

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

FLORES PAUL H & LINDA S TRS (PLN240352)

RESOLUTION NO. 25-

Resolution by the County of Monterey Planning
Commission:

- 1) Finding the project qualifies as a Class 3
Categorical Exemption pursuant to CEQA
Guidelines section 15303, and there are no
exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit
consisting of:
 - a. A Design Approval to allow the
construction of a 6,796 square foot
single-family dwelling with an attached
2,580 square foot garage, and associated
site improvements, including 1,762
square feet of porches and patios; and
 - b. A Use Permit to allow the removal of 19
protected trees.

[PLN240352, Flores Paul H & Linda S TRS, 577
Monhollan Rd, Carmel, Greater Monterey Peninsula
Area Plan (Assessor's Parcel Number 103-071-026-
000)]

The FLORES PAUL H & LINDA S TRS application (PLN240352) came on for public hearing before the County of Monterey Planning Commission on November 12, 2025. 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 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan (GMPAP);
 - Monterey County Zoning Ordinance (Title 21);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) Allowed Use. The property is located at 577 Monhollan Road (Assessor's Parcel Number 103-071-026-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Rural Density Residential with a maximum 10 units per acre, an Urban Reserve overlay, and Design overlay or "RDR/10-UR-D". RDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the construction of a 5,382 square foot single-family dwelling with a 1,414 square foot daylight basement, a 2,580 square foot attached garage, and 1,762 square feet of porches and patios. The project also involves the removal of 19 protected trees, which is an allowed use subject to the granting of a Use Permit. Therefore, the project is an allowed land use for this site.
- c) Pursuant to Title 21 section 21.50.030 of the Monterey County Zoning Ordinance [Urban Reserve (UR)], uses on lands within a UR zoning district are permitted, provided those uses are permitted within the district combined with the UR district. The proposed single-family dwelling is an allowed use in the RDR district (see preceding Evidence b) and therefore is an allowed use in the UR district. The project was referred to the City of Monterey for review and recommendation pursuant to Title 21 section 21.050.030.
- d) Lot Legality. The parcel (Assessor's Parcel Number 103-071-026-000) is shown in its current configuration as 4.26 acres and is identified as Parcel "2" in Volume 31, Page 97 of a Record of Survey map. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Development Standards. The project meets all required development standards for Rural Density Residential zoning district and B overlay district, which are identified in Title 21 section 21.16.060. Pursuant to Title 21 section 21.16.060.C, the required setbacks are 30 feet (front), 20 feet (side), and 20 feet (rear). The proposed single-family dwelling will have setbacks of 60 feet (front), 172 feet (west [side]), and 145 feet (north [rear]). The RDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 28 feet. The RDR zoning district allows a maximum building site coverage of 25%. The proposed project will have a building site coverage of 9,735 square feet or 5%. Therefore, the project meets the required development standards.
- f) Design and Visual Resources. Pursuant to Title 21 Chapter 21.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The single-family dwelling will have a modern architectural style with rural finishes, and exterior colors and materials consisting of brown concrete, mission tile roofing, cream stucco, brown trim, and dark brown anodized windows. The residences within the vicinity are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The proposed exterior finishes do not detract from the

surrounding environment and are consistent with the surrounding residential neighborhood character. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation, along with nearby residences. The proposed development will blend in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the areas, in accordance with General Plan Policy LU-1.13. Due to intervening vegetation and existing development, the proposed residence will not create any adverse visual impacts. Figure 14 of the Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map indicates the subject property as not being in an area designated as sensitive or highly sensitive. The subject property is not along a scenic highway corridor or in the critical viewshed. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.

- g) Tree Removal. The proposed project involves the removal of 19 protected trees. However, as detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Use Permit have been met in this case.
- h) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of moderate archaeological sensitivity. In accordance with General Plan Open Space Policy OS-6.3, any new development being proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB250071), no cultural resources or indications of archaeological resources were identified during the Project Archaeologist's pedestrian survey of the project site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Land Use Advisory Committee. The project fits the criteria to be referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review; however, items cannot be scheduled before the LUAC due to an on-going lack of quorum.
- j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240352.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Geological Resources (soils), Forest Resources, Biological Resources, and Archaeological Resources. The following reports have been prepared:
 - “Tree Assessment” (County of Monterey Library No. LIB250070), prepared by Albert Weisfuss, Monterey, CA, October 22nd, 2024
 - “Phase 1 Inventory of Archaeological Resources” (County of Monterey Library No. LIB250071), prepared by Ruben Mendoza, Salinas, CA, February 10th, 2025
 - “Geotechnical Report” (County of Monterey Library No. LIB250072), prepared by Grice Engineering, Salinas, CA, December 31st, 2024

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) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240352.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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 HCD- Planning, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and 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) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by an existing shared well on the property that was reviewed and approved by the Environmental Health Bureau dated October 14, 2010. Wastewater services will be provided by Monterey One.
 - c) Staff conducted a site inspection on October 15, 2025, 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 County of Monterey HCD - Planning for the proposed development found in Project File PLN240352.
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 County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240352.
5. **FINDING:** **CEQA (Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures, including one single-family residence in a residential zone.
 - b) The proposed project involves the construction of a 5,382 square foot single family dwelling with a 1,414 square foot daylight basement, a 2,580 square foot attached garage, and 1,762 square feet of porches and patios, and the removal of 19 protected trees. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.
 - c) No adverse environmental effects were identified during staff review of the development application.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
 - e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240352.
6. **FINDING:** **TREE REMOVAL** - The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

- EVIDENCE:**
- a) The project includes application for the removal of 19 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 21), a Use Permit is required, and the criteria to grant said permit have been met.
 - b) Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250070) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 51 trees near the proposed development and determined that most of these are in fair or poor condition. As proposed, 19 trees will be removed with implementation of this project, including 12 Coast live oaks and seven Monterey pines. Per the project Arborist, seventeen of these trees are within the development footprint. The other two trees are in poor or dead condition. No landmark Oaks are proposed for removal; however, four landmark Pines are proposed for removal. Landmark Pines are not afforded the same level of protection as Landmark Oaks per Title 21 section 21.64.260.
 - c) The proposed tree removal is the minimum required under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. Seventeen of the trees to be removed are within the development footprint. Of the other two trees proposed for removal, one (Tree #442) is approximately 15 feet from the residence but in poor condition and would be impacted by grading activities, and the other tree (411) would not be impacted by construction or grading but is dead and thus proposed for removal. Removal of these trees is consistent with the recommendations of the prepared forest management plan and the State's fuel management requirements and guidelines.
 - d) Policy OS-5.11 of the 2010 General Plan encourages the conservation of large, continuous expanses of native trees and vegetation to serve as the most suitable habitat for maintaining abundant and diverse wildlife. As delineated on the project plans, the trees sited for removal are within the proposed footprint of development, are dead, and/or hazardous to the proposed residence. The property's remaining trees will be retained, which are contiguous with the surrounding forested area. Thirty-two documented trees near the development of the single-family dwelling are to be retained and protected per the Arborist report. Trees to be retained will be protected with implementation of Condition No. 4.
 - e) Title 21 section 21.64.260 requires a 1:1 replanting of removed protected trees. The Project Arborist concluded that the subject property has adequate space for the replanting of 25 trees after the construction of the single-family dwelling, while also managing onsite fuel loads. Therefore, the arborist recommends the replanting of thirteen 5-gallon Monterey pines and twelve 5-gallon coast live oaks. Replanting 25 trees will allow for optimum canopy and root development. Accordingly, Condition No. 6 requires the applicant to replant thirteen 5-gallon Monterey pine trees and twelve 5-gallon coast live oak trees.

- f) Measures for tree protection during construction have been incorporated as a condition of approval, and include tree protection zones, trunk protection, hand excavation, and bridging roots.
- g) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed, will not significantly reduce the availability of wildlife habitat over the long term. Condition No. 10 requires a raptor/bird nesting survey be performed by a qualified biologist if tree removal is to be conducted between February 1 and August 15.
- h) Staff conducted a site inspection on October 15, 2025 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- i) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240352.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 21) allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of the Planning Commission.

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined development Permit consisting of: 1) a Design Approval to allow the construction of a 6,796 square foot single-family dwelling with an attached 2,580 square foot garage, and associated site improvements, including 1,762 square feet of porches and patios; and 2) a Use Permit to allow removal of 19 protected trees.

All of which are in general conformance with the attached sketch and subject to the attached 15 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of November, 2025 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP, Chief of Planning
Planning Commission Secretary

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 TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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 County of Monterey HCD-Planning and HCD-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.

Form Rev. 5-14-2014

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County of Monterey HCD Planning

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

PLN240352

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit and Design Approval (PLN240352) allows the construction of a 5,382 square foot single-family dwelling with a 1,414 square foot daylight basement, a 2,580 square foot attached garage, and 1,762 square feet of porches and patios, and the removal of 19 protected trees. The property is located at 577 Monhollan Road, Carmel (Assessor's Parcel Number 103-071-026-000), Greater Monterey Peninsula Area 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 HCD - 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval and Use Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 103-071-026-000 on November 12, 2025. The permit was granted subject to 15 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: 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 HCD - 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.
(HCD - 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 HCD - 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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: 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 HCD - 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. (HCD - 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 HCD - 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 HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1:1 for protected trees less than 24" diameter and 2:1 ratio for protected trees greater than 24" diameter.
- Replacement ratio recommended by arborist: 25 trees will be replanted at a 1:1 for protected trees less than 24" diameter and 2:1 ratio for protected trees greater than 24" diameter. Tree planting stock should be at least 3 feet tall with at least ½ inch caliper.
- Other:

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

7. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

8. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: 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 HCD - Planning, prior to the issuance of building permits.
(HCD - 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 HCD - 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.

9. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

10. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

11. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant 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 and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

12. PD055 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (as applicable):

- Names and contact information (primary and secondary) of parties responsible for project during construction.
 - Summary table including:
 - Types of construction vehicles and number of trucks and/or vehicle trips/day.
 - Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
 - Hours of operation.
 - Project scheduling (dates) and duration of construction.
 - Map illustrating:
 - Location of project (vicinity map).
 - Proposed route for hauling material.
 - Location of Sensitive Receptors (schools, hospitals, etc) along haul route.
 - Location of stockpiles and parking for construction vehicles.
 - Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.
 - The CMP shall:
 - Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling
 - Prohibit blocking of access roads or driveways.
 - Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.
 - Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.
 - Provide adequate storage and staging areas. Staging and storage areas shall be on-site to the maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.
 - If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.
 - The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.
 - Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.
 - Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.
- (HCD - Planning)

- Compliance or Monitoring Action to be Performed:**
1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.
 2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase yes, they of the project.

13. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.
CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

- Compliance or Monitoring Action to be Performed:**
1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
 2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

14. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

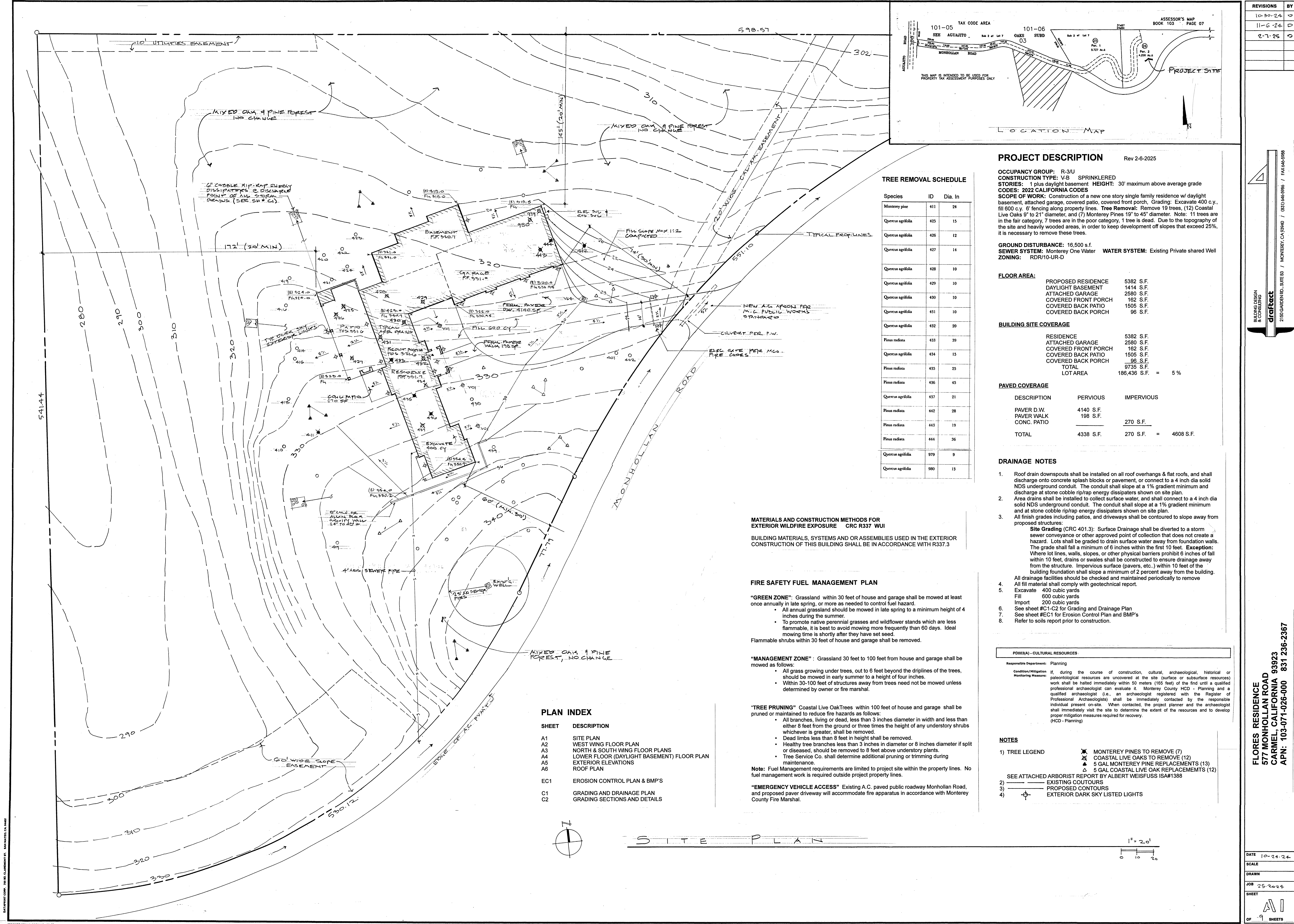
15. PWSP01 - NON-STANDARD

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the City of Monterey for the development of the driveway connection to Monhollan Road
The design and construction is subject to the approval of City of Monterey. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permit issuance Owner/Applicant shall obtain an encroachment permit from City of Monterey and submit a copy to HCD -Engineering Services.

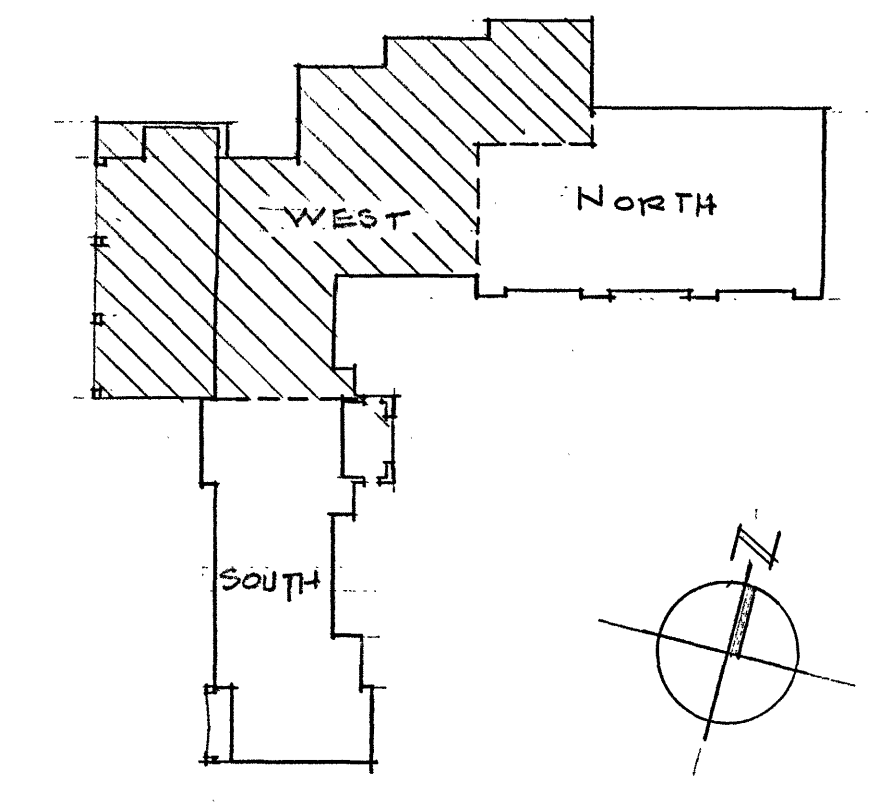
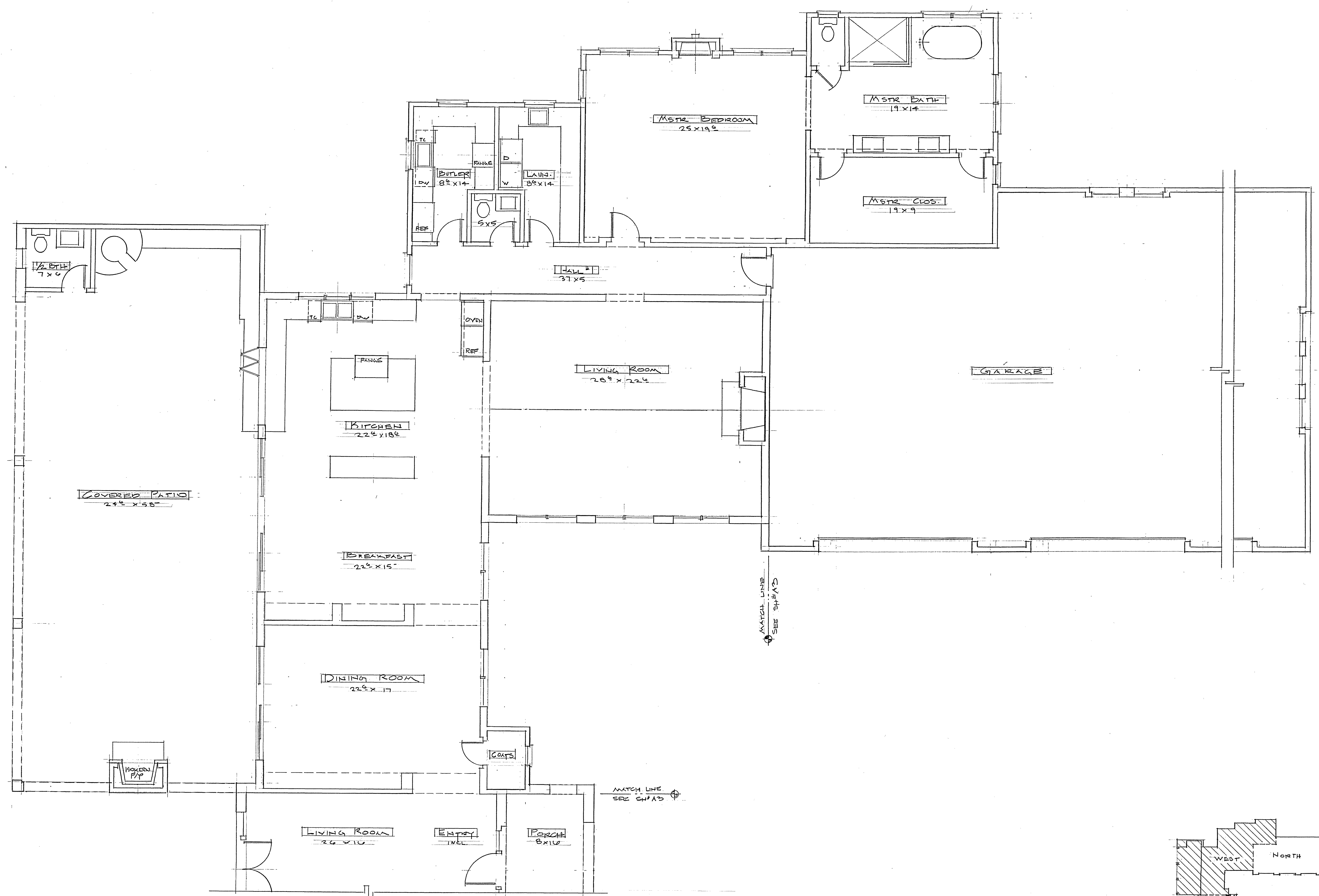
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REVISIONS	BY
10-30-24	10
11-6-24	10
2-7-25	10

101-05 TAX CODE AREA	101-06 TAX CODE AREA
SEE AGUAJITO	SEE OAKS
Sub 2 of Lot 7	Sub 3 of Lot 7
MONTELLAN ROAD	MONTELLAN ROAD
THIS MAP IS INTENDED TO BE USED FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY	ASSESSOR'S MAP BOOK 103 PAGE 07
	PROJECT SITE
	LOCATION MAP

PROJECT DESCRIPTION		Rev 2-6-2025
OCCUPANCY GROUP: R-3/U		
CONSTRUCTION TYPE: V-B SPRINKLERED		
STORIES: 1 plus daylight basement HEIGHT: 30' maximum above average grade		
CODES: 2022 CALIFORNIA CODES		
SCOPE OF WORK: Construction of a new one story single family residence w/ daylight basement, attached garage, covered patio, covered front porch, Grading, Excavate 400 c.y., fill 600 c.y., 6" fencing along property lines. Tree Removal: Remove 19 trees, (12) Coastal Live Oaks 9" to 21" diameter, and (7) Monterey Pines 19" to 45" diameter. Note: 11 trees are in the fair category, 7 trees are in the poor category, 1 tree is dead. Due to the topography of the site and heavily wooded areas, in order to keep development off slopes that exceed 25%, it is necessary to remove these trees.		
GROUND DISTURBANCE: 16,500 s.f.		
SEWER SYSTEM: Monterey One Water WATER SYSTEM: Existing Private shared Well		
ZONING: RDR/10-UR-D		
FLOOR AREA:		
	PROPOSED RESIDENCE	5382 S.F.
	DAYLIGHT BASEMENT	1414 S.F.
	ATTACHED GARAGE	2580 S.F.
	COVERED FRONT PORCH	162 S.F.
	COVERED BACK PATIO	1505 S.F.
	COVERED BACK PORCH	96 S.F.
BUILDING SITE COVERAGE		
	RESIDENCE	5382 S.F.
	ATTACHED GARAGE	2580 S.F.
	COVERED FRONT PORCH	162 S.F.
	COVERED BACK PATIO	1505 S.F.
	COVERED BACK PORCH	96 S.F.
	TOTAL	9735 S.F.
	LOT AREA	186,438 S.F. = 5 %
PAVED COVERAGE		
DESCRIPTION	PERVIOUS	IMPERVIOUS
PAVER D.W.	4140 S.F.	
PAVER WALK	198 S.F.	
CONC. PATIO		270 S.F.
TOTAL	4338 S.F.	270 S.F. = 4608 S.F.
DRAINAGE NOTES		
1. Roof drain downspouts shall be installed on all roof overhangs & flat roofs, and shall discharge onto concrete splash blocks or pavement, or connect to a 4 inch dia solid NDS underground conduit. The conduit shall slope at a 1% gradient minimum and discharge at stone cobble rip/rap energy dissipaters shown on site plan.		
2. Area drains shall be installed to collect surface water, and shall connect to a 4 inch dia solid NDS underground conduit. The conduit shall slope at a 1% gradient minimum and at stone cobble rip/rap energy dissipaters shown on site plan.		
3. All finish grades including patios, and driveways shall be contoured to slope away from proposed structures:		
Site Grading (CRC 401.3): Surface Drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Exception: Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surface (pavers, etc.) within 10 feet of the building foundation shall slope a minimum of 2 percent away from the building.		
All drainage facilities should be checked and maintained periodically to remove		
All fill material shall comply with geotechnical report.		
4. Excavate 400 cubic yards		
Fill 600 cubic yards		
Import 200 cubic yards		
6. See sheet #C1-C2 for Grading and Drainage Plan		
7. See sheet #EC1 for Erosion Control Plan and BMP's		
8. Refer to soils report prior to construction.		
PD003(A) - CULTURAL RESOURCES		
Responsible Department: 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 HCD - 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. (HCD - Planning)		
NOTES		
1) TREE LEGEND		
X MONTEREY PINES TO REMOVE (7)		
X COASTAL LIVE OAKS TO REMOVE (12)		
X 5 GAL MONTEREY PINE REPLACEMENTS (13)		
X 5 GAL COASTAL LIVE OAK REPLACEMENTS (12)		
SEE ATTACHED ARBORIST REPORT BY ALBERT WEISFUSS ISA#1388		
2) EXISTING COUTOURS		
3) PROPOSED CONTOURS		
4) EXTERIOR DARK SKY LISTED LIGHTS		
FLORES RESIDENCE 577 MONTELLAN ROAD CARMEL, CALIFORNIA 93923 APN: 103-071-026-000 831 236-2367		



WEST WING MAIN FLOOR

1/4"=1'-0"

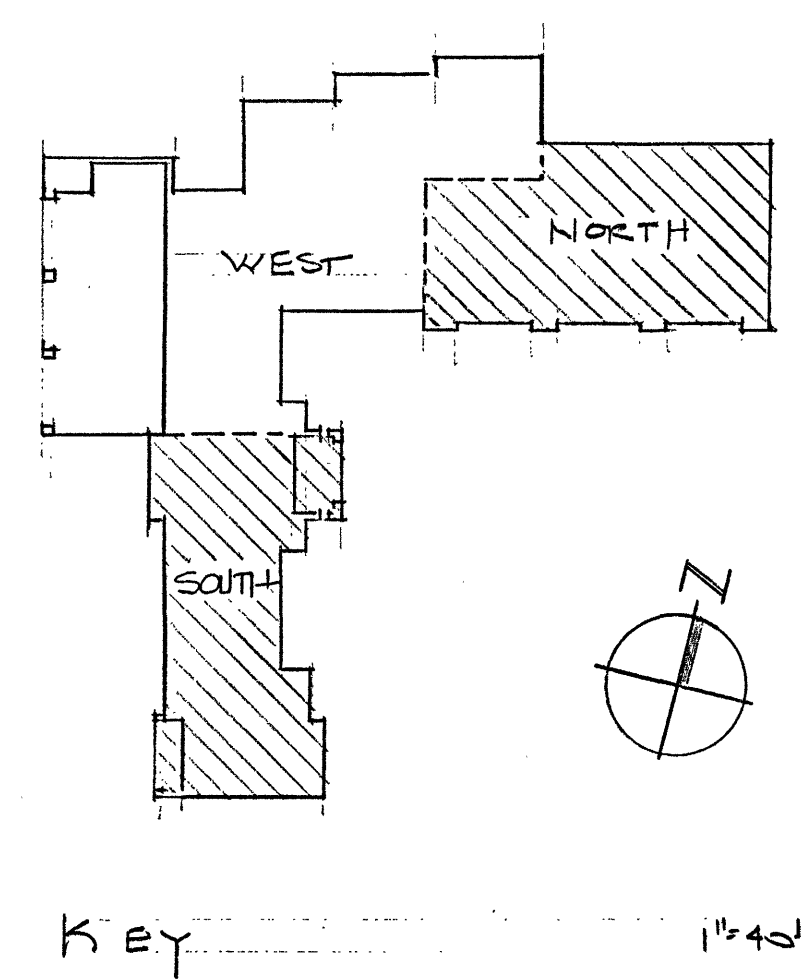
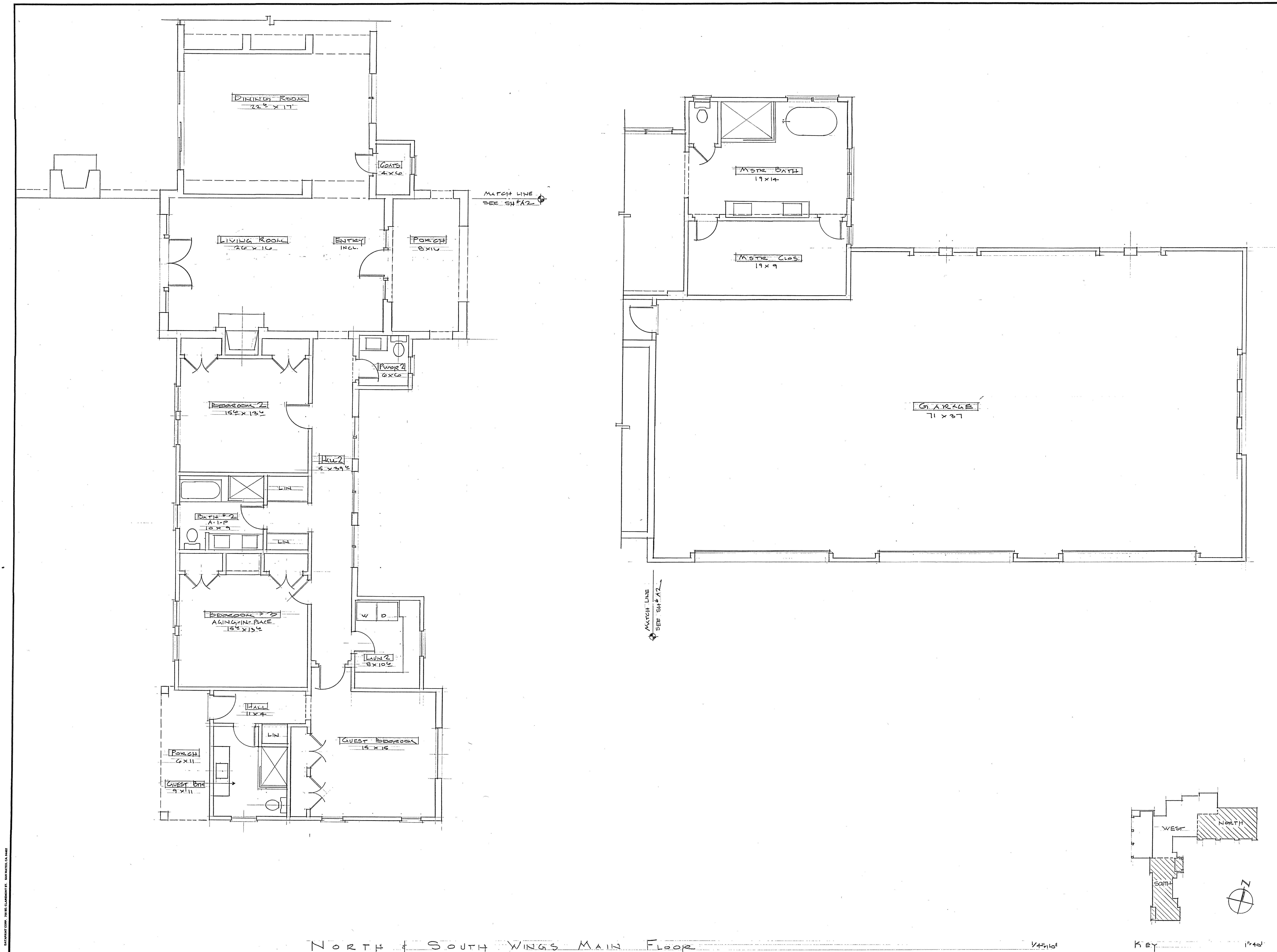
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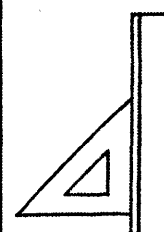
BUILDING DESIGN
& CONSULTING
draft
2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940 / (831) 466-5986 / FAX 466-5988

FLORES RESIDENCE
577 MONHOLLAN ROAD
CARMEL, CALIFORNIA 93923
APN: 103-071-026-000 831 236-2367

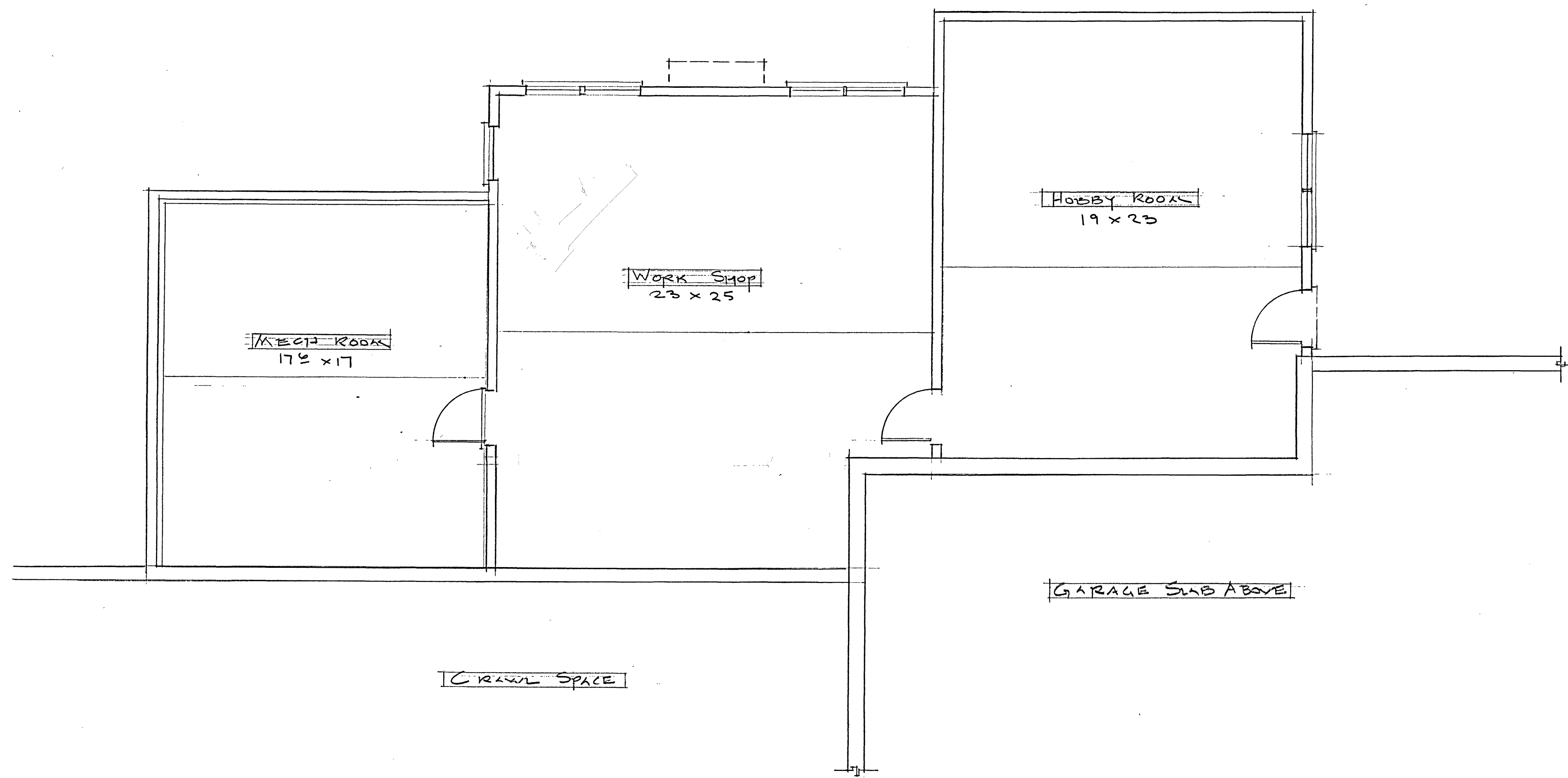
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JOB 25-2024
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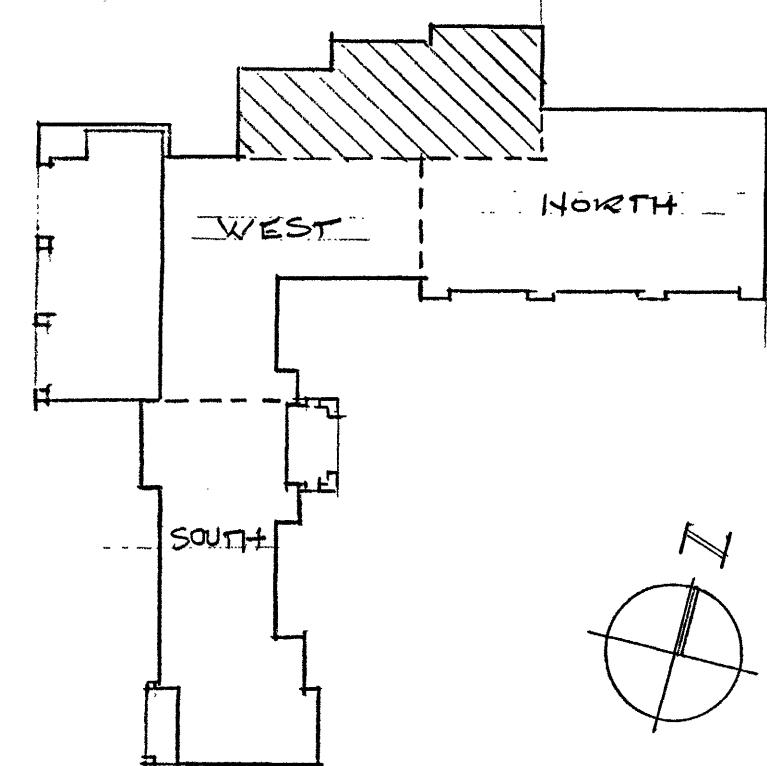
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draft
 RESIDENTIAL
 ARCHITECTURE
 & CONSULTING
 2150 GARDEN RD., SUITE 103 / MONTEREY, CA 93940 / (831) 466-5996 / FAX 466-5988



WEST WING LOWER FLOOR



KEY 1/8"=1'-0"

FLORES RESIDENCE
 577 MONHOLLAN ROAD
 CARMEL, CALIFORNIA 93923
 APN: 103-071-026-000 831 236-2367

DATE	2.7.25
SCALE	
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JOB	25-2024
SHEET	
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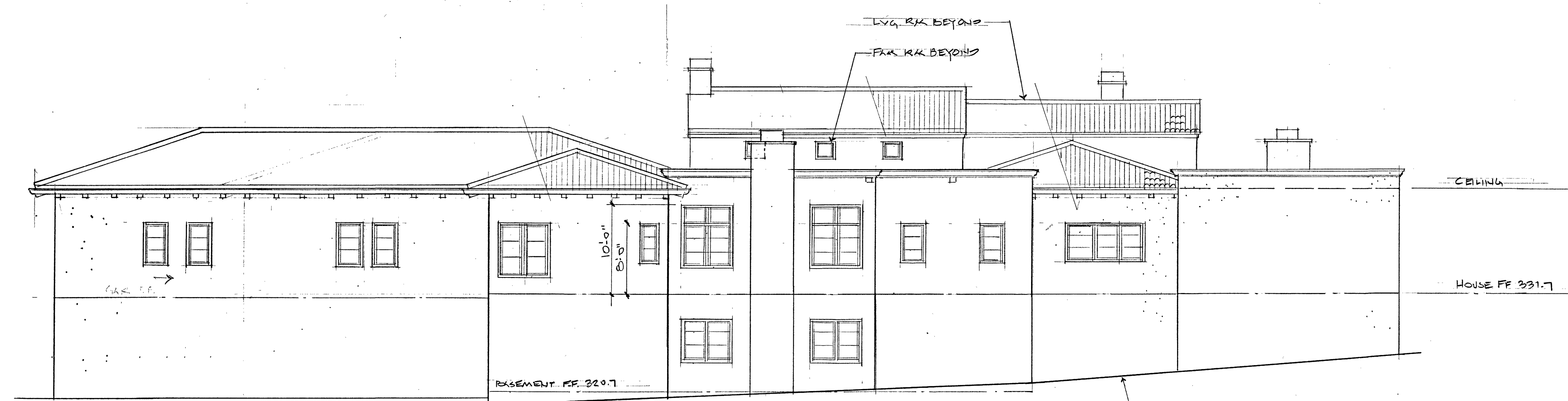


MATERIALS AND CONSTRUCTION METHODS FOR
EXTERIOR WILDFIRE EXPOSURE - CRC R337 WUI
BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR
CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH R337.3

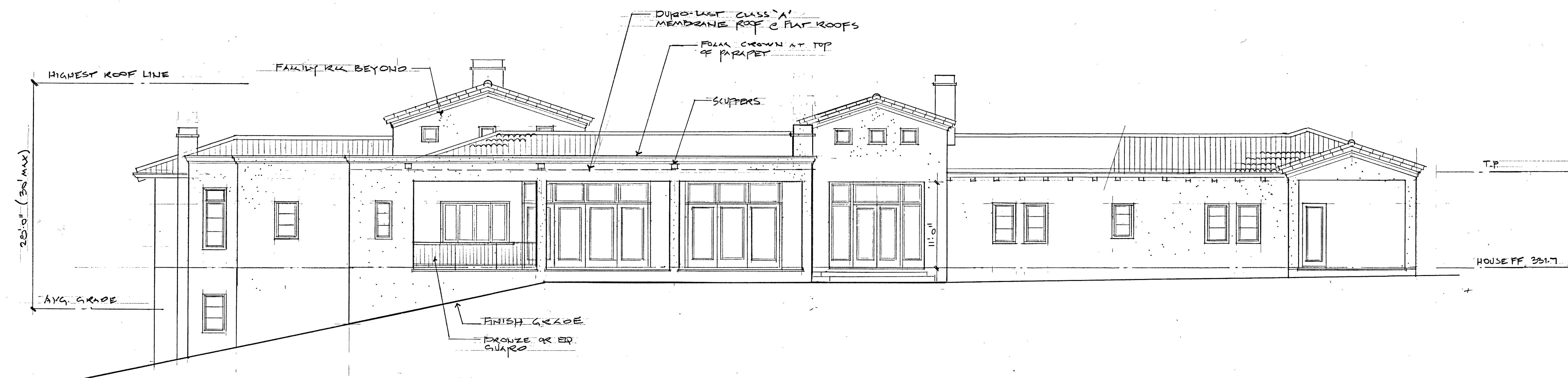
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SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

REVISIONS	B
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10-30-24	M
12-7-25	V

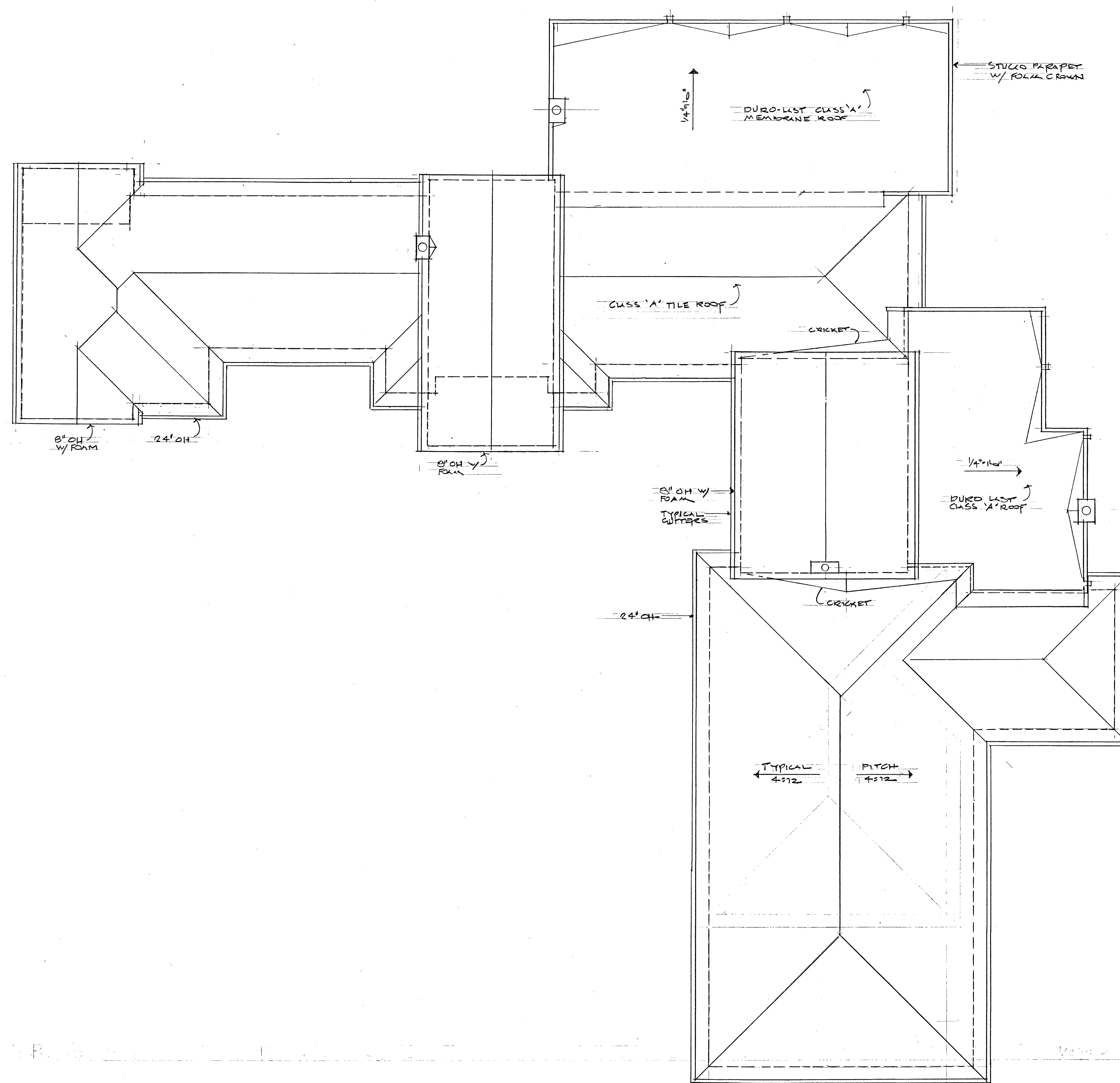
**BUILDING DESIGN
& CONSULTING**

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2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940 / (831) 646-5986 / FAX 646-5988

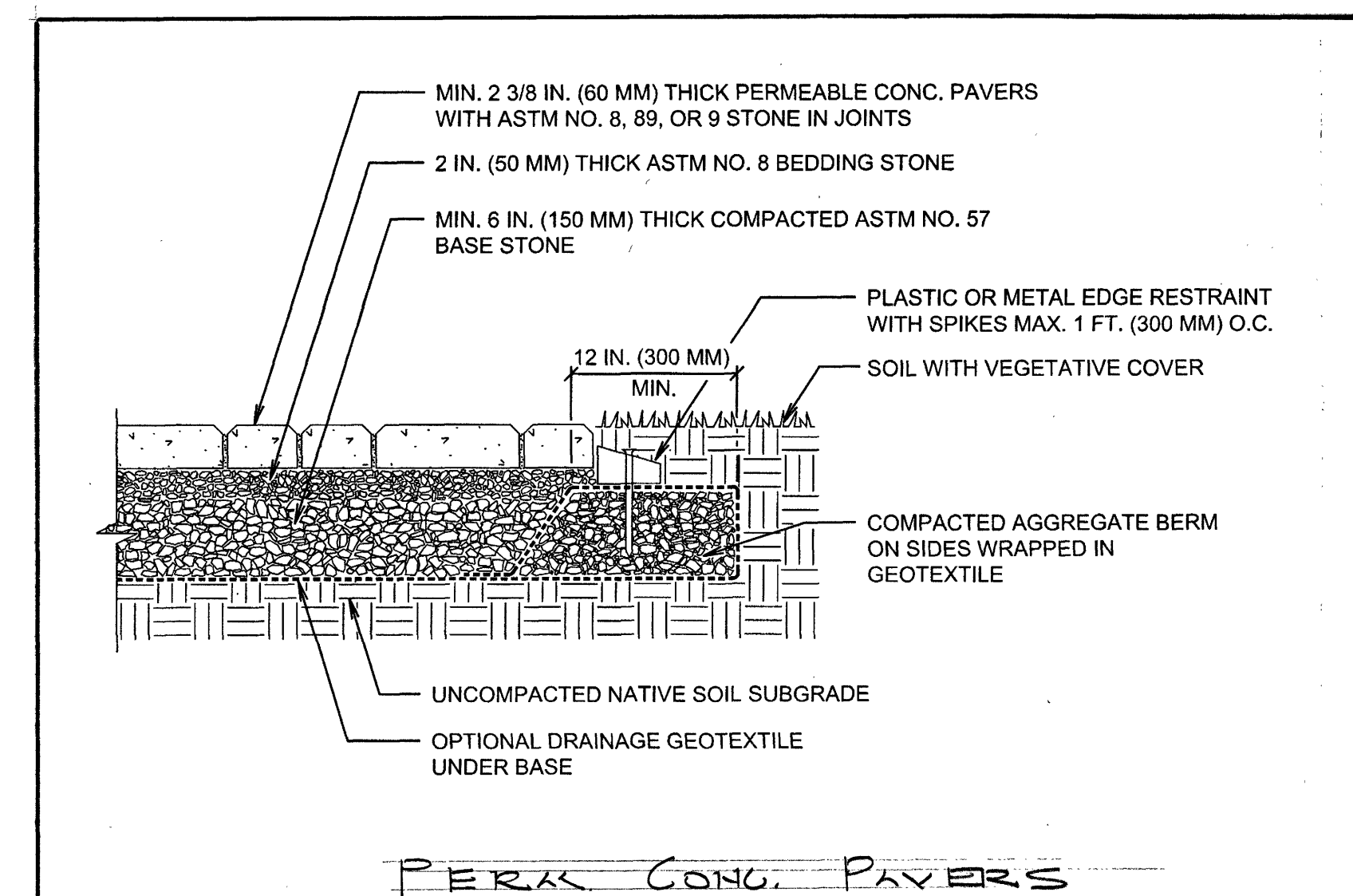
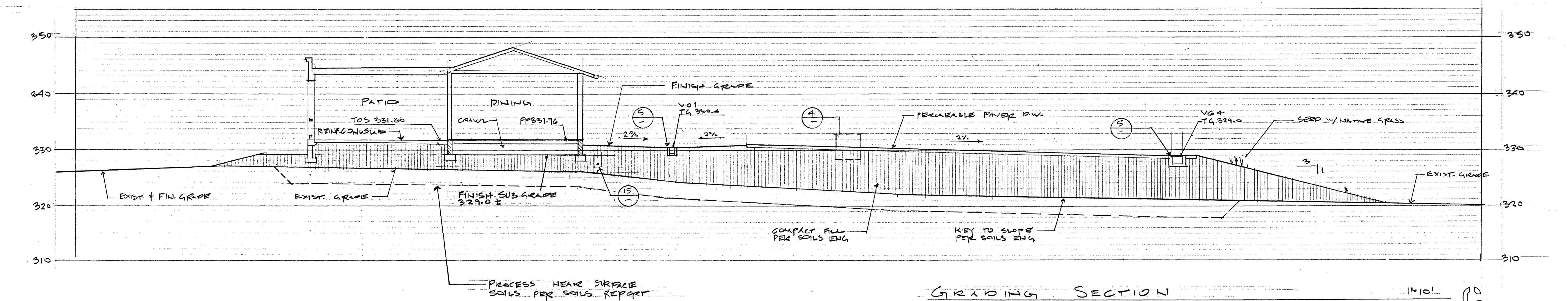
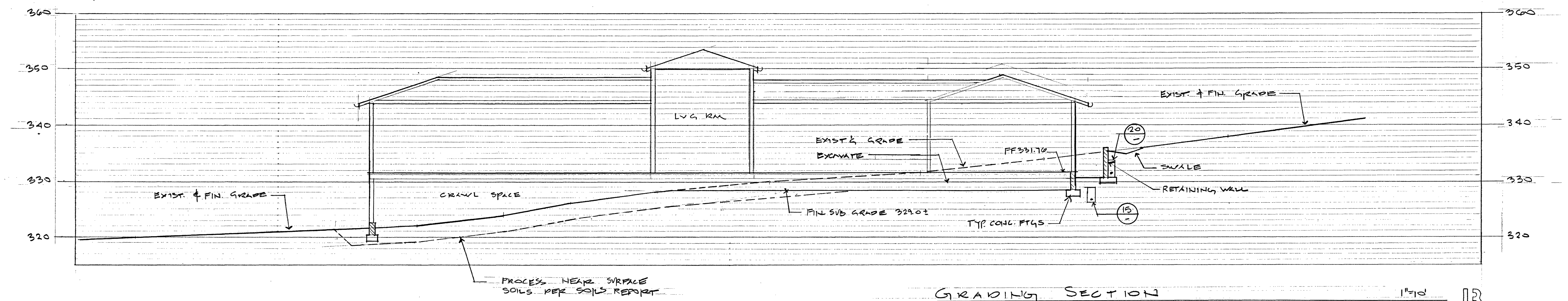
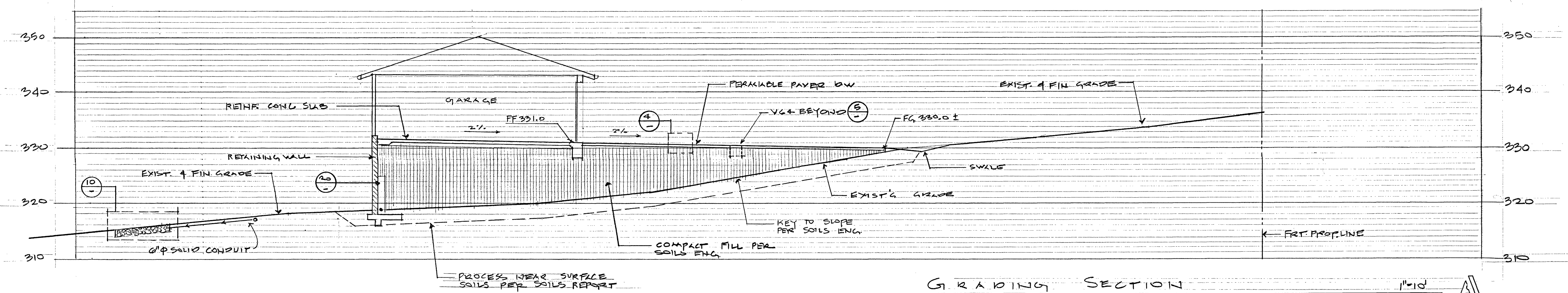
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577 MONHOLLAN ROAD
CARMEL, CALIFORNIA 93923
APN: 103-071-026-000 831 236-2367

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OF	SHEETS

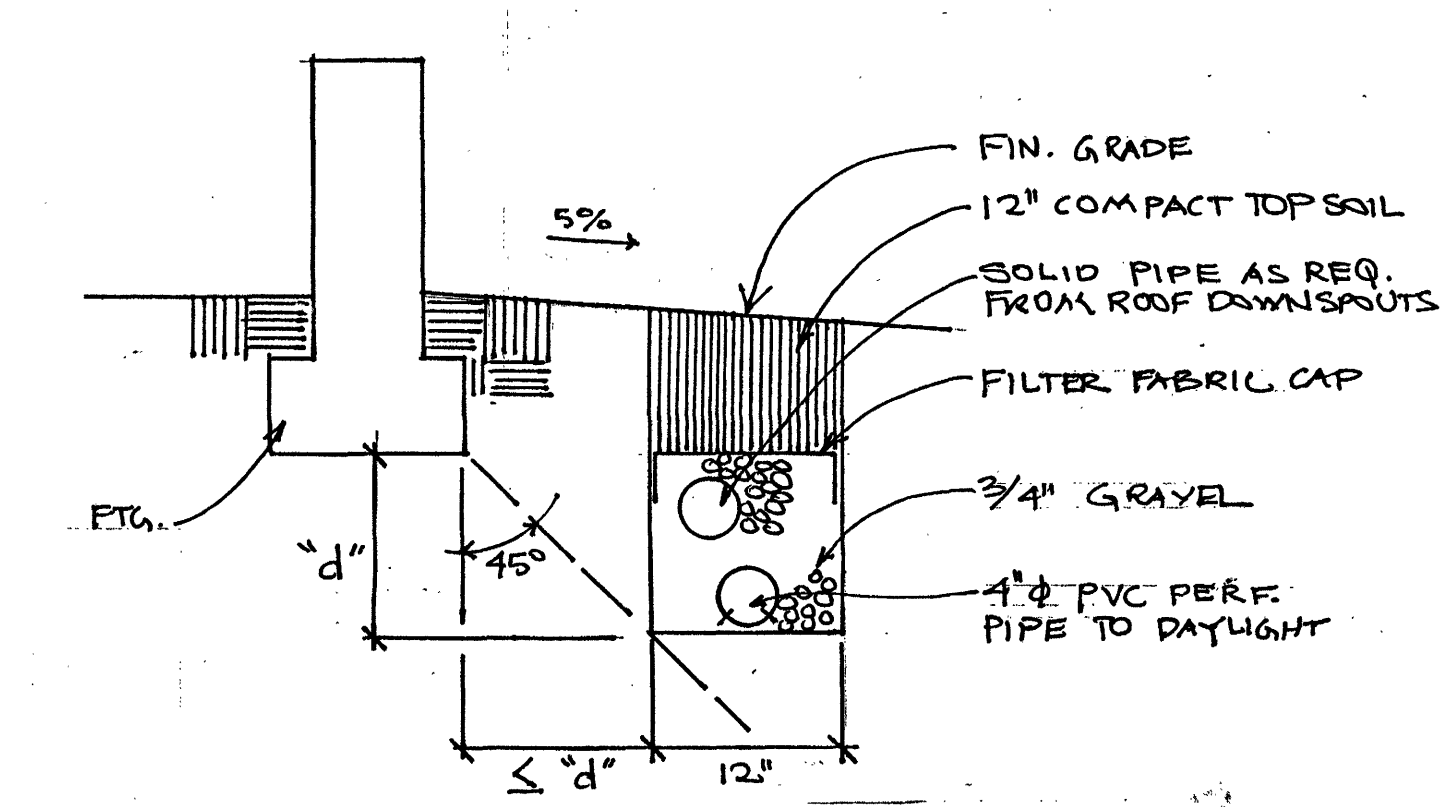
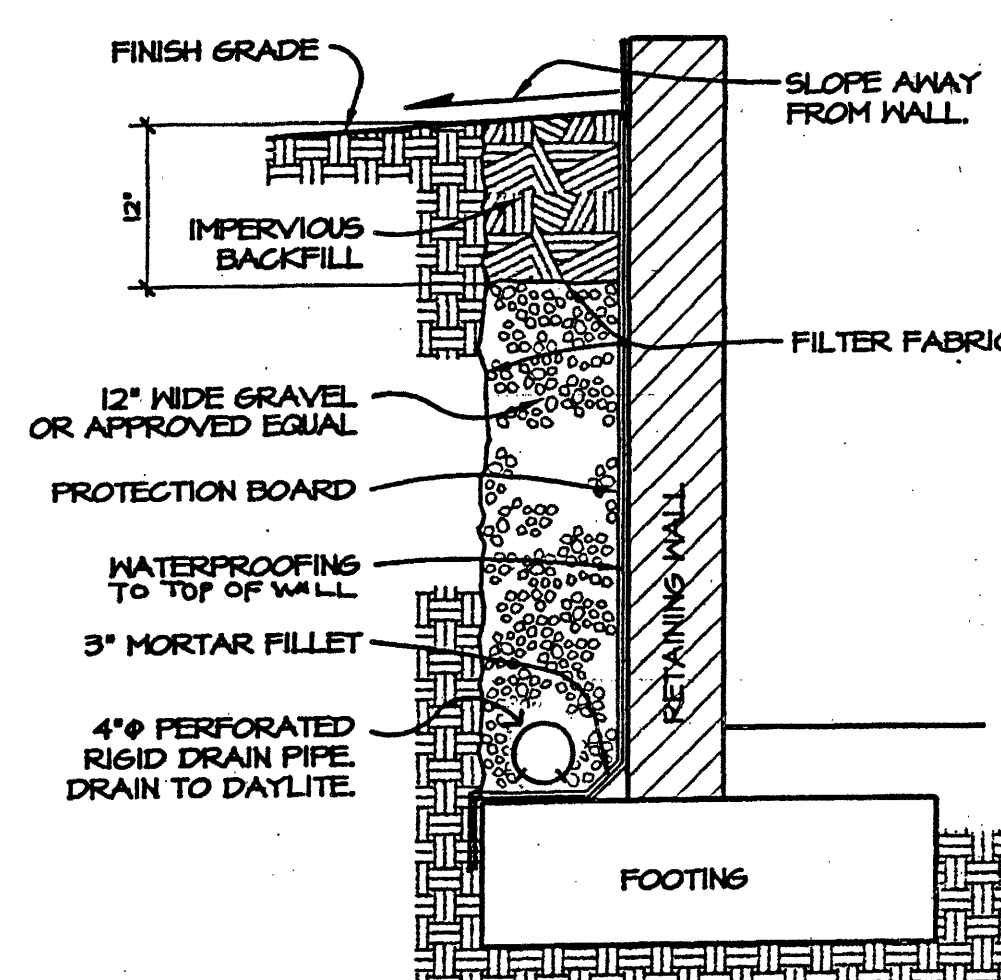


ROOF PLAN

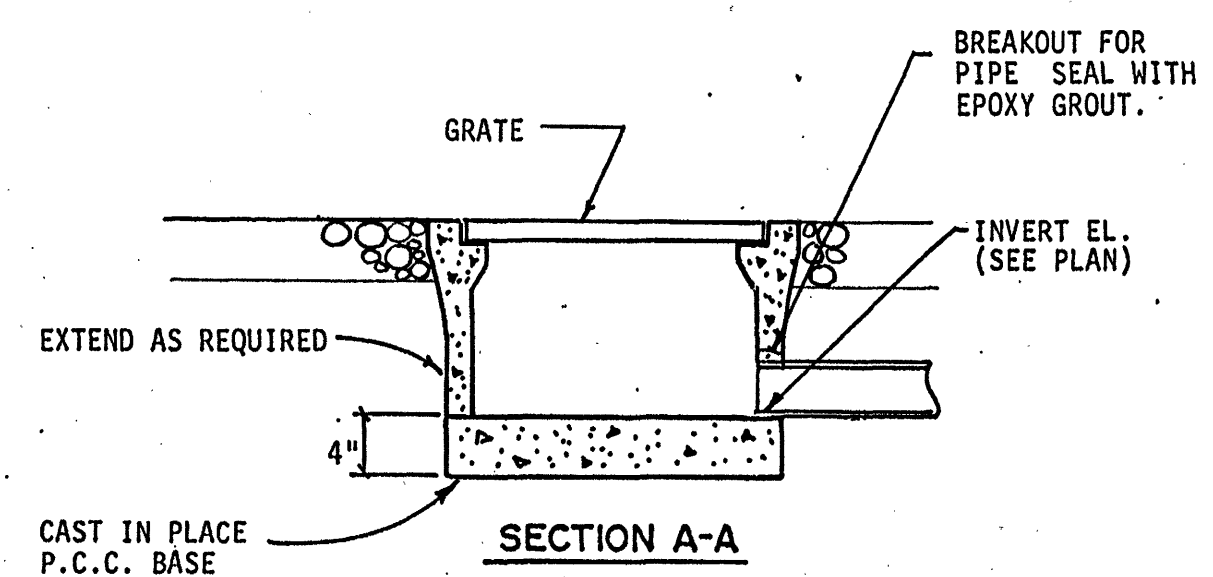
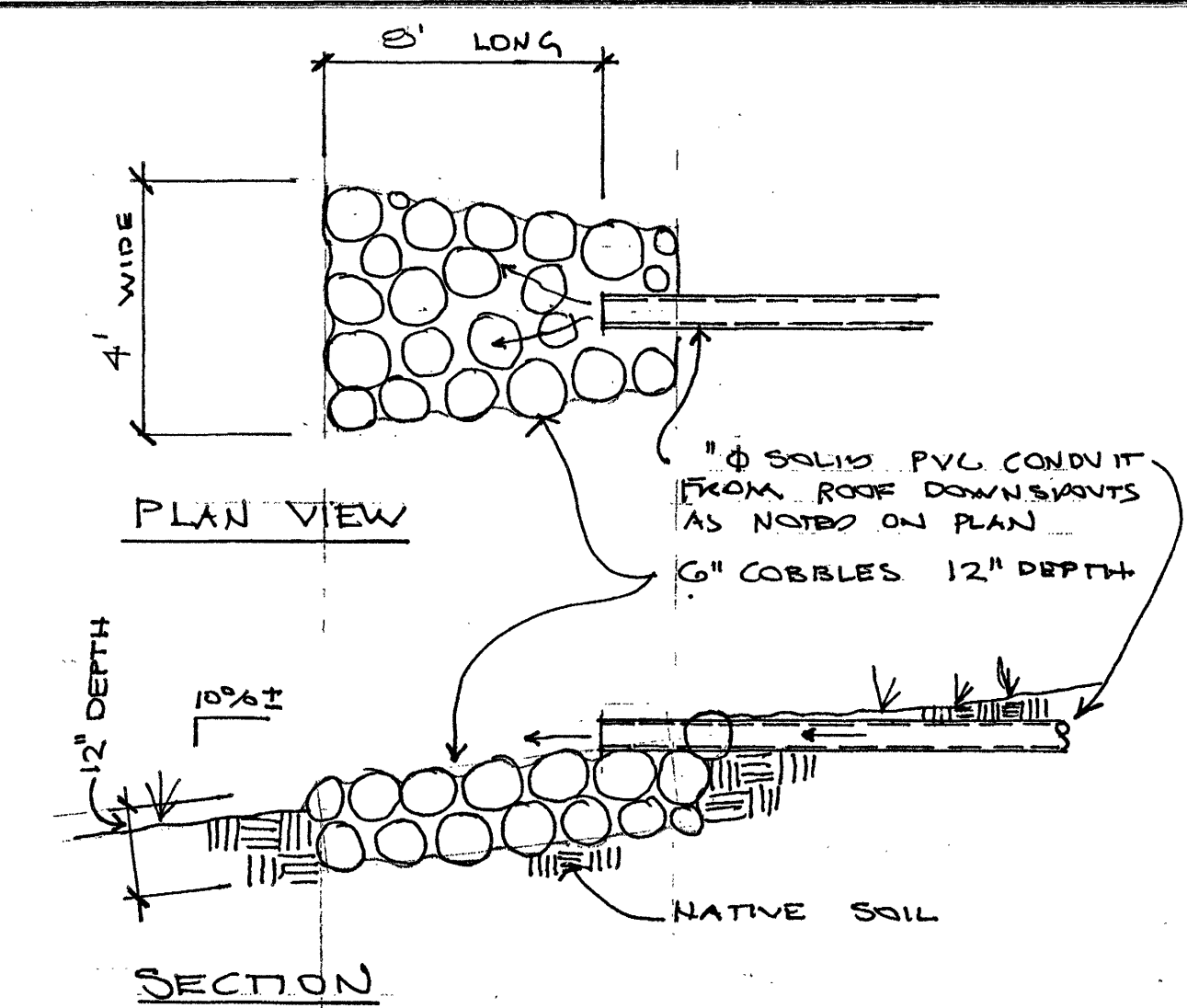
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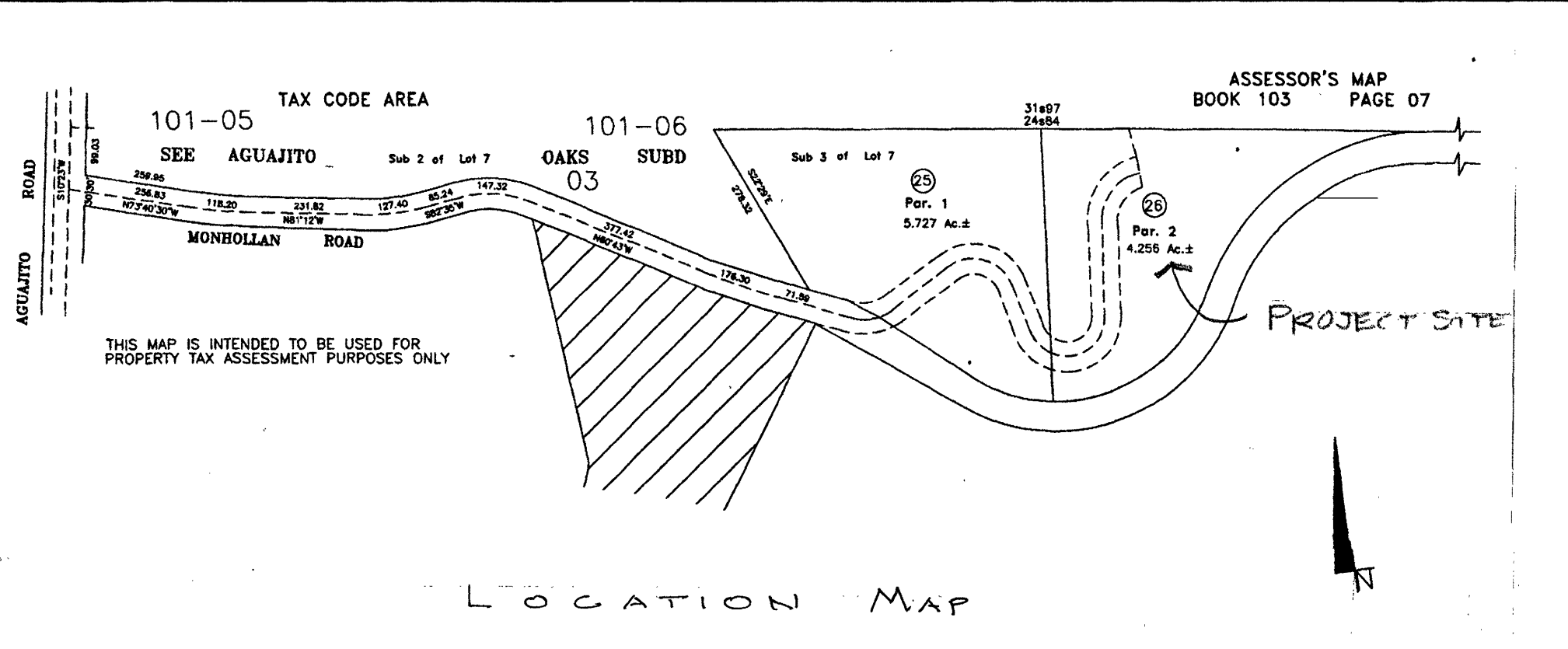
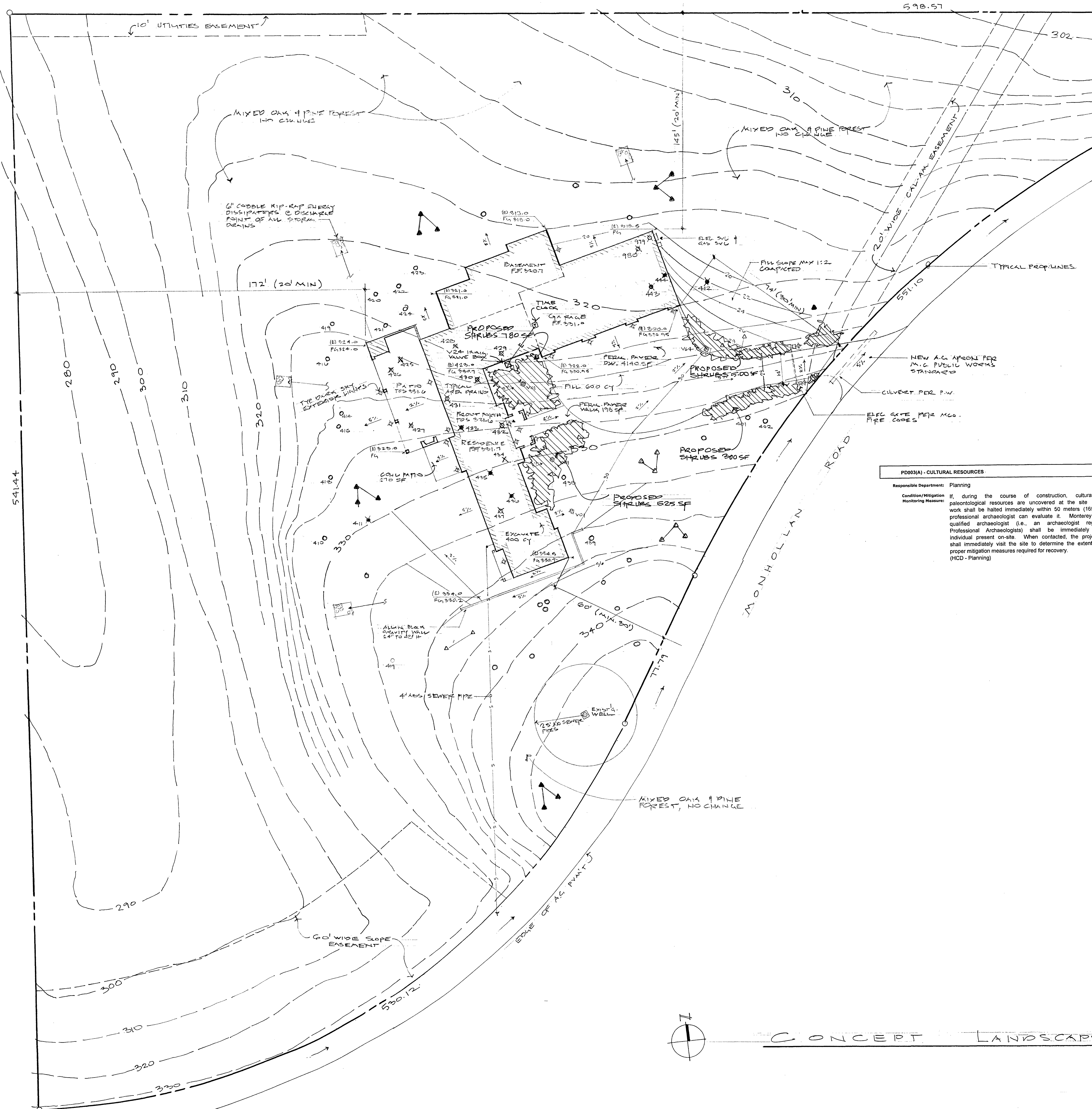


- RETAINING WALL DRAINAGE NOTES
- SEE PLANS AND SPECIFICATIONS FOR FOOTING AND RETAINING WALL CONSTRUCTION.
 - PROVIDE WATERPROOFING AT ALL RETAINING WALLS AT LIVING SPACES, GARAGES, BASEMENTS AND SIMILAR USES. METHOD AND MATERIALS FOR WATERPROOFING SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL.
 - THIS DETAIL AND SPECIFICATION SHALL APPLY TO ALL RETAINING WALLS UNLESS SPECIFICALLY DETAILED OTHERWISE.
 - ADHERE TO ALL SPECIFICATIONS OF THE "SOILS REPORT" WHEN SUCH REPORT IS PROVIDED BY OWNER.
 - INSTALL CLEANOUT RISERS ON ALL UPSTREAM ENDS AND 90 DEGREE ANGLE POINTS OF DRAIN PIPE.
 - DRAIN IS DESIGNED TO SUBSTANTIALLY CONFORM WITH CBC 1807.4.2.



- NOTES
- ADHERE TO ALL SPECIFICATIONS OF THE "SOILS REPORT" WHEN SUCH REPORT IS PROVIDED BY OWNER.
 - INSTALL CLEANOUT RISERS ON ALL UPSTREAM ENDS AND 90 DEGREE ANGLE POINTS OF DRAIN PIPE.
 - DRAIN IS DESIGNED TO SUBSTANTIALLY CONFORM WITH CPC 1101.5 & CRC R401.3.





LANDSCAPE NOTES

- All planting areas (except hydroseed areas) shall incorporate Compost, see requirements from MPWMD Section E.8.8.
- All disturbed, unplanted areas to be hydroseeded with a mix of both annual and perennial native grasses and wildflowers. Hydroseeding to be done after the first fall rains of the year construction is completed. Temporary, above-ground irrigation to be installed only if winter rains are insufficient.
- Trash and recycling facilities to be located inside garage.
- Mulch: Apply a 3" layer of mulch on all planting areas, see requirements from MPWMD Section E.8.1.
- All landscaping shall be installed in accordance to Monterey County and MPWMD regulations Rule 142.1.

PLANTING LIST

Shrub listed below shall be planted in areas noted as "proposed shrubs" on this plan sheet. Owner and landscape contractor shall determine placement and quantity:		
ABBR	PLANT NAME	SIZE
ARC	ARCTOSTAPHYLOS EMERALD CARPET	1G
DGL	DOUGLAS IRIS	1G
DIE	DIETES GRANDIFLORA	5G
DIS	DISPLACUS AURANTIA ORANGE BUSH MONKEY FLR	1G
GAR	GARRYELLIPTICA SILK TASSEL	15G
KF	CALAMAGROSTIS KAR FORESTER	5G
LEP	LEPTOSPERMUM DARK SHADOWS	15G
LEPL	LEPTOSPERMUM LAEGATUM	15G
MYA	MYRICA CALIFORNIA PACIFIC WAX MYRTLE	15G
PRI	LIGUSTRUM JAPONICA "TEXANUM" WAXLEAF PRIVET	5G
SMO	COTINUS COGGYGRIA ROYAL PURPLE	15G
WES	WESTRANGIA BLUE GEM COAST ROSEMARY	5G
TOTAL PROPOSED SHRUBS		2105 SF

IRRIGATION NOTES

- All new shrubs shall be irrigated with drip irrigation in accordance with MPWMD and Mtry. County codes.
- Install electric valves with filter and pressure regulator on all drip systems.
- Irrigation valve box location shown on site plan.
- Back flow preventer required on irrigation valves.
- Electronic time clock controller shall be installed in garage.
- Rain gauge / switch is required.
- All shrubs shall be irrigated with a drip system, owner will design and install system.

WATER USAGE FOR IRRIGATION

- Drip Emitters
- 1 Gal - 1 GPH - 1 Em
 - 5 Gal - 1 GPH - 2 Em
 - 15 Gal - 1 GPH - 4 Em
 - 24" - 1 GPH - 5 Em
- Drip Schedule
- Every other day 1" 10 days - 15 min.
 - Every 3 rd day 30 days - 15 min.
 - Every 4" day ever after - 20 min.

NOTES

- TREE LEGEND
 - MONTEREY PINES TO REMOVE (7)
 - COASTAL LIVE OAKS TO REMOVE (12)
 - 5 GAL MONTEREY PINE REPLACEMENTS (13)
 - 5 GAL COASTAL LIVE OAK REPLACEMENTS (12)
- SEE ATTACHED ARBORIST REPORT BY ALBERT WEISFUSS ISA#1388
- EXISTING COUTOURS
- PROPOSED COUTOURS
- EXTERIOR DARK SKY LISTED LIGHTS
- PROPOSED SHRUB LANDSCAPE AREA

Flores Exterior Colors

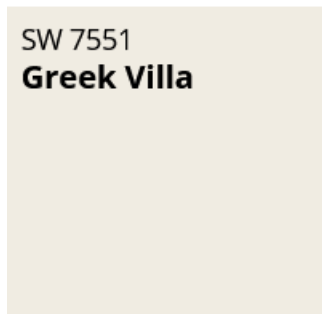
Monhollan Road

APN: 103-071-026-000

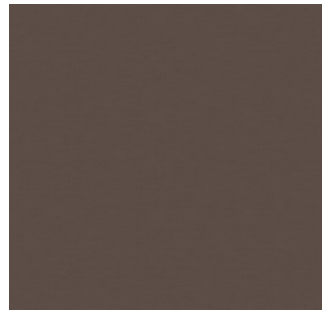
Roofing: Make/Style: Newport Concrete Mission Tile
Color: California Mission Blend



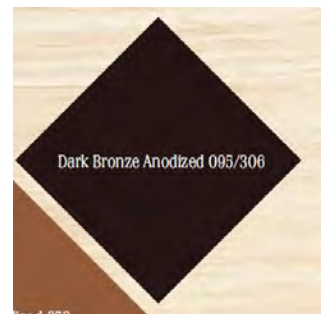
Body: Sherwin Williams
Greek Villa #SW 7551



Corbels, Fascia, & Eaves: Sherwin Williams
Spicewood #SW 3021



Sierra Pacific: Dark Bronze Anodized
#096/307



Flores Exterior Lighting
Monhollan Road
APN: 103-071-026-000

Wall Sconce: Minca Livary Sage Ridge Dark Sky



Image File Name: 8282-A61.jpg

Sage Ridge™ - 1 Light Outdoor Wall Mount

Item #:	8282-A61
UPC Code:	747396079936
Product Family Name:	Sage Ridge™
Finish:	Vintage Rust™
Category:	WALL MOUNT
Category Type:	
Certification:	6057374
Patents:	
Notes:	



Dark Sky



Wet Location



ETL Intertek

Chandeliers: Minca Livary Sage Ridge Dark Sky

Item #	UPC Code:
8284-A61	747396079950
Product Family Name:	Finish:
Sage Ridge™	Vintage Rust™
Category:	Category Type:
CHAIN HUNG LANTERN	
Certification	
3057374	
Patents:	
Notes:	

