

Exhibit B

This page intentionally left blank.

DRAFT RESOLUTION

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

In the matter of the application of:

GRECH AARON (PLN240171)

RESOLUTION NO. 25-

Resolution by the County of Monterey Zoning Administrator

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303, and none of the exceptions pursuant to Section 15300.2 apply; and
- 2) Approve a Combined Development Permit consisting of a:
 - a) Coastal Administrative Permit and Design Approval to allow the construction of 2,957 square foot two-story single-family dwelling with attached two-car garage, and associated site improvements; and
 - b) Coastal Development Permit to allow the removal of 9 protected trees (8 Monterey Pine and 1 Coast Live Oak).

[PLN240171, GRECH AARON, 4063 Crest Road, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-091-040-000)]

The GRECH application (PLN240171) came on for public hearing before the County of Monterey Zoning Administrator on November 13th, 2025. 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);
 - Monterey County Coastal Implementation Plan Part 5 (DMF CIP);
 - Monterey County Zoning Ordinance (Title 20);

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

- b) The proposed project includes construction of a 2,957 square foot two-story single-family dwelling with an attached garage, and associated site improvements including utilities, a driveway, and approximately 75 cubic yards of cut and fill, to be balanced on-site. The project proposes the removal of nine total trees, including eight Monterey Pines and one Coast live oak.
- c) Allowed Use. The property is located at 4063 Crest Road in pebble Beach (Assessor's Parcel Number: 008-091-040-000), Del Monte Forest Land Use Plan. The parcel is zoned Medium Density Residential with 4 units per acre density, and a Design Control Overlay, or "MDR/4-D(CZ)", which allows for the construction of a single-family dwelling and accessory structures, subject to a Coastal Administrative Permit and Design Approval in each case, per Title 20 sections 20.12.040.A and 20.44. The project also proposes the removal of 9 trees, 8 Monterey Pines and 1 Coast Live Oak. Therefore, a Coastal Development has been applied pursuant to Del Monte Forest Coastal Implementation Plan Policy 20.147.050 (see Finding 6). Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The subject property (APN: 008-091-040-000) is approximately 0.45 acres and is identified in its current configuration as Lot 45 of the Del Monte Forest Subdivision No. 2, as shown on the Cities and Towns Map, Book 5, Page 21, in Block 201, dated August 3, 1948. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate 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 and attached garage will have a modern architectural style with rural finishes, and exterior colors and materials that consist of: light stucco, stone cladding, and brown composition roofing. The residences within the vicinity are elective in architectural style; ranging from modern-style homes to craftsmen-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. Due to intervening vegetation and existing development, the proposed residence and accessory structure will not create any adverse visual impacts. 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 26.1.20. The project,

as designed and sited, assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity.

- f) Development Standards. The project meets all required development standards. Pursuant to Title 20 section 20.12.060.C, the subject main structures shall have setbacks of at least 20 feet for the front, 10 feet for the sides, and 10 feet for the rear, first floor setback of ten feet and a second floor setback of 20 feet, and a maximum allowable height of 27 feet, due to the development taking place within the Del Monte Forest. The garage is structurally attached to the proposed residence and therefore is subject to the same site development standards as the main structure (Title 20 section 20.62.040.K). As proposed, the residence and attached accessory structure will be setback over 20 feet (front), 19 feet (side), 36 feet (rear), a second floor setback over 20 feet, and have a height of 22 feet as measured from the average natural grade. The subject property has an allowable building site coverage and floor area ratio of 35 percent, and as proposed the lot coverage will be 13 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.
- g) Scenic and Visual Resources. Policy 47 of the Del Monte Forest LUP establishes that view from designated public access areas and vista points, such as Highway 68 and 17-Mile drive corridors, and those viewing areas identified on Figure 3, shall be protected as resources of public importance. Additionally, this further states that development that could adversely impact such views shall only be allowed where it protects, preserves, and if feasible enhances, such scenic resources. According to Figure 3, the subject property is not designated as being visually “sensitive” or “highly sensitive”, or within areas of the Del Monte Forest that include viewshed points from 17-Mile Drive and Vista Points. The project planner conducted a site visit on October 28 2025, and confirmed the staking and flagging was not visible from 17 Mile Drive or any other public viewshed due to intervening mature vegetation and development. The project plans include stone veneer siding, and wood fencing that will help soften the massing of the proposed residence and attached accessory structure against the surrounding Coast live oak and Monterey pine forest. The subject property is not along a scenic highway corridor, or in the critical viewshed as indicated on the map. Staff conducted a site visit on October 28, 2025, and determined that the project would not be visible from any common public viewing area, including 17 Mile Drive and Highways 1 or 68. The proposed residence will be positioned towards the center of the property and the replacement trees will be replanted along the property’s rear fence line abutting Highway 68; thus, further ensuring the residence and accessory structure will not be visible from public viewshed areas. Therefore, the proposed project is consistent with the Scenic and Visual Resources Policy of the Del Monte Forest LUP, and would have no impact on visual resources.
- h) Cultural Resources. As shown according to County GIS records, the subject parcel is identified as having moderate archaeological sensitivity and is shown as being outside of an archaeological buffer, situating the parcel further than 750 to any known archaeological resource. Further,

the subject parcel is less than 2.5 acres in size and therefore complies with Policy 12.1.4 of the 1982 General Plan, which requires that projects on parcels greater than 2.5 acres in size and having a moderate sensitivity shall be required to perform an archaeological field inspection prior to approval. Standard Condition No. 3 has been included to require that if during the course of construction, any resources are uncovered at the site that work will be immediately halted and a professional archaeologist will be contacted to evaluate the resource. Therefore, as designed and sited, the project won't negatively impact any cultural or archaeological resources and complies with the applicable Policies under the 1982 General Plan and the Del Monte Forest Coastal Implementation Plan (CIP).

- i) Forest Resources. The project includes the removal of 9 trees, including 8 Monterey Pines and 1 Coast Live Oak. Del Monte Forest CIP section 20.147.050 requires that a Coastal Development Permit be applied to a project that requires tree removal, for trees that are not deemed hazardous as determined by an arborist. As described in Finding No. 6, all 9 of the trees proposed for removal require the granting of a Coastal Development Permit, and the criteria to grant the permit have been met.
- j) Geologic Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250035), this site is suitable for the residential use this project proposes, there are no geological or seismic hazards that would preclude this property from being developed. See Finding 2, evidence "c".
- k) Land Use Advisory Committee (LUAC). Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the Del Monte Forest LUAC because the project involves a Design Approval subject to the consideration by the Planning Commission. The Del Monte Forest LUAC voted 4-0 in support of the project, with three members absent.
- l) The project planner conducted a site inspection on October 28, 2025 to verify that the project on the subject parcel conforms to the plans listed above.
- m) 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 PLN240171.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Pebble Beach Community Services Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to forest resources, soils and geologic hazards. The following reports have been prepared:

- “Geotechnical and Geological Hazards Report” (County of Monterey Library No. LIB250035) prepared by Grice Engineering, Salinas, CA, March 01, 2025.
- “Tree Assessment and Forest Management Plan” (County of Monterey Library No. 250223) prepared by Vaughan Forestry, Felton, CA, July 15, 2025.

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) Geological Hazards. According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to Del Monte Forest Policy 20.147.060, a Geological Hazards Assessment and Geotechnical Report were prepared to address the property’s known geological hazards. Per the geologist’s research, site reconnaissance, review of previous subsurface data, and review of stereo aerial photography and LiDAR imagery, there was no evidence indicative of active faults at or immediately adjacent to the building footprint areas. The report states the nearest fault line is the Hatton Canyon Fault, and is located 0.33 miles (approximately 1,742 feet) Southwest of the project site. In accordance with this policy, the proposed development has been sited greater than 50 feet from the identified fault trace. Additionally, the project site area is underlain by medium dense/stiff geologic materials, and there is no evidence of a laterally continuous groundwater-bearing stratum at the site. Therefore, the geologist determined that the potential for liquefaction, lateral spreading, and lurching occurring in any area that could affect the building site is low. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250035), this site is suitable for the residential use this project proposes, and there are no geological or seismic hazards that would preclude this property from being developed. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.D.
- d) Staff conducted a site inspection on October 28, 2025 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240171.

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, Pebble Beach Community Services Fire Protection District, HCD-Engineering Services,

Environmental Health Bureau, and HCD - Environmental Services. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities will be provided to the proposed residence. The property is served potable water by Monterey Peninsula Water Management District (MPWMD), and has a sewer connection served by Pebble Beach Community Services District (PBCSD).
- c) Staff conducted a site inspection on October 28, 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 PLN240171.

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) Staff conducted a site inspection on January 3, 2025 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240171.

5. **FINDING:** **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):** - 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 allows the construction of new residences and accessory structures on residentially zoned properties.
 - b) The project proposes construction of the first single-family dwelling, with an attached garage on a residentially zoned property. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines.
 - c) 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 (see Finding 1), and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction see (Finding 6). 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.

- d) No adverse environmental effects were identified during staff review of the development application.
- e) 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 can be found in Project File PLN240171.

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 overall health and long-term maintenance of the property.
- EVIDENCE:**
- a) The project includes application for the removal of eight Monterey Pines and one Coast Live Oak. In accordance with Del Monte Forest CIP section 20.147.050, a Coastal Development Permit is required to authorize the removal of native trees greater than 6 inches. The criteria to grant said permit have been met.
 - b) Pursuant to DMF CIP section 20.147.050, an arborist report (County of Monterey Library No. LIB250223) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The lot is currently undeveloped, and heavily forested and thus avoiding tree removal entirely is unfeasible. As proposed, the project includes removal of 9 trees in total, with two of the trees being deemed hazardous by the project arborist. Four of the trees sited for removal are within the building footprint, one is within the driveway footprint, and the remaining three are adjacent to the residence and would likely be impacted as a result of construction and excavation. Additionally, Trees 8 and 9 have both been determined to be hazardous trees due to poor structural conditions resulting in heavy leaning. Tree 1 is located within the proposed driveway is indicated as having good physiological health, however this property's only point of access is from Crest Road, and reconfiguration of the driveway would result in impacts to other trees at the front of the property likely needing to increase tree removal.
 - c) If the project were to reconfigure the footprint of the residence, new trees would be impacted as result due to the property having an existing mixed woodland on the subject parcel. Additionally, relocation of the proposed residence would not lessen the impact to trees and make it more difficult for the residence to conform to the required setbacks outlined in Title 20 section 20.12.060, therefore the proposed tree removal meets the minimum necessary to construct the first single-family dwelling.
 - d) 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 as the site has surrounding forest areas which are to remain untouched.
 - e) Staff conducted a site inspection on January 3, 2025 to verify that the tree removal is the minimum necessary for the project.
 - f) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development are found in Project File PLN240171.

7. **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 Section 20.147.095.I. of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Del Monte Forest, Figure 8, Major Public Access and Recreational Facilities).
8. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because the site involves development between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1) and conditionally allowed uses (i.e. tree removal).

DECISION

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

1. Find that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and none of the exceptions pursuant to Section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow construction of 2,597 square foot two-story single-family dwelling with attached two-car garage and associated site improvements; and 2) Coastal Development Permit to allow the removal of 9 trees (8 Monterey Pine and 1 Coast Live Oak).

PASSED AND ADOPTED this 13th of November, 2025:

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

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 DATE.

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

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

NOTES

1. You 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 Monterey County 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

This page intentionally left blank

County of Monterey HCD Planning

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

PLN240171

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240171) allows for construction of a 2,957 square foot single-family dwelling with an attached garage. The property is located at 403 Crest Road in Pebble Beach (Assessor's Parcel Number 008-091-040-000), 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 Combined Development Permit (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 008-091-040-000 on November 13, 2025. The permit was granted subject to 10 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. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

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

7. 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.

8. 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.

9. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

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

Responsible Department: Planning

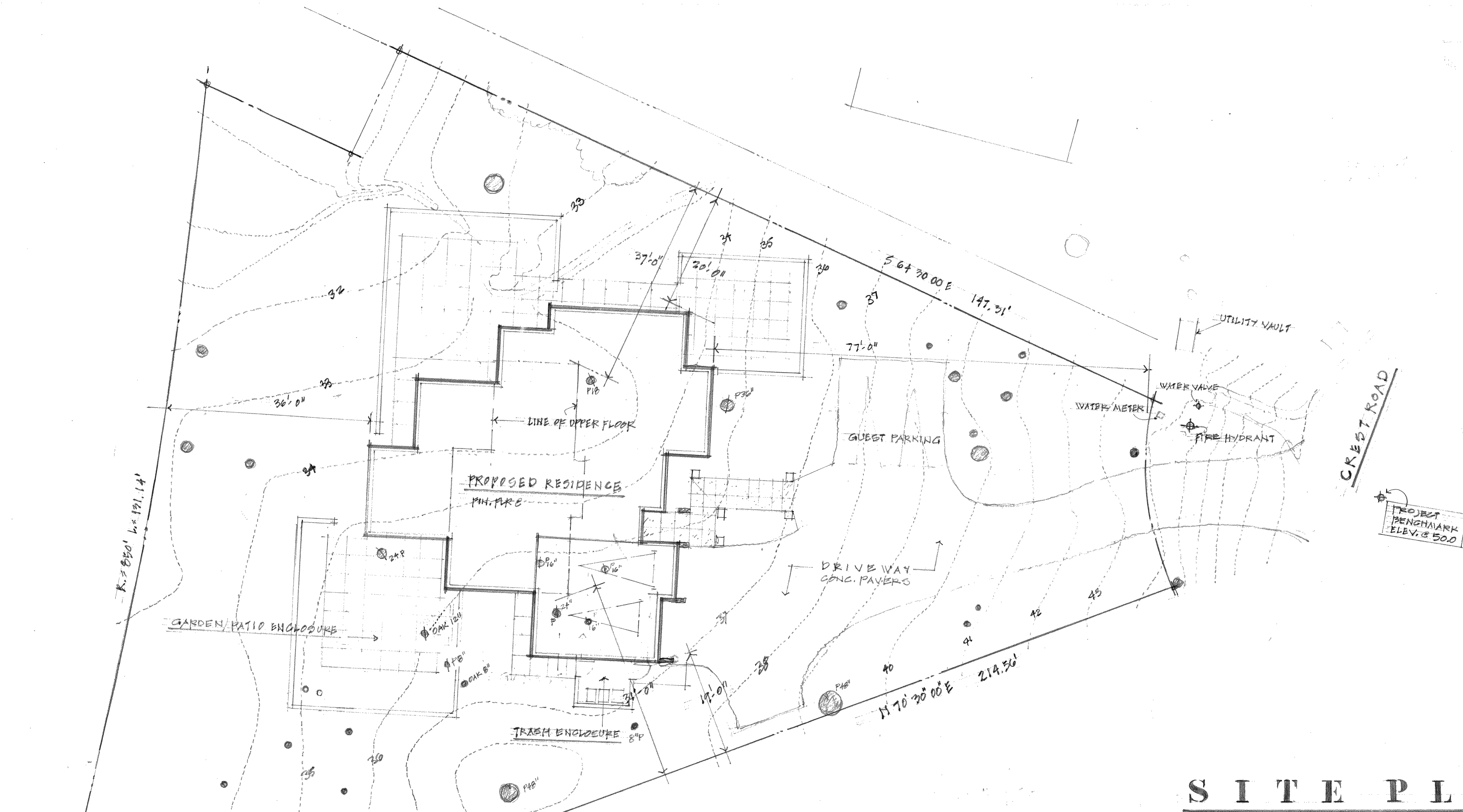
Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. 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.

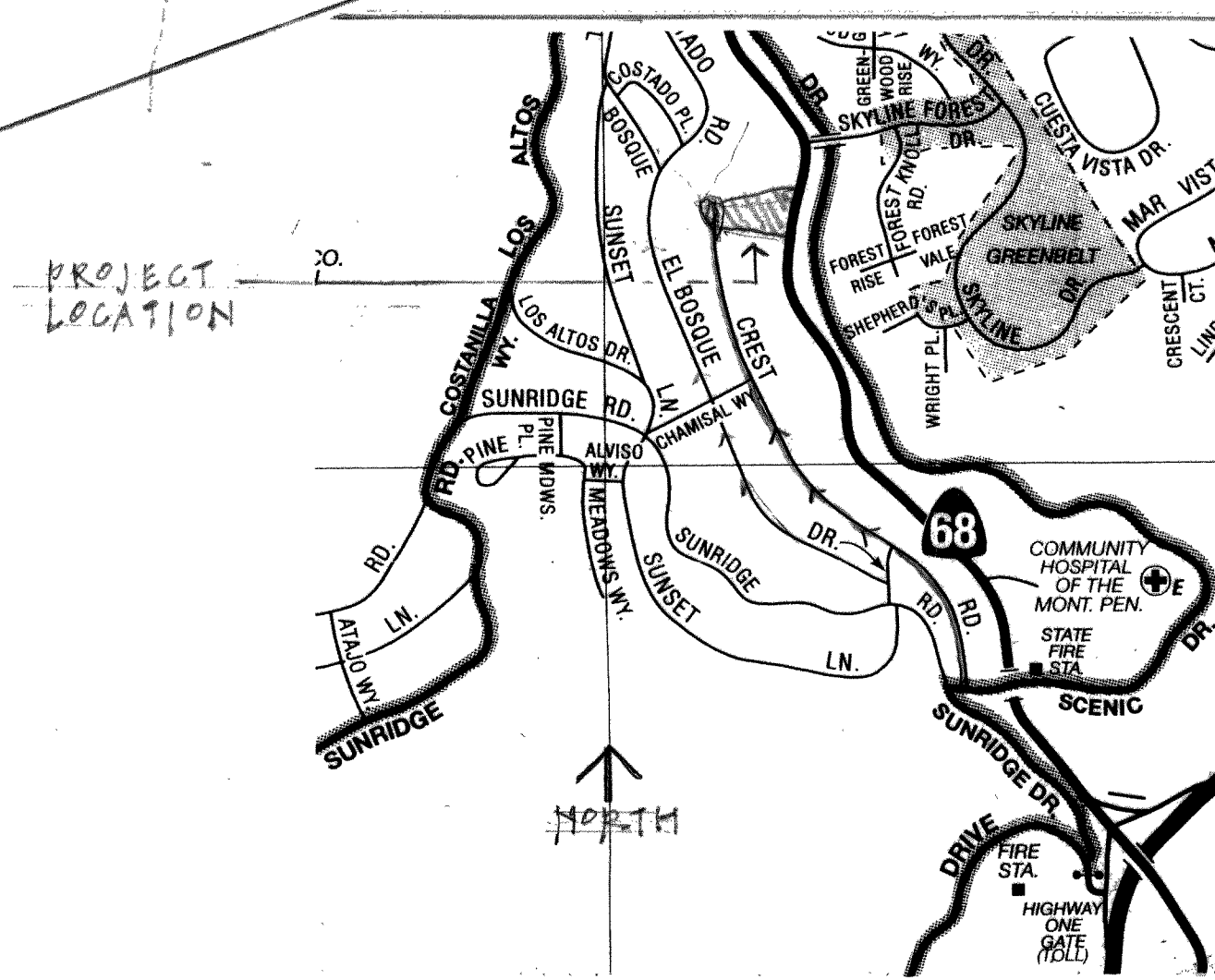
Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.



S I T E P L A N

SCALE: 1" = 10'-0"



LOCATION MAP

Design/Plans
Alan Turpen/Associates
Post Office Box 3063
Carmel, CA 93921
831-624-2833

Engineering
Messmer & Associates
603 Palm Avenue
Seaside, CA 93955
831-393-2302

Soils Consultant **GEOTECH**
GRICE ENGINEERING
501 A BRUNKEN AVE
SALINAS, CA 93901
831.422.9019

Energy Consultant **HVAC**
Monterey Energy Group
26465 Carmel Rancho Blvd.
Carmel, CA 93923
831-372-8328

All aspects of this project shall comply with Title 24 and the following codes:

2022 California Residence Code: CRC
2022 California Building Code: CBC
2022 California Mechanical Code: CMC
2022 California Plumbing Code: CPC
2022 California Electrical Code: CEC
2022 California Energy Code: CEC
2022 California Green Compliance: CGC

Occupancy group: R-3U
Description of use: SFR
Type of construction: V-1D
Fire sprinkler required: NO

Scope of work:
Construction of a new 2957 SF residence and two car garage; removal of eleven (10) trees. Exterior materials stucco and wood board and batt siding, asphalt shingle roofing, using earth tone colors.

Project Data

Project address:
4063 Crest Road
Pebble Beach, California 93953

APN: 008-091-040

Zone: MDR-4-D (CZ) PLN 24017

Owner:
Mr. and Mrs. Aaron Grech
25700 Hatton Road
Carmel, California 93923

Floor Areas:
Lower floor 2067 SF
Upper floor 890 SF
Total 2957 SF
Garage 506 SF

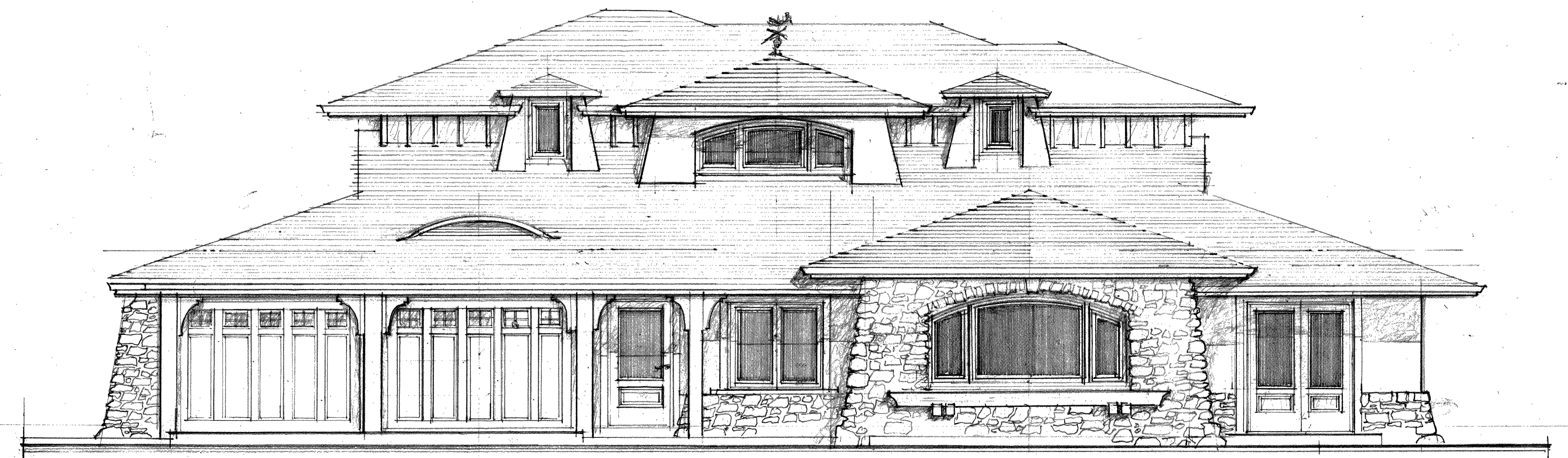
Parcel size: 19,889 SF/.456 AC

Proposed project foot print: 2573 SF

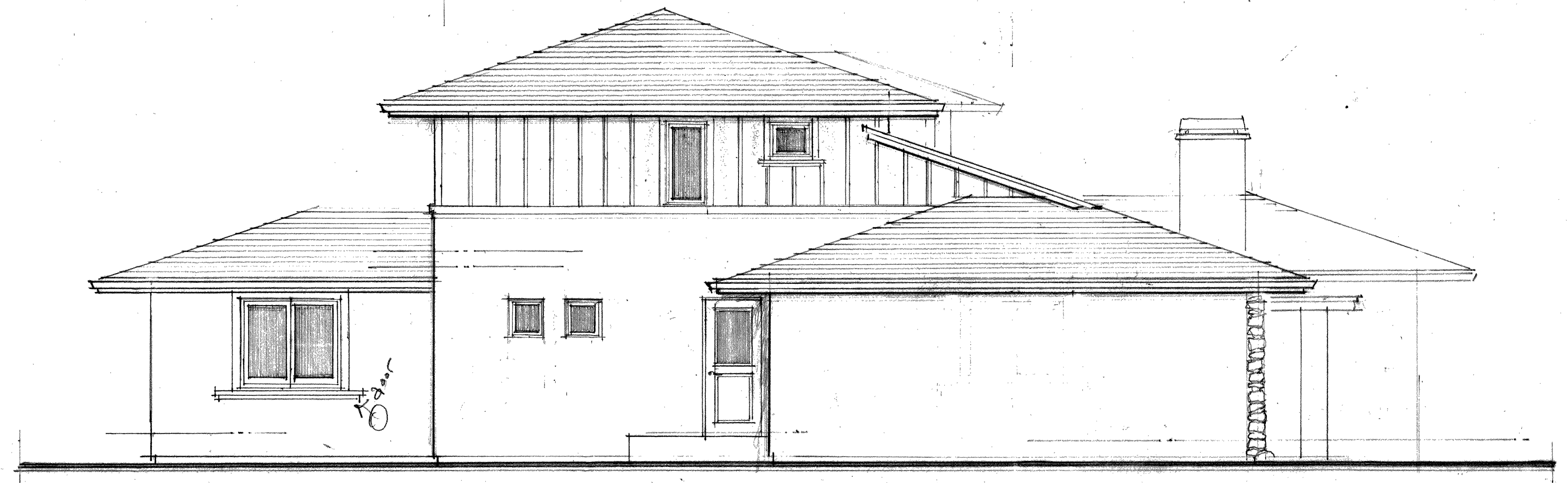
GRADING 75% / CIV. 15%

INDEX TO DRAWINGS

1. Site plan
2. Foundation
3. Lower floor plan
4. Upper floor plan
5. Exterior elevation
6. Exterior elevation
7. Roof plan
8. Cross-section
9. S1 Specifications
10. S2 Standard details
11. S2.1 Shear details
12. S3 Foundation
13. S4 Floor roof framing
14. S5 Upper roof framing
15. S6 Structural details
16. S7 Structural details
17. S8 Framing details
18. Erosion control
19. Landscape plan
20. Irrigation plan
21. CP.1 Construction site management
22. GR.2 Cal.Green building standards
23. Exterior site lighting plan
24. Electrical plan
25. M0.3 Energy compliance
26. M2.1 HVAC plan
27. M2.8 Upper HVAC plan



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

COLOR SAMPLES FOR PROJECT FILE NO. _____

Materials: _____
Description: _____

Trim ↗

↙ Stucco

Materials: _____ Colors: _____
Description: _____

Comp Roofing ↗

Materials: _____
Description: _____



PROJ



Date: _____

Description: _____

photo showing flagging. J

PROJECT FILE NO. _____

PHOTOGRAPHS



Date: _____

Descr _____



GREGG RESIDENCE / APN 008-091-040
SITE PHOTO / LOOKING EAST
4063 CREST ROAD / PEBBLE BEACH

This page intentionally left blank