Exhibit A

EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
SCHERER RICHARD J & MELANIE D TRS (PLN240173)

RESOLUTION NO. ----

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Coastal Development Permit to allow assemblages of up to 125 people for an annual event during "Monterey Car Week" not to exceed 10 consecutive days and not involving the construction of permanent facilities.

[PLN240173, SCHERER RICHARD J & MELANIE D TRS, 22 Poppy Lane, Pebble Beach, (APN: 008-032-009-000), Del Monte Forest Land Use Plan, Coastal Zone]

The SCHERER RICHARD J & MELANIE D TRS application (PLN240173) came on for a public hearing before the County of Monterey Zoning Administrator on July 30, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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 (General Plan);
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan (DMF CIP);
- Monterey County Zoning Ordinance (Title 20);
- Monterey County Noise Ordinance (Chapter 10.60); and
- Monterey County Private Road Regulations (Chapter16.80).

No conflicts were found to exist. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project is located at 22 Poppy Lane in Pebble Beach subject to the Del Monte Forest Land Use Plan, Coastal Zone. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood to allow Assemblages of People for an annual special event during Monterey Car Week, an invitation-only consumer event space spanning several days. Events would include ongoing test drives, daytime hospitality, culinary experiences, and reception/cocktail events. On-site overnight accommodation is not offered, nor authorized with this Coastal Development Permit. The site is developed with an existing 6,447 square foot, two-story single-family dwelling consisting of four bedrooms, five and a half bathrooms, a kitchen, living room, and an attached garage; and the detached 1,159 square foot accessory dwelling unit.

As conditioned, the car week special events will occur for multiple days (no more than consecutive 10 days) on an annual basis for three years (2026, 2027, 2028). Car week typically occurs during early to mid-August. For 2026, the residence will be occupied from August 12 to August 15 of 2026 by an estimated 75-125 people at the property at various times of the day. The Owner/Applicant is proposing that the private residence host private previews of Aston Martin vehicles. Future annual events may feature different vehicles or have different event hosts but will not exceed 125 persons, 10 consecutive days, or include overnight accommodations. A condition has been applied to require that the Applicant/Owner submit a Special Events Development Plan at least 60 days prior to the commencement of future annual events. A Special Events Development Plan (Special Events Questionnaire) was submitted for 2026 annual event and is incorporated by reference. The future Special Events Development Plans for 2027 and 2028 events will be reviewed by County departments and the Special Events Task Force to ensure consistency with the event allowances outlined in this proposed Coastal Development Permit. The Special Events Development Plan must detail parking management, schedule of events, number of attendees, compliance with the County's Noise Ordinance, evacuation plans, solid waste management plans, and other requirements.

c) Allowed Use. The property is located at 22 Poppy Lane in Pebble Beach, within the Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-032-009-000). The subject parcel is zoned Low Density Residential with a Building Site 8 overlay and a Design Control overlay in the Coastal Zone or "LDR/B-8-D(CZ)". Hosting recurring public events (including invite-only), also known as Assemblages of People, on private residential property requires the granting of a Coastal Development Permit pursuant to Title 20 section 20.14.050.R. Therefore, the proposed use is allowed.

d) Lot Legality. The subject property (1.03 acres in size), APN: 008-032-009-000, is shown in its current configuration and under separate ownership as Lot 2 in "Tract No. 1515, Del Monte Forest Plan- Poppy 1 (Area F-2)" filed July 16, 2014 in Volume 24, Maps of "Cities and Towns", at Page 36. Therefore, the County recognizes this lot as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Del Monte Forest LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Noise. The proposed assemblages of people use is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00 PM and 7:00 AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance. The event includes live music and audible noise but will be restricted to comply with the noise regulations and event hours as outlined in the operations plan. All live music will stop at 9:00 PM consistent with County requirements. 24/7 security will be on-site to enforce this and other safety measures.

g) Emergency Evacuation and Site Plan Safety. The subject property will have adequate emergency response times with Pebble Beach Community Services District (Pebble Beach Fire Station 22) being 2 minutes away and the Community Hospital of the Monterey Peninsula (CHOMP) is 10-12 minutes away. Pebble Beach Fire Station 22 also provides advanced life support and a paramedic staff to provide emergency medical services, along with fire response services See Finding No. 3, Evidence "g".

h) Permit Expiration. Condition No. 6 applies a 3-year expiration to the granting this Coastal Development Permit. This allows for the hosting of three annual events (August 2026, 2027, 2028). Should the Applicant wish to extend the term of this Coastal Development Permit, an Extension shall be filed in accordance with Title 20 section 20.70.110. Should changes in use be proposed, or changes in circumstances occur (including but not limited to public opposition), an Amendment shall be filed Amendment shall be filed in accordance with Title 20 Section 20.70.105. The purpose of the term limit condition is to provide adequate ongoing review of the use to assure that the nature of the area has not changed sufficiently to cause the use to be detrimental to the area, and to review the conditions of this Coastal Development Permit to determine its continuing adequacy.

i) Access and Parking. The property is accessed through Poppy Lane, a private road, to the residence's driveway on the property. Therefore, the application is subject to requirements outlined in Title 16, Chapter 16.80. No comments or objections have been received, and no further documentation or condition is required of the applicant.

Parking requirements outlined in Title 20 Section 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate secure parking spaces in a lot at the Poppy Hills Golf Course, located approximately one mile from the home, which will provide 70 parking spaces during the span of the events, from 7:00 AM to 11:00 PM. Guests will use a valet-only service that will provide a drop-off and retrieval service from the subject

property. Per Chapter 20.58 regulations for parking, the proposed assemblages of people are similar to Recreational Enterprises use, which requires 1 space/4 occupants capacity. As proposed, the fifty (70) parking spaces provided at the Poppy Hills Golf Course will accommodate a maximum of 200 guests, plenty to accommodate the maximum expected 125 guests.

j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240173.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, County of Monterey Sheriff's Department and the Pebble Beach Community Fire Protection District. 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) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240173.

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 HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, County of Monterey Sheriff's Department and the Pebble Beach Community Fire Protection District. 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 infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has access through Poppy Lane, through an existing driveway. No alterations to the driveway or access are required for the use.

d) Potable water will continue be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will continue to be provided by Carmel Area Wastewater District (CAWD).

e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management. The proposed use is for assemblages

of people, and development of permanent public facilities is not required for the proposed use on the existing residentially zoned property. A solid waste & recycling management plan is required to be submitted to the Environmental Health Bureau (EHB) for each proposed annual special event. When food is prepared or sold during an event, an application for a temporary food facility permit is required to be submitted to the Consumer Health Protection Services prior to EHB approval. The property receives potable water and sewer service through the Pebble Beach Community Services District. While bottled water and portable restrooms will be provided to special event guests, there would be no public health risk if onsite utilities were utilized. In accordance with Monterey County LAMP, Section 5.3, portable toilets may be used for up to 30 calendar days per year. The applicant is proposing up to 30 calendar days of events per year. The EHB will ensure that sufficient restroom facilities are proposed with each special event applicant submitted to EHB.

f) Sufficient access & parking for the events will be provided and managed by Pebble Beach Security staff. There is no on-site parking. However, guests will be able to park off-site at the Poppy Hills Golf Course and be shuttled to the site. The project has been conditioned to ensure that a parking management plan is provided to the Monterey County Special Events Task Force and HCD-Engineering Services for review and approval when there are multiple large events taking place concurrently and using the same parking facilities.

g) The project provides an emergency vehicle access route and an evacuation route for each proposed scenario as shown in the attached plans. In the event of an emergency requiring evacuation, occupants of all permanent structures shall evacuate to the designated assembly area. There will be two designated assembly areas for guests to safely evacuate on foot in the event of an emergency. The primary evacuation route will direct guests to the assembly area located along the driveway/street side of the property. If the primary route is obstructed, guests shall use alternate doors or gates to reach the assembly area safely.
The secondary assembly areas are located at the corner of Poppy Lane and Lopez Road, and the Poppy Hills Golf Course (near hole 16). After all guests have been evacuated, they shall remain at the designated assembly area until emergency personnel determine that the property is safe and authorize re-entry. A condition has been applied to the project to ensure each annual event is reviewed by HCD-Planning staff to ensure it complies with the attached operations plan and is consistent with required regulations.

h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240173.

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 HCD-Building Services records and are not aware of any violations existing on subject property.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240173.

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 15304 Categorically Exempts the minor temporary use of land having no permanent effects on the environment. Examples of this include carnivals, sales of Christmas trees, etc. (Section 15304(e)).

b) The project proposed to allow the use of an existing single-family dwelling located in a residentially zoned neighborhood to allow Assemblages of People for an annual special event lasting no more than 10 days during Monterey Car Week. On-site overnight accommodation is not proposed. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "f".

d) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

e) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 2.3 miles east of the property (6-7 minutes). However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

f) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code. There are no mapped or listed sensitive resources or habitats on-site. Further, there are no historical (cultural or structural) resources on-site.

g) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240173.

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 applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130. There is an existing 25 foot

wide equestrian & pedestrian trail easement boarding the western property line which will not be impacted and continue to maintain its access.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 8, DMF LUP).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240173.

7. 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. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by the decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15304, and there are no exceptions pursuant to Section 15300.2;
2. Approve a Coastal Development Permit to allow assemblages of up to 125 people for an annual event during "Monterey Car Week" not to exceed 10 consecutive days and not involving the construction of permanent facilities.

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

PASSED AND ADOPTED this 30th day of July 2026.

_____

Mike Novo, AICP
Zoning Administrator

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 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. This permit does not authorize any development and only authorizes the use as outlined above.

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County of Monterey HCD Planning

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

PLN240173

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN240173) allows the assemblages of people not exceeding ten (10) days per year and not involving construction of permanent facilities. The property is located at 22 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-009-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 Coastal Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-032-009-000 on July 30, 2026. The permit was granted subject to 7 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit is valid for three years from the granting date. The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Section 20.70.110. Should there be substantive changes and/or public comments, the owner/operator shall file an application for an amendment of the permit in accordance with the Monterey County Code Title 20 Section 20.70.105.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the Chief of Planning. Any request for an extension or amendment must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PDSP001(NON-STANDARD) - SPECIAL EVENT DEVELOPMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit annually, a Special Events Development Plan at least 60 days prior to commencement of the event to RMA -Planning for inter-agency review and approval. The Special Events Development Plan shall include specific information of the event to demonstrate compliance with the Coastal Development Permit including but not limited to:

1) Traffic & Parking Management Plan. This Plan will include logistics for management of site access and on-site parking, attendance shuttle program, and any proposed parking and/or vehicle prohibitions. Implementation of this plan should reduce the volume of vehicles traveling to the site and minimize the number of vehicles queuing into the private road.

2) Schedule of Events. The Schedule will be reviewed by all applicable agencies. It must adhere to the events allowed outlined in the Operations Plan.

3) Number of attendees (including staff, vendors and participants). HCD-Planning will review the proposed number of attendees to ensure it complies with the maximum number allowed per the Operations Plan.

4) Event Layout Plan. The event layout plan will be reviewed by all applicable agencies. All proposed temporary facilities must be shown and details of all proposed temporary facilities such as restrooms must be provided.

5) Live Music & Audible Noise Program/Schedule. HCD-Planning will review the program/schedule to ensure compliance with the allowed times per the Operations Plan and with Chapter 10.60 – Noise Control of the Monterey County Code. Program/schedule must comply with the required noise decibels outlined in County Code regardless of event schedule.

6) Emergency Evacuation Plan. HCD-Engineering Services, Fire Department and County Sheriff's Office will review the proposed plan.

7) A list of issues that arose from past events and how these issues will be addressed/resolved for the current event (if applicable). All applicable agencies will review the listed issues and the proposed recommendations for resolution.

8) A Lighting Plan. The lighting plan will be reviewed by HCD-Planning.

9) A Signage Plan. All applicable agencies will review the proposed event signage plan.

10) Solid waste & recycling management plan. A plan is required to be submitted to Environmental Health Bureau (EHB) for each proposed special event.

The Special Event Development Plan will be sent to the County of Monterey Special Events Task Force for their review and discussed at a Special Events Task Force Meeting before the commencement of the event.

Compliance or Monitoring Action to be Performed: At least 60 days prior to the commencement of the event, the applicant shall submit a Special Events Development Plan to HCD-Planning for inter-agency review.

Prior to commencement of the event, the Special Events Development Plan must be approved from the applicable reviewing agencies. If the special event occurs without an approved Special Events Development Plan, the event will be in non-compliance with the Coastal Development Permit and may result in modification or revocation of this permit and subsequent code enforcement and/or legal action.

6. PDSP001(NON-STANDARD) - NOISE CONTROL PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure that the safety/security of attendees as well as the public is maintained to the maximum extent feasible HCD-Planning will review the program/schedule to ensure compliance with the allowed times of events per the Operations Plan and with Chapter 10.60 – Noise Control of the Monterey County Code. Program/schedule must comply with the required noise decibels (65 dBA for daytime and 45 dBA for nighttime) outlined in County Code regardless of event schedule.

Compliance or Monitoring Action to be Performed: Prior to the commencement of the event, the applicant shall submit a Special Events Development Plan which includes a Live Music & Audible Noise Program/Schedule to HCD-Planning for inter-agency review.

Prior to commencement of the event, the Special Events Development Plan must be approved from the applicable reviewing agencies. If the special event occurs without an approved Special Events Development Plan, the event will be in non-compliance with the Coastal Development Permit and may result in modification or revocation of this permit and subsequent code enforcement and/or legal action.

7. 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.

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Aston Martin

Monterey Car Week 2026

EVENT DETAILS

AML Controlled

Private Event Overview

August 8–16, 2026 | Pebble Beach, California
Monterey Car Week 2026

- Car Activation and hospitality experience in a private home
- Event location – 22 Poppy Ln

- Live Event hours:
  - 10 am – 6 pm, Thurs-Sat
  - 10 am – 4 pm, Sun
  - 7 pm – 10 pm (music cut at 10 pm), VIP dinner, 30 guests - Thursday – Sat

- Test Drives – Five vehicles (daytime only) (6-8 display vehicles)

- Entertainment – DJ (Not to exceed 85 dBA at anytime)

- Guest count: 125 on a flow

- Security – 2 guards roaming 24/7

- Golf cart shuttle service to manage guest flow from Poppy Hills golf course
  - Off-side parking lot at Poppy Golf Course

Week at a glance

Friday	Saturday	Sunday
August 7	August 8	August 9
Initial pre-event walkthrough 8 – 9 am Professional moving company pack & storage 9 am – 6 pm	Professional moving company pack & storage 9 am – 6 pm	Professional moving company pack & storage 9 am – 6 pm Start load in of fabrication company Pre-event cleaning

Week at a glance

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
August 10	August 11	August 12	August 13	August 14	August 15	August 16
Load in of Fabrication Arrival full AM team	Fabrication Load in & craning cars Rental delivery	Final touches to interior and prep Final rental delivery Executive walkthrough	House of Aston Martin LIVE 10 am – 6 pm Possible VIP dinner 7 – 10 pm Daily cleaning 10 am – 7 pm	House of Aston Martin LIVE 10 am – 6 pm Possible VIP dinner 7 – 10 pm Daily cleaning 10 am – 7 pm	House of Aston Martin LIVE 10 am – 6 pm Possible VIP dinner 7 – 10 pm Daily cleaning 10 am – 7 pm	House of Aston Martin LIVE 10 am – 4 pm Daily cleaning 10 am – 7 pm Load out starts at 4 pm

Week at a glance

Monday	Tuesday	Wednesday	Thursday
August 18	August 19	August 20	August 21
Final load out of AV, fabrication, rentals done Partial cleaning done	Final cleaning done	Professional moving Unload 9 am – 6 pm	Professional moving Unload 9 am – 6 pm

AML Controlled

Event Details

The House of Aston Martin

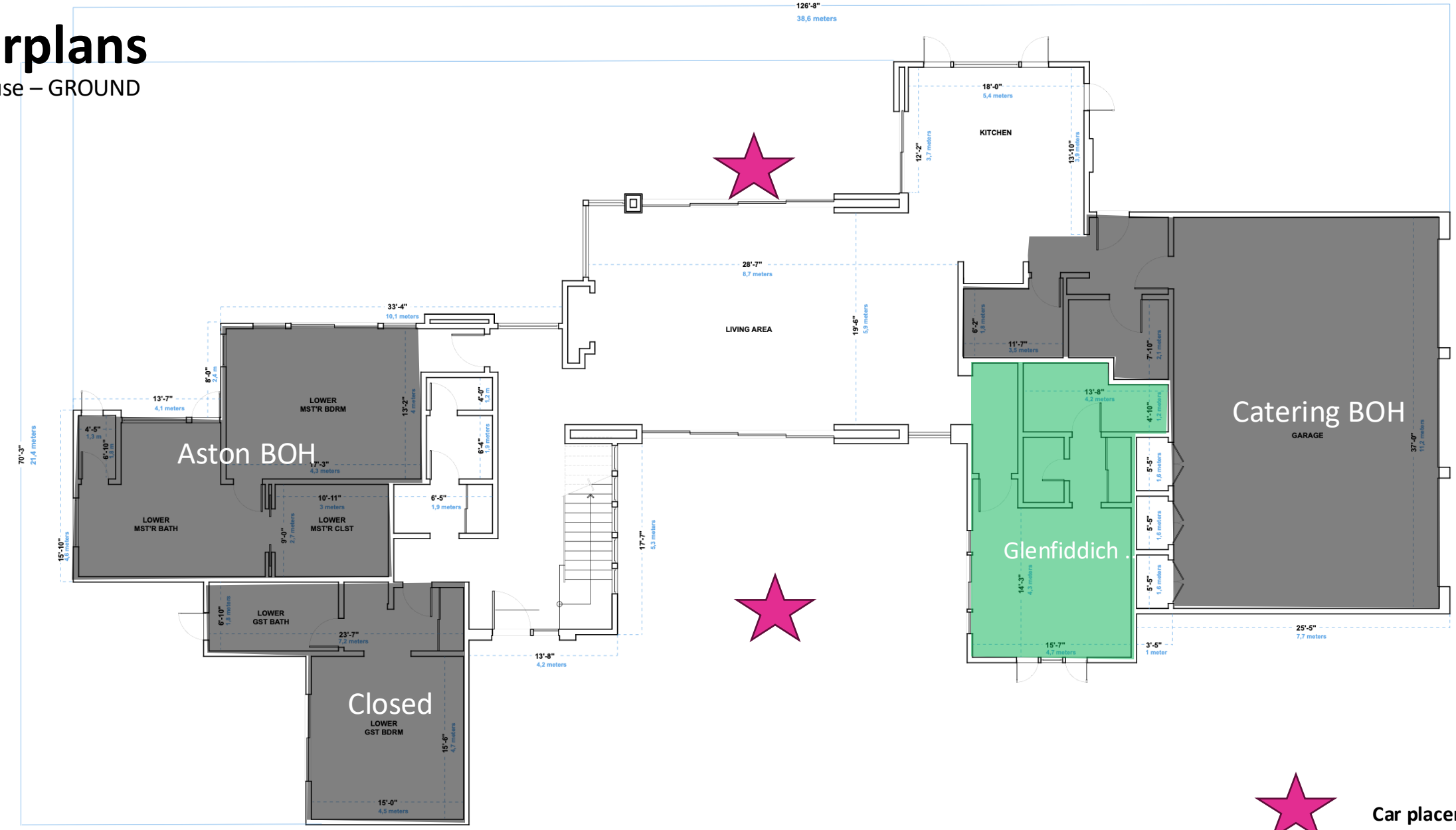
Address:
22 Poppy Ln.
Pebble Beach, CA 93953

Car placement

AML Controlled

Floorplans

Main House – GROUND FLOOR

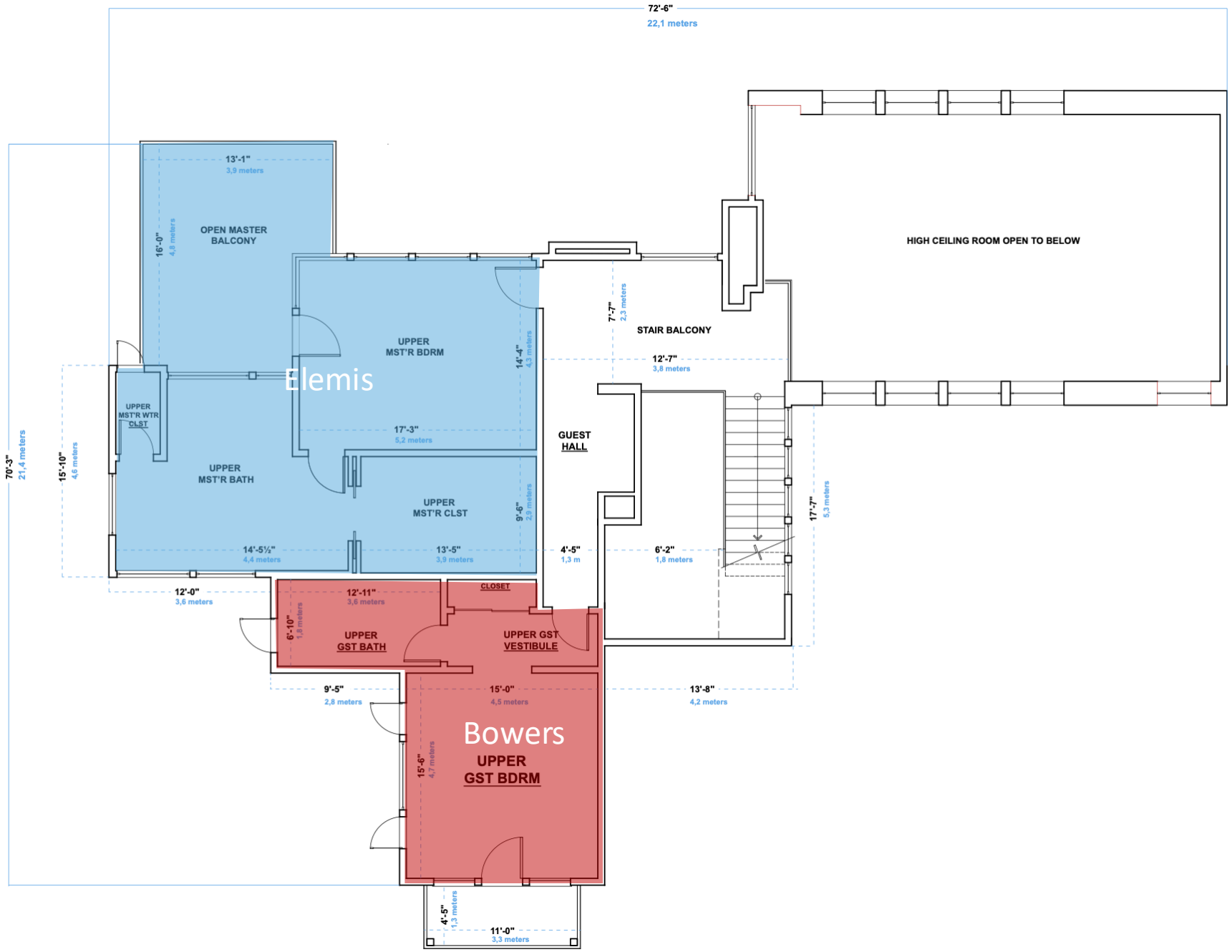


Car placement

AML Controlled

Floorplans

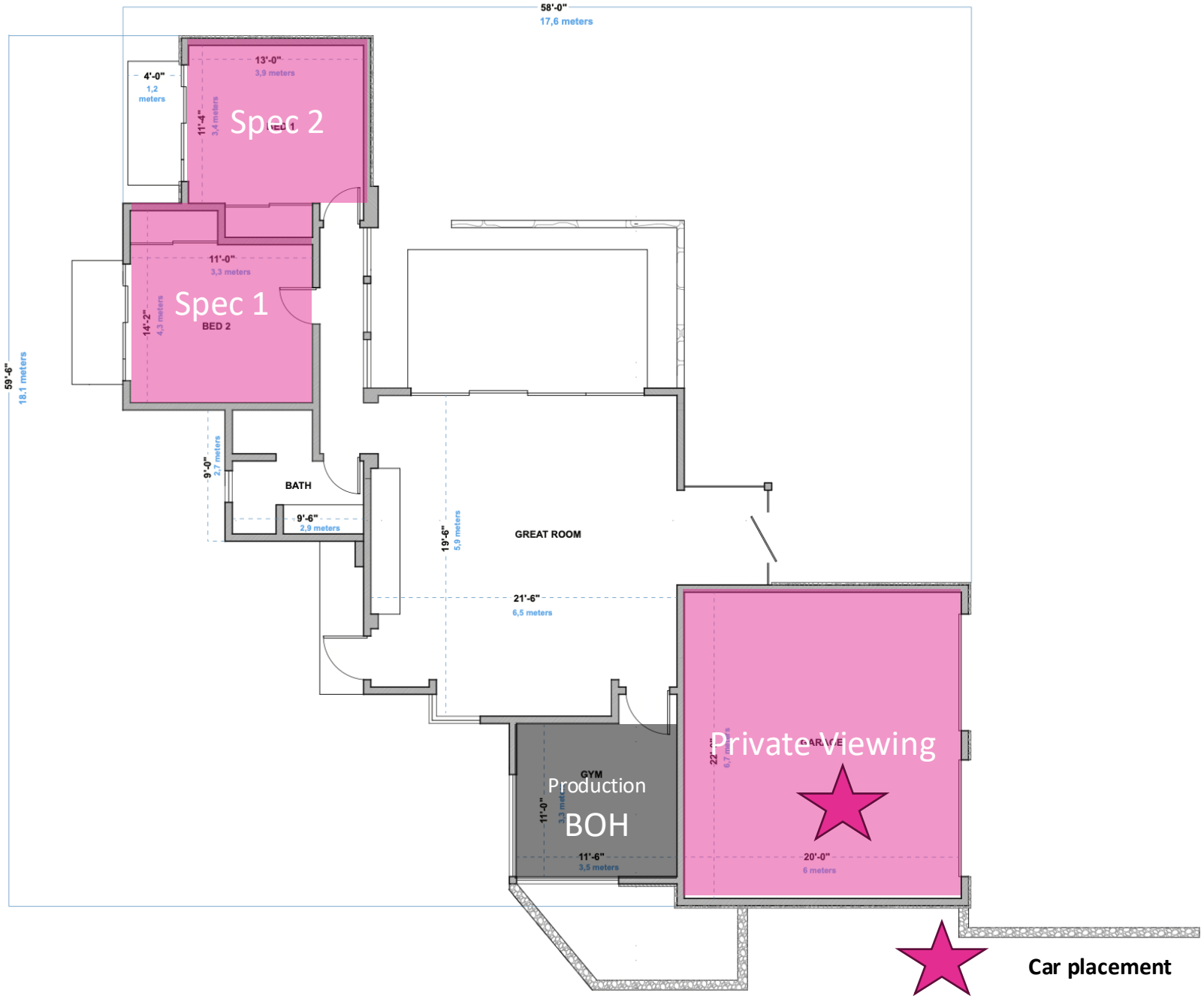
Main House –
FIRST FLOOR



AML Controlled

Floorplans

ADU / SEPARATE BUILDING



AML Controlled

Event Details

Poppy Hills Golf Course Parking lot

Parking lot info
- August 13th – 16th, 2026
- Shared with Lamborghini
- Separate parking lot with 10 parking spaces
- Larger parking space for 60 parking spaces

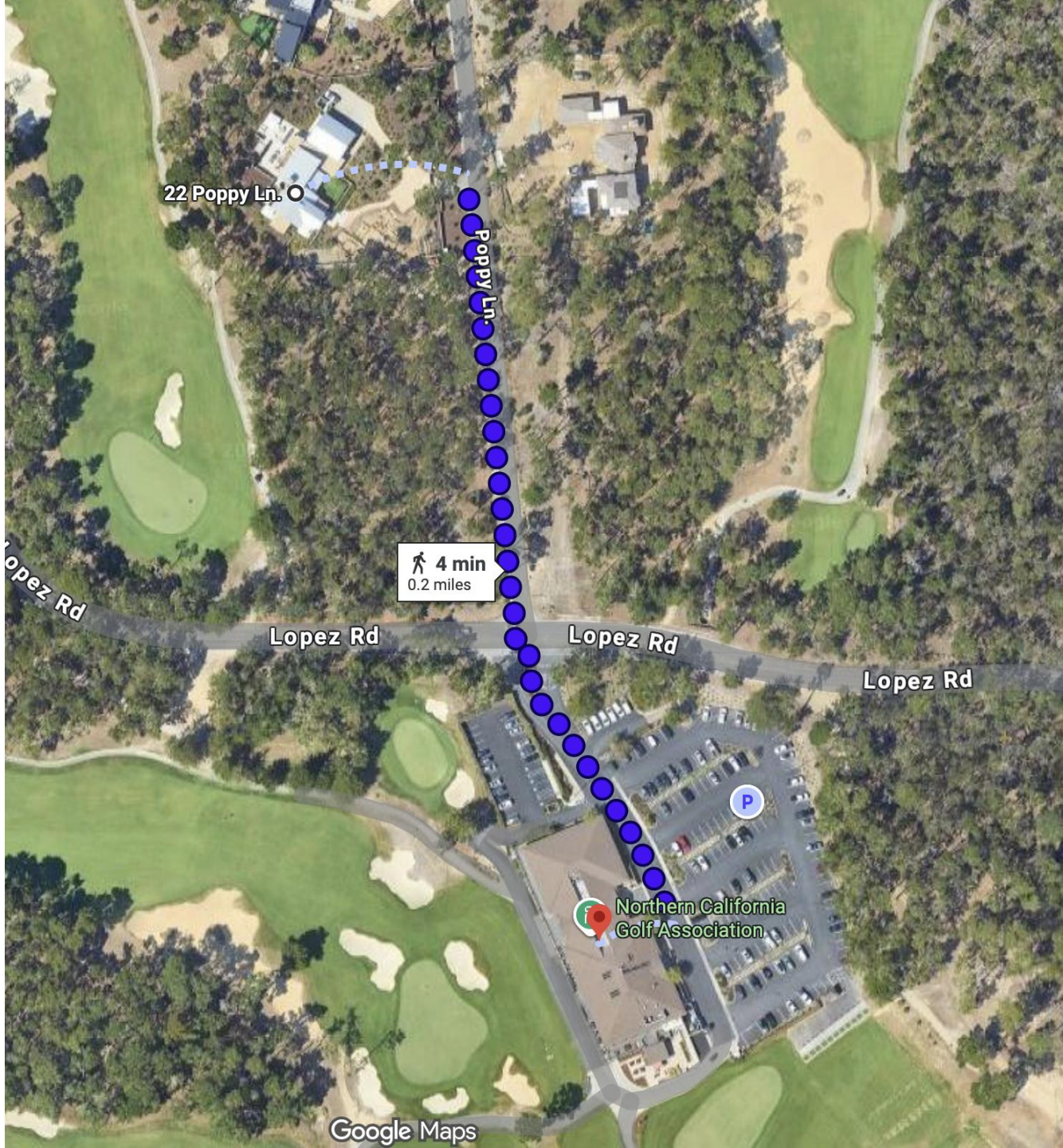
Location
- Situated at Poppy Hills Golf Course - 3200 Lopez Rd, Pebble Beach, CA 93953

Extra info
- 3 Golf carts will bring guests from and to the parking lot and the house
- Valet stand will be here and areas will be

22 Poppy Ln house

AML Controlled

Distance from parking lot to 22 Poppy Ln



TEST DRIVE ROUTE

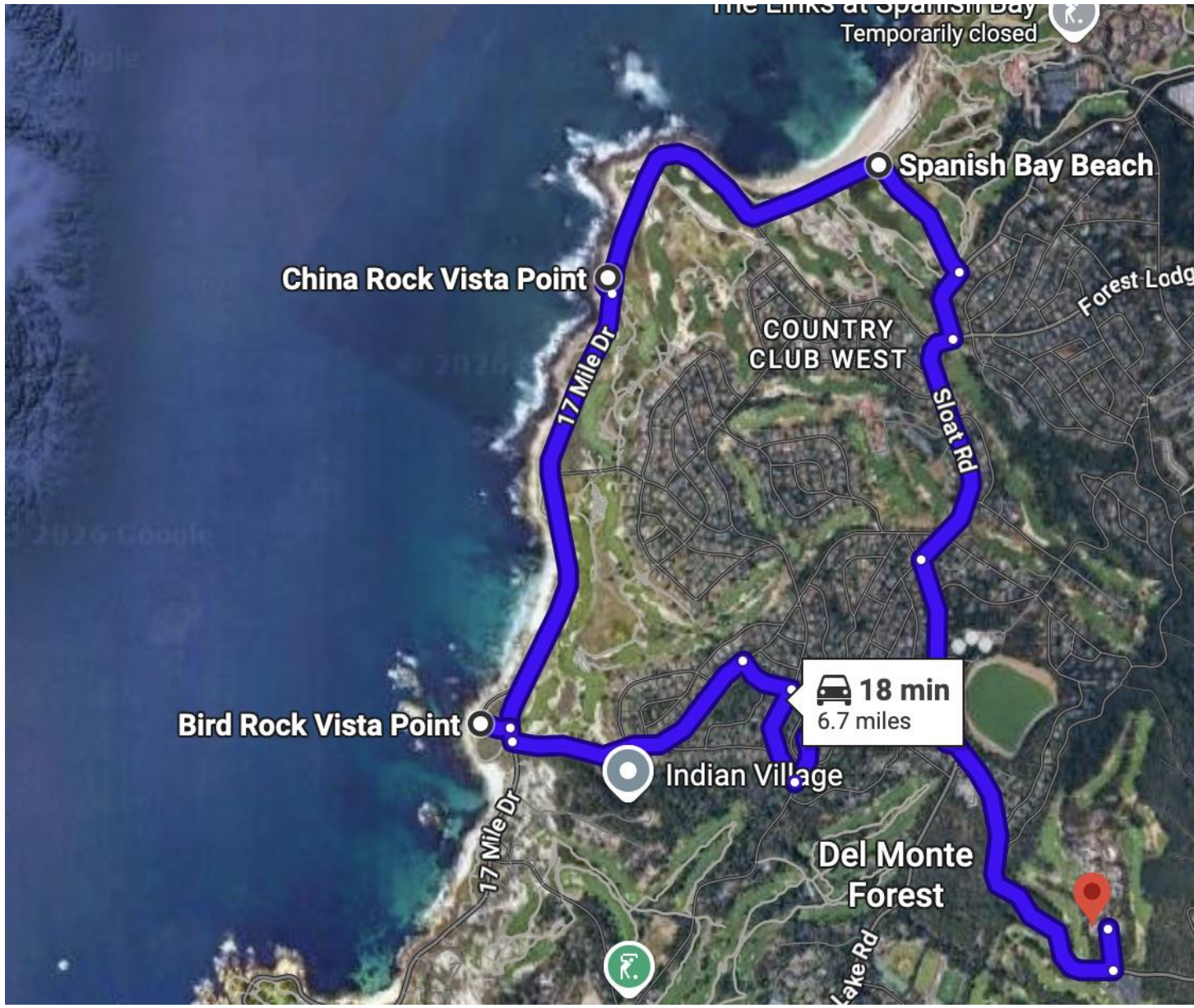
AML Controlled

Test Drive
Route Proposal

- Pending Pebble Beach Company approval
- Approx. 20-25 min / 7 miles
- Unique features – 17 mile drive, gorgeous lookout points and driving by two iconic golf courses.

- All guests will be accompanied by a professional driver who will ensure all speed limits are adhered to.

- No guests will be driving unaccompanied, and this is promoted as a street drive not a track experience.



Collaborate