

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:

MITCHELL TIMOTHY S & MEGHAN BARRETT TRS (PLN250066-DEP)

RESOLUTION NO. 26--

Resolution by the County of Monterey Planning
Commission:

- 1) Finding the project qualifies for a Class 15 Categorical Exemption pursuant to section 15315 of the CEQA Guidelines and none of the exceptions apply under Section 15300.2; and
- 2) Approving a Vesting Tentative Map and Coastal Development Permit to allow subdivision of an approximate 5 acres parcel into three parcels of approximately 1.36 acres (Lot 1), 1.38 acres (Lot 2), and 2.26 acres (Remainder Parcel).

[PLN250066-DEP, MITCHELL TIMOTHY S & MEGHAN BARRETT TRS, 1451 Ondulado Road, Pebble Beach (Assessor's Parcel Number 008-441-036-000) Del Monte Forest Land Use Plan].

The MITCHELL TIMOTHY S & MEGHAN BARRETT TRS application (PLN250066-DEP) came on for public hearing before the County of Monterey Planning Commission on June 24, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 5;
 - Monterey County Zoning Ordinance – Coastal (Title 20); and
 - Monterey County Subdivision Ordinance (Coastal) (Title 19);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 1451 Ondulado Road, Pebble Beach (Assessor's Parcel Number 008-441-036-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with a density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D". LDR zoning allows for the subdivision of land subject to the granting of a Coastal Development Permit. The project involves the subdivision of an approximately 5.02 acre parcel into three parcels of approximately containing 1.36 acres (Lots 1), 1.38 acres (Lot 2), and 2.26 acres (remainder parcel). The proposed remainder parcel is currently, and will remain, developed with a single-family dwelling and detached garage. The two newly created lots will contain no development, and no development is proposed at this time. The existing lot (5.02 acres) has two driveways from Ondulado Road. One driveway (western) provides access to an auto court, while the second driveway (eastern) provides access to the detailed garage. A private driveway and utility easement will be conveyed over that portion of proposed Lot 1 where the eastern driveway exists to ensure that the Remainder Parcel has access to Ondulado Road. The western driveway will be demolished and reseeded with native plants. As proposed, the project also includes connecting the eastern driveway to the auto court, as the autocourt would no longer have access to Ondulado Road with creation of Lot 1. Therefore, the project is allowed to use this site.
- c) Lot Legality. The subject property (5.02 acres) is shown in its current configuration and under separate ownership in the 1964 and 1972 Assessor's Parcel Maps. Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design/Neighborhood and Visual Resources. The Project site is subject to Design Control standards contained in Title 20 Chapter 20.44, Regulations for Design Control Districts or "D" Districts. No structural development is proposed, and therefore, a Design Approval is not required.
- e) Development Standards. The project meets all required development standards, specifically setbacks, FAR, and coverage. The development standards for LDR Zoning District are identified in Title 20, section 20.14.060. No development is proposed as part of this project, and therefore, no conflicts with Title 20 section 20.14.060 exist. The existing development on the remainder parcel will continue to conform to all site development standards including setbacks, building site coverage, FAR, and height requirements.
- f) Development Standards – Minimum Building Size. Minimum lot size in the LDR zoning district is 1 acre, per Title 20 section 20.14.060.A. All Parcels will continue to exceed the required 1-acre minimum lot size.
- g) Development Standards – Density. Pursuant to Title 20 section 20.14.060.B, the maximum development density shall not exceed the units/acre as shown for the specific "LDR" district as shown on the zoning map. The subject parcel is zoned LDR/1.5-D, which requires that a residential unit occupies a property that contains at least 1.5 acres of land. In its current configuration (5.02 acres), the subject property could be developed with up to three single-family dwellings and is currently

developed with one single-family dwelling and an accessory detached garage. As a result of the subdivision, all parcels will continue to exceed the required 1-acre minimum building site, containing 1.36 acres (Lots 1), 1.38 acres (Lot 2), and 2.26 acres (remainder). Each lot may be developed with a total of one dwelling unit. Therefore, the maximum development potential and overall density would not change with implementation of this project.

- h) Cultural Resources. According to Monterey County GIS records, the subject property is located within an area of high archaeological sensitivity. Pursuant to 1982 General Plan Policy 12.1.3, all proposed development, including land divisions, within high sensitivity zones shall require an archaeological field inspection. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB250140), no cultural resources or indications of archaeological resources were identified during the project archaeologist's pedestrian survey of the proposed parcel boundaries. No development is proposed at this time. Based on the evidence submitted, any future developments' potential for inadvertent impacts to cultural resources would be limited and would be controlled by use of the County's standard condition, which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Geological Resources. The project site is in an area of known geological hazard (1/8 mile of active or potentially active fault). According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250238), 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 "d".
- j) Forest Resources. The site plans indicate the location of a future 12-foot-wide driveway realignment servicing the existing single-family dwelling located on the proposed remainder parcel. An Arborist report was prepared (County of Monterey Library No. LIBXXXX) which found that the proposed future driveway realignment would likely not impact any nearby trees with implementation of the County's standard tree and root protection conditions. Lots 1 and 2 will contain minimal numbers of protected trees, however both lots will contain areas of natural clearings where reasonable development consistent with the neighborhood would require only minimal tree removal as required by DMF LUP policy 33. Any future development on either lot requiring the removal of protected trees would be subject to the granting of a Coastal Development Permit pursuant to Title 20 section 20.147.050.A.
- k) DMF LUP. DMF LUP Policy 10 prohibits subdivisions that would allow or create commitment to non-resource dependent development in environmentally sensitive habitat areas. According to the prepared Biological assessment (County of Monterey Library No. LIB250141), no special or special status species of plantlife or wildlife were found on site, and it is unlikely that the special species that do occupy appropriate habitats within Pebble Beach would move to occupy the subject property. DMF LUP Policy 65 requires that proposed development including subdivisions shall only be allowed up to the maximum density

allowed if such development is and will be consistent with all policies of the LUP. Pursuant to the prepared technical reports, any future development could be designed and sited as to be consistent with the policies and resource protection requirements of the DMF LUP.

- l) Land Use Advisory Committee (LUAC) Review. Based on the LUAC Procedure guidelines adopted by the County of Monterey Board of Supervisors, this project was referred to the Del Monte Forest LUAC for review on June 5, 2025. The project was continued to a date uncertain due to the applicant being unable to attend the hearing. Subsequently, the project was scheduled before the LUAC four more times on June 26th, July 10th, July 24th, and August 7th, all of which were cancelled due to a lack of quorum or inadequate noticing of the project at the LUAC meeting location. Therefore, the LUAC did not make a recommendation on this project. To ensure timely processing, staff scheduled the project for the Planning Commission hearing.
- m) Subdivision Ordinance & Subdivision Map Act. The Minor Subdivision is consistent with the requirements for approval contained in the County of Monterey’s Coastal Subdivision Ordinance, Title 19. See Finding No. 5 and supporting evidence.
- n) Public Access. No public access is required for this project. See Finding No. 7 and supporting evidence.
- o) The project planner conducted a site inspection on May 21, 2026 to verify that the project on the subject parcel conforms to the plans listed above.
- p) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250066-DEP.

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, and Pebble Beach Community Services District (fire). 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 archaeological resources, biological resources, soils and geologic hazards, The following reports have been prepared:
 - “Geology Report” (County of Monterey Library No. LIB250142), prepared by CapRock Geology, Inc., Aromas, CA, November 12, 2024
 - “Geotechnical Report” (County of Monterey Library No. LIB250143), prepared by Belinda Taluban, Salinas, CA, December 20, 2024

- “Arborist Report” (County of Monterey Library No. LIB250139), prepared by Frank Ono, Pacific Grove, CA, April 1, 2025
- “Phase I Archaeological Assessment” (County of Monterey Library No. LIB250140), prepared by Dana E. Supernowicz, Pebble Beach, CA, February 19, 2025
- “Biological Report” (County of Monterey Library No. LIB250141), prepared by Jeffrey B. Froke, Pebble Beach, CA, March 2, 2025
- “Arborist Report” (County of Monterey Library No. LIBXXXX), prepared by Frank Ono, Pacific Grove, CA, April 20, 2026
- “Refraction Seismic Investigation” (County of Monterey Library No. LIB250238), prepared by Gasch Geophysical Services, Inc., Rancho Cordova, CA, February 2026.
- “Review of Refraction Seismic Investigation” (County of Monterey Library No. LIBXXXX), prepared by by CapRock Geology, Inc., Aromas, CA, March 14, 2026

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on May 21, 2026 to verify that the site is suitable for this use.
- d) Geological Hazards. According to County of Monterey GIS, an inferred fault (Cypress Point) may traverse through the subject property, trending northwest-southwest. Therefore, a Geological Report (County of Monterey Library No. LIB250142) was prepared for the subject property. The report included a review of published maps, which indicated that an inferred undifferentiated Quaternary inland portion of the Cypress Point Fault bisects the proposed parcels. A second report was prepared (County of Monterey Library No. LIB250238), which used a refraction seismic data acquisition system to characterize the subsurface by attaining direct seismic velocity measurements of soil and rock. The prepared Seismic Refraction Investigation revealed a high degree of variation in the calculated seismic velocities of the subsurface materials. In general, vertical faulting generally appears as a steep drop or rise in the velocity contours, typically occurring deeper than the surficial soil (seismic velocities of approximately 1,000 to 3,000 ft/s). Here, three seismic refraction investigations were conducted for each lot. The data showed that the Cypress Point Fault does not cross the subject site, as there are no lateral variations in the measured seismic velocity contours that would indicate the type of faulting expected to be produced along the Cypress Point Fault. Therefore, there is no evidence indicating that foreseeable development of Lots 1 or 2 would be subject to geologic hazards as required by DMF LUP policy 39. Consistent with DMF LUP policy 38 and as designed, the hazards are reduced to an acceptable level as to minimize risk from geologic, flood, or fire hazards; to assure stability and structural integrity; and to not threaten

the stability of a site, contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas.

- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250066-DEP.

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 (EHB), and Pebble Beach Community Services District (fire). 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. Potable water will be provided to the subject properties by California American Water. Pursuant to County of Monterey Board of Supervisors Ordinance No. 109, the subject property is within the Del Monte Forest Benefited Properties area, which currently retains 92.590 remaining water entitlements to be allocated. This would allow for allocation to the newly created Parcels (subject to future purchase or allocation from property owners). Further, CalAM issued a Can-and-Will Serve letter for the project. Sewage w be provided by the Pebble Beach Community Services District (PBCSD or District), and two 10-foot-wide sewer easements will be and conveyed over portions of the Remainder Parcel and Lot 2 to ensure that all lots have or continue to have access to the sewer lateral on Padre Lane. PBCSD provided a Can-and-Will Serve letter for the project, confirming “it has reserved wastewater capacity and will serve the proposed two new lots referred to as "Lot 1" and "Lot 2” on the attached plans, subject to the District reviewing the proposed sewer easements before recordation of the Parcel Map, and receiving copies of recorded grants of easements.
 - c) Staff conducted a site inspection on May 21, 2026 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 County of Monterey HCD-Planning found in Project File PLN250066-DEP.

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 is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on May 21, 2026 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250066-DEP.

5. FINDING: SUBDIVISION – Section 66474 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance) of the Monterey County Code require that a request for subdivision be denied if any of the following findings are made:

1. That the proposed map is not consistent with the applicable general plan, area plan, coastal land use plan or specific plan.
2. That the design or improvement of the proposed subdivision is not consistent with the general plan, area plan, coastal land use plan or specific plan.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

- EVIDENCE:**
- a) Consistency. The Project, as designed and conditioned, is consistent with the 1982 County of Monterey General Plan, Del Monte Forest Land Use Plan, and associated Coastal Implementation Plan (see Finding No. 1 and supporting evidence).
 - b) Design. The lot design is consistent with the Lot Design Standards of Title 19 section 19.10.030. At 1.36 and 1.38 acres, the development of Lots 1 and 2 will meet all applicable site development standards of the LDR zoning district. The remainder parcel will continue to meet site development standards. Therefore, the proposed project complies with applicable design standards. See Finding No. 1, Evidence “e” through “g”.
 - c) Site Suitability. The site is suitable for the Project including the type and density of the development (see Finding No. 2 and supporting evidence).
 - d) Environment. The subdivision design and foreseeable development of Lots 1 and 2 will not cause environmental damage to fish or wildlife habitat (see Finding No. 6 and supporting evidence).
 - e) Health and Safety. The proposed project, as designed and conditioned, will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort, and general

welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 3 and supporting evidence).

- f) Water Supply and Sewage Disposal. CalAm and PBCSD will provide water supply and sewage disposal (see Finding No. 3, Evidence “b”).
- g) Easements. The proposed subdivision will not conflict with existing easements. There is an existing 15-foot wide sewer easement over the south-eastern corner of Lot 2 which connects to a neighboring property over which a driveway could be developed should future development on Lot 2 necessitate it. Acceptance and recordation of the Parcel Map will establish two sewage easements (10 feet and 20 feet wide), and a 51.7 foot wide driveway and utility easement. The proposed 10-foot wide sewer easement to the existing development on the remainder parcel bisects Lot 2. The easement would prohibit structural development, however the lot will retain sufficient building areas on both sides of the easement, each of which would be suitable for future development, and a driveway may be constructed over the easement should future development necessitate it.
- h) Affordable Housing. The Project does not create four or more residential units and therefore is not required to meet the County’s Inclusionary Housing Ordinance #04185 (Monterey County Code Chapter 18.40).
- i) Parks and Recreation. The Project does not create four or more residential units and therefore compliance with Section 19.12.010 of Title 19/Quimby Act is not required.
- j) The project planner conducted a site inspection on May 21, 2026 to verify that the Project would not conflict with zoning or building ordinances.
- k) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the development are found in Project File PLN250066-DEP.

6. 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 15315 categorically exempts the division of property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20%.
 - b) The proposed project involves the subdivision of an approximately 5.02 acre parcel into two (2) parcels of approximately 1.36 acres and 1.38 acres and a 2.26 acre remainder parcel. The subdivision requires no variances or exceptions. The subject property will have all services provided, was not involved in a land division in the last 2 years, and does not have an average slope greater than 20%.

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 21, 2026.
- 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 does not involve any tree removal. 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) 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 PLN250066-DEP.

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 DMF CIP, Section 20.147.130 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 (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250066-DEP.

8. FINDING: APPEALABILITY – The decision on this project may be appealed to the Board of Supervisors.

- EVIDENCE:**
- a) Pursuant to Title 19 section 19.01.045.A, the Board of Supervisors is the appropriate authority to consider appeals of decisions made by the Planning Commission.

DECISION

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

- 1) Find the project qualifies for a Class 15 Categorical Exemption pursuant to section 15315 of the CEQA Guidelines and none of the exceptions apply pursuant to Section 15300.2; and
- 2) Approving a Vesting Tentative Map and Coastal Development Permit to allow subdivision of an approximate 5 acres parcel into three parcels of approximately 1.36 acres (Lot 1), 1.38 acres (Lot 2), and 2.26 acres (Remainder Parcel).

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 upon motion of Commissioner _____, seconded by Commissioner _____, and carried this 24th day of June 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP
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 OF 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 Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This VTM expires 2 years after the above date of granting thereof unless extended or approved as a Final Map, subject to Board of Supervisors' consideration.

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County of Monterey HCD Planning

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

PLN250066-DEP

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development permit (PLN250066-DEP) allows subdivision of an approximate 5 acres parcel into three parcels of approximately 1.36 acres (Lot 1), 1.38 acres (Lot 2), and 2.26 acres (Remainder Parcel). The property is located at 1451 Ondulado Road, Pebble Beach (Assessor's Parcel Number 008-441-036-000), 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 Planning Commission for Assessor's Parcel Number 008-441-036-000 on June 24, 2026. The permit was granted subject to 8 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. PW0015 – UTILITY’S COMMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Submit the approved tentative map to applicable utility companies, including sewer and water provider. Subdivider shall submit utility company recommendations for required easements, if any, to the HCD-Engineering Services.

Compliance or Monitoring Action to be Performed: Prior to recordation of the Final Map, Owner/Applicant/Subdivider shall provide a copy of the approved tentative map to all applicable public utility companies for review. Subdivider shall submit utility comments to the HCD-Engineering Services.

5. PW0036 - EASEMENTS AND RIGHT-OF-WAY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Provide for all existing and required easements and rights of way.

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

6. EHSP04 – WELL AND WATER SYSTEM EASEMENTS (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Final Map shall denote easements for existing and proposed California American Water Company – Monterey water system infrastructure, including but not limited to existing well(s), water distribution pipelines, tank(s) and access easement(s). Well lots and easements shall appear as part of the final map and shall meet the minimum requirements of Monterey County Code, Section 15.04.050 and the California Code of Regulations, Title 22, Chapter 16, Section 64560 (Water Works Standards).

Compliance or Monitoring Action to be Performed: Prior to filing the first final map, the applicant shall submit a draft of the final map to the Environmental Health Bureau for review and acceptance.

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)

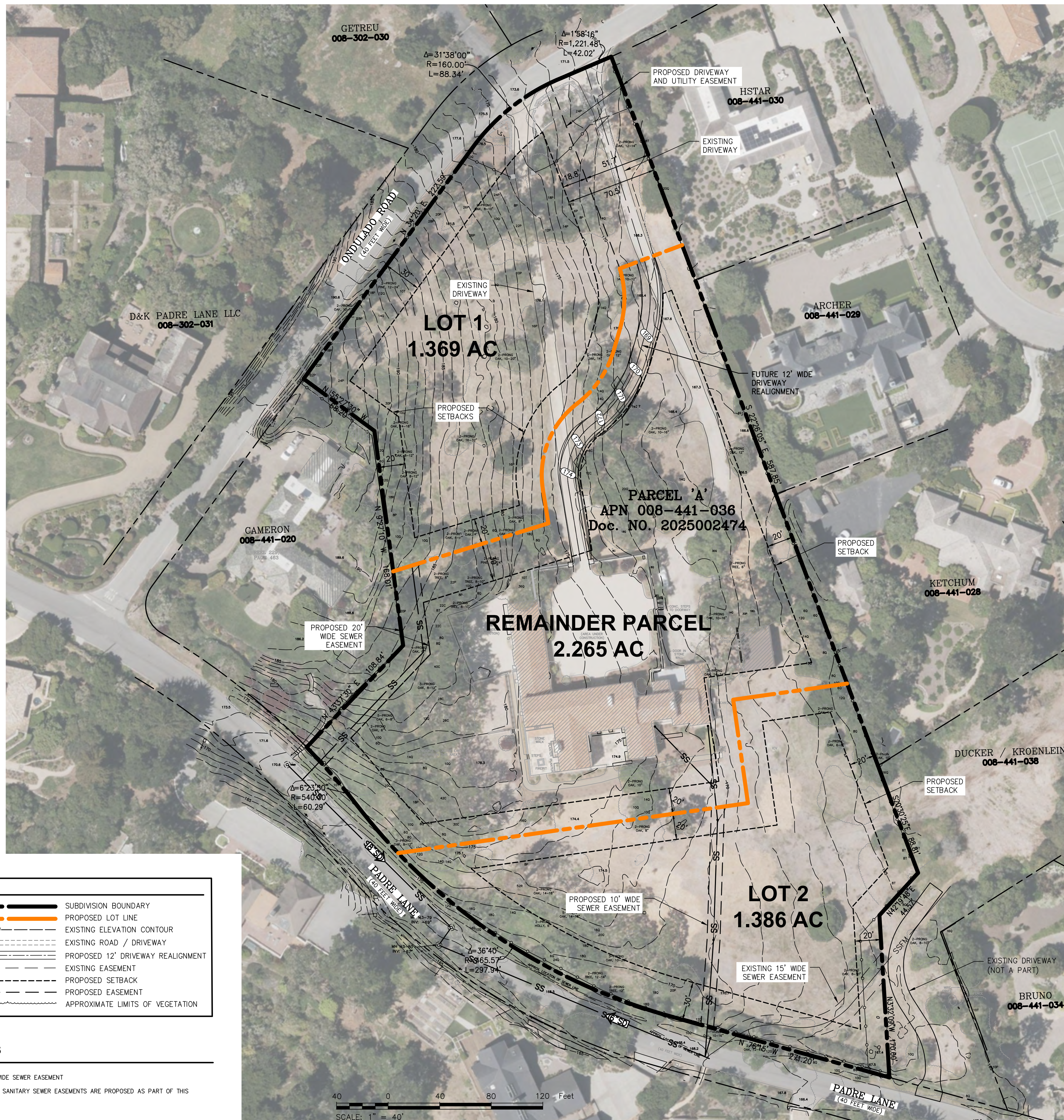
Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized 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.

8. PSD-001 DRIVEWAY ABANDONMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Applicant/Owner agrees to abandon the portion of the existing driveway off of Ondulado Road which bisects newly formed Lot 1. The portion of said driveway from Ondulado Road to the newly formed remainder parcel shall be demolished and reseeded with native plants.

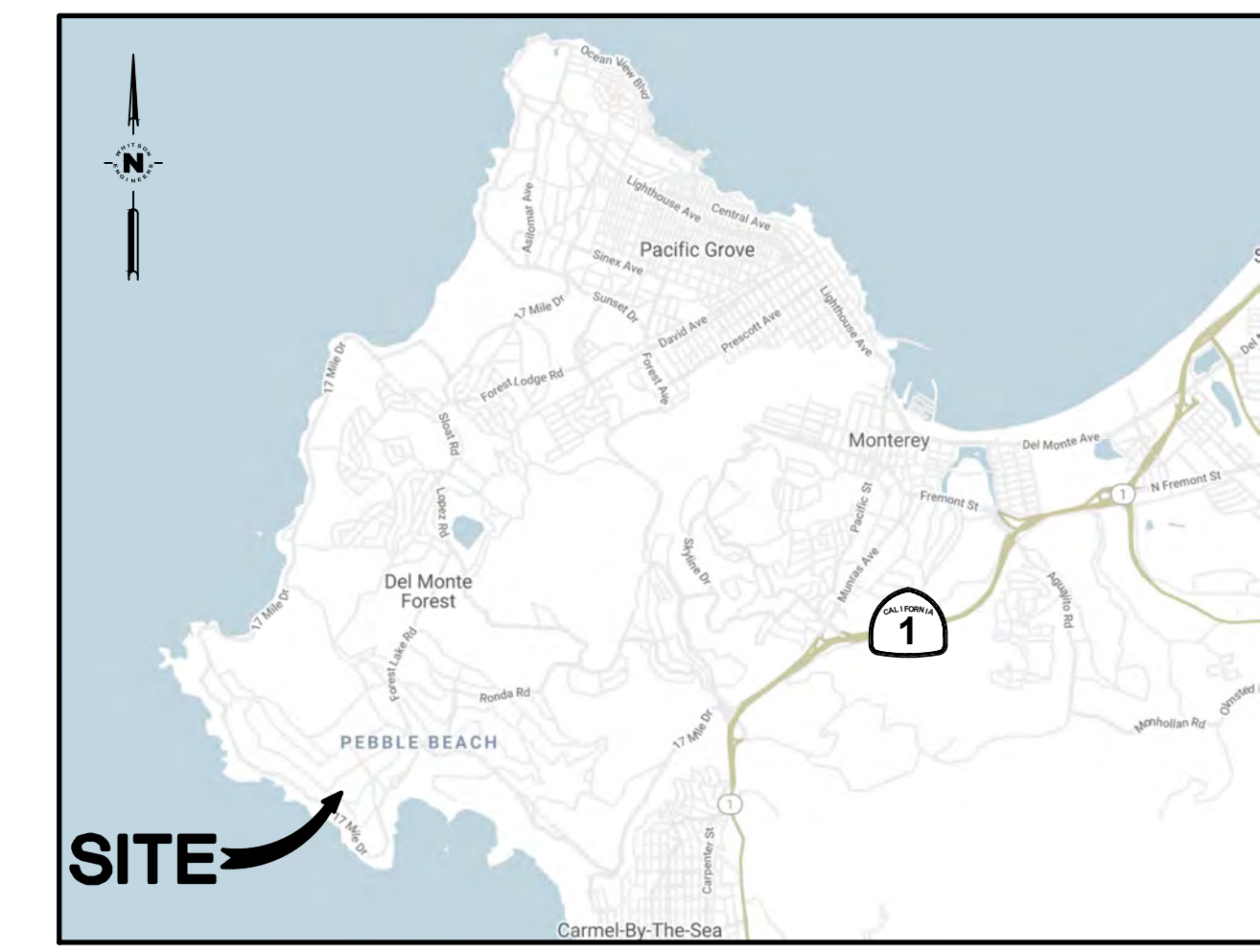
Compliance or Monitoring Action to be Performed: Prior to Recordation of Final Map, provide evidence to HCD-Planning staff showing the existing portion of the driveway from Ondulado Road to the newly formed remainder parcel has been demolished and reseeded with native plants, including receipt of all required construction permits.



LEGEND

	SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	EXISTING ELEVATION CONTOUR
	EXISTING ROAD / DRIVEWAY
	PROPOSED 12' DRIVEWAY REALIGNMENT
	EXISTING EASEMENT
	PROPOSED SETBACK
	PROPOSED EASEMENT
	APPROXIMATE LIMITS OF VEGETATION

- EASEMENTS**
- ONE EXISTING 15' WIDE SEWER EASEMENT
 - TWO 10-FOOT WIDE SANITARY SEWER EASEMENTS ARE PROPOSED AS PART OF THIS SUBDIVISION



VICINITY MAP

OWNER	APPLICANT
TIM & MEGHAN MITCHELL 1451 ONDULADO ROAD PEBBLE BEACH, CA 93953	JOEL PANZER MAUREEN WRUCK PLANNING CONSULTANT 21 WEST ALISAL STREET, SUITE 111 SALINAS, CA 93901

PROJECT DATA

SITE ADDRESS
1451 ONDULADO ROAD
PEBBLE BEACH, CA 93953

EXISTING A.P.N. NUMBER:	008-441-036
TOTAL GROSS AREA IN SUBDIVISION:	5.02 ACRES
EXISTING NUMBER OF RESIDENTIAL LOTS:	1
PROPOSED NUMBER OF RESIDENTIAL LOTS:	3
LOT SIZES:	1.369 ACRES (LOT 1) 1.386 ACRES (LOT 2) 2.265 ACRES (REMAINDER PARCEL)
AVERAGE LOT SIZE:	1.673 ACRES

- SUBDIVIDER'S STATEMENT**
- EXISTING AND PROPOSED ZONING: LDR/1.5-D(CZ)
 - USES OF THE LAND: RESIDENTIAL SUBDIVISION
 - IMPROVEMENTS PROPOSED WITH SUBDIVISION: NONE
 - WATER SUPPLY: CALIFORNIA AMERICAN WATER CO.
 - SEWAGE COLLECTION: PEBBLE BEACH COMMUNITY SERVICES DISTRICT
 - PROPOSED TREE REMOVAL: NONE
 - PUBLIC AREAS TO BE DEDICATED: NONE
 - COMMON AREAS PROPOSED: NONE
 - FEMA FLOOD ZONE DESIGNATION: ZONE X
 - EROSION CONTROL SHALL BE IN ACCORDANCE WITH MONTEREY COUNTY EROSION CONTROL ORDINANCES AND REGULATIONS.
 - THE REMAINDER PARCEL HAS AN EXISTING RESIDENCE. LOTS 1 AND 2 SHALL BE WITHIN THE DESIGNATED BUILDING SETBACKS, AS SHOWN HEREON.
 - DRIVEWAYS AND UTILITY EXTENSIONS TO LOTS 1 AND 2 TO BE INSTALLED BY OTHERS.
 - EXISTING SECONDARY ENTRY DRIVEWAY TO REMAINDER PARCEL MAY BE RE-ALIGNED TO ACCOMMODATE PROPOSED SUBDIVISION. WORK CONSISTS OF A 200' LONG BY 12 FOOT WIDE DRIVEWAY. EARTHWORK SHALL BE LESS THAN 100 CY OF GRADING. NO TREES TO BE IMPACTED.



PLN 240321
VESTING TENTATIVE PARCEL MAP
 PROPOSED MINOR SUBDIVISION OF
 APN 008-441-036
 MONTEREY COUNTY, CALIFORNIA

PREPARED BY

Whitson ENGINEERS
 Civil Engineering
 Land Surveying
 6 Harris Court
 Monterey, California
 831.649.5225
 whitsonengineers.com

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