

Exhibit B

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

LKTKR Holdings II LLC (PLN150830)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically Exempt per section 15303(a) of the CEQA Guidelines; and
- 2) Approving the Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow construction of a single family dwelling; 2) a Coastal Development Permit to allow the removal of ten (10) oak and two (2) Monterey Pine trees and 3) a Coastal Development Permit for development within 750 feet of an archaeological resource subject to 25 conditions of approval.

[PLN150830, LKTKR Holdings II LLC, 3183 Del Ciervo Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-371-005-000)]

The LKTKR Holdings II LLC application (PLN150830) came on for public hearing before the Monterey County Zoning Administrator on May 26, 2016. 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

FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) The application for a Combined Development Permit to allow construction of a single family dwelling that includes removal of protected trees, and development within 750 feet of an archaeological resource was submitted on March 15, 2016. The initial submittal was deemed incomplete on April 13, 2016, at the request of the applicant to allow the applicant sufficient time to revise the project to be consistent with the applicable policies. The application was resubmitted on April 15, 2016, and deemed complete on April 25, 2016. 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.

- b) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review April 21, 2016. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project is subject to review by the Zoning Administrator. The LUAC recommended approval of the project by a vote of 4-0 (**Exhibit D**).
- c) The driveway length and design of the driveway is based on the steep topography of the parcel. The driveway will have slopes of less than 15 percent, which is in compliance with the fire code regulations. The house has been located in an area without trees and which is fairly level. In order to get to the building pad, the driveway must account for approximately a 40 foot elevation drop. The length of the driveway is longer than driveways considered consistent with the Del Monte Forest, CIP, policy 20.147.090.A.2, but due to the circumstances of slope and house location, it is considered to comply with the requirement for simple and direct access. The intent of policy 20.147.090.A.2 is to minimize runoff. The proposed driveway will consist of pervious concrete, which will minimize runoff.
- d) The driveway as designed complies with Del Monte Forest CIP, policy 20.147.090.A.2, which states, “*vehicular surfaces are limited to a minimum required to meet daily parking needs...*”. The residence includes a two-car garage in addition to the required fire department turnouts. Staff has verified that the proposed fire turnouts are the minimum required to accommodate fire safety requirements.

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 Service District (Fire Dept.), RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, 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 identified potential impacts to Biological Resources, Archaeological Resources, Forest Resources, and Soil/Slope Stability. The following reports have been prepared:
 - “Tree Resource Assessment and Management Plan” (LIB160143) prepared by Frank Ono, Pacific Grove, CA, May 1,

- 2015;
- “Tree Resource Assessment and Management Plan” (LIB160144) prepared by Frank Ono, Pacific Grove, CA, April 8, 2016; and
- “Preliminary Archaeological Assessment” (LIB160142) prepared by Archaeological Consulting, Salinas, CA, February 23 2015.

The above-mentioned technical reports by outside 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 has independently reviewed these reports and concurs with their conclusions.

- c) The parcel is located within a high archaeological sensitivity zone and located within 750 feet of a known archaeological resource. An Archaeological Reconnaissance was prepared by Archaeological Consulting on February 23, 2015 (LIB160142). The report concluded that the subject parcel does not contain any archaeological resources and should not be delayed for archaeological reasons. However, a standard condition of approval has been incorporated (see Condition No. 4).
- b) The project was review by the Environmental Health Bureau and it was determined that the residence will be served by a public sewer connection provided by the Pebble Beach Community Services District, and water will be provided by Cal-Am through the Pebble Beach Community Services District.

FINDING: **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

EVIDENCE: a) The parcel is located within a Design Control District and is subject to the regulations of Chapter 20.44. The purpose of the Design Control District is to provide a district for the regulation of the location, size, configuration, materials, and colors of structures in areas of the county where design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property.

The size, shape, colors and materials of the residences within Del Monte Forest vary greatly, creating an area very diverse in architecture. The dwelling is proposed near the center of the parcel in the most open area in regards to tree cover. The location provides a forested buffer in all directions. The front elevation of the residence maintains a low profile creating the illusion of a single-level residence, with the rear elevation revealing a two-story dwelling that is built into the natural topography of the parcel creating a moderately-sized residence that is harmonious to the sloped forested surroundings. The residence sits approximately 20 feet below the street elevation and is lower than the adjacent homes.

The exterior colors and materials consist of a metal roof, natural cedar siding, white trim, and stucco features. The overall design and construction is considerate of the natural surroundings, not visible from Del Ciervo Road, and is appropriately sited and designed to assure that the visual integrity of the neighborhood will not be adversely affected by the construction of this residence.

FINDING: SITE COVERAGE (DEL MONTE FOREST WATERSHEDS) –

The project limits structural and impervious surface coverage to 9,000 square feet 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: The project proposes a total of 4,955 square feet of impervious surface coverage, which is below the maximum allowable site coverage of 9,000 square feet. The majority of the proposed driveway will be composed of pervious concrete to minimize runoff, which is consistent with the intent of the Pescadero Watershed policy.

FINDING: TREE REMOVAL – The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and the associated Coastal Implementation Plan.

EVIDENCE: a) The project includes application for the removal of (12) twelve trees. In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the criteria to grant said permit have been met.

b) The Del Monte Forest Land Use Plan, Section 20.147.050.C.4 (Forest Resources), requires that when considering proposed development projects, siting and design is required to minimize to the extent feasible the removal of trees and understory vegetation and damage to soil resources. The applicant has designed the development within the most open areas of the site.

A tree assessment/forest management plan was prepared and concluded that the existing trees are part of an overly mature pine forest with a high mortality rate due to infestation of engraver beetles and pine pitch canker, which has escalated to the point of being considered incurable and has resulted in the death of many trees on the subject parcel. The potential for “wind throw” of the mature pines is considered very high. Therefore, the arborist recommended immediate removal of the nine mature trees that are in danger of failing. A hazardous tree removal permit was issued in July 2015 (Permit No. TRM150143). The permit included the removal of five landmark pine trees and four non-landmark pine trees requiring 14 replacement trees. The twelve trees being removed in this permit require replanting of 13 trees (12 trees, one landmark). The total number of trees to be replanted on site is 27 trees.

The replanting of 27 trees will aid in improving the health of the forest and the establishment of reproduction and continuation of Monterey Pine on-site. Requiring replanting of the impacted trees is consistent with the objective of Del Monte Forest CIP, policy 20.147.050, which states, “*long-term preservation of forest resources is a paramount concern and objective of the LCP*” (condition no. 14). The proposed residence has been designed to primarily encompass the existing open area of the parcel with consideration for the surrounding forest, requiring the removal of one 13 inch oak tree. The layout of the residence was designed to maintain a forested atmosphere. In keeping with the intent of this policy, the residence was sited utilizing the most open portions of the land.

- c) The Del Monte Forest Land Use Plan, Section 20.147.050.C.5 (Forest Resources), requires that development including driveways be sited and designed to minimize tree removal. The driveway is sited in areas consisting of slopes of less than 15 percent and requiring minimal tree removal. The majority of the tree removal will occur at the new driveway approach from Del Ciervo Road to accommodate safety requirements to allow a line of sight while exiting the property. There are (12) twelve trees that will require removal, which includes one landmark Monterey Pine tree thirty inches in diameter. Consistent with the Del Monte Forest Land Use Plan, Section 20.147.050.C.6 (Forest Resources), replanting will be required. Condition No. 14 requires that the location of replacement trees first be considered in areas that would be accommodating to surrounding residences and aid in screening of the driveway and/or residence.
- d) Forest Management Plan and Tree Assessment reports were prepared by Frank Ono.
- e) Measures for tree protection during construction been incorporated as a condition of approval; see condition no.7.
- f) The removal will not involve a risk of adverse environmental impacts. The subject parcel is surrounded by residential development and roads in all directions. No significant impacts to the forest are anticipated due to the relatively small amount of area that will be occupied by the development. The parcel contains 113 trees, (12) twelve of which are to be removed with the establishment of the residence. The existing trees have degraded in health due to pitch canker and beetle infestation. A condition for replacement has been incorporated and will aid in the establishment of reproduction and continuation of Monterey Pine on-site. No significant long-term effects to the forest ecosystem is anticipated.

FINDING: **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not

- interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan, can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 8 in the Del Monte Forest Land Use Plan).

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 15303(a) categorically exempts the construction of one single family dwelling in a residential zoning district.
 - b) The project consists of the construction of the first single-family dwelling on residentially zoned parcel; and therefore qualifies under a Class 3 categorical exemption.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, or development located near or within view of a scenic highway. Although trees are proposed for removal, the subject trees have degraded in health due to pitch canker and beetle infestation. A condition for replacement has been incorporated and will aid in the establishment of reproduction and continuation of Monterey Pine on-site. No significant long-term effects to the forest ecosystem is anticipated. The parcel is also located within a high archaeological sensitivity zone and located within 750 feet of a known archaeological resource. An Archaeological Reconnaissance was prepared by Archaeological Consulting on February 23, 2015 (LIB160142). The report concluded that the subject parcel does not contain any archaeological resources and should not be delayed for archaeological reasons. However, a standard condition of approval has been incorporated (see Condition No. 4). Therefore, although the parcel is located within a sensitive area, there are no unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

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 states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project site is located between the sea and the first public road paralleling the sea (Highway 1).

DECISION

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

- 1) Find the project Categorically exempt per section 15303(a) of the CEQA Guidelines; and
- 2) Approve the Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a single-family dwelling; 2) a Coastal Development Permit for the removal of 12 protected trees; 3) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and 4) a Design Approval, in general conformance with the attached sketch, colors, and materials and subject to the attached 25 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 26th day of May 2016, upon motion of

Jacqueline R. Onciano, Zoning Administrator

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 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.

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN150830

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN150830) allows 1) a Coastal Administrative Permit to allow the construction single family dwelling with a detached garage; 2) a Coastal Development Permit to allow the removal of ten (10) oak trees and two (2) Monterey pine trees; 3) a Coastal Development Permit for development within 750 feet of an archaeological resource; and a Design Approval. The property is located at 3183 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-005-000), Del Monte Forest Land Use Plan. 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.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 008-371-005-000 on April 14, 2016. The permit was granted subject to 25 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be Performed: shall provide proof of recordation of this notice to the RMA - Planning.

3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation A copy of the Resolution of Approval (Resolution No. ***) for the Combined
Monitoring Measure: Development Permit (Planning File No.: PLN150580) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Prior to commencement of any grading or construction activities, the Owner/Applicant
Monitoring shall submit evidence to RMA-Planning for review and approval, that the Resolution of
Action to be Performed: Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

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

Responsible Department: RMA-Planning

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.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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.

6. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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.

8. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

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

Responsible Department: RMA-Planning

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.

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

Responsible Department: RMA-Planning

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.

11. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

A Tree Resource Assessment and Management Plan (LIB160090) prepared by Frank Ono on May 1, 2015 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(RMA - Planning)

A Tree Resource Assessment and Management Plan" (LIB160090) prepared by Frank Ono, Pacific Grove on April 8, 2016 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(RMA - Planning)

A Preliminary Archaeological Assessment (LIB160092) prepared by Archaeological Consulting on February 23 2015
and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

12. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on May 26, 2019 unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

13. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

14. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

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 recommended by arborist: 1:1
- Other: 2:1 for landmark trees

Replacement trees shall first be considered in locations in which the project arborist recommends, second in locations which would provide screening from neighboring properties, or accommodate neighborhood concerns. (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.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

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.

15. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

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 prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

16. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

17. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the DPW.

18. WR003 - DRAINAGE PLAN - RETENTION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to demonstrate 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.

19. WR010 - COMPLETION CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater retention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

20. EROSION CONTROL PLAN

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 may be combined with the grading plan provided it is clearly identified. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collect

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.

21. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Investigation. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

22. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations in the project Geotechnical Investigation prepared by Haro, Kasunich and Associates. The grading plan shall also address the requirements of Monterey County Code Chapter 16.08, and the geotechnical inspection schedule shall be included on the plan. The applicant shall provide certification from the licensed practitioner that the grading plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

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

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the grading plan for conformance with the geotechnical recommendations.

23. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

24. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

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.

25. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

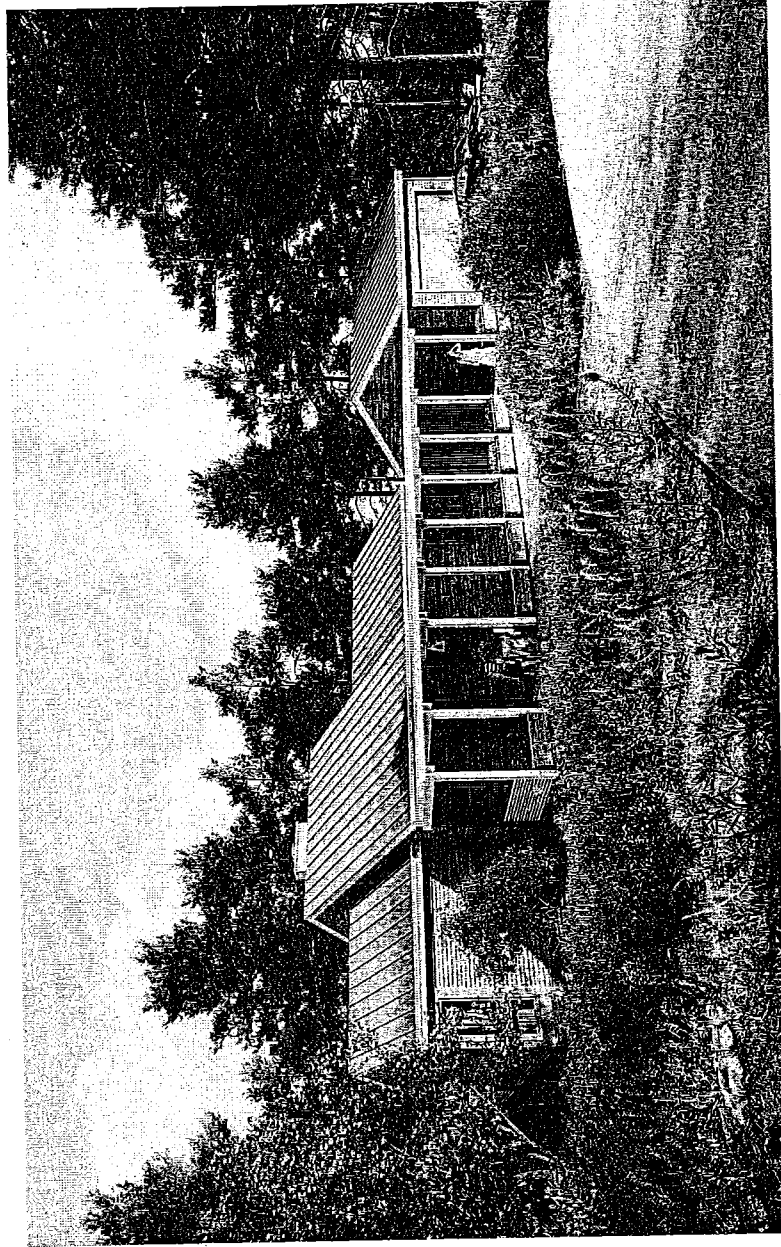
Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: INSPECTION-PRIOR TO LAND DISTURBANCE
The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services) Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

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The Pawlick Residence

3183 Del Cierro Road Pebble Beach, CA

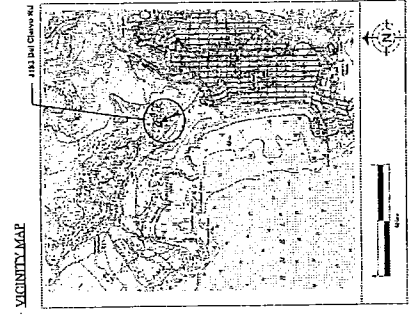


View from the driveway southwest looking east

List of Drawings

A-1.1	Notes & Symbols
A-1.2	Plot of Survey
A-1.3	Site Plan
C-1	Grill Improvement Plans
C-2	Drainage Plan
C-3	Drainage Details
A-1.4	Site Section - Schedules
A-2.1	Lower Level Floor Plan
A-2.2	First Floor Plan
A-2.3	Roof Plan
A-3.1	South/West Building Elevations
A-3.2	North/East Building Elevations

Issued for Del Monte Forest ARB Review 07/09/2013
 Issued for Monterey Co. Planning Review 03/10/2016
 Issued for Revision 04/13/2016



Map 1: Project Location

3183 Del Cielo Rd. Pebble Beach, CA

— Approx. Fire Hydrant Location

Revolutions Retaining Wall

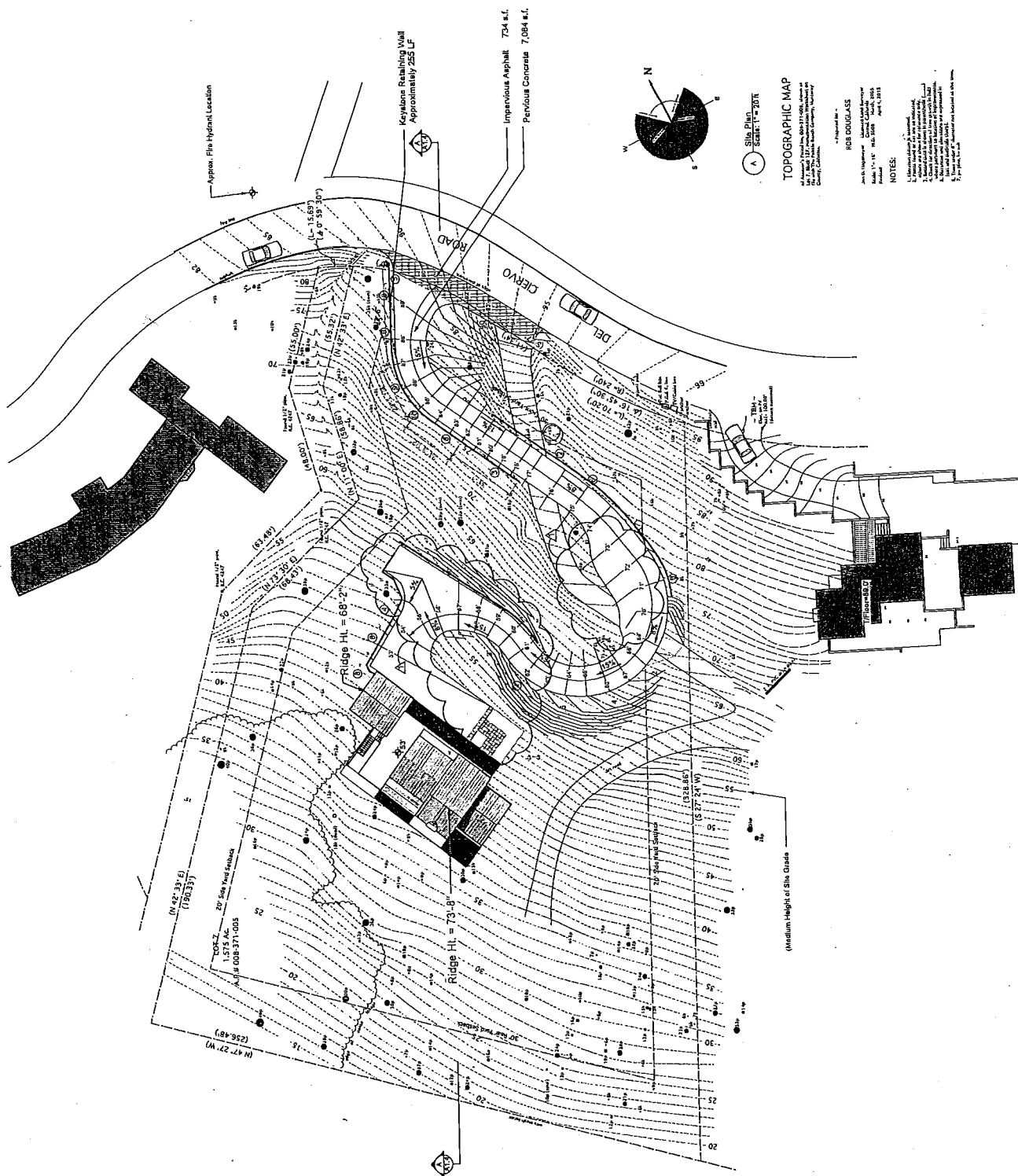
Information Available 7/28/17

Perforated Concrete 7.084 g./l.

3. Issued for Revision	04/12/16
2. Issued for Monterey County Planning Review	03/10/16
1. Issued for Oak Grove Forest	07/09/15

lake effect

A-1.3



3123 Del Clavio Rd. Paballo Beach, CA

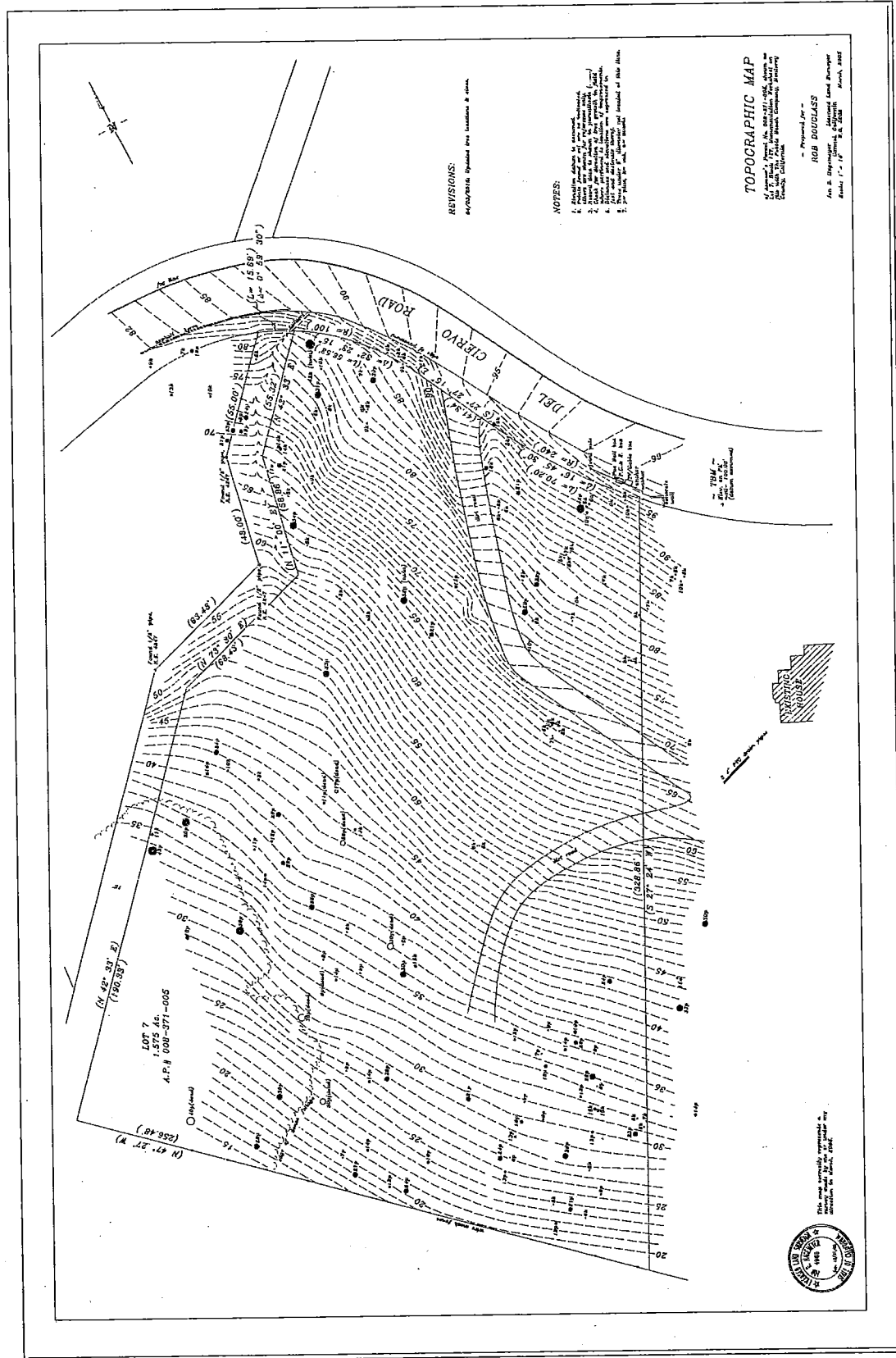
General Notes

[illegible]

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Plat of Survey

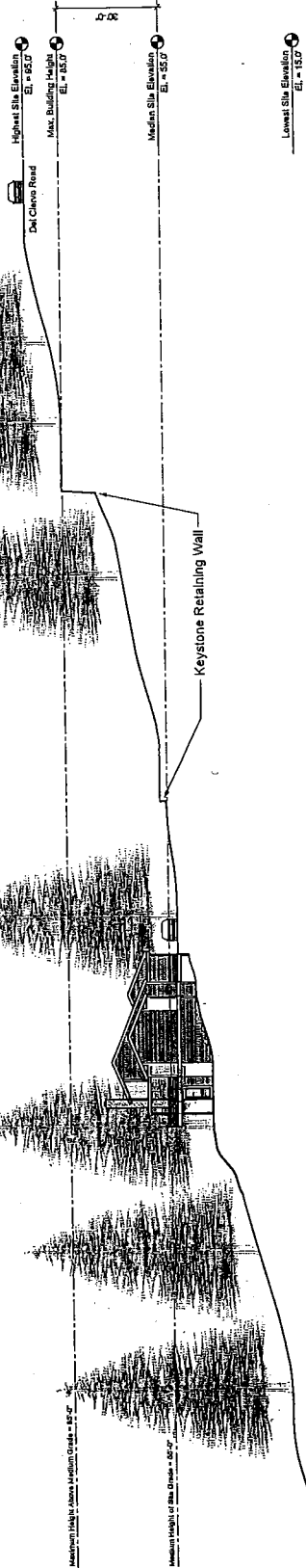
A-1.2



The Pawlick Residence

3180 Del Norte Rd. Pacific Beach, CA

General Notes



A Site Section - West/Northwest
Scale: 1/8" = 1'-0"

Window Schedule

Door Schedule

Hardware Schedule

Light & Vent Schedule

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ARCHITECTS
847.234.6888 www.lakeeffect.com

As noted for necessary clarity
1. Based on the latest survey
2. Based on the latest survey
3. Based on the latest survey

Size Section-Schedules

A-14

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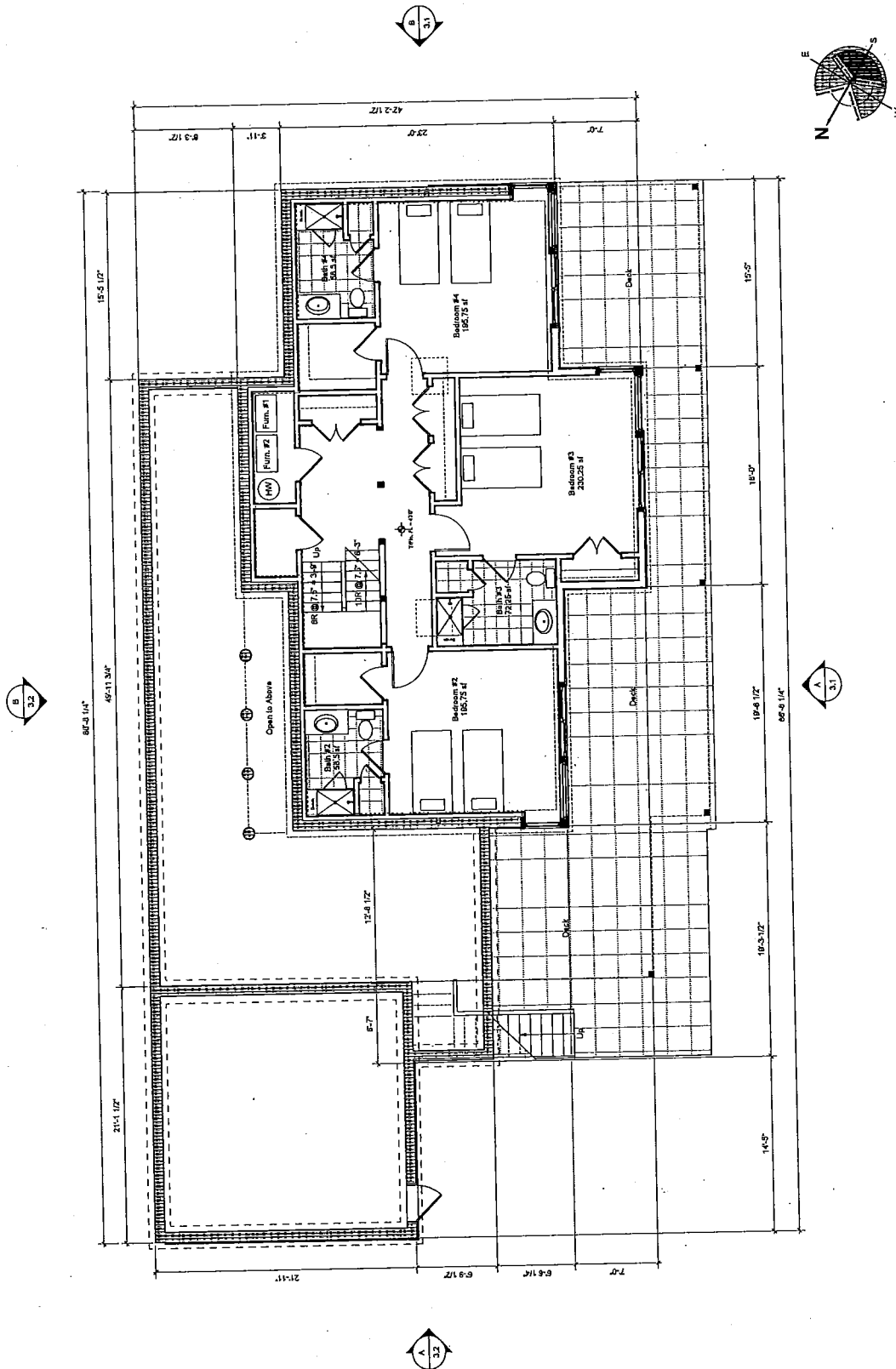
3180 Dal Corno Rd. Pebble Beach, CA

General Notes

lake effect

Lower Level Plan

A-2.1

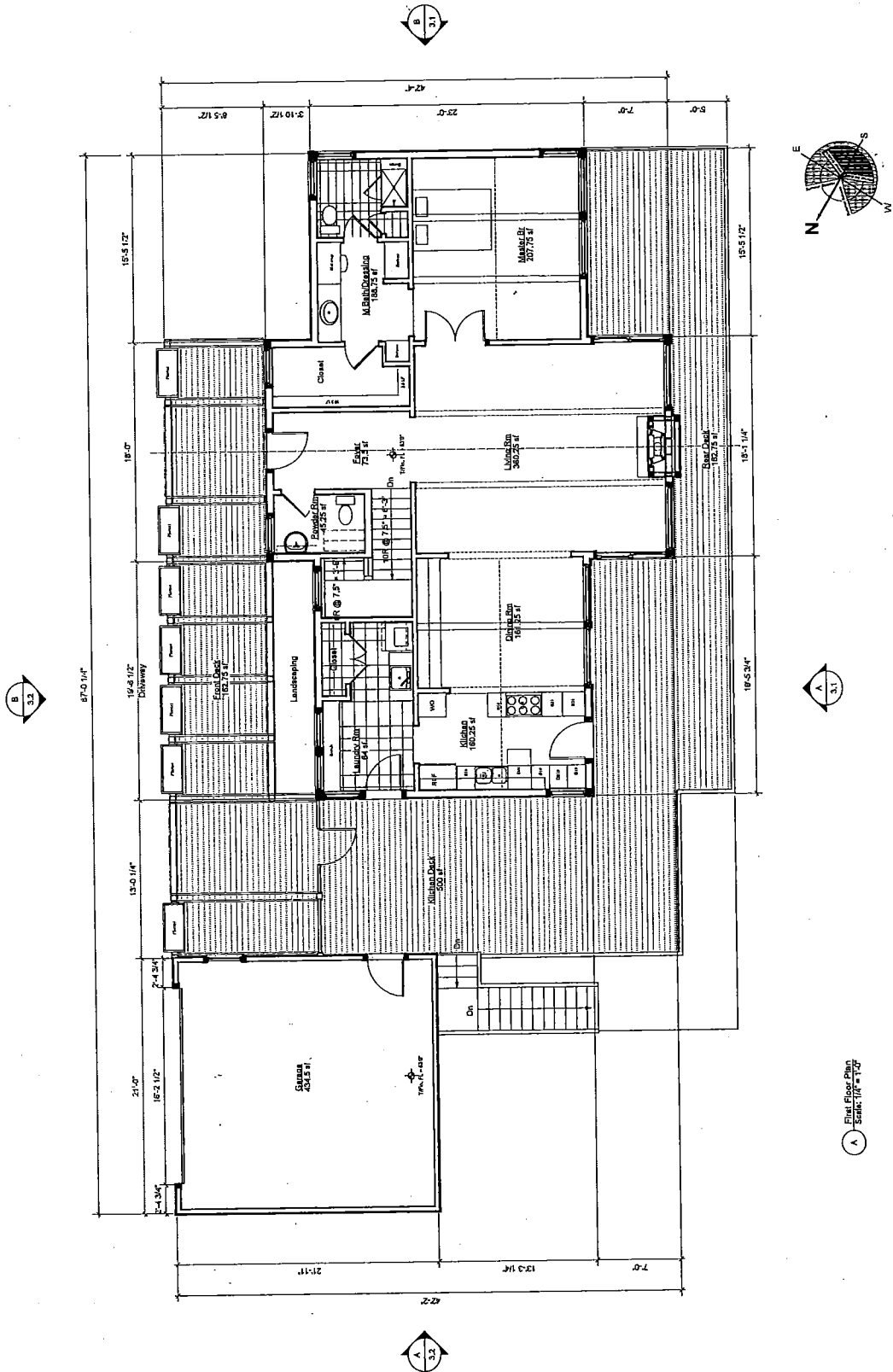


3183 Del Cielo Rd. Pebble Beach, CA

General Notes

First Floor Plan

A-2.2



Building Elevations

A-3.1

The Pawlick
Residence

2183 Del Cielo Rd., Pebble Beach, CA

General Notes

1. Based on Information County	02/01/11
2. Based on Information County	07/09/11
3. Based on Information County	07/09/11
4. Based on Information County	07/09/11
5. Based on Information County	07/09/11
6. Based on Information County	07/09/11
7. Based on Information County	07/09/11
8. Based on Information County	07/09/11
9. Based on Information County	07/09/11
10. Based on Information County	07/09/11

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Building Elevations

A-3.2

