

MIKE NOVO  
ZONING ADMINISTRATOR

STATE OF CALIFORNIA  
COUNTY OF MONTEREY

RESOLUTION NO. 050149

APN# 008-361-008-000  
**FINDINGS & DECISION**

In the matter of the application of  
**GOODMAN (MRT INVESTMENT LTD PLN050149)**

Combined Development Permit consisting of: a Coastal Administrative Permit and Design Approval for the demolition of an existing single family dwelling and the construction of a three-story 7,056 sq. ft. single family dwelling with an attached 984 sq. ft. garage, 175 sq. ft. workshop, porch, deck, retaining walls, and grading (approximately 758 cubic yards cut/320 cubic yards fill); a Coastal Development Permit for native tree removal (6 coast live oaks between 12” and 24” in diameter, 2 landmark coast live oaks, and 1 landmark Monterey pine); and a Coastal Development Permit for development within 750 feet of a known archaeological resource. This property is located at 3191 Palmero Way, Pebble Beach, Del Monte Forest Area, Coastal Zone. The project came on regularly for hearing before the Zoning Administrator on May 26, 2005.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

### **FINDINGS OF FACT**

1. **FINDING - CONSISTENCY.** The Project, as conditioned is consistent with applicable plans and policies, the Del Monte Forest Land Use Plan, Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development.

#### **EVIDENCE:**

- (a) **Plan Conformance.** PBI staff has reviewed the project as contained in the application and accompanying materials for consistency with the Del Monte Forest Land Use Plan (LUP), Part 5 of the Coastal Implementation Plan (CIP), and Part 6 of the Coastal Implementation Plan (CIP) and for conformity with the Monterey County Zoning Ordinance (Title 20) and have determined that the project is consistent with the Del Monte Forest Land Use Plan which designates this area as appropriate for residential development. Conditions have been incorporated addressing exterior lighting and landscaping requirements. Staff notes are provided in Project File PLN05149.
- (b) **Land Use.** The parcel is zoned Low Density Residential, 1.5 units/acre, Design Control District, Coastal Zone (“LDR/1.5-D (CZ)”). The use is allowed per §20.14.040.A for a single family residence. The proposed use meets all necessary regulations.
- (c) **Development Standards.** The project is in compliance with Site Development Standards for a Low Density Residential District in accordance with §20.14.060. Proposed lot coverage of 9.2% (4,584 square feet) meets the 15% lot coverage maximum. Proposed floor area ratio of 16.4% (8,215 square feet) meets the 17.5% floor area ratio maximum. The proposed project replaces a structure that has a non-conforming front set back with a structure that meets all required setbacks.
- (d) **Pescadero Watershed.** The property is located within the Pescadero Watershed of the Del Monte Forest area (§20.147.030.A.1) and is subject to a 5,000 square foot limitation on structural coverage and 4,000 square feet for impervious surfaces. Proposed structural

coverage of the residence, deck and porch is 4,584 square feet. Proposed impervious surface coverage of the driveway, parking and sidewalk is 2,244 square feet. The project as proposed is consistent with the Pescadero Watershed Policy.

- (e) Tree Removal. The proposed project results in the removal of nine (9) protected native trees, consisting of six (6) coast live oaks between 12” and 24” in diameter, two (2) landmark coast live oaks, and one (1) landmark Monterey pine. In order to meet the required setbacks, the new residence is moved farther back into the property in a previously undeveloped backyard area resulting in the tree removal. Approximately 100 trees are located on the property. The three-story design reduces the building footprint and the amount of tree removal. The new driveway provides direct access to the garage and results in the removal of one tree. The proposed project is the minimum amount necessary for the proposed development and no alternatives exist that would avoid removal of the landmark trees without similar or greater impacts. A Forest Management Plan prepared by Rob Cain, dated August 13, 2003 determined that the tree removal would not have an adverse affect on the health of the forest. Conditions have been incorporated for tree protection measures, tree replacement, and revegetation of the exposed ravine bank. Tree replacement will occur at minimum 4:1 ratio for three (3) landmark trees and 1:1 ratio for the other six (6) trees to be removed with follow-up monitoring. Replacement of the six (6) trees may be an appropriate mix of pines and oaks. The project as conditioned is consistent with Forest resource policies, pursuant to Section 20.147.050 (CIP).
- (f) Archaeological Resources. The project is located within 750 feet of a known archaeological resource. A Preliminary Cultural Resources Reconnaissance was prepared for the property by Susan Morley, dated August 2003. According to the report, no evidence of cultural resources was observed on the property. A standard condition of approval has been incorporated which requires all work to cease immediately, in the event resources are uncovered during grading or construction activities.
- (g) Historic Resources. The existing residence constructed in 1952 was evaluated in the Preliminary Cultural Resources Reconnaissance prepared for the property by Susan Morley, dated August 2003. The report concluded that there was no historic, architectural, or cultural value associated with the structure or associated persons that would require additional analysis or measures.
- (h) LUAC. The project was reviewed by the Del Monte Forest Land Use Advisory Committee on May 5, 2005. The committee recommended approval of the project by a vote of 5 for and 0 against with 2 members absent.
- (i) Site Visit. Project planner conducted an on-site inspection on April 15, 2005 to verify that the project on the subject parcel conforms to the plans listed above.
- (j) Project File. The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN05149.

2. **FINDING - SITE SUITABILITY:** The site is suitable for the use proposed.

**EVIDENCE:**

- (a) The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, and Pebble Beach Community Services District. Conditions recommended have been incorporated.
- (b) Available technical information and reports indicate that there are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally

sensitive habitats or similar areas that would indicate the site is not suitable for the use proposed. Agency staff concurs. Reports in Project File PLN05149 include:

- “Preliminary Cultural Resources Reconnaissance,” prepared by Susan Morley, dated August 2003.
- (c) Staff conducted an on-site visit on April 15, 2005 to verify that the site is suitable for this use.
- (d) Necessary public facilities are available and will be provided.

3. **FINDING - CEQA (Exempt):** The project is exempt from environmental review.

**EVIDENCE:**

- (a) CEQA Guidelines categorically exempt the replacement of existing structures and single family dwellings (CEQA Guidelines §15302, Class 2 and §15303, Class 3). Class 2 projects consist of the replacement and reconstruction of existing structures located in the same site and for the same purpose. Class 3 projects consist of new construction and include single family dwellings and accessory structures in a residential area. Grading for the project is a moderate amount, approximately 758 cubic yards cut/320 cubic yards fill. The slope of the property is moderate at 10 to 20 percent. Tree removal is minimal.
- (b) A Preliminary Cultural Resources Reconnaissance was prepared for the property by Susan Morley, dated August 2003. According to the report, no evidence of cultural resources was observed on the property. A standard condition of approval has been incorporated which requires all work to cease immediately, in the event resources are uncovered during grading or construction activities.
- (c) The existing residence constructed in 1952 was evaluated in the Preliminary Cultural Resources Reconnaissance prepared for the property by Susan Morley, dated August 2003. The report concluded that there was no historic, architectural, or cultural value associated with the structure or associated persons. Therefore, no additional historic review or measures are necessary.
- (d) No adverse environmental effects were identified during staff review of the development application during a site visit on April 15, 2005.
- (e) There are no unusual circumstances related to the project or property that would require additional review.

4. **FINDING - NO VIOLATIONS:** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property. Zoning violation abatement cost, if any, have been paid.

**EVIDENCE:**

- (a) Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.
- (b) The existing residence is legal non-conforming relative to the required 30-foot front setback from Palmero Way and the alley right-of-way. The proposed residence corrects the non-conforming situation and meets all required setbacks.
- (c) Staff site visit on April 15, 2005.

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

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

**EVIDENCE:**

- (a) The subject property is not described as an area where the Local Coastal Program requires access.
- (b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 15, the Recreational Facilities Map, and Figure 16, the Shoreline Access Map, of the Del Monte Forest Area Land Use Plan.
- (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- (d) Staff site visit on April 15, 2005.

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

**EVIDENCE:** Preceding findings and supporting evidence.

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

**EVIDENCE:**

- (a) Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).
- (b) Section 20.86.080 of the Monterey County Coastal Implementation Plan - Part 1 (Coastal Commission). The project involves conditional use permits for the removal of protected trees and development within 750 feet of a known archaeological resource. In addition the site is located between the sea (Pacific Ocean) and the first public road paralleling the sea (Highway One).

**DECISION**

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

**PASSED AND ADOPTED** this 26<sup>th</sup> day of May, 2005.

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MIKE NOVO  
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON

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

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

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

#### NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.  
Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Marina.
2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

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

Project Name: Goodman

File No: PLN050149

APN: 008-361-008-000

Approval by: Zoning Administrator

Date: May 26, 2005

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

Permit Cond. Number	Mitig. Number	Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1		<p><b>PBD029 - SPECIFIC USES ONLY</b></p> <p>The subject <i>Combined Development Permit (PLN050149/Goodman)</i> consists of: a Coastal Administrative Permit and Design Approval for the demolition of an existing single family dwelling and the construction of a three-story 7,056 sq. ft. single family dwelling with an attached 984 sq. ft. garage, 175 sq. ft. workshop, porch, deck, retaining walls, and grading (approximately 758 cubic yards cut/320 cubic yards fill); a Coastal Development Permit for native tree removal (6 coast live oaks between 12" and 24" in diameter, 2 landmark coast live oaks, and 1 landmark Monterey pine); and a Coastal Development Permit for development within 750 feet of a known archaeological resource. The property is located at 3191 Palmero Way, Pebble Beach (Assessor's Parcel Number 008-361-008-000), Del Monte Forest Area, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

		commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>(Planning and Building Inspection)</b>				
2		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution 050149) was approved by the Zoning Administrator for Assessor's Parcel Numbers 008-361-008-000 on May 26, 2005. The permit was granted subject to 20 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. <b>(Planning and Building Inspection)</b>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		<b>PBD026 – NOTICE OF REPORT (Forest Management Plan)</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan has been prepared for this parcel by Rob Cain, dated August 13, 2003 and is on record in the Monterey County Planning and Building Inspection Department Project File No. PLN050149. All development shall be in accordance with this report." <b>(Planning and Building Inspection)</b>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
4		<b>PBD021 - EXTERIOR LIGHTING PLAN</b> All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully	Submit three copies of the lighting plans which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each	Owner/ Applicant	Prior to issuance of building permits.	

		controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. <b>(Planning and Building Inspection)</b>	fixture to PBI for review and approval.			
			Inspection of installation by PBI or submittal of evidence.	Owner/ Applicant	Prior to final /occupancy	
5		<b>PBD032(B) – TREE AND ROOT PROTECTION</b> Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b>	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
6		<b>PBD011 - EROSION CONTROL PLAN AND SCHEDULE</b> The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and the Director of Planning and Building Inspection. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Planning and Building Inspection. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b>	1) Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	

7		<p><b>RAVINE REVEGETATION (NON STANDARD)</b>  The applicant shall revegetate the ravine bank in order to prevent erosion with appropriate native plants to be incorporated into the landscaping plan. <b>(Planning and Building Inspection)</b></p>	<p>2) Evidence of compliance with the Implementation Schedule shall be submitted to PBI during the course of construction until project completion as approved by the Director of PBI.</p>	Owner/ Applicant	Prior to Final Inspection	
			<p>Install and maintain vegetation.</p>			
8		<p><b>TREE REPLACEMENT (NON STANDARD)</b>  Removed trees shall be replaced at a minimum 4:1 ratio for each of the 3 landmark trees constituting 8 coast live oaks and 4 Monterey pines saplings and a minimum 1:1 ratio for each of the other 6 trees to be removed for an additional mix of 6 oaks and/or pines. The total number of replacement trees, a minimum of 18 1-gallon size seedlings, shall be incorporated in the landscaping plan</p>	<p>Incorporate into landscaping plan.</p>	Owner/ Applicant/ Contractor Landscape Consultant	Prior to occupancy	
			<p>Install and maintain trees.</p>			
9		<p><b>TREE MONITORING (NON-STANDARD)</b>  The applicant shall arrange for tree replacement planting to be monitored for establishment success one year after project completion. Establishment success shall be 100%. If tree replacement planting is not successful, the applicant shall arrange for additional tree planting and follow up monitoring to occur. Said monitoring shall be demonstrated in the form of photos and a letter from a County-approved forester or arborist. <b>(Planning and Building Inspection)</b></p>	<p>Submit monitoring evidence in the form of photos and a letter from a County-approved forester or arborist to PBI for review and approval.</p>	Owner/ Applicant	One year after project completion	
10		<p><b>PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE</b>  The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be</p>	<p>Submit fees and three (3) copies of the landscaping plan with contractor's estimate and appropriate documentation from the landscape architect/designer to PBI for review and approval.</p>	Owner/ Applicant/ Contractor/ Landscape Consultant	At least 60 days prior to final inspection or occupancy	
			<p>Inspection of installation by PBI, appropriate documentation, or submittal of evidence of the</p>	Owner/ Applicant/ Contractor	Prior to occupancy	

		accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(Planning and Building Inspection)</b>	certificate of deposit or other form of surety to PBI.	Landscape Consultant		
			Maintain landscaping	Owner	Ongoing	
11		<b>PBD042 – GRADING PERMITS REQUIRED</b> A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork.. <b>(Planning and Building Inspection)</b>	If applicable, apply and receive the appropriate grading permit from Monterey County Planning and Building Inspection.	Engineer/ Owner/ Applicant	Prior to Issuance of Grading or Building Permits	
12		<b>PBD014 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b>	None	Engineer/ Owner/ Applicant	Prior to issuance of Building/ Grading Permits	

13	<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b>  If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(Planning and Building Inspection)</b></p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>	Owner/ Applicant	Ongoing	
14	<p><b>WR43 - WATER AVAILABILITY CERTIFICATION</b>  The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. <b>(Water Resources Agency)</b></p>	<p>Submit the Water Release Form to the Water Resources Agency for review and approval.</p>	Owner/ Applicant	Prior to issuance of any building permits	
15	<p><b>WR3 - DRAINAGE PLAN - RETENTION</b>  The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b></p>	<p>Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.</p>	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	
16	<p><b>WR8 - COMPLETION CERTIFICATION</b>  The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. <b>(Water Resources Agency)</b></p>	<p>Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.</p>	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	

17	<p><b>WR40 - WATER CONSERVATION MEASURES</b></p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.</p> <p><b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
18	<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b></p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

		background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(Pebble Beach Community Services District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
19		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(Pebble Beach Community Services District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	

20		<p><b>PBD040 – HEIGHT VERIFICATION</b></p> <p>The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. <b>(Planning and Building Inspection)</b></p>	<p>1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.</p>	<p>Owner/ Applicant</p>	<p>Prior to Issuance of Grading or Building Permits</p>	
			<p>2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.</p>	<p>Engineer/ Owner/ Applicant</p>	<p>Prior to Final Inspection</p>	

END OF CONDITIONS