Applicant shall work with county staff for each application to identify proper permits and technical reports needed for construction of the buildings included in this General Development Plan.

46. PDSP029 - TREE REPLANTING LOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees planted as replacement for trees removed shall be prioritized as follows :

- 1) For interior trees removed (not along the campus perimeter), replacement trees shall be planted in the same general location as those removed or in the conservation easement areas, as determined by the arborist/forester;
- 2) For trees removed along the campus perimeter, replacement trees shall be planted along the campus perimeter in the general location of the removal where feasible and not cause an overcrowding condition;
- 3) For trees removed along the campus perimeter, replacement trees shall be planted along the campus perimeter where gaps in perimeter vegetation are identified by the project forester/arborist;
- 4) For any tree replacement where the above are not feasible, replacement trees shall be planted within conservation easement areas if not creating a future overcrowding condition;
- 5) Where none of the above is feasible, replacement trees shall be planted as determined by the project planner reviewing the tree removal permit.

Compliance or Monitoring Action to be Performed: Applicant shall identify replacement tree locations.

Planning staff shall determine and authorize proper location for replacement trees .

47. PDSP030 - AMEND FUEL MANAGEMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The fuel management plan shall be modified to either reference the fuel management requirements for the easement area that will be identified in the Habitat Management Plan, or those provisions will be included as a separate section within the final Fuel Management Plan. The fuel management provisions shall be coordinated between the forester or arborist and the project biologist to ensure that biological mitigation measures are considered and implemented in coordination with fuel management activities within the protected habitat areas.

Compliance or Monitoring Action to be Performed: The Fuel Management Plan shall be modified by an arborist or forester prior to approval of the first discretionary permit for development approved under this permit, or prior to permit expiration, whichever occurs first.

The amended Plan shall be approved prior to approval of the first discretionary permit for development approved under this permit, or prior to permit expirations, whichever occurs first.

**PROPOSED GENERAL DEVELOPMENT PLAN
FOR THE ROBERT LOUIS STEVENSON SCHOOL UPPER CAMPUS
LOCATED AT FOREST LAKE ROAD IN THE DEL MONTE FOREST
COUNTY PLANNING FILE NOVEMBER PLN 190091**

This application is made under Section 20.21 of the Monterey County Code for the Institutional Commercial Zoning District, or “IC (CZ)” for the Robert Louis Stevenson School (“Stevenson”) Upper School campus in Del Monte Forest. ¹

Introduction

The Stevenson School, a private high school founded in 1952, occupies a serene, quiet campus tucked within the natural setting of Monterey Pine forest on the Monterey Bay Peninsula. The 46-acre property, located in Del Monte Forest off Forest Lake and Viscaino Roads, abuts golf courses, residential areas, and forest habitat. The site consists of gently sloping terrain that ranges in elevation from approximately 200 to 330 feet above sea level, and its proximity to the Pacific Ocean produces typically low temperatures, summer fog, and high humidity. The site also features a riparian tributary that is part of the local Seal Rock Creek watershed.

This world-renowned coastal setting establishes the character of the campus landscape, with outdoor spaces gently terraced into the existing hillside, vegetation that reflects native plant communities, and a complementary family of rustic landscape materials and site furnishings that harmonizes with the campus' regional context and building vernacular. Forest Lake Road divides the campus into two major areas. The Main Campus, which houses the majority of the school's buildings including academic, administrative, and student/faculty residence halls, meets the needs of day to day school functions. The North Campus's sports fields, tennis courts,

¹ Section 20.21.030 A states in pertinent part:

“A General Development Plan shall be required prior to the establishment of any development in the Institutional Commercial district if there is no prior approved General Development Plan ...” (emphasis added).

Further, section 20.21.030.B states:

“No new development, change or expansion of use, or physical improvements may be approved unless such development, use or expansion is found to be in conformance with an approved General Development Plan and amendments thereto where such plan is required. (Emphasis added.)

Read together and as a whole, these sections require a General Development Plan (GDP) for the entire Stevenson campus in the IC (CZ) zone. Those sections are shown on the zoning map which has been submitted as Sheet L-1.

maintenance facilities, and future Wellness Center support extra-curricular and active recreational activities.

The Main Campus serves as the heart of the Stevenson School and provides the majority of outdoor open spaces used on a daily basis by students and faculty. Buildings stepped into the landscape frame courtyards, lawn areas, gardens, plazas, and amphitheaters. These spaces range in size based on their function, from large gathering areas that accommodate campus-wide assemblies and activities, such as the Rosen Amphitheater, to more intimate outdoor classrooms and study spaces set back from major programmed event areas. Native Monterey pine forest, carefully preserved over time, buffers the perimeter of the Main Campus; additional California native and drought tolerant species distinguish internal spaces. These plants have been selected for their ability to withstand daily student activity, ease of maintenance, and year-round aesthetic appeal.

All outdoor spaces are linked by a series of promenades, stairways, gently sloping walks and secondary paths built into the hillside to provide accessibility throughout the campus. Hardscape materials used for courtyards, plazas and pedestrian routes have evolved over the years from informal trails and asphalt pathways to stone pavements, colored concrete, and grand stairways that complement building materials and accents used in the various academic, administrative, and residence halls.



Terraced lawns are built into the hillside and retaining walls incorporate construction materials that reflect the campus building vernacular.

The Main Campus also features covered arcades incorporated into the campus architecture, freestanding arbors, and outdoor fireplaces with intimate seating arrangements to promote year-round use and provide all-weather protection from sun, wind, and rain. In addition, passive lawn spaces provide casual recreation opportunities for students and create a flexible outdoor learning environment.

The Northern Campus is home to the majority of the school's athletic facilities; including football, baseball, track and soccer fields, and tennis courts. A proposed Wellness Center, carefully sited to accommodate existing topography at the corner of Forest Lake and Viscaino Road, will serve as the front door to the Stevenson School's athletic program. The Wellness Center will

also provide opportunity for an internal, accessible path of travel to adjacent sports fields higher up on the hillside. Unlike the Main Campus, which is designed to be flexible in its outdoor uses and provide passive recreation, the North Campus is programmed for specific active recreation uses and extramural sporting events. The existing baseball and football fields, and the new upper sports field, feature artificial turf in order to reduce maintenance, eliminate water consumption, and provide year round playability. Similar to the Main Campus, the North Campus is surrounded by native Monterey pine forest which provides a beautiful backdrop and visually screens facilities from the road and adjacent residences.

History

A General Development Plan (GDP) for the entire Upper School campus in the IC-CZ zoning district has never been approved. This is largely a function of the history of development of the campus. A Master Plan for the Stevenson Upper School campus was approved by Monterey County in 1983 with the issuance of a Use Permit (PC-4338, PC-4663). Since that date, many of the projects described in that Master Plan have been faithfully and incrementally carried out with approvals from Monterey County and, where needed, the California Coastal Commission, without an overall GDP.

A list of these projects is attached as Attachment 1. To summarize the major projects, seven new student dormitories with faculty apartments and a new student activity center with an amphitheater have been built in the core of the Main Campus, with two new faculty housing residential duplexes completed (and three more approved) along Faculty Row. The swimming pool adjacent to the gymnasium has been renovated. Although not in the IC (CZ) zone, a President's house has also been constructed on Silver Court. A new athletic field has recently been completed above the football field across Forest Lake Road and the football field has been resurfaced and a snack bar added adjacent to it.

With the change in zoning to Institutional Commercial for much of the campus upon adoption of the Del Monte Forest LCP in 1988, the original Use Permit was essentially treated as the operative "Plan" for the campus and most of the projects were approved without a GDP. Several of the projects, however, were accompanied by a discrete GDP (or amendment thereto) which covered only that project. That was the case for the approvals for Casco and Douglas Hall, and Faculty Row Housing, with coastal development permits (CDPs) approved for those projects as well as the discrete GDP. However, the GDPs then approved were almost an afterthought, and did not include the entire campus in a sensible manner.

Requested Uses And Uses Not To Be Considered

Description of the uses below that are followed by numbers refer to the number categories on the General Development Plan Application Form (submittal #1).

So today, there does not exist a GDP for the entire campus zoned IC (CZ). To remedy that situation, Stevenson has recently assessed the Master Plan of 1983 from the perspective of the long-term needs of the campus, and through this process has developed a campus-wide GDP which is the subject of this application. This GDP is to provide the guide for future development of the Upper School campus. The essential aspects of this GDP are shown on the attached Stevenson School General Development Plan Amendment ("GDPA") consisting of seven sheets.

It must be emphasized that no construction or demolition is proposed at this time. The implementation of this plan will occur in phases over a number of years, and the timing and order in which the projects proceed will be largely dependent on Stevenson's ability to raise the necessary funds from private sources. The purpose of this GDP is simply to show, in plan form with factual recitation, the planned future development aspects of the campus. This is required by the IC (CZ) zoning and is consistent with it. Future construction or demolition will require separate CDPs according to zoning requirements.

The GDP is for both residential use and "commercial" use (a private secondary school). It will involve construction of new structures, renovation or additions to and replacement of existing structures, and some demolition associated with that work. [(Question 14).] However, none of this work is currently scheduled and it is not a part of this application. Water is available through California American Water or the Pebble Beach Water Entitlement; extension or enlargement of individual service lines will likely be needed. [(Question 18).] A limited amount of tree and vegetation removal and grading will be required; these are described in reports being submitted, together with a comprehensive forest management plan. [(Questions 15, 16, 17).] One new building (3 faculty residences) is proposed within 100 feet of Seal Rock creek. [(Question 17).]

Uses that will be considered will be those consistent with the IC(CZ) OR(CZ), RC(CZ), MDR-40(CZ) and LDR(CZ) 1 acre minimum zoning, the same as carried on at the existing campus. Uses not consistent with such zoning will not be considered.

Description Of Proposed Site Improvements

Formal Site Plan. The Site Plan as well as other Plan Maps with pertinent information are shown on sheets L1 – L7. (Large plan set plus reduced plan set).

Materials and Colors. Since no construction is proposed at this time, materials and colors cannot be provided. They will, however, be consistent with those of the existing Campus and

the building to which they are added.

Parking Areas. A parking study was conducted on an earlier plan by Keith Higgins and Associates, and later counts confirm his conclusion that adequate parking exists for this plan. (See Traffic and Parking Assessment, submittal # 14).

Physically linking the Main and North Campuses with a direct and protected pedestrian route has been a long term goal for the school. Traditionally, students and faculty have relied on informal foot paths along the shoulder of Forest Lake Road to traverse from one campus to another. Problems include lack of clear signage and wayfinding, little or no physical separation between pedestrians and cars, and segments of roadway with poor vehicular sight distance lines. As part of the General Development Plan Amendment, a new pedestrian bridge on the Main Campus will span the existing tributary of Seal Rock Creek and provide a direct pedestrian route to the North Campus. The bridge connection will terminate at the intersection of Forest Lake and Viscaino Roads, minimizing the exposure of pedestrians to vehicular traffic and focusing pedestrians crossing routes to a single location. The intersection of Forest Lake and Viscaino Roads will also undergo traffic calming and striping improvements to alert drivers of pedestrian crossings.

Vehicular Circulation and Parking

Over time, the Stevenson School has transitioned into a residential campus with a higher resident population and fewer student commuters arriving daily by car and this trend is intended to continue. Nevertheless, both the Main and North Campuses feature prominent entry gateways for vehicles. These gateways create a sense of arrival for visitors, with locations set back from Forest Lake and Viscaino Road in order to reduce their visual impact. Features include roundabouts with convenient drop-off zones, accessible parking, and monumental wayfinding signage that provide a front door to each campus. The gateways also serve as entry points for internal vehicular maintenance and emergency access. Sitting, materials, and landscaping blend these internal routes into the campus fabric to maintain the pedestrian nature of the school. Vehicular grade paving incorporated into plazas, promenades and lawn areas, for example, disguises vehicular circulation within campus, while gates, bollards and other barriers regulate internal access and provide campus security.

LANDSCAPING PLAN

Existing Vegetation and Campus Plant Palettes

Monterey pine forest borders all sides of the Stevenson School campus, creating a secluded learning environment strongly associated with the native tree and corresponding plant

community that extends into many areas on campus. For the past 65 years, great attention has been paid to preserving existing vegetation wherever possible, minimizing the development footprint of future buildings, and reforesting open spaces and planting buffers wherever



The Stevenson School is enclosed by native Monterey Pine Forest, with tree stands extending into the heart of campus.

possible. This approach has preserved the natural surroundings and forest habitat, reduced the visual impact of a growing campus, and retained the school's pristine character. Working with local biologists and arborists, the school has prepared a detailed forest management plan, selecting genetically pure varieties of Monterey pine species that withstand the threat of infection and extirpation from fungal disease introduced to California in 1986. Other endangered plant species, including *Piperia yadonii* (Yadon's piperia) and *Potentilla hickmanii* (Hickman's potentilla) have been identified on the campus. The school has

enacted careful protocols to document these locations, provide development setbacks whenever possible, and incorporated mitigation measures and replacement strategies when impacted by construction. These steps have successfully enhanced the campus's identity and environmental relationships.

While much of the site's perimeter lands have been protected from development, interior campus spaces are planted to meet the daily needs and activities of students and staff. These areas rely primarily on low water use native species but also expand on the campus's approved planting palette with shade trees and ornamental species carefully selected for year-long visual appeal and durability.

Lawn areas are used sparingly as flexible outdoor spaces for student congregation, and evergreen shrubs and groundcover provide the foundation planting for many of the campus' buildings and courtyards. Planting areas incorporate deer-resistant materials, and the school employs recycled water in its irrigation system to further implement sustainable landscape practices.

Hardscape Materials and Site Furnishings

As the Stevenson School continues to evolve with new buildings and outdoor amenities, a



A small outdoor classroom is created by the use of a single circular wood bench.

family of complementary landscape materials will unify the campus and strengthen the cohesive look and fit with the natural setting. Many of the original and prominent campus structures incorporate a wood vernacular with rustic accents. Large framed windows, shingle style siding ashlar flagstone columns, and entry arbors are seen throughout many of the campus buildings and are reminiscent of local cabins and cottages of the area. These features reflect on a traditional Bay Region Style and establish the outdoor materials palette elsewhere on campus. Outdoor plazas, pathways, and retaining walls incorporate flagstone, colored concrete with

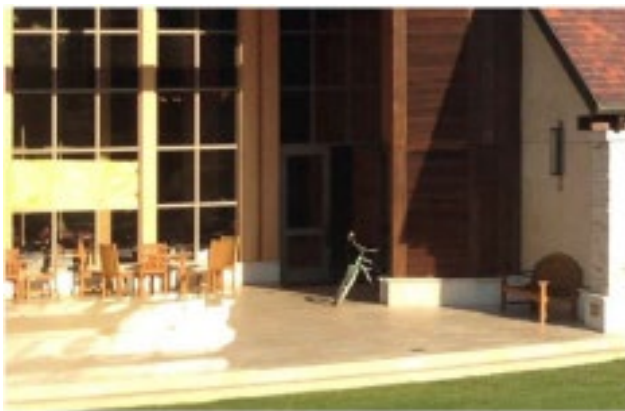
warm earth tones, and textured stone patterning to provide a smooth transition from indoor spaces to the exterior, promoting outdoor living and a unified vernacular.

A wide range of outdoor site furnishings have been tested on the campus in the past 65 years, but all use common materials that blend with the theme of the Stevenson School. Wood benches, tables and split rail fences, for example, are left untreated for a simple and understated look that harmonizes with the tranquil Monterey pine forest surroundings. In some cases more durable materials are required on campus: painted/powder coated black metal is commonly used for handrails, trash receptacles, pole lights, and athletic field/pool fencing. Relatively small, low profile pathway lights incorporate untreated bronze materials that gain patina over time to further reinforce a rustic, understated outdoor palette, match darker trim

elements of building facades, and help unify the campus.

Sign Program

Within the last decade at the Stevenson School, a new and visually cohesive graphic communication system has been implemented to navigate students, faculty members, and visitors through campus. The goal is to systemically identify key entry points and destinations, aid in internal pedestrian and



Freestanding wood tables and chairs provide seating flexibility for student groups.

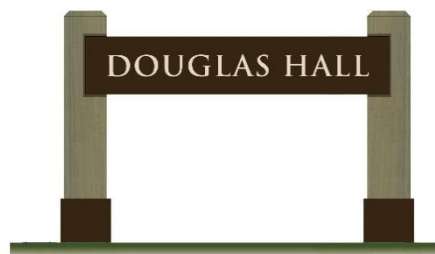
vehicular navigation, increase safety and security, and reinforce the Stevenson School experience. By creating this standard of signage, exploring the campus becomes a sequenced and straightforward process. The key is to create a hierarchy of gateway features, landmarks and other signage icons to guide users through the grounds and identify individual buildings, open spaces and other features.

- Primary entry points to both the Main and North Campus are marked by low flagstone walls with the Stevenson School name on bronze plaques with raised lettering.
- Major buildings are distinguished with freestanding bronze sign panels mounted at both sides with 6" square cedar posts.
- Vehicular parking and directional signage is indicated with painted aluminum panels and fixed on single 4" square cedar posts.

These three levels of wayfinding reinforce the campus vernacular of building materials and provide a cohesive interface for the user. All outdoor signage is mounted at eye level and incorporates contrasting colors (light text on dark backgrounds) for optimal viewing from a variety of distances in daylight or at night. Text sizes vary based on wayfinding hierarchy and subject matter. As the school expands over time, these signage standards will continue to be applied and refined.



Primary vehicular entries to campus are marked by low flagstone walls with bronze plaques.



Major buildings and outdoor features are noted with freestanding bronze panels.



Vehicular parking and directional signage incorporates painted aluminum materials.

Lighting Plan

Given the many activities that take place through a typical day at Stevenson School, outdoor lighting plays a key role in circulation and campus safety. Goals for lighting are to enhance campus character, promote security, remain dark sky friendly and be energy efficient, with careful attention to lighting placement, intensity, timing, duration, and color. Typical approaches

to lighting for public schools, including predetermined illumination levels evenly and continuously applied across campuses, have been reassessed at the Stevenson School in favor of low level lighting treatments that still meet the needs of students, faculty members and visitors.

Low pathway lights define routes of travel from entry points on campus to individual building locations. At the center of the Main Campus along the Rosen Amphitheater Promenade, compact but heavy duty bronze bollards at a 12" height withstand the wear and tear of student activity while remaining relatively unobtrusive. As one moves further from the campus center, this fixture is replaced with a simpler bronze lighting scone mounted at an 18" height to 6" square posts. This use of low profile pathway lights for the majority of public spaces on campus has proven effective over time.



Low pathway lights on wood posts and tree uplights provide directional cues on campus.

Additional lighting fixture types incorporated at the Stevenson School include the occasional use of pole lights along more urban outdoor spaces such as the Main Campus pool, decorative wall sconces at building entries, step lights along major stairways, and tree uplights used to accentuate shade trees and seasonal color. The majority of lights used on campus are made dark-sky friendly by use of fully shielded fixtures that direct light distribution downward, eliminating glare and preventing unwanted light trespass. As the Pebble



Step lights and architectural lighting elements help with wayfinding.

Beach campus continues to evolve and more energy efficient lighting technologies and fixtures become available, the school's lighting program will allow for new luminary technologies to be replaced within existing fixture types, keeping energy efficient goals in the forefront of design while remaining cost effective.

Landscape Summary

Over the past 65 years, the Stevenson School has evolved into a nationally and internationally recognized educational institution. By preserving the native Monterey pine forest, designing

outdoor spaces that integrate with the coastal hillside terrain, and working with a complementary family of building materials, the school continues to create a physical setting that reflects its exemplary status. Tested and refined landscape practices balance a rich tradition and vernacular with modern needs of students and faculty. These standards will continue to evolve over time, and serve as reminders of the school's vision for an inspiring campus environment that fosters learning and achievement.

Long-Range Development and Operation of Facilities

Physical Expansion and New Development are shown on Sheets L2 and following.

Operational Changes. There will not be any material operational changes. The school Campus will remain dedicated as a private secondary school. The student population will remain the same, with approximately 500 students on campus, although the mix between resident and day students - currently 270 resident and 230 day – is intended to change with a higher number of resident students.

The Campus will remain open 24 hours a day, 7 days a week. Typical “business hours” will remain 7:30 or 8 am to 5:30 or 6 pm (which includes delivery hours). There are 170 employees, a number which should not change.

Circulation or Transportation Improvements. The Campus Vehicular and Parking Plan (Sheet L5) and Campus Emergency Vehicle Access Plan (Sheet L6, which has been approved the local Fire District, PBCSD) show the details for on-campus circulation, parking, emergency vehicle access.

A Traffic Impact Analysis conducted by Keith Higgens, PE, TE in 2021 concluded that there would be a net reduction in daily and peak hour trip generation, and that the parking provided for daily and special event use was adequate base on County regulations. There are no significant traffic impacts form the GDPA.

Environmental Considerations.

Water. Stevenson has adequate water availability for the build out of the GDPA. See Letter from David Stoldt, General Manager of the Monterey Peninsula Water Management District.

Archeological. The entire Campus has been surveyed for any archeological resources, and none have been found. The reports are included for review.

Biotic Survey/Assessment. For previous projects on campus, biological surveys were done and

are available for review. For the present sites of future projects in the GDPA, Zander Associates conducted biological surveys with conclusions which are included with this submittal.

Forest Management Plans. Forest Management Plans were prepared for all prior discrete projects. An overall Forest Management Plan for the entire Campus was recently prepared by Rob Thompson, of Thompson Wildlife Management, and is included with the submittal.

Potential Mitigation of Adverse Environmental Impacts.

All environmental impacts are at a less than significant level. Impacts related to prior developed projects on Campus have already been mitigated to a less than significant level through the approvals for those projects. Impacts to the future projects are either less than significant or have been mitigated to a less than significant level.

Fire Protection Agency Serving the Project. The Pebble Beach Community Services District has approved the General Development Plan as to those matters within its jurisdiction.

Sign Program. See above discussion of sign program.

Proposed Number of Employees. 170

Operations.

Hours of Operation: 24/7 for School activities and residents and safety protocols for students, faculty, and visitors.

Delivery Hours: 8 am- 5:30 pm

Fuel Management

Monterey pine forest borders a large portion of the Stevenson School campus. This in combination with existing topography and secluded location make forest management a major component of long term vegetation maintenance. Tree pruning needs are evaluated regularly to ensure defensible perimeter space around the campus and the forest understory is maintained to be clear of significant shrub and groundcover vegetation. This thinning creates a separation, reduction, and disruption of fire fuels and lessens the potential of wildland fires spreading into the campus. Within campus grounds, similar defensible separations from buildings contribute to fuel reduction. Shrub and groundcover plant materials located near structures are low growing, irrigated, fire resistant, and arranged to create breaks in vegetation. Irrigated recreational lawn areas and sports fields also provide large breaks in fire fuels.

The following categories are noted as part of the Stevenson School's Vegetation Management Plan to identify Minimum Defensible Space Requirements. Landscape maintenance within these two zones is a permanent and ongoing campus commitment:

Green Zone (0-30' from building structures)

- Pyrophytic plant materials capable of transmitting fire to wall and roof eaves are avoided.
- Low growing, well-irrigated lawn and groundcovers are commonly used.
- Landscape plantings are grouped in island-type configurations with separations between groups.

Management Zone (30'-100' from building structures)

- Mature trees are preserved with careful pruning to remove dead wood and thin dense structures.
- The lower limbs of trees are pruned to provide a 10 foot clearance over surrounding grades.
- Shrub and groundcover planting below tree driplines is limited in use and height.
- Pyrophytic plant species are regularly cleared within this zone.

Landscape Summary

Over the past 65 years, the Stevenson School has evolved into a nationally and internationally recognized educational institution. By preserving the native Monterey pine forest, designing outdoor spaces that integrate with the coastal hillside terrain, and working with a complementary family of building materials, the school continues to create a physical setting that reflects its exemplary status. Tested and refined landscape practices balance a rich tradition and vernacular with modern needs of students and faculty. These standards will continue to evolve over time, and serve as reminders of the school's vision for an inspiring campus environment that fosters learning and achievement.

STEVENSON SCHOOL GENERAL DEVELOPMENT PLAN AMENDMENT

3152 FOREST LAKE ROAD, PEBBLE BEACH, CALIFORNIA

PROJECT TEAM

OWNERS

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BIOLOGIST

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P.O. BOX 318
SAN LUIS OBISPO, CA 93406

CONTACT: KEVIN B. MERK
(805) 748-5837
kmerk@kevinmerkassociates.com

PROJECT DATA

LOCATION: DEL MONTE FOREST

ASSESSOR'S PARCEL NO:

008-022-003	008-022-036
008-022-020	008-022-037
008-022-021	008-022-038
008-022-023	008-031-002
008-022-033	008-031-013

008-532-008	008-571-012
008-532-009	008-571-013
008-532-010	

LAND USE DESIGNATIONS:

INSTITUTIONAL COMMERCIAL
RESOURCE CONSERVATION
OPEN SPACE RECREATION
MEDIUM DENSITY RESIDENTIAL

ZONING DESIGNATIONS:

IC-D(CZ) RC-D(CZ)
OR/B-8-D(CZ) OR-D(CZ)
MDR/4-D(CZ) MDR/2-D(CZ)

LOT SIZE (15 APNs): 2,037,406 SF (46.77 AC)

LOT COVERAGE (EXISTING): 209,835 SF (10.3%)

FLOOR AREA RATIO (EXISTING): .130

IMPERVIOUS COVERAGE (EXISTING): 702,470 SF (16.13 AC)
34.5%

PARKING TOTAL (EXISTING): 326 TOTAL
(315 STANDARD/ 11 ACCESSIBLE)

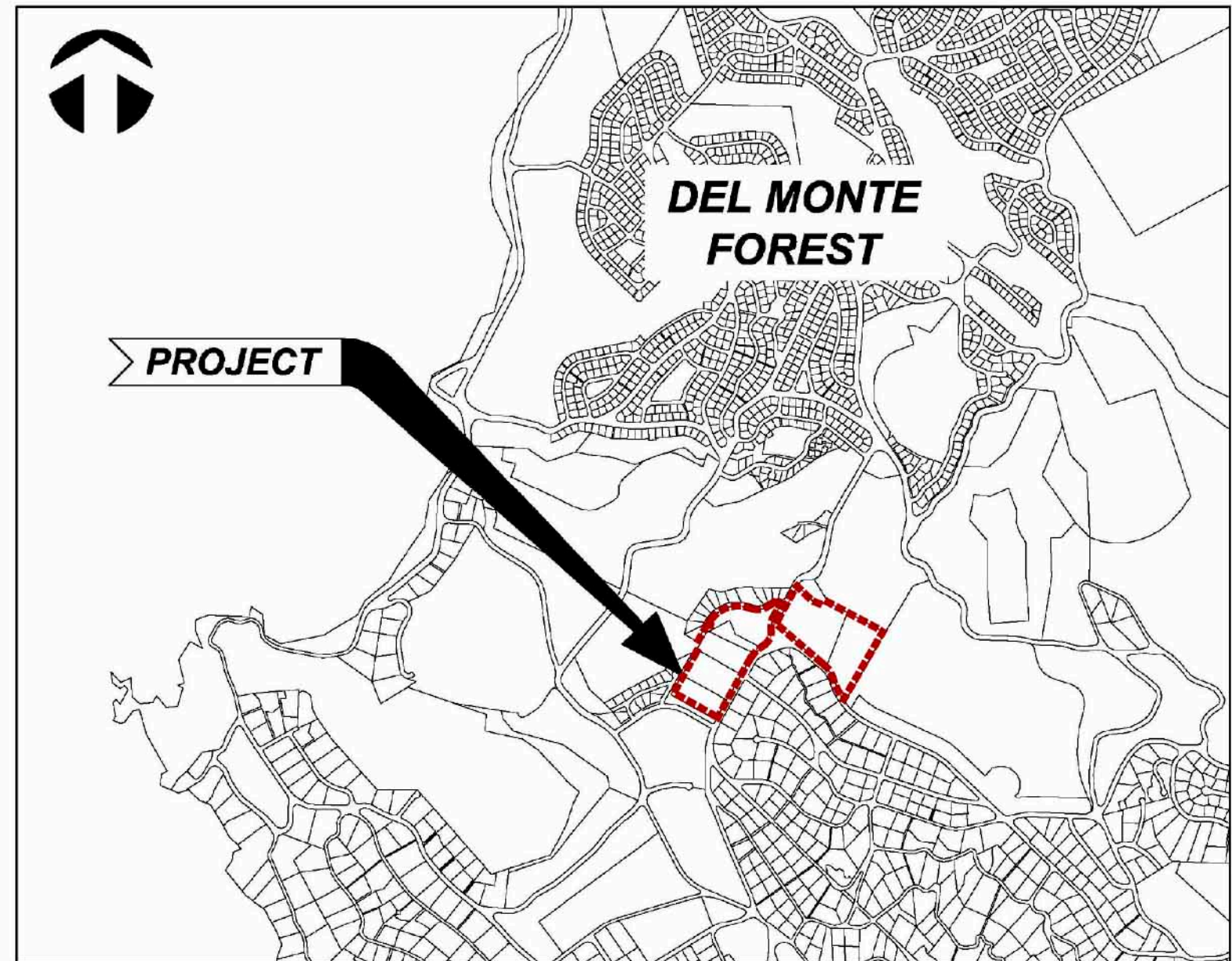
LOT COVERAGE (PROPOSED): 287,555 SF (14.1%)

FLOOR AREA RATIO (PROPOSED): .190

IMPERVIOUS COVERAGE (PROPOSED): 766,119 SF (17.59 AC)
37.6%

PARKING TOTAL (PROPOSED): 293 TOTAL
(280 STANDARD/ 13 ACCESSIBLE)

VICINITY MAP



DRAWING LIST INDEX

- L0 COVER SHEET/PROJECT DATA
- L1 EXISTING ZONING AND FACILITIES
- L2 PROPOSED GENERAL DEVELOPMENT PLAN
- L3 CAMPUS FACILITIES PLAN
- L4 CAMPUS PEDESTRIAN CIRCULATION PLAN
- L5 CAMPUS VEHICULAR CIRCULATION AND PARKING PLAN
- L6 CAMPUS EMERGENCY VEHICLE ACCESS PLAN
- L7 PHASING DIAGRAMS
- L8 CAMPUS WAYFINDING AND SIGNAGE PLAN
- L9 EXISTING BUILDINGS TO REMAIN AND BE REMOVED
- L10 EXISTING EASEMENTS AND SETBACKS
- L11 CONSTRUCTION MANAGEMENT PLAN

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- 4
- 5

Date

04.04.2023

Phase

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Job Number

RLSs501

Scale

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1" = 100'



Drawing Title

COVER SHEET AND
PROJECT DATA

Drawing Number

L0

STEVENSON
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Drawing Title

EXISTING ZONING
AND FACILITIES

Drawing Number

L1

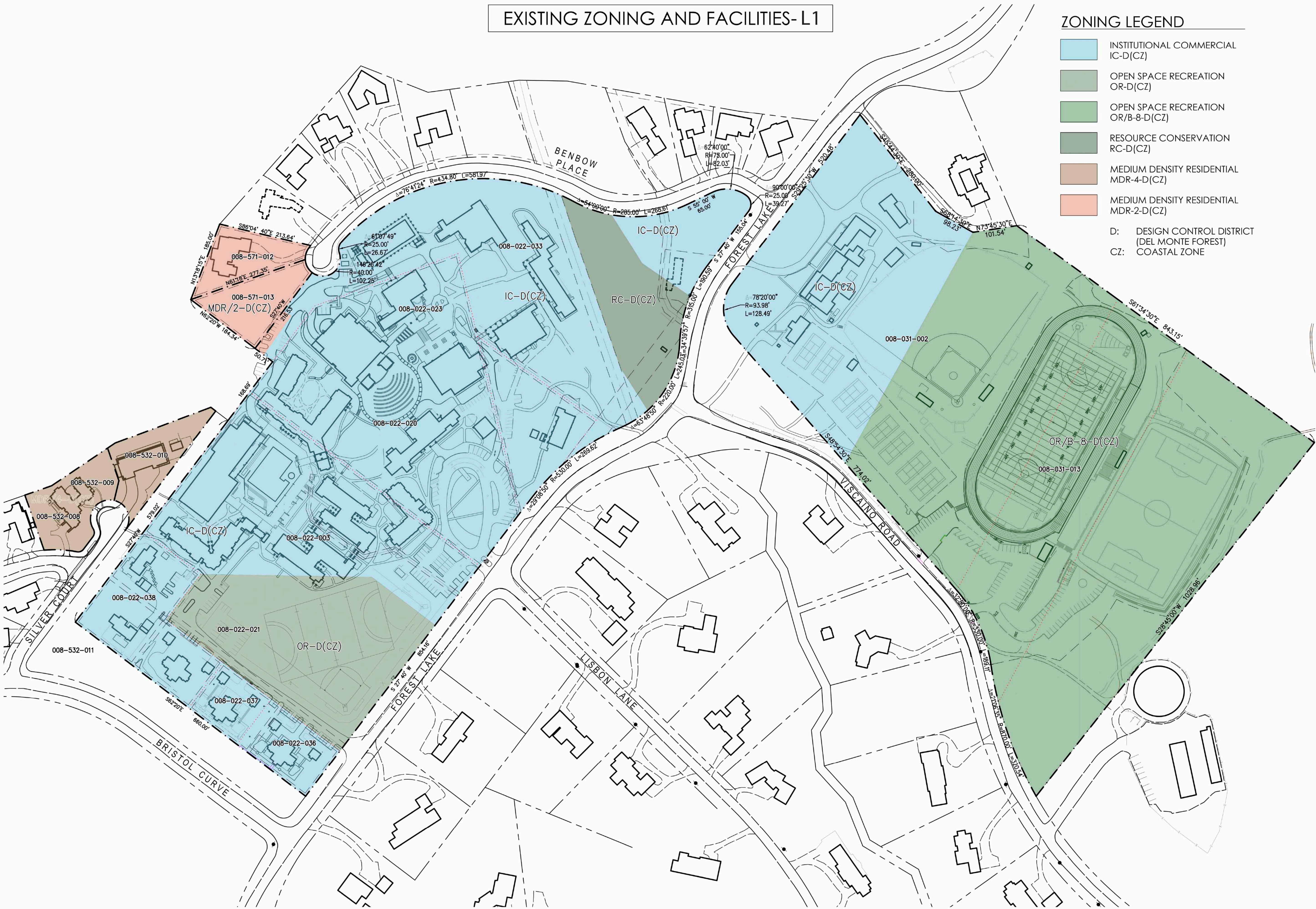
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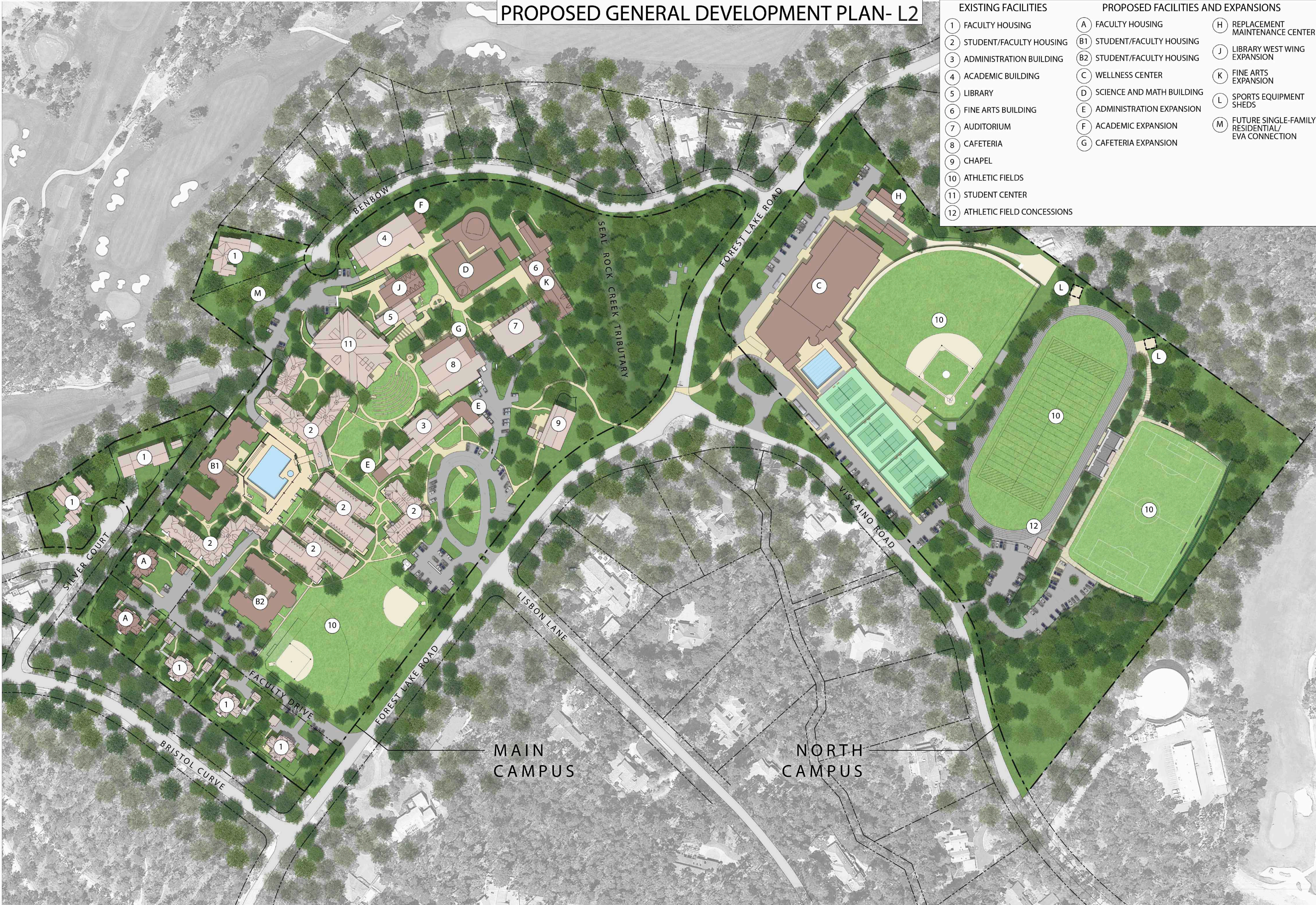
EXISTING ZONING AND FACILITIES-L1

ZONING LEGEND

- INSTITUTIONAL COMMERCIAL
IC-D(CZ)
- OPEN SPACE RECREATION
OR-D(CZ)
- OPEN SPACE RECREATION
OR/B-8-D(CZ)
- RESOURCE CONSERVATION
RC-D(CZ)
- MEDIUM DENSITY RESIDENTIAL
MDR-4-D(CZ)
- MEDIUM DENSITY RESIDENTIAL
MDR-2-D(CZ)

D: DESIGN CONTROL DISTRICT
(DEL MONTE FOREST)
CZ: COASTAL ZONE





PROPOSED GENERAL DEVELOPMENT PLAN- L2

EXISTING FACILITIES		PROPOSED FACILITIES AND EXPANSIONS	
1	FACULTY HOUSING	A	FACULTY HOUSING
2	STUDENT/FACULTY HOUSING	B1	STUDENT/FACULTY HOUSING
3	ADMINISTRATION BUILDING	B2	STUDENT/FACULTY HOUSING
4	ACADEMIC BUILDING	C	WELLNESS CENTER
5	LIBRARY	D	SCIENCE AND MATH BUILDING
6	FINE ARTS BUILDING	E	ADMINISTRATION EXPANSION
7	AUDITORIUM	F	ACADEMIC EXPANSION
8	CAFETERIA	G	CAFETERIA EXPANSION
9	CHAPEL	H	REPLACEMENT MAINTENANCE CENTER
10	ATHLETIC FIELDS	J	LIBRARY WEST WING EXPANSION
11	STUDENT CENTER	K	FINE ARTS EXPANSION
12	ATHLETIC FIELD CONCESSIONS	L	SPORTS EQUIPMENT SHEDS
		M	FUTURE SINGLE-FAMILY RESIDENTIAL/ EVA CONNECTION

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PROPOSED GENERAL
DEVELOPMENT PLAN

Drawing Number

L2

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CAMPUS FACILITIES PLAN

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CAMPUS FACILITIES PLAN- L3

EXISTING FACILITIES

- 1 FACULTY HOUSING
- 2 STUDENT/FACULTY HOUSING
- 3 ADMINISTRATION BUILDING
- 4 ACADEMIC BUILDING
- 5 LIBRARY
- 6 FINE ARTS BUILDING
- 7 AUDITORIUM
- 8 CAFETERIA
- 9 CHAPEL
- 10 ATHLETIC FIELDS
- 11 STUDENT CENTER
- 12 ATHLETIC FIELD CONCESSIONS

PROPOSED FACILITIES AND EXPANSIONS

- | | |
|-----------------------------|--|
| A FACULTY HOUSING | H REPLACEMENT MAINTENANCE CENTER |
| B1 STUDENT/FACULTY HOUSING | J LIBRARY WEST WING EXPANSION |
| B2 STUDENT/FACULTY HOUSING | K FINE ARTS EXPANSION |
| C WELLNESS CENTER | L SPORTS EQUIPMENT SHEDS |
| D SCIENCE AND MATH BUILDING | M FUTURE SINGLE-FAMILY RESIDENTIAL/ EVA CONNECTION |
| E ADMINISTRATION EXPANSION | |
| F ACADEMIC EXPANSION | |
| G CAFETERIA EXPANSION | |

PROPOSED FACILITIES PROGRAM INFORMATION

- | | | | |
|---|--|---|--|
| A FACULTY HOUSING
APPROX. 2,165 GSF PER UNIT
(2) 2 STORY TOWNHOMES W/
(4) UNITS PLUS GARAGES | C WELLNESS CENTER
55,000 GSF; 2 STORY BUILDING
-GYMNASIUM, FITNESS/WEIGHT ROOM
-MULTI-PURPOSE ROOMS
-LOCKER ROOMS
-OFFICES, UTILITY/MECHANICAL/
STORAGE ROOMS
-COMPETITION POOL
-3 FACULTY RESIDENCES-
(3)- 1,200 SF - 3 BR UNITS | F ACADEMIC EXPANSION
2,300 GSF; 2 STORY ADDITION
(4) CLASSROOMS | L SPORTS EQUIPMENT SHEDS
1,600 COMBINED GSF; 1 STORY
BUILDINGS |
| B1 STUDENT/FACULTY HOUSING
30,000 GSF; 2 STORY BUILDING
-80 STUDENT BEDS
(20) SINGLES/ (30) DOUBLES
-6 FACULTY RESIDENCES-
(4)- 1,800 SF - 3 BR UNITS
(2)- 980 SF - 1 BR UNITS | D SCIENCE AND MATH BUILDING***
35,000 GSF; 2 STORY BUILDING W/
1,500 GSF PROJECTS PAVILION | G CAFETERIA EXPANSION
3,400 GSF; 1 STORY ADDITIONS
(DINING AND SUPPORT SPACE) | M FUTURE SINGLE-FAMILY HOUSING/
EMERGENCY VEHICLE ACCESS |
| B2 TREASURE ISLAND REPLACEMENT
STUDENT/FACULTY HOUSING**
22,900 GSF; 2 STORY BUILDING
-60 STUDENT BEDS
(12) SINGLES/ (24) DOUBLES
-4 FACULTY RESIDENCES-
(2)- 1,680 SF - 2 BR UNITS
(2)- 980 SF - 1 BR UNITS | E ADMINISTRATION EXPANSION
2,420 GSF; 1 STORY ADDITIONS
AND REMODEL OF EXISTING FACILITIES;
1,270 GSF STORAGE/SECURITY BUILDING
AND 1,816 GSF STUDENT/ FACULTY
HOUSING (BOTH REMODELS FOR NEW
ADMINISTRATIVE SPACE) | H REPLACEMENT
MAINTENANCE CENTER
5,000 GSF; 1 STORY BUILDING | |
| | | J LIBRARY WEST WING EXPANSION
9,400 GSF; 2ND STORY ADDITION | |
| | | K FINE ARTS
EXPANSION
10,000 GSF; 2ND STORY
ADDITION | |

**TREASURE ISLAND REPLACEMENT STUDENT/FACULTY HOUSING IS A (2) PHASE PROJECT
REPLACING EXISTING TREASURE ISLAND DORMITORY

***SCIENCE AND MATH BUILDING IS A (2) PHASE PROJECT REPLACING EXISTING LINDSEY
SCIENCE FACILITY: EXISTING FACILITY 11,338 GSF; NEW FACILITY 30,325 GSF

BUILDING PROGRAM
LEGEND

- VEHICULAR ROADWAY
- INTERNAL VEHICULAR ROUTE
- CAMPUS PROPERTY LINE
- EXISTING CAMPUS BUILDING
- PROPOSED CAMPUS BUILDING
- ATHLETIC FACILITY
- TRASH AND RECYCLING FACILITIES
 - CAFETERIA ENCLOSURES
 - 4 CY TRASH (M-W-F PICKUP)
 - 2-4 CY RECYCLE (T-TR PICKUP)
 - 96 GAL FOOD WASTE
 - REPLACEMENT MAINTENANCE CENTER ENCLOSURE
 - 30 CY TRASH (M-W-F PICKUP)
 - 8 CY RECYCLE (T-TR PICKUP)

CONTOURS SHOWN AT 2' INTERVALS

L3

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Phase

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1" = 100'

Drawing Title

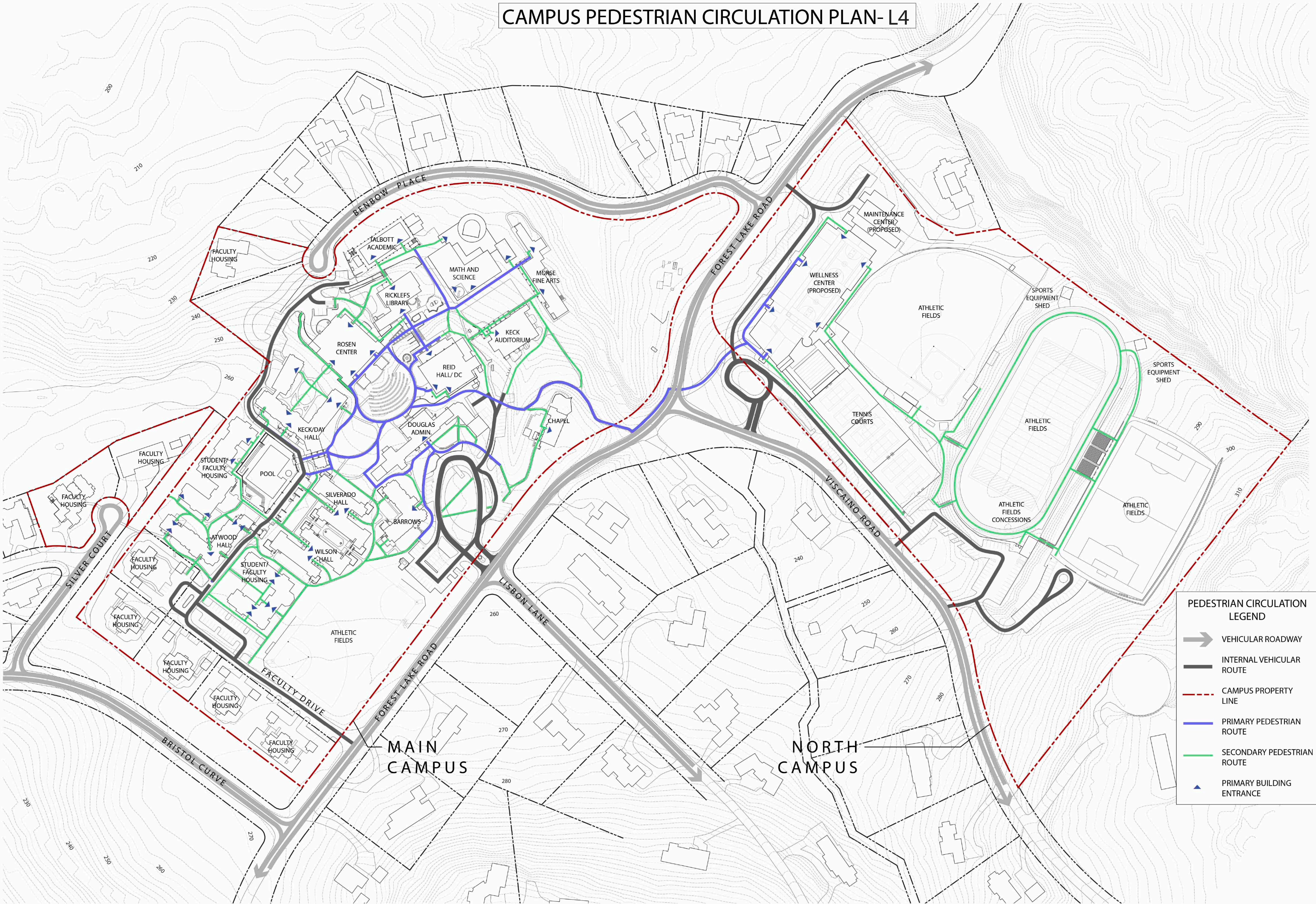
CAMPUS PEDESTRIAN
CIRCULATION PLAN

Drawing Number

L4

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CAMPUS PEDESTRIAN CIRCULATION PLAN- L4



PEDESTRIAN CIRCULATION
LEGEND

- VEHICULAR ROADWAY
- INTERNAL VEHICULAR ROUTE
- CAMPUS PROPERTY LINE
- PRIMARY PEDESTRIAN ROUTE
- SECONDARY PEDESTRIAN ROUTE
- PRIMARY BUILDING ENTRANCE

CONTOURS SHOWN AT 2' INTERVALS

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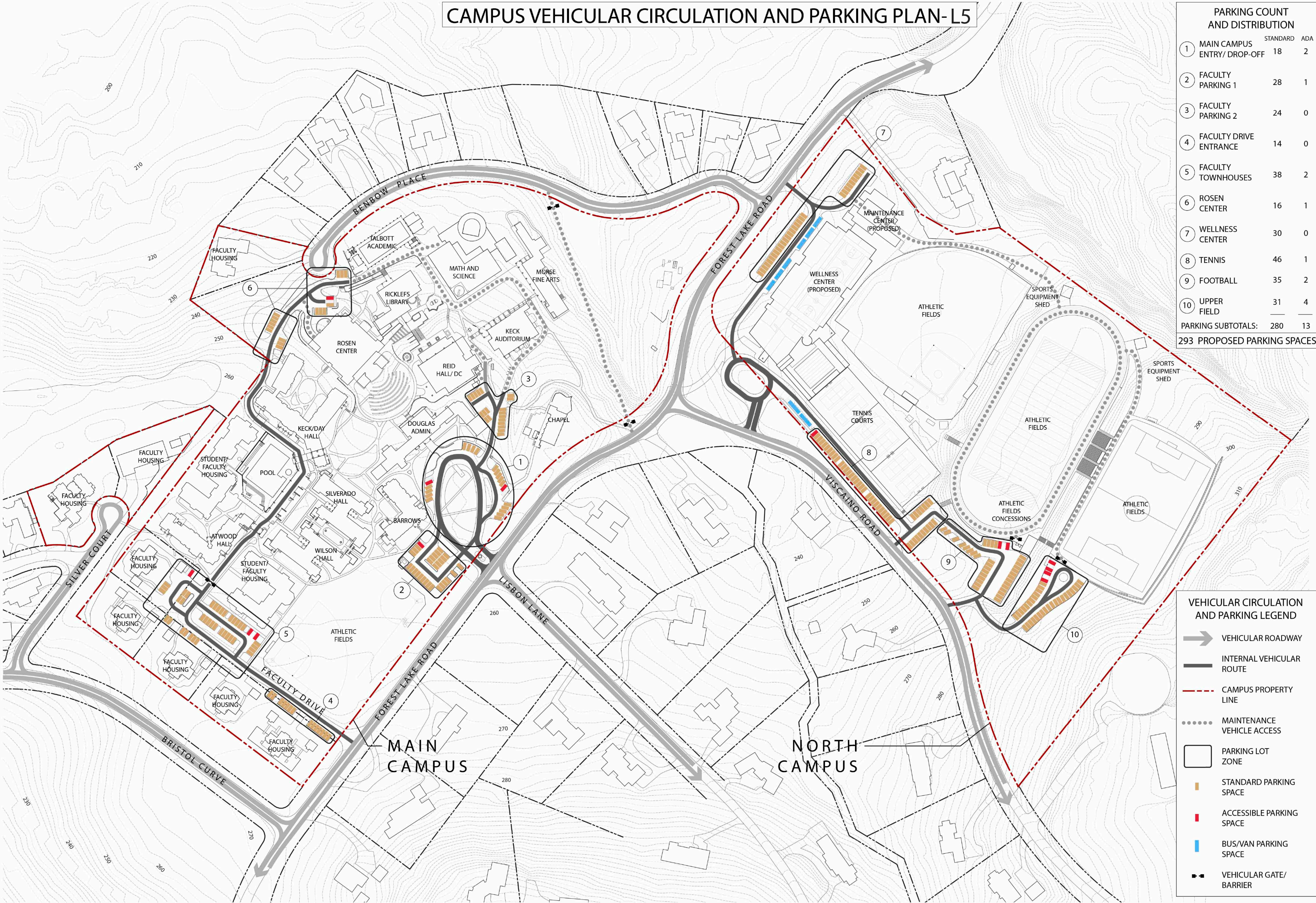
CAMPUS VEHICULAR
CIRCULATION AND
PARKING PLAN

Drawing Number

L5

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CAMPUS VEHICULAR CIRCULATION AND PARKING PLAN-L5



PARKING COUNT AND DISTRIBUTION			
	STANDARD	ADA	
1 MAIN CAMPUS ENTRY/ DROP-OFF	18	2	
2 FACULTY PARKING 1	28	1	
3 FACULTY PARKING 2	24	0	
4 FACULTY DRIVE ENTRANCE	14	0	
5 FACULTY TOWNHOUSES	38	2	
6 ROSEN CENTER	16	1	
7 WELLNESS CENTER	30	0	
8 TENNIS	46	1	
9 FOOTBALL	35	2	
10 UPPER FIELD	31	4	
PARKING SUBTOTALS:	280	13	
293 PROPOSED PARKING SPACES			

VEHICULAR CIRCULATION AND PARKING LEGEND	
	VEHICULAR ROADWAY
	INTERNAL VEHICULAR ROUTE
	CAMPUS PROPERTY LINE
	MAINTENANCE VEHICLE ACCESS
	PARKING LOT ZONE
	STANDARD PARKING SPACE
	ACCESSIBLE PARKING SPACE
	BUS/VAN PARKING SPACE
	VEHICULAR GATE/ BARRIER

CONTOURS SHOWN AT 2' INTERVALS

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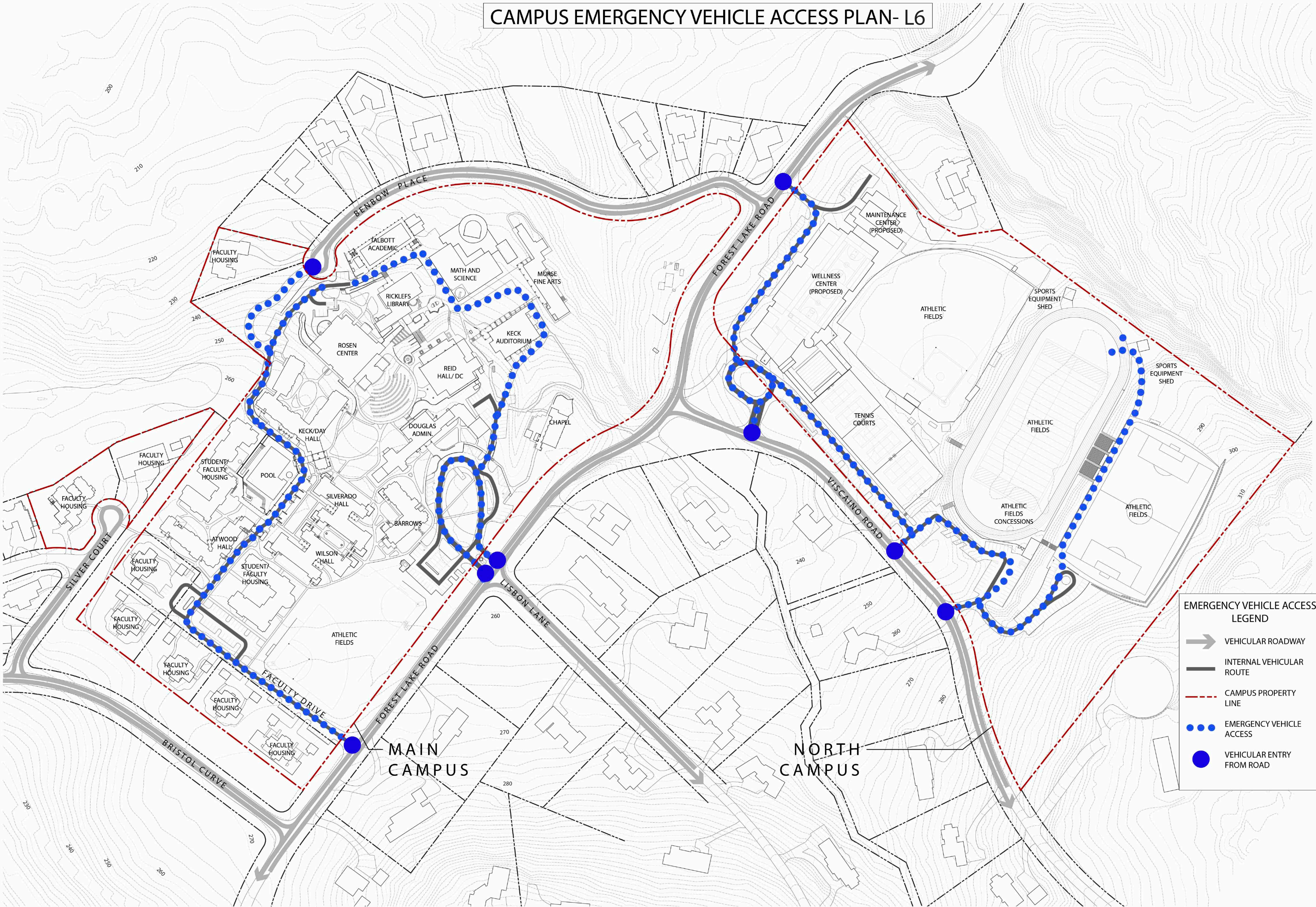
CAMPUS EMERGENCY
VEHICLE ACCESS PLAN

Drawing Number

L6

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CAMPUS EMERGENCY VEHICLE ACCESS PLAN- L6



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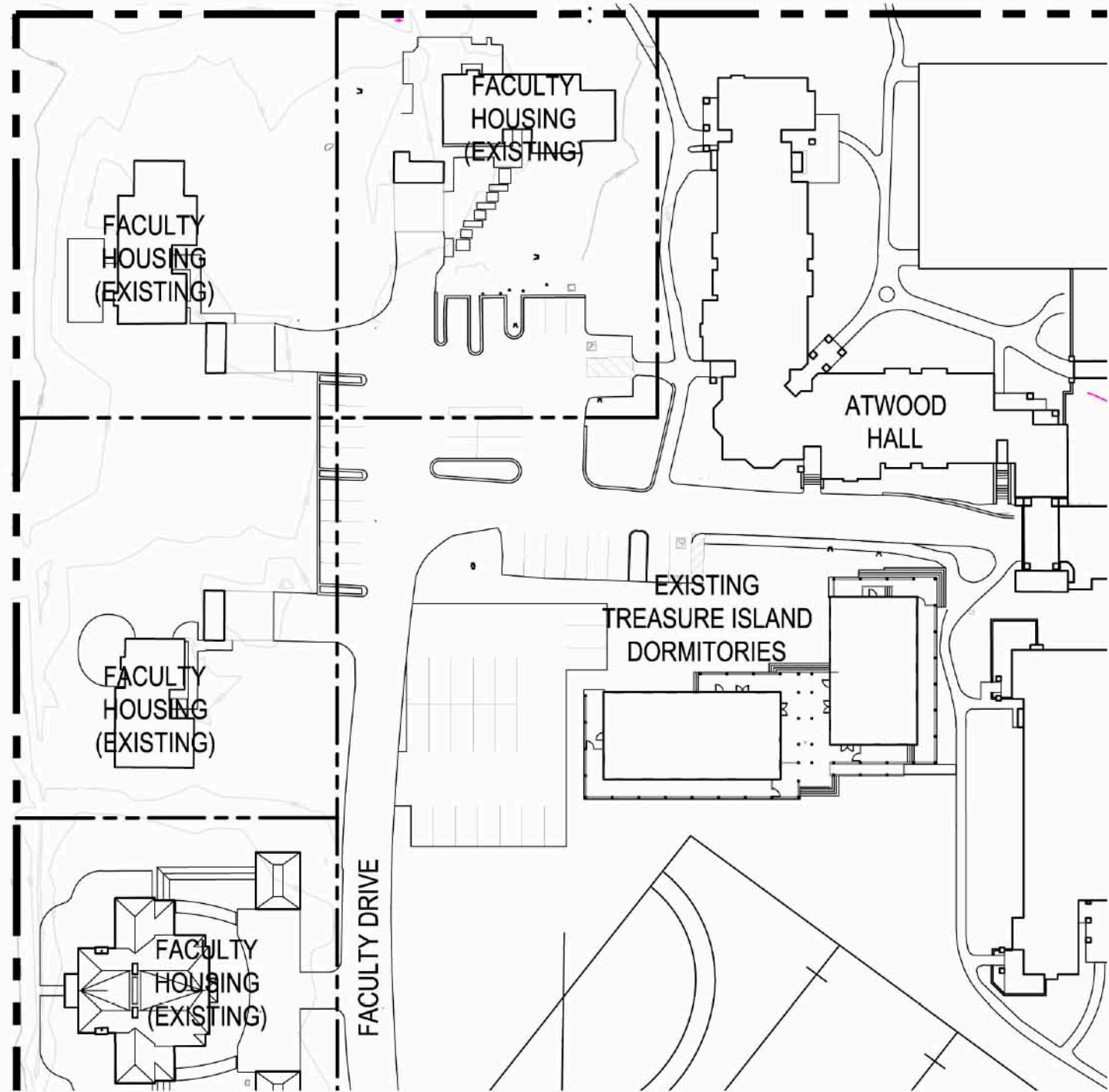
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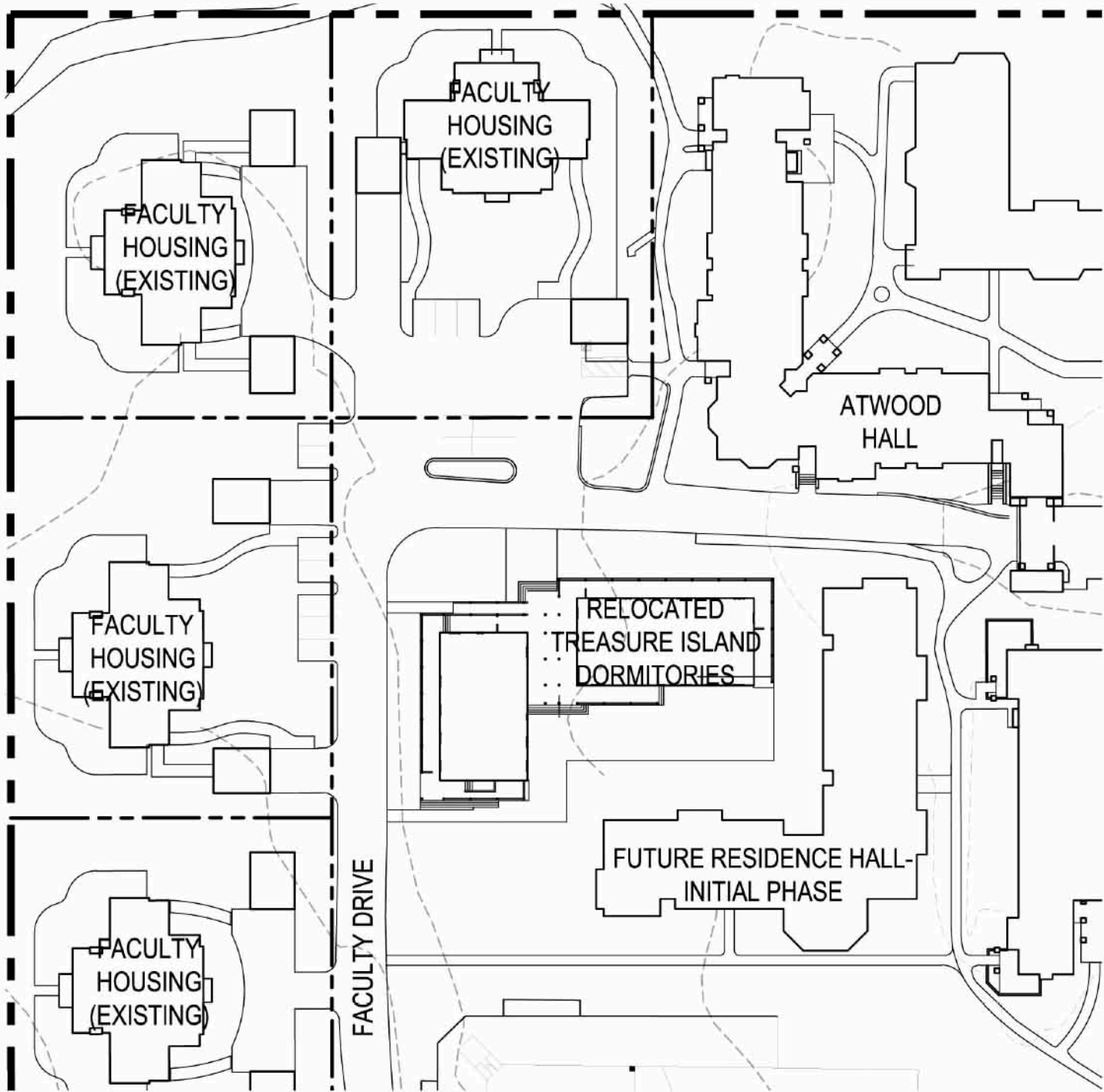
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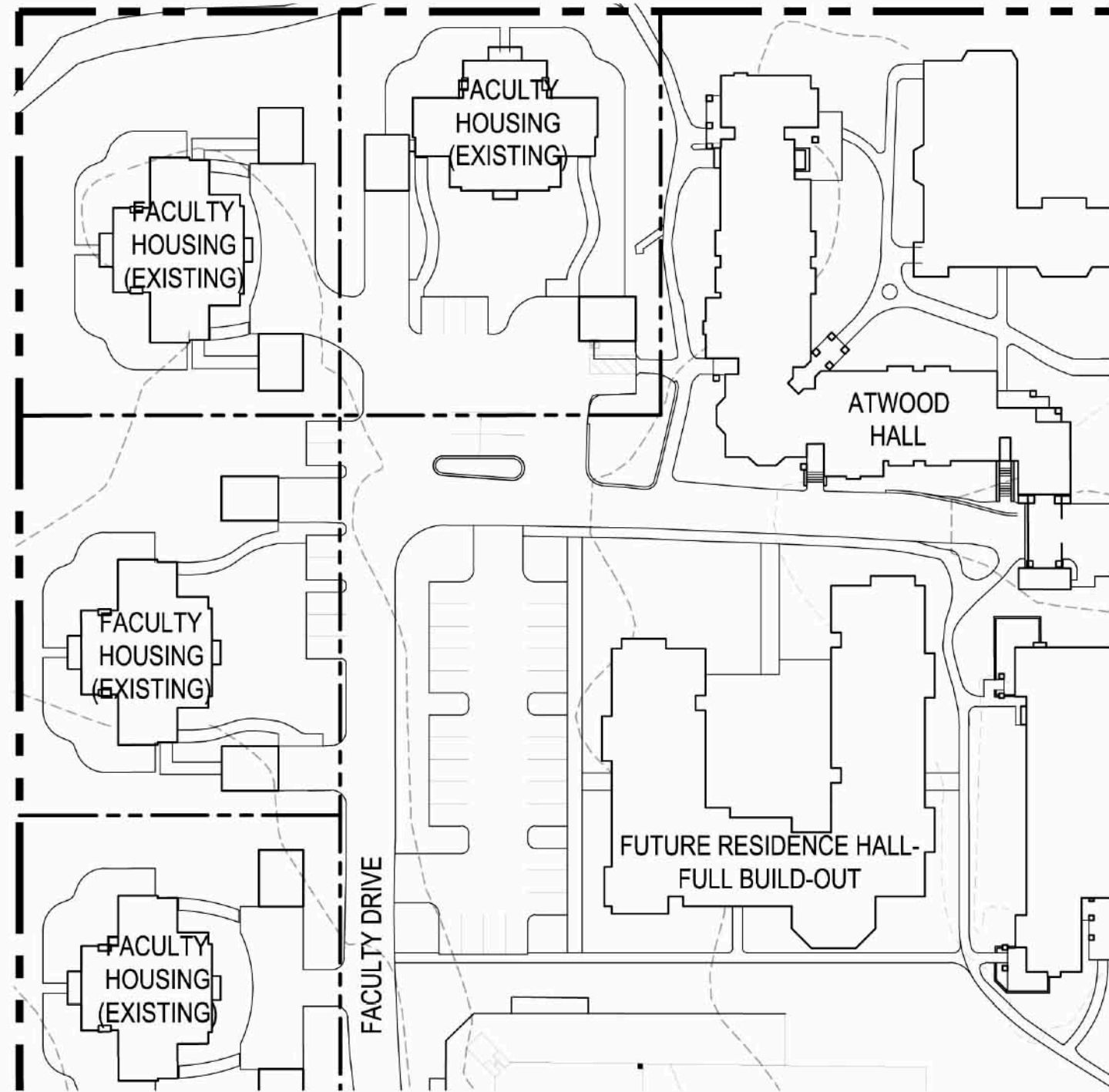
PHASING DIAGRAMS- L7



EXISTING TREASURE ISLAND DORMITORIES

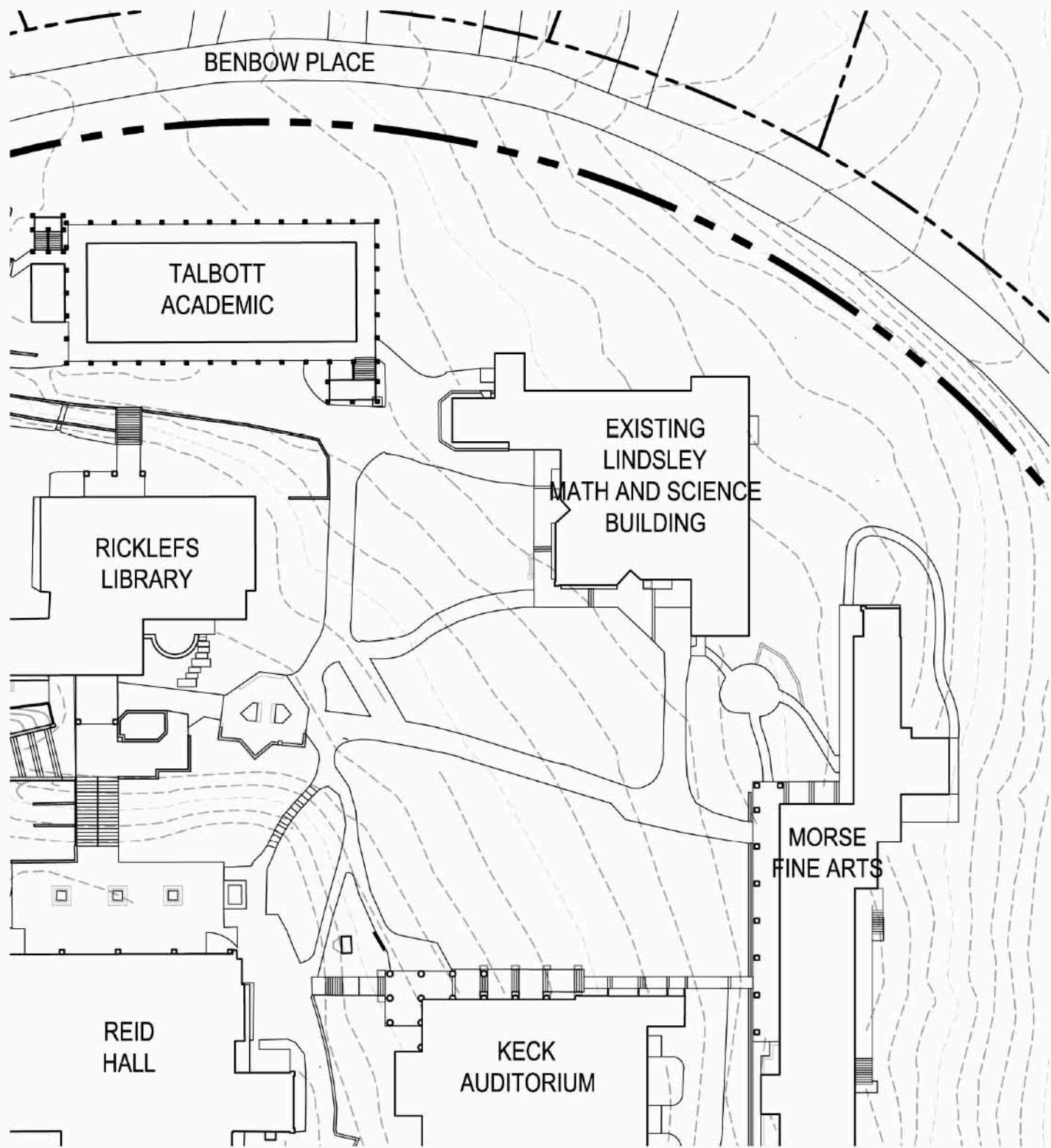
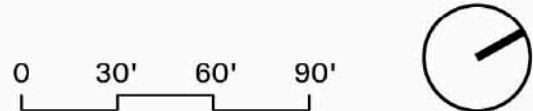


FUTURE RESIDENCE HALL-INITIAL PHASE (15,200 GSF)
40 STUDENT BEDS/ 3 FACULTY APARTMENTS

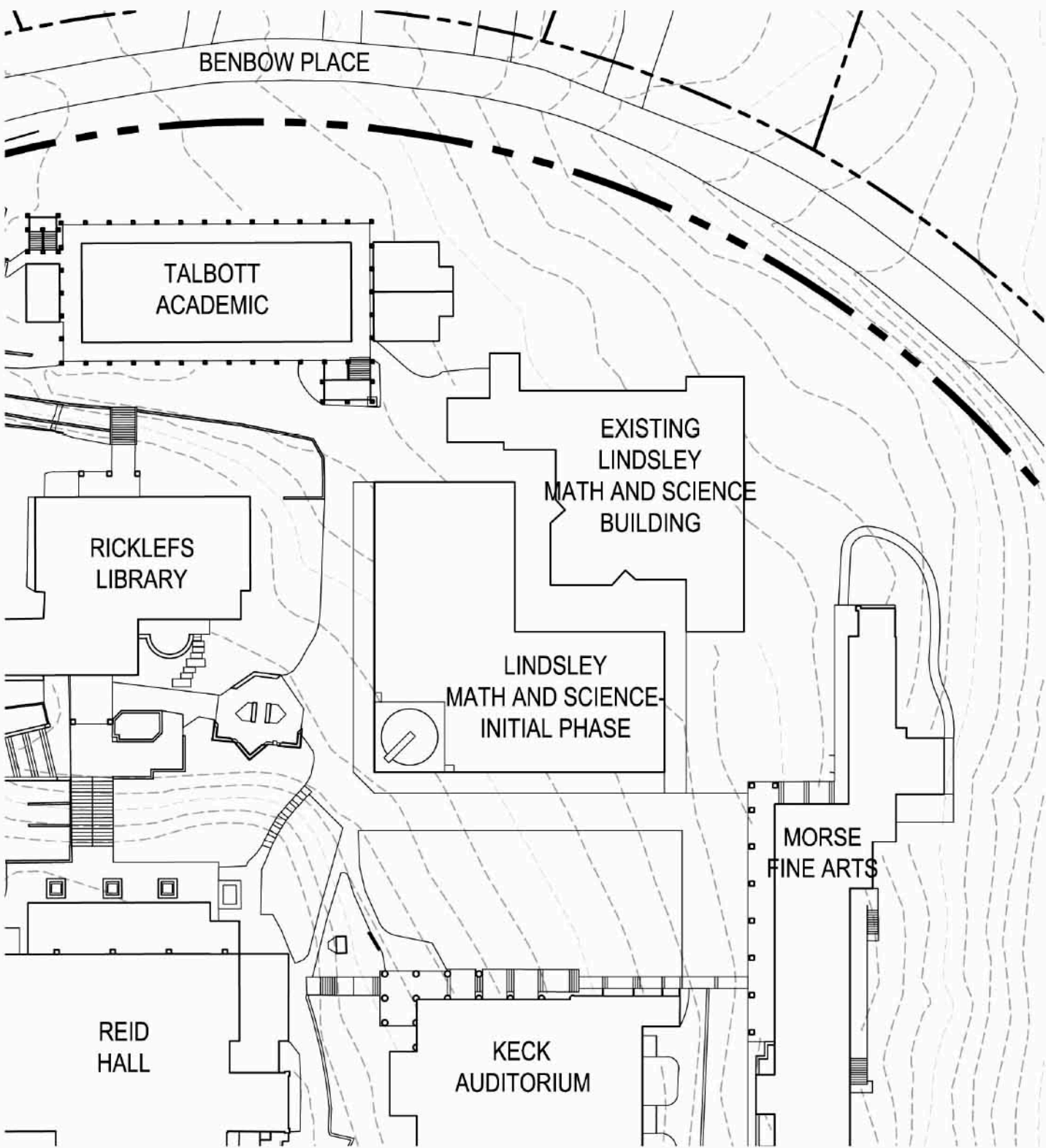


FUTURE RESIDENCE HALL- FULL BUILD-OUT (22,900 GSF)
60 STUDENT BEDS/ 4 FACULTY APARTMENTS

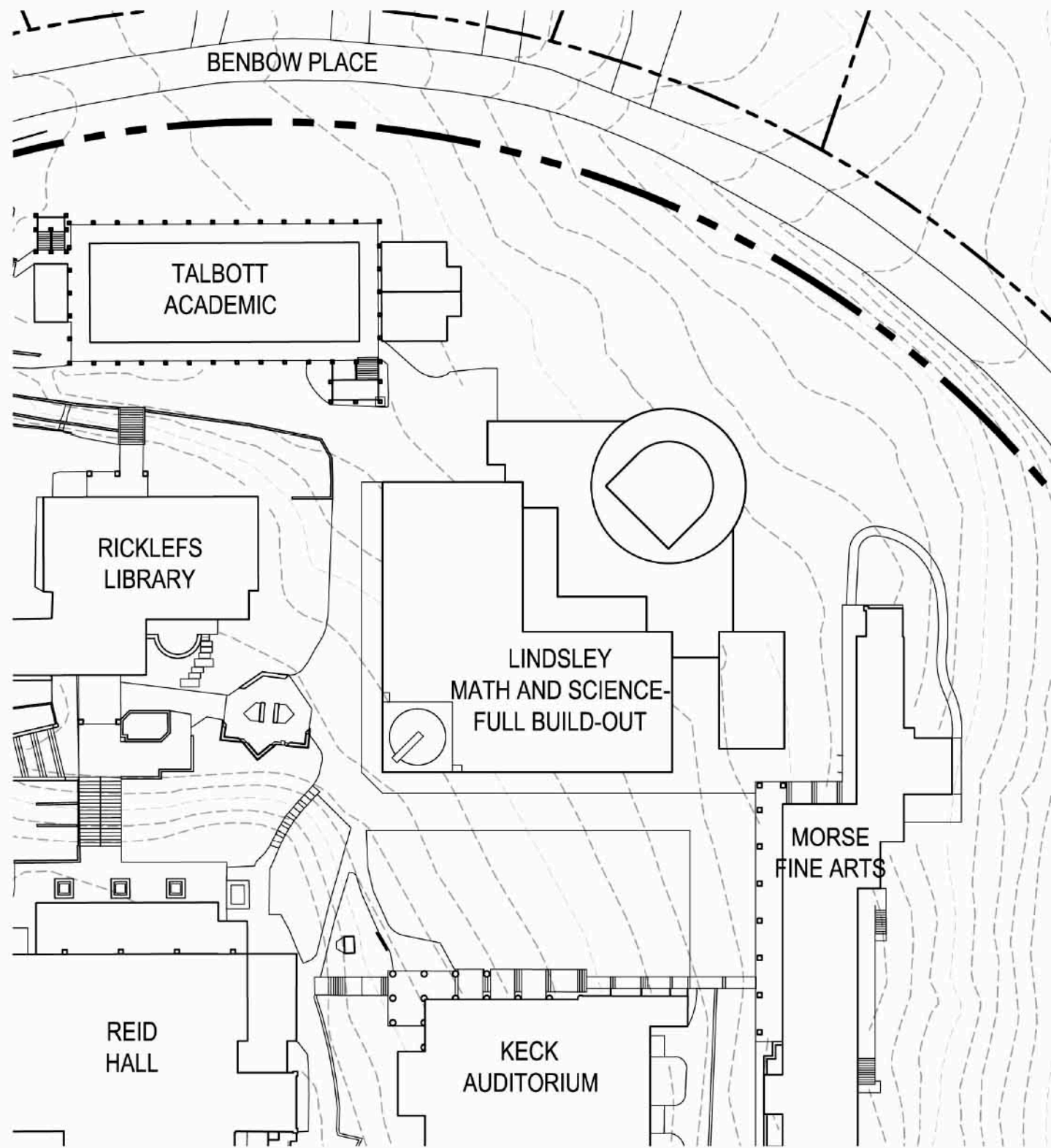
1. TREASURE ISLAND STUDENT/FACULTY HOUSING PHASES



EXISTING FACILITIES (11,338 GSF)



INITIAL PHASE (22,560 GSF)



FULL BUILD-OUT (30,325 GSF)

2. LINDSLEY MATH AND SCIENCE BUILDING PHASES



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PHASING DIAGRAMS

Drawing Number

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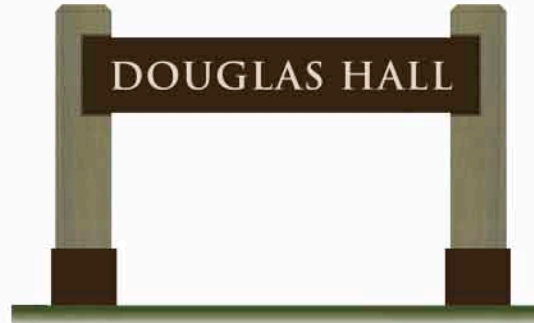
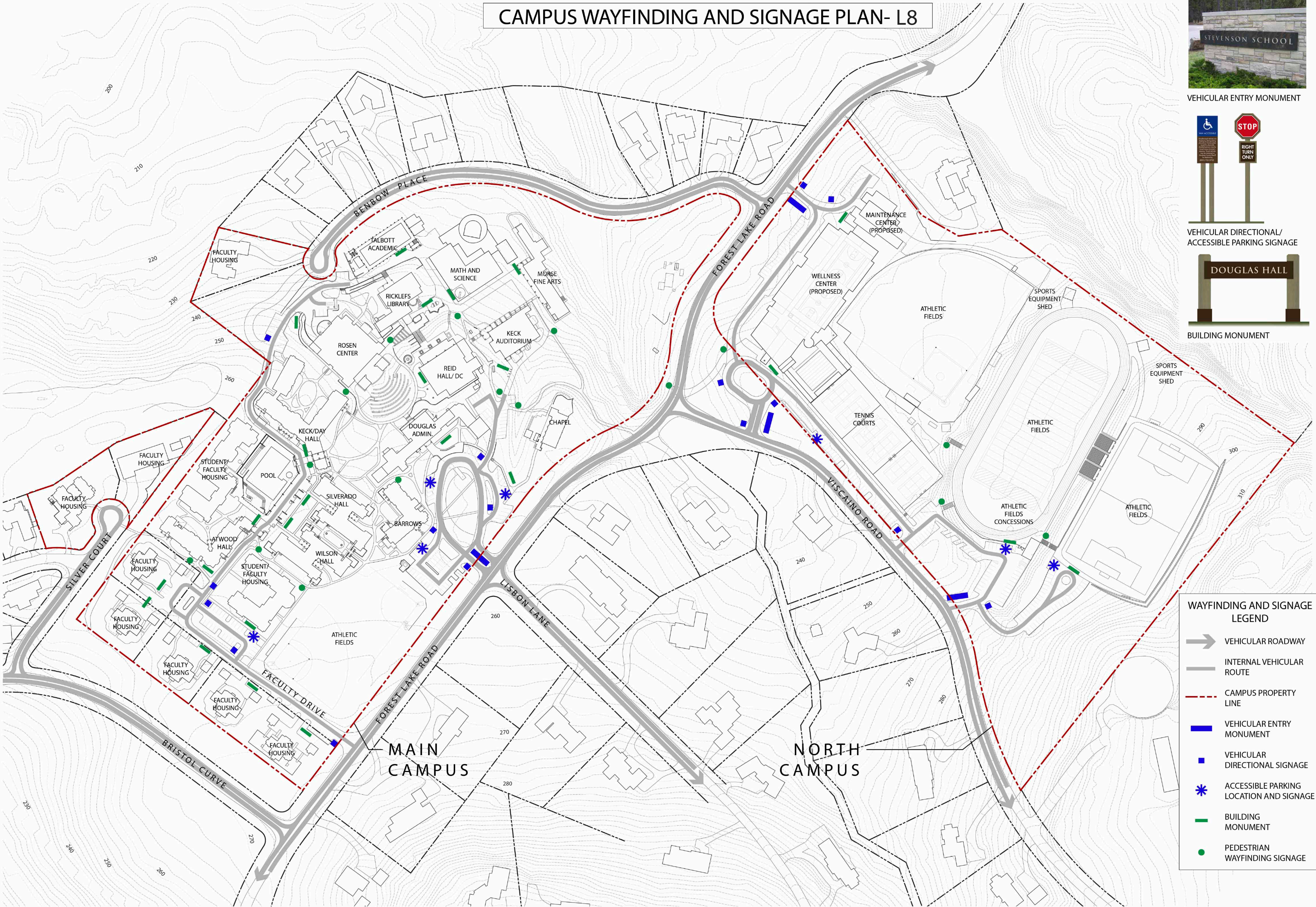
Drawing Title
CAMPUS WAYFINDING
AND SIGNAGE PLAN

Drawing Number

L8

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CAMPUS WAYFINDING AND SIGNAGE PLAN- L8



WAYFINDING AND SIGNAGE LEGEND	
	VEHICULAR ROADWAY
	INTERNAL VEHICULAR ROUTE
	CAMPUS PROPERTY LINE
	VEHICULAR ENTRY MONUMENT
	VEHICULAR DIRECTIONAL SIGNAGE
	ACCESSIBLE PARKING LOCATION AND SIGNAGE
	BUILDING MONUMENT
	PEDESTRIAN WAYFINDING SIGNAGE

CONTOURS SHOWN AT 2' INTERVALS

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Drawing Title

BUILDINGS TO REMAIN
AND BE REMOVED

Drawing Number

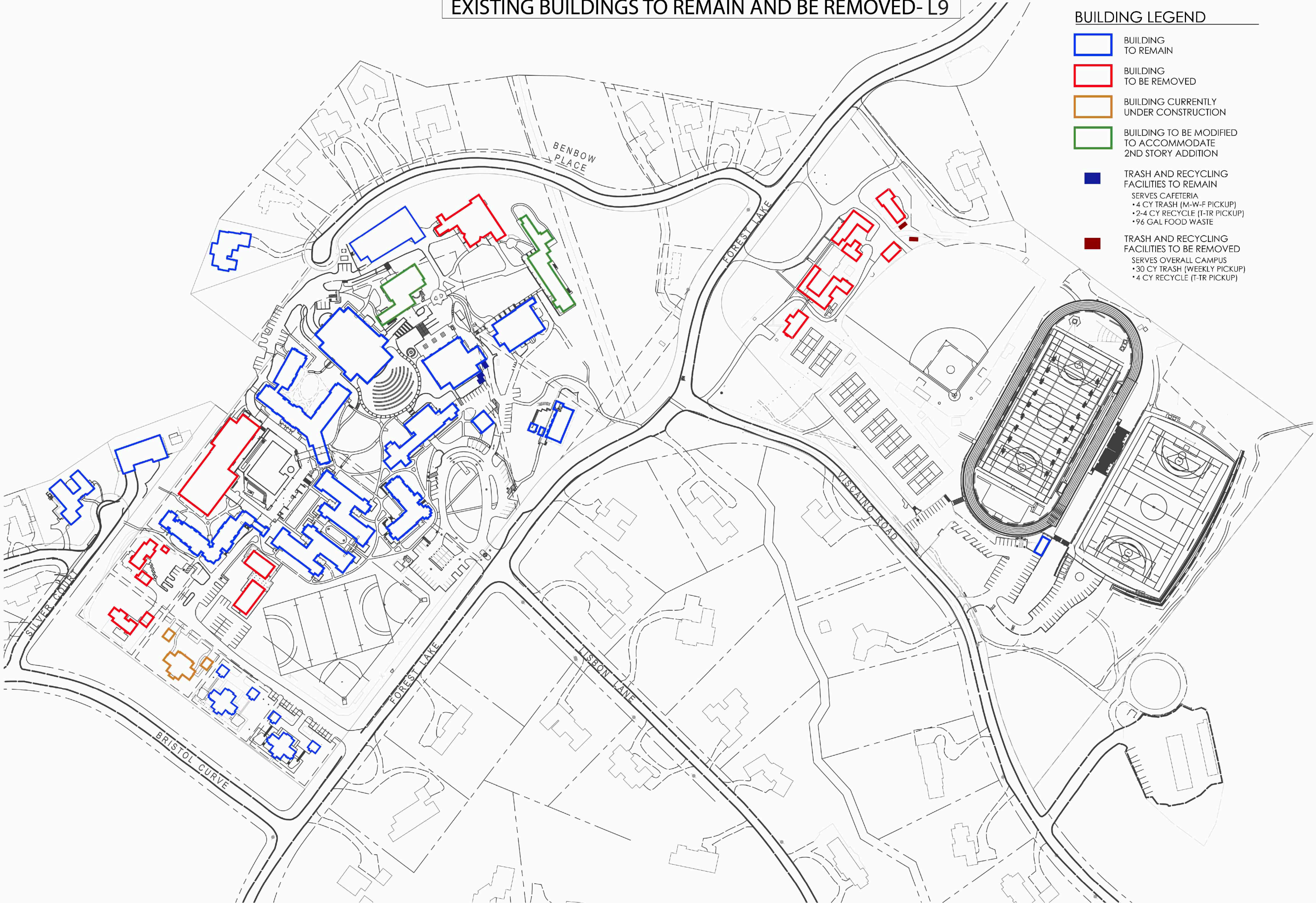
L9

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EXISTING BUILDINGS TO REMAIN AND BE REMOVED- L9

BUILDING LEGEND

- BUILDING TO REMAIN
- BUILDING TO BE REMOVED
- BUILDING CURRENTLY UNDER CONSTRUCTION
- BUILDING TO BE MODIFIED TO ACCOMMODATE 2ND STORY ADDITION
- TRASH AND RECYCLING FACILITIES TO REMAIN
 - SERVES CAFETERIA
 - 4 CY TRASH (M-W-F PICKUP)
 - 2-4 CY RECYCLE (T-TR PICKUP)
 - 96 GAL FOOD WASTE
- TRASH AND RECYCLING FACILITIES TO BE REMOVED
 - SERVES OVERALL CAMPUS
 - 30 CY TRASH (WEEKLY PICKUP)
 - 4 CY RECYCLE (T-TR PICKUP)



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PEBBLE BEACH CAMPUS
GENERAL DEVELOPMENT
PLAN AMENDMENT
PEBBLE BEACH, CA

Client

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PEBBLE BEACH, CA 93953

Landscape Architect

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Revisions

- 1
- 2
- 3
- 4
- 5

Date

04.04.2023

Phase

GDPA

Job Number

RLSs501

Scale

0 50 100
1" = 100'

North



Drawing Title

EXISTING EASEMENTS
AND SETBACKS

Drawing Number

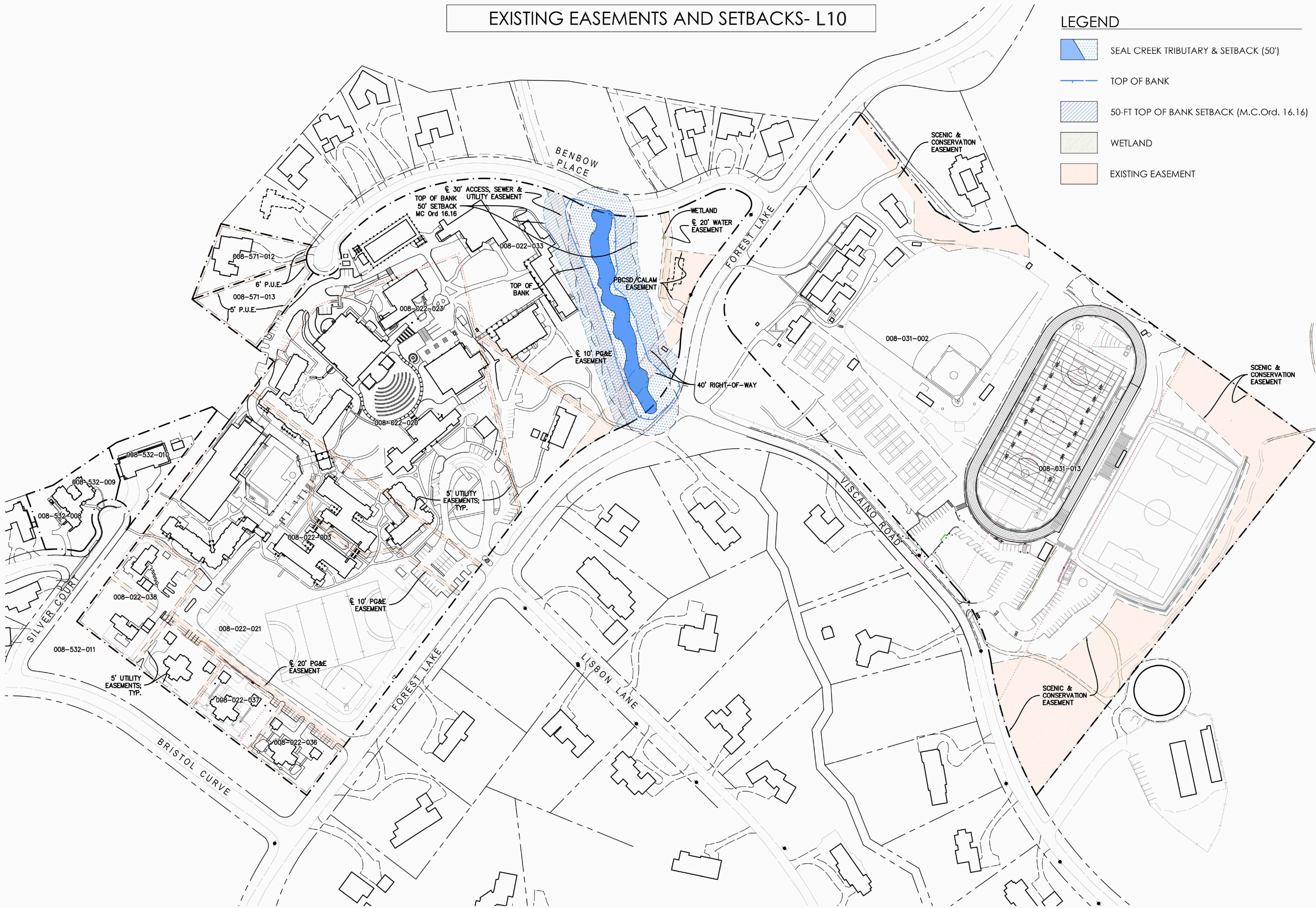
L10

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EXISTING EASEMENTS AND SETBACKS- L10

LEGEND

- SEAL CREEK TRIBUTARY & SETBACK (50')
- TOP OF BANK
- 50-FT TOP OF BANK SETBACK (M.C.Ord. 16.16)
- WETLAND
- EXISTING EASEMENT



CONSTRUCTION COORDINATOR



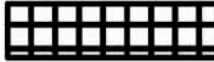




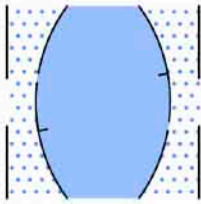
CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IN READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS TO BE DETERMINED. EXACT DURATION WILL BE DETERMINED AT TIME OF BUILDING PERMIT ISSUANCE.
2. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION OPERATIONS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN ON THIS SHEET (C01M1) UNLESS A CLOSER COUNTY APPROVED SITE IS AVAILABLE TO RECEIVE EXPORT AND/OR RECYCLING.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 10 TO 100.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE EROSION CONTROL PLAN PREPARED WITH THE BUILDING PERMIT PLAN SET.
6. STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT AND STAGING AREAS SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM RESIDENTIAL RECEIVERS AS POSSIBLE.
7. CONSTRUCTION EQUIPMENT MUST BE PROPERLY MAINTAINED. ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT SHALL BE EQUIPPED WITH WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT.
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
9. CONSTRUCTION MAY OCCUR IN THE EXCLUSIONARY AREA TO CONNECT TO OR MAINTAIN EXISTING UTILITY INFRASTRUCTURE. WORK SHALL BE LIMITED TO THE EXTENT FEASIBLE TO COMPLETE SUCH WORK.

CONSTRUCTION MANAGEMENT PLAN- L11

LEGEND

- 
- PROPERTY LINE
- 
- PROJECT AREA
- 
- WORKER/EQUIPMENT PARKING
- 
- TRUCK ROUTE FOR CONSTRUCTION DEBRIS AND RECYCLING
- 
- TEMPORARY STOCKPILES (LOCATIONS WILL VARY)
- 
- SANITARY FACILITIES (LOCATIONS WILL VARY)
- 
- STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
- 
- EXCLUSIONARY AREA (NO WORK ZONE)

CONTACT INFO

OWNER
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PEBBLE BEACH, CA 93953

TEL: (831) 625-8300

CONTRACTOR
TO BE DETERMINED

STEVENSON SCHOOL

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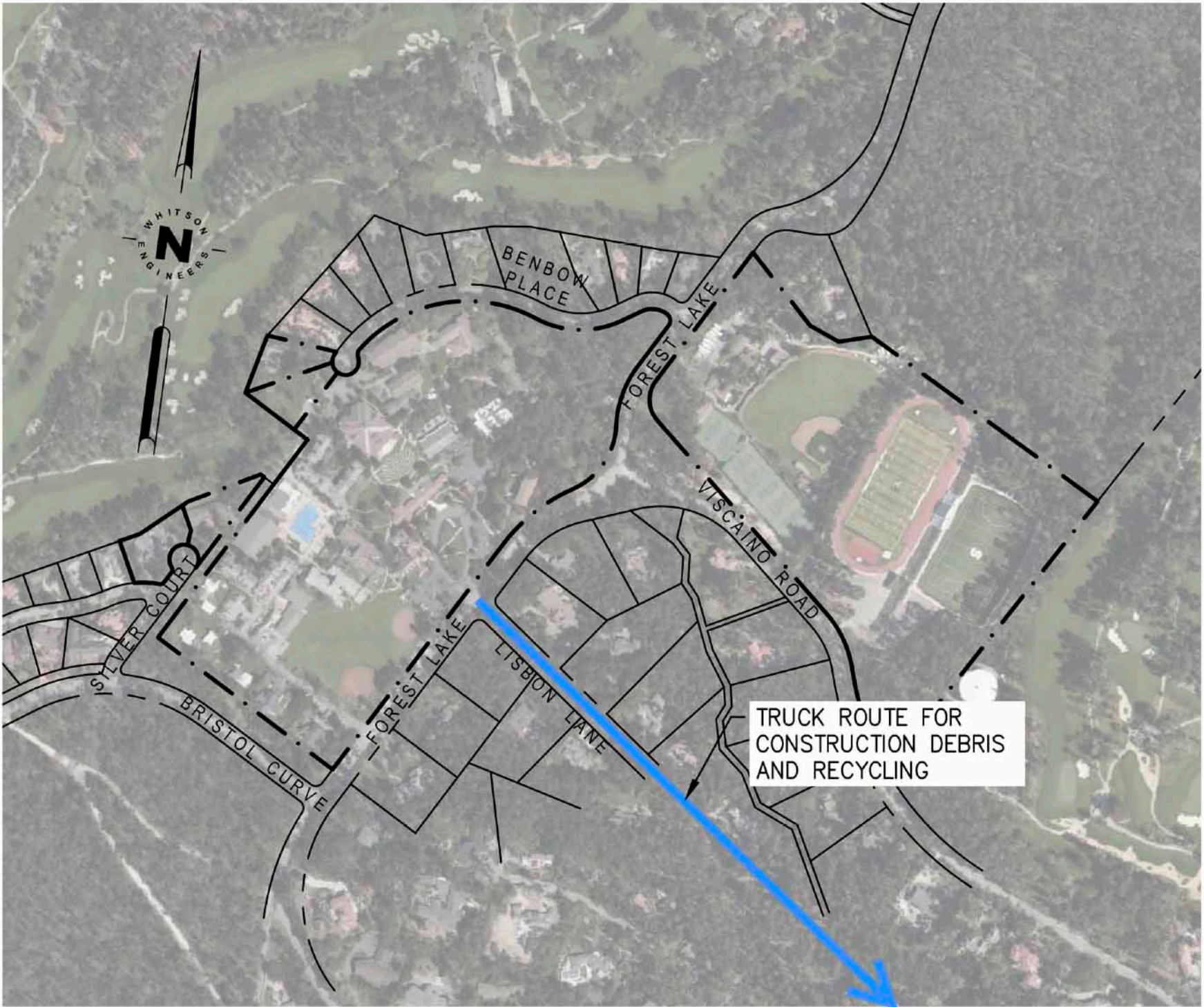
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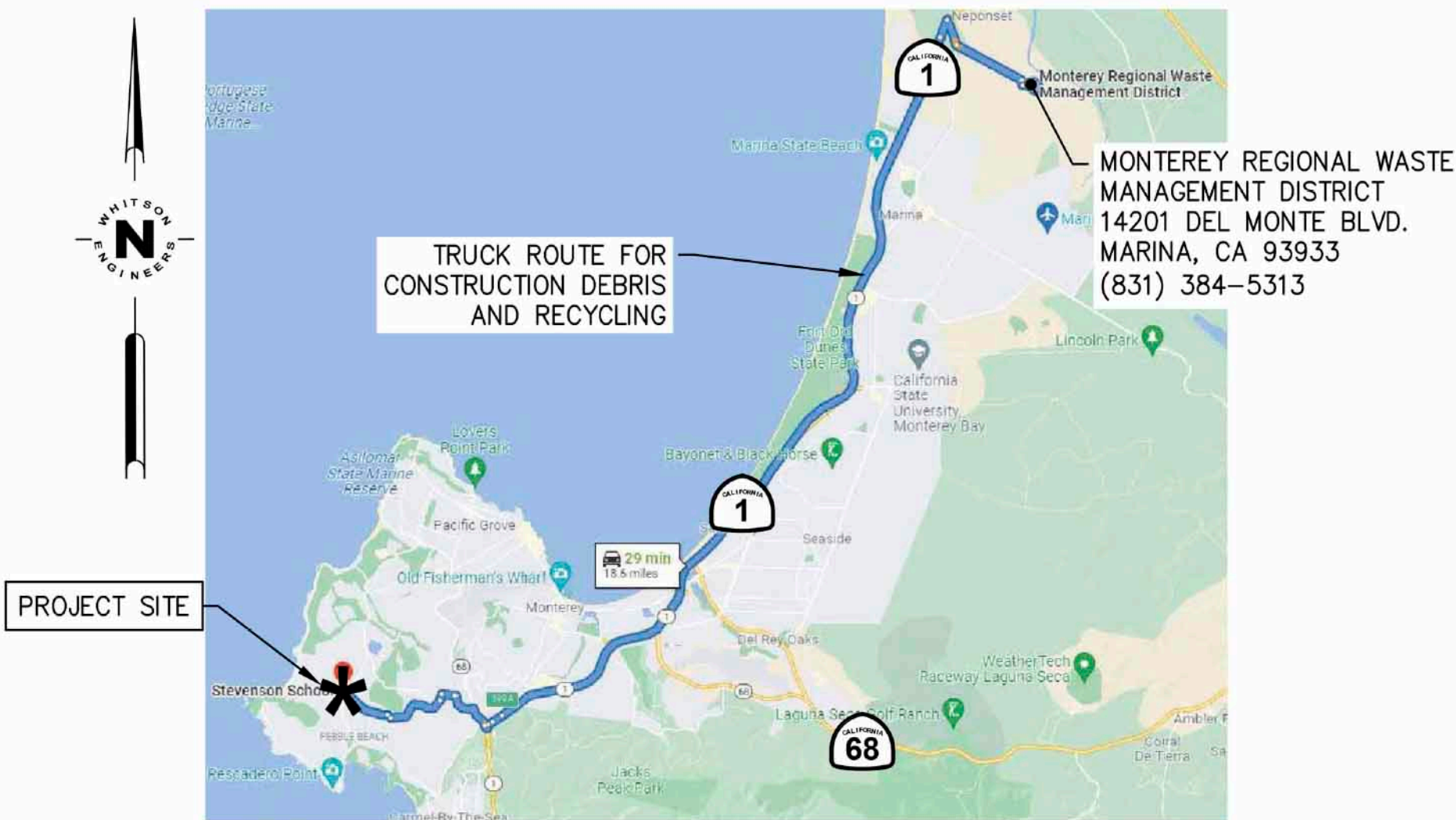
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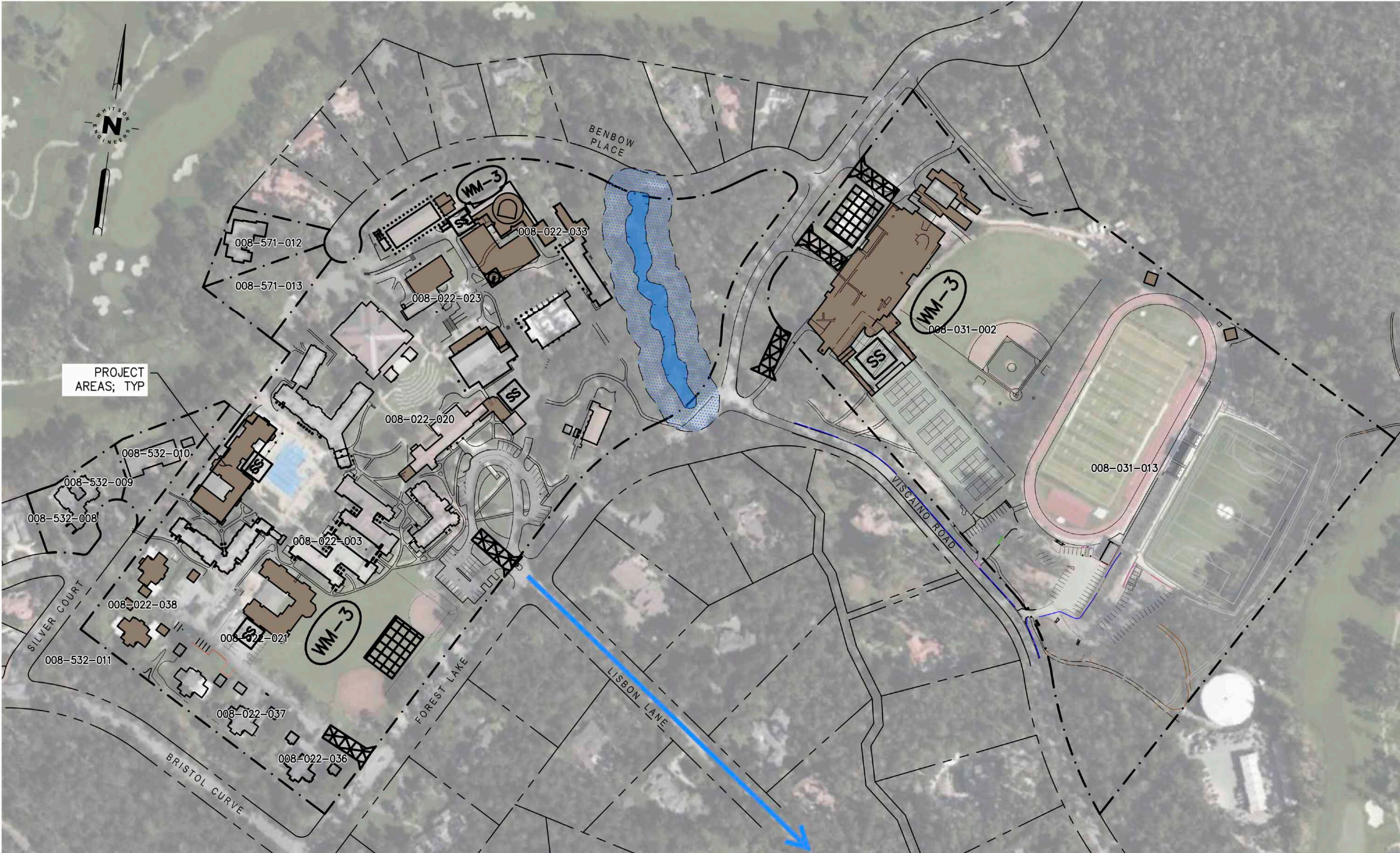
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A
CM1
OVERALL SITE PLAN
SCALE: 1"=400'



C
CM1
TRUCK ROUTING PLAN
SCALE: 1"=5000'



B
CM1
CONSTRUCTION SITE PLAN
SCALE: 1"=150'

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0 50 100
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CONSTRUCTION
MANAGEMENT PLAN

Drawing Number



L11