

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Event Plans.** AT LEAST THIRTY DAYS PRIOR TO EACH YEAR'S EVENT, the Permittee shall submit two sets of event plans for the Executive Director's review and written approval. The event plans shall be in substantial conformance with the proposed plans (prepared by the City of Pacific Grove and dated received in the Coastal Commission's Central Coast District Office on May 28, 2018; see Exhibit 3), but shall be modified and supplemented as follows:
 - a. **Habitat Buffers.** All measures to be used to protect wetland and dune areas from adverse impacts during the event (including during event setup and breakdown) shall be clearly identified, including on site plans as well as elevations or other materials that describe such measures (e.g., photographs, brochures, etc.). At a minimum, such measures shall include exclusionary fencing and related protection measures as appropriate (e.g., straw wattles in areas where runoff could occur) designed to create a buffer of at least 250 feet from Crespi Pond and 50 feet from any dune areas, where no event related activities may occur. During the main event City staff shall maintain the protection measures and ensure that no event guests, staff, or other persons enter the required buffer areas.
 - b. **Traffic and Parking Control.** All measures to be used to control traffic and parking to protect public access use areas from adverse impacts during the event (including during event setup and breakdown) shall be clearly identified. All signs to be used to control traffic and parking during the event shall be identified at the least by the type, location, and design. At a minimum, such measures shall include free valet parking, traffic controllers at the junction of Asilomar Avenue and Ocean Boulevard, and "No Event Parking" signs at all public parking areas along Ocean View Boulevard between Coral Street and Lighthouse Avenue. No event parking shall be allowed at the Point Pinos Lighthouse parking lot between the hours of 1 pm and 4 pm Thursday through Monday, and no public streets shall be closed to accommodate the event.
 - c. **Lighting Limitations.** All lighting associated with the event (including during event setup and breakdown) shall be clearly identified. Lighting details shall at a minimum include a written and graphic description identifying the type, number, location, lumens, and hours of use of all lights to be used during an event. Exterior lighting shall be limited to the minimum necessary for public safety and allowed only during the evening of the main auction event. All lights shall be directed downward and lighting shall not spill into any dune or wetland habitat areas. All exterior lighting shall be turned off as soon as the last event guest departs or 10:30 pm, whichever is earlier.
 - d. **Amplification Limitations.** All amplified sound associated with the event (including during event setup and breakdown) shall be clearly identified. Amplified sound details shall at a minimum include a narrative detailing the hours, decibels, and equipment that will be used for sound amplification during the event. Sound shall not surpass 60 decibels as measured from the edge of wetland and dune areas, and project materials shall be submitted with enough information to verify compliance with this standard. Sound amplification shall be prohibited outside of the event tents, and amplified sound shall be prohibited past 10 pm.

All requirements above and all requirements of each year's approved Event Plans shall be enforceable components of this CDP. The Permittee shall undertake development in conformance with this condition and each year's approved Event Plans unless the Commission amends this CDP or the Executive Director provides a written determination that no amendment is legally required for any proposed minor deviations.

- 2. Pre- and Post-Event Monitoring.** AT LEAST THREE DAYS PRIOR TO THE START OF EACH YEAR'S EVENT, the Permittee shall submit to the Executive Director photographic evidence that all exclusionary fencing and related protection measures identified for that year's approved Event Plans (see Special Condition 1) have been properly installed. WITHIN 30 DAYS AFTER THE CONCLUSION OF EACH YEAR'S EVENT, the Permittee shall submit a report that describes that year's event, including a description of any issues encountered in terms of ensuring compliance with that year's approved Event Plans. The report shall include photographs that show the parking areas, tents, restrooms, lights, exclusionary fencing, and related measures identified in Special Condition 1 taken before, during and after the event that are accompanied by a site plan that notes photographic locations and orientation. The report shall also provide a description of any incidents that occurred during the event (including during event setup and breakdown) that had the potential to be inconsistent with that year's approved Event Plans, including any incursions into required buffer areas by event guests, staff, or other persons (or cars), spills, or other activities that may have impacted habitat resources. The report shall also include any recommendations for additional mitigation measures that may be necessary for future events.
- 3. Minor Modifications.** Minor adjustments to the terms and conditions of this CDP may be allowed by the Executive Director if such adjustments: (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources. Any modifications not deemed reasonable or necessary or that may adversely impact coastal resources shall not constitute authorized development under this CDP unless and until the Commission amends this CDP to allow same.
- 4. Duration.** This CDP authorizes the proposed auto auction event, subject to the above terms and conditions, to take place one time each year in the late summer of 2018, 2019, 2020, 2021, and 2022, and this CDP expires following the 2022 event. Additional events past that time will require a CDP amendment or a separate CDP. If, in the opinion of the Executive Director, post-event monitoring or other information indicates that development inconsistent with the CDP is occurring or has occurred, the Executive Director may bring the CDP to the Commission for possible modification to its duration or its other terms prior to its expiration following the 2022 event.