

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: August 28, 2008	Time: P.M.	Agenda Item No.:
Project Description: Combined Development Permit consisting of 1) a Coastal Administrative Permit for the demolition of an existing 342 square foot deck, and the construction of a 342 square foot upper level addition and a 342 square foot lower level addition to an existing 2,272 square foot single family dwelling with a 474 square foot attached garage, including grading of approximately 25 cubic yards of cut and zero cubic yards of fill; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval.		
Project Location: 3884 Ronda Road, Pebble Beach (Pescadero Watershed)		APN: 008-233-001-000
Planning File Number: PLN080227		Name: Robert and Donna Igleheart, Property Owners
Plan Area: Del Monte Forest Land Use Plan		Flagged and staked: NA
Zoning Designation: : LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit with Design Control Overlay (Coastal Zone)]		
CEQA Action: Categorically Exempt per Section 15301(e)		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator: Approve the Combined Development Permit as described above, based on the Findings and Evidence (**Exhibit B**) and subject to the recommended Conditions (**Exhibit C**).

PROJECT OVERVIEW:

The applicant proposes to demolish an existing 342 square foot deck and construct a 342 square foot upper level addition and a 342 square foot lower level addition onto an existing 2,272 square foot single family dwelling with an existing 474 square foot attached garage. The project site is located within the Pescadero Watershed, which limits structural coverage to 5,000 square feet and impervious coverage to 4,000 square feet (Section 20.147.030, CIP, Part 5). The project, as proposed, will not change the existing 3,088 square feet of structural coverage and 2,853 square feet of impervious coverage. In addition, the property is located in the area identified on the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C) as visible area from Point Lobos; however, due to the existing tree screening, neither the existing nor proposed structures are visible from Point Lobos or any other public viewing area.

County records identify the project site is within an area of high sensitivity for prehistoric cultural resources. The project includes a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. However, a preliminary archaeological report prepared for this project did not identify any potential resources and all project work is proposed to occur within an area already disturbed by previous development; therefore, the potential for inadvertent impacts is limited and will be controlled by the use of standard project conditions (Condition No. 3).

This planning file is related to BP071661 and DA070267. DA070267 was originally submitted as a request for a 342 square foot upper-level addition and a 342 square foot lower-level addition to the existing residence. The Building Services Department reviewed the design approval request and informed the applicant that the lower-level addition would require a planning permit because it would lack internal circulation with the existing residence. The applicant revised the request to only include the upper-level addition, leaving the area below as unfinished space pending approval of a planning permit. The Building Services Department processed and

approved the revised Design Approval. However, because the existing residence is located between the sea and the first public road, and the upper-level addition involved more than 10% of the internal floor area, it also required a planning permit. Meanwhile, the applicant, based on the approved DA070267, pulled BP071661 and began construction on the addition. The applicant also submitted an application request on May 12, 2008, for a planning permit in order to finish the lower-level portion of the addition. The applicant has acted in good faith based on information provided by the Building Services Department, and has constructed the majority of the addition based on plans submitted to and approved by the Building Services Department.

OTHER AGENCY INVOLVEMENT:

- ✓ Pebble Beach Community Services District (CSD)
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

The above checked agencies and departments have reviewed this project. Conditions recommended by the Pebble Beach CSD, the Water Resources Agency, and the Planning Department have been incorporated into the condition compliance reporting plan (**Exhibit C**).

The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not include development on slopes greater than 30%, the project does not require the issuance of a Variance, implementation of the project will not negatively impact a designated scenic area, and the project does not raise any significant land use issues. Furthermore, this project has been determined to be exempt from environmental review per Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.

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

Joseph Sidor, Associate Planner
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August 6, 2008

cc: Front Counter Copy, Zoning Administrator; Pebble Beach Community Services (Fire Protection) District; Public Works Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Planning Services Manager; Joseph Sidor, Planner; Carol Allen; Joseph Rock, Agent; Robert and Donna Igleheart, Applicants; Planning File PLN080227.

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

This report was reviewed by Laura Lawrence, Planning Services Manager.

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 Monterey County General Plan, Del Monte Forest Land Use Plan (LUP), Monterey County Zoning Ordinance (Title 20) Part 1, and Monterey County Zoning Ordinance (Title 20) Part 5 (Coastal Implementation Plan for the Del Monte Forest), which designates this area as appropriate for development.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. As proposed and conditioned, no conflicts were found to exist. No other communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- (b) The property is located at 3884 Ronda Road (Assessor's Parcel Number 008-233-001-000), Pebble Beach Sub-Planning Area, Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential, 1.5 units per acre, with a Design Control District Overlay ("LDR/1.5-D"), which allows the construction of additions with a Coastal Administrative Permit. Therefore, the property is suitable for the proposed development.
- (c) The project planner conducted a site inspection on June 4, 2008, to verify that the project on the subject parcel conforms to the plans listed above.
- (d) Pescadero Watershed: The project site is located within the Pescadero Watershed, which limits structural coverage to 5,000 square feet and impervious coverage to 4,000 square feet (Section 20.147.030, CIP, Part 5). The project, as proposed, will not change the existing structural coverage of 3,088 square feet nor the existing impervious surface coverage of 2,853 square feet because the addition will be located on the footprint of the previously existing deck.
- (e) Public Access. See Finding No. 6.
- (f) Scenic and Visual Resources: The property is located in the area identified on the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C of the LUP) as visible from the Point Lobos State Reserve. The policies of the Del Monte Forest LUP direct that placement and design of new development not injure the visual integrity of the area. Staff conducted a site visit on June 4, 2008, to assess the potential viewshed impacts of the project from the Point Lobos State Reserve. Based on the site visit, the existing and proposed structures are not and will not be visible from Point Lobos due to existing tree screening.
- (g) Del Monte Forest LUAC: The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not include development on slopes greater than 30%, the project does not require the issuance of a Variance, implementation of the

project will not negatively impact a designated scenic area, and the project does not raise any significant land use issues. Furthermore, this project has been determined to be exempt from environmental review per Section 15301(e) of the California Environmental Quality Act (CEQA) Guidelines.

- (h) Cultural Resources: The project includes a Coastal Development Permit to allow development within a 750 foot cultural resources buffer zone. County records identify the project site is within an area of high sensitivity for prehistoric cultural resources; however, a preliminary archaeological report prepared for this project did not identify any potential resources. All project work is proposed to occur within an area already disturbed by previous development; therefore, the potential for inadvertent impacts is limited and will be controlled by the use of standard project conditions (Condition No. 3).
- (i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080227.

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

- EVIDENCE:**
- (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services (Fire Protection) District, Public Works, Environmental Health Division, and the Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
 - (b) A technical report by an outside archaeological consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
 - i. “Preliminary Archaeological Reconnaissance” (LIB070381) prepared by Archaeological Consulting, Salinas, CA, November 20, 2000.
 - (c) Staff conducted a site inspection on June 4, 2008, to verify that the site is suitable for this use.
 - (d) Materials in Project File PLN080227.

3. FINDING: **CEQA (Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- (a) California Environmental Quality Act (CEQA) Guidelines Section 15301 (e) categorically exempts additions to existing structures provided the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.
 - (b) No adverse environmental effects were identified during staff review of the development application during a site visit on June 4, 2008.
 - (c) Findings 1 and 2, and supporting evidence.

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 costs, if any, have been paid.

EVIDENCE: (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any active violations existing on subject property.

(b) This planning file is related to BP071661 and DA070267. DA070267 was originally submitted as a request for a 342 square foot upper-level addition and a 342 square foot lower-level addition to the existing residence. The Building Services Department reviewed the design approval request and informed the applicant that the lower-level addition would require a planning permit because it would lack internal circulation with the existing residence. The applicant revised the request to only include the upper-level addition, leaving the area below as unfinished space pending approval of a planning permit. The Building Services Department processed and approved the revised Design Approval. However, because the existing residence is located between the sea and the first public road, and the upper-level addition involved more than 10% of the internal floor area, it also required a planning permit. Meanwhile, the applicant, based on the approved DA070267, pulled building permit BP071661 and began construction on the addition. The applicant also submitted an application request on May 12, 2008, for a planning permit in order to finish the lower-level portion of the addition. The applicant has acted in good faith based on information provided by the Building Services Department, and has constructed the majority of the addition based on plans submitted to and approved by the Building Services Department. No code violation case was opened on the property, and no further code enforcement actions have been deemed necessary at this time.

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

EVIDENCE: (a) Findings 1, 2, 3, and 4; and supporting evidence.

(b) The application, project plans, and related support materials submitted by the applicant to the Monterey County RMA - Planning Department for the proposed development, found in Project File PLN080227.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (Monterey County Zoning Ordinance, Section 20.70.050.B.4). The proposed project is in conformity with the public access policies of Chapter 5 of the Del Monte Forest LUP, and Section 20.147.130 of the Monterey County Zoning Ordinance (Part 5 – Coastal Implementation Plan).

EVIDENCE: (a) Figure 15 (Recreational Facilities) of the Del Monte Forest LUP does not identify the area of this property for public access points or trails.

- (b) Materials in Project File PLN080227.
- (c) Site visit by the project planner on June 4, 2008.

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

- EVIDENCE:**
- (a) Board of Supervisors: Section 20.86.020 of the Monterey County Zoning Ordinance.
 - (b) California Coastal Commission: Section 20.86.080.A.1 of the Monterey County Zoning Ordinance.

EXHIBIT C Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Igleheart File No: PLN080227 Approved by: Zoning Administrator	APN: 008-233-001-000 Date: August 28, 2008
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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.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN080227) allows the demolition of an existing 342 square foot deck, and the construction of a 342 square foot upper level addition and a 342 square foot lower level addition to an existing 2,272 square foot single family dwelling with an existing 474 square foot attached garage, including grading of approximately 25 cubic yards of cut and zero cubic yards of fill; and development within 750 feet of a known archaeological resource. The property is located at 3884 Ronda Road (Assessor's Parcel Number 008-233-001-000), 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 the 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. To the extent that the County has	Adhere to conditions and uses specified in the permit.	Owner / Applicant	Ongoing unless otherwise stated.	

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		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. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution PLN080227) was approved by the Zoning Administrator for Assessor's Parcel Number 008-233-001-000 on August 28, 2008. The permit was granted subject to thirteen (13) 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 the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner / Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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. (RMA - Planning	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	

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		Department)				
4.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	

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		Department)				
5.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, 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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner / Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner / Applicant	Prior to Occupancy / Ongoing	
6.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner / Applicant	Ongoing	

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7.		FIRE007 - DRIVEWAYS 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 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. (Pebble Beach Community Services District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	Prior to final building inspection.	
8.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building	

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		occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: Pebble Beach Community Services District.	Applicant shall schedule fire dept. clearance inspection.	Applicant or owner	permit. Prior to final building inspection.	
9.		FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) 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 fire protection or firebreaks approved by the	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of grading and/or building permit.	

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		Reviewing 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. (Pebble Beach Community Services District)	Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	Prior to final building inspection.	
10.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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. (Pebble Beach Community Services District).	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.	
			Applicant shall schedule fire dept. clearance inspection.	Applicant or Owner	Prior to final building inspection.	
11.		FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING) The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Owner / Applicant	Prior to rough sprinkler or framing inspection.	

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		Uniform Building Code shall be required to be placarded as permanent building equipment. (Pebble Beach Community Services District)	Applicant shall schedule fire alarm system acceptance test.	Owner / Applicant	Prior to final building inspection.	
12.		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner / Applicant	Prior to final building inspection/ occupancy	
13.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner / Applicant	Prior to issuance of any building permits.	

END OF CONDITIONS