

Exhibit B

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EXHIBIT B

DISCUSSION:

The subject property is a 2.76-acre parcel on the south side of Bonifacio Road, approximately 1,025 feet southeast of the intersection of Ronda Road and Viscaino Road. This site is designated Residential – Low Density within the Del Monte Forest Land Use Plan.

The applicant proposes to construct:

- a. 185-square foot first floor addition and an 850-square foot second floor addition to an existing 3,284-square foot single story residence, and
- b. 712-square foot addition to an existing 410 square foot attached accessory dwelling unit.

As proposed, the accessory dwelling unit is partially on a manmade fill slope in excess of 30%. Excavation for the structure will result in a retaining wall to create a level pad area. Construction of the accessory unit addition would require removal of three Monterey Pine trees. The arborist finds these trees in declining health due to infestation of bark beetle. The Forest Management Plan (FMP) recommends a replacement ratio of 1:1, and the placement of these new trees in the same general location as the trees removed. Three replacement trees are proposed on the site plan north of the driveway and south of Bonifacio Road. Conditions of Approval include the recommendations of the FMP along with standard conditions of approval for tree protective measures prior to and during construction.

In order to comply with the impervious coverage requirements of the LUP, the project proposes to remove 124 square feet of pavement east of the driveway, and conversion of 1,597 square feet of driveway asphalt to permeable pavers, resulting in a total site coverage of 8,508 square feet. This would comply with the 9,000-square foot impervious surface maximum for residential lots.

Tree Removal

The proposed improvements are subject to the tree protection policies of the General Plan, Del Monte Forest Land Use Plan, and the Monterey County Coastal Implementation Plan, Part 5-Regulations for Development in the Del Monte Forest Land Use Plan Area (Title 20.147). The intent of Subsection 20.147.050 Forest Resources, in general, is the long-term preservation of forest resources. Pursuant to Section 20.147 (A)(2), a Coastal Development Permit is required for the proposed removal of three Monterey Pine trees associated with the proposed accessory dwelling unit. Pursuant to Title 20.147 (B)(1), a Forest Management Plan (FMP) is required for all projects located in a forested area that requires a discretionary permit. To fulfill this requirement, the applicant has submitted a Forest Management Plan (i.e., Tree Resource Assessment), dated March 12, 2016, prepared by ISA Certified Arborist, Frank Ono. According to the FMP, the three Monterey Pine trees proposed for removal would include two 13-inch diameter trees in poor declining condition (Trees #251 and 252) and one 20-inch diameter tree in poor to fair condition (Tree #250). The declining health and condition of the trees are due to the presence of bark beetles. According to Arborist Frank Ono, all remaining trees are expected to survive if properly protected and monitored.

The proposed project was evaluated with the goal of preserving trees to the greatest extent feasible, maintaining the viewshed, and general aesthetic quality of the area, and specifically the development standards per Subsection 20.147.050, *Forest Resources*. The proposed accessory dwelling unit addition has been sited to minimize the removal of trees. By placing the proposed addition in a north to south direction rather east to west, the project would remove three lesser quality trees under 20-inches. Alternatively, placing the addition in an east to west direction would potentially result in the removal of four total trees; two of the four trees have a diameter over 20-inches in diameter and in good condition. Alternative locations were considered, such as moving the addition north or south of the currently proposed location; however impacts to trees would be similar, and would increase impacts to man-made slopes over 30 percent.

The FMP provided recommendations to offset the potential effects of the proposed development while encouraging forest stability and sustainability, and perpetuating the forest character of the property and immediate vicinity. These recommendations include tree protection prior to the commencement of construction, a preconstruction meeting, an on-site tree replacement ratio of 1:1, replant success criteria and monitoring, tree pruning of existing trees, and Best Management Practices. The project would be required to comply with all recommendations in the FMP as drafted in the Conditions of Approval (Exhibit C).

Development on Slopes over 30%

The proposed improvements are subject to Subsection 20.64.230, *Regulations for Development on Slopes in Excess of 30%*. The northern end of the proposed accessory dwelling unit addition, approximately 72 feet in area, extends into a man-made slope that exceeds 30 percent. In order to accommodate the proposed addition on 30 percent manmade slopes, the applicant is proposing the construction of a retaining wall around the structure to create a flat pad and retain the remainder of the fill slope. The proposed improvements comply with Subsection 20.64.230(d), which allows approval of a Coastal Administrative Permit when the encroachment does not exceed 120 square feet on man-made slopes greater than 30 percent.

Overall, staff supports the proposed development on manmade slopes greater than 30 percent, as the improvements are contained within existing graded areas, and do not encroach into previously undisturbed areas. The grading as proposed will not change the topography of the site, or result in large cut or fill slopes so the grading does not pose any resource issues.

Cultural Resources

The project site is located in an area of high archeological sensitivity. An archeological report, dated February 17, 2016, was prepared by Gary Breschini, Ph.D., which found no surface evidence of potentially significant archaeological resources on the parcel. The report concluded that the proposed project and any future construction projects on this parcel should not be delayed for archaeological reasons.

In addition, due to the possibility of unidentified (e.g., buried) cultural resources that could be found during any construction involving ground disturbance, the report recommend that the

following standard language, or the equivalent, be included in any permits issued for the project area:

If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

Staff recommends approval of the project subject to compliance with the Conditions of Approval (Exhibit C).

Design Review

The proposed improvements are subject to the standards of the Section 20.44 -Design Control District. The purpose of the Design Control District is to provide for the regulation of the location, size, configuration, materials, and colors of structures and fences to assure protection of the public viewshed, neighborhood character, and visual integrity.

a. Site Design

The proposed project uses the existing development pattern and retaining the basic site layout. The site is constrained by steep slopes around the west, south and east of the existing house. In addition, the site supports a large number of trees. The proposed additions are in appropriate locations given these constraints

b. Architecture

The design of the home is a single story conventionally built single story home with a pitched roof. The architectural design of the proposed first and second floor additions to the residence would be consistent with the existing residence. As shown on the Proposed Elevations, exterior materials and colors would match those of the existing residence consisting of horizontal wood siding, aluminum clad windows, a heavy-butt composition shingle roof, and a wood framed deck with glass panels. The 12:4 and 12:2 roof pitch of the proposed second story addition would match the roof pitch of the existing residence. Exterior materials and colors of the proposed accessory dwelling unit would match those of the existing residence.

c. Landscaping

A Landscape Plan was not included in the plan-set submitted with the application. It is not anticipated that landscaping will be undertaken other than to plant the replacement trees. A standard condition of approval will require submittal of a Landscape Plan that identifies the location, species, and size of the proposed landscaping materials; and an Irrigation Plan (Condition 6, Exhibit C). The condition also requires the Landscape Plan to include recommendations from the Forest Management Plan, dated March 12, 2016. The maintenance of all landscaped areas and any fences on the property will be required.

d. Lighting

A Lighting Plan was not included in the plan-set submitted with the application. A standard

condition of approval will require submittal of an exterior Lighting Plan, which will indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. Per the standard condition, all exterior lighting will be required to comply with the regulations set forth in the California Code of Regulations Title 24 Part 6.

California Environmental Quality Act - CEQA

The project is categorically exempt from the provisions of CEQA under Section 15301(e), *Existing Facilities*. The proposal involves the construction of additions to the existing residence and accessory dwelling unit, the removal of three Monterey Pine trees; and development on man-made slopes over 30%. Staff has determined that the project would not result in a significant effect on the environment.