

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> March 12, 2015	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Combined Development Permit consisting of : 1) Coastal Administrative Permit and Design Approval to allow the construction of an 848 square foot Secondary Dwelling Unit; and, 2) Coastal Development Permit for development within 750 feet of a known archeological resource; and, 3) Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed.	
<b>Project Location:</b> 3903 Ronda Road, Pebble Beach	<b>APN:</b> 008-234-041-000
<b>Planning File Number:</b> PLN140914	<b>Owner:</b> Ronda Road LLC <b>Applicant/Agent:</b> Gail Hatter-Crawford (Anthony Lombardo & Associates)
<b>Planning Area:</b> Del Monte Forest Land Use Plan	<b>Flagged and staked:</b> Yes
<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 15303 (a) of the CEQA Guidelines	
<b>Department:</b> RMA-Planning	

### RECOMMENDATION:

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

- 1) Find the project Categorically Exempt per Section 15303 (a) of the CEQA Guidelines ;  
and
- 2) Approve PLN140914, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

### PROJECT OVERVIEW:

For a detailed project discussion see **Exhibit B**, page 4.

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


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

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by RMA-Public Works Department, RMA-Environmental Services and Water Resources Agency have been incorporated into the Condition Compliance Plan attached to the draft resolution (**Exhibit C**).

The project was reviewed by the Del Monte Forest Land Use Advisory Committee at their February 5, 2015 meeting, at which time the LUAC recommended approval of the project by a unanimous 5-0 vote.

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

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



Steve Mason, Associate Planner  
(831) 755-5228, masons@co.monterey.ca.us  
March 3, 2015

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District (Fire); RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Luke Connolly, RMA Services Manager; Steve Mason, Project Planner; Ronda Road, LLC, Owner; Gail Hatter-Crawford, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140914

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including:
		• Conditions of Approval
		• Site Plan, Floor Plan and Elevations
		• Vicinity Map
	Exhibit D	Advisory Committee Minutes (LUAC)

This report was reviewed by Luke Connolly, Planning Services Manager.



## EXHIBIT A

### Project Information for PLN140914

Application Name:	Ronda Road Lic	
Location:	3903 Ronda Rd, Pebble Beach	
Applicable Plan:	Del Monte Forest LUP	Primary APN: 008-234-041-000
Advisory Committee:	Del Monte Forest Advisory Committee	Coastal Zone: Yes
Permit Type:	Coastal Administrative Permit	Final Action Deadline (884): 4/21/2015
Environmental Status:	Categorical Exemption	
Zoning:	LDR/1.5-D(CZ)	Land Use Designation: See 2010 Del Monte Forest LUP

---

#### Project Site Data:

Lot Size:	1.6	Coverage Allowed:	17.5%
Existing Structures (sf):	6143	Coverage Proposed:	12.3%
Proposed Structures (sf):	848	Height Allowed:	15'
Total Sq. Ft.:	6991	Height Proposed:	10'-8"
Special Setbacks on Parcel:		FAR Allowed:	17.5%
		FAR Proposed:	9.9%

---

#### Resource Zones and Reports:

Seismic Hazard Zone:	I	Soils Report #:	n/a
Erosion Hazard Zone:	Moderate	Biological Report #:	n/a
Fire Hazard Zone:	Very High	Forest Management Rpt. #:	n/a
Flood Hazard Zone:	X (unshaded)	Geologic Report #:	n/a
Archaeological Sensitivity:	high/moderate	Archaeological Report #:	LIB150002
Visual Sensitivity:	None	Traffic Report #:	n/a

---

#### Other Information:

Water Source:	Mutual System	Grading (cubic yds.):	215
Water Purveyor:	Cal-Am	Sewage Disposal (method):	Mutual System
Fire District:	Pebble Beach CSD	Sewer District Name:	PBCSD
Tree Removal:	0		

## **EXHIBIT B DISCUSSION**

### Project Description and Background

The project proposes the construction of a one-story, 848 square foot, secondary dwelling unit on a 1.4 acre parcel located within a residential neighborhood in Pebble Beach. The parcel presently contains a 6,143 square foot two-story single family dwelling. A similarly-sized Secondary Dwelling Unit, with a below-grade wine cellar, was approved at the same site in 2005 pursuant to Project PLN050293 (Reso. No. 05062), but was never constructed. The proposed project will also require the installation of approximately 210 linear feet of low retaining walls, ranging in height from 6 inches to 3 feet.

### Project Issues

The project site is within the general area of the designated public viewshed as seen from Pt. Lobos. The proposed structure is sited, however, so as to be entirely screened from view from Pt. Lobos by existing vegetation and topography, as evidenced in the below photograph showing the relation of the structure roofline flagging (to the left of the Oak tree) to the outer extent of Point Lobos (faintly visible on the horizon).



The project site is located within the Pescadero Watershed and is subject to the Del Monte Forest Coastal Implementation Plan –Part 5, which limits the impervious surface area of parcels to a maximum site coverage of 9,000 square feet. Impervious surface coverage on the project parcel (combined structural and non-structural) is currently 17,204 square feet, well in excess of the 9,000 square foot maximum. Through the replacement of impervious materials (i.e., concrete) with pervious materials at existing and proposed driveways, patios, and walkways, impervious coverage at the site would be reduced to 11,233 square feet as a result of the completed project. The 11,233 square foot figure is the result of additional reductions recommended by staff after the first plan set submitted offered a reduction to 14,340 square feet.

The project site is located within a Design Control Overlay district, wherein exterior materials, colors and design features are reviewed for “neighborhood compatibility.” Accordingly, the colors and materials of the proposed second residential unit match those of the existing single family dwelling: Light-beige plaster walls and light-grey roofing material. Additionally, the project design has been reviewed and approved by the Del Monte Forest Land Use Advisory Committee and the Pebble Beach Design Review Board.

The project site is located within 750 feet of a known archeological resource; accordingly, an Archaeological Survey was prepared due to this proximity. The Survey concluded that there is “no evidence of potentially significant historic period archaeological resources” on the project site and, therefore, the project should not be delayed for reasons related to archaeological/cultural resources.

#### Environmental Review

The project is “exempt” per California Environmental Quality Act (CEQA) Guidelines Section 15303 (a), which categorically exempts one single-family residence, or a second dwelling unit in a residential zone.

#### Recommendation

Staff recommends approval of the project as proposed.

**EXHIBIT C  
DRAFT RESOLUTION**

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

In the matter of the application of:

**Ronda Road, LLC (PLN140914)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically Exempt per Section 15303 (a) of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of : 1) Coastal Administrative Permit and Design Approval to allow the construction of an 848 square foot Secondary Dwelling Unit; and, 2) Coastal Development Permit for development within 750 feet of a known archeological resource; and, 3) Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed.

[PLN140914, Ronda Road, LLC, 3903 Ronda Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-234-041-000)]

**The Ronda road, LLC application (PLN140914) came on for public hearing before the Monterey County Zoning Administrator on March 12, 2015. 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:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of an 848 square foot Secondary Dwelling Unit; and, 2) Coastal Development Permit for development within 750 feet of a known archeological resource; and, 3) Coastal Development Permit for coverage in excess of 9,000 square feet within the Pescadero Watershed.

**EVIDENCE:** 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 PLN140914.
- 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 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 located at 3903 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-234-041-000), Del Monte Forest Land Use Plan. The parcel is zoned "LDR/1.5-D (CZ)" [Low Density Residential, 1.5 acres per unit with Design Control Overlay (Coastal Zone)], which allows second residential units with an approved Coastal Administrative Permit, development within 750 feet of an archaeological resource with an approved Coastal Development Permit and impervious coverage in excess of 9,000 square feet within the Pescadero Watershed with an approved Coastal Development Permit. Therefore, the project is a permitted land use for this site.
- c) The project is located within a Design Control Overlay district. Accordingly, the colors and materials of the proposed second residential unit will match those of the existing single family dwelling: Light-beige plaster walls and light-grey roofing material.
- d) The project planner conducted site inspections on November 25, 2014, and February 5, 2015, to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project site is within the general parameters of the public viewshed from Pt. Lobos. The proposed structure is sited, however, so as to be entirely screened from Pt. Lobos by existing vegetation and topography.
- f) The project was reviewed by the Del Monte Forest Land Use Advisory Committee at their February 5, 2015 meeting, at which time the LUAC recommended approval of the project by a unanimous 5-0 vote.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140914.

3. **FINDING:** **SITE COVERAGE (DEL MONTE FOREST WATERSHEDS) –**  
The project reduces existing 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 impervious surface of parcels within the Pescadero Watershed to maximum site coverage of 9,000 square feet.
- b) Impervious surface coverage at the project parcel (combined structural and non-structural) is currently 17,204 square feet. Through the replacement of impervious materials with pervious materials at existing and proposed driveways, patios, and walkway, impervious coverage at the site would be reduced to 11,233 square feet as a result of the completed project.

- c) Only that amount of site disturbance (i.e. grading, clearing of vegetation) necessary for the project footprint, adequate driveway and any required landscaping shall be allowed for project construction.
- a) Staff conducted site inspections on November 25, 2014, and February 5, 2015, to verify that the site is suitable for this use.
- b) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development are found in Project File PLN140914.

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 Community Services District (Fire), Public Works, Environmental Health Bureau, RMA- Environmental Services 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) Necessary public facilities are available. Water service is provided by Cal-Am Water Company and sewer service is provided by Pebble Beach Community Services District.
  - c) Staff conducted site inspections on November 25, 2014, and February 5, 2015, 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 for the proposed development are found in Project File PLN140914.

5. **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 and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted site inspections on November 25, 2014, and February 5, 2015, and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - 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 PLN140914.

6. **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 (fire), 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) The following report has been prepared:  
“Preliminary Archaeological Assessment of Assessor’s Parcel 008-234-041, Pebble Beach, Monterey County, California” (LIB150002)  
prepared by Archaeological Consulting (Doane & Breschini), Salinas, CA, December 17, 2014.  
The above-mentioned technical report stated 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 this report and concurs with its conclusions.
- c) Staff conducted site inspections on November 25, 2014, and February 5, 2015, to verify that the site is suitable for this use.
- e) 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 PLN140914.

- 7. **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 one single-family residence, or a second dwelling unit in a residential zone.
  - b) No adverse environmental effects were identified during staff review of the development application during site inspections on November 25, 2014, and February 5, 2015.
  - c) The project does not fall under any of the criteria which might preclude “Exempt” status, pursuant to CEQA 15300.2 (“Exceptions”); The project will not create an impact within a particularly sensitive environment, will not have a significant cumulative impact or effect on the environment, is not located on a registered Hazardous Waste Site, and will not result in damage to scenic or historic resources.
  - 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 PLN140914.
- 8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission  
**EVIDENCE:** Section 20.86.070 (Action by the Board of Supervisors on Appeal) and 20.86.080.A.3 (Development Appealable to the California Coastal Commission – “Conditional Use”) Monterey County Zoning Ordinance.

### **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) Coastal Administrative Permit and Design Approval to allow the construction of an 848 square foot Secondary Dwelling Unit; and, 2) Coastal Development Permit for development within 750 feet of a known archeological resource; and, 3) Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 12th day of March, 2015:

---

Jacqueline Onciano, 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]

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.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

# Monterey County RMA Planning

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

PLN140914

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation** This Combined Development Permit (PLN140914) allows:

**Monitoring Measure:** 1) Coastal Administrative Permit and Design Approval to allow the construction of an 848 square foot Secondary Dwelling Unit; and, 2) Coastal Development Permit for development within 750 feet of a known archeological resource; and, 3) Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed.

The property is located at 3903 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-234-041-000), 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** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an  
**Monitoring** ongoing basis unless otherwise stated.  
**Action to be Performed:**

## 2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

"A Combined Development Permit (Resolution Number \*\*\*) was approved by the Zoning Administrator for Assessor's Parcel Number 008-234-041-000 on March 12, 2015. The permit was granted subject to twenty-one (21) 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 building permits or commencement of the use. (RMA - Planning)

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

## 3. 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.

#### 4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

**Compliance or  
Monitoring  
Action to be Performed:**

Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

#### 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. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

Responsible Department: RMA-Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to 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 and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and 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 "Non-Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency 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 installed and inspected.

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.

#### 9. 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.

#### 10. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of three (3) years, to expire on March 12, 2018, 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.

#### 11. 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.

## 12. EROSION CONTROL PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an erosion control plan identifying the proposed methods to control runoff and erosion. The plan shall include the location and details for all selected erosion control measures. The erosion control plan may be incorporated into other required plans provided it is clearly identified. (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.

## 13. 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 Report or Engineering Geology Report. (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.

## 14. GRADING PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Grading Plan incorporating recommendations from a Geotechnical Report or Engineering Geology Report, prepared for the project, by a licensed Geotechnical Engineer or Geologist. The applicant shall provide certification from the licensed practitioner that the Grading Plan incorporates their 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, Geotechnical Report or Engineering Geology Report, and certification from the licensed practitioner to RMA-Environmental Services for review and approval.

## 15. INSPECTION-DURING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

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

#### 16. 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. (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.

#### 17. 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. (RMA – Environmental Services)

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

#### 18. 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.

#### 19. PWSP001 – COUNTY WIDE TRAFFIC IMPACT FEE (NON STANDARD)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: If the County Wide Traffic Impact Fee is in place prior to issuance of building permits, applicant shall pay the County Wide Traffic Impact Fee. The fee amount shall be determined based on the parameters adopted in the 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.

## 20. 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.

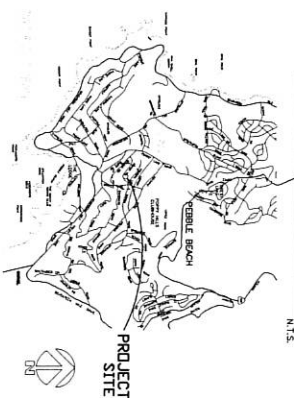
## 21. WR049 - WATER AVAILABILITY CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:  
[www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).



## JUN A. SILLAND, AIA

-  IDG  
INTERNET DIRECT GROUP • 10000 E. 15th Avenue • Denver, CO 80231  
JOHN E. MATTHEWS

7221 LINDSTROM AVE  
PALM BEACH, FLORIDA 33411  
979-937-7

- [illegible]

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING	4,125	-	-	4,125
MAIN FLOOR	1,000	-	-	1,000
UPPER FLOOR	-	-	-	-
GARAGE	1,018	-	-	1,018
CARPENTER UNIT	-	848	-	848
TOTAL	6,143	848	-	6,991

EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
4,125	-	-	4,125
1,000	-	-	1,000
1,018	-	-	1,018
-	848	-	848
6,143	848	-	6,991

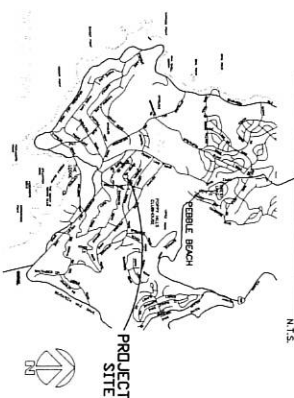
- PROJECT/CUSTOMER:

EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
5,143	-	-	5,143
2,609	-	-	2,609
-	848	-	848
7,752	848	-	8,600

- 3903 RONDA RD  
PEBBLE BEACH,  
CA 93053

EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
551	-	-	551
2,082	-	-	2,082
6,819	-	(6,819)	0
9,452	-	(6,819)	2,633
17,204	848	(6,819)	11,233

- VICINITY MAP


$$1/16'' = 1' - 0''$$


A1.0

SHEET NO.

# SITE PLAN



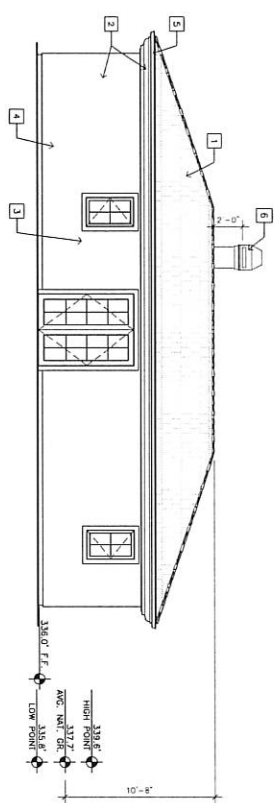
268 MILLER RD FARMERLY WALKER C.ITY

$1/4'' = 1' - 0''$  $1/4''=1'-0''$ 

### EXTERIOR FINISH LEGEND

- 1 PAUL SLATE ROOF OVER JOY FELL INSULATION CLASS V FIRE RATING - TO MATCH EXISTING MAIN RECESSED
- 2 PAUL LAKESIDE BAL. AND WALLING - TO MATCH EXISTING MAIN RECESSED
- 3 EXTENSION STUCCO - TO MATCH EXISTING MAIN RECESSED
- 4 WOOD EXTERIOR DOORS AND WINDOWS - TO MATCH EXISTING MAIN RECESSED
- 5 COPPER GUTTER AND DOWNSPOUT - TO MATCH EXISTING MAIN RECESSED
- 6 COPPER CHIMNEY CAP - TO MATCH EXISTING MAIN RECESSED

## EAST ELEVATION


$$1/4'' = 1' - 0''$$

### EXTERIOR FINISH LEGEND

- 1 PAUL CLARK ROOF OVER 304 TLT UNDERMATION CLASS 'N' FILL BATTING - TO MATCH EXISTING MAIN RESIDENCE
- 2 PAUL CLARKING SILL AND MOULDING - TO MATCH EXISTING MAIN RESIDENCE
- 3 EXTERIOR STUCCO - TO MATCH EXISTING MAIN RESIDENCE
- 4 WOOD EXTERIOR DOORS AND WINDOWS - TO MATCH EXISTING MAIN RESIDENCE
- 5 CEMENTS, GUTTERS AND DOWNPOUTS - TO MATCH EXISTING MAIN RESIDENCE
- 6 CEMENTS FINANCIAL CAR - TO MATCH EXISTING MAIN RESIDENCE

## PROJECT/CLIENT:

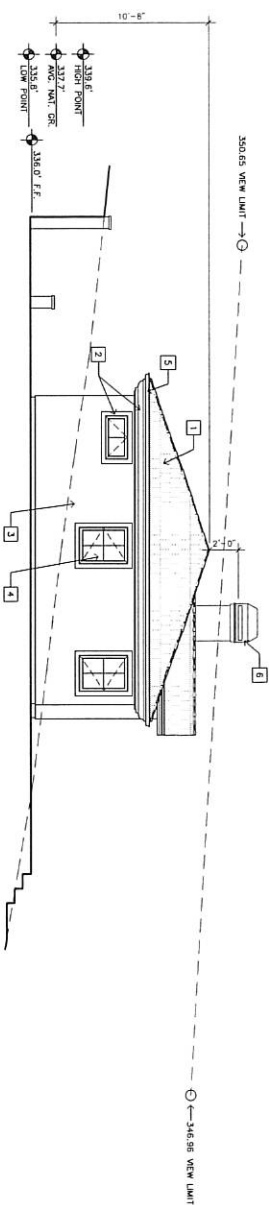
DANNY & ROBIN  
KLAES

## PROJECT ADDRESS: \_\_\_\_\_

3903 RONDA RD  
PEBBLE BEACH.  
CA 92053

APN: 008-234-041

NORTH ELEVATION

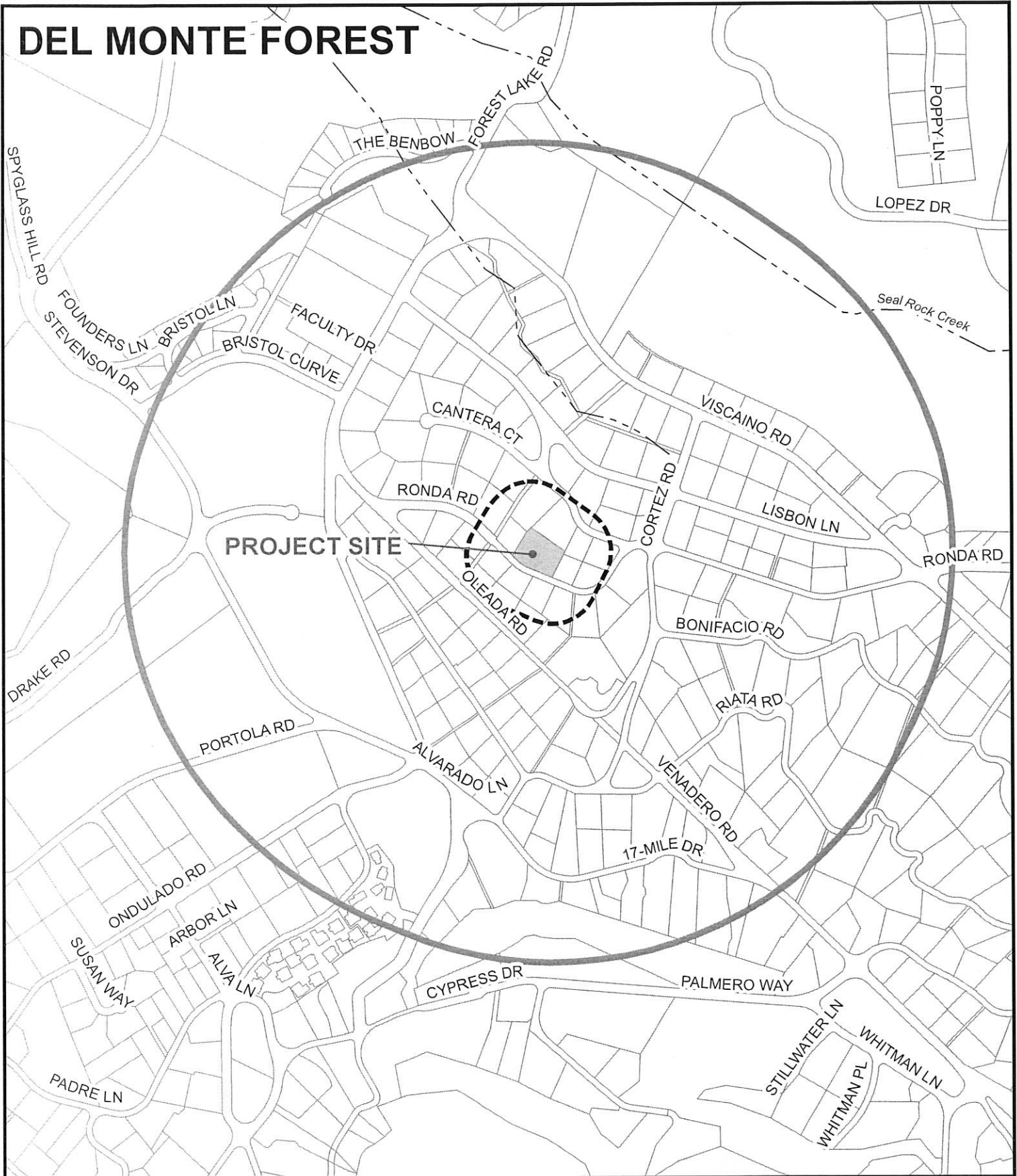
 $1/4'' = 1' - 0''$ 

## ELEVATIONS

#### A4.1

SHEET NO

# DEL MONTE FOREST

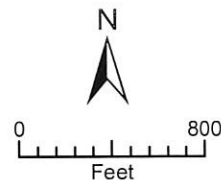


APPLICANT: RONDA ROAD LLC

APN: 008-234-041-000

FILE # PLN140914

2500' Limit 300' Limit ~ ~ ~ Water



PLANNER: MASON

# EXHIBIT D

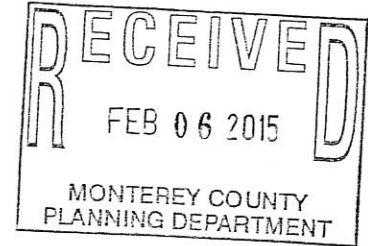
## Land Use Advisory Committee Minutes

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Plannin  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **February 5, 2015**



**Project Title:** RONDA ROAD LLC

**File Number:** PLN140914

**File Type:** ZA

**Planner:** MASON

**Location:** 3903 RONDA RD PEBBLE BEACH

**Project Description:**

Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 848 square foot Caretaker's Unit; 2) Coastal Development Permit for development within 750 feet of a known archeological resource; and 3) Coastal Administrative Permit for coverage in excess of 9,000 square feet within the Pescadero Watershed. The property is located at 3903 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-234-041-000), Del Monte Forest Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No \_\_\_\_\_

*Jun Sillano, IDG  
(representative)*

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

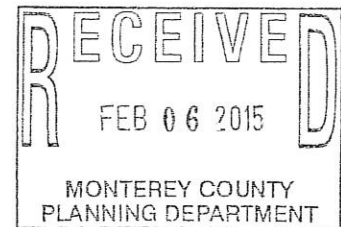


# AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Chimney to be lowered due to view easement		

## ADDITIONAL LUAC COMMENTS

None



## RECOMMENDATION:

Motion by June Stock (LUAC Member's Name)

Second by Sandy Gretzen (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: 6

NOES: 0

ABSENT: 1 (Joella Szabo)

ABSTAIN: 0