

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> December 9, 2010    Time: 2:40 P.M.	<b>Agenda Item No.:</b> 5
<b>Project Description:</b> Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of an existing 6,128 square foot two-story single family residence, a 476 square foot basement, a 533 square foot attached garage, a 614 square foot detached habitable accessory structure a 195 square foot greenhouse, an 84 square foot garden shed, 1,678 square feet of patios, 3,200 square feet of walkways and hardscape, 3,206 square feet of driveway and retaining walls and approximately 100 cubic yards of grading (balanced cut and fill); and 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource.	
<b>Project Location:</b> 3414 17 Mile Drive, Pebble Beach	<b>APN:</b> 008-381-017-000
<b>Planning File Number:</b> PLN090343	<b>Owner:</b> Pebble Beach Homes LLC <b>Agent:</b> Luyen Vu, Eric Miller Architects
<b>Planning Area:</b> Del Monte Forest Land Use Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> : LDR/1.5-D(CZ) (Low Density Residential, 1.5 Acres Per Unit with Design Control Overlay, Coastal Zone)	
<b>CEQA Action:</b> Categorically Exempt per Section 15301(l)	
<b>Department:</b> RMA - Planning Department	

**RECOMMENDATION:**

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1)     Categorically Exempt PLN090343 per CEQA Guidelines Section 15301(l); and
- 2)     Approve PLN090343, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

**PROJECT OVERVIEW:**

The applicant proposes to demolish all of the existing structures on the property and remove approximately 56% of the existing impervious areas, which will result in a vacant parcel with approximately 6,262 square feet of impervious coverage remaining. The subject property is located within the area which drains to the Carmel Bay Area of Special Biological Significance (Pescadero Watershed). Section 20.147.030.A of the Monterey County Coastal Implementation Plan, Part 5 limits the amount of structural coverage to 5,000 square feet and impervious coverage to 4,000 square feet within the Pescadero Watershed. Because no construction is proposed as part of this project, and the total coverage is being reduced from 19,270 square feet to 6,262 square feet, no Variance was required for this project. If, at the time a future development proposal is submitted, the project includes structural or impervious coverages which exceed the maximum allowed, a Variance will be required.

Pursuant to Section 20.147.080.A, a Coastal Development Permit is included with this project because the subject property is located within 750 feet of a known archaeological resource. The archaeological report prepared for the project found no evidence of potentially significant archaeological resources in the project area. As recommended by the project archaeologist, the standard condition requiring that an archaeological monitor be present on site during ground disturbance has been included (Condition #4).

The subject property is described as an area where the Local Coastal Program requires public access (Figure 16, Shoreline Access, in the Del Monte Forest Land Use Plan). As no development is proposed and because the demolition will not affect any existing or proposed trails, no trail dedication is being required at this time.

**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

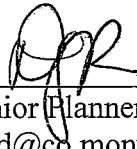
- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Pebble Beach Community Services District (Fire Protection District)
- √ Parks Department
- California Coastal Commission

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by Pebble Beach Community Services District (Fire Protection District) have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The project was not referred to the Land Use Advisory Committee because no new structures or uses are proposed.

Note: The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

/S/ Delinda G. Robinson



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Delinda G. Robinson, Senior Planner  
(831) 755-5198, robinsond@co.monterey.ca.us  
November 17, 2010

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District (Fire District); Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Delinda Robinson, Project Planner; Carol Allen, Senior Secretary; Pebble Beach Homes LLC, Owner; Luyen Vu, Agent; Planning File PLN090343

Attachments: Exhibit A      Project Data Sheet  
                  Exhibit B      Draft Resolution, including:  
                                  1. Conditions of Approval  
                                  2. Demolition Plan  
                  Exhibit C      Vicinity Map

This report was reviewed by Laura Lawrence, Planning Services Manager



EXHIBIT A

<b>Project Data Sheet for PLN090343</b>
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Project Title: PEBBLE BEACH HOMES LLC

<b>Location:</b>	3414 17 Mile Drive, Pebble Beach	<b>Primary APN:</b>	008-381-017-000
<b>Applicable Plan:</b>	Del Monte Forest LUP	<b>Coastal Zone:</b>	YES
<b>Permit Type:</b>	Combined Development Permit	<b>Zoning:</b>	LDR/1.5-D(CZ)
<b>Environmental Status:</b>	EXEMPT	<b>Plan Designation:</b>	Residential, 1 Unit/1.5 acres
<b>Advisory Committee:</b>	N/A	<b>Final Action Deadline (884):</b>	January 16, 2010

Project Site Data:

<b>Lot Size:</b>	1.358 Acres	<b>Coverage Allowed:</b>	15%
		<b>Coverage Proposed:</b>	0%
<b>Existing Structures (SF):</b>	8,030	<b>Height Allowed:</b>	30 Feet
<b>Proposed Structures (SF):</b>	-8,030	<b>Height Proposed:</b>	N/A
<b>Total SF:</b>	0	<b>Floor Area Ratio Allowed:</b>	17.5%
		<b>Floor Area Ratio Proposed:</b>	0%

Resource Zones and Reports:

<b>Environmentally Sensitive Habitat:</b>	None	<b>Erosion Hazard Zone:</b>	Moderate
<b>Biological Report #:</b>	LIB100009	<b>Soils Report #:</b>	N/A
<b>Forest Management Rpt. #:</b>	N/A		
<b>Archaeological Sensitivity Zone:</b>	High	<b>Geologic Hazard Zone:</b>	II
<b>Archaeological Report #:</b>	LIB090480	<b>Geologic Report #:</b>	N/A
<b>Fire Hazard Zone:</b>	Very High	<b>Traffic Report #:</b>	N/A

Other Information:

<b>Water Source:</b>	Public Water System	<b>Sewage Disposal (method):</b>	Public Sewer
<b>Water Dist/Co:</b>	Cal Am	<b>Sewer District Name:</b>	PBCSD
<b>Fire District:</b>	Pebble Beach CSD	<b>Total Grading (cubic yds.):</b>	50 cut/50 fill
<b>Tree Removal:</b>	None		

**EXHIBIT B  
DRAFT RESOLUTION**

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

In the matter of the application of:

**PEBBLE BEACH HOMES LLC (PLN090343)**

**RESOLUTION NO. [REDACTED]**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Categorically exempting project per Section 15301(l); and
- 2) Approving Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of an existing 6,128 square foot two-story single family residence, a 476 square foot basement, a 533 square foot attached garage, a 614 square foot detached habitable accessory structure a 195 square foot greenhouse, an 84 square foot garden shed, 1,678 square feet of patios, 3,200 square feet of walkways and hardscape, 3,206 square feet of driveway and retaining walls and approximately 100 cubic yards of grading (balanced cut and fill; and 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

{PLN090343, Pebble Beach Homes LLC, 3414 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-381-017-000)}

**The Pebble Beach Homes LLC application (PLN090343) came on for public hearing before the Monterey County Zoning Administrator on December 9, 2010. 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** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for 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 Monterey County General Plan,
  - Del Monte Forest Area 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 located at 3414 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-381-017-000) Del Monte Forest Land Use Plan. The parcel is zoned LDR/1.5-D(CZ) (Low Density Residential, 1.5 Acres Per Unit, Design Control Overlay in the Coastal Zone), which allows demolition of structures subject to a Coastal Development Permit in each case and development within 750 feet of known cultural resources subject to a Coastal Development Permit in each case. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on January 13, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The subject main residence was built in 1924. The Phase I Historic Assessment prepared by LSA Associates dated September 22, 2010 found that the residence is not eligible for listing in the National, California or Monterey County Historic Register.
- e) The project is located in a high sensitivity archaeological resource area. Pursuant to LUP Policy #61 an archaeological report was prepared. The report found that there was no evidence of potentially significant archaeological resources in the project area. As recommended by the project archaeologist, the standard condition requiring that an archaeological monitor be present on site during ground disturbance has been included (Condition #4). See Evidence #2b.
- f) The subject property is located within 750 feet of a known archaeological site. Pursuant to Section 20.147.080.A, a Coastal Development Permit, the project is required for the project.
- g) 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 per Resolution No. 08-338, this application did not warrant referral to the LUAC because no new development or uses are proposed.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090343.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District (Fire Protection District), Parks, Public Works, 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, and Historical Resources. 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 independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- *“Letter Report on the Biological Conditions of the Project Site: Edwards Property, 3414 17-Mile Drive, Pebble Beach, CA 93953” (LIB100009) prepared by Jeffrey B. Froke, PH.D., Pebble Beach, CA, December 4, 2009.*
  - *“Preliminary Archaeological Reconnaissance for Assessor’s Parcel 008-381-017-000” (LIB090480) prepared by Archaeological Consulting, Salinas, CA, December 15, 2008.*
  - *“Phase I Historical Assessment” (LIB100337) prepared by LSA Associates, Inc., Richmond, CA, September 22, 2010.*
- c) Staff conducted a site inspection on January 13, 2010 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090343.

3. **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 RMA - Planning Department, Pebble Beach Community Services District (Fire Protection District), Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/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) Necessary public facilities are available. The project is currently served by Pebble Beach Community Services District for sanitary sewer service and California American Water Company for domestic water. No sewer or water service is required for the proposed project because the proposed project includes the demolition of all habitable structures on the parcel.
- c) In order to maintain air quality in the area during demolition, Condition No. 8 requires that the applicant comply with Monterey Bay Unified Air Pollution Control District (MPUAPCD) regulations with regard to air quality during demolition activities.
- d) In order to ensure that any asbestos is properly removed, Condition No. 9 requires that the applicant conduct an asbestos survey prior to the commencement of any demolition activities. If asbestos is found to be present, the Condition requires that the applicant prepare an asbestos abatement containing all requirements sanctioned by the MPUAPCD, the California Occupational Safety and Health Administration (Cal/OSHA), the Department of Toxic Substances Control (DTSC), and

the U.S Department of Transportation (DOT) for the review and approval of the RMA-Planning Department and MPUAPCD.

- e) In order to ensure that any lead based paint is properly removed, Condition No. 10 requires that the applicant comply with Environmental Protection Agency (EPA) Rule 40 CFR Part 745 with regard to lead based paint removal in structures built prior to 1978.
- f) Preceding findings and supporting evidence for PLN090343.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on January 13, 2010 and researched County records to assess if any violation exists on the subject property.

5. **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(l)(1) categorically exempts the demolition of one single-family residence. Section 15301(l)(4) categorically exempts the demolition of accessory structures.
  - b) The project includes the demolition of all of the structures on the property, including a 7,137 square foot single-family residence, and accessory structures (a 614 square foot guest house, an 84 square foot garden shed, 1,678 square feet of patios, 3,206 square feet of driveway and retaining walls and 3,200 square feet of walkways and hardscape).
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 13, 2010.
  - d) No unique circumstances exist and none of the exceptions listed in 15300.2 apply.
  - e) See preceding and following findings and supporting evidence.

6. **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 described as an area where the Local Coastal Program requires public access (Figure 16, Shoreline Access, in the Del Monte Forest Land Use Plan).
  - c) The project involves only the demolition of existing structures and will not affect any existing trails or access.
  - d) No evidence or documentation has been submitted or found showing

the existence of historic public use or trust rights over this property.

- e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090343
- f) The project planner conducted a site inspection on January 13, 2010.

7. **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 maximum site coverage of 9,000 square feet. Pursuant to Section 20.147.030.A.1.b of the Monterey County Coastal Implementation Plan, Part 5, structural coverage is limited 5,000 square feet, including main and accessory structures. Separately, additional impervious surfaces (less than 40% water pass through) are limited to 4,000 square feet.
  - b) The existing coverage includes 4,924 square feet of structural coverage and 14,346 square feet of impervious surfaces. The applicant proposes to demolish all of the existing 4,924 square feet of structural coverage and 8,084 square feet of impervious coverage, leaving 6,262 square feet of impervious coverage (asphalt driveway and parking area) remaining. The project results in a total coverage of less than the allowed 9,000 square foot maximum combined structural and impervious coverage. Further reductions to the impervious coverage will be required at the time new development is proposed.
  - c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090343.

8. **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 Monterey County Zoning Ordinance (Board of Supervisors).
  - b) Section 20.86.080.A.1 and A.3 (Title 20). The project is subject by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea and because development within 750 feet of known archaeological resources is a conditional use.

### DECISION

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

- A. Categorically exempt the project per CEQA Guidelines Section 15301(l); and
- B. Approve Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of an existing 6,128 square foot two-story single family residence, a 476 square foot basement, a 533 square foot attached garage, a 614



square foot detached habitable accessory structure a 195 square foot greenhouse, an 84 square foot garden shed, 1,678 square feet of patios, 3,200 square feet of walkways and hardscape, 3,206 square feet of driveway and retaining walls; and 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

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Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 DATE

(Coastal Projects)

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 the Monterey County Planning Department and 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.

<b>RESOLUTION ### - EXHIBIT 1</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name:</b> <u>Pebble Beach Homes LLC</u> <b>File No:</b> <u>PLN090343</u> <b>APNs:</b> <u>008-381-017-000</u> <b>Approved by:</b> <u>Zoning Administrator</u> <b>Date:</b> <u>December 9, 2010</u>
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
<b>RMA – Planning Department</b>						
1.		<b>PD001 - SPECIFIC USES ONLY</b> This [Combined Development Permit (PLN090343) allows: 1) a Coastal Administrative Permit for the demolition of an existing 6,128 square foot two-story single family residence, a 476 square foot basement, a 533 square foot attached garage, a 614 square foot detached habitable accessory structure a 195 square foot greenhouse, an 84 square foot garden shed, 1,678 square feet of patios, 3,200 square feet of walkways and hardscape, 3,206 square feet of driveway and retaining walls; and 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The property is located at 3414 17 Mile Drive, Pebble Beach (Assessor’s Parcel Number 008-381-017-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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	Adhere to conditions and uses specified in the permit.  Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.  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.	Owner/ Applicant  RMA - Planning  WRA  RMA - Planning	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>(RMA-Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution [REDACTED]) was approved by the <b>Zoning Administrator</b> for Assessor's Parcel Number 008-381-017-000 on <b>December 9, 2010</b> . The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." <b>(RMA-Planning Department)</b>	Obtain appropriate form from the RMA-Planning Department.  The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant  RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 3 years, to expire on December 9, 2013 unless use of the property or actual construction has begun within this period. <b>(RMA - Planning Department)</b>	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		<b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b> If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures	Owner/ Applicant/ Archaeo- logist	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(RMA - Planning Department)</b>	required for the discovery.			
5.		<b>PD007 - GRADING-WINTER RESTRICTION</b> 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 Department. <b>(RMA - Planning Department and Building Services Department)</b>	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
6.		<b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b> The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. <b>(RMA - Planning Department and RMA - Building Services Department)</b>	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
7.		<b>PD011 - TREE AND ROOT PROTECTION</b> Trees which are located close to the construction site(s) shall be protected from inadvertent damage from	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. <b>(RMA - Planning Department)</b></p>			and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
8.		<p><b>PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)</b>            In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:</p> <ol style="list-style-type: none"> <li>1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;</li> <li>2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;</li> <li>3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.</li> </ol> <p>All Air District standards shall be enforced by the Air District.  <b>(RMA – Planning Department)</b></p>	Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.	Contractor /Owner/ Applicant	Prior to the issuance of a demolition permit	
			Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.	Contractor /Owner/ Applicant/ Air District	During demolition	

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9.		<p><b>PDSP001 – ASBESTOS ABATEMENT (NON-STANDARD CONDITION)</b></p> <p>In order to reduce potential impacts to the public and sensitive receptors caused by the emission of hazardous materials into the environment, the owner/applicant shall conduct an asbestos survey prior to any demolition activities. Should asbestos be found within the materials to be remodeled, renovated and/or demolished, the owner/applicant shall submit an Asbestos Abatement Plan to the Monterey Peninsula Unified Air Pollution Control District (MPUAPCD) and the RMA-Planning Department for review and approval. The Plan shall include measures workers will take during the demolition and remodel of the project to assure prevention of the release of asbestos, transportation of the hazardous materials, and where the hazardous material will be disposed. These measures shall meet all requirements sanctioned by the MPUAPCD, the California Occupational Safety and Health Administration (Cal/OSHA), the Department of Toxic Substances Control (DTSC), and the U.S Department of Transportation (DOT). All demolition activities and transportation of hazardous materials shall conform to the abatement plan. Compliance with this condition will result in a less-than-significant impact to sensitive receptors and workers. <b>(RMA – Planning Department)</b></p>	<p>Prior to the issuance of demolition and/or building permits, the owner/applicant shall include a note on the plans encompassing the language Condition No. 8. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.</p>	Owner/ Applicant	Prior to the issuance of demolition and/or building permits	
			<p>Prior to the issuance of demolition and/or building permits and at a minimum of 10-working days prior to any demolition, the owner/applicant shall submit an asbestos survey to the MPUAPCD and the RMA-Planning Department for review and approval. If asbestos is found, the owner/applicant shall submit an Asbestos Abatement Plan meeting all requirements sanctioned by the Monterey Peninsula Unified Air Pollution Control District (MPUAPCD), the California Occupational Safety and Health Administration (Cal/OSHA), the Department of Toxic Substances Control (DTSC), and the U.S Department of Transportation (DOT) for demolition activities and transportation of hazardous materials.</p>	Owner/ Applicant	Prior to the issuance of demolition and/or building permits and at a minimum of 10-working days prior to any demolition	
10.		<b>PDSP002 – DEMOLITION/DECONSTRUCTION OF</b>	Prior to the issuance of demolition	Owner/	Prior to the	

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		<p><b>SINGLE FAMILY DWELLING BUILT PRIOR TO 1978 - EPA RULE 40 CFR PART 745 (NON-STANDARD)</b></p> <p>In accordance with Environmental Protection Agency (EPA) Rule 40 CFR Part 745, demolition and/or construction plans shall include "Renovation, Repair, and Painting" notes that lists the EPA approved work practice for renovation as well as incorporate the following:</p> <ol style="list-style-type: none"> <li>1. Individuals and firms that perform lead-based paint abatement shall be certified by the EPA;</li> <li>2. All demolition shall occur in compliance with the regulations set forth in Rule 40 CFR Part 745.</li> </ol> <p>All work performed shall be in accordance with the regulations set forth in the EPA's Renovation, Repair, and Painting Program. <b>(RMA – Planning Department)</b></p>	<p>and/or building permits, the applicant shall submit demolition and/or construction plans to the RMA-Planning Department for review and approval.</p> <p>Prior to the issuance of demolition and/or building permits, the applicant or contractor shall submit documentation of certification of all workers to perform renovations to the RMA-Planning Department for review and/or approval.</p>	<p>Applicant</p> <p>Owner/ Applicant/ Contractor</p>	<p>issuance of demolition and/or building permits</p> <p>Prior to the issuance of demolition and/or building permits</p>	
11.		<p><b>PD033 - RESTORATION OF NATURAL MATERIALS</b></p> <p>Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of the RMA - Planning Department. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use. <b>(RMA – Planning Department)</b></p>	<p>Submit restoration plans to the RMA - Planning Department for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to commencement of use.</p>	
<p><b>Fire Agency Pebble Beach Community Services District</b></p>						
12.		<p><b>FIRE008 - GATES</b></p> <p>All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

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		wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. <b>(Pebble Beach Community Services District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
	Applicant shall schedule fire dept. clearance inspection		Applicant or owner	Prior to final building inspection		
	Applicant shall schedule fire dept. rough sprinkler inspection		Applicant or owner	Prior to framing inspection		
	Applicant shall schedule fire dept. final sprinkler inspection		Applicant or owner	Prior to final building inspection		

**END OF CONDITIONS**

Rev. 08/25/2010





EXHIBIT C



APPLICANT: PEBBLE BEACH HOMES LLC

APN: 008-381-017-000

FILE # PLN090343

Water 2500' Limit 300' Limit City Limits

