

Exhibit B

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EXHIBIT C
DRAFT RESOLUTION

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

ESTE MADERA DEL CIERVO LP (PLN180342)

RESOLUTION NO. 19 -

Resolution by the Monterey County Planning
Commission:

- 1) Adopt the Mitigated Negative Declaration;
and
- 2) Approve a Coastal Development Permit to
allow a Minor Subdivision of a single 4.7-
acre parcel into two (2) parcels as follows:
 - a. Parcel **A** 2.58 acres, with an existing
7,386 square foot single family
home;
 - b. Parcel **B** 2.13 acres, with a 189
square foot shed and a 667 square
foot detached garage, both to be
demolished creating a vacant parcel
B.

The Este Madera Del Ciervo LP application (PLN180342) came on for public hearing before the Monterey County Planning Commission on October 9, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 5;
 - Monterey County Zoning Ordinance (Title 20); and
 - Monterey County Subdivision Ordinance (Title 19 - Coastal)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 3186 Del Ciervo, Pebble Beach (Assessor's Parcel Number 008-361-017-000), Del Monte Forest Land Use Plan.

The parcel is zoned LDR/1.5-D (CZ) [Low Density Residential, one- and one-half acres per unit, Design Control Overlay (Coastal Zone)]. This zoning allows subdivision of land subject to a Coastal Development Permit in each case. The project site is a 4.71 acre parcel; the parcel with a maximum density of 1.5 acres per unit. At 4.7 acres, the property has the potential for subdivision into three (3) parcels, however, the proposal is for a subdivision of the property into two (2) separate parcels. The subdivision would create a 2.58 acre lot (Parcel A) containing the existing 7,386 square foot single family dwelling with attached garage and a 2.13 acre lot (Parcel B) that will be vacant after demolition of an existing detached shed and garage. Reasonably foreseeable future development of Parcel B would be for residential use. Future development of Parcel B will be subject to separate permits and review. Therefore, the project is an allowed land use for this site.

- c) **Public Access:** 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 (Part 5) can be demonstrated. The project site does not have coastal or shoreline frontage. The Pebble Beach golf course is located between the project site and the shoreline; there is no public access to the shoreline from the golf course, a private golf course. Furthermore, the proposed project does not interfere with any form of historic public use or trust rights. Therefore, 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).
- d) **Slope Exceeding 30 Percent:** The existing parcel includes a portion of the land with slopes in excess of 30 percent. Adequate space with slopes of less than 30 percent will exist on both Parcels A and B to accommodate existing and reasonably foreseeable future development. That portion of Parcel B with slopes of 30 percent or greater would be placed in a conservation easement, thus restricting any potential for future development of the slopes.
- e) **Environmentally Sensitive Habitat Areas (ESHA):** A biological report has been prepared for the subdivision that concluded that there is no sensitive habitat at the site. Vegetation at the site consists of scattered native oak and pine trees mixed with non-native grasses, poison oak and mixed scrub. The subdivision will not commit future development to areas that are considered ESHA.
- f) **Title 19, Coastal Subdivision Ordinance:** See Finding No. 7.
- g) **Wildfire Protection:** The property is located within a State Responsibility Area (SRA). Fire protection is provided by the Pebble Beach Community Services District through the Monterey County Fire Protection District. There is an existing residential use of the site that will remain with the proposed subdivision. The Fire Department would review any future development to ensure that the proposed development meets all applicable fire codes pertaining to defensive fire protection measures.
- h) **Cultural Resources:** The project site is in an area identified in County records as having a high archaeological sensitivity. An archaeological

report (LIB190052) was prepared for the project identified one site within 750 feet of the property and 11 archaeological sites within one (1) kilometer of the property. However, the archaeological survey conducted for the 4.7 acre property did not identify any indicators of cultural resources within the project area. Examination of the project site and surrounding area during field reconnaissance revealed no evidence for potential impacts to archaeological resources, and the archaeologist concluded that monitoring of future construction activities is not warranted. In addition, no historical or paleontological resources, or unique geologic features are identified as associated with this site.

- i) Water Resources: Water for existing and future use of the properties will be provided by California American Water (Cal-Am). Cal-Am has provided a can and will serve letter for the subdivision. The applicant has provided a recorded Assignment of a Portion of Monterey Peninsula Water Entitlement and Water Use Permit (Document # 2018038181) assigned to the proposed parcel. The document recognizes a purchase of 0.40 acre feet per year of water credits from the Pebble Beach Company for future development of the property. As proposed and conditioned, the project is consistent with applicable policies of the Del Monte Forest Land Use Plan, Chapter 3.4, Water Resources. (See Finding Nos. 3 and 7)
- j) Viewshed: The project location is not within a designated viewshed and is not located in an area designated as visually sensitive.
- k) The total project area consists of one 4.71 acre parcel, which is proposed to be subdivided into two lots of 2.58 acres (Parcel A) and 2.13 acres (Parcel B). Based on the current land use designation and zoning classification, the property could allow a density of 1 and ½ acres per unit, or three (3) parcels. Pursuant to Section 20.14.060, the minimum building site in the LDR zoning classification shall be 1 acre if approved as part of a clustered residential development, or the acres per unit shown for the specific LDR district. This particular LDR district designates 1 and ½ acres per unit; the proposed subdivision creates two (2) lots of 2.58 acres and 2.13 acres.
- l) The subject parcel, identified as Assessor's Parcel Number 008-361-0171-000, was created by a Minor Subdivision (MS 81-14), recorded December 2, 1981 (Volume 15, Page 18) and is a legal lot of record. In addition, the existing property is developed with a single-family residence and accessory structures, and is therefore a legal parcel per Title 19, Section 19.14.045.A.1.
- m) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. This application did warrant referral to the LUAC because it involves development requiring CEQA review and a Design Review subject to review by the Planning Commission. The LUAC unanimously voted to support the project as proposed at a public meeting held on January 3, 2019.
- n) The project planner conducted a site inspection on January 3, 2019, to verify that the project on the subject parcel conforms to the plans and ordinances listed above.
- o) 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 PLN180342.

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), RMA - Public Works Department, Environmental Services, and the Environmental Health Bureau. 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 Cultural (Archaeological) Resources, Biological Resources, Soil Stability, and Traffic. The following reports have been prepared:
 - Preliminary Archaeological Reconnaissance (LIB190052) prepared by Holman & Associates, San Francisco, California, September 2018.
 - Biological Assessment (LIB190050) prepared by Fred Ballerini, Biological and Horticultural Services, Pacific Grove, California, June 9, 2018.
 - Geotechnical Investigation (LIB190051) prepared by Soil Surveys Group INC., Salinas, California, August 3, 2018.
 - Traffic Letter (LIB190053) prepared by Keith Higgins, Traffic Engineer, Gilroy, California, November 13, 2018.The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
 - c) Adequate land is available for existing and future development to support residential use and development of the site without impacting coastal resources. An existing residential structure will remain on Parcel A of the subdivision and area exists on Parcel B of the subdivision that can be developed for residential use without impacts slopes, sensitive habitat and vegetation, public viewing areas, public access, or other resources at the site. Public water and sewer are available to serve lots created as a result of the subdivision.
 - d) Staff conducted a site inspection on January 3, 2019, 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 the Monterey County RMA - Planning Department for the proposed development found in Project File PLN180342.
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 the RMA - Planning Department, Pebble Beach Community Services District (Cypress Fire Protection District), RMA - Public Works Department, Environmental Services, and the Environmental Health Bureau. 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 provided. The existing parcel and residential dwelling have the required sanitary service provided by the Pebble Beach Community Services District and water supply provided by California American Water; the new parcel would have these services provided by the same providers (Will Serve Letter, Pebble Beach Community Services District, September 27, 2018 for the proposed parcel; see Finding 1, Evidence k above for water supply). The Environmental Health Bureau (EHB) reviewed the proposed project application placed no conditions on the project or new parcel.
 - c) See Finding Nos. 1, 2, 4, 5, 7 and supporting evidence.
 - d) Staff conducted a site inspection on January 3, 2019, to verify that the site is suitable for the proposed use.
 - e) 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 PLN180342.

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 the subject property.
 - b) Staff conducted a site inspection on January 3, 2019, 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 the Monterey County Planning Department for the proposed development are found in Project File PLN180342.

5. **FINDING:** **CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed and conditioned, will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.

- b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN180342).
- c) As designed and conditioned, the Initial Study prepared for the subdivision identified less than significant effects on Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Noise, Traffic, Wildfires and Cumulative impacts. No Impacts were identified in other environmental categories listed in Appendix G of the CEQA Guidelines. The subdivision analyzed current and reasonably foreseeable residential development of the property.
- d) A Draft Mitigated Negative Declaration (“MND”) for PLN180342 was prepared in accordance with CEQA and circulated for public review from August 30 through September 30, 2019 (SCH# 2019089110). The MND cover letter was incorrectly titled as no mitigations were warranted. Staff has made minor clarifications to the document to strike the term “mitigated.” With minor clarification to terminology, the Initial Study will reflect a Negative Declaration (“ND”) without mitigation. The clarification does not remove any mitigations or change any of the analysis or conclusions within the Initial Study, it simply is a clarification in terms to accurately reflect the conclusion that the project will not have any potentially significant effects on the environment. No comments were received during the public review period on the Initial Study.
- e) A Soils report prepared for the subdivision identified slightly to moderately expansive soils on the site. The soils engineer concluded that the site can be developed from a geotechnical standpoint provided recommendations in the report are followed. Recommendations included foundation design with slight over-excavation, reinforced footings and on-grade concrete slabs. These recommendations are typical of residential development and will be implemented through the standard building permit process. Minor clarifications to the Geology/Soils section are suggested to clarify that no mitigation is needed for this subdivision (see evidence d above). Regardless, no significant effects associated with the subdivision or potential future development of the new parcel would occur.
- f) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding No. 2 / Site Suitability), staff reports that reflect the County’s independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in the RMA-Planning Department (PLN180342) and are hereby incorporated herein by reference.
- g) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

The Initial Study was sent to the California Department of Fish and Game for review, comment, and to recommend necessary conditions to protect biological resources in this area. No comments were received during the comment period, however, the project did not receive a no effect determination. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

- h) The Monterey County Resource Management Agency, Planning Department, located at 1441 Schilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

- 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 (Part 5) can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) Staff conducted a site inspection on January 3, 2019.
 - 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 PLN180342.
- 7. FINDING: SUBDIVISION** – Section 66474 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance) of the Monterey County Code (MCC) requires that a request for subdivision be denied if any of the following findings are made:
- 1. That the proposed map is not consistent with the applicable general plan and specific plans.
 - 2. That the design or improvement of the proposed subdivision is not consistent with the applicable general plan and specific plans.
 - 3. That the site is not physically suitable for the type of development.
 - 4. That the site is not physically suitable for the proposed density of development.
 - 5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - 6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
 - 7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

- EVIDENCE:**
- a) Consistency. The project as designed and conditioned is consistent with the 1982 Monterey County General Plan, Del Monte Forest Land Use Plan, Monterey County Coastal Implementation Plan, Part 5, and Title 19 (Coastal) of the Monterey County Code (MCC) (see Finding No. 1).
 - b) Design. The lot design is consistent with the Lot Design Standards of MCC Section 19.10.030 (Coastal). The lots, as proposed, meet all County requirements for minimum lot size, lot width, and lot depth.
 - c) Site Suitability. The site is suitable for the proposed project including the type and density of the development (see Finding No. 2). The subject parcel is 4.71 acres and is zoned such that built-out density of 1-1/2 acres per single-family dwelling could result in three (3) parcels. The proposed subdivision would create one new parcel of 2.58 acres and 2.13 acres. No further subdivision would take place.
 - d) Environment. The subdivision design and improvements will not cause environmental damage to fish or wildlife habitat (see Finding No. 5).
 - e) Health and Safety. The proposed project as designed and conditioned will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 3).
 - f) Water Supply. MCC Section 19.10.070 requires availability of water that is adequate to serve the subdivision. The subdivision has adequate water supply provided by Cal-Am. The applicant has provided a recorded Assignment of a Portion of Monterey Peninsula Water Entitlement and Water Use Permit (Document # 2018038181). (see Finding No. 1 and 3).
 - g) Sewage Disposal. MCC Sections 19.03.015.K and 19.07.020.J require that provision shall be made for adequate sewage disposal. The existing parcel and residential dwelling have the required sanitary service provided by the Pebble Beach Community Services District; the new parcel would have these services provided by the same providers (Will Serve Letter, Pebble Beach Community Services District, September 27, 2018; see Finding 1, Evidence k above for water supply). The Environmental Health Bureau (EHB) reviewed the proposed project application placed no conditions on the project or new parcel. (see Finding No. 3).
 - h) Easements. The subdivision or the type of improvements will not conflict with easements. There is a landscape easement and an access easement existing on the adjacent property, along and parallel to the subject's eastern property line. The proposed subdivision would not interfere or conflict with that easement. The subject property includes its own access point within the existing parcel boundaries. This access easement would be shared with the proposed parcel and an easement on the subject property would be created to ensure access to the proposed new parcel.
 - i) Traffic. The project, as proposed, would not generate a significant amount of new traffic nor significantly increase the number of permanent vehicle trips. The project is limited to the subdivision of an existing parcel into two (2) parcels. There is no construction associated with this project. However, it is reasonable to expect future development of the new parcel with a single-family dwelling and uses.

Any future construction would be subject to review by Public Works and require payment of the Regional Development Impact Fee.

- j) Parks and Recreation. The Monterey County Parks Department did not review the project because the subdivision created only one new parcel. Pursuant to Section 19.12.010 (L)(1), subdivisions containing 4 parcels or less are not subject to the Parks and Recreation ordinance. This proposed subdivision results in 2 parcels. Therefore, the project complies with Section 19.12.010 - Recreation Requirements, of the Subdivision Ordinance, Title 19, Monterey County Code.
- k) Affordable Housing. The proposed project involves the minor subdivision of an existing lot and the creation of only one new lot; therefore, the project is exempt under the Inclusionary Housing Ordinance, per Chapter 18.40 of the Monterey County Code.
- l) The project planner conducted a site inspection on January 3, 2019.
- m) The application, tentative map and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN180342.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors: Section 19.01.050.A of the Monterey County Subdivision Ordinance (Title 19 – Coastal Zone) and Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) allow an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission: Section 20.86.080.A.1, A.2, and A3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea and development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- 1. Adopt the Mitigated Negative Declaration;
- 2. Approve a Coastal Development Permit to allow a Minor Subdivision of a single 4.7-acre parcel into two (2) parcels as follows:
 - a. Parcel **A** 2.58 acres, with an existing 7,386 sf single family home and;
 - b. Parcel **B** 2.13 acres, with a 189 sf shed and a 667 sf garage that will be demolished.

PASSED AND ADOPTED this 9th day of October 2019 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You may 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 2 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

PLN180342

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN190342) allows for the subdivision of a 4.7 acre parcel in two parcels of 2.18 acres and 2.58 acres and demolition of a 189 square foot shed and 667 square foot detached garage. The property is located at 3186 Del Ciervo (Assessor's Parcel Number 08-361-017-000), Del Monte Forest Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit for a Minor Subdivision (Resolution Number _____) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 008-361-017-000 on October 9, 2019. The permit was granted subject to eight (8) 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 recordation of the final map. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to recordation of the final map, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

4. PD022(A) - EASEMENT-CONSERVATION & SCENIC

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of Parcel B that contain slopes in excess of 30%. The easement shall be developed in consultation with certified professionals. An easement deed shall be submitted to, reviewed and approved by, the Director of RMA - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to recordation of the parcel/final map, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Prior to or concurrent with recording the parcel/final map, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA-Planning.

5. PD036 - UTILITIES-SUBDIVISION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A note shall be placed on the parcel/final map or a separate sheet to be recorded with the parcel/final map indicating that "Underground utilities are required in this subdivision in accordance with Chapter 19.10.095, Title 19 of the Monterey County Code." The note shall be located in a conspicuous manner subject to the approval of the Director of RMA-Public Works. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to recording the parcel/final map, the Owner/Applicant shall place a note on the map or on a separate sheet and submit to RMA - Planning for review and approval.

The Owner/Applicant shall install or bond through a a Subdivision Improvement Agreement for the underground utility facilities.

6. PW0015 – UTILITY’S COMMENTS

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Submit the approved tentative map to applicable utility companies. Subdivider shall submit utility company recommendations for required easements, if any, to the RMA-Public works for review and approval.

Compliance or Monitoring Action to be Performed: Prior to Recordation of Map, Owner/Applicant/Subdivider shall provide tentative map to impacted utility companies for review. Subdivider shall submit utility comments to DPW.

7. PW0036 - EASEMENTS AND RIGHT-OF-WAY

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: An easement for the shared driveway access to the newly created parcels shall be reflected in the final map and the legal description of the property prior to redecoration of the map.

Compliance or Monitoring Action to be Performed: Prior to recordation of the Parcel Map, Subdivider’s Surveyor shall include all existing and required easements or rights of way on Parcel Map.

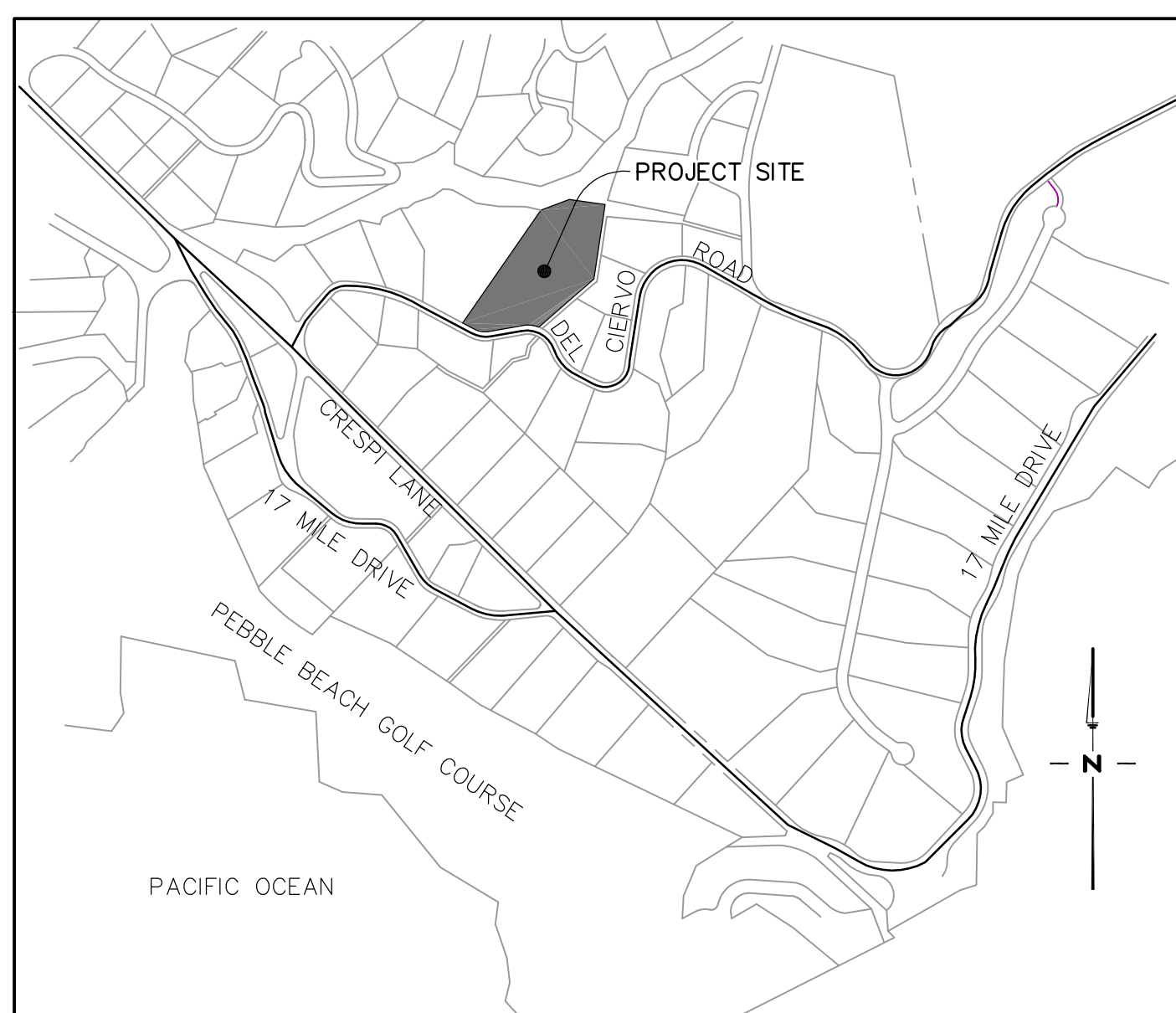
8. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

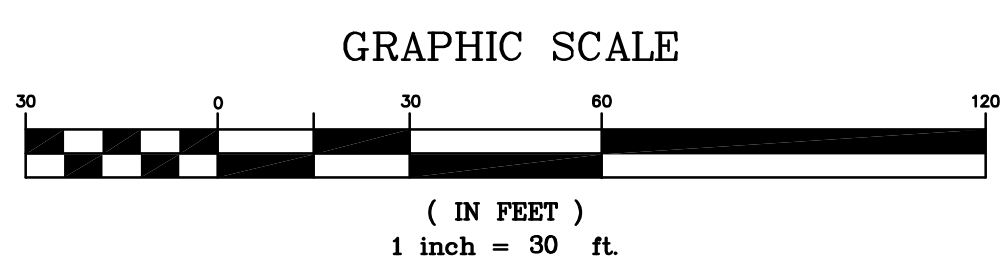
Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, 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. (County Counsel-Risk Management)

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, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

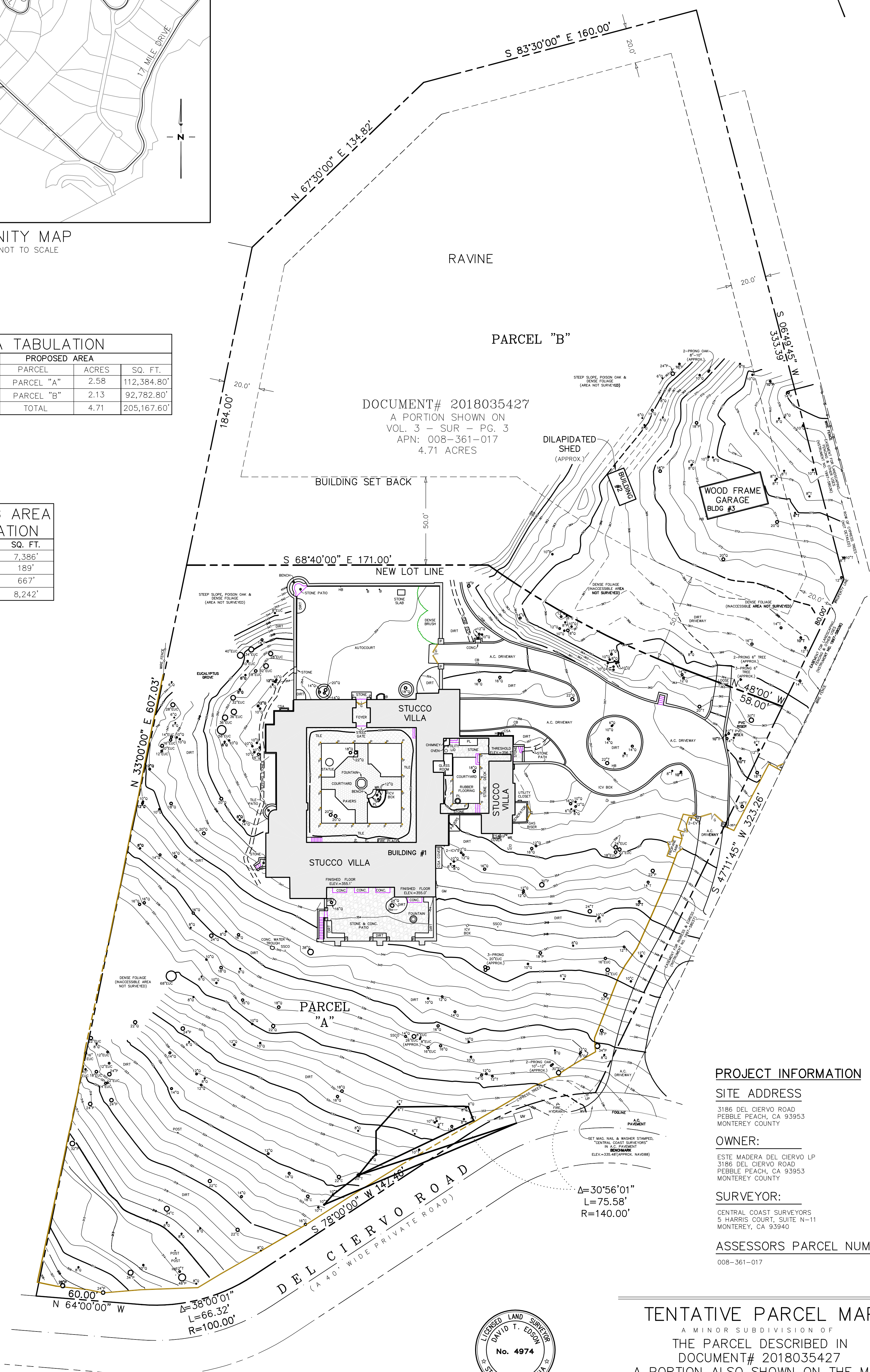


VICINITY MAP
NOT TO SCALE



PARCEL AREA TABULATION					
EXISTING AREA			PROPOSED AREA		
DOC#	ACRES	SQ. FT.	PARCEL	ACRES	SQ. FT.
2018035427	4.71	205,167.60'	PARCEL "A"	2.58	112,384.80'
			PARCEL "B"	2.13	92,782.80'
TOTAL	4.71	205,167.60'	TOTAL	4.71	205,167.60'

BUILDING AREA TABULATION	
BUILDING #	SQ. FT.
1	7,386'
2	189'
3	667'
TOTAL	8,242'



PROJECT INFORMATION

SITE ADDRESS

3186 DEL CIERVO ROAD
PEBBLE PEACH, CA 93953
MONTEREY COUNTY

OWNER:

ESTE MADERA DEL CIERVO LP
3186 DEL CIERVO ROAD
PEBBLE PEACH, CA 93953
MONTEREY COUNTY

SURVEYOR:

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CA 93940

ASSESSORS PARCEL NUMBER

008-361-017

TENTATIVE PARCEL MAP

THE PARCEL DESCRIBED IN
DOCUMENT# 2018035427
A PORTION ALSO SHOWN ON THE MAP
"LICENSED SURVEYOR'S MAP OF EL
PESCADERO AND POINT PINOS RANCHOS"
FILED IN, VOL. 3 – SURVEYS – PG. 3
OFFICIAL RECORDS OF MONTEREY COUNTY

PREPARED FOR
Ladera Del Ciervo LP

B Y
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 30' JOB No. 18-60 OCTOBER 2018

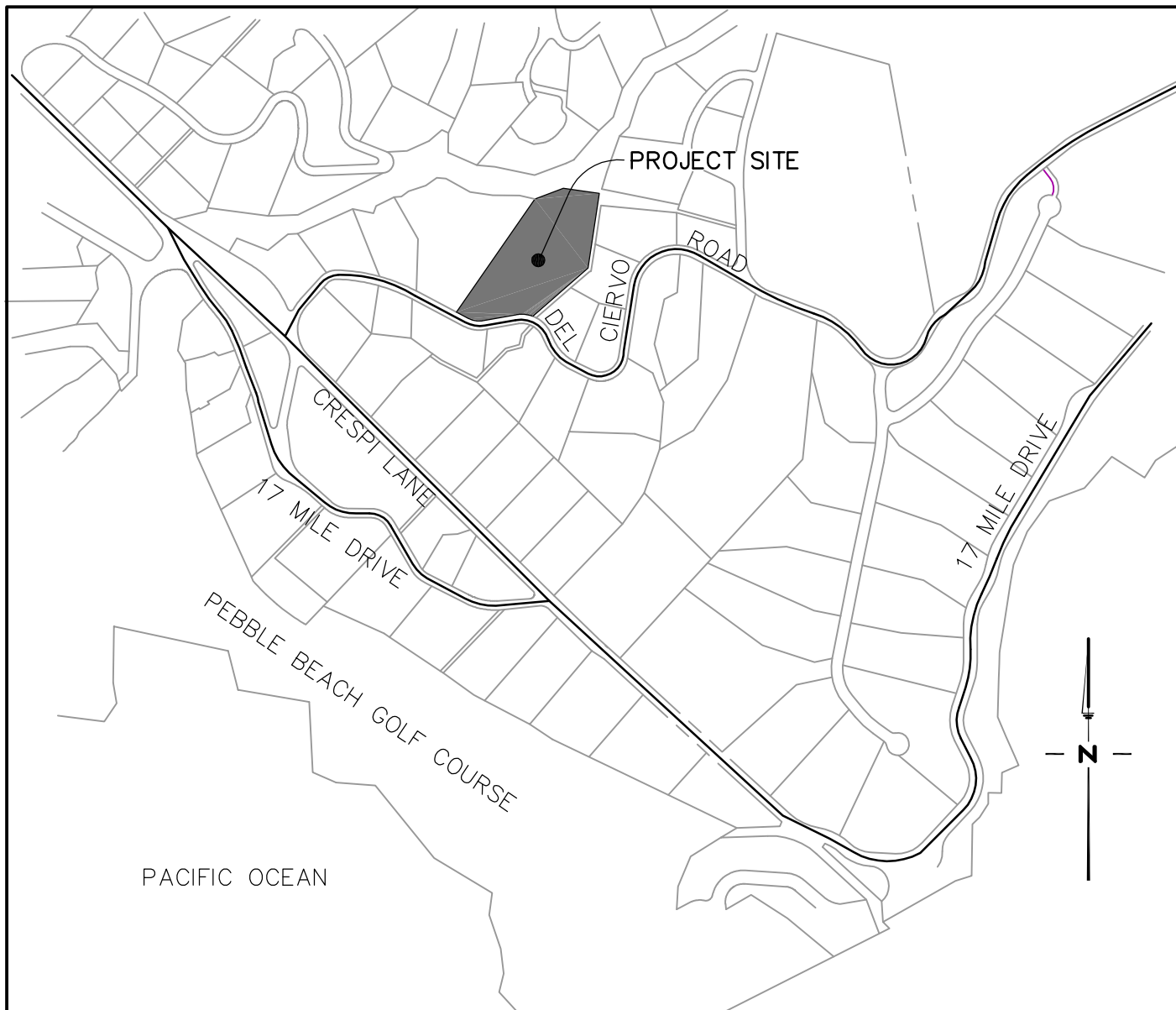
APN 008-361-017

NOTES:

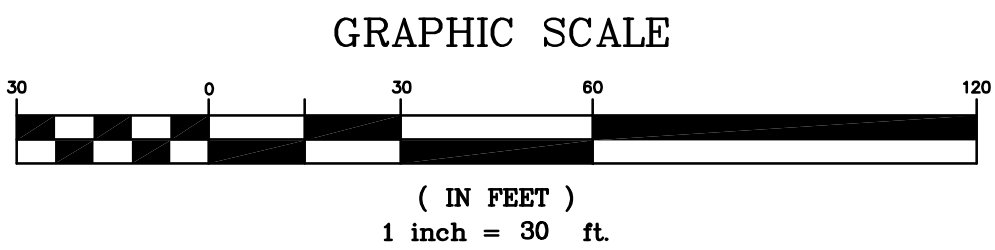
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2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.

LEGEND:

AD	AREA DRAIN		DENOTES A 12\" DIA. TREE (TYP.)
BFP	BACKFLOW PREVENTER		DENOTES A 12\" DIA. CYPRESS TREE (TYP.)
CB	CATCH BASIN		DENOTES A 12\" DIA. OAK TREE (TYP.)
CSA	CRAWL SPACE ACCESS		DENOTES A 12\" DIA. PINE TREE (TYP.)
G	GATE		DENOTES A 12\" DIA. EUCALYPTUS TREE (TYP.)
HB	HOSEBIB		DENOTES A WOOD FENCE
P	PILLAR		DENOTES A STEP
PL	PLANTER		DENOTES A CONCRETE & STONE WALL
UP	UTILITY POLE		
UV	UTILITY VAULT		
WR	WATER RISER		
WW	WATER VALVE		

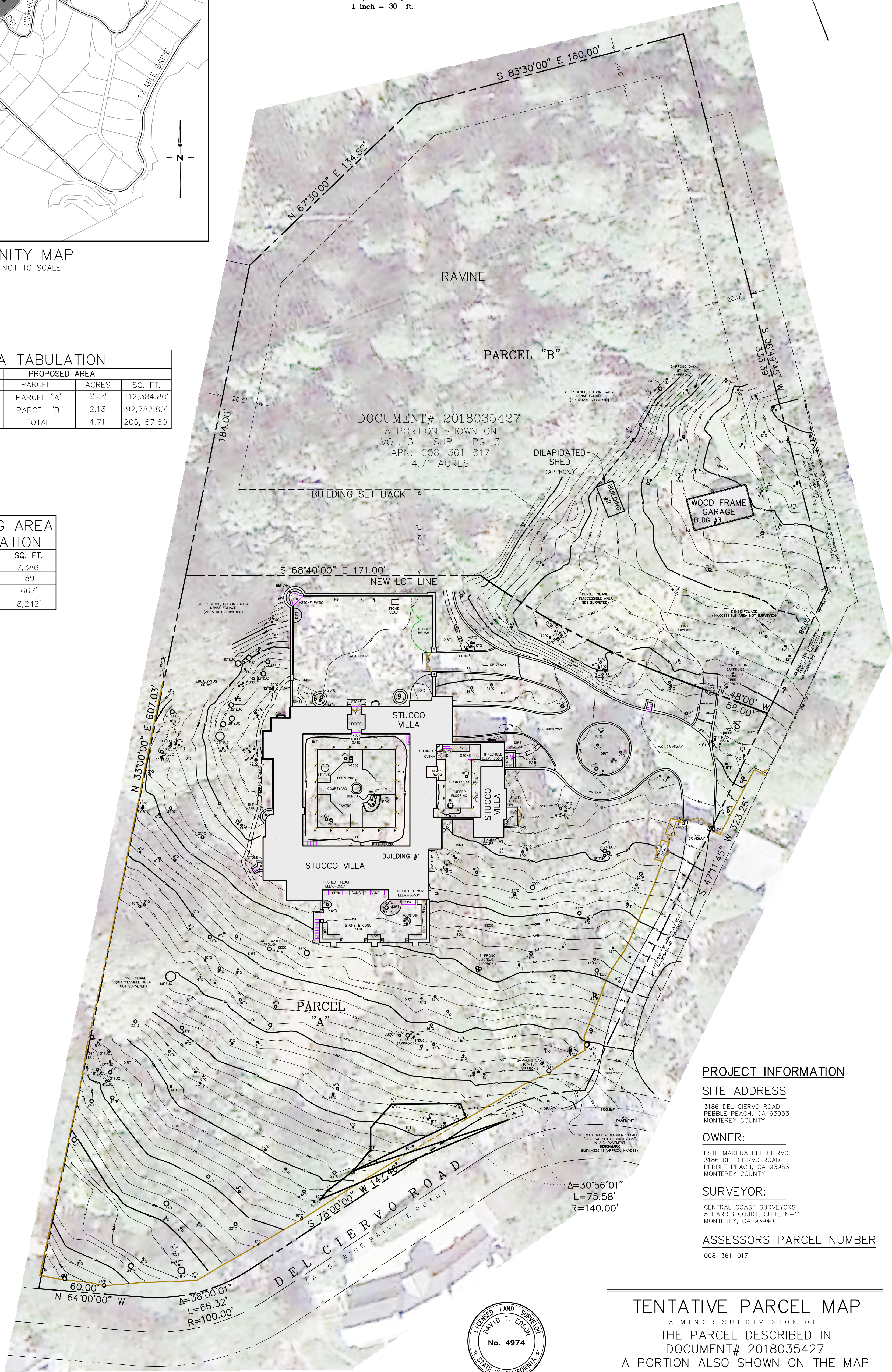


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OFFICIAL RECORDS OF MONTEREY COUNTY

PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Este Madera Del Ciervo LP

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 30' JOB No. 18-60 OCTOBER 2018

PREPARED BY: LLJS

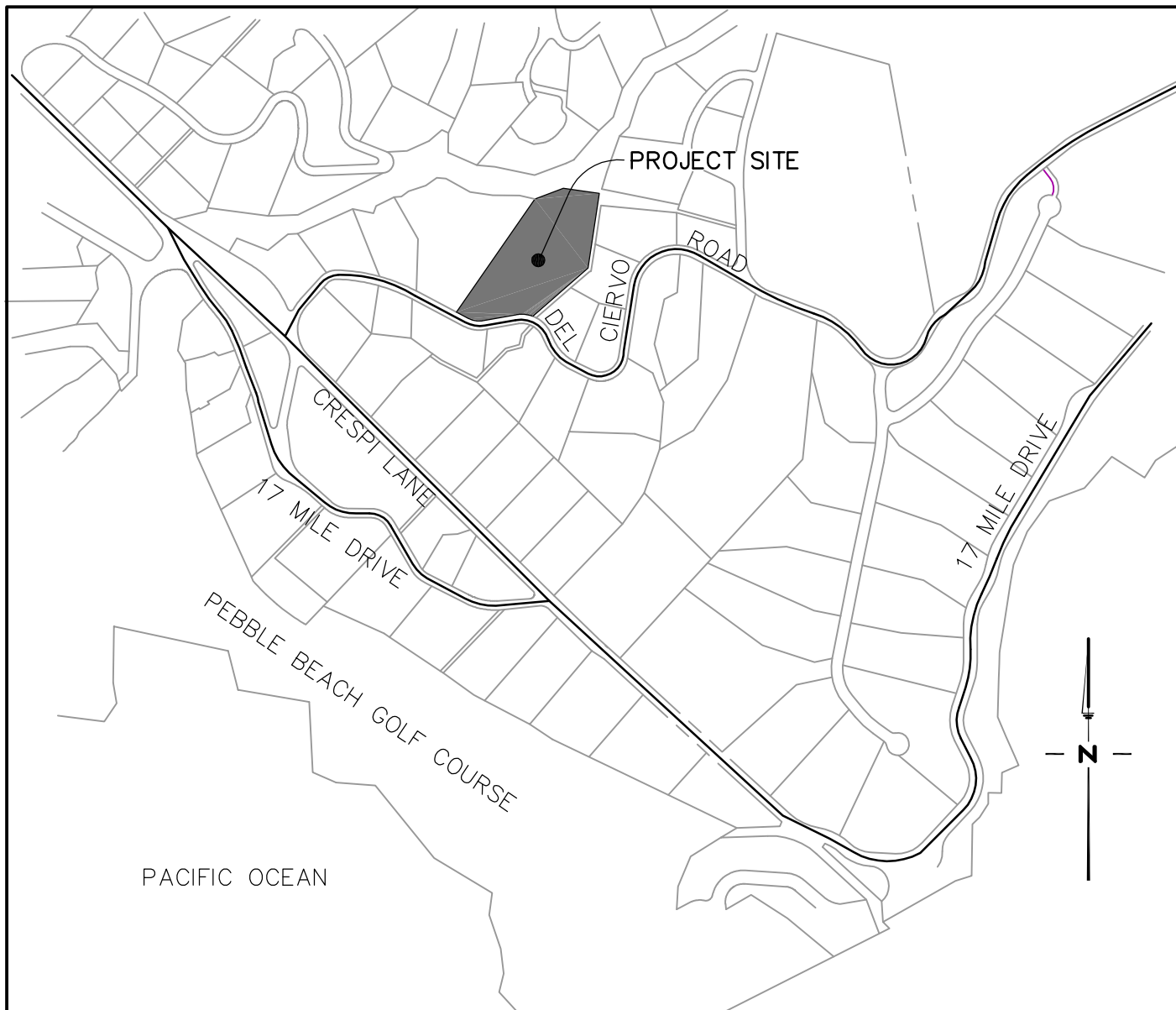
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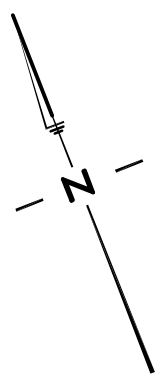
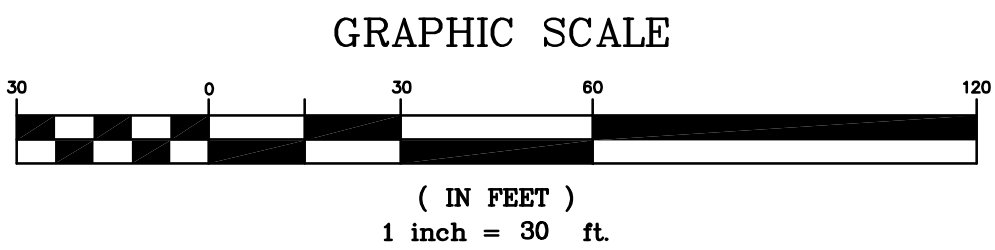
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PL	PLANTER		
UP	UTILITY POLE		
UV	UTILITY VAULT		
WR	WATER RISER		
WV	WATER VALVE		



VICINITY MAP
NOT TO SCALE



SLOPE ANALYSIS:

////// DENOTES A 20-29.9% SLOPE
■■■■■ DENOTES A 30% SLOPE & GREATER

OVERALL AREA	0-19.9%	20-29.9%	30% & GREATER
SQ. FT	205,213.94'	115,395.5'	10,659.95'
ACRES	4.71	2.65	0.24



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ASSESSORS PARCEL NUMBER

008-361-017

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OF A PROPOSED MINOR SUBDIVISION OF

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FILED IN, VOL. 3 - SURVEYS - PG. 3

OFFICIAL RECORDS OF MONTEREY COUNTY

PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Este Madera Del Ciervo LP

BY

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940

Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 30' JOB No. 18-60 NOVEMBER 2018

PREPARED BY: LLJS

APN 008-361-017

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- SOME AREAS AT OR ABOUT 20% SLOPE NOT SHOWN FOR CLARITY BUT INCLUDED IN AREA CALCULATIONS.

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