

MIKE NOVO
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 050403

A. P. # 008-362-002-000

In the matter of the application of
Don Lane LLC (PLN050403)

FINDINGS AND DECISION

to allow an amendment to a **Combined Development Permit** in accordance with Title 20 (Zoning) Chapter 21.210 (Combined Development Permits) of the Monterey County Code, to consider an amendment (PLN050403/Don Lane) to an approved Combined Development Permit (PLN020318/Dow) and Minor and Trivial Amendment (PLN040496/Dekker). The original project consists of a Coastal Administrative Permit for the demolition of an existing 2,000 square foot residence and the construction of a new two-story single family dwelling with an attached garage and office/gym totaling 6,734 square feet plus a detached 640 square foot garage; a Coastal Development Permit for removing 16 native trees (11 Oak/5 Pine); and Design Approval. The revised project (PLN050403) would consist of including a Coastal Administrative Permit and Design Approval to replace the detached garage with a 425 square foot guesthouse within the same footprint of the approved garage structure, located at 3157 Don Lane, Pebble Beach, Del Monte Forest Area, Coastal Zone, came on regularly for meeting before the Zoning Administrator on January 12, 2006.

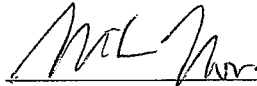
Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

- 1. FINDING: AMENDMENT TO PERMIT.** The applicant filed an application (PLN050403/Don Lane LLC) to Amend an approved Combined Development Permit (PLN020318/Dow) & previous Minor and Trivial Amendment (PLN040496/Dekker).

EVIDENCE:

- (a) PLN020318/Dow was approved on January 30, 2003 for the lot at 3157 Don Lane, Pebble Beach (APN; 008-362-002-000). The project as approved consisted of a Combined Development Permit including a Coastal Administrative Permit and Design Approval for demolishing an existing single story 2,000 square foot dwelling and constructing a new 5,724 square foot single family dwelling with attached 1,903 square foot garage. Approval on PLN020318 was subject to meeting 25 conditions.
- (b) PLN040496/Dekker was approved on October 19, 2004, to allow a design change to PLN020318/Dow that would create a 4,459 square foot residence including an attached 1,034 square foot garage with a 601 square foot gym plus a detached 640 square foot garage, resulting in a 6,734 square foot residence. Approval on PLN040496 was subject to meeting 9 conditions.
- (c) On September 19, 2005, Mr. Mark Dumont with Don Lane LLC submitted an application (PLN050403) requesting an amendment to PLN020318 & PLN040496 to allow the elimination of the detached 640 square foot garage and addition of an attached 425 square foot guesthouse. The revised project (PLN050403) would consist of a Coastal Administrative Permit and Design Approval to replace the detached garage with a 425 square foot guesthouse within the same footprint of the approved garage structure.

PASSED AND ADOPTED this 12th day of **January, 2006**.



MIKE NOVO
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON JAN 26 2006

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 FEB 05 2006

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 Salinas.

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

Table 1 Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>Don Lane Guesthouse</u> File No: <u>PLN050403</u> APNs: <u>008-362-002-000</u> Approval by: <u>Zoning Administrator</u> Date: <u>January 12, 2006</u>
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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.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures 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		PBD029 - SPECIFIC USES ONLY An amendment (PLN050403/Don Lane LLC) to an approved Combined Development Permit (PLN020318/Dow) and Minor & Trivial Amendment (PLN040496/Dekker). The original project consists of a Coastal Administrative Permit for the demolition of an existing 2,000 square foot residence and the construction of a new two-story single family dwelling with an attached garage and office/gym totaling 6,734 square feet plus a detached 640 square foot garage; a Coastal Development Permit for removing 16 native trees (11 oak/5 pine); and Design Approval. The revised project (PLN050403) would include a Coastal Administrative Permit and Design Approval to replace the detached garage with a 425 square foot guesthouse within the same footprint of the approved garage structure. The property is located at 3157 Don Lane, Pebble Beach (assessor's parcel number 008-362-002-000), 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 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	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<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>
		unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)				
2		PBD025 - NOTICE-PERMIT APPROVAL (non-standard) The applicant shall record a notice which states: "A permit amendment (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-362-002-000 on January 12, 2006. The amendment was granted subject to implementation of four (4) conditions of approval plus twenty-six (26) conditions of approval adopted as part of the original permit PLN020318/Dow, which are hereby incorporated herein by reference as Table 2, and implementation of 9 conditions of approval adopted as part of the original permit PLN040496/Dekker, which are hereby incorporated herein by reference as Table 3." 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. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits.	
3		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. (Planning and Building Inspection Department)	Submittal of approved and Recorded Deed Restriction to PBI.	Owner / Applicant	Prior to the issuance of grading or building permits	
4		The owner/contractor shall pay the required fees and obtain a sewer connection permit from the Pebble Beach Community Services District. The guesthouse shall require a separate and independent sewer lateral connection by the District. (Pebble Beach Community Services District)	Submittal of a PBCSD Final Sewer Inspection and Approval Letter to PBI.	Owner / Applicant	Prior top final inspection of the guesthouse	

Table 2 Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>Dow</u> File No: <u>PLN020318</u> APNs: <u>008-362-002-000</u> Approval by: <u>Zoning Administrator</u> Date: <u>January 30, 2003</u>
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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.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures 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		The subject Coastal Administrative Permit, Coastal Development Permit and Design Approval (PLN020318/Dow) allows the demolition of an existing single story 2,000 square foot single-family dwelling and the construction of a two-story, 5,729 square foot single family dwelling, with an attached garage and office/studio, and new driveway and parking area and grading (approximately 48 cu. Yrds. Cut, 192 cu. Yds. Fill). The project is in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	
2		This permit shall expire two years from the date of adoption unless extended by the director of Planning and Building Inspection pursuant to Section 20.140.100 of the Coastal Implementation Plan. (Planning and Building Inspection Department)	Adhere to conditions.	Owner/ Applicant	Prior to Issuance of grading and building permits.	

<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>
3		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. (Planning and Building Inspection)	Prepare appropriate grading plans for seasonal conditions as required by the County of Monterey.	Owner/ Applicant	Ongoing	
4		A Grading Permit shall be required pursuant to the Monterey County Code relative to Grading, Chapter 16.08. (Planning and Building Inspection)	Acquire Grading Permit pursuant to Chapter 16.08.	Owner/ Applicant	Prior to issuance of grading and building permits.	
5		The location, type and size of all antennas, satellite dishes, towers, and similar appurtenances shall be approved by the Director of Planning and Building Inspection. (Planning and Building Inspection)	Submit 3 copies of an elevation plan which shall indicate the maximum height of appurtenances to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits.	
			Director of Planning and Building Inspection shall review and, if appropriate, approve the proposed elevations	Owner/ Applicant	Prior to issuance of grading and building permits.	
			PBI staff shall inspect the project site after construction and prior to Final Building Inspection to ensure compliance with condition.	Owner/ Applicant	Prior to final building inspection.	
6		All new utility and distribution lines shall be placed underground. (Public Works)	None	Applicant/ Owner	Ongoing	

<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>
10		Prior to issuance of any building permits, 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 building permits	
11		Prior to issuance of a building permit, a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Necessary improvements shall be constructed in accordance with approved plans. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	
12		The applicant shall submit documentation that the Forester has reviewed drainage plan and has determined that construction and function of the drainage facilities will not have an adverse impact on trees on the parcel. (Planning and Building Inspection)	Submit documentation to the Planning and Building Inspection department.	Owner/ Applicant	Prior to issuance of grading or building permits	
13		The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
14		The plans for the proposed entry gate shall be revised to conform to Section 20.60.1200 of the Monterey County Coastal Implementation Plan, regarding the maximum height of fences.	Applicant shall incorporate revision into design.	Owner/ Applicant/ Architect	Prior to issuance of building permit	

<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>
15		The applicant shall submit final exterior color and material samples for the approval of the Director of Planning and Building Inspection. Exterior materials that allow the structure to blend into the environment shall be specified, pursuant to Section 20.147.070.C.2 of the Monterey County Coastal Implementation Plan.	Submit exterior color and material samples to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
16		Trees that are not identified for removal shall be protected by the placement of construction barrier fencing, as shown on the fencing plan contained in the Forest Management Plan (Forest City Consulting, September 17, 2002). Fill soil shall not be placed against the base of the trunks and soil depth shall not be increased at the feeding zone or drip line of the retained trees. Said protection shall be demonstrated photographically by the applicant and/or by the project planner's on-site inspection prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
17		A landscape and irrigation plan shall be submitted for approval by the Director of Planning and Building Inspection. Said plan shall include documentation that the Forester has reviewed the plan and determined that the proposed irrigation will not have an adverse impact on trees on the parcel. (Planning and Building Inspection)	Submit evidence of landscape and irrigation to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
18		Certification that the storm water retention facility has been constructed in accordance with approved plans shall be provided to the County Water Resources Agency by a registered civil engineer or licensed contractor who constructed the facility. (Water Resources Agency, S.C.)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to issuance of grading and building permits	
19		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	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	

<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>
		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)				
20		All buildings shall have a permanently posted address, which shall be each driveway entrance 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, and the address shall be visible and legible from the road on which the address is located. (Fire Department)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit	
21		The roadway surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting the imposed load of fire apparatus. (Fire Department)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit.	
22		Where gates are to be locked, the Reviewing Authority having jurisdiction may require installation of a key box or other acceptable means to immediate access for emergency equipment. (Fire Department)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to final building inspection	
23		Size of letters, numbers and symbols for addresses shall be a minimum of 3 inch letter height, 3/8 inch stroke, contrasting with the background of the sign. (Fire Department)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to final building inspection	

<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>
24		The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is <u>required on the plans</u> when a building permit is applied for: "The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection." (Carmel Highlands Fire Protection District)	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. rough sprinkler inspection</p> <p>Applicant shall schedule fire dept. final sprinkler inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	
25		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 it can be evaluated by a qualified professional archaeologist. 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 contracted by the responsible individual present on-site. When contracted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures for the discovery. (Planning and Building Inspection)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	
26		All landscape areas and/or fences shall be continuously maintained by the property owner and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (Planning and Building Inspection)	Compliance to be verified by building inspector.	Applicant or owner	Ongoing	

Table 3 Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>Dekker</u> File No: <u>PLN040496</u> APNs: <u>008-362-002-000</u> Approval by: <u>Director of PBI</u> Date: <u>October 19, 2004</u>
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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.*

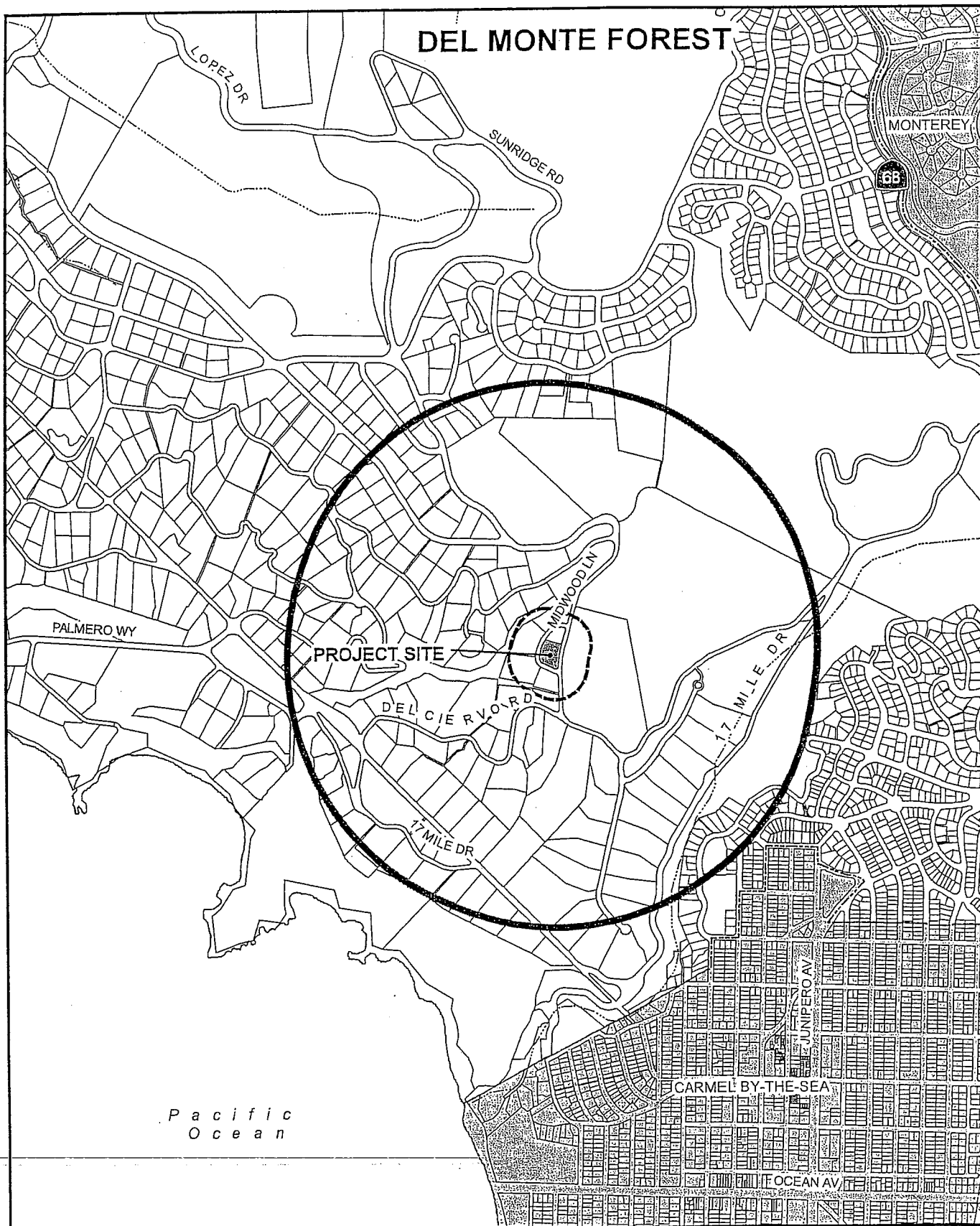
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1		All conditions for PLN020318 shall remain in effect and are not changed by this amendment.	Adhere to conditions and uses specified in the permit.	Owner/ Applicant PBI	Ongoing unless other- wise stated	
2		The applicant shall record a notice that states: "A Permit Amendment (File No. PLN040496) was approved by the Monterey County Director of Planning and Building Inspection Department for Assessor's Parcel Number 008-362-002-000 on October 14, 2004 following notice of the proposed action. This amendment was granted subject to <u>9</u> conditions of approval, which run with the land. The conditions of approval for the original application (File No. PLN020318) remain in effect and are not changed and apply to this amendment. A copy of the permit and its amendment are 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 a building permit or commencement of the use.	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant PBI	Prior to Issuance of grading and building permits.	

<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>
3		WR3 - DRAINAGE PLAN - RETENTION 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.	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer WRA	Prior to issuance of grading or building permits	
4		WR8 - COMPLETION CERTIFICATION 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.	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 WRA	Prior to final inspection	
5		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.	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant WRA	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>
6		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.	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant WRA	Prior to issuance of any building permits	
7		FIRE008 - GATES 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.	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 CDF	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 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner CDF	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner CDF	Prior to final building inspection	

<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>
		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.				
9		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.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner CDF	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner CDF	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner CDF	Prior to final building inspection	




EXHIBIT "D"

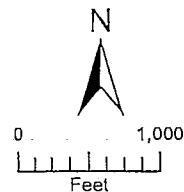


APPLICANT: DON LANE LLC

APN: 008-362-002-000

FILE # PLN050403

 300' Limit  2500' Limit  City Limits



TOPOGRAPHIC MAP

As prepared for
WAD DOT
 Jon B. Wadsworth, Licensed Land Surveyor
 State No. 12, Exp. 08/31/2008



- NOTES:**
1. Elevation datum is assumed.
 2. Fields found or set are so indicated, others are shown for reference only.
 3. Distances are expressed in feet and decimals thereof.
 4. All 20' setbacks away from the big ditch to approved termination.
 5. Rain water leader (R/L) to 4" ID solid PVC along a 12" x 4" to terminate to daylight. Provide drain rock in 24"x4" deep trench for absorption.

GRADING NOTES:

PRIVATE ACCESS DRIVEWAY SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

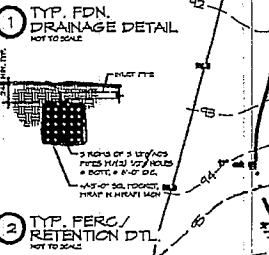
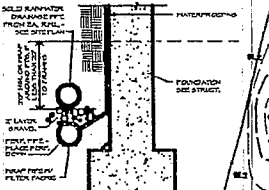
ACCESS DRIVEWAY: ACCESS DRIVEWAY SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS (20 TONS), WITH NOT LESS THAN 12 FEET UNDER CLEARANCE, A MINIMUM OF 5-FEET VERTICAL CLEARANCE AND A MINIMUM OF 15% GRADE. FOR DRIVEWAYS THAT DO NOT REQUIRE LOCAL FIRE AUTHORITY APPROVAL, MAX. ROAD GRADE MUST NOT EXCEED 25%.

ACCESS DRIVEWAY - STRUCTURAL SECTION: THE STRUCTURAL SECTION SHALL CONSIST OF A MINIMUM OF 4" OF CLASS I AGGREGATE BASE EXCEPT WHERE NATIVE MATERIAL PROVIDES SUFFICIENT DRAINAGE CAPACITY FOR ALL FLOOR LOADS. ADDITIONALLY, 2" OF ASPHALT CONCRETE SURFACING SHALL BE PROVIDED WHERE ROAD GRADES EXCEED 25%.

CONSTRUCTION OF THE PAVEMENT SECTION SHALL BE DONE AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER & PROVIDED TO THE DISCRETION OF THE GEOTECHNICAL ENGINEER & PROVIDED TO THE DISCRETION OF THE GEOTECHNICAL ENGINEER & PROVIDED TO THE DISCRETION OF THE GEOTECHNICAL ENGINEER.

ACCESS DRIVEWAY - FIRE DEPARTMENT STANDARDS: THE TURNING RADIUS TURNING ON ACCESS DRIVEWAYS SHALL COMPLY WITH APPROVED PROVISIONS OF THE HUNTERDON COUNTY FIRE SAFETY REQUIREMENTS.

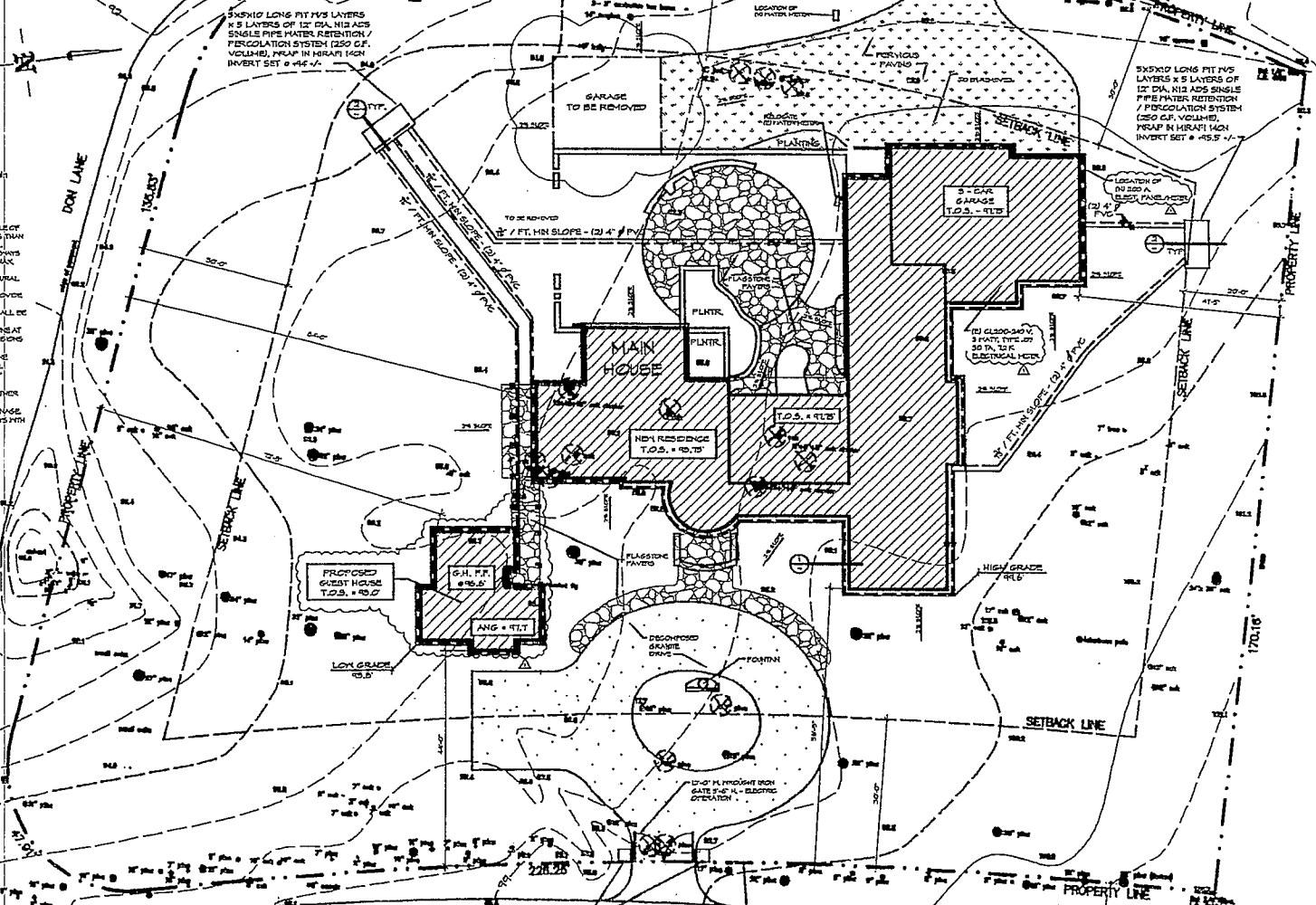
APPROVED DRAINAGE METHODS: ASPHALT DRIVEWAYS OR OTHER APPROVED DRAINAGE METHODS ARE REQUIRED WHERE NECESSARY TO CONTROL SURFACE WATER RUNOFF. DISCHARGE SHALL BE AT POINTS OF INDIVIDUAL INTERSECTIONS WITH DRAINAGE SYSTEMS INSTALLED WHERE NECESSARY TO CONTROL EROSION.



1.037 Acres
 APN: 006-362-002

THESE REVISIONS BY
FOREST CITY CONSULTING
 225 Greenwood Blvd.
 Corvallis, OR 97331
 503-381-8438

Trees to be Removed



**MIDWOOD LANE
 GRADING / DRAINAGE / SITE PLAN**

SCALE: 1/8" = 1'-0"
 NOTE: ALL VERTICALS TO BE ACCORDANCE

DATE	6-27-09
SCALE	1" = 10'-0"
DRAWN	LL
JOB NUMBER	09.01
REVISION	
PLAN DATE	
DATE	
DATE	

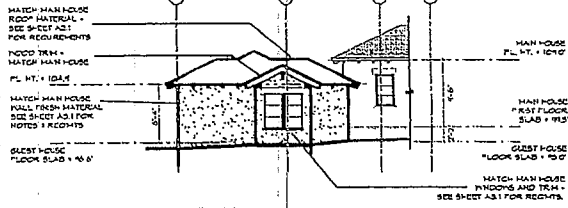
**HOLDREN LIETZKE
 ARCHITECTURE**

144 ANANDWOOD ST., SUITE F
 HUNTERDON, CA 95030
 PH: 925-840-0025
 FAX: 925-840-0025

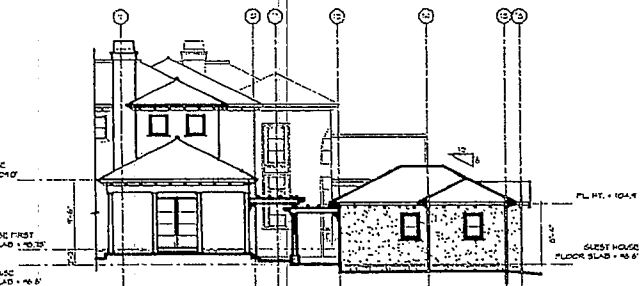
GRADING / DRAINAGE / SITE PLAN
DON LANE, LLC
 3151 DON LANE
 PEBBLE BEACH, CA 93955
 A.P.N. 006-362-002

A1.0

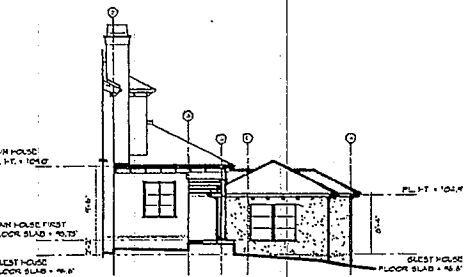
EXHIBIT "E"



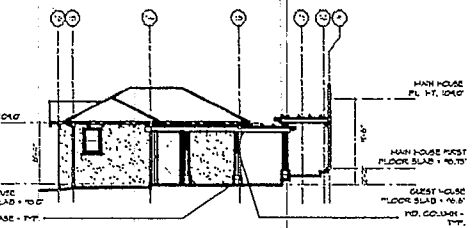
EAST ELEVATION
1/8" = 1'-0"



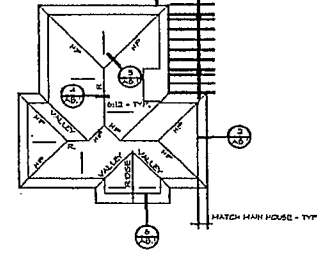
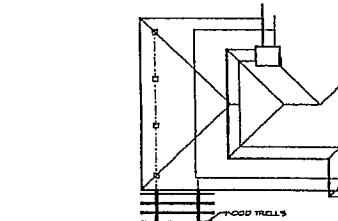
SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



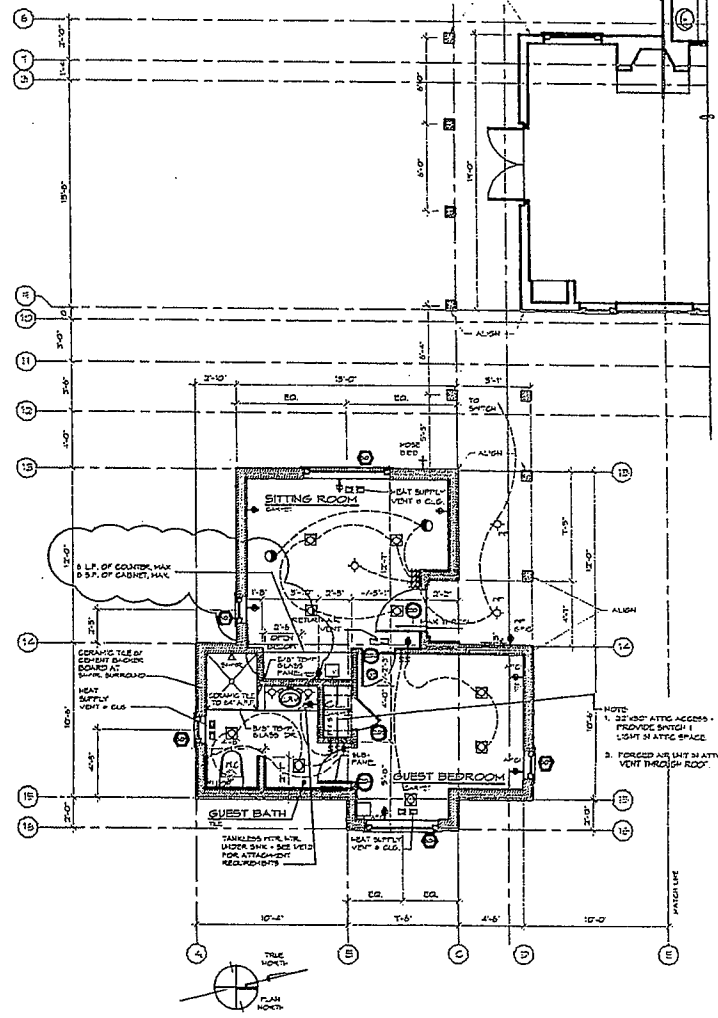
NORTH ELEVATION
1/8" = 1'-0"



MAIN FLOOR PLAN
1/8" = 1'-0"

WINDOW SCHEDULE									
NO.	TYPE	SIZE	FRAME	GLASS	HEAD DETAIL	SILL DETAIL	FINISHES	REMARKS	
01	A	3'-0" x 4'-0"	DOL.	-	-	-	-	TEMPERED GLASS	
02	A	3'-0" x 3'-0"	DOL.	-	-	-	-	TEMPERED GLASS	
03	A	3'-0" x 3'-0"	DOL.	-	-	-	-	TEMPERED GLASS	
04	A	3'-0" x 3'-0"	DOL.	-	-	-	-	TEMPERED GLASS	
05	A	3'-0" x 3'-0"	DOL.	-	-	-	-	TEMPERED GLASS	

DOOR SCHEDULE									
NO.	TYPE	SIZE	FRAME	GLASS	HEAD DETAIL	SILL DETAIL	FINISHES	REMARKS	
01	A	3'-0" x 7'-0"	DOL.	-	-	-	-	TEMPERED GLASS	
02	A	3'-0" x 7'-0"	DOL.	-	-	-	-	TEMPERED GLASS	
03	A	3'-0" x 7'-0"	DOL.	-	-	-	-	TEMPERED GLASS	
04	A	3'-0" x 7'-0"	DOL.	-	-	-	-	TEMPERED GLASS	
05	A	3'-0" x 7'-0"	DOL.	-	-	-	-	TEMPERED GLASS	



PROJECT DATA	
APN #:	008 - 362 - 002
LOT SIZE:	45,112 S.F.
PROJECT SUMMARY:	
CONVERT AND RELOCATE APPROVED 450 S.F. DETACHED TWO CAR GARAGE TO 425 S.F. ATTACHED GUESTHOUSE	
PARKING:	
APPROVED THREE CAR ATTACHED GARAGE TO REMAIN, SEE A2.1 ATTACHED FOR REFERENCE	
A. N. S.:	91.7
HIGH GRADE:	98.5'
LOW GRADE:	95.8'
HT. LIMIT =	12'-0"
APPROVED F.A.R.:	
1ST FLOOR:	3281 S.F.
2ND FLOOR:	2350 S.F.
GARAGE:	1044 S.F.
DETACHED GARAGE:	450 S.F.
TOTAL:	7130 S.F.
APPROVED LOT COVERAGE:	
STRUCTURAL COVERAGE:	4780 S.F.
IMPERVIOUS COVERAGE:	3424 S.F.
TOTAL:	8104 S.F.
PROPOSED F.A.R.:	
1ST FLOOR:	3281 S.F.
2ND FLOOR:	2350 S.F.
GARAGE:	1044 S.F.
ATTACHED GUESTHOUSE:	425 S.F.
TOTAL:	7105 S.F.
PROPOSED LOT COVERAGE:	
STRUCTURAL COVERAGE:	4785 S.F.
IMPERVIOUS COVERAGE:	3449 S.F.
TOTAL:	8104 S.F. (NO CHANGE)

DATE: 6/27/2005
SCALE: VARIES
DRAWN: DFD
JOB NUMBER: 03.01
REVISION:

HOLDREN, LIETZKE ARCHITECTURE
444 N. MARINA BLVD., SUITE # 100
HOUSTON, TX 77027
PH: 281.351.1000
FAX: 281.351.1000

GUEST HOUSE
DON LANE, LLC
5151 DON LANE
PEBBLE BEACH, CA 95959
A.P.N. 008-362-002

A2.7

N.T.S. on 8.5 x 11