

Exhibit B

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EXHIBIT B
DRAFT RESOLUTION

**Before the Director of RMA-Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

KA Residential, LLC (PLN160710)

RESOLUTION NO. 160710

Resolution by the Monterey County Director of
RMA-Planning:

- 1) Finding the project exempt from the California Environmental Quality Act (CEAQ) pursuant to Section 15301 of the CEQA Guidelines; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow the construction of a 98 sq. ft. entry addition, the conversion of the existing two-car garage to a bedroom, bathroom and game room; and construction of an attached 768 sq. ft. three-car garage; new doors, windows and skylights (2). The colors and materials to match existing single family dwelling. The property is located at 1564 Deer Path, Pebble Beach Del Monte Forest Land Use Plan, Coastal Zone.
(APN: 008-502-002-000)

The KA Residential, LLC application (PLN160710) came on for public hearing before the Monterey County Zoning Administrator on March 23, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

- 1. FINDING:** **CONSISTENCY/SITE SUITABILITY** - The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development. of the Local Coastal Program (LCP) and other County health, safety, and welfare ordinances related to land use development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 5;
 - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. 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 zoned Low Density Residential with a Design Control Overlay in the Coastal Zone (LDR/1-D[CZ]) which allows for residential uses and structures with an Administrative Permit in each case. The project includes construction of a new garage and addition to an existing single family dwelling for residential use. A Coastal Administrative Permit is required for the project pursuant to Section 20.70.120 of the Monterey County Code because the new garage and addition would be an increase of more than 10% of the floor area on the site. Findings to grant a Coastal Administrative Permit can be made in this case.
- c) The site is subject to the Design Review requirements contained in Chapter 20.44 of the Coastal Zoning Ordinance (Title 20). Chapter 20.44 requires review of siting, design, colors, and materials to ensure that the development will blend with the site and the surrounding neighborhood. RMA staff has reviewed the proposal and determined that the development has been appropriately sited and designed and the development meets all required site development standards in the LDR/1-D (CZ) zoning district. Colors and materials will match the existing structure at the site and are consistent with the surrounding area and neighborhood character in size, color, location, and mass. Therefore, the project is consistent with the Design Approval criteria contained in Chapter 20.44 of the Coastal Zoning Ordinance, Title 20.
- d) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.100 of the Monterey County Coastal Implementation Plan can be demonstrated. In addition, the subject property is not described as an area where the Local Coastal Program requires public access (Figure 8 in the Del Monte Forest Major Access & Recreational Facilities).
- e) The project was not 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, this application did not warrant referral to the LUAC because the project does not propose a lot line adjustment involving conflicts, a variance, or a Design Approval subject to review by the Zoning Administrator.
- f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160710.r Planning Commission.

2. FINDING:

SITE COVERAGE (DEL MONTE FOREST WATERSHEDS) –

The project limits structural and impervious surface coverage in order to reduce runoff within the Pescadero, Seal Rock Creek, and Sawmill Gulch Watersheds and some smaller unnamed watersheds that drain into the Carmel Bay Area of Special Biological Significance (ASBS).

EVIDENCE:

- a) The Del Monte Forest Coastal Implementation Plan –Part 5 limits development of parcels within the Pescadero Watershed to a maximum site coverage of 9,000 square feet. Pursuant to Section

20.147.030.A.1.b of the Del Monte Forest Coastal Implementation Plan - Part 5, Impervious surface (structural and site improvements) coverage is limited to a maximum of 9,000 square feet.

- b) The development proposes 4,979 square feet of structural coverage and 3,592 square feet of impervious surface for a total of 8,571 square feet. The existing lot coverage is 4,979 square feet, impervious surface is 6,748 square feet. (We are removing 3,492 and adding 282 square feet back for the entry patio).
- c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160710.

3. 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, Pebble Beach Community Services District, RMA-Public Works, RMA-Environmental Services, 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) Staff conducted a site inspection on December 9, 2016 to verify that the project, on the subject, parcel conforms to the plans and to verify that the site is suitable for this use.
 - c) On December 9, 2016, staff conducted a site visit, the proposed addition is consistent with the architecture of the residence and the neighborhood. The focal point of the new entry with the articulated door and wrought iron details to the window will enhance and revitalize the overall appearance of the design capturing the elements of Mediterranean revival. One hazardous Monterey Pine tree was removed prior to the proposed (TRM160419). The replanting of five (5), five-gallon Monterey pines within the landscaped area will soften and enhance the architectural exterior of the residence to blend in with the surrounding forest environment. Additionally, the use of low impact lighting will maintain the rural aesthetic character of the forest..
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the development found in Project File PLN160710.

4. 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) The project was reviewed by the RMA-Planning, Pebble Beach CSD (Fire Department), RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions,

where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) The project includes a small addition and new garage for residential use in a residential neighborhood.
- c) Staff conducted a site inspection on December 9, 2016 to verify that the site is suitable for this use.
- d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160710.

5. FINDING: **VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Work begun and a stop order was placed on the property on March 3rd, 2017.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on December 9, 2016 to verify that the site has no violations at the time.
 - c) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160710.

6. 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 categorically exempts existing facilities and additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition. The project includes an addition to an existing single-family residence that will not increase the size of the home by more than 50 percent.
 - b) No adverse environmental effects were identified during staff review of the development application during a site visit on December 9, 2016.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not impact a designated historical resource, a hazardous waste site, and it will not be located near or within view of a scenic highway. There are no unusual circumstances that would result in a significant effect and the development would not have significant cumulative effects.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160710.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.030.A of the Monterey County Zoning Ordinance (Board of Supervisors).
- b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the project site is located between the sea and the first public road paralleling the sea.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines; and
- B. Approving a Coastal Administrative Permit and
- C. Approve Coastal Administrative Permit and Design Approval to allow the construction of a An 98 sq. ft. entry addition, the conversion of the existing two-car garage to a bedroom, bathroom and game room; and construction of an attached 768 sq. ft. three-car garage; new doors, windows and skylights (2). The colors and materials to match existing single family dwelling, in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 23th day of March, 2017.

Jacqueline R. Onciano
Interim Chief of RMA-Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON

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 TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, 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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 3 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 Status Report for PLN160710

(as of 03/20/2017)

1. PD001 - SPECIFIC USES ONLY

Current Status: **Not Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Coastal Administrative Permit and Design Approval for a remodel and addition to an existing one-story single family dwelling consisting of: 1) A 98 sq. ft. entry addition, the conversion of the existing two-car garage to a bedroom, bathroom and game room; and construction of an attached 768 sq. ft. three-car garage; new doors, windows and skylights; 2) Materials and colors to match the existing residence. The property is located at 1564 Deer Path, Pebble Beach (Assessor's Parcel Number 008-502-002-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 RMA - Planning. 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 information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

Comments By Staff

Last Update on:

Updated By:

3/20/2017 2:37:58PM PHAM-GALLARDOS

Condition Compliance Status Report for PLN160710

2. PD002 - NOTICE PERMIT APPROVAL

Current Status: **Not Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval Type of Permit] (Resolution Number 160710) was approved by RMA Director of Planning for Assessor's Parcel Number 008-502-002-000 on (Approval Date). The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

Comments By Staff

Last Update on:

Updated By:

2/2/2017 2:42:22PM PHAM-GALLARDOS

Condition Compliance Status Report for PLN160710

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Current Status: **Not Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register 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 recovery. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning 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.

Comments By Staff

Last Update on:

Updated By:

2/2/2017 2:30:01PM PHAM-GALLARDOS

4. PD006(A) - CONDITION COMPLIANCE FEE

Current Status: **Not Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

Comments By Staff

Last Update on:

Updated By:

2/2/2017 2:30:01PM PHAM-GALLARDOS

Condition Compliance Status Report for PLN160710

5. PD011 - TREE AND ROOT PROTECTION

Current Status: **Not Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to 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 certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of 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 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall 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.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

Comments By Staff

Last Update on:

Updated By:

2/2/2017 2:30:01PM PHAM-GALLARDOS

Condition Compliance Status Report for PLN160710

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Current Status: **Not Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

Comments By Staff

Last Update on:

Updated By:

2/2/2017 2:30:01PM PHAM-GALLARDOS

Condition Compliance Status Report for PLN160710

7. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Current Status: **Not Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (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 RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

Comments By Staff

Last Update on:

Updated By:

2/2/2017 2:30:01PM PHAM-GALLARDOS

Condition Compliance Status Report for PLN160710

8. PD048 - TREE REPLACEMENT/RELOCATION

Current Status: **Not Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 2:1, Landmark 26" Monterey Pine.
- Replacement ratio recommended by arborist: Two, 5-gallon Monterey Pine trees need to be replanted.
- Other: Local Genetic Stock.

Replacement tree(s) shall be located within the same general location as the tree being removed. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

Comments By Staff

Last Update on:

Updated By:

2/2/2017 2:30:01PM PHAM-GALLARDOS

9. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Current Status: **Not Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

Comments By Staff

Last Update on:

Updated By:

2/2/2017 2:30:01PM PHAM-GALLARDOS

Condition Compliance Status Report for PLN160710

10. WR003 - DRAINAGE PLAN - RETENTION

Current Status: **Not Met**

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan that demonstrates compliance with the stormwater policies of the Del Monte Forest Land Use Plan. The plan shall provide on-site retention to prevent off-site discharge from storms less than or equal to the 85th percentile 24-hour rainfall event. If on-site retention is not feasible, then on-site detention with water quality treatment shall be provided. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

Comments By Staff

Last Update on:

Updated By:

2/2/2017 2:30:01PM PHAM-GALLARDOS

11. EROSION CONTROL PLAN

Current Status: **Not Met**

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

Comments By Staff

Last Update on:

Updated By:

2/2/2017 2:30:01PM PHAM-GALLARDOS

Condition Compliance Status Report for PLN160710

12. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Current Status: **Not Met**

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

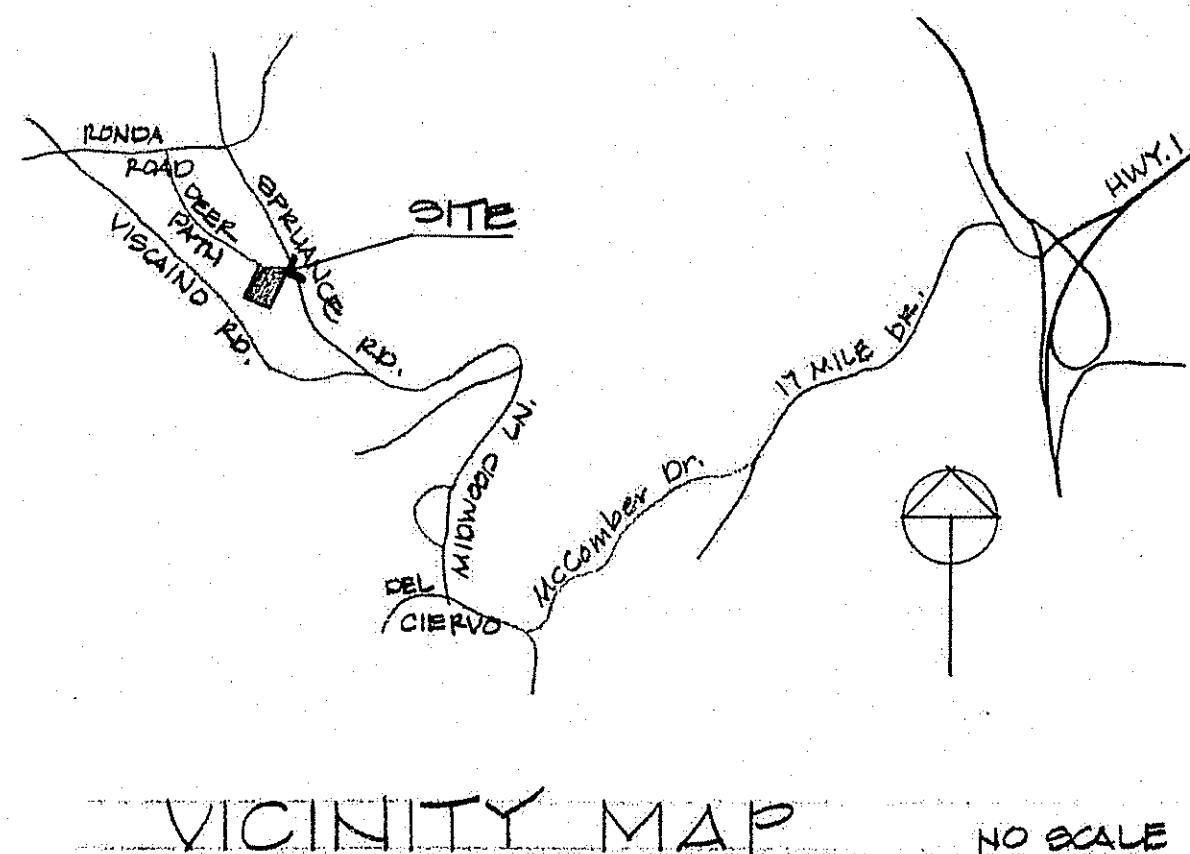
Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

Comments By Staff

Last Update on:

Updated By:

2/2/2017 2:30:01PM PHAM-GALLARDOS



SHEET 1 SITE PLAN
SHEET 2 EXISTING FLOOR PLAN
SHEET 3 PROPOSED FLOOR PLAN
SHEET 4 PROPOSED GARAGE PLAN and ELEVATIONS

- | | |
|----------|--------------------|
| SHEET 01 | SHEAR WALL PLAN |
| SHEET 02 | FOUNDATION PLAN |
| SHEET 03 | ROOF FRAMING PLAN |
| SHEET 04 | STRUCTURAL DETAILS |
| SHEET 05 | STRUCTURAL DETAILS |

1. All work shall conform to the 2013 California Residential Building Code (CRBC), Fire Code, Plumbing Code, Mechanical Code, Electrical Code, California Energy Code and California Green Building Standards Code.
2. Building address shall be posted in a visible location from the public right-of-way.
3. No person shall tap into any fire hydrant for any purpose other than fire suppression or emergency aid without first obtaining written approval from the water purveyor supplying water to the hydrant and from the Monterey County Health Department.
4. No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonable available source of reclaimed or other sub-potable water approved by the Monterey County Health Department.
5. The use of piping for electrical grounds is prohibited.
6. Framing shall comply with Chapter 23.
7. Nailing shall comply with table 2304.9.1 unless specifically noted otherwise.
8. Concrete compressive strength shall be 2,500 PSI at 28 days minimum.
9. Prior to submitting bids Contractors shall verify all dimensions and site conditions.
10. Structural and framing lumber shall be Douglas Fir Larch unless noted otherwise. All joists, rafters, beams and posts shall be number 1 grade or better.
11. Wood in contact with concrete or within 8" of finish grade shall be pressure treated Douglas Fir (P.T.D.F.) or foundation grade Redwood.
12. Fasteners and in/val preservative treated wood (anchor bolts, nails, screws etc.) excluding interior walls, shall be approved silicon bronze or copper, stainless steel or hot dipped zinc coated steel.
13. Contractor shall provide adequate temporary support and shoring as required where existing walls, beams, footings and headers are to be removed.
14. Smoke detectors shall be installed in every bedroom, at the top of every stairwell and in all hallways leading to bedrooms. Smoke detectors shall be installed on the ceiling and or on the wall within 12" of the highest part of the ceiling.

Owner: KA Residential
1564 Deer Path
Pebble Beach, CA

A.P.N.: 008-502-002
Pescadero Heights #2 Lot 9

Lot Area: 44,916 s.f..

Lot Coverage/Floor Area Ratio

Existing Residence	3,543 s.f.
Existing Garage	564 s.f.
Proposed Addition	2,722 s.f.
Total	6,829 s.f. 15%

Impermeable surface:

(E) Rear patio	700 s.f.
(E) Walkway	354 s.f.
(E) Entry patio	1,346 s.f.
(E) Driveway	4,348 s.f.
Driveway and walkway to be removed for garage addit.	(390) s.f.
Rear walkway remove make gravel	(165) s.f.
Entry patio	2,220 s.f. 1%

Driveway to be removed change to gravel on dirt

(2,220) s.f.
2,220 s.f. 8%

Zoning LDR/1-D(CZ)

Tree removal: One 26" pine

Grading: cut 8 c.y. fill 8 c.y.

Occupancy/Building Type: R/3 U VB

Scope of work:

Remodel existing master bath, kitchen and laundry area, 699 s.f. Convert existing garage into bedroom, bathroom and game room, 564 s.f. Add 768 s.f. attached 3 car garage. Reduce impervious lot coverage from 10,828 to 8,467 s.f. Add 104 s.f. and take roof @ entry.

1. **Address Numbers to be Posted** - Before construction begins, temporary or permanent address numbers shall be posted. Permanent address numbers shall be posted prior to request of a final inspection. All address numbers (permanent or temporary) shall be posted on the property so as to be clearly visible from the road. Where visibility cannot be provided, a post or sign bearing the address numbers shall be set adjacent to the driveway or access road to the property. Address numbers posted shall be "Arabic" (1,2,3, etc.), not "Roman" (I, VI, X, etc.) or written out in words (Thirteen, Seventy-six, etc.). Address numbers posted shall be a minimum number height of 3 inches, 3/8 inch wide stroke, and contrasting with the background colors of the sign. **NOTE: If numbers are not posted, Building/Fire Inspectors will not grant a final inspection.**
2. **Clear Vegetation** - All flammable vegetation or other combustible growth shall at all times maintain clear distance 10' or to property line each side from structures or buildings. This shall not apply to singles specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure. Additional fire protection or firebreak may be required when, because of extra hazardous conditions, a firebreak of only 30 feet around such structure is not sufficient to provide reasonable fire safety/ Environmentally sensitive areas may require alternative fire protection, to be determined by the Fire Chief and Director of Planning and Building.
3. **Setback for Structure Defensible Space (30 Foot)** - All parcels 1 acre and larger shall provide a minimum 30-foot setback for buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, or when a 30 foot minimum setback cannot be reached, alternate fuel modification standards may be imposed by the local fire jurisdiction to provide the same practical effect.
4. **Access Driveways - General** - Access driveways shall be all-weather driving surface capable of supporting fire apparatus (22 tons) not less than 12 feet of unobstructed width, a minimum of 13'6" or 15'0" vertical clearance, and a maximum 15 percent grade. On driveways and access roads having a slope of 8 percent or more the finish surface shall be A/C pavement or concrete. **EXCEPTION:** When buildings are protected by an approved automatic fire sprinkler system, the provisions of this section may be modified, subject to the approval of the local jurisdiction.

We are in the process of reviewing construction plans for the above project and need your assistance. The Pebble Beach Community Services District has adopted Section 202.1 Subsection 3 of the Monterey Fire Code Amendments of the 2013 California Fire Code. This section requires residential sprinklers to be installed in major remodels and additions. If the project meets the requirement of this section, the entire residence must have a residential sprinkler system installed.

Section 102.1. Subsection 5 Mandatory Fire Code Amendments of the 2013 California Fire Code

Existing structures Alterations and repairs. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter. When alterations and/or repairs result in the removal, alteration, modification, replacement, of fifty percent or more of the external walls of a building, or result in the removal, modification, replacement and/or repair of fifty percent or more of the roof, or the removal of any or more of the structural framework, independently or in combination thereof, within a five year period, the entire building shall be made to conform to the current provisions of this Chapter. The determination under this section of the requirement for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.

COMMENTARY: This section is for all projects involving structural modifications. The following "formula" has been agreed upon by the Fire District Committee of the Monterey County Fire Prevention Officers Association:

STEP	ACTION	LINEAR FEET
1	Determine the length of the total length of all walls (exterior and interior) of the original existing building.	264'
2	Determine the length of the total length of all walls to be replaced/relocated during the removal of the building.	55'
3	Determine the length of the total length of all walls that are proposed to be removed during the removal of the building.	95'
4	Determine the length of the total length of all walls of any addition that have not been already counted in Steps 2 and 3.	40'
5	Add results of Steps 2, 3, and 4.	333'
6	Divide total of Step 5 by total of Step 1.	34%

If less than 50% or more than automatic fire protection is required for this project, or if the cumulative total of projects within the 1/2 mile parcel is 50% or more automatic fire protection are required the fire risk is high.

I attest that the measurements and calculations stated above for this project are true and correct.

Completed by:

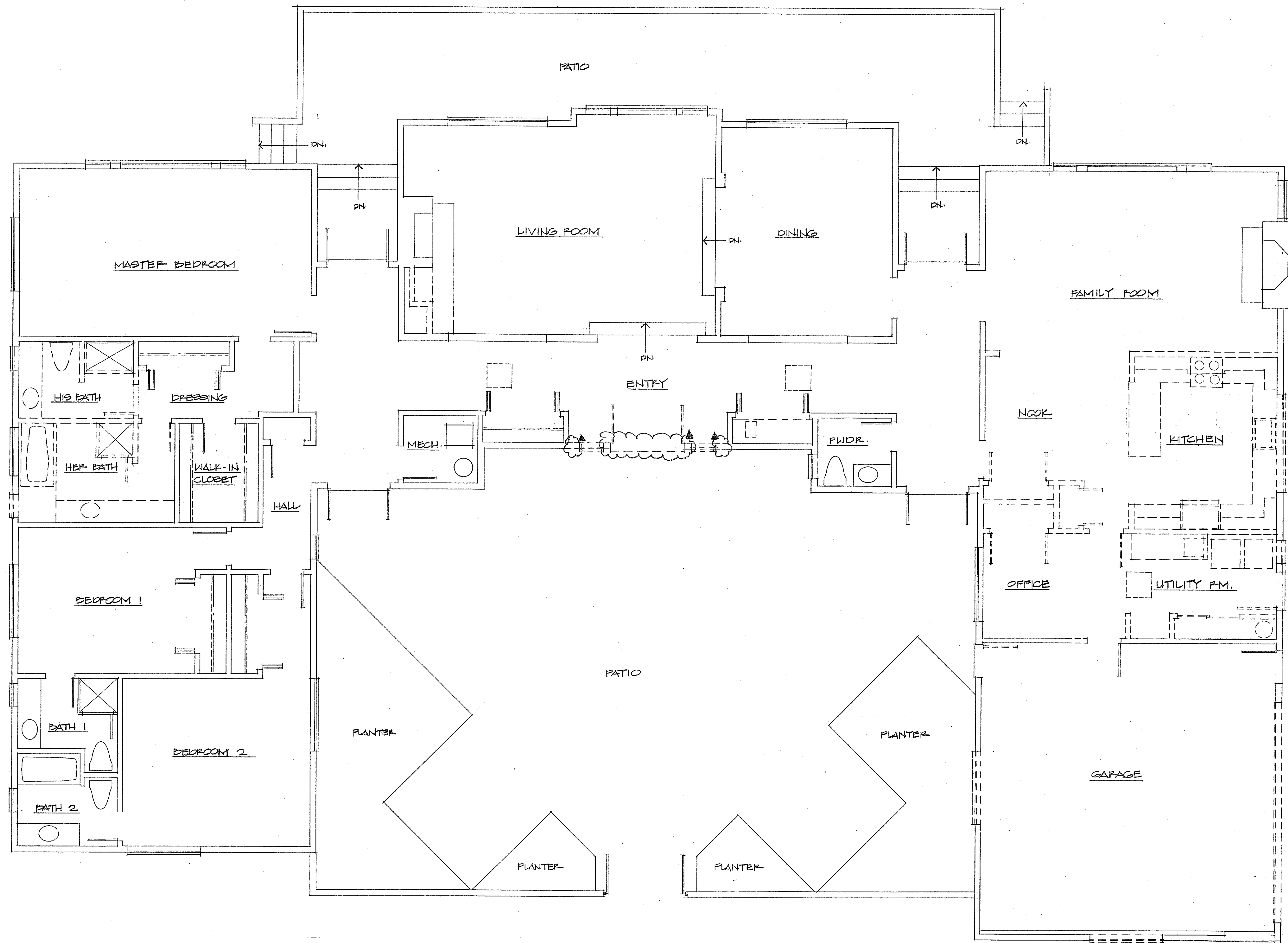
Printed Name Suzanne J Bailey Signature Suzanne J Bailey Representing Firm Any Habitat
Certification/License Number — Phone Number 201686 E-mail anyhabitat@gmail.com

When completed please return by fax to the Peabody Fire Protection and Planning Office at 649-7832 or e-mail schall.young@fire.ca.us

If you need more information please call 831-547-5641. Thank you for your cooperation.

REVISIONS:		BY
☁	P.C. CORRECTION 7-6-10	ALS
☁	PLAN CHANGE 9-18-10	GP
ANY HABITAT * SUSAN J. BAILEY RESIDENTIAL DESIGN * ADDITIONS * REMODELS * NEW		P.O. Box 7601 Tuslain Hills, CA. 95183 916 956-6467 Monterey Peninsula

PROPOSED REMODEL and ADDITION FOR: K A RESIDENTIAL, LLC 1504 DEER PATH PIEDMONT BEACH, CA.	Date <u>5-2-10</u> Scale <u>AS NOTED</u> Drawn <u>ALS</u> Job <u>111-10</u> Sheet _____ Of <u>10</u> Sheets
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EXISTING FLOOR PLAN

1/4" = 1'-0"

LEGEND

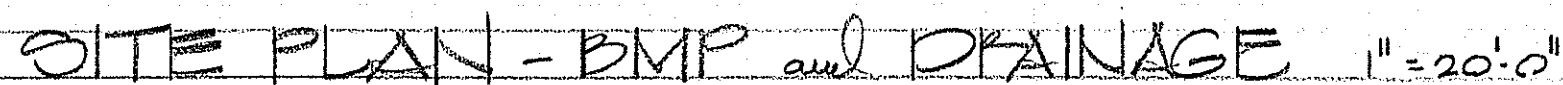
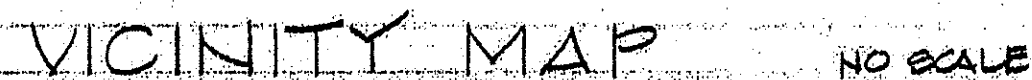
- EXISTING STUD WALLS
- - - WALLS TO BE REMOVED

REVISIONS	BY
1. Plan Change	9/12/16
2.	
3.	
4.	
5.	

ANY HABITAT * SUSAN J. BAILEY
RESIDENTIAL DESIGN * ADDITIONS * REMODELS * NEW
P.O. Box 761 Twin Harb, CA. 95383 209 386-9452
Nemuro Remount 831 899-1434

PROPOSED REMODEL & ADDITION FOR:
KAPRESIDENTIAL, LLC
1804 DEER PATH LANE
PEBBLE BEACH, CA.

Date	5-2-16
Scale	1/4"
Drawn	SLB
Job	111-10
Sheet	2
Of 90	Sheets



1. During winter operations (October 15 to April 15), the following measures must be taken:
 - a. Disturbed surfaces not involved in the immediate operations must be protected by mulching and/or other effective means of soil protection.
 - b. All roads/driveways shall have drainage facilities sufficient to prevent erosion on or adjacent to the roadway or on the downhill properties.
 - c. Runoff from the site shall be detained or filtered by berms, vegetated filter strips, and/or catch basins to prevent the escape of sediment from the site.
 - d. Drainage control measures shall be maintained and in place at the end of each day and continuously throughout the life of the project during winter operations.
2. Trash and non recycled debris are to be collected on site in a portable trailer or dumpster and removed by towing with a standard pick up truck or the waste management truck once a month or as necessary.

MAP VIEW OF TRENCH

FRONT VIEW OF TRENCH

TRENCH CROSS SECTION A-A'

NOTES:

1. TRENCHES SHALL BE 24" DEEP AND 36" WIDE AT THE BOTTOM. THE TRENCHES SHALL BE 24" DEEP AND 36" WIDE AT THE BOTTOM. THE TRENCHES SHALL BE 24" DEEP AND 36" WIDE AT THE BOTTOM.
2. TRENCHES SHALL BE 24" DEEP AND 36" WIDE AT THE BOTTOM. THE TRENCHES SHALL BE 24" DEEP AND 36" WIDE AT THE BOTTOM. THE TRENCHES SHALL BE 24" DEEP AND 36" WIDE AT THE BOTTOM.

TRENCH DIMENSIONS

NOTES:

1. COIL ROLLS WRAPPED IN TUBULAR WETTING SURFACED IN 20'-25' ROLLS.
2. FIBER ROLL INSTALLATION REQUIRES THE FLAGSTAFF AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 2' TO 4" DEEP. DOG ON CENTER. ROLL MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

ENTRENCHMENT DETAIL IN SLOPED AREA

NOT TO SCALE

ENTRENCHMENT DETAIL IN FLAT AREA

NOT TO SCALE

7. Vehicles and Equipment – Responsible parties must ensure all construction vehicles and equipment are maintained in good working order, and will not cause dirt, mud, oil, grease, or fuel to be discharged or tracked off-site into the street.

Contact Information:	Mark Abraham 50 Woodside Plaza #313 Redwood City, CA 94061 707 815-9324	
Vehicle Visits:	Owner, 3 employees and subcontractors (6 month period) Material Suppliers and trucks PG and E Ready mix trucks Trucks for tree removal Trucks to bring in equipment for grading, trenching, paving, etc <div style="text-align: right;">Total</div>	400 20 2 4 1 4 431
Grading Per Day:	1st day 2 nd day	30 cy 10 cy
Hours of Operation:	M – F 8 – 5	
Project Scheduling Dates: Start – 2/13/17 End 7/21/17		

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5 PM
2. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE PER DAY, FREQUENCY SHOULD BE BASED UPON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE
3. ALL GRADING ACTIVITIES SHALL BE HALTED DURING PERIODS OF HIGH WINDS (15 MPH)
4. HAUL TRUCKS SHALL MAINTAIN 2 - FEET FREEBOARD AND BE COVERED. COVER INACTIVE STORAGE PILES.
5. THE SIGNAGE AND TRAFFIC CONTROL FOR THE PROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT COPIES ARE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
8. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING ALL WEATHER).
9. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/ OR SEDIMENT FROM LEAVING THE SITE.

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION. (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES), THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONTRACTOR'S COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HRS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION MANAGEMENT PLAN

P.O.Box 761 Twain Harte, CA. 95383
 Monterey Peninsula 831 899-1434 209 586-9452

1564 DEEP PATH
PETERLE BACH, CA

Date	12-21-16
Scale	AS NOTED
Drawn	SJB
Job	111-16
Sheet	C-1
Of -	Sheets

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