

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> July 27, 2006	Time: 9:45 a.m.	<b>Agenda Item No.:</b> 6
<b>Project Description:</b> Combined Development Permit consisting of: (1) a Coastal Administrative Permit to allow the demolition of the existing 4,068 square foot one-story single dwelling with a 710 square foot detached two-car garage and the construction of a 7,369 square foot two-story single family dwelling with an attached 710 square foot three-car garage; and (2) a Coastal Administrative Permit for a 513 square foot guesthouse.		
<b>Project Location:</b> 3164 Palmero Way, Pebble Beach		<b>APN:</b> 008-341-016-000
<b>Planning File Number:</b> PLN060207		<b>Name:</b> BRETT
<b>Plan Area:</b> Del Monte Forest Land Use Plan		<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> "LDR/1.5-D(CZ)" [Low Density Residential, 1.5 acres per unit, Design Control Zoning District (Coastal Zone)]		
<b>CEQA Action:</b> Categorically Exempt per Section 15303 (a)		
<b>Department:</b> RMA - Planning Department		

**RECOMMENDATION:**

Staff recommends that the Zoning Administrator approve the Coastal Development Permit and Design Approval based on the Findings and Evidence (**Exhibit B**) and subject to the recommended Conditions (**Exhibit C**).

**PROJECT OVERVIEW:**

The subject 2.75-acre parcel is located within the Pescadero Watershed area of the Del Monte Forest. The Pescadero Watershed and smaller unnamed watersheds drain into the Carmel Bay. To minimize pollution, special development standards regarding structural and impervious surface coverage are required. According to the Pescadero Watershed Development Standards, "The maximum structural coverage is 5,000 square feet and the maximum impervious surface coverage is 4,000 square feet." The proposed changes will not exceed the respective pervious and impervious surface coverage requirements.

Pescadero Watershed Comparison of Structural and Impervious Surface Coverage

Coverage Limitation	Existing	Proposed	Change
<b>Structural (5,000 sq. ft.)</b>	3,673 sq. ft.	4,997 sq. ft.	1,324 sq. ft.
<b>Impervious (4,000 sq. ft.)</b>	6,153 sq. ft.	2,979 sq. ft.	-3,174 sq. ft.
<b>Total (9,000 sq. ft.)</b>	9,826 sq. ft.	7,976 sq. ft.	-1,850 sq. ft.

**OTHER AGENCY INVOLVEMENT:**

- ✓ Pebble Beach Community Service District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

All of the above checked agencies and departments have reviewed this project. The Planning and Building Inspection Department, Pebble Beach Community Services District, and Water Resources Agency have recommend conditions (**Exhibit C**).

Note: The decision on this project is appealable to the Board of Supervisors.

**LUAC RECOMMENDATION:**

The project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on June 1, 2006. The LUAC recommended approval of the project by a vote of 5-0 with one member absent (Exhibit D). No changes were recommended.

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July 18, 2006

cc: Zoning Administrator; Hudson and Mastaneh Brett, Applicants; International Design Group, Agent; Pebble Beach Community Services District; Environmental Health; Water Resources Agency; Elisa Manuguerra, Planner; Jeff Main, Planning & Building Service Manager; Planning File No. PLN060207

This report reviewed by, Planning and Building Services Manager.

Attachments: Exhibit A Project Data Sheet  
Exhibit B Recommended Findings and Evidence  
Exhibit C Recommended Conditions of Approval  
Exhibit D Design Approval Application  
Exhibit E Site Plan, Floor Plans, and Elevations

## **EXHIBIT A**

**EXHIBIT B**  
**RECOMMENDED FINDINGS AND EVIDENCE**

**1. FINDING: CONSISTENCY** - The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the 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) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of the application. No conflicts were found to exist. No communications were received during the course of review of the project to indicate that there is any inconsistency with the text, policies, and regulation in these documents.

(b) The property is located at 3164 Palmero Way, Pebble Beach, (Assessor's Parcel Number 008-341-016-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, 1.5 units/acre with a Design Control District Overlay in the Coastal Zone ("LDR/1.5-D (CZ)"). The project, as conditioned, complies with all rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.

(c) Project planner conducted an on-site inspection on May 5, 2006 to verify that the project on the subject parcel conforms to the plans listed above.

(d) The project for a single-family dwelling and guesthouse are uses allowed in accordance with Section 20.14.040.A and B.

(e) The project complies with regulations for guesthouses in accordance with Section 20.64.020.C. A condition has been incorporated requiring that the applicant record a guesthouse deed restriction.

(e) Section 20.14.060.F of the Monterey County Zoning Ordinance (Title 20) stipulates that the Floor Area Ratio (FAR) in the areas designated Low Density Residential, 1.5 acres per unit, of the Del Monte Forest shall be no greater than 17.5%. The proposed modifications to the existing residence shall yield a FAR of approximately 7.3%. This application complies with the 17.5% FAR requirement.

(f) The project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on June 1, 2006. The LUAC recommended approval of the project by a vote of 5-0 with one member absent (Exhibit D). No changes were recommended.

(g) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN060207.

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

**EVIDENCE:** (a) The project has been reviewed for suitability by departments and agencies: Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health Division, and the Pebble Beach Community Services District. Conditions recommended have been incorporated.

- (b) No physical or environmental constraints such as geological, seismic hazard areas, or similar areas exist that would indicate the site is not suitable for the use proposed.
- (c) The Greater Monterey Peninsula Area Plan, Figure 8, illustrates that the project site is located within a “high” archeological zone. According to the Coastal Implementation Plan Part 5, Section 20.147.080, an archeological survey report is required for all development within the Del Monte Forest Land Use Plan area. An archeological survey report was not prepared for this application. All development will occur within previously disturbed areas.
- (d) Staff conducted an on-site visit on May 5, 2006 to verify that the site is suitable for this use.

**3. FINDING: PESCADERO WATERSHED POLICY** – The project is consistent with Section 20.147.030.A.1 limiting structural coverage to 5,000 square feet, including main and accessory structures, and limiting additional impervious surface coverage up to 4,000 square feet. The existing residence consists of 3,673 square feet of structural coverage and 6,153 square feet of impervious coverage for a combined total of 9,826 square feet. This application requests the addition of 1,324 square feet of structural surface coverage and the removal of 2,979 square feet of pervious surface coverage for a combined total of 7,976 square feet. The proposed changes will result in a net reduction of 1,850 square feet of combined surface coverage, thereby, implementing the intent of the Pescadero Watershed Development Standards.

Coverage Limitation	Existing	Proposed	Change
Structural (5,000 sq. ft.)	3,673 sq. ft.	4,997 sq. ft.	1,324 sq. ft.
Pervious (4,000 sq. ft.)	6,153 sq. ft.	2,979 sq. ft.	-3,174 sq. ft.
Total (9,000 sq. ft.)	9,826 sq. ft.	7,976 sq. ft.	-1,850 sq. ft.

**EVIDENCE:** The project application, including the site plan, contained in file PLN060207 proposes structural coverage of approximately 4,997 square feet and pervious surface coverage of 2,979 square feet for a total of 7,976 square feet.

**4. 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.

- 5. FINDING: CEQA (Exempt):** - The project is exempt from environmental review.
- EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts single-family dwellings.
- (b) No adverse environmental effects were identified during staff review of the development application during site visits on May 5, 2006.
- (c) Development is largely contained in an already disturbed area of the property. No tree removal is proposed. There are no unusual circumstances related to the project or property.
- 6. 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:** Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.
- 7. 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.
- 8. FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** Section 20.80.080.A.3 and 20.86.080.A.1 of the Monterey County Zoning Ordinance (Title 20).

<b>EXHIBIT C</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance &amp; Mitigation Monitoring and/or Reporting Plan</b>	<b>Project Name:</b> Hudson & Mastaneh Brett  <b>File No:</b> PLN060207  <b>APN:</b> 008-341-016-000	<b>Date:</b> July 27, 2006  <b>Approval by:</b> Zoning Administrator
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<b>PBD029 - SPECIFIC USES ONLY</b> This permit, a Combined Development Permit consisting of: (1) a Coastal Administrative Permit to allow the demolition of the existing 4,068 square foot one-story single dwelling with a 710 square foot detached two-car garage and the construction of a 7,369 square foot two-story single-family dwelling with an attached 710 square foot three-car garage; and (2) a Coastal Administrative Permit for a 513 square foot guesthouse. The property is located at 3164 Palmero Way, Pebble Beach (Assessor's Parcel Number 008-341-016-000) Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities.	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		<b>[Resource Management Agency (RMA) - Planning and Building Inspection]</b>				
2		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit Resolution 060207 was approved by the <b>Zoning Administrator</b> for Assessor's Parcel Number 008-341-016-000 on <b>July 27, 2006</b> . The permit was granted subject to <b>17</b> conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA-Planning Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. <b>(RMA - Planning Department)</b>	Proof of recordation of this notice shall be furnished to RMA - PD.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		<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 RMA - Planning 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>(RMA - Planning Department)</b>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	
4		<b>PBD011 -EROSION CONTROL PLAN AND</b>	1. Evidence of compliance with the	Owner/	Prior to	

<i>Permit Cond Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p><b>SCHEDULE</b></p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service, Water Resources Agency, 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 RMA - Planning Department. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation, dust during, and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning Department. <b>(RMA - Planning Department)</b></p>	<p>Erosion Control Plan shall be submitted to RMA - PD prior to issuance of building and grading permits</p>	Applicant	Issuance of Grading and Building Permits	
			<p>2. Evidence of compliance with the Implementation Schedule shall be submitted to RMA - PD during the course of construction until project completion as approved by the Director of RMA - Planning Department.</p>	Owner/ Applicant	Prior to Final Inspection	
5		<p><b>PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b></p> <p>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 RMA - Planning Department 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 accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All</p>	<p>Submit landscape plans and contractor's estimate to RMA - PD for review and approval.</p>	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
			<p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p>	Owner/ Applicant	Ongoing	

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		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>(RMA - Planning Department)</b>				
6		<b>PBD –PESCADERO WATERSHED SURFACE COVERAGE (NONSTANDARD)</b> This permit allows 4,997 square feet of structural coverage and 2,979 square feet of impervious coverage for a combined total of 7,976 square feet of surface coverage. The motor court and driveway shall be installed and maintained as pervious material to allow for permeability of stormwater. At no time shall the material be replaced with an impervious material without the authorization and/or permit approval of the Monterey County Planning Department and the Pebble Beach Community Service District Fire Department. <b>(RMA - Planning Department)</b>	Verification of compliance with the approved pervious and impervious surface coverage square footage amounts shall be submitted to RMA - PD prior to final inspection/occupancy.	Owner/ Applicant	Prior to issuance of grading and building permits	
			Adhere to approved pervious and impervious surface coverage square footage amounts specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	
7		<b>PBD021 – LIGHTING – 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 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, prior to the issuance of building permits. <b>(Planning and Building Inspection)</b>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	

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8		<p><b>GH0010 - GUESTHOUSE - DEED RESTRICTION – COASTAL</b></p> <p>The applicant shall record a deed restriction as a condition of project approval, stating that the Guesthouse shall comply with the following regulations:</p> <ol style="list-style-type: none"> <li>1. Only one guesthouse shall be allowed per lot.</li> <li>2. Detached guesthouses shall be located in close proximity to the principal residence.</li> <li>3. Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.</li> <li>4. The guesthouse shall contain no kitchen or cooking facilities, including but not limited to microwave ovens, hot plates, and toaster ovens.</li> <li>5. There shall be a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.</li> <li>6. Guesthouses shall not exceed 425 square feet of livable floor area.</li> <li>7. Guesthouses shall not be separately rented, let, or leased from the main residence whether compensation be direct or indirect.</li> <li>8. Prior to the issuance of permits for guesthouse construction, or for use of an existing structure as a guesthouse, the applicant shall record a deed restriction stating the regulations applicable to the guesthouse, including that the guesthouse shall not be separately rented, let or leased from the main residence and shall not have cooking or kitchen facilities.</li> <li>9. Subsequent subdivisions which divide a main residence from a guesthouse shall not be permitted.</li> </ol>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	

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		<p>10. The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.</p> <p>11. The guesthouse height shall not exceed 12 feet nor be more than 1 story. Additions to height and placement of guesthouses over a 1-story structure, such as a garage, may be considered by Coastal Development Permit (ZA) when intended to provide for architectural consistency and compatibility with the main residence.</p> <p><b>(RMA - Planning Department)</b></p>				
9		<p><b>FIRE007 - DRIVEWAYS</b></p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection.	

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		feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the “T” shall be a minimum of 60 feet in length. <b>(Pebble Beach Community Service District)</b>				
10		<b>FIRE008 - GATES</b> All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. <b>(Pebble Beach Community Service District)</b>	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
11		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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		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 Service District)</b>				
12		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(Pebble Beach Community Service District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
13		<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	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	

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		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 Service District)</b>	Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
14		<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>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	
15		<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>	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
16		<b>WR40 - WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

<i>Permit Cond Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>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.  <b>(Water Resources Agency)</b></p>				
17		<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>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	