

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:

ASHKAR KAMRAN F & ZOHORI FLOURA TALEB (PLN240369)

RESOLUTION NO. 26-

Resolution by the County of Monterey Planning
Commission:

- 1) Finding the project qualifies as a Class 3
Categorical Exemption pursuant to CEQA
Guidelines section 15303, and there are no
exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit
consisting of:
 - a. A Design Approval to allow the
construction of a 3,750 square foot
single-family dwelling with a 777 square
foot attached garage and associated site
improvements; and
 - b. A Use Permit to allow the removal of 12
protected trees.

[PLN240369, Ashkar Kamran F & Zohori Floura
Taleb, 2972 Colton Road, Pebble Beach, Greater
Monterey Peninsula Area Plan (APN: (007-512-
028-000)]

The ASHKAR KAMRAN F & ZOHORI FLOURA TALEB application (PLN240369) came on for public hearing before the County of Monterey Planning Commission on January 28, 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 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) Allowed Use. The property is located at 2972 Colton Road, Pebble Beach (Assessor's Parcel Number 007-512-028-000), Greater Monterey

Peninsula Area Plan. The parcel is zoned Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or “MDR/B-6-D-RES”. MDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the construction of a 3,750 square foot single family dwelling with a 777 square foot attached garage, and associated site improvements. The project also involves the removal of 12 protected trees, which is an allowed use subject to the granting of a Use Permit. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The subject property is shown in its current configuration (14,338 square feet) as Lot 4 of Block 46 on a Final Map entitled “Monterey Peninsula Country Club Subdivision No.1”, recorded in May of 1925 (Volume 3, Cities & Towns, Page 26). Therefore, the County recognizes the subject properties as legal lots of record.
- d) Review of Development Standards. The project meets all required development standards for Medium Density Residential zoning district and B overlay district, which are identified in Title 21 section 21.12.060 and 21.42.030, respectively. Pursuant to Title 21 section 21.14.060.C, development within this district shall meet the required setbacks unless combined with a “B” district. Pursuant to MCC Section 21.12.070.D, parcels located within the Del Monte Forest (DMF) are additionally subject to side setbacks of 10 feet for the first story and 20 feet for the second story, as well as 15 feet for the front. These setback requirements were established in 1969 by a blanket variance (HCD Planning File No. ZA00595) and a subsequent ordinance to ensure residences developed on the relatively small parcels would not loom over adjacent properties. The proposed single-family dwelling will have setbacks of 21 feet (front), 26 feet (east side), 15 feet (west side), and 55 feet (rear). Within the Del Monte Forest area, the MDR zoning district allows a maximum height of 27 feet for main structures, and the proposed single-family dwelling will have a height of 25 feet. For lots with a density of more than 2 acres per unit, such as this property, the MDR zoning district allows a maximum building site coverage and floor area ratio of 35%. The proposed project will have a building site coverage of 2,607 square feet or 18%, and a floor area ratio of 31.5%. Therefore, the project meets all required development standards.
- e) Design and Visual Resources. Pursuant to Title 21 Chapter 21.44, the project parcels and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The single-family dwelling will have exterior colors and materials consisting of light yellow painted stucco, natural stone, a Terra-cotta tile roof, and light brown exposed wood posts and beams. The residences within the vicinity are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The proposed exterior finishes do not detract from the surrounding environment and are consistent with the

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

- f) Tree Removal. The proposed project involves the removal of 12 protected trees. However, as detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Use Permit have been met in this case.
- g) Biological Resources. According to Monterey County Geographic Information System (GIS), the subject property is within an area potentially containing protected plant and animal species. General Plan Open Space Policy OS-5.16 states that a biological study shall be required for any development project requiring a discretionary permit and having the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species. Pursuantly, a Biological Assessment was prepared (County of Monterey Library No. LIB250285) which found that no special status animal or plant species were observed to be or anticipated to be seen on the lot.
- h) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with General Plan Open Space Policy OS-6.3, any new development being proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB250293), no cultural resources or indications of archaeological resources were identified during the Project Archaeologist's pedestrian survey of the project site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition

(Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- i) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review, on January 15th, 2026. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Planning Commission. The LUAC voted 7-0 to support the project as proposed.
- j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240369.

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, Pebble Beach Community Services District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Geological Resources (soils), Forest Resources, Biological Resources, and Archaeological Resources. The following reports have been prepared:
 - “Geotechnical Investigation” (County of Monterey Library No. LIB250286), prepared by Butano Geotechnical Engineering, Watsonville, CA, August 2024
 - “Biological Evaluation” (County of Monterey Library No. LIB250285), prepared by Regan Consulting, Carmel Valley, CA, June 23, 2025
 - “Tree Resource Assessment” (County of Monterey Library No. LIB250284), prepared by Frank Ono, Pacific Grove, CA, April 16th, 2025
 - “Phase I Archaeological Study” (County of Monterey Library No. LIB250293), prepared by Historic Resource Associates, Pebble Beach, CA, June 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) Staff conducted a site inspection on January 15th, 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 the County of Monterey HCD - Planning for the proposed development found in Project File PLN20369.

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 District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Pebble Beach Community Services District.
 - c) Staff conducted a site inspection on January 15th, 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 the County of Monterey HCD - Planning for the proposed development found in Project File PLN250369.
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 15th, 2026 and researched County records to assess if any violation exists on the subject property.
 - c) 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 PLN240369.
5. **FINDING:** **CEQA (Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone.
 - b) The proposed project involves construction of a 3,750 square foot single-family dwelling with a 777 square foot attached garage, associated site improvements, and the removal of 12 protected trees.

Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 14, 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 has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240369.

6. **FINDING:** **TREE REMOVAL** - The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

- EVIDENCE:**
- a) The project includes application for the removal of 12 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 21), a Use Permit is required, and the criteria to grant said permit have been met.
 - b) Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250284) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Twelve trees will be removed with implementation of this project, including 7 Coast live oaks and 5 Monterey pines. The Arborist report inventoried all trees to be removed and identified them all as being in a fair condition.
 - c) The proposed tree removal is the minimum required under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. All trees to be removed are directly within the development footprint of the main residence and/or the driveway. Removal of these trees is consistent with the recommendations of the prepared forest management plan. Although two landmark Monterey pines are proposed for removal, no landmark Coast live oaks will be removed. landmark pines are not afforded the same level of protection as landmark oaks pursuant to Title 21 section 21.64.260.C.
 - d) Policy OS-5.11 of the 2010 General Plan encourages the conservation of large, continuous expanses of native trees and vegetation to serve as most suitable habitat for maintaining abundant and diverse wildlife. As

delineated on the project plans, the trees slated for removal are directly within the proposed footprint of development. The project will retain the property's remaining trees, which are contiguous with the surrounding forested area of Pebble Beach. Trees to be retained will be protected with implementation of Condition No. 9.

- e) Title 21 requires a 1:1 replanting of removed protected trees, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. Condition No. 7 requires all removed trees to be replanted on-site at a 1:1 ratio.
- f) Measures for tree protection during construction have been incorporated as Condition No. 9, and include tree protection zones, trunk protection, hand excavation and bridging roots.
- g) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term. Condition No. 8 requires a raptor/bird nesting survey to be performed by a qualified biologist if tree removal is to be conducted between February 1 and August 15.
- h) Staff conducted a site inspection on January 15th, 2026 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- i) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240369.

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

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

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined development Permit consisting of: 1) a Design Approval to allow the construction of a 3,750 square foot single-family dwelling with a 777 square foot attached garage and associated site improvements and 2) a Use Permit to allow removal of 12 protected trees.

All of which are in general conformance with the attached sketch and subject to the attached 11 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 28th day of January, 2026 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP, Chief of Planning
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from County of Monterey HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

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

PLN240369

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use permit (PLN240369) allows the construction of a 3,750 square foot single-family dwelling with a 777 square foot attached garage, associated site improvements, and the removal of 12 protected trees. The property is located at 2972 Colton Road, Pebble Beach (Assessor's Parcel Number 007-512-028-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number _____) was approved by Planning Commission for Assessor's Parcel Number 007-512-028-000 on January 28, 2026. The permit was granted subject to 12 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. 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.

5. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

Names and contact information (primary and secondary) of parties responsible for project during construction.

Summary table including:

Types of construction vehicles and number of truck and/or vehicle trips/day.

Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).

Hours of operation.

Project scheduling (dates) and duration of construction.

Map illustrating:

Location of project (vicinity map).

Proposed route for hauling material.

Location of Sensitive Receptors (schools, hospitals, etc) along haul route.

Location of stockpiles and parking for construction vehicles.

Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.

The CMP shall:

Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling

Prohibit blocking of access roads or driveways.

Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.

Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.

Provide adequate storage and staging areas. Staging and storage areas shall be on-site to maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.

If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.

The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.

Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.

Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.

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

6. 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.

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 12 5-gallon Coast Live Oak or Monterey Pine trees (1:1)

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

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

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

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

8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

9. 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.

10. 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.

11. 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.

12. 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."

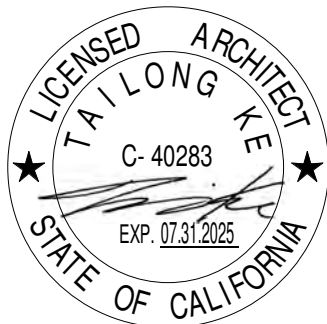
Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit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

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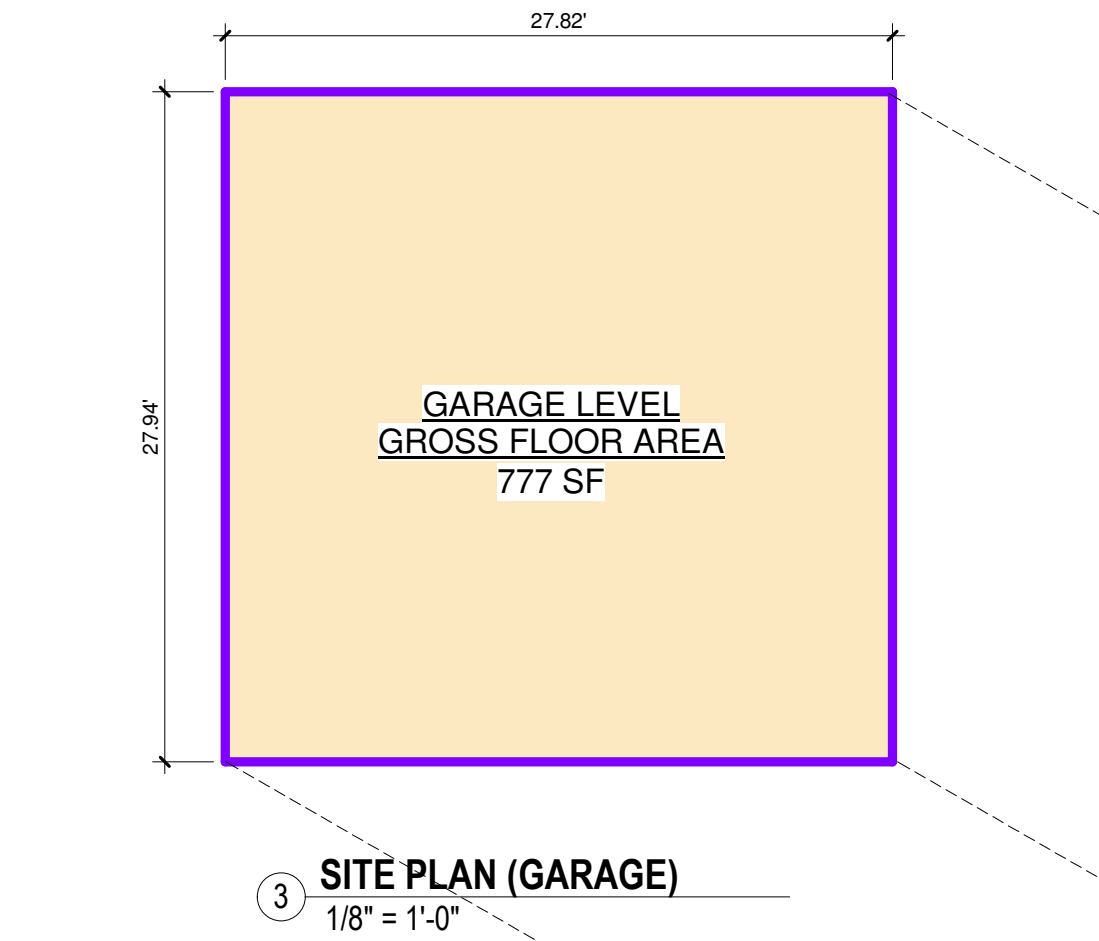
ASHKAR NEW RESIDENCE

Kamran Ashkar
2972 Colton Rd, Pebble Beach, CA 93953

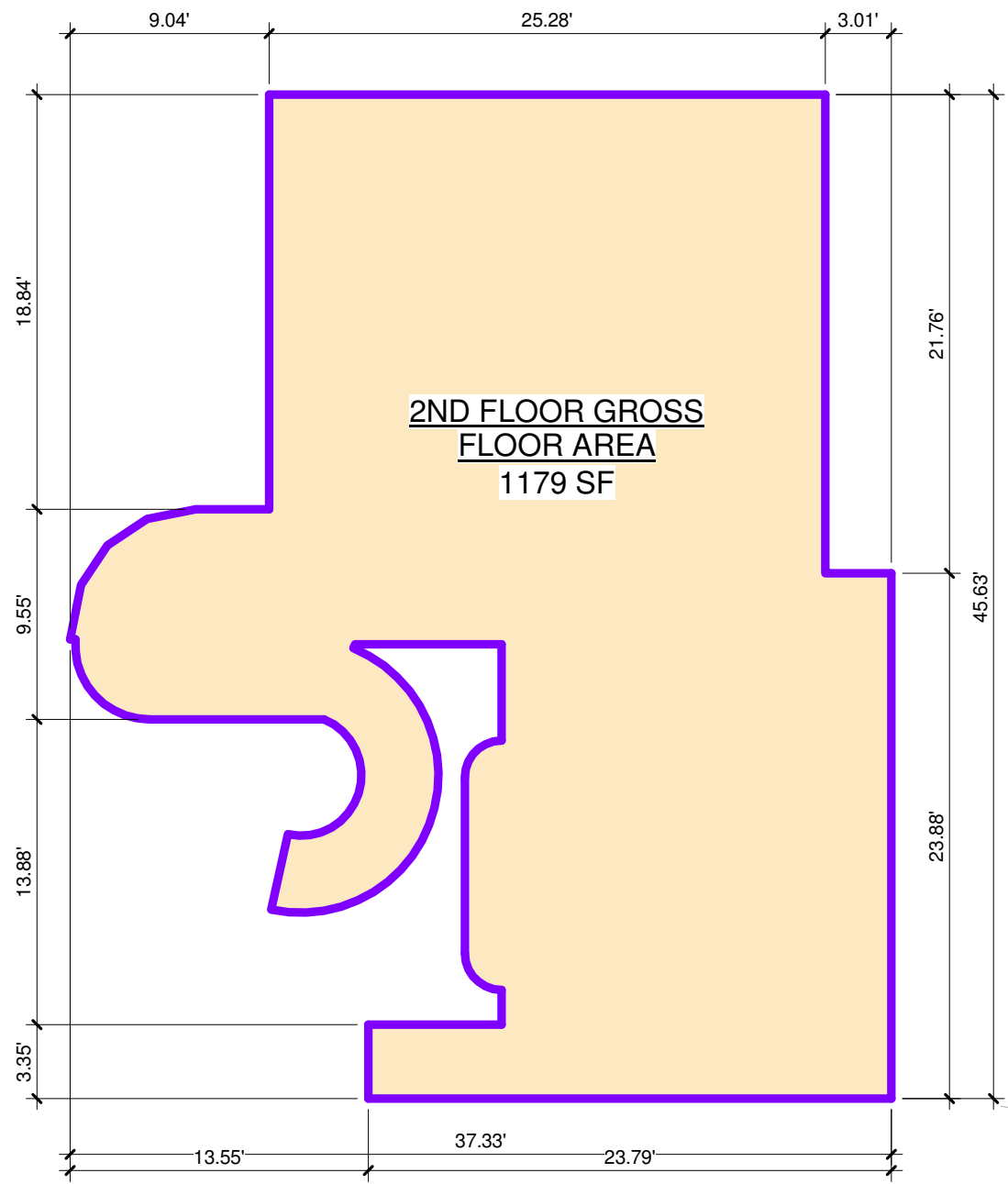
No.	Description	Date
	CLIENT REVIEW v9	05.07.24
	ISSUED FOR ARB REVIEW	11.14.24
	ISSUED FOR PLN REVIEW	11.15.24

PROPOSED SITE PLAN

SCALE	1/8" = 1'-0"
PROJECT NO	KD240317
SHEET NUMBER	A1.0



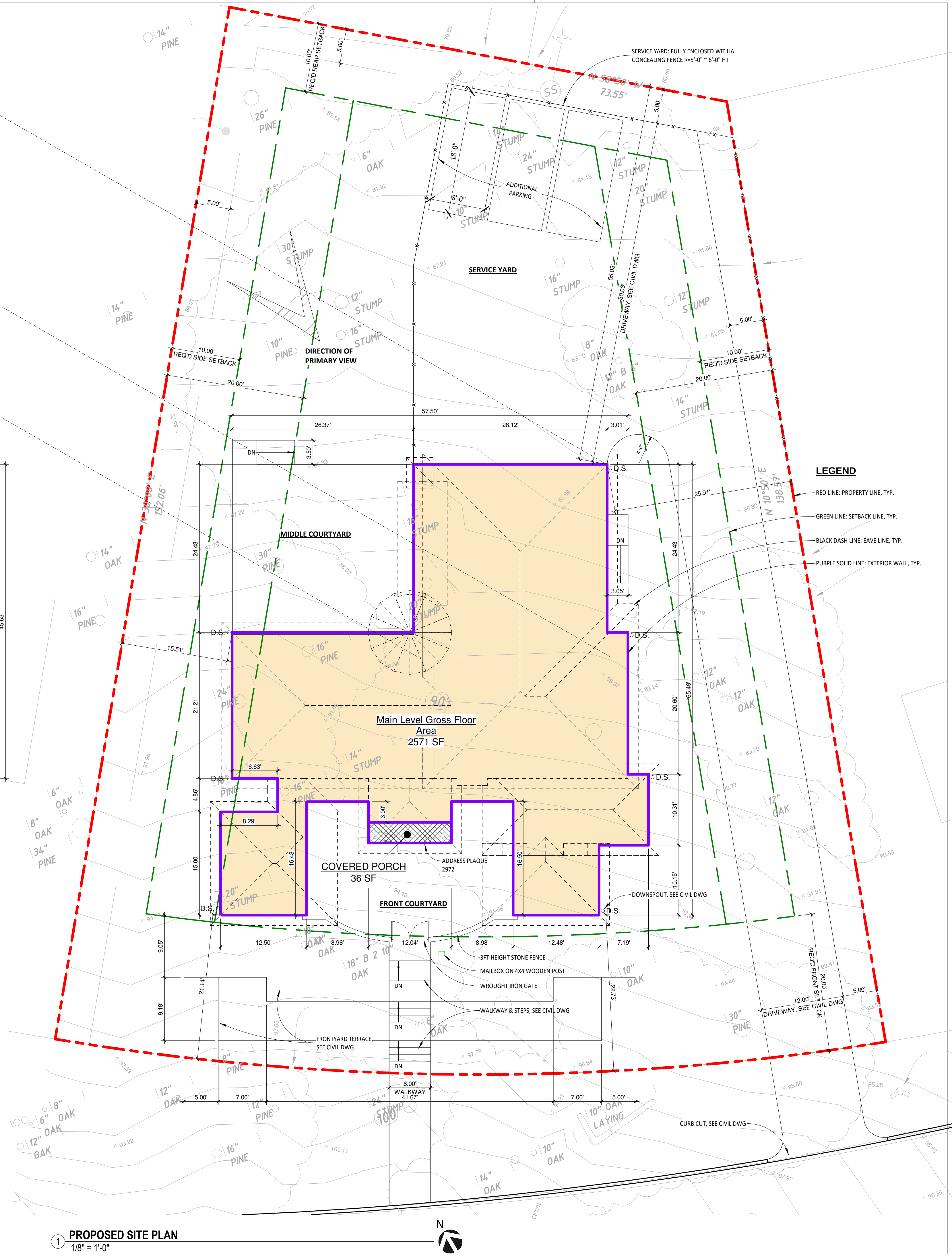
3 SITE PLAN (GARAGE)
1/8" = 1'-0"



2 SITE PLAN (2ND FLOOR)
1/8" = 1'-0"

SITE PLAN - GENERAL NOTES

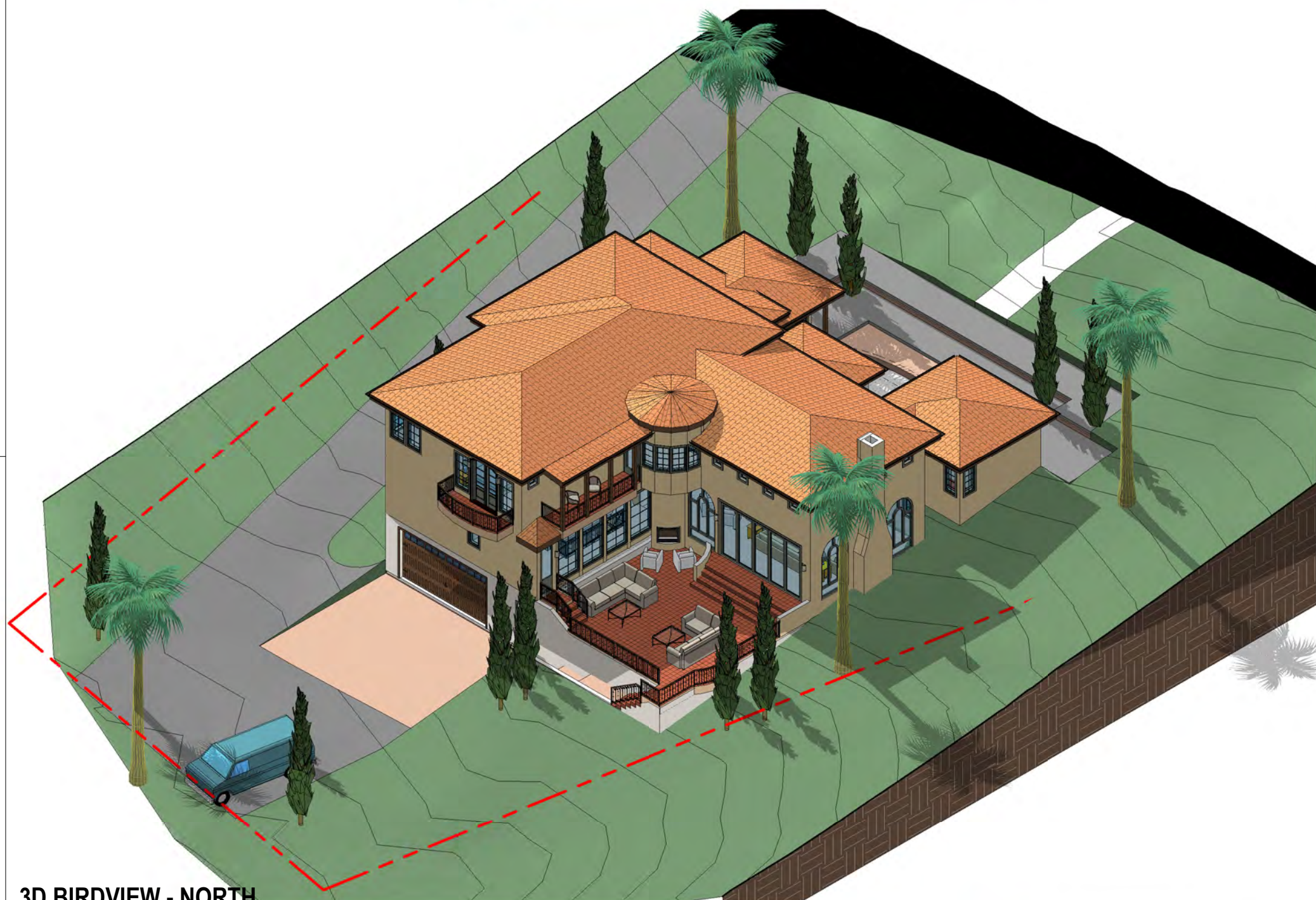
1. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.
2. A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPE IRRIGATION.
3. CONTRACTOR PROVIDE WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN THAT REDUCES THE USE OF POTABLE WATER DOSE NOT EXCEED 65% OF ETO TIMES THE LANDSCAPE AREA.
4. SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE & SITE DEVELOPMENT DETAILS.



1 PROPOSED SITE PLAN
1/8" = 1'-0"



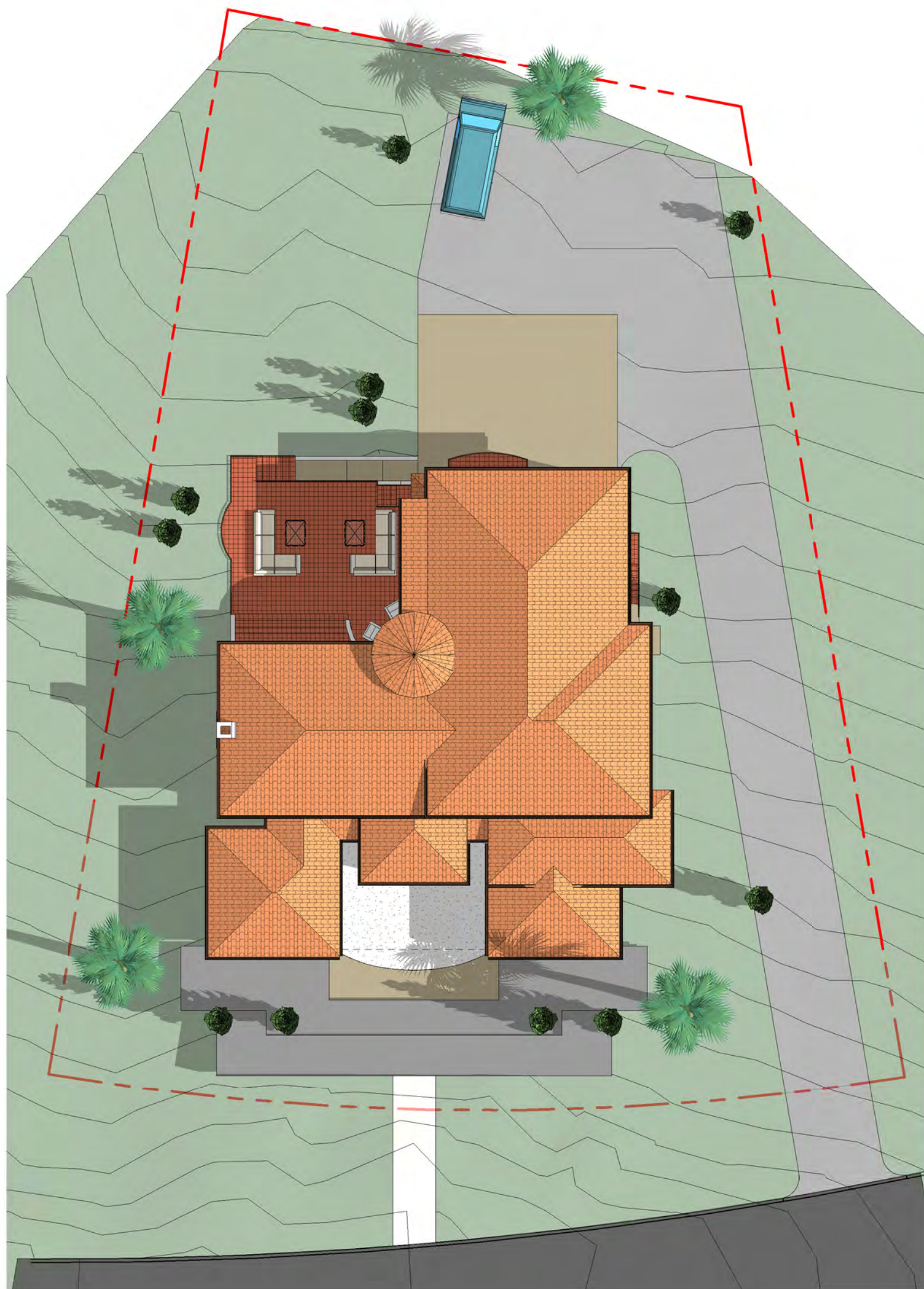
3D BIRDVIEW - EAST



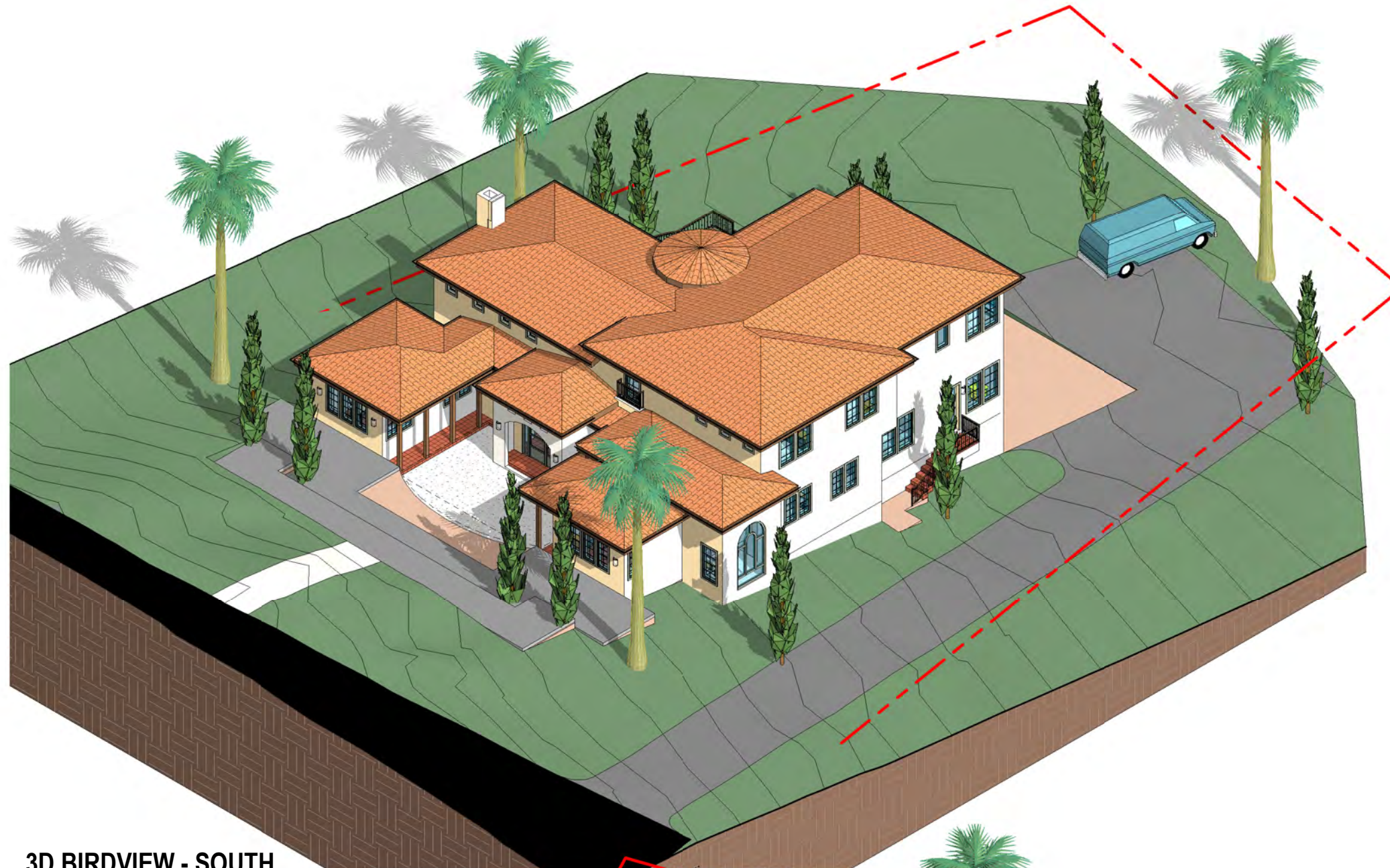
3D BIRDVIEW - NORTH



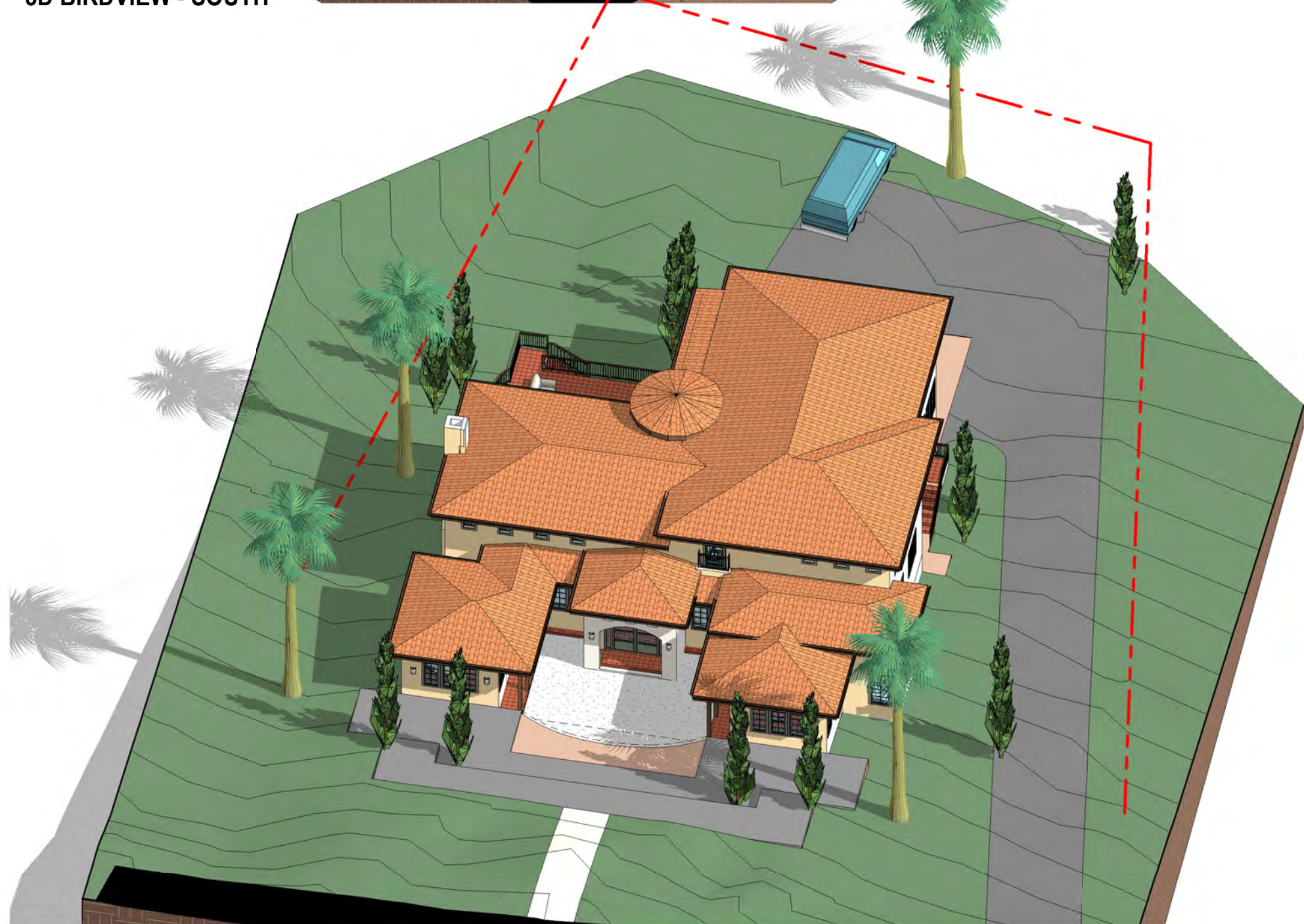
3D BIRDVIEW - NORTH WEST



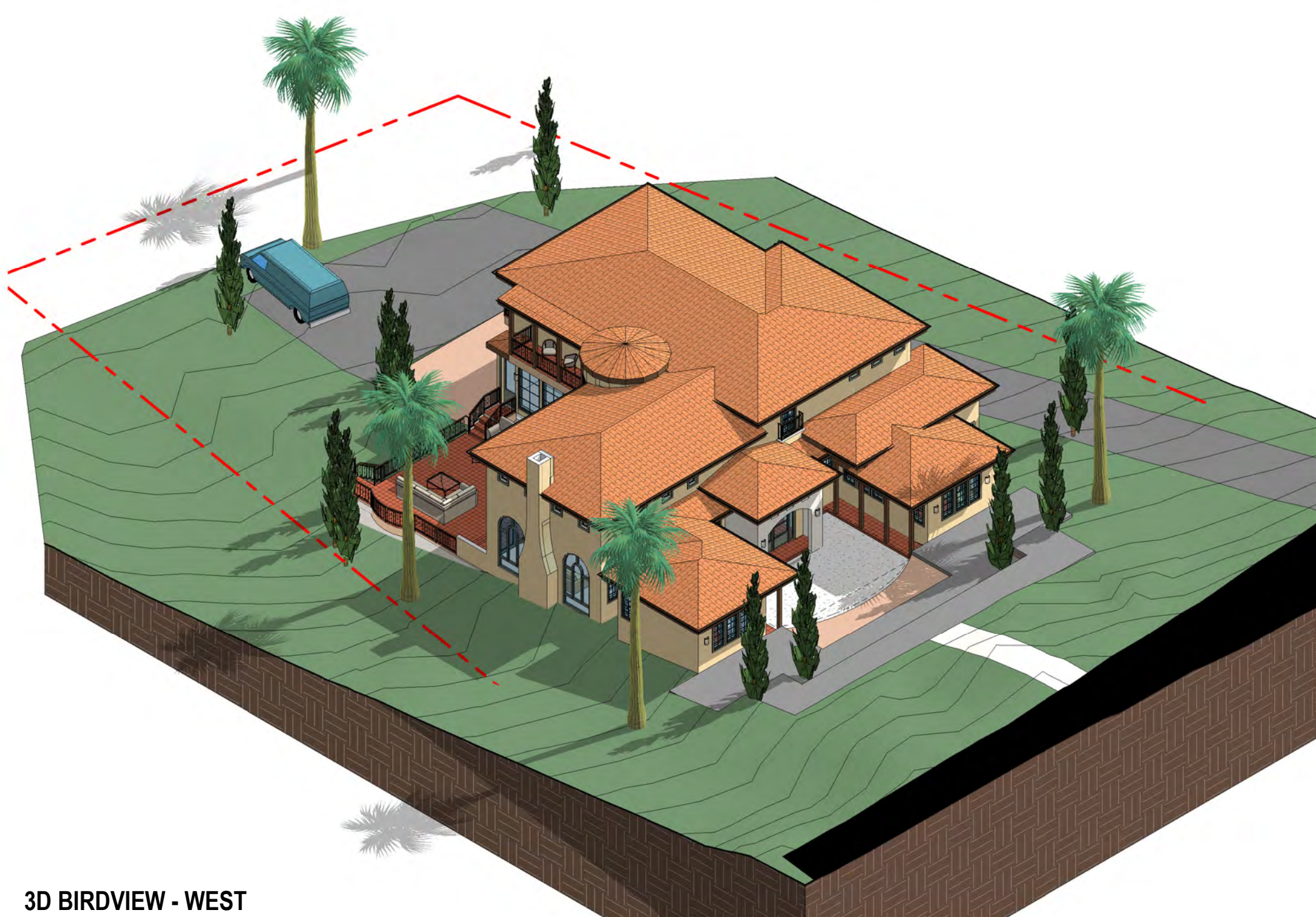
3D BIRDVIEW - TOP



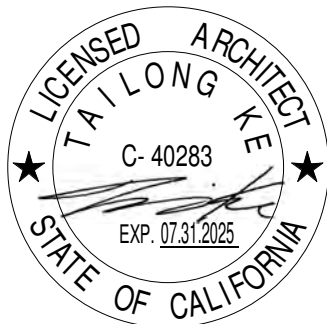
3D BIRDVIEW - SOUTH



3D BIRDVIEW - SOUTH WEST



3D BIRDVIEW - WEST



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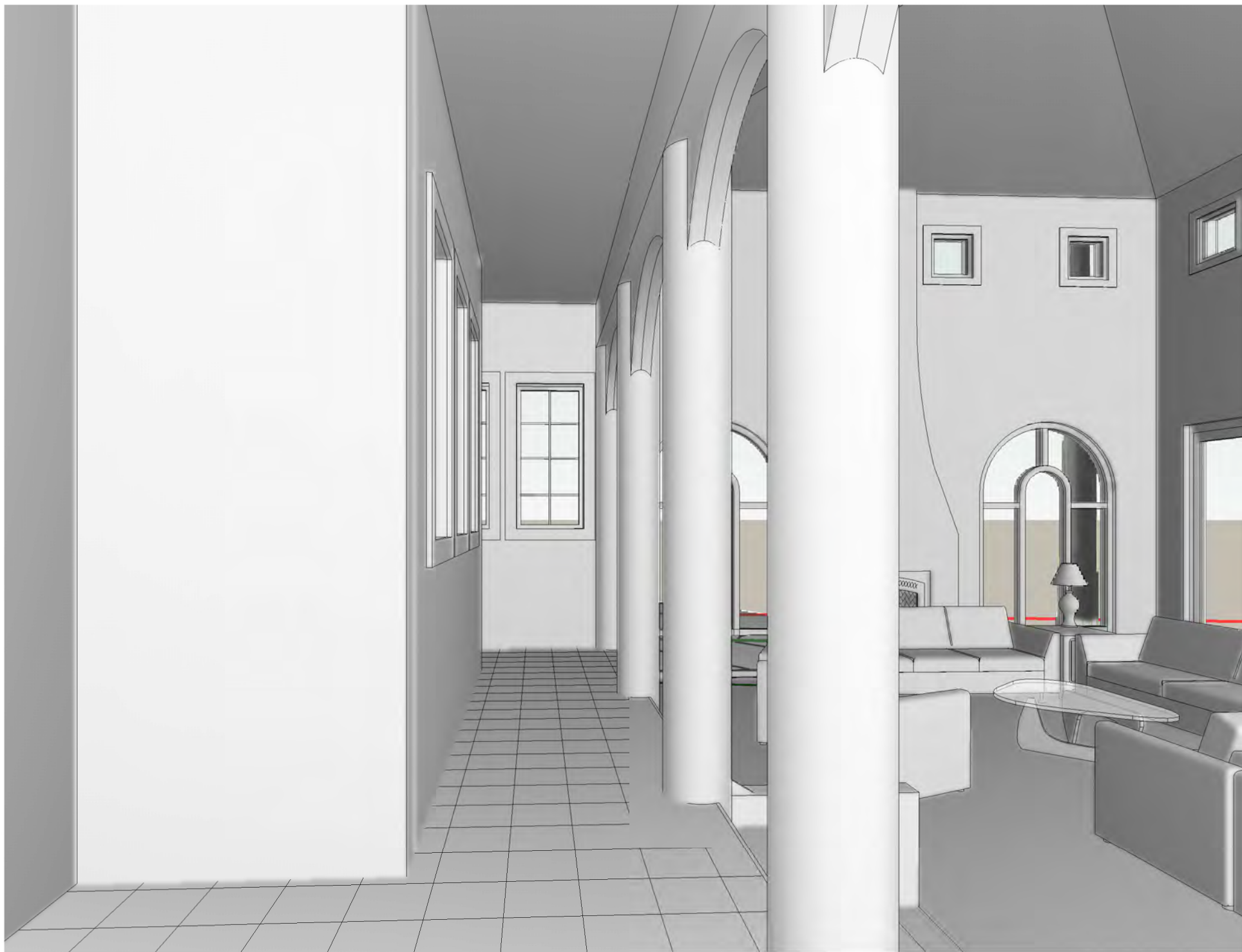
No.	Description	Date
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3D VIEWS -EXTERIOR

SCALE	
PROJECT NO	KD240317
SHEET NUMBER	A1.1



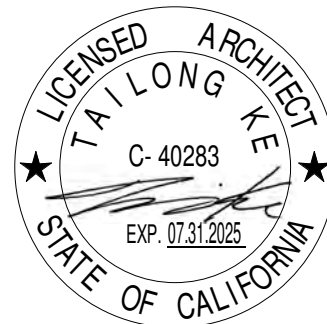
2 INT6-MainFlr,2StairsDown2Garage



3 INT7-FrontCourtyard,Enrance2HallAtLeft



1 INT5-FrontCourtyard,Entrance2GrandStairs



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3D VIEWS -INTERIOR-2
(FOR REFERENCE ONLY)

SCALE	
PROJECT NO	KD240317
SHEET NUMBER	A1.3



4 INT11-MainFlr,2Kitchen1



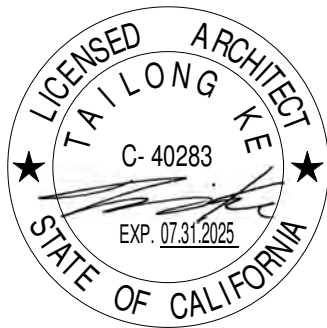
2 INT9-MainFlr,BkfstNook2Dining



3 INT10-MainFlr,2Kitchen2



1 INT8-MainFlr,2Dining



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3D VIEWS -INTERIOR-3
(FOR REFERENCE ONLY)

SCALE	
PROJECT NO	KD240317
SHEET NUMBER	A1.4



③ INT14-2ndFlrHall2Entrance



④ INT15-2ndFlr,MBedroom2Balcony



② INT13-2ndFlrHall2GrandStairs



① INT12-2ndFlrHall2Fireplace



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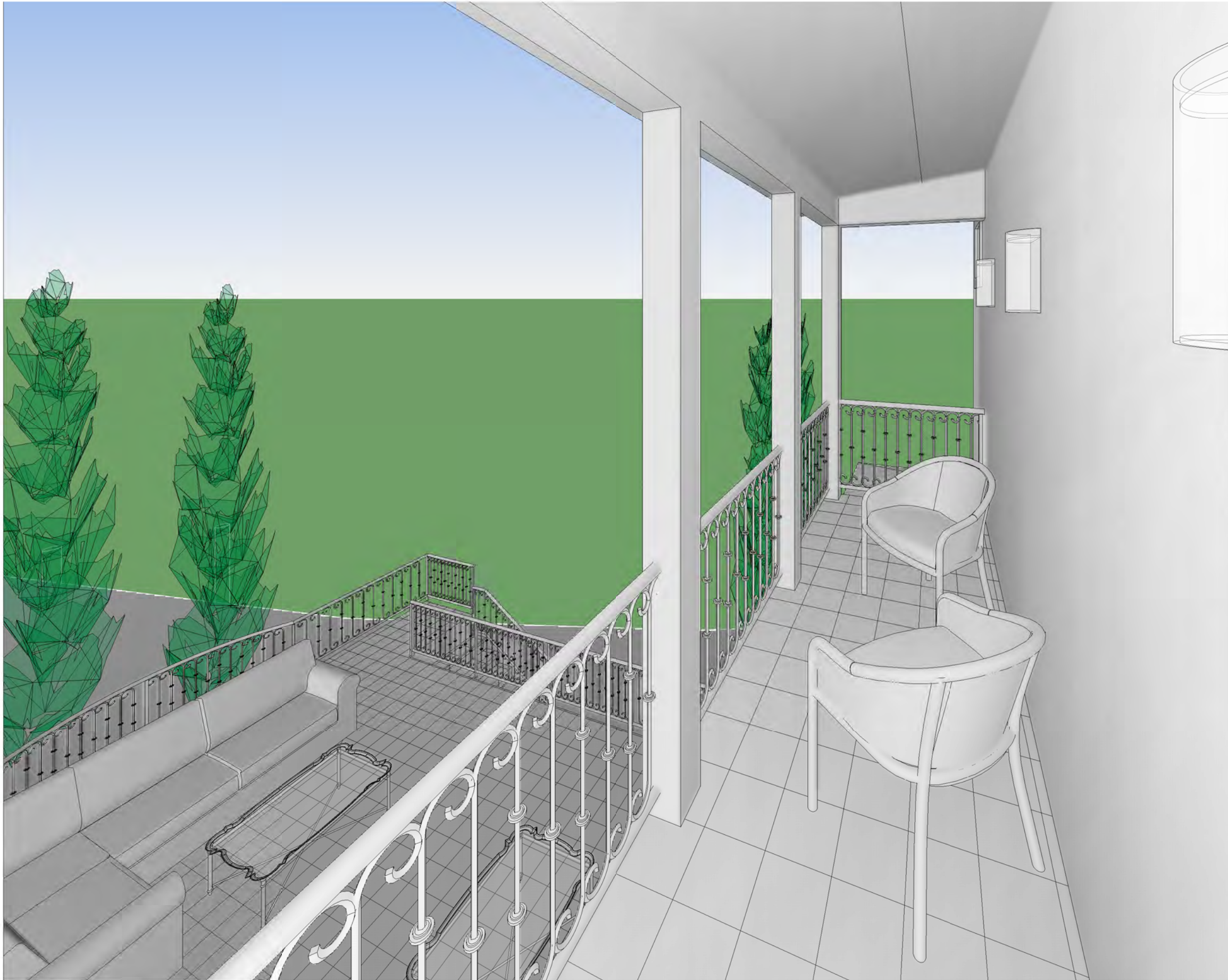
No.	Description	Date
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3D VIEWS -INTERIOR-4
(FOR REFERENCE ONLY)

SCALE	
PROJECT NO	KD240317
SHEET NUMBER	A1.5



③ EXT-Backyard2MidCourtyard



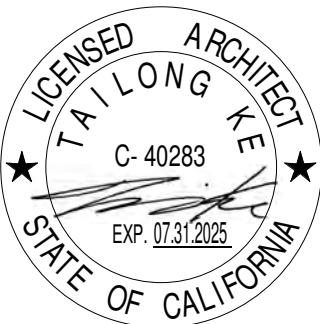
④ EXT-2ndFlr,2Balcony



② EXT-Driveway2Garage



① EXT-FrontCourtyard2Entrance



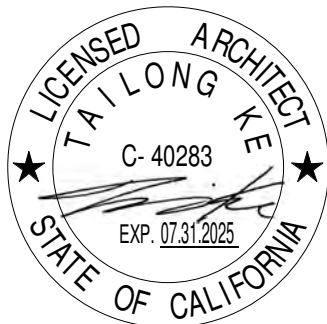
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3D VIEWS - EXTERIOR-1
(FOR REFERENCE ONLY)

SCALE	
PROJECT NO	KD240317
SHEET NUMBER	A1.6



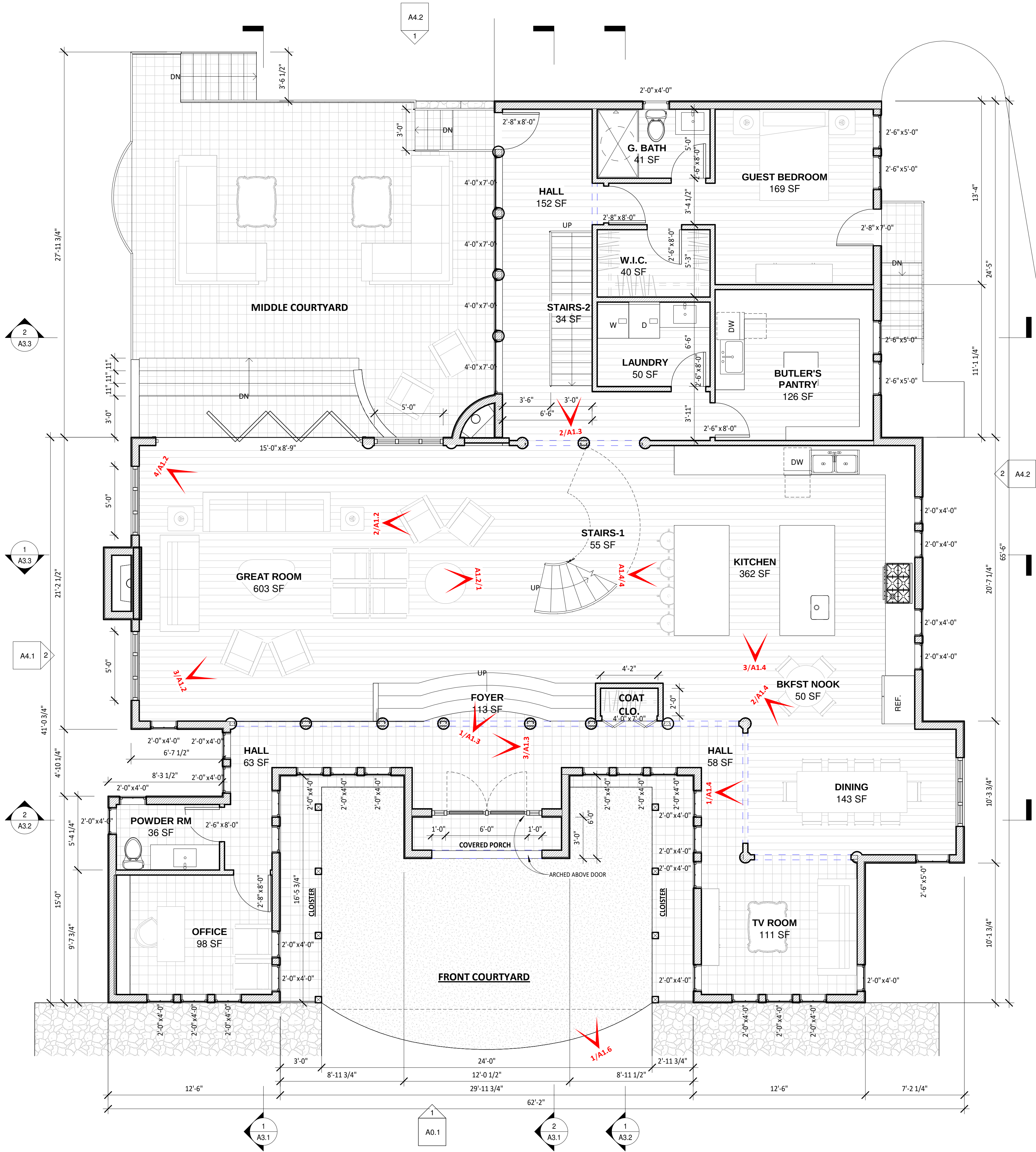
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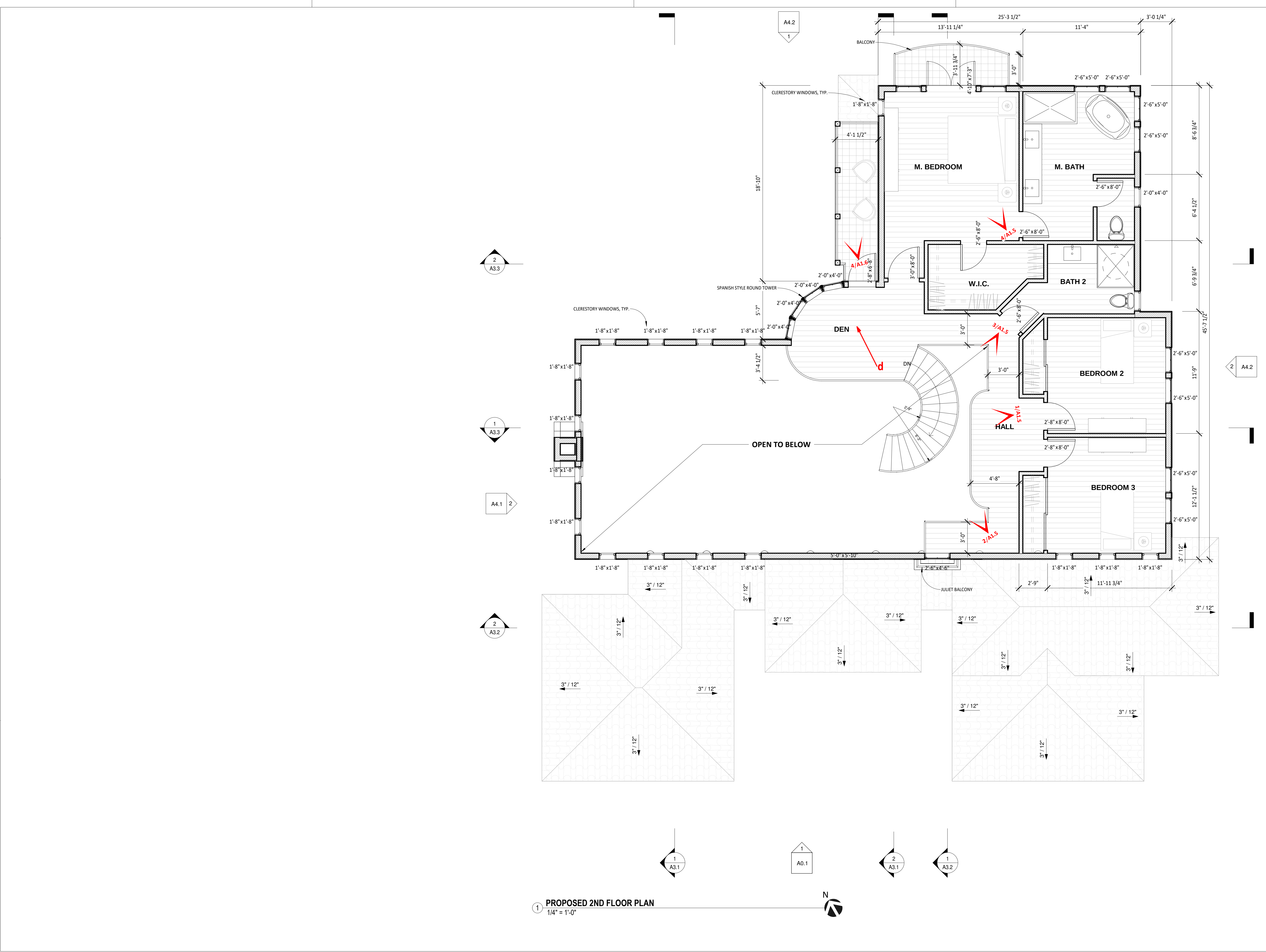
No.	Description	Date
	CLIENT REVIEW v9	05.07.24
	ISSUED FOR ARB REVIEW	11.14.24
	ISSUED FOR PLN REVIEW	11.15.24

PROPOSED MAIN
FLOOR PLAN

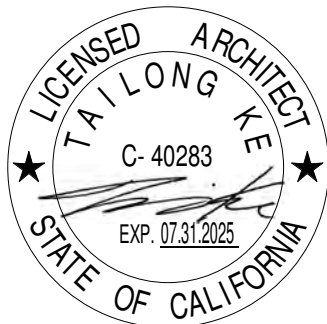
SCALE	1/4" = 1'-0"
PROJECT NO	KD240317
SHEET NUMBER	A2.1



1 PROPOSED MAIN FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"



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	ISSUED FOR PLN REVIEW	11.15.24

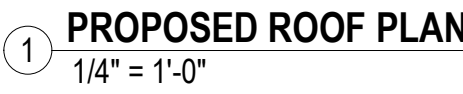
PROPOSED 2ND FLOOR PLAN

SCALE	1/4" = 1'-0"
PROJECT NO	KD240317
SHEET NUMBER	A2.2

Kamran Ashkar
2972 Colton Rd, Pebble Beach, CA 93953

PROPOSED ROOF PLAN

A2.4



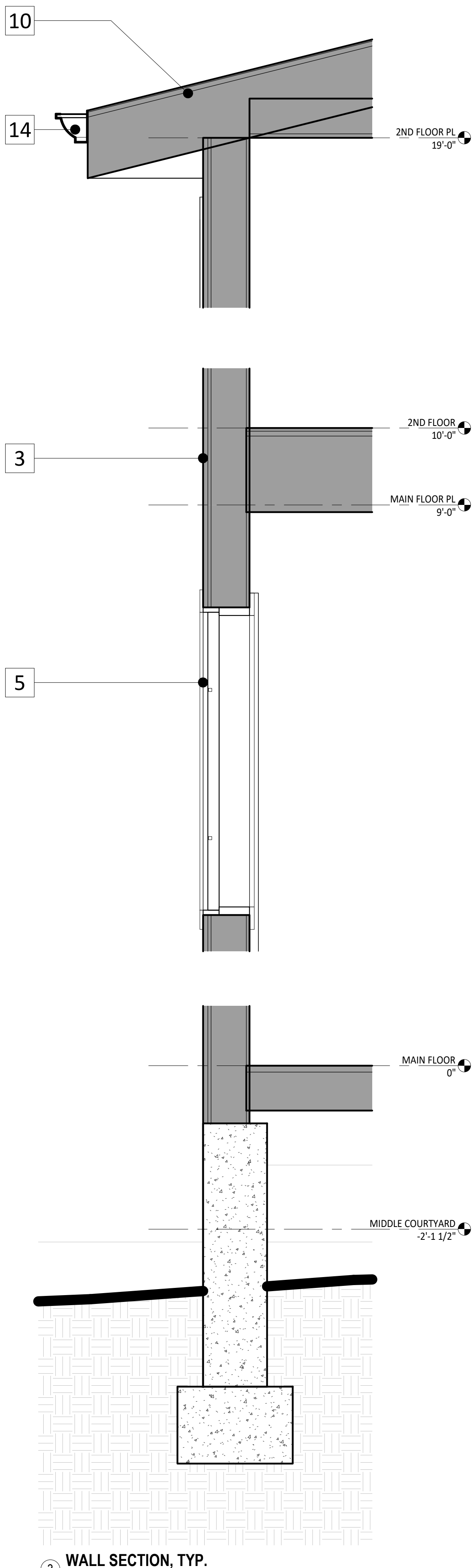
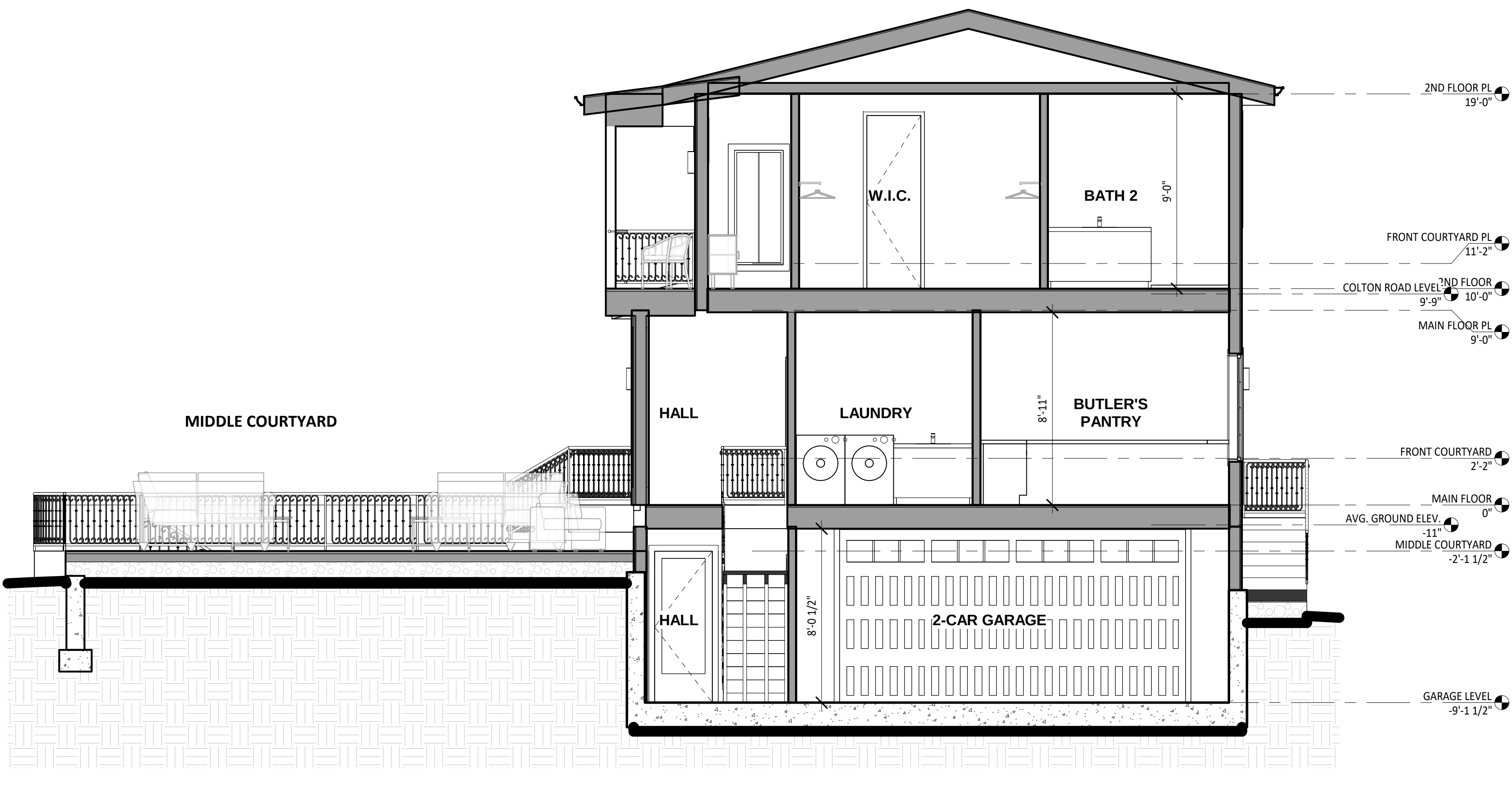
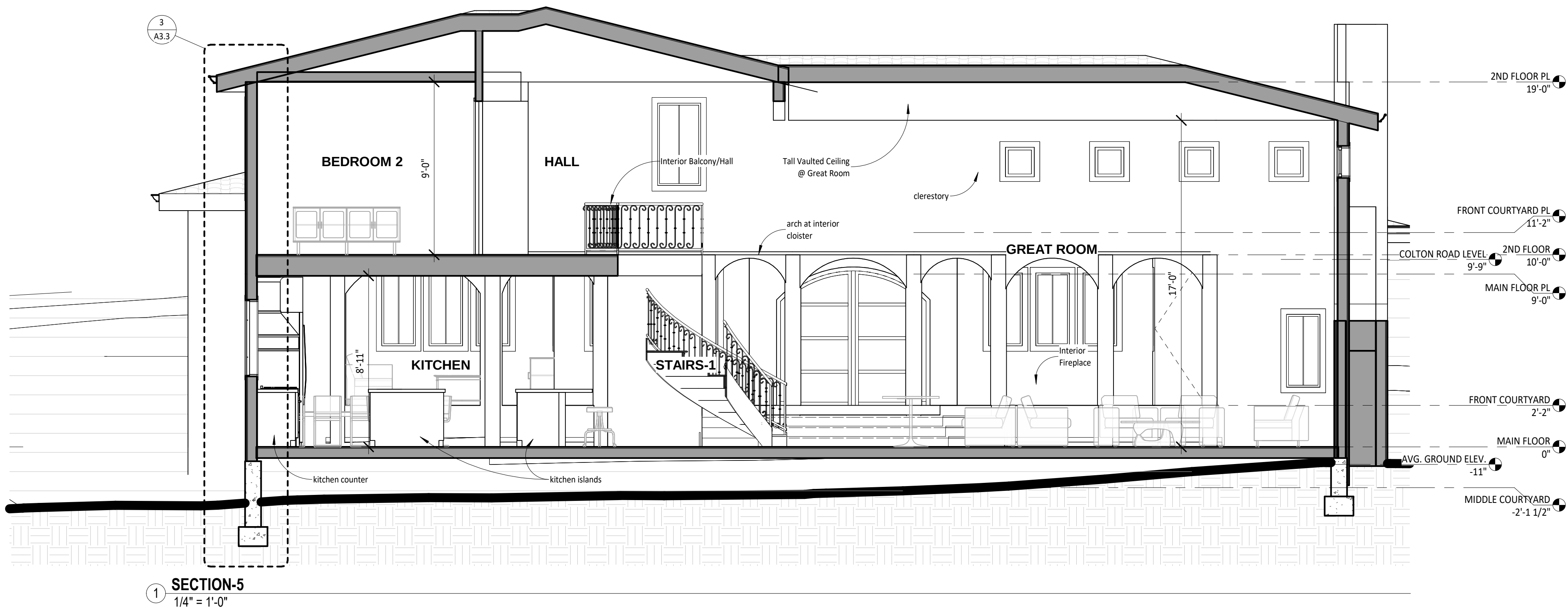
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No.	Description	Date
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BUILDING SECTIONS

SCALE	As indicated
PROJECT NO	KD240317
SHEET NUMBER	A3.3



ELEVATION KEYED NOTES:

- 1 **STONE FENCE & IRON GATE**
NATURAL STONE COLOR, METAL PAINTED BLACK
 - 2 **WOOD COLUMN/BEAM AT CLOISTER**
WOOD, STAINED LIGHT BROWN
 - 3 **STUCCO**
SMOOTH FINISH, PAINTED LIGHT YELLOW
 - 4 **STONE VENEER**
LIGHT GRAY YELLOW
 - 5 **WINDOW FRAM/TRIM**
ALUMINUM-CLAD WOOD, PAINTED SAGE GREEN
 - 6 **EXTERIOR STAIRS & RAILING**
WHITE W/ WHITE TRIM
 - 7 **IRON RAILING AT JULIET BALCONY**
METAL, PAINTED BLACK
 - 8 **WOOD AT REGULAR BALCONY**
WOOD, STAINED LIGHT BROWN
 - 9 **FOUNTAIN AT FRONT COURTYARD**
NATURAL STONE COLOR
 - 10 **ROOF TILE**
SPANISH TERRA-COTTA
 - 11 **PAVING AT FRONT COURTYARD**
RED SANDSTONE
 - 12 **PAVING AT THE MIDDLE COURTYARD**
WHITE W/ WHITE TRIM
 - 13 **CHIMNEY, STUCCO**
SMOOTH FINISH, PAINTED LIGHT YELLOW
 - 14 **RAIN GUTTER**
COPPER, CURVED
 - 15 **EXTERIOR LIGHT**
BRONZE, MODERN STYLE

2 SECTION-6
1/4" = 1'-0"

3 WALL SECTION, TYP.
1" = 1'-0"

ELEVATION KEYED NOTES:

- 1

STONE FENCE & IRON GATE

NATURAL STONE COLOR, METAL PAINTED BLACK
- 2

WOOD COLUMN/BEAM AT CLOISTER

WOOD, STAINED LIGHT BROWN
- 3

STUCCO

SMOOTH FINISH, PAINTED LIGHT YELLOW
- 4

STONE VENEER

LIGHT GRAY YELLOW
- 5

WINDOW FRAM/TRIM

ALUMINUM-CLAD WOOD, PAINTED SAGE GREEN
- 6

EXTERIOR STAIRS & RAILING

WHITE W/ WHITE TRIM
- 7

IRON RAILING AT JULIET BALCONY

METAL, PAINTED BLACK
- 8

WOOD AT REGULAR BALCONY

WOOD, STAINED LIGHT BROWN
- 9

FOUNTAIN AT FRONT COURTYARD

NATURAL STONE COLOR
- 10

ROOF TILE

SPANISH TERRA-COTTA
- 11

PAVING AT FRONT COURTYARD

RED SANDSTONE
- 12

PAVING AT THE MIDDLE COURTYARD

WHITE W/ WHITE TRIM
- 13

CHIMNEY, STUCCO

SMOOTH FINISH, PAINTED LIGHT YELLOW
- 14

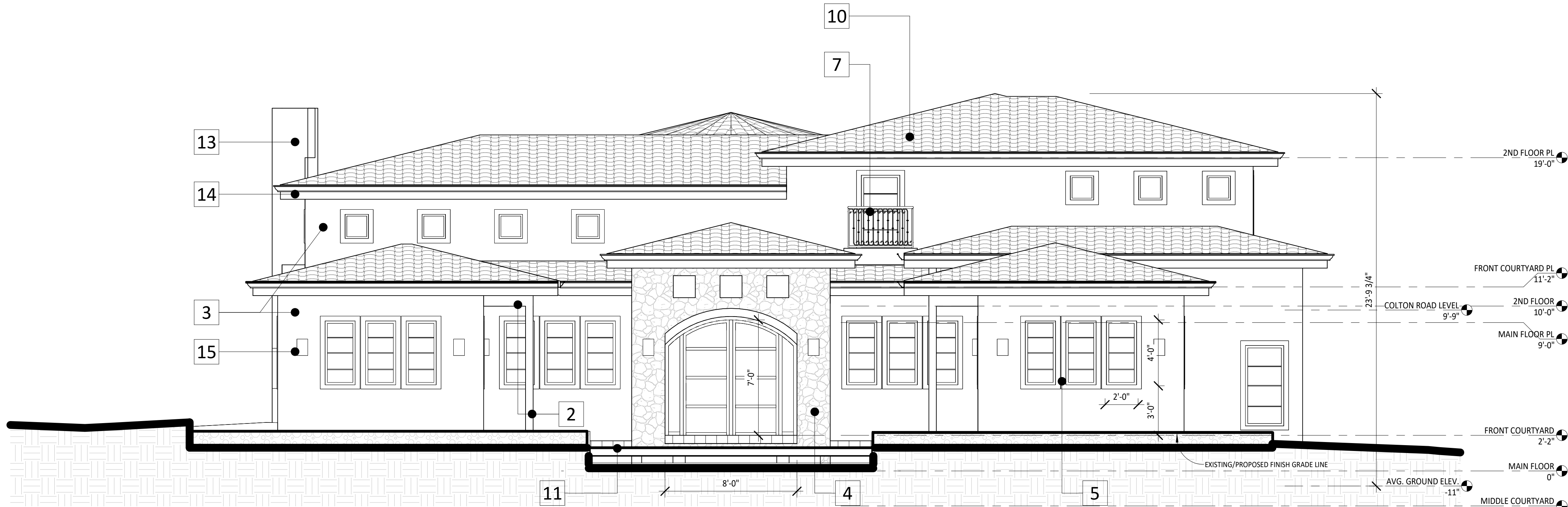
RAIN GUTTER

COPPER, CURVED
- 15

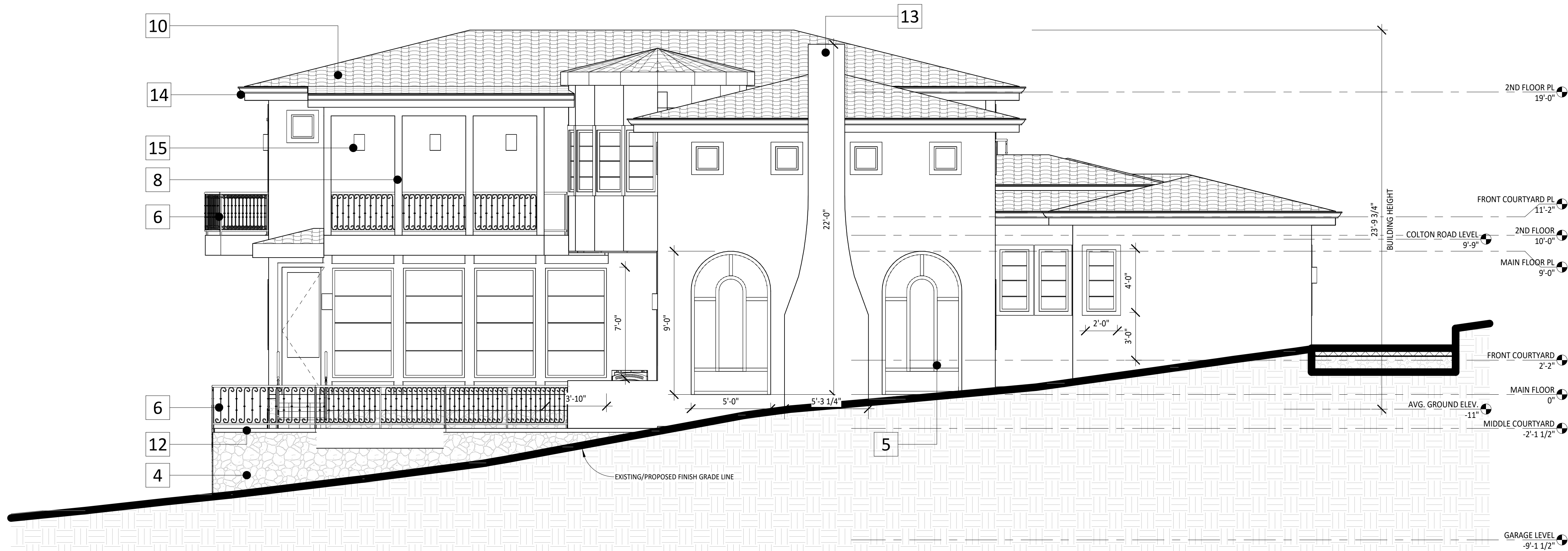
EXTERIOR LIGHT

BRONZE, MODERN STYLE

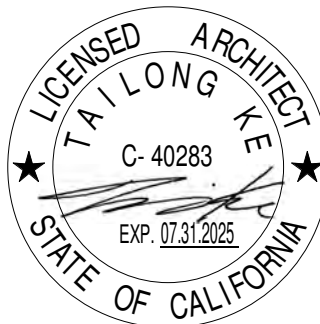
* SEE SJHEET A12 FOR MATERIAL & COLOR BOARD



① FRONT ELEVATION (SOUTH-WEST)
1/4" = 1'-0"



② LEFT ELEVATION (NORTH-WEST)
1/4" = 1'-0"



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EXTERIOR ELEVATIONS

SCALE	1/4" = 1'-0"
PROJECT NO	KD240317
SHEET NUMBER	A4.1

ELEVATION KEYED NOTES:

- 1

STONE FENCE & IRON GATE

NATURAL STONE COLOR, METAL PAINTED BLACK
- 2

WOOD COLUMN/BEAM AT CLOISTER

WOOD, STAINED LIGHT BROWN
- 3

STUCCO

SMOOTH FINISH, PAINTED LIGHT YELLOW
- 4

STONE VENEER

LIGHT GRAY YELLOW
- 5

WINDOW FRAM/TRIM

ALUMINUM-CLAD WOOD, PAINTED SAGE GREEN
- 6

EXTERIOR STAIRS & RAILING

WHITE W/ WHITE TRIM
- 7

IRON RAILING AT JULIET BALCONY

METAL, PAINTED BLACK
- 8

WOOD AT REGULAR BALCONY

WOOD, STAINED LIGHT BROWN
- 9

FOUNTAIN AT FRONT COURTYARD

NATURAL STONE COLOR
- 10

ROOF TILE

SPANISH TERRA-COTTA
- 11

PAVING AT FRONT COURTYARD

RED SANDSTONE
- 12

PAVING AT THE MIDDLE COURTYARD

WHITE W/ WHITE TRIM
- 13

CHIMNEY, STUCCO

SMOOTH FINISH, PAINTED LIGHT YELLOW
- 14

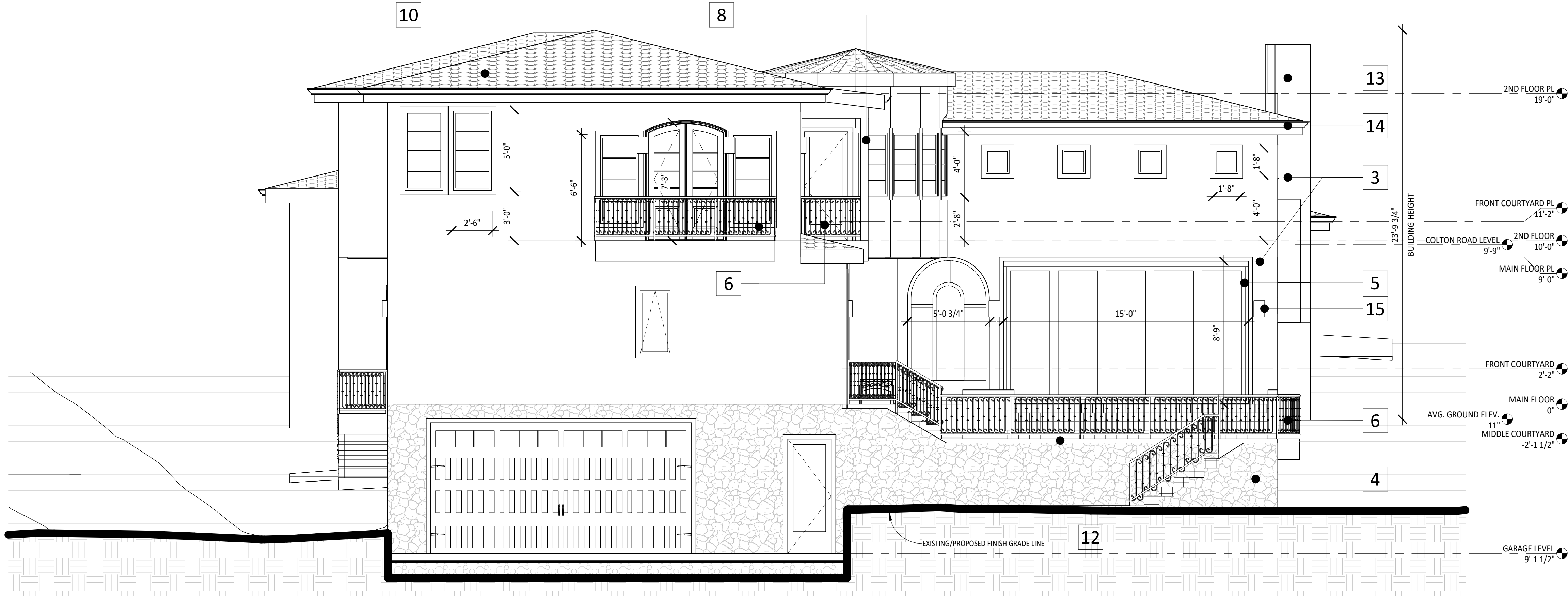
RAIN GUTTER

COPPER, CURVED
- 15

EXTERIOR LIGHT

BRONZE, MODERN STYLE

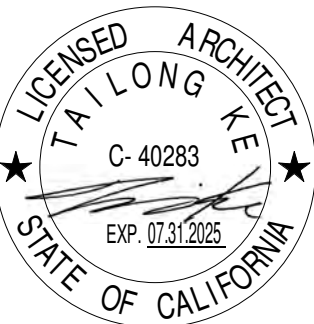
* SEE SIHEET A12 FOR MATERIAL & COLOR BOARD



1 REAR ELEVATION (NORTH-EAST)
1/4" = 1'-0"



2 RIGHT ELEVATION (SOUTH-EAST)
1/4" = 1'-0"



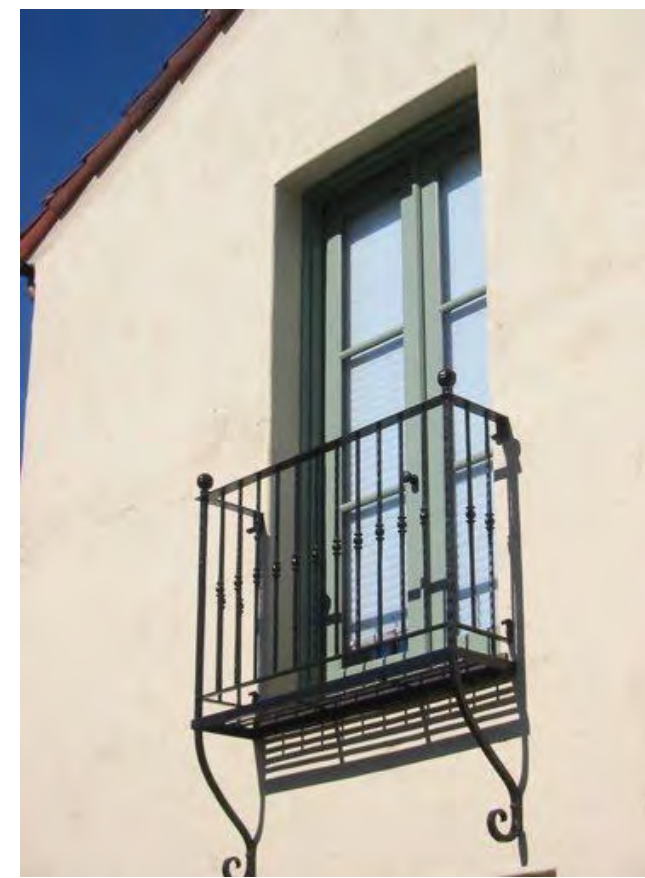
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EXTERIOR ELEVATIONS

SCALE	1/4" = 1'-0"
PROJECT NO	KD240317
SHEET NUMBER	A4.2



ASHKAR NEW RESIDENCE

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No.	Description	Date
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	ISSUED FOR PLN REVIEW	11.15.24

	MATERIAL & COLOR BOARD	
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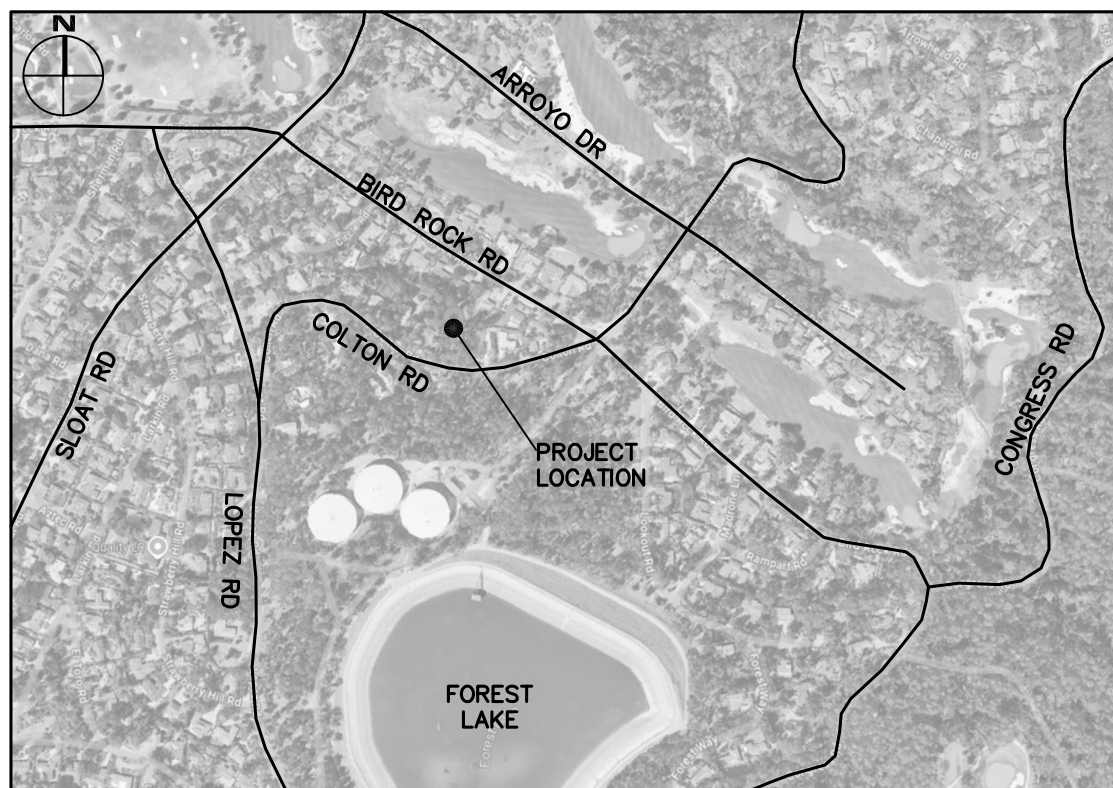
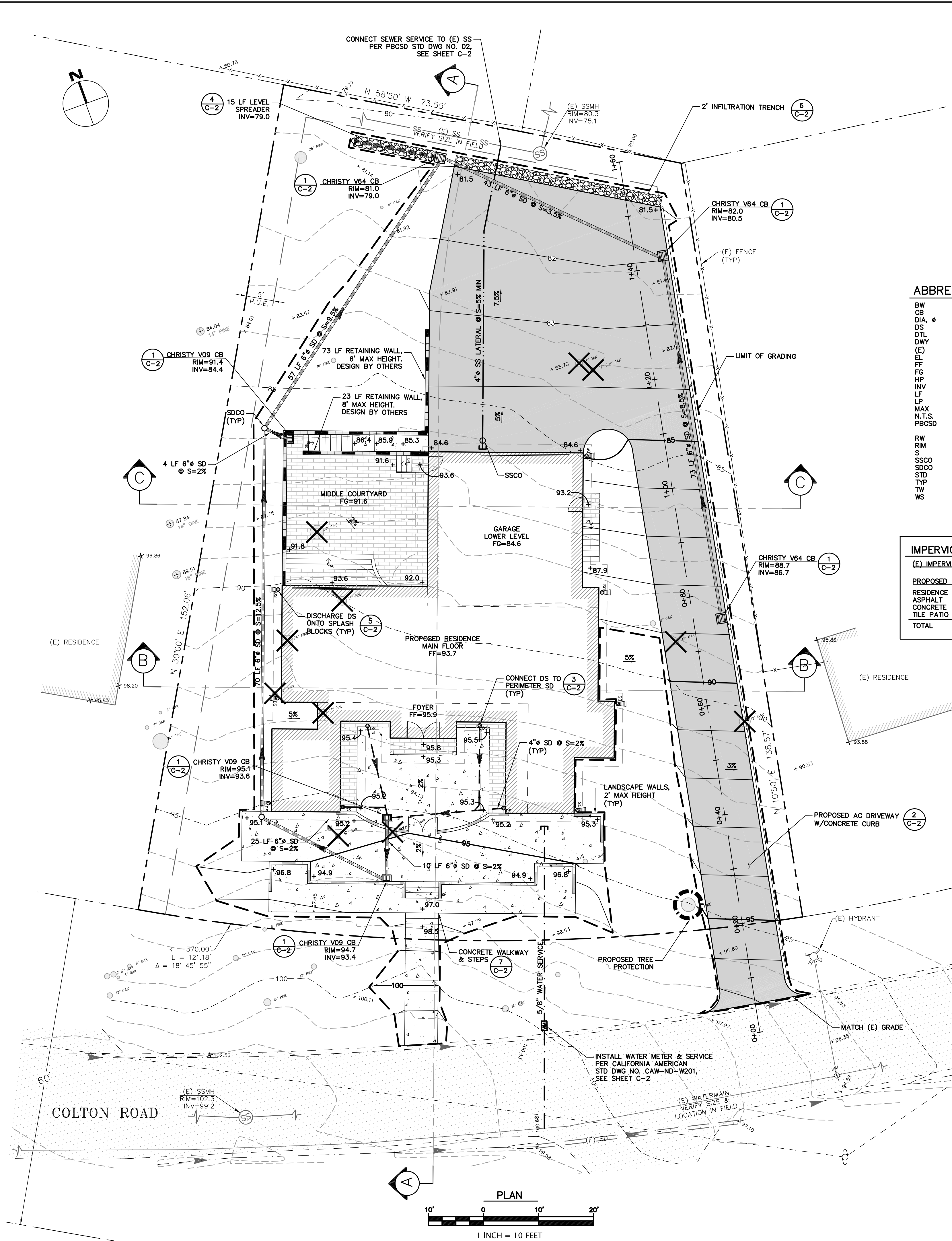
SCALE	
PROJECT NO	KD240317
SHEET NUMBER	A12

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO VERIFY THE LOCATION AND ANY FEATURES OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN THIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE COUNTY OF MONTEREY DEPARTMENT OF PUBLIC WORKS.
3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE COUNTY OF MONTEREY DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.
5. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND FIELD SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF MONTEREY PRIOR TO THE START OF WORK.
7. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
8. GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE COUNTY OF MONTEREY.
9. THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
10. WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
11. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.
12. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
13. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
14. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.
15. IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE CULTURAL RESOURCE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.
17. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
18. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY TRENCHING OR EXCAVATING AND POTHOLE THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL 1-800-624-1444.
19. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF MONTEREY. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.
3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY BUTANO GEOTECHNICAL ENGINEERING, ENTITLED "GEOTECHNICAL INVESTIGATION DESIGN PHASE," DATED AUGUST 2024. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT BUTANO GEOTECHNICAL ENGINEERING FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.
5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.
6. STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6". WATER-CONDITIONED TO BRING THE SOILS WATER CONTENT ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL ACCORDING TO ASTM D1557 (LATEST EDITION) SUBGRADES AND AGGREGATE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.
7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY BUTANO GEOTECHNICAL ENGINEERING.
9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION.
10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.
11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.

1. SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC SDR26) AND SHALL HAVE A SMOOTH INTERIOR AND CONFORM TO PEBBLE BEACH COMMUNITY SERVICE DISTRICT (PBCSD) STANDARD SPECIFICATIONS
2. SEWER LATERALS SHALL BE SLOPED AT A MINIMUM 2%.

1. CULVERTS SHALL BE POLYVINYL CHLORIDE (PVC SDR35), HIGH DENSITY POLYETHYLENE (HDPE ADS N12 OR EQUAL), OR REINFORCED CONCRETE PIPE (RCP), AND SHALL HAVE A SMOOTH INTERIOR.
2. INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.
3. DISCHARGE DOWNSPOUTS ONTO SPLASH BLOCKS OR CONNECTION TO PERIMETER STORM DRAIN AS SHOWN ON THE PLANS.



VICINITY MAP

NTS

BW	BOTTOM OF WALL
CB	CATCH BASIN
DIA. ^Ø	DIAMETER
DS	DOWNSPROUT
DLS	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
FL	ELEVATION
FF	FINISH FLOOR
FG	FINISH GRADE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
N.T.S.	NOT TO SCALE
PB	PEBBLE BEACH
PCSD	COMMUNITY SERVICE DISTRICT
RW	RETAINING WALL
RM	RIM ELEVATION
S	SLOPE
SSCO	STORM SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
STD	STANDARD
TYW	TYPICAL
WS	TOP OF WALL
	WATER SERVICE

	(E) AB
	(E) AC
	PROPOSED AC
	PROPOSED CONCRETE
	PROPOSED TILE PATIO
	(E) FLOWLINE
	PROPERTY LINE
	PROPOSED LIMIT OF GRADING
	PROPOSED RETAINING WALL
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE CURB
	PROPOSED SD
	PROPOSED PERIMETER SD
	PROPOSED SDCO
	PROPOSED CB
	MAJOR MINOR (E) GRADE CONTOUR LINES
	MAJOR MINOR PROPOSED CONTOUR LINES
	REMOVE (E) TREE

<u>(E) IMPERVIOUS AREA</u>	= 0 SF
<u>PROPOSED IMPERVIOUS AREA</u>	
RESIDENCE	2,570
ASPHALT	3,340
CONCRETE	1,582
TILE PATIO	780
TOTAL	=8,272 SF

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY HANAGAN LAND SURVEYING, RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

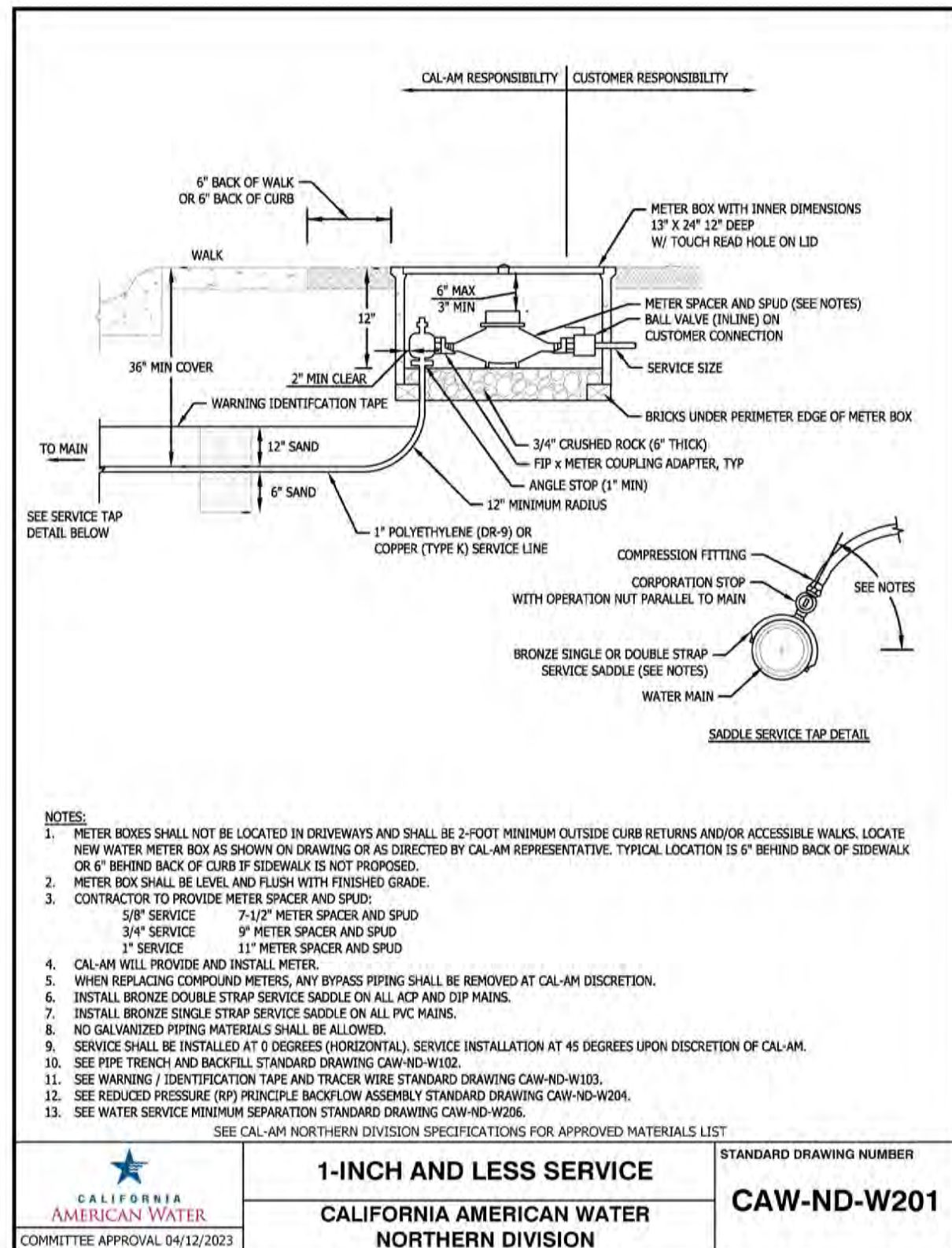
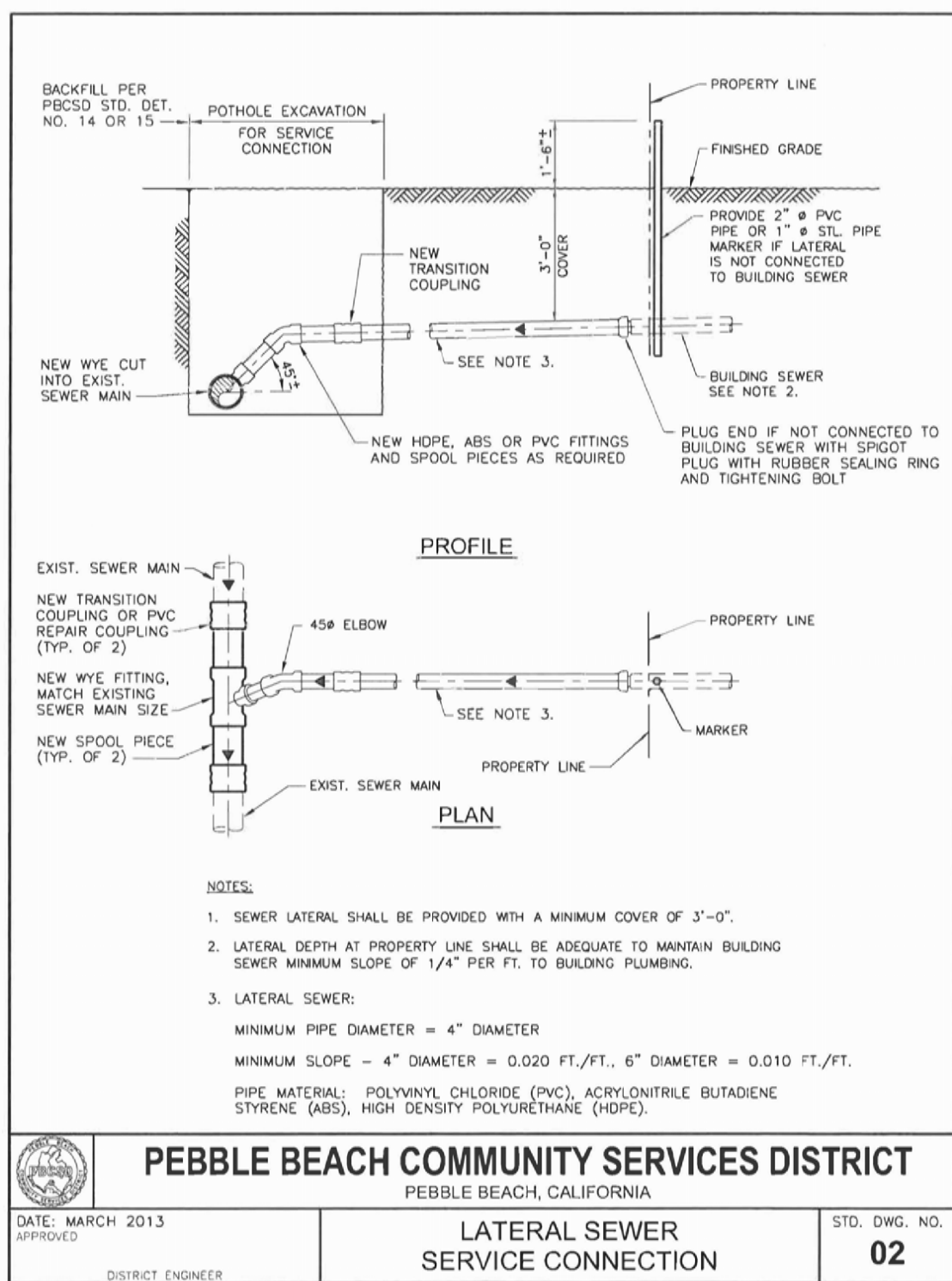
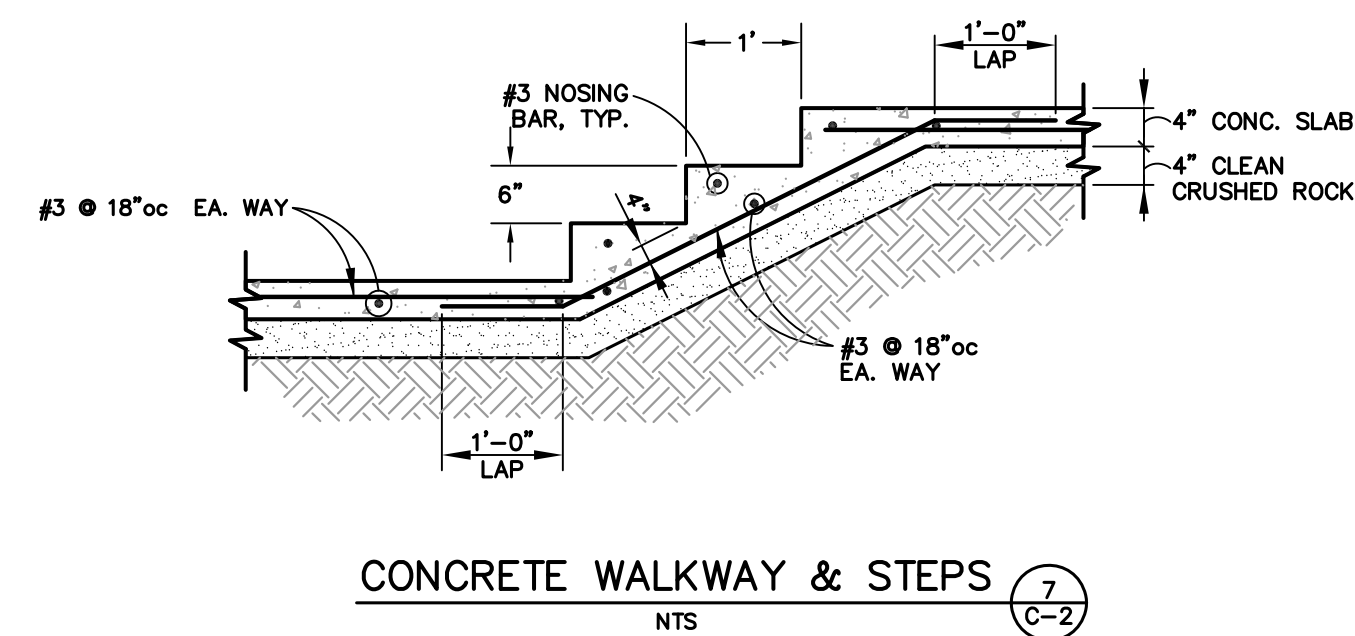
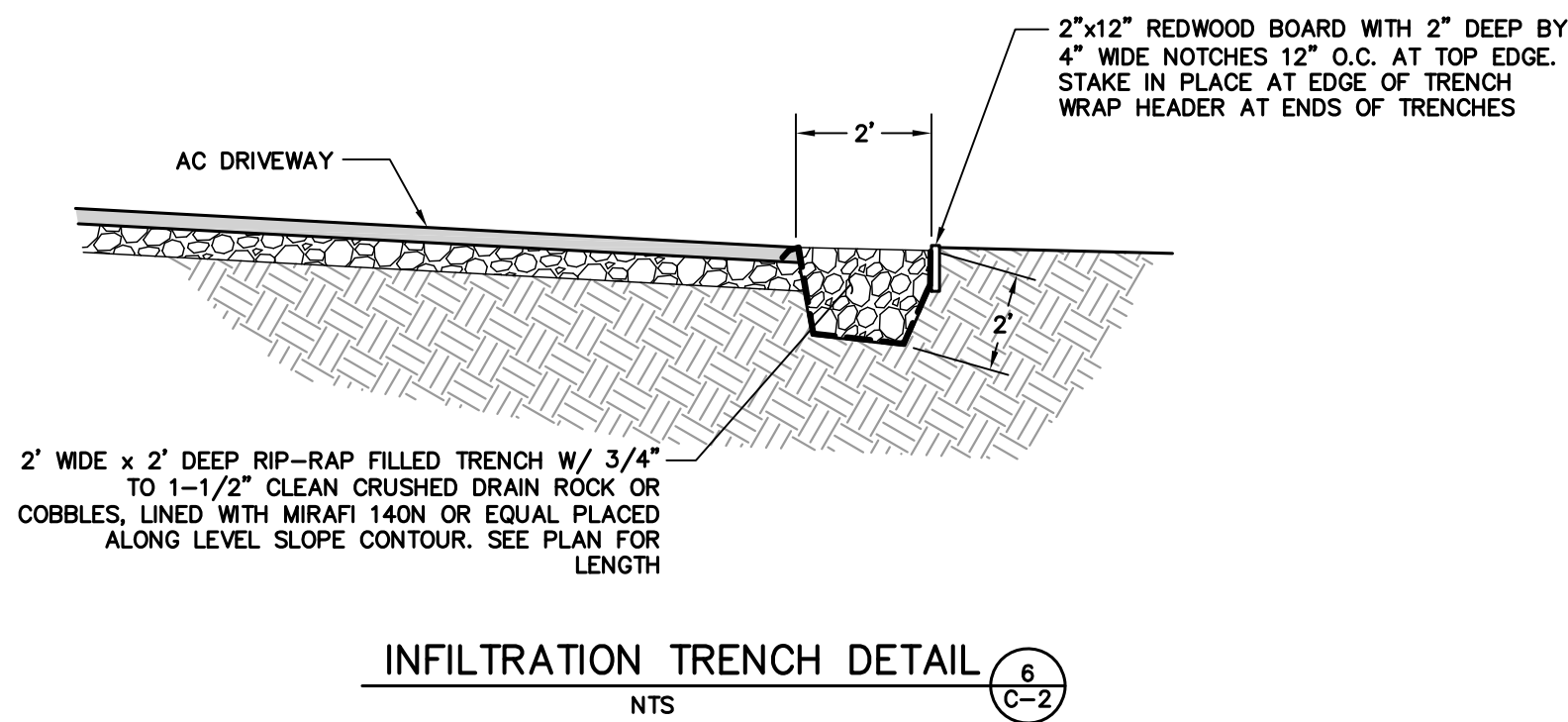
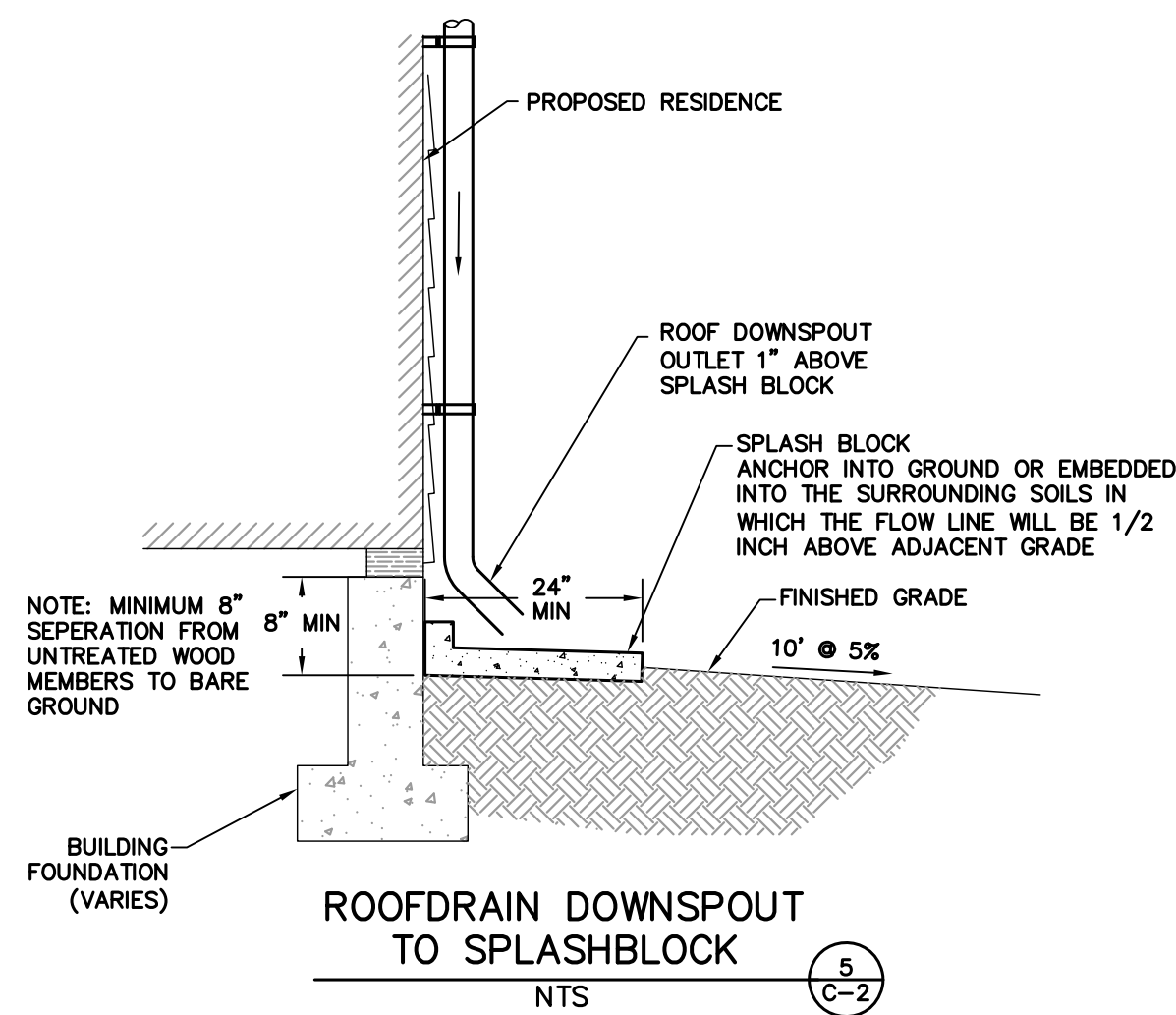
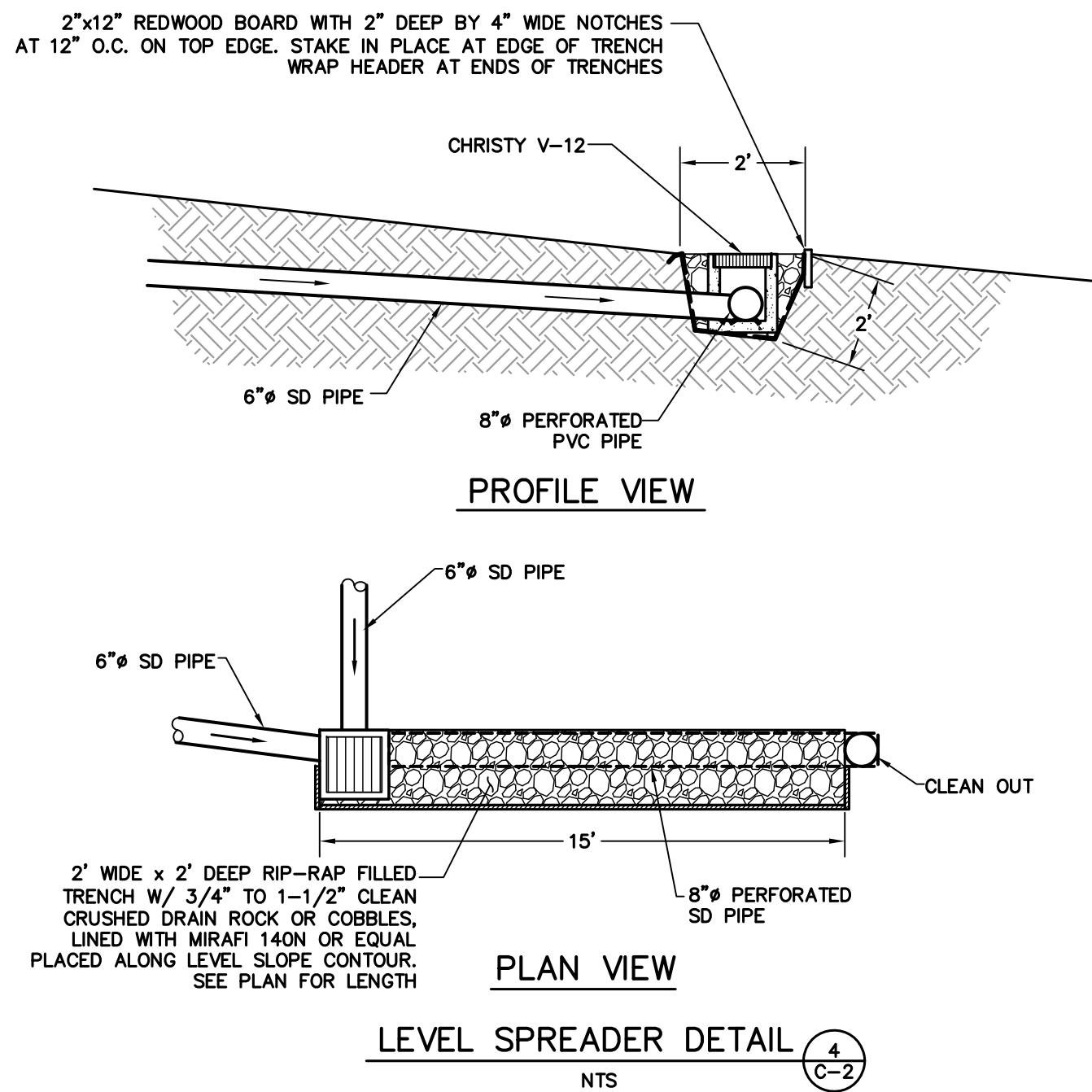
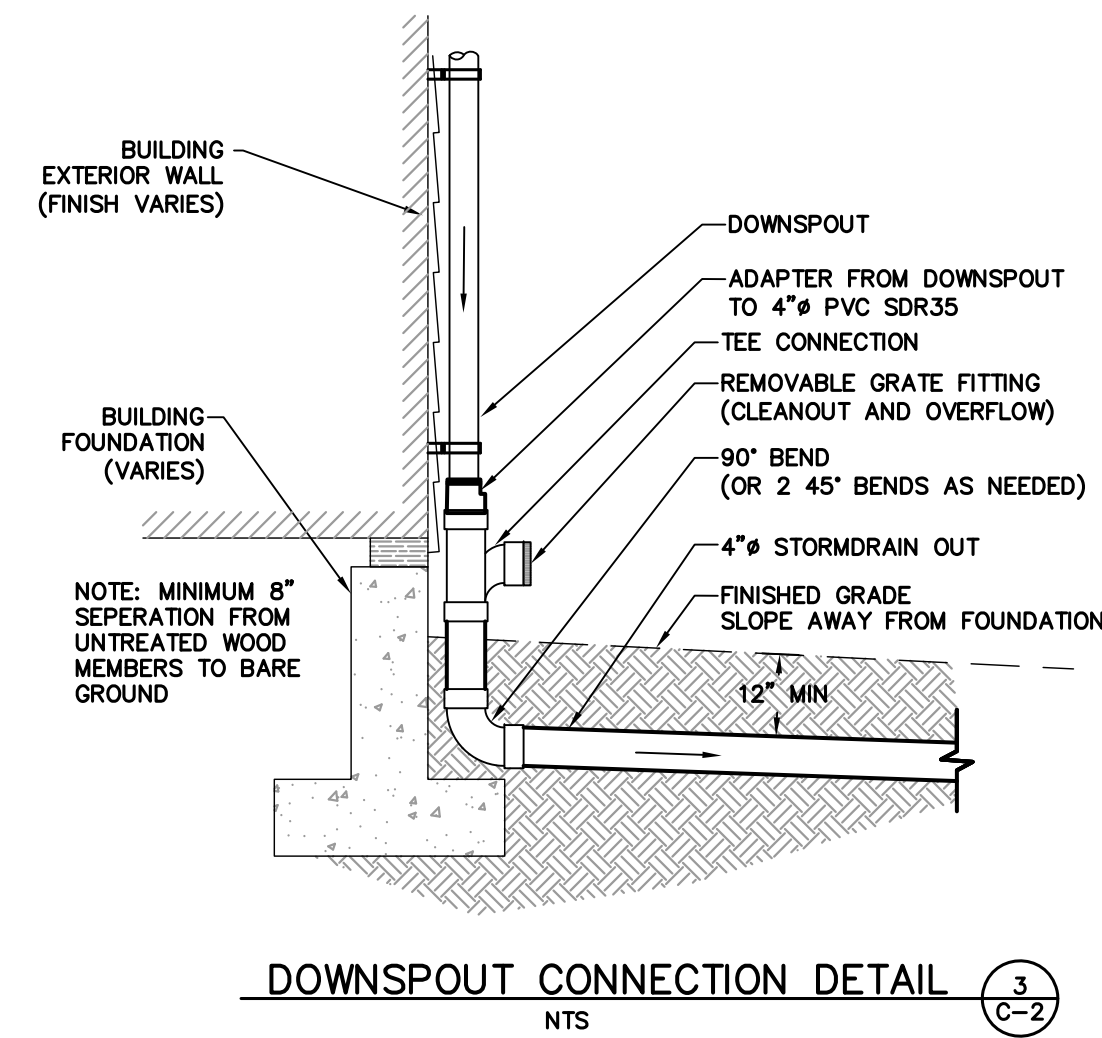
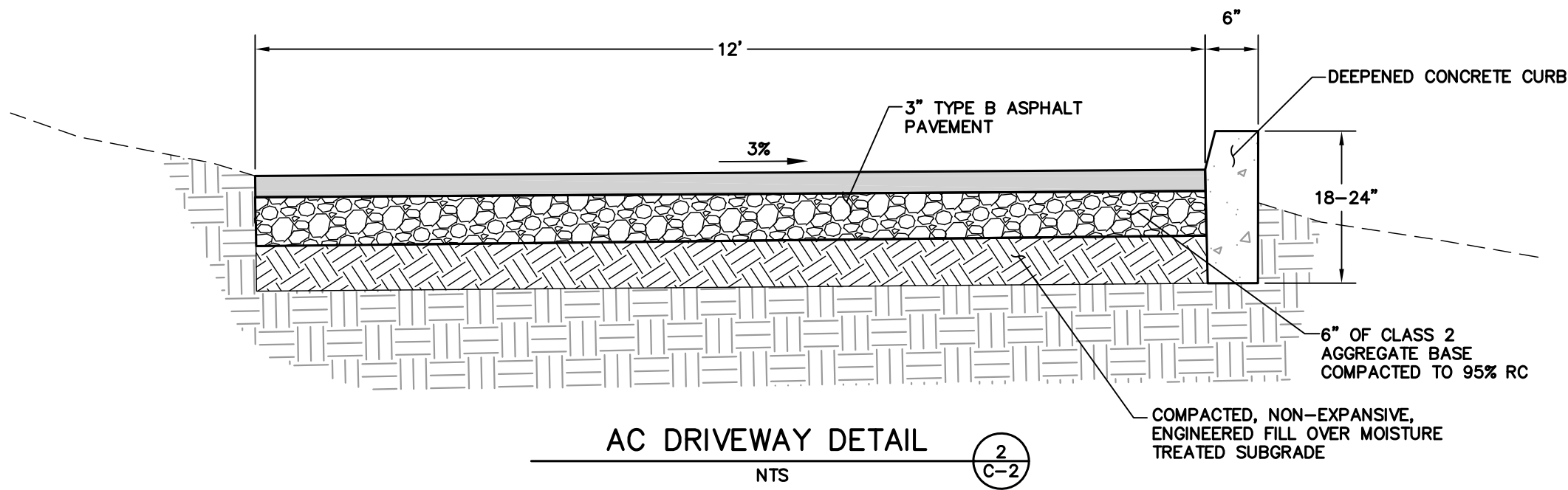
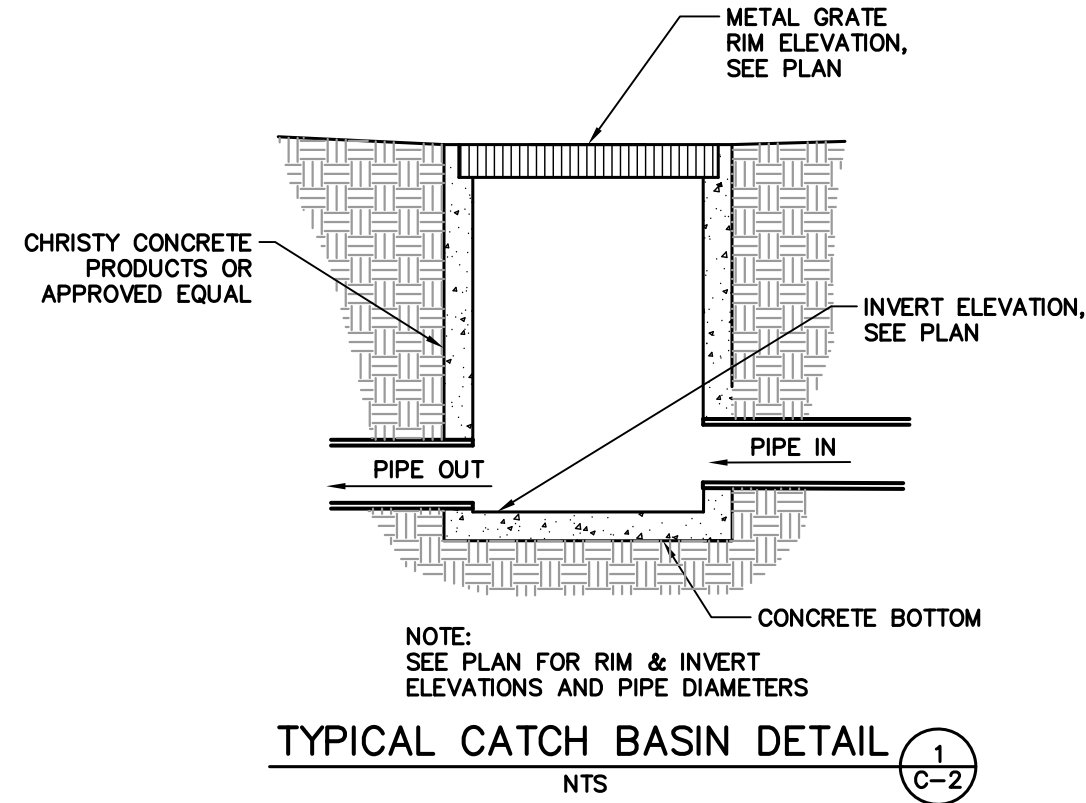
THE BASIS OF BEARINGS FOR THIS MAP HAS BEEN ESTABLISHED BETWEEN IRON PIPE MONUMENTS FOUND ALONG COLTON ROAD PER THAT CERTAIN TRACT MAP FOUND IN VOLUME 8 OF "CITIES AND TOWNS" AT PAGE 87, OF MONTEREY COUNTY RECORDS.

AN ASSUMED ELEVATION OF 100.00' WAS USED ON A SET SPIKE.
THE CONTOUR INTERVAL IS 1 FOOT.

	CUT	CUBIC YARDS	
		FILL	NET
SITE GRADING	57	115	58 FILL
FOUNDATION GRADING	103	86	17 CUT

NOTES:

1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
2. EARTHWORK VOLUMES FOR RESIDENCE GRADING INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE PROPOSED RESIDENCE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
3. EXCESS SOIL SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.



POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

ITEM	INTERVAL	INSPECTION	REPAIR
CATCH BASINS	ANNUAL	1. SEDIMENT BUILD UP 2. TRASH & DEBRIS	1. REMOVE SEDIMENT 2. REMOVE TRASH & DEBRIS
SWALES	ANNUAL	1. WASHOUTS 2. MISPLACED ROCK 3. ACCUMULATION OF TRASH & DEBRIS	1. REPLACE TRANSPORTED ROCK 2. REMOVE TRASH & DEBRIS
GRAVEL RETENTION PIT	ANNUAL	1. DISPLACEMENT OF GRAVEL 2. SCOUR AROUND PERIMETER 3. ACCUMULATION OF TRASH & DEBRIS	1. REPLACE GRAVEL 2. REPAIR DAMAGED SLOPES & FABRIC. 3. REMOVE TRASH & LOOSE DEBRIS

STORM DRAIN SYSTEM MAINTENANCE

THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAINAGE SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.



9/30/2024



R.I. Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

NEW RESIDENCE
FOR
KAMRAN ASHKAR
2972 COLTON ROAD
PEBBLE BEACH, CA 93953
APN 007-017-028

DETAILS

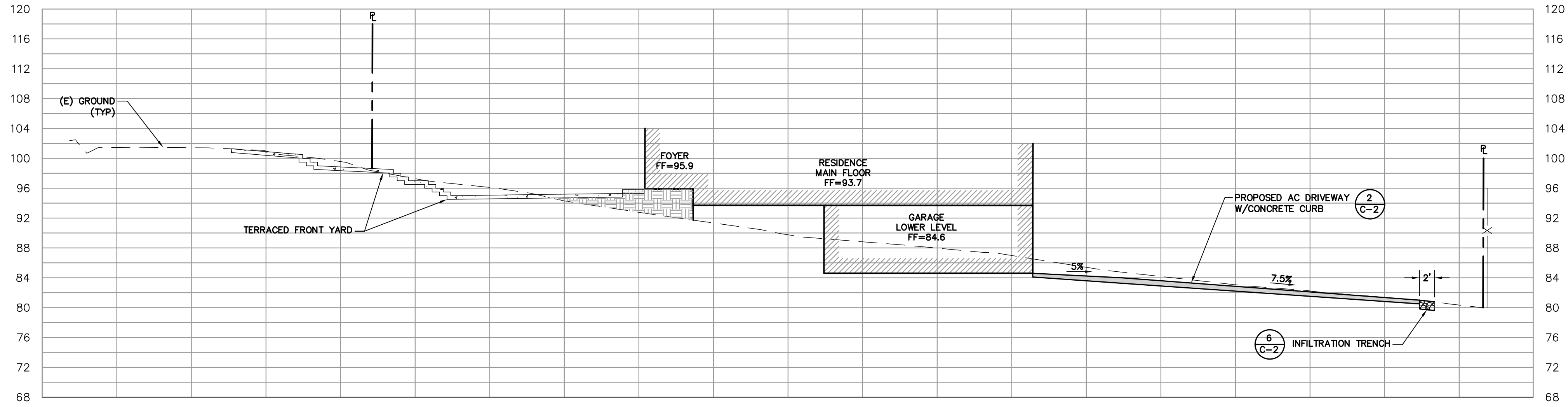
project no.
24-073-1

date
SEPTEMBER 2024

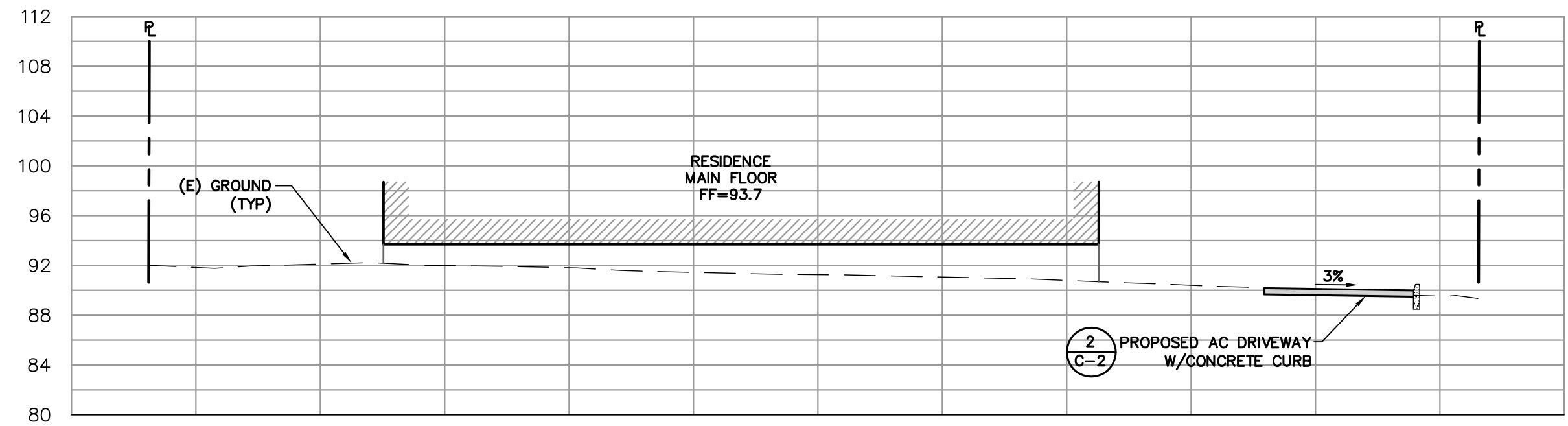
scale
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dwg name
CIVIL1.dwg

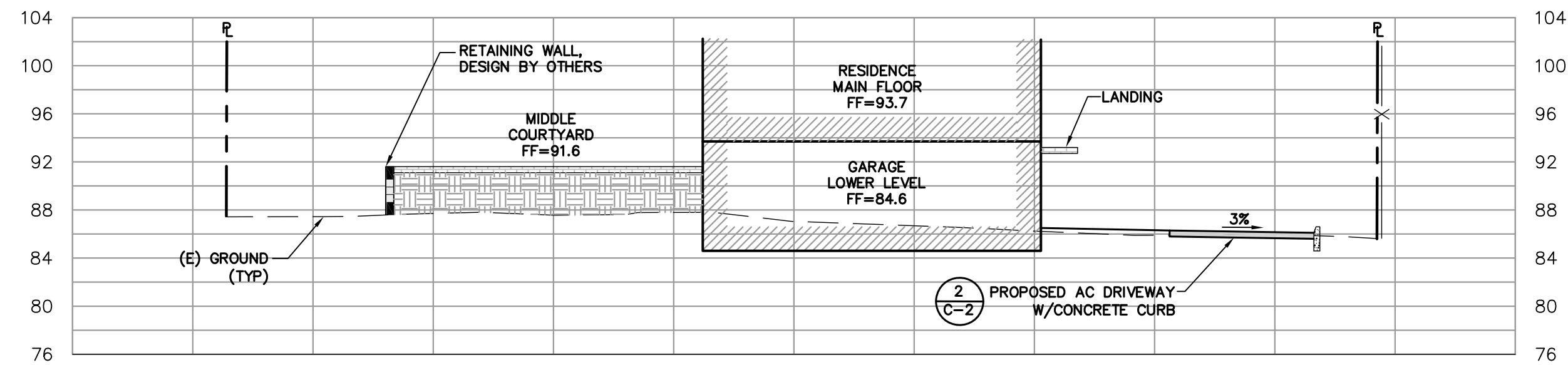
C-2



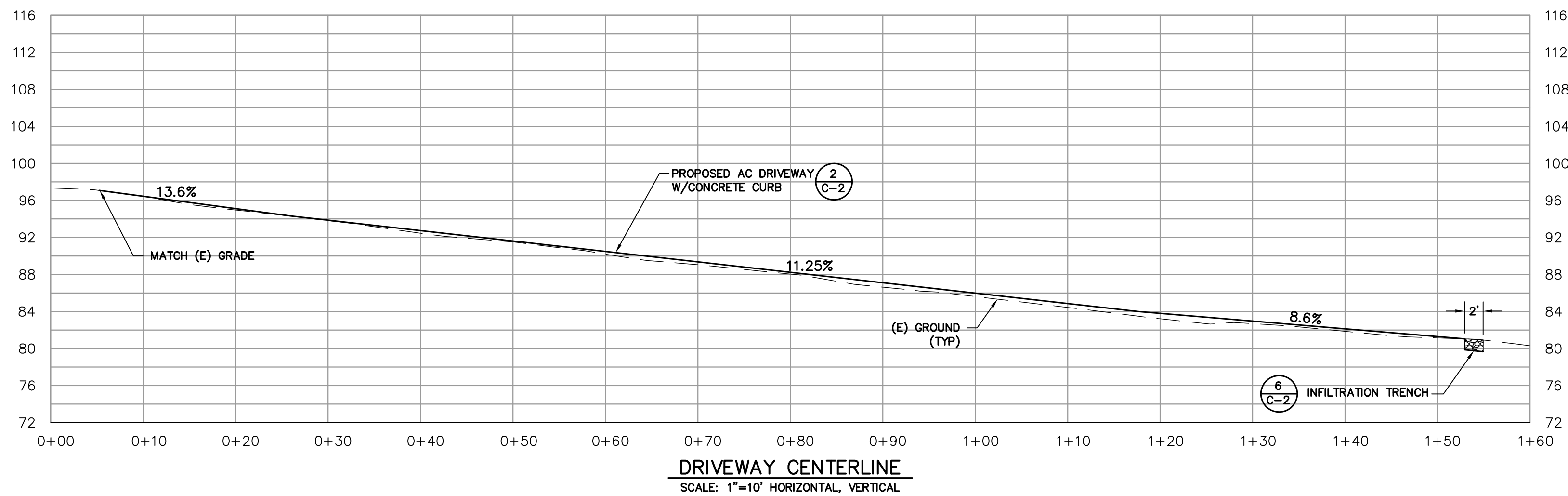
SECTION A-A
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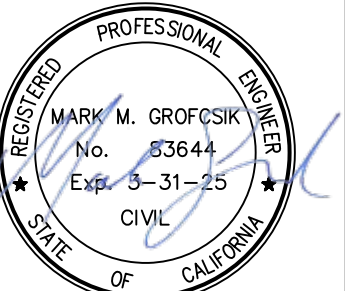
SECTION B-B
SCALE: 1"=10' HORIZONTAL, VERTICAL



SECTION C-C
SCALE: 1"=10' HORIZONTAL, VERTICAL



DRIVEWAY CENTERLINE
SCALE: 1"=10' HORIZONTAL, VERTICAL



9/30/2024



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NEW RESIDENCE
FOR
KAMRAN ASHKAR
2972 COLTON ROAD
PEBBLE BEACH, CA 93953
APN 007-512-028

CROSS SECTIONS

project no.
24-073-1
date
SEPTEMBER 2024
scale
AS SHOWN
dwg name
CIVIL1.dwg

C-3

TOTAL AREA OF DISTURBANCE = 0.23 ACRES
= 10,080 SF

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

LANDSCAPE MATERIALS

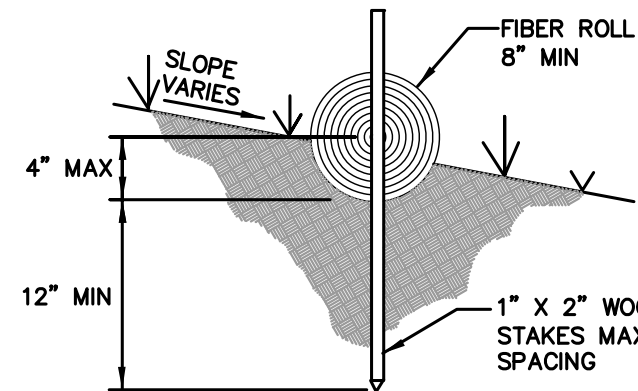
- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
- APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

VEHICLE STORAGE AND MAINTENANCE

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON-SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

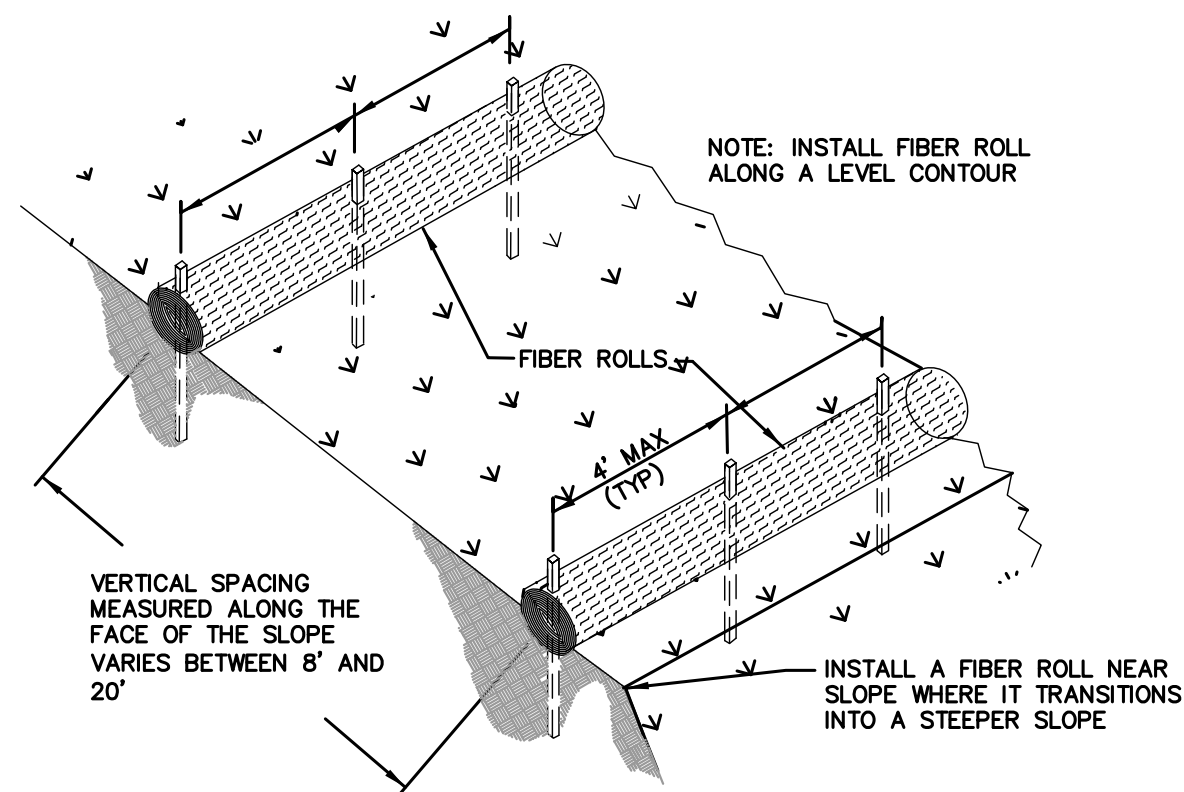
WASTE MANAGEMENT

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
- EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON-SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
- CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



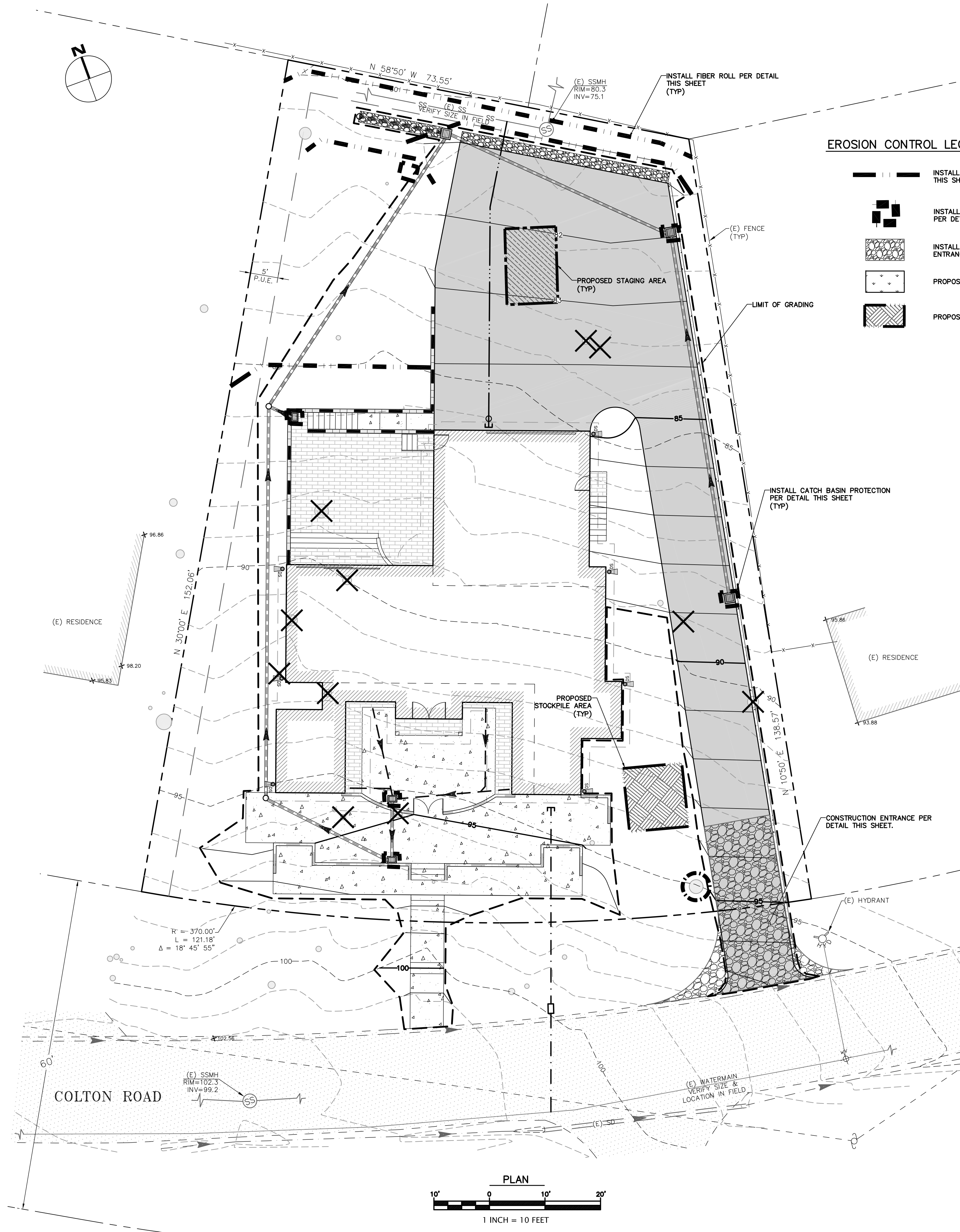
FIBER ROLL DETAIL IN SLOPE AREA

NTS



TYPICAL FIBER ROLL INSTALLATION

NTS



EROSION CONTROL LEGEND

- INSTALL FIBER ROLL PER DETAILS THIS SHEET
- INSTALL CATCH BASIN PROTECTION PER DETAIL THIS SHEET
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL THIS SHEET
- PROPOSED SLOPE PROTECTION
- PROPOSED STOCKPILE AREA

EROSION CONTROL MEASURES

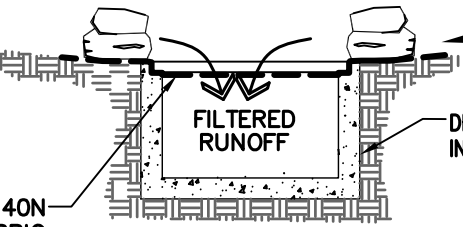
- EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
 - UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
 - THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
 - ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:
WINTER BARLEY 25#/ACRE
 - AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
 - AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
 - SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.
- ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

EXPOSED SLOPE MEASURES

- COVER ALL EXPOSED SLOPES
- STRAW 2 TONS/ACRE ON SLOPES $\leq$ 20% WITH SOIL BINDER
- USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES $>$ 20%.

24"x12"x6" BURLAP OR SYNTHETIC NET BAGS FILLED WITH GRAVEL OR SAND

DETAIL

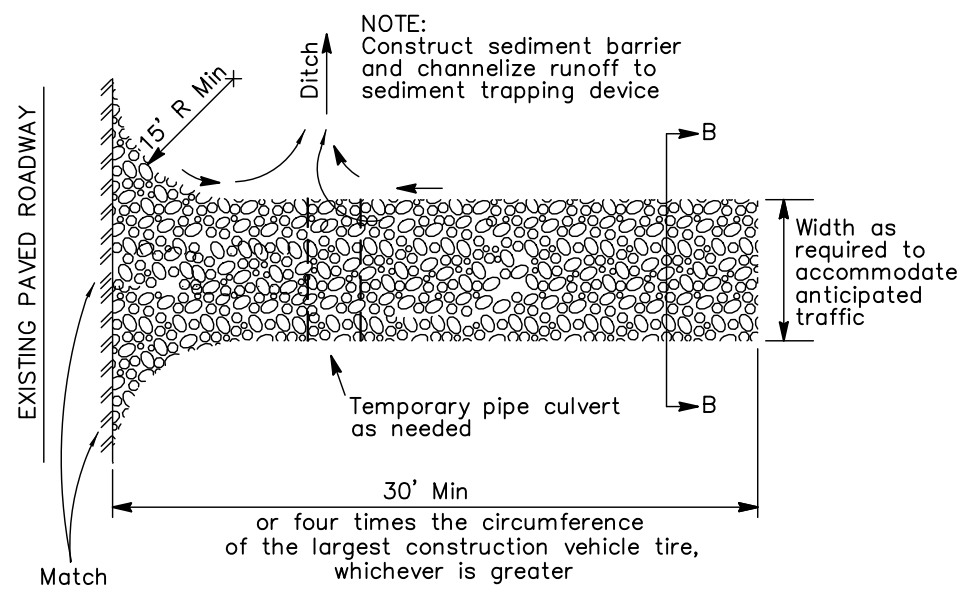
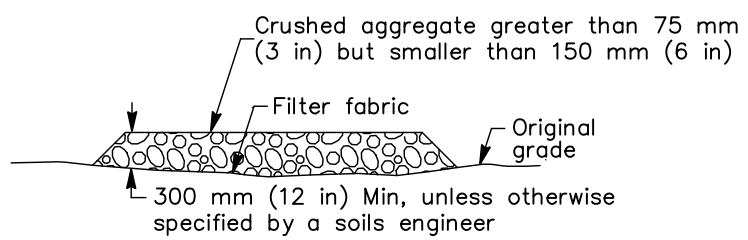


SIDE VIEW

PLAN VIEW

GRAVEL BAG CATCH BASIN PROTECTION

NTS



CONSTRUCTION ENTRANCE DETAIL

NTS

BUILDING PERMIT SUBMITTAL



9/30/2024



RI Engineering, Inc.

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NEW RESIDENCE FOR

KAMRAN ASHKAR
2972 COLTON ROAD
PEBBLE BEACH, CA 93953
APN 007-012-026

STORMWATER POLLUTION CONTROL PLAN

project no. 24-073-1
date SEPTEMBER 2024
scale AS SHOWN
dwg name CIVIL1.dwg

C-4