

MIKE NOVO
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 080372

A. P. #008-351-033-000

In the matter of the application of
LESLIEC/BETTY F MORGAN TRS (PLN080372)

FINDINGS & DECISION

Combined Development Permit consisting of 1) a Coastal Administrative Permit for the construction of a 820 square foot second story addition to an existing 5,000 square foot residence with an attached garage; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) Design Approval. The property is located at 1516 Riata Road, Pebble Beach (Assessor's Parcel Number 008-351-033-000), Del Monte Forest, Coastal Zone, came on regularly for meeting before the Zoning Administrator on March 12, 2009.

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

FINDINGS

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 1516 Riata Road (Assessor's Parcel Number 008-351-033-000), 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 site inspections on August 13, 2008, and January 8, 2009, 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 increase the existing structural coverage of 5,000 square feet. The proposed addition will be located above the existing garage.

- (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 site visits on August 13, 2008, and January 8, 2009, 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 referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because it involved a Design Approval subject to review by the Zoning Administrator. The Del Monte Forest LUAC unanimously recommended approval at a public meeting held on January 8, 2009.
- (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, the requirement for a preliminary archaeological report was waived for this project pursuant to the Coastal Implementation Plan for the Del Monte Forest, Section 20.147.080.B.5, because a previous report (LIB030200) was prepared for the site by a qualified archaeologist which included the current site within the scope of the survey. The report concluded that there is no surface evidence of potentially significant archaeological resources. Also, the structural addition is a second story that will result in minimal ground disturbance outside of the existing footprint. The potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of 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 PLN080372.

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) Technical reports by outside geotechnical and archaeological consultants 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. "Soil Engineering Investigation Update" (LIB090006) prepared by LandSet Engineers, Inc., Salinas, CA, October 16, 2008.
 - ii. "Archaeological Report" (LIB030200) prepared by Archaeological Resource Management, San Jose, CA, March 5, 2003 (related to PLN030021).
- (c) Staff conducted site inspections on August 13, 2008, and January 8, 2009, to verify that the site is suitable for this use.
 - (d) Materials in Project File PLN080372.

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 site visits on August 13, 2008, and January 8, 2009.
 - (c) Findings 1 and 2, and supporting evidence.

4. **FINDING: NO VIOLATIONS** - The subject property currently has a violation (CE090008), which is related to the implementation of construction work prior to the issuance of the required discretionary and ministerial permits. The proposed project and the associated Combined Development Permit is required to bring the property into compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Zoning violation abatement costs, if any, have been paid.

- EVIDENCE:**
- (a) Zoning violations on the subject property (Assessor's Parcel Number 008-351-033-000) relate to the construction of a 820 square foot addition prior to the issuance of the required discretionary and ministerial permits. Corrective measures, fines, and enforcement fees have been collected. No further code enforcement actions have been deemed necessary.
 - (b) Building and Planning staff reviewed the conditions of the site on January 7 and 8, 2009, and determined that necessary corrective measures can be achieved as proposed by the application and that no additional corrective measures are necessary to bring the property into compliance with all applicable regulations.
 - (c) Review of Planning Department and Building Services Department records by staff has concluded that no other code violations exist on the subject property.

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 PLN080372.

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 PLN080372.
(c) Site visit by the project planner on August 13, 2008, and January 8, 2009.

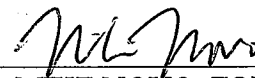
7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:** (a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance.
(b) California Coastal Commission: Section 20.86.080.A.1 and A.3 of the Monterey County Zoning Ordinance.

DECISION

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

PASSED AND ADOPTED this 12th day of March 2009.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON APR 22 2009

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

MAY 02 2009

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

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

*NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Marina.

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

Monterey County Resource Management Agency
 Planning Department
 Condition Compliance and/or Mitigation Monitoring
 Reporting Plan

Project Name: Leslie C/Betty F Morgan
 File No: PLN080372 APN: 008-351-033-000
 Approved by: Zoning Administrator Date: March 12, 2009

**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.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN080372) corrects a code enforcement violation (CE090008) and allows the construction of a 820 square foot second story addition, development within 750 feet of a known archaeological resource, and Design Approval. The property is located at 1516 Riata Road (Assessor's Parcel Number 008-351-033-000), 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 delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the</p>	Adhere to conditions and uses specified in the permit.	Owner / Applicant	Ongoing unless otherwise stated.	

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		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 PLN080372) was approved by the Zoning Administrator for Assessor's Parcel Number 008-351-033-000 on March 12, 2009. The permit was granted subject to fifteen (15) 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 – HIGH ARCHAEOLOGICAL SENSITIVITY (NON-STANDARD) Excavation shall be limited to only those areas approved for construction. 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	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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		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 Department)				
4.		PD004 - INDEMNIFICATION AGREEMENT 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	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	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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		thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning 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.		PD032 - PERMIT TIME/YEAR & DATE The permit shall be granted for a time period of three years, to expire on March 12, 2012. (RMA – Planning Department)	None	Owner / Applicant	As stated in the conditions of approval.	
7.		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	
8.		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	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Owner / Applicant	Prior to issuance of grading and/or building	

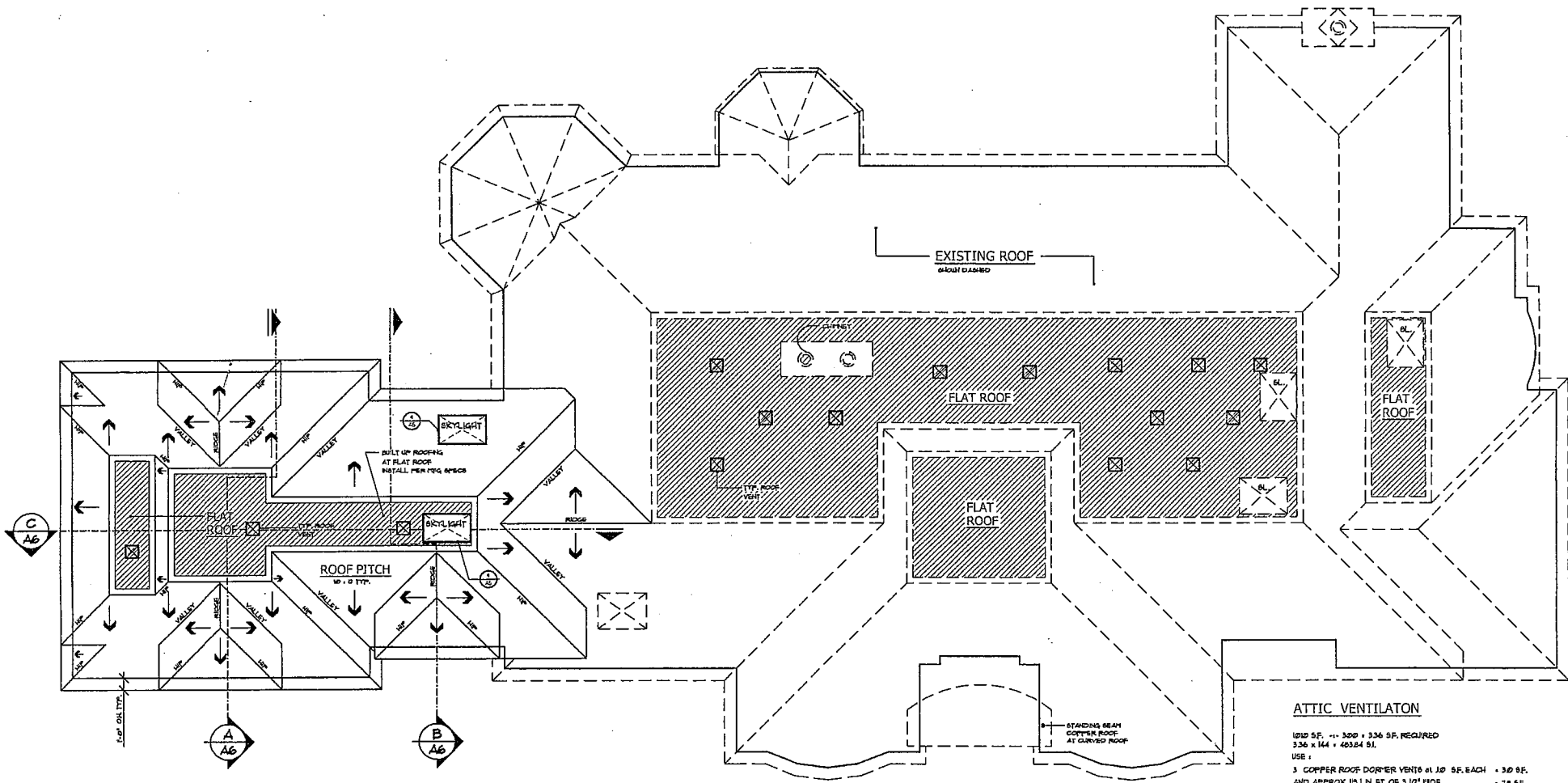
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>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)</p>	<p>Applicant shall schedule fire dept. clearance inspection.</p>	<p>Owner / Applicant</p>	<p>permit. Prior to final building inspection</p>	
<p>9.</p>		<p><u>FIRE008 - GATES</u> 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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permits.</p>	

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		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. (Pebble Beach Community Services District)	Applicant shall schedule fire dept. clearance inspection.	Applicant or owner	Prior to final building inspection.	
10.		<u>FIRE011 - ADDRESSES FOR BUILDINGS</u> 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 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	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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		access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District)				
11.		<u>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</u> 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.	
12.		<u>FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)</u> 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 Uniform Building Code shall be required to be placarded as permanent building equipment. (Pebble Beach	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.	

<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>
		Community Services District)	Applicant shall schedule fire alarm system acceptance test.	Owner / Applicant	Prior to final building inspection.	
13.		<u>FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)</u> All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Pebble Beach Community Services District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permits.	
14.		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	Compliance to be verified by building inspector at final inspection.	Owner / Applicant	Prior to final building inspection/ Occupancy	

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		Resources Agency)				
15.		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.	



ATTIC VENTILATION

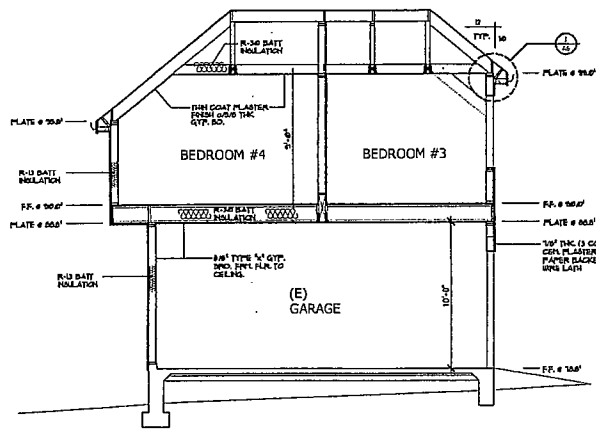
1010 SF. \pm 300 \pm 336 SF. REQUIRED
 336 x 144 = 48284 SF.
 USE:
 3 COPPER ROOF DORMER VENTS @ 30 SF. EACH = 90 SF.
 AND APPROX. 19 LN. FT. OF 3 1/2" WIDE = 70 SF.
 COPPER SOFFIT VENT
 TOTAL USED = 160 SF.

3 1/2" WIDE COPPER SOFFIT TRIM
 MFG. BY:
 SUPERIOR METAL TRIM
 DELTA STAR INC.
 P.O. BOX 38
 BELMONT, CA.
 1-800-892-8613

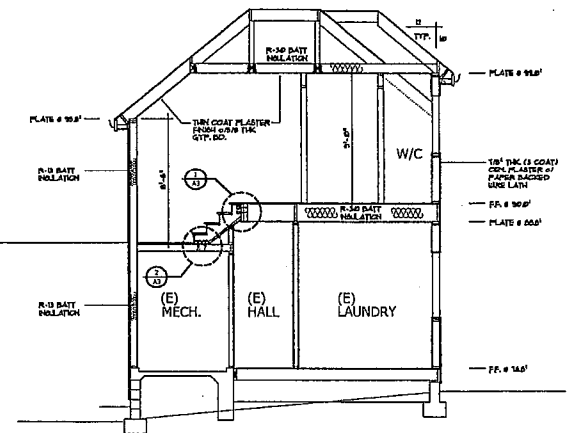
ROOF PLAN

1/4" = 1'-0"

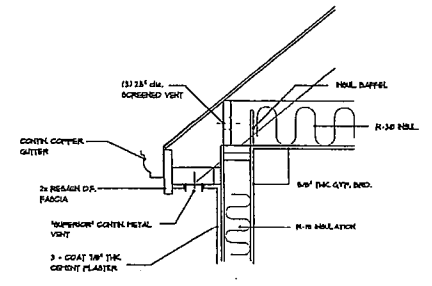
<p>10-9-28</p> <p>△</p> <p>△</p> <p>△</p>	<p>MORGAN RESIDENCE</p> <p>A.S. 08251-003</p> <p>1516</p> <p>RIATA ROAD</p> <p>PEBBLE BEACH, CALIFORNIA 93953</p>
<p>MANDURRAGO & ASSOCIATES</p> <p>ARCHITECTS</p> <p>1415 W. 14TH ST. SUITE 100</p> <p>LOS ANGELES, CA 90044</p> <p>TEL: (213) 481-1111 FAX: (213) 481-1112</p>	<p>1028</p> <p>1028</p> <p>A5</p>



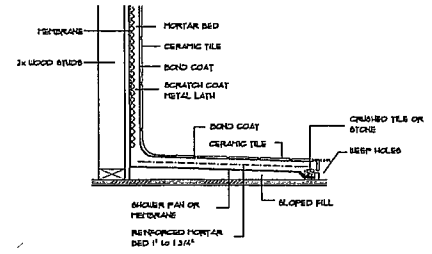
SECTION A



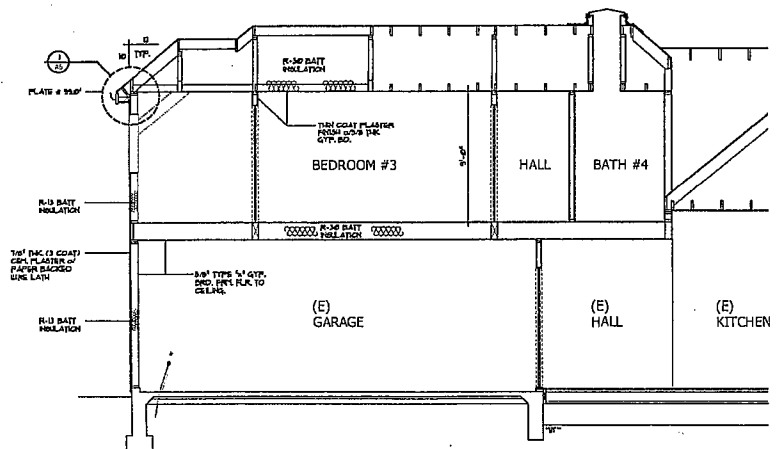
SECTION B



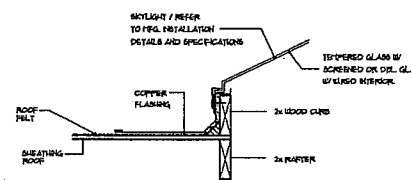
1 TYP. EVE DETAIL
SCALE: 1" = 1'-0"



2 SHOWER PAN
NTS.



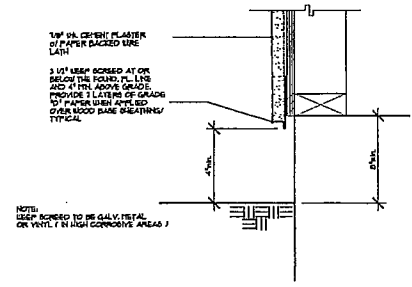
SECTION C



NOTE:
SKYLIGHTS SHALL COMPLY WITH
CN 1 FOR PLASTIC SKYLIGHT
OR IBC 704.9 FOR GLAZED
SKYLIGHTS
VELUX F0 304
HER - 26

PROVIDE ON SITE MANUFACTURERS
INSTALLATION INSTRUCTIONS FOR
PROPOSED SKYLIGHTS FOR FIELD
INSPECTION

4 SKYLIGHT
SCALE: 1-1/2" = 1'-0"



NOTE:
WEEP SCREENS TO BE GALV. METAL
OR VINYL IN HIGH CORROSIVE AREAS

3 WEEP SCREEN
NTS.

SECTIONS
1/4" = 1'-0"

10-9-00 	MORGAN RESIDENCE A.P.A. 006 351-003 1516 RAYLA ROAD PEBBLE BEACH, CALIFORNIA 93953
MANDURRAGO & ASSOCIATES 15150 PLYMOUTH AVE. SUITE 101 POCOCKEVA, CA 91024 PHONE: (949) 441-1012 FAX: (949) 441-1010	1028 SHEET A6




DEL MONTE FOREST



APPLICANT: MORGAN

APN: 008-351-033-000

FILE # PLN080372

 300' Limit  2500' Limit  City Limits

