

Attachment B

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County of Monterey

Condition of Approval and Mitigation Monitoring and Report Program

2017 Annual Report

Summary

Per Monterey County Board of Supervisors Resolution No. 17-049, an Annual Report on the status of compliance with conditions of approval/mitigation monitoring and reporting plans for all land use projects with mitigation measures approved by the County of Monterey in 2017 is required. Additionally, any related code enforcement actions undertaken in 2017, related trainings, and any proposed actions to modify conditions of approval for land use projects approved in 2017 shall be reported. This report is required pursuant to Section III.E of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program (“Program”).

2017 Projects

In 2017, the County, as responsible agency, considered a supplemental EIR adopted by a lead agency for one project, and the County adopted and/or considered previously adopted Mitigated Negative Declarations for sixteen projects. (**Exhibit 1**). As demonstrated in **Exhibit 2**, the projects on the list are in compliance or currently working towards compliance with their conditions of approval and mitigation measures are being monitored. None of application representatives have requested modifications to the conditions of approval, and none of them are under a code enforcement action to require compliance with the conditions of approval or mitigation measures. Some projects have been recently approved and have not commenced the process of condition compliance. On February 14, 2017, the Board of Supervisors approved amendments to the Program. The amendments include requirements for additional staff training, tracking and reporting of conditions of approval and compliance of mitigation measures. In addition, the amendment outlined reporting of on-going conditions of approval and mitigations measures for projects approved in previous years for which an Environment Impact Report (EIR) was certified and which have ongoing conditions or conditions that have not yet been met and on subdivisions, where the final map has not been recorded. Staff has been having ongoing discussions with Save Our Peninsula Committee (SOPC) to clarify the subset of older projects to which this requirement was intended to apply and will include report on these older projects in next year’s annual report.

The following 2017 projects have been included in the Annual Report.

The projects are:

PLN110289 – County of Monterey Public Works Dept. (HWY One Climbing Lane)
PLN120553 – Monterey Bay Aquarium Research Institute (MBARI)
PLN130516 – Big Sur Preservation Alliance LLC
PLN150619 – RCT Land Company LP
PLN150636 – Carmel Holdings LLC
PLN150669 – Nase Warner JR Trust
PLN160117 – El Why Square LLC
PLN160136 – Barwick Dennis & Janece (Parco Carlo)
PLN160647 – Rajagopalan Vidya & Sribalan Santhanam Trs
PLN160700 – Nelson John J Tr
PLN160748 - III Holdings LLC

PLN160861 - Cutler Deborah L Trust
PLN160860 – Pick-N-Pull San Jose Auto Dismantlers
PLN160859 – S & S Land Development Co
PLN020398 - AMD1 – Monterey Holdings L P ET Al (Bernardus Lodge)
PLN170097 – Cypress Manor LLC
PLN170465 – R & Q Mall Properties LLC (Casa Boronda Ag Employee Housing)

Enforcement

RMA-Planning staff continues to work with project applicants to secure condition compliance on projects that were approved in previous years.

Training

The RMA has procedures for clearing conditions and mitigation measures. “Standard Comments” were created to for specific conditions to make documentation uniform. Agencies are required to input the date the condition was met, how it was met, and the person in the land use department who cleared the condition into the County’s permits tracking database, Accela Automation. This information is available to the public through the public access component of the database called Accela Citizen Access (<<https://aca.accela.com/monterey/default.aspx>>). This public access portal allows any member of the public access to Planning and Construction permit information for the unincorporated areas of Monterey County 24 hours a day, 7 days a week. Information can be searched by street address, Assessor’s Parcel Number, or Permit File Number.

The RMA Chief of Planning oversees the implementation of the Program and provides training to the other land use departments on tracking condition compliance per the terms of the Program. All planners are assigned condition compliance; however, there is a core team (one senior, an associate and two assistants) that specialize in condition compliance. New staff is trained on these requirements as part of introductory training. “Responsible Departments” and “Advisory Agencies,” as those terms are defined in the Program, met on six occasions in 2017 at the Inter-Agency Review (IAR) meeting. Most recently trainings of land use department staff was conducted on August 18, 2017 and February 9, 2018 to review the amended Program procedures on reporting and inputting Condition Compliance documentation into Accela, along with the new expectations and responsibilities for tracking and monitoring mitigation measures on previously approved projects.

Meet and Confer

During the 2017, County staff met and conferred with representatives from the Save Our Peninsula Committee (“SOPC”) to review the proposed amendments to the Program prior to the Board’s consideration of the amendments. In 2018, staff has met with SOPC representatives several times to discuss implementation of the Program and to clarify the reporting requirements. We expect to return to the Board with clarifying amendments to the Program later this year.

Exhibits:

1. A Detailed Project List – 2017
2. Annual Report Matrix – 2017

EXHIBIT 1 of ATTACHMENT B

2017 ANNUAL REPORT

Project Name	File Number	Decision Date	CEQA Status	Mitigation Monitoring Agreement (MMA) Document Number	Overall Project Status (permits issued; commenced use)	# of Conditions on project	# of Mitigation Measures on project	Is Project in Compliance with Cond. & MM? (Y/N)	CE Action Taken? (Compliance Order Issued) (Y/N)
1 COUNTY OF MONTEREY	PLN110289	5/14/2018 (ZA)	MND	N/A; County does not enter into an agreement with itself.	In Mitigation Monitoring/Condition Compliance Review Process.	0	16	Y	N
2 MONTEREY BAY AQUARIUM RESEARCH INSTITUTE (MBARI)	PLN120553	12/12/17 (PC)	MND	MMA recordation on hold.	Project Appealed by the CCC. Project on hold.	28	3	N/A	N
3 BIG SUR PRESERVATION ALLIANCE LLC	PLN130516	5/10/17 (PC)	MND	Doc #2017058598	In Mitigation Monitoring/Condition Compliance Review Process. Pending Building Permit Application.	27	6	Y	N
4 RCT LAND COMPANY LP	PLN150619	5/23/17 (PC)	Supplemental EIR	MMA not included as a Condition of Approval. However, Mitigation Monitoring/Condition Compliance Fees were paid.	Project cleared all Mitigation Measures/Conditions. Board of Supervisors accepted Minor Subdivision & approved the amendment to the land conservation contract and easements on 4/17/2018.	6	4	Y	N
5 CARMEL HOLDINGS LLC	PLN150636	6/13/17 (PC)	MND	Processing MMA for recordation.	In Mitigation Monitoring/Condition Compliance Review Process. Pending Building Permit Application.	21	4	Y	N
6 NASE WERNER JR TRUST	PLN150669	8/30/17 (PC)	MND	Doc #2018009496	In Mitigation Monitoring/Condition Compliance Review Process. Building Permit Applied. Pending Issuance.	20	10	Y	N
7 EL WHY SQUARE LLC	PLN160117	8/9/17 (PC)	MND	Processing MMA for recordation.	In Mitigation Monitoring/Condition Compliance Review Process. Demolition and Building Permits Issued. Pending Final Inspection.	19	11	Y	N
8 BARWICK DENNIS & JANECE (PARCO CARLO)	PLN160136	5/10/18 (PC)	MND	Processing MMA for recordation.	In Mitigation Monitoring/Condition Compliance Review Process. Building Permits Issued. Pending Final Inspection.	20	9	Y	N
9 RAJAGOPALAN VIDYA & SRIBALAN SANTHANAM TRS	PLN160647	8/30/17 (PC)	MND	Processing MMA for recordation.	In Mitigation Monitoring/Condition Compliance Review Process. Grading and Building Permits Issued. Pending Final Inspection.	13	8	Y	N
10 NELSON JOHN J TR	PLN160700 *AMD to PLN120412	6/2/17 (ZA)	MND	Doc #2013054226	In Mitigation Monitoring/Condition Compliance Review Process. Building Permit Issued. Pending Final Inspection.	5	2	Y	N
11 III HOLDINGS LLC	PLN160748	10/11/17 (PC)	MND	Processing MMA for recordation.	In Mitigation Monitoring/Condition Compliance Review Process. Building Permit Applied. Pending Issuance.	21	11	Y	N
12 CULTER, DEBORAH L TR	PLN160861	6/28/17 (PC)	MND	Processing MMA for recordation.	In Mitigation Monitoring/Condition Compliance Review Process. Grading Permit Applied. Pending Issuance.	36	11	Y	N
13 PICK-N-PULL SAN JOSE AUTO DISMANTLERS	PLN160860	6/28/17 (PC)	MND	Processing MMA for recordation.	In Mitigation Monitoring/Condition Compliance Review Process. Grading Permit Applied. Pending Issuance.	36	11	Y	N
14 S & S LAND DEVELOPMENT CO	PLN160859	6/28/17 (PC)	MND	Processing MMA for recordation.	In Mitigation Monitoring/Condition Compliance Review Process. Grading Permit Applied. Pending Issuance.	39	11	Y	N

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2017 ANNUAL REPORT

15	MONTEREY HOLDINGS L P ET AL (BERNADUS LODGE)	PLN020398 - 5/10/17 (PC) AMD1	MND	Processing MMA for recordation.	In Mitigation Monitoring/Condition Compliance Review Process. Pending Building Permit Application.	35	6	Y	N
16	CYPRESS MANOR LLC	PLN170097 5/11/17 (AP) *AMD to PLN100579	MND	Doc #2012010177	In Mitigation Monitoring/Condition Compliance Review Process. Tree Removal Permit Applied. Pending Building/Demo Permit Application.	34	9	Y	N
17	R & Q MALL PROPERTIES LLC (CASA BORONDA AG EMPLOYEE HOUSING)	PLN170465 8/30/17 (PC)	MND	Doc #201813779	In Mitigation Monitoring /Conditon Compliance Review Process. Building Permits Issued. Pending Final Inspection.	34	9	Y	N

EXHIBIT 2 OF ATTACHMENT B

Monterey County Resource Management Agency Planning

Projects Decided in 2017 with EIR and MND

EIR

1

Application Title: RCT LAND COMPANY LP

File No: [PLN150619](#)

Decision Date: 05/23/2017

Entitlement: Minor Subdivision

Location: 9999 TO BE ASSIGNED, TO BE ASSIGNED, CA 999

Planning Area: Central Salinas Valley

Current Status: Condition Compliance

Description

Minor Subdivision to allow the division of a 173 acre parcel into two parcels of 121.4 acres (Parcel 1) and 51.6 acres (Parcel 2); findings for partial cancellation of Williamson Act Agricultural Preserve Land Conservation Contract/Agreement No. 73-9; and findings for a Williamson Act Easement Exchange. The minor subdivision will facilitate annexation of the 121.4 acre parcel into the City of Greenfield. The property is located northeast of the intersection of Espinosa Road and Patricia Avenue, east of Highway 101, Greenfield (Assessor's Parcel Number 221-011-017-000), Central Salinas Valley Area Plan.

Mitigated Negative Declaration

16

Application Title: COUNTY OF MONTEREY PUBLIC WORKS DEPT (HWY 1 CLIMBING LANE)

File No: [PLN110289](#)

Decision Date: 02/23/2017

Entitlement: Combined Development Permit

Location: 9999 PLACEHOLDER ADDRESS, MONTEREY, CA 9

Planning Area: Carmel LUP

Current Status: Condition Compliance

Description

Combined Development Permit consisting of: 1) a Coastal Development Permit for the construction of a climbing lane on northbound State Route 1 from Carmel River Bridge to through the Carmel Valley Road intersection to connect with the existing climbing lane on northbound State Route 1 north of Carmel Valley Road; upgrading of the wooden signal poles at the intersection of State Route 1 and Carmel Valley Road; and grading of approximately 16,670 cubic yards of cut and 5,750 cubic yards of fill; and 2) a Coastal Development Permit for the removal of 31 trees greater than 6 inches in diameter (which includes one double-trunked Coast Live Oak, Arroyo Willows and Black Cottonwoods). The proposed improvement is within existing Caltrans right-of-way along State Route 1 from Carmel River Bridge through the Carmel Valley Road intersection; Carmel, Greater Monterey Peninsula Area Plan, Coastal Zone.

Monterey County Resource Management Agency Planning

Projects Decided in 2017 with EIR and MND

Application Title: MONTEREY BAY AQUARIUM RESEARCH INSTITUTE (MBARI)

File No: [PLN120553](#)

Decision Date: 10/25/2017

Entitlement: Combined Development Permit

Location: 7500 SANDHOLDT RD, MOSS LANDING, CA 95039

Planning Area: Moss Landing Comm Plan

Current Status: Appealed

Description

Combined Development Permit including: 1) Coastal Development Permit and Design Approval for the construction of a 5,200 square foot commercial metal building with 620 square foot covered entry (Building H) and site improvements including: parking, storage yards areas, security fencing, site lighting, an entrance sign, and grading (approximately 1,477 cubic yards of cut and 1,675 cubic yards fill); and 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat areas. The property is located at 7500 Sandholdt Road, Moss Landing (Assessor's Parcel Number 133-252-001-000), North County Land Use Plan, Coastal Zone.

Application Title: BIG SUR PRESERVATION ALLIANCE LLC

File No: [PLN130516](#)

Decision Date: 05/10/2017

Entitlement: Combined Development Permit

Location: 62200 HWY 1, BIG SUR, CA 93920

Planning Area: Coast-Big Sur

Current Status: Condition Compliance

Description

Combined Development Permit, including: 1) Coastal Administrative Permit and Design Approval to construct an 8,135 square foot two-story single family dwelling with attached 838 square foot garage and 571 square foot mechanical room; grading of approximately 1,000 cubic yards of cut/1,000 cubic yards of fill to be balanced on site, removal of 12 planted (non-native) cypress trees (ranging between 7" and 13" in diameter); underground water tank, underground propane tank, 3,000 gallon septic tank and leach field system, and a roof-mounted photovoltaic system; 2) Coastal Administrative Permit and Design Approval for an 813 square foot detached Accessory Dwelling Unit with attached 25 square foot mechanical room; grading of approximately 300 cubic yards of cut/300 cubic yards of fill, 1,500 gallon septic tank and leach field system and retaining wall; 3) Coastal Administrative Permit converting an existing test well (PLN130057) to a permanent well serving two units; 4) Coastal Development Permit for development with a positive archaeological report; and 5) Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area (ESHA); and 6) Design Approval to allow installation of a ground-mounted photovoltaic system; and Adopt a Mitigation Monitoring and Reporting Program. The property is located at 62200 Highway 1, Big Sur (Assessor's Parcel Number 422-011-029-000), Big Sur Coast Land Use Plan, Coastal Zone.

Application Title: CARMEL HOLDINGS LLC

File No: [PLN150636](#)

Decision Date: 04/26/2017

Entitlement: Coastal Development Permit

Location: 30590 AURORA DEL MAR, CARMEL, CA 93923

Planning Area: Coast-Big Sur

Current Status: Condition Compliance

Description

Combined Development Permit consisting of: 1) Coastal Development Permit to allow development within 50-feet of a coastal bluff; 2) Coastal Development Permit to allow development on slopes in excess of 30%; 3) Coastal Development Permit to allow development within 100-feet of environmentally sensitive habitat; and 4) Design Approval of a 48-foot long and 16 to 20 foot tall bluff stabilization wall. The property is located at 30590 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-331-004-000), Big Sur Coast Land Use Plan, Coastal Zone.

Monterey County Resource Management Agency Planning

Projects Decided in 2017 with EIR and MND

Application Title: NASE WERNER JR TRUST

File No: [PLN150669](#)

Decision Date: 08/30/2017

Entitlement: Combined Development Permit

Location: 1412 LISBON LN, PEBBLE BEACH, CA 93953

Planning Area: Del Monte Forest LUP

Current Status: Condition Compliance

Description

Combined Development Permit consisting of: 1) a Coastal Administrative and Design Approval for the construction of a 5,385 square foot one-story single family dwelling with an attached garage, and covered porch; 2) a Coastal Development Permit for the removal of 44 Monterey pine trees; and 3) a Coastal Development Permit for development within 100 feet of Environmental Sensitive Habitat (ESHA - Yadon's Piperia and Monterey Pine forest). The property is located at 1412 Lisbon Lane, Pebble Beach (Assessor's Parcel Number 008-232-003-000), Del Monte Forest Land Use Plan, Coastal Zone.

Application Title: EL WHY SQUARE LLC

File No: [PLN160117](#)

Decision Date: 08/09/2017

Entitlement: Combined Development Permit

Location: 3168 17 MILE DR, PEBBLE BEACH, CA 93953

Planning Area: Del Monte Forest LUP

Current Status: Condition Compliance

Description

Combined Development Permit consisting of: a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 6,871 square foot single family dwelling with a 1,550 square foot attached garage and construction of a 13,130 square foot single family dwelling with a 754 square foot attached garage; 2) Coastal Development Permit to allow development within an environmentally sensitive habitat area; and 3) Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The property is located at 3168 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-021-000), Del Monte Forest Land Use Plan, Coastal Zone.

Application Title: BARWICK DENNIS & JANECE (PARCO CARLO)

File No: [PLN160136](#)

Decision Date: 12/13/2017

Entitlement: Combined Development Permit

Location: 15630 PLAZA SERENA, SALINAS, CA 93907

Planning Area: North County LCP

Current Status: Pending Approved

Description

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of an approximately 3,000 square foot one-story single family dwelling with attached two-car garage and an approximately 1,050 square foot detached recreation room; 2) Coastal Development Permit for the removal of six (6) Coast Live Oaks, one of which is an "after-the-fact removal of a Landmark Coast Live Oak of approximately 24 inches in diameter; and 3) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (Pajaro Manzanita, Hooker's Manzanita, Monterey ceanothus). The property is located at 15630 Plaza Serena, Salinas (Assessor's Parcel Number 129-096-034-000), North County Land Use Plan, Coastal Zone.

Monterey County Resource Management Agency Planning

Projects Decided in 2017 with EIR and MND

Application Title: RAJAGOPALAN VIDYA & SRIBALAN SANTHANAM TRS

File No: [PLN160647](#)

Decision Date: 08/30/2017

Entitlement: Combined Development Permit

Location: 31613 HWY 1, CARMEL, CA 93923

Planning Area: Coast-Big Sur

Current Status: Condition Compliance

Description

Combined Development Permit and Design Approval consisting of: 1) Coastal Administrative Permit to allow for conversion of a test well to a production well and creation of a small water system; 2) Coastal Administrative Permit to allow construction of a 4,384 square foot single family dwelling with an attached 497 square foot two-car garage, 327 square foot billiard building/storage room, 1,727 square foot courtyard, and 657 square foot deck; 3) Coastal Administrative Permit for development within 750 feet of a known archaeological site; 4) Coastal Development Permit to allow development within 100 feet of ESHA; and 5) Initial Study to allow development with potential environmental impacts. The property is located at 31613 Highway 1, Carmel (Assessor's Parcel Number 243-221-019-000), Big Sur Coast Land Use Plan, Coastal Zone.

Application Title: NELSON JOHN J TR

File No: [PLN160700](#)

Decision Date: 04/27/2017

Entitlement: Minor and Trivial Amendment

Location: 29922 SPINDRIFT RD, CARMEL, CA 93923

Planning Area: Carmel LUP

Current Status: Condition Compliance

Description

Coastal Development Permit and Design Approval modifying a previously approved single family dwelling and associated landscape design to include two new additions totaling 468 square feet; a 275 square foot addition to a previously approved pavilion; new stone veneer retaining walls at the guest parking area and the east terrace (all located on the inland side of the approved home, away from the coastal bluff); and a revision to condition number 8 of the original approval (PLN120412) changing the required slope/bluff protection construction from rock/rip-rap to a retaining wall within 50 feet of the Coastal bluff. The property is located at 29922 Spindrift Road, Carmel (Assessor's Parcel Numbers 214-251-003-000 & 241-251-004-000), Carmel Area Land Use Plan, Coastal Zone.

Application Title: III HOLDINGS LLC

File No: [PLN160748](#)

Decision Date: 10/11/2017

Entitlement: Combined Development Permit

Location: 37820 HWY 1 HWY, MONTEREY, CA 93940

Planning Area: Coast-Big Sur

Current Status: Condition Compliance

Description

Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the partial demolition and reconstruction of a single story 2,852 square foot single family residence into a two-story 2,985 square foot single family residence, with 583 square foot attached two car garage; 2) Coastal Administrative Permit to allow conversion of a test well to a production well and new solar array; 3) Coastal Development Permit to allow development within 100 feet of ESHA. The property is located at 37820 Highway 1, Monterey (Assessor's Parcel Number 418-111-010-000), southwest of Palo Colorado Canyon Road, Big Sur Coast Land Use Plan, Coastal Zone.

Monterey County Resource Management Agency Planning

Projects Decided in 2017 with EIR and MND

Application Title: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

File No: [PLN160860](#)

Decision Date: 06/28/2017

Entitlement: Permit Amendment

Location: 516 DOLAN RD D, MOSS LANDING, CA 95039

Planning Area: North County LCP

Current Status: Condition Compliance

Description

Amendment to a previously approved Coastal Development Permit (PLN030498) to allow improvements to an existing stormwater treatment facility (discharge location 2B), consisting of a concrete-lined forebay/settling basin and bioretention basin, connection to existing interceptor vaults and associated plumbing and grading activities and updated Structural Best Management Practices amending existing General Development Plan. The property is located at 516 D Dolan Road, Moss Landing (Assessor's Parcel Number 131-054-002-000), North County Land Use Plan, Coastal Zone.

Application Title: S & S LAND DEVELOPMENT CO

File No: [PLN160859](#)

Decision Date: 06/28/2017

Entitlement: Permit Amendment

Location: 516 DOLAN RD C, MOSS LANDING, CA 95039

Planning Area: North County LCP

Current Status: Condition Compliance

Description

Amendment to a previously approved Coastal Development Permit (PLN030510) to allow improvements to an existing stormwater treatment facility (discharge locations 1A and 2A), consisting of a concrete-lined forebay/settling basin and bioretention basin, connection to existing interceptor vaults and associated plumbing and grading activities and updated Structural Best Management Practices amending existing General Development Plan. The property is located at 516 C Dolan Road, Moss Landing (Assessor's Parcel Number 131-054-001-000), North County Land Use Plan, Coastal Zone.

Application Title: CUTLER DEBORAH L TR

File No: [PLN160861](#)

Decision Date: 06/28/2017

Entitlement: Permit Amendment

Location: 516 DOLAN RD E, MOSS LANDING, CA 95039

Planning Area: North County LCP

Current Status: Condition Compliance

Description

Amendment to a previously approved Coastal Development Permit (PLN030501) to allow improvements to an existing stormwater treatment facility (discharge location 1B), consisting of a concrete-lined forebay/settling basin and bioretention basin, connection to existing interceptor vaults and associated plumbing and grading activities and updated Structural Best Management Practices amending existing General Development Plan. The property is located at 516 E Dolan Road, Moss Landing (Assessor's Parcel Number 131-054-003-000), North County Land Use Plan, Coastal Zone.

Monterey County Resource Management Agency Planning

Projects Decided in 2017 with EIR and MND

Application Title: MONTEREY HOLDINGS L P ET AL (BERNARDUS LODGE)

File No: [PLN020398-AMD1](#)

Decision Date: 05/10/2017

Entitlement: Permit Amendment

Location: 415 W CARMEL VALLEY RD, CARMEL VALLEY, CA

Planning Area: Carmel Valley Master Plan

Current Status: Condition Compliance

Description

Amendment to a Combined Development Permit (PLN020398/Bay Laurel, LLC) and Design Approval (PLN150244 and PLN150661) to allow the replacement and reconfiguration of a previously approved office and maintenance buildings. Materials and colors to match existing. The property is located at 415 West Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 187-131-044-000), Carmel Valley Master Plan. [Related permit PLN120699 extended PLN020398 for 5 years]

Application Title: CYPRESS MANOR LLC

File No: [PLN170097](#)

Decision Date: 04/05/2017

Entitlement: Minor and Trivial Amendment

Location: 3184 17 MILE DR, PEBBLE BEACH, CA 93953

Planning Area: Del Monte Forest LUP

Current Status: Condition Compliance

Description

Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN100579) to revise landscaping plans with minor re-shaping of exterior stairs and patios. The property is located at 3184 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-015-000), Del Monte Forest Land Use Plan, Coastal Zone.

Application Title: R & Q MALL PROPERTIES LLC (CASA BORONDA AGRICULTURAL EMPLOYEE HOUSING)

File No: [PLN170465](#)

Decision Date: 08/30/2017

Entitlement: Combined Development Permit

Location: 1144 MADISON LN, SALINAS, CA 93907

Planning Area: Greater Salinas

Current Status: Condition Compliance

Description

Combined Development Permit consisting of: a Use Permit for a 75 Unit Agricultural Employee Housing Complex, a General Development Plan, and a Lot Line Adjustment to merge three legal lots of record of approximately 1.21 acres (Assessor's Parcel Number 261-041-024-000), 1.39 acres (Assessor's Parcel Number 261-041-025-000) and 1.36 acres (Assessor's Parcel Number 261-410-026-000), resulting in one legal lot of 3.96 acres; The properties are located at 1144 Madison Lane, Salinas (Assessor's Parcel Numbers 261-041-024-000, 261-041-025-000 and 261-410-026-000), northeastern corner of Madison Lane & Boronda Road, Greater Salinas Area Plan.