

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 08004

A. P. # 008-301-002-000

FINDINGS AND DECISION

In the matter of the application of
**Dale Denver, Dudley Stanton and
Tricia Ellis Markusen Co-Trs (PLN070208)**

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a **Combined Development Permit**, consisting of: 1) a Coastal Administrative Permit to allow construction of a 6,292 square foot two-story single family dwelling, 1,369 square feet of garage area, a 352 square foot detached pool house with a 149 square foot wine cellar and 10,345 total square feet of paved area; (2) a Coastal Development Permit to allow construction of a 822 square foot caretaker unit with a 333 square foot attached garage and a 126 square foot covered porch and 3) a Coastal Development Permit to allow the removal of 31 pines and 12 oak trees (grading of 1,300 cut and 870 fill). The property is located at 1264 Sombria Lane, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone, and came on regularly for hearing before the Planning Commission on January 30, 2008.

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

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, and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for development. The project conflicts with the Del Monte Forest Area Plan and The Del Monte Forest Coastal Implementation Plan.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found by reviewing agencies. No 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 1264 Sombria Lane (Assessor's Parcel Number 009-301-002-000), Del Monte Forest Area Plan. The parcel is zoned Low Density Residential/ 1.5 acres per unit with Design Control, in the Coastal Zone, "LDR/1.5-D (CZ)". The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.
- (c) The project balances policies of the Del Monte Forest Land Use Plan and the Del Monte Forest CIP concerning driveway design, hazards, and tree removal. The house is designed to conform to site topography by placing the development on the lower half of the site closest to Sombria Lane where the access is located (Policy 1 DMF LUP). Alternative driveway designs have been considered in order to address fire safety (See evidence 1d below), minimize tree removal (see finding 6), and minimizing driveway

length and width to provide simple and direct access (Policy 1 DMF LUP). The width and alignment of the driveway has been designed to impact five Monterey pine trees and retain trees along the street frontage to screen the home from neighboring properties (Policy 36 DMF LUP). The project as proposed is consistent with and meets the intent of the Del Monte Forest Land Use Plan.

- (d) Pebble Beach Community Services District Fire Marshall testified at the January 30 2008 Planning Commission meeting that the proposed design meets fire hazard requirements of the Del Monte Forest Plan (Policy 40 DMF LUP). Alternative access designs considered were determined to pose emergency response concerns for the fire district. The length of the driveway is 250 feet, which requires one turn around within 50 feet of the main structure (Condition 10). The Fire Marshall testified that the driveway to the caretaker unit would serve as the required turnaround since the site has unobstructed visibility for the length of the driveway (trees, curves, topography).
- (e) The project planner conducted a site inspection on October 9, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
- (f) The development has a caretaker unit that is 822 square feet and a pool house/wine cellar that is 501 square feet. The size and setback of the caretaker unit complies with Title 20 requirements. The additional accessory uses are also in compliance with setback and coverage limits described in Title 20.
- (g) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. They voted 7-0 to approve the house without comments. A letter from the LUAC Chair dated January 30, 2008 provides statement that the LUAC finds that overall the design of the project is consistent with DMF policies regarding driveway design and other applicable DMF LUP policies (fire hazards, tree removal, site coverage, etc).
- (h) 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 PLN070208.

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 Department, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- (b) Technical reports by outside biological, archaeological, and geological 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:
 - “Geotechnical Report Soils-Foundation & Geoseismic Report” (LIB070469) prepared by Grice Engineering, Inc., Salinas, CA, August 2006.
 - “Archeological Reconnaissance of Assessor’s Parcel Number, 008-301-002-000” (LIB070471), prepared by Mary Doane and Trudy Haversat, Archeological Consulting, Salinas CA., December, 26 2001 and renewed 2006.
 - “Tree Assessment and Forest Management Plan Dale Residence” (LIB070208), prepared by Frank Ono, Pacific Grove, CA., October 5, 2007.
 - “Biological Report Vacant Lot Study 1264 Sombria Lane, Pebble Beach”, (LIB070528), prepared by Jeffery B. Folke, California Wildlife Ecology, Pebble Beach CA, Oct 24, 2007.

- (c) Staff conducted a site inspection on October 9, 2007 to verify that the site is suitable for this use.
- (d) Materials in Project File PLN070208.

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 15305 (a), categorically exempts single family houses.
- (b) No adverse environmental effects were identified during staff review of the development application during a site visit on October 9, 2007. A biological report was created that found no sensitive or endangered species on the property.
 - (c) The proposed house will require the removal of 43 trees that are protected by the Del Monte Forest LUP. A forestry report found that a large percentage of the trees designated for removal on the plan were in poor condition.
 - (d) See preceding and following findings 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: Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any existing violations.

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: Preceding findings and supporting evidence.

6. **FINDING: TREE REMOVAL** - The project includes a Tree Removal Permit for the removal of 43 trees (12 coast live oaks and 31 Pines) in accordance with the applicable policies of the North County Area Plan and the Monterey County Zoning Ordinance (Title 20). The Required Findings in order to grant the permit for tree removal have been met.

- EVIDENCE:** (a) Del Monte Forest Land Use Plan Policy 31 states "The natural forested character of the Del Monte Forest shall, to the maximum extent feasible, be retained, consistent with the uses allowed by this Plan"
- (b) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots.
 - (c) The house and Caretaker Unit have been sited to minimize the removal of native trees. The applicant has reduced tree removal from the original proposal by approximately 18 trees (from 61 to 43). The Forest Management Plan found that alternate building locations would require removing more trees that are larger and in healthier condition. The Fire Marshall testified that a 12' wide driveway is the minimum width necessary to meet Fire requirements.

- (d) When reviewing requests for tree removal, environmental considerations shall include review of forest plant associations, native soil cover, aesthetic values, as well as maintenance of the overall health of the stand (Policy #32 LUP). Potential impact to native trees was assessed in a Forest Management Plan prepared by Frank Ono Consulting dated October 5, 2007 that states "Condition of the pine forest on the property is considered in overall poor to moderate condition with congested overcrowded growing conditions." Although the driveway is designed to directly impact five trees, close proximity to the drip line (less than ten feet) of 20 trees could cause root damage and soil compaction. Condition #5 requires replacement of trees (at a one to one ratio) designated as "retained" by the Forest Management Plan that die in front of the house and within 10 feet of the driveway within five years after construction of the house and driveway. Design changes have been made in order to maximize retention of the natural forested character and minimize tree removal in accordance with LUP Policies 31-34.
- (e) Removal of trees in poor condition will not involve a risk of adverse environmental impacts but excessive grading and site disturbance from the proposed driveway will damage additional trees not scheduled for removal and will create additional stormwater runoff. The applicant's stormwater retention pond will collect runoff and has been designed to avoid removal of trees.

7. **FINDING: PUBLIC ACCESS-** The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.147.130). No access is required as part of the project as no substantial adverse impact on access; either individually or cumulatively, as described in of the Monterey County Coastal Implementation Plan Appendix B, can be demonstrated.

EVIDENCE: (a) The subject property is not described as an area where the Local Coastal Program requires access.
(b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 16, the Shoreline Access Map, of the Del Monte Land Use Plan.
(c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
(d) Staff site visit on October 9, 2007.

8. **FINDING: CARETAKER UNIT** – The caretaker unit is accessory to the main house and is intended for maintenance and care of the proposed house and residents.

EVIDENCE: The caretaker unit must conform to the conditions listed under Title 20 20.64.030 of the County of Monterey Zoning Ordinance and specified under condition #9 PD 018 B Deed Restrictions for Caretaker Units.

9. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors. It is not appealable to the Coastal Commission.

EVIDENCE: Section 20.86.030 Monterey County Zoning Ordinance (Title 20).

DECISION

THEREFORE, it is the decision of said Planning Commission that said application be granted as shown on the attached sketch, subject to the attached conditions.

PASSED AND ADOPTED this 30th day of January, 2008, by the following vote:

AYES: Errea, Brown, Isakson, Ottone, Rochester, Diehl, Sanchez, Salazar, Vandever
NOES: None
ABSENT: Padilla


MIKE NOVO, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **FEB - 7 2008**

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. 17 2008**

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 two 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: Dale
File No: PLN070208 **APN:** 008-301-002-000
Approved by: Planning Commission **Date:** January 30, 2008

**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</p> <p>This Combined Development permit (PLN070208) allows the construction of a 6,292 square foot two-story single family dwelling, 1,369 square feet of garage area, a 352 square foot detached pool house with a 149 square foot wine cellar, separate driveways and 10,345 total square feet of paved area; a 822 square foot caretaker unit with a 333 square foot attached garage and a 126 square foot covered porch and the removal of 31 pines and 12 oak trees (grading of 1,300 cut and 870 fill) as amended by these conditions. The property is located at 1264 Sombria Lane (APN 008-301-002-000), 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 Water Resources Agency shall provide all</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

		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 08004) was approved by the Planning Commission for Assessor's Parcel Number 008-301-002-000 on January 30, 2008. The permit was granted subject to 17 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 Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	

4.		<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 Department)</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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5.		<p>PDSP00-TREE REPLACEMENT (NON-STANDARD CONDITION)</p> <p>The applicant shall replace trees (at a one to one ratio) designated as "retained" by the Forest Management Plan that die in front of the house and within 10 feet of the driveway within five years after construction of the house and driveway. Replacement trees will be the same type and be 24" boxed Monterey Pine or Coast Live Oak. Replacement will require an amended Forest Management Plan and comply with the requirements of the existing Forest Management Plan under Tree Planting. Replacement trees shall survive for at least five years after planting.</p> <p>(Department of Planning)</p>	The applicant shall submit a revised Forest Management Plan incorporating the requirements of this condition for approval to the County of Monterey Director of the RMA Planning Department.	Owner/ Applicant	Prior to tree removal or issuance of any permits	
			An arborist report monitoring the trees lining the driveway shall be submitted annually for five years. Said plan shall require replacement for trees considered to decline in health following construction.		Annually for five years following construction	
6.		<p>PD010 - EROSION CONTROL PLAN AND SCHEDULE</p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and</p>	<p>An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.</p> <p>Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.</p>	Owner/ Applicant	<p>Prior to the issuance of grading and building permits</p> <p>Ongoing</p>	

		Director of RMA - Building Services. (RMA - Planning Department)				
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
7.		PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.(RMA - Planning Department)	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	

8.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>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)</p>	<p>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.</p> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits.</p> <p>Prior to Occupancy / Ongoing</p>	
9.		<p>PD018 B – DEED RESTRICTION – CARETAKER UNIT (COASTAL)</p> <p>The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows:</p> <ul style="list-style-type: none"> • Only one caretaker unit per lot shall be allowed. • The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership. • The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres. The minimum lot size for establishment of a caretaker unit in the Carmel Planning Area shall be 40 acres. • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located, except in North County. In North County, caretakers units shall not be permitted on lots less than 5 acres if located in an area not served by public sewer systems. • The maximum floor area for a caretaker unit is 850 square feet. 	<p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of grading or building permits</p> <p>Prior to occupancy or commencement of use</p>	

		<ul style="list-style-type: none"> • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning. • Caretaker units are not permitted on any lot less than 10 acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to a Coastal Administrative Permit. <p>(RMA – Planning Department)</p>				
10.		<p>FIRE007 - DRIVEWAYS</p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. Turnarounds shall be required on driveways in excess of 150 feet of surface length. Pebble Beach Community Services District</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection.</p>	

11.		<p>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. Pebble Beach Community Services District</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	
12.		<p>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. 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. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Permanent address numbers shall be posted prior to requesting final clearance. Pebble Beach Community Services District</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	

13.		<p>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</p> <p>Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit</p> <p>Prior to final building inspection</p>	
14.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</p> <p>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 Protection District</p>	<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>	

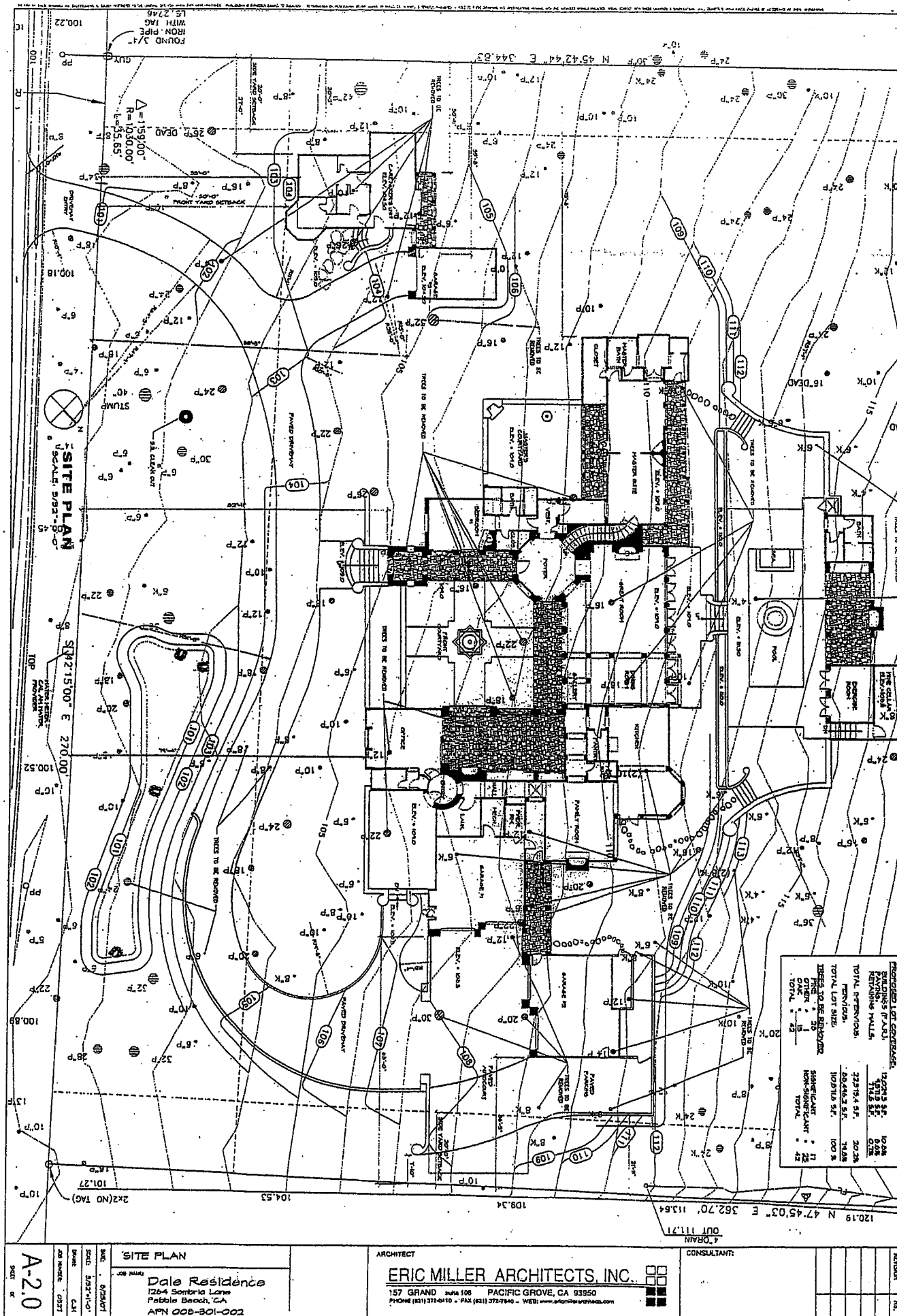
15.		WR1 - DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water 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 any grading or building permits	
16.		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	
17.		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	

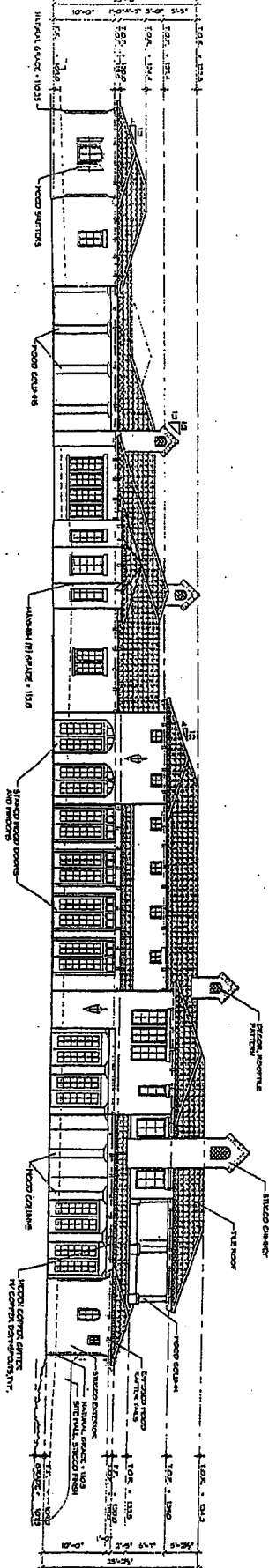
END OF CONDITIONS



SITE PLAN
SCALE: 1/16" = 1'-0"

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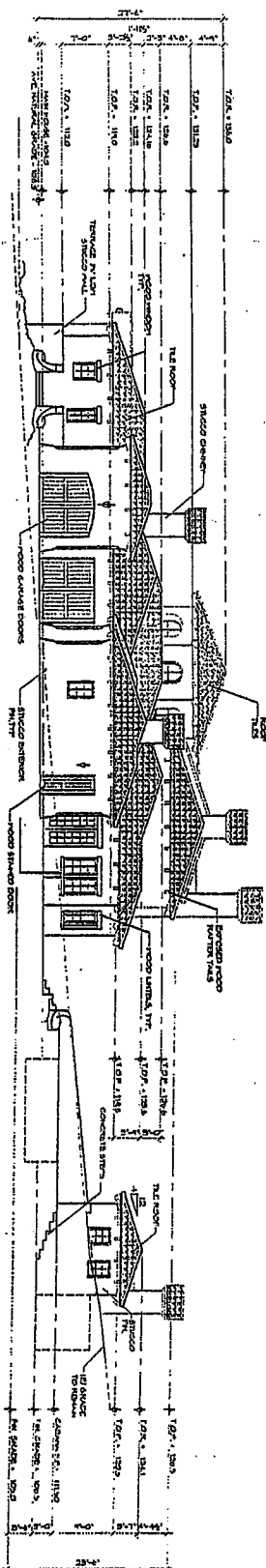




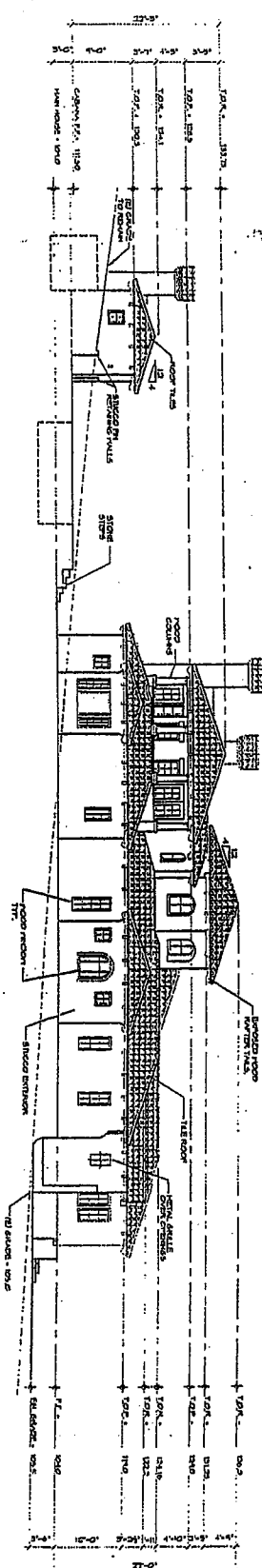
SOUTH-WEST ELEVATION-REAR
SCALE: 1/8" = 1'-0"

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A-3.1

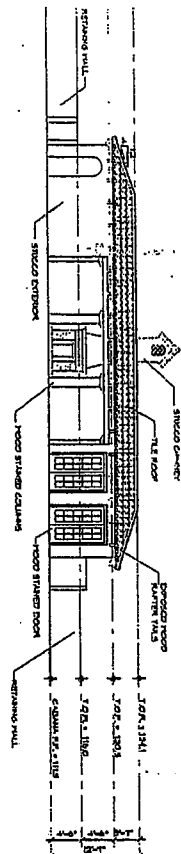


NORTH WEST ELEVATION - SIDE
SCALE: 1/8" = 1'-0"

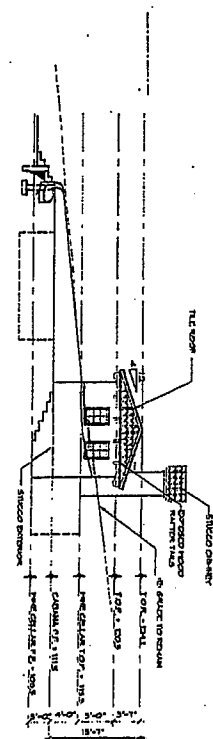


SOUTH EAST ELEVATION - SIDE
SCALE: 1/8" = 1'-0"

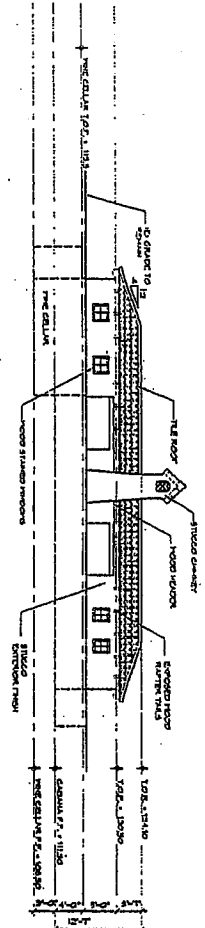
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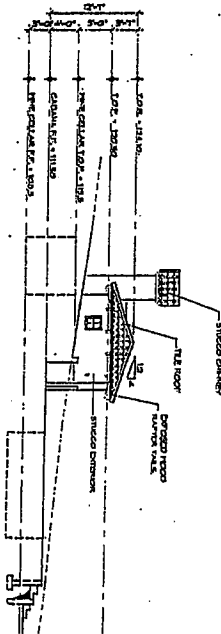
NORTH-EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH-WEST ELEVATION
SCALE: 1/8" = 1'-0"

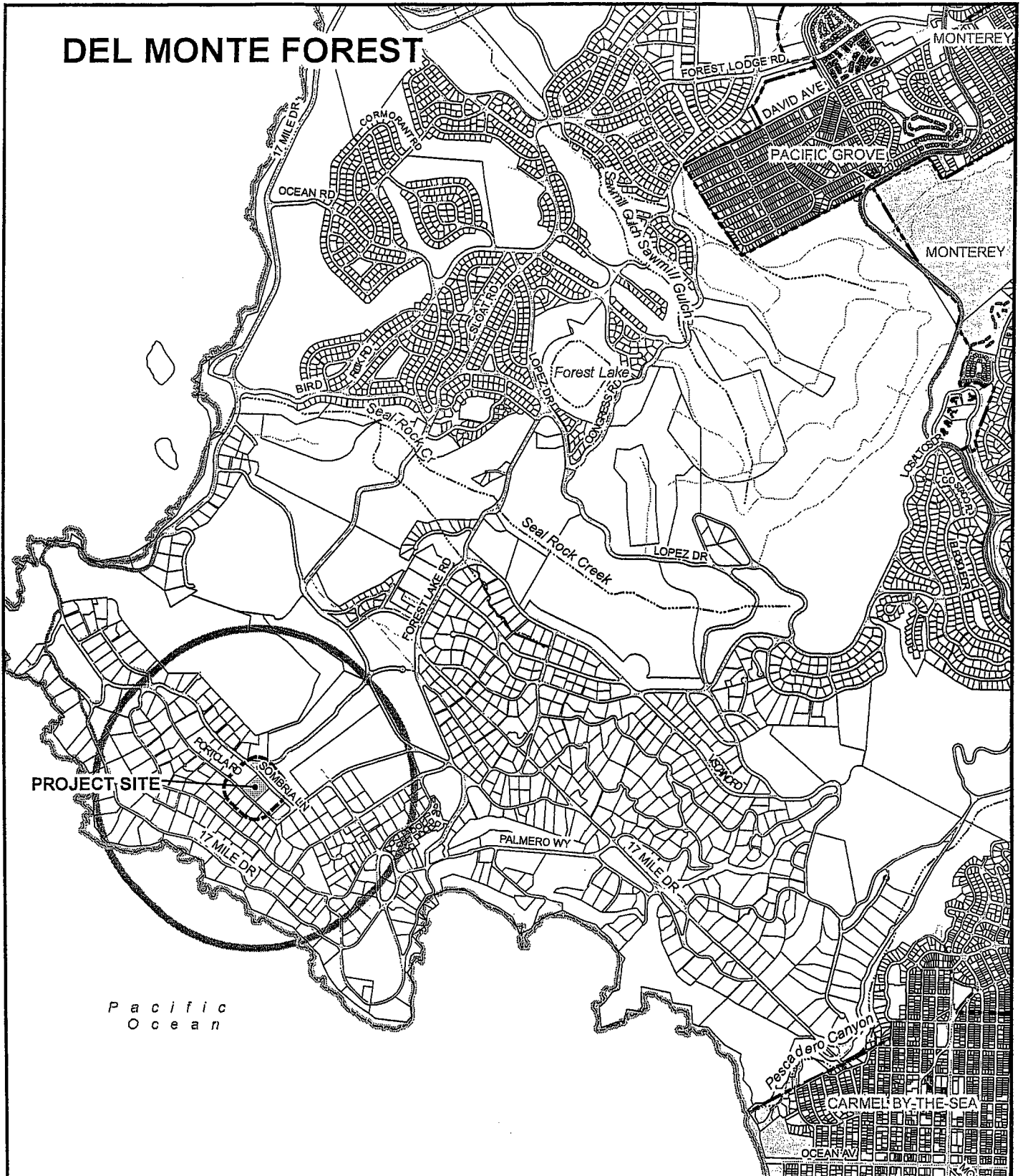


SOUTH-WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH-EAST ELEVATION
SCALE: 1/8" = 1'-0"

DEL MONTE FOREST



APPLICANT: DALE

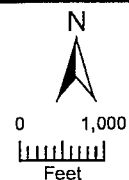
APN: 008-301-002-000

FILE # PLN070208

300' Limit

2500' Limit

City Limits



PLANNER: GREENE