

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

LOM (PLN200175)

RESOLUTION NO. 22-

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project is for construction of a single family dwelling which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an Administrative Permit and Design Approval to allow construction of a 1,267 square foot single family residence, 351 square foot veranda and portico, 780 square foot detached garage and removal of 2 oak trees.

[PLN200175 Lom, 433 Unit D Corral de Tierra Road, Salinas, Toro Area Plan (APN: 416-401-002-000)]

The Lom application (PLN200175) came on for an administrative decision before the Monterey County HCD Chief of Planning on September 21, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, including the attached conditions of approval and project plans, the Monterey County HCD Chief of Planning 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;
 - Toro 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) The project involves construction of a 1,267 square foot single family dwelling, a 351 square foot veranda and portico, 780 square foot detached garage and removal of 2 oak trees

- c) Allowed Use. The property is located at 433 Unit D Corral de Tierra Road, Salinas, Toro Area Plan (APN: 416-401-002-000)]. The parcel is zoned Resource Conservation, with Visual Sensitivity overlay (RC/10-VS). Resource Conservation zoning allows residential development as a principle use; the Visual Sensitivity overlay district requires granting of an Administrative Permit and Design Approval for this parcel. Therefore, the proposed development is an allowed use for this site.
- d) Lot Legality. The subject 40.82-acre property (Assessor's Parcel Number 416-401-002-000) is identified as Parcel B, filed on March 2, 1972, Volume 10 of Record of Survey, page 90. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Design/Neighborhood and Community Character. The site is subject to the Design Review requirements pursuant to Chapter 21.44 of the Inland Zoning Ordinance (Title 21). Chapter 21.44 requires review of siting, size, configuration, colors, and materials to ensure that the development will blend with the site and the surrounding neighborhood. The proposed exterior materials and colors include clay roof tile, Navajo white stucco walls and dark brown windows and trim. The architectural style includes a mixture of Ranch and Spanish influence. The proposed exterior finishes blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood.
- f) Visual Resources. The site lies within a Visual Sensitivity zoning overlay district and is subject to the requirements of Chapter 21.46 of the Inland Zoning Ordinance (Title 21). Chapter 21.46 requires review of development in those areas of the County of Monterey in which such development could potentially adverse visual impacts when viewed from a common public viewing area. The site is approximately 4 miles south of Highway 68 and is not visible within the public viewshed nor from Highway 68 due to location, existing topography, and tree screening. Staking and flagging also demonstrated the proposed structures are not visible from scenic Highway 68 or from any common public viewing area; therefore, the proposed structures would not have an adverse visual impacts and an Administrative Permit is appropriate pursuant to Title 21 Section 21.46.030.D.2.
- g) Development Standards. The development standards for the Resource Conservation Density Residential (RC) zoning district are identified in Title 21 Section 21.36.060. Required setbacks in the RC district for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). The proposed structures are contained within the building envelope, which fully conforms to all setback requirements. Maximum allowed structure height is 30 feet. The proposed height for the single-family dwelling is 18 feet from average natural grade. The allowed site coverage maximum in the RC district is 25%. The property is approximately 40.82 acres (1,778,119 sq. ft), which would allow a maximum site coverage of approximately 444,530 square feet. The proposed single-family dwelling (1,267 square feet.), veranda and portico (351 square feet.), and detached garage (780 square feet.) would result in total site coverage of 2,398 square feet or approximately 0.1%. The VS regulations 21.46.060.4 also require that utilities be placed

underground (Condition No. 12). Therefore, as proposed, the project meets all required development standards.

- h) Tree Removal. In accordance with Title 21 Section 21.64.260, the subject project tree removal is the minimum required under the circumstances of the case and the removal will not involve a risk of environmental impacts in accordance with the applicable goals and policies of the Greater Monterey Peninsula Area Plan (See Finding 3).
- i) The project planner conducted a site inspection on May 25, 2022 to verify that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN200175.

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 Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to geology and archaeology. The following reports have been prepared:
 - “Geotechnical Report” (LIB200215) prepared by Grice Engineering, Inc., Salinas, CA, March 2020.
 - “Preliminary Cultural Resources Reconnaissance” (LIB200216) prepared by Susan Morley, Marina, CA, November 2020.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 25, 2022 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 Monterey County HCD-Planning found in Project File PLN200175.

3. FINDING: **TREE REMOVAL**- In accordance with Monterey County Code Chapter (MCC) 16.60 and Title 21 Section 21.64.260, the subject project tree removal is 1) minimum required under the circumstances of the case; and 2) the removal will not involve a risk of environmental impacts in accordance with the applicable goals and policies of the Greater Monterey Peninsula Area Plan.

- EVIDENCE:**
- a) The proposed project would include the removal of 2 oaks trees 12 inches in diameter. Oaks are identified as protected trees in accordance with the 2010 General Plan. Toro Area Plan supplemental policy T- 3.7

discourage the removal of healthy, native oaks and requires a permit and replacement criteria. The Chief of Planning may approve the removal of no more than three protected trees per lot in a one-year period without the requirement of a Use Permit. In this case, 2 trees are proposed for removal, which are not defined as landmark (24 inches in diameter or larger) trees. The house is of a size and design that fits the lot and is smaller than typical for the area. The site design preserves mature and landmark trees around the perimeter of the proposed home and avoid slopes in excess of 25%. For these reasons, staff supports the determination that the project includes removal of the minimum number of trees under the circumstances of this case.

- b) Removal of trees will not involve a risk of adverse environmental impacts in this case. No significant long-term impacts to the surrounding forest ecosystem are anticipated due to the area around the site already being developed, the placement of a building envelope that directs development to one portion of the property, and the forested nature of the area surrounding the proposed residence. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term.
- c) Tree Replacement. Pursuant to the requirements of MCC Section 16.60.040.D and Title 21 Section 21.64.260, all non-landmark oak trees removed as a result of a project shall be replaced at a one-to-one (1:1) ratio. Trees should be planted in areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Replacement trees should be 5-gallon stock or larger, if available (Condition No. 9). Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment. In addition, surrounding trees located close to the construction site will be protected from construction equipment by fencing off the canopy driplines and/or critical root zones with protective materials (Condition No. 8).

4. 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, and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available for this project site. Engineered Onsite Wastewater Treatment System had been designed from Grice Engineering and pre-site inspection has been performed on December 30, 2021. Potable water service will be provided by an onsite well.

The Environmental Health Bureau reviewed the project application and did not require any conditions.

- c) Staff conducted a site inspection on May 25, 2022 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 Monterey County HCD-Planning found in Project File PLN200175.

5. 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 Monterey County 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 25, 2022 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 Monterey County HCD-Planning found in Project File PLN200175.

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 15303(a) categorically exempts the construction of new single-family dwelling on residentially zones areas.
 - b) The subject project consists of the construction of a single-family dwelling with a detached garage. Therefore, the proposed development is consistent with the exemption parameters of CEQA Guidelines Section 15303(a).
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, or development located near or within view of a scenic highway (see Finding 1, Evidence f). There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on March 25, 2022.
 - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN200175.

7. FINDING: APPEALABILITY – The decision on this project may be appealed to the Planning Commission.

- EVIDENCE:**
- a) Section 21.80.040.A of the Monterey County Zoning Ordinance (Planning Commission).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the project is for construction of a single family dwelling which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve an Administrative Permit and Design Approval to allow construction of a 1,267 square foot single family residence, 351 square foot veranda and portico, 780 square foot detached garage and removal of 2 oak trees.

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

PASSED AND ADOPTED this 21st day of September, 2022.

Craig Spencer
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING 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 permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

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

PLN200175

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN200175) allows construction of a 1,267 square foot single family dwelling, 351 square foot covered veranda and portico, 780 square foot detached garage and removal of two oak trees. The property is located at 433 Unit D Corral de Tierra Road, Salinas (Assessor's Parcel Number 416-401-002-000), Toro 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 ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 416-401-002-000 on September 21, 2022. 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: HCD-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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: HCD-Planning

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

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

5. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: HCD-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. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of 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 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, staff shall conduct a site visit to ensure 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.

6. PD011(A) - TREE REMOVAL

Responsible Department: HCD-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.

7. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: HCD-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 the 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 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 the 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.

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: HCD-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.

9. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: HCD-Planning

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

- Replacement ratio: 1:1 with 5 gallons oak or larger for a total of 2.

Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

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.

Each year (for two years), 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.

10. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: HCD-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 DPW.

11. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: HCD-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 Development Services.

12. PD035 - UTILITIES UNDERGROUND

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (HCD - Planning and HCD- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

DRAINAGE NOTES

1. Roof drain downspouts shall be installed on all roof overhangs and scuppers, and shall discharge onto concrete splash blocks or pavement, and drain away from structure as noted below.
2. All finish grades including patios, and driveways shall be contoured to slope away from proposed structures.
 Site Grading (CRC 401.3): Surface Drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. **Exception:** Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surface (pavers, etc.) within 10 feet of the building foundation shall slope a minimum of 2 percent away from the building.
 All drainage facilities should be checked and maintained periodically to remove obstructions and assure proper function.
3. See sheet #C1 for erosion control and BMP's.

IMPERVIOUS COVERAGE

EXISTING A.C. PAVED PRIVATE D.W./ROW	39,200 SF
PROPOSED ON SITE A.C. D.W. EXTENSION	1,900
TOTAL IMP. COV'G	37,100 SF
LOT AREA	40.82 AC. = <1%

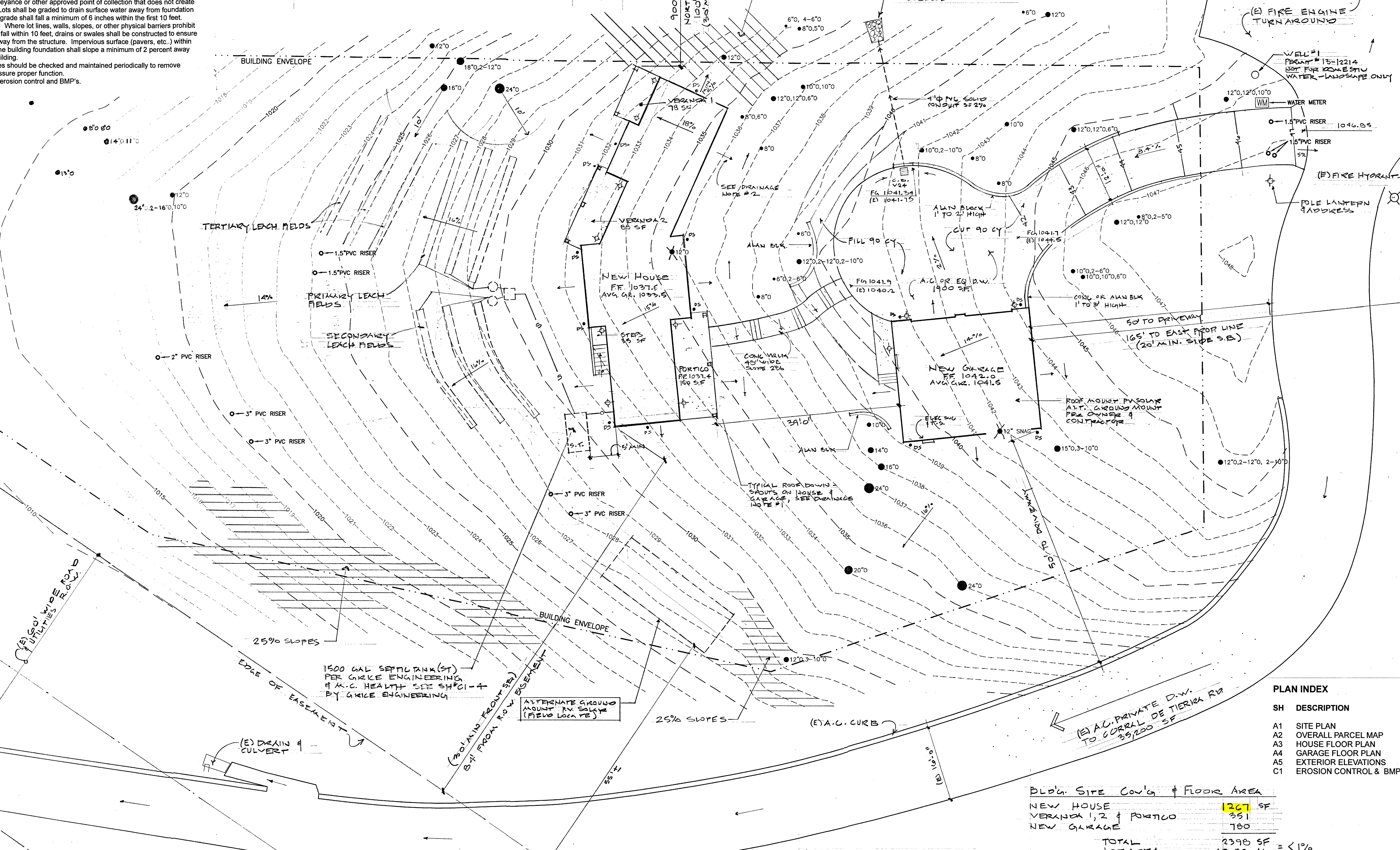
WATER & SEWER
 SEWER: ON-SITE SEPTIC WASTEWATER SYSTEM
 WATER: ON-SITE PRIVATE WELL (EXISTING)

REVISIONS	BY
5-7-20	D
5-27-20	D
11-28-20	D
4-19-21	D
6-16-22	D

BUILDING DESIGN & CONSULTING
draftact
 2165 GARDEN RD., SUITE 55 / MONTEREY, CA 95040
 (831) 648-5688 / FAX 648-5688

MICHAEL LOM RESIDENCE
 433D CORRAL DE TIERRA ROAD
 SALINAS, CALIFORNIA
 APN: 416-401-002-000 PH: 831 484-1997

Date 2.28.20
 Scale
 Drawn
 Job 17-2019
 Sheet
 Of 6 Sheets



NO LANDSCAPING OR PLANTING PROPOSED

PROPOSED RESIDENCE & GARAGE SHALL BE SITED AND SURROUNDED BY NATIVE GRASSES AND OAK TREES. NO NEW LANDSCAPING IS PROPOSED.
 CONTRACTOR SHALL SCATTER NATIVE GRASS SEED & STRAW MIX OVER DISTURBED SOIL DURING CONSTRUCTION AND AT END OF PROJECT PRIOR TO OCCUPANCY. RE-SCATTER SEED AS NEEDED TO PROMOTE HEALTHY GROWTH AND CONTROL LONG TERM EROSION.
 NATIVE GRASS SHALL BE MOWED IN ACCORDANCE WITH FUEL MANAGEMENT PLAN AND LOCAL FIRE MARSHAL.

BUILDING CLASSIFICATION

OCCUPANCY GROUP: R-3/U
 CONSTRUCTION TYPE: V-B SPRINKLERED
 STORIES: 1 HEIGHT: HOUSE 18'-0", GARAGE 14'-6"
 CODES: 2019 CALIFORNIA CODES
 SCOPE OF WORK: CONSTRUCT NEW 1267 S.F. ONE STORY 2 BEDROOM HOUSE WITH 351 S.F. COVERED PORTICO & VERANDAS (AKA COVERED PORCHES), A 780 S.F. DETACHED GARAGE, A/C DRIVEWAY EXTENSION, AND A SEPTIC SYSTEM. PV SOLAR SYSTEM TO BE ROOF MOUNT OR GROUND MOUNT (TBD DURING CONSTRUCTION). REMOVE 2 OAK TREES (1) 12" OAK, AND (1) 12" SNAG OAK, EXCAVATE 90 C.Y., FILL 90 C.Y., GROUND DISTURBANCE: 5600 S.F.

NOTES

1. CONST. TYPE: V-B SPRINKLERED
2. OCC. GROUP: HOUSE R-3, GAR. U
3. ZONING: R-3/10-VS TORO AREA
4. EXCAVATE 90 CY, FILL 90 CY. B.W. NO EXPORT OR IMPORT
5. NO DRAIN ON SLOPES EXCEEDING 25%
6. AVG. SLOPE OF BLDG. ENVELOPE 14% TO 16% (1 BLDG. SITE/ACRE)
7. REQ'D PARKING 2 PROPOSED PARKING 2

BLDG. SITE COV'G & FLOOR AREA

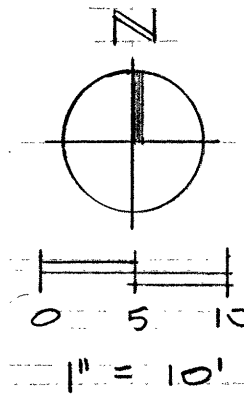
NEW HOUSE	1267 SF
VERANDA 1, 2 & PORTICO	351
NEW GARAGE	780
TOTAL	2398 SF
LOT AREA	40.82 AC. = <1%

LEGEND

- (E) CONTOURS
- (N) CONTOURS
- FG FINISH GRADE
- (E) EXIST'G GRADE
- (E) TREES
- TREES REMOVED OF 2 OAKS
- 25% SLOPES & GREATER
- DARK SKY LED LIGHTS

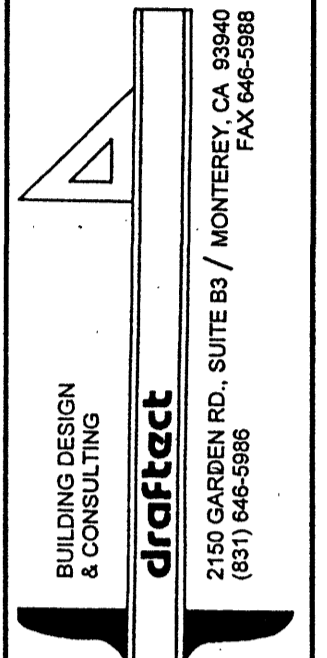
PLAN INDEX

SH	DESCRIPTION
A1	SITE PLAN
A2	OVERALL PARCEL MAP
A3	HOUSE FLOOR PLAN
A4	GARAGE FLOOR PLAN
A5	EXTERIOR ELEVATIONS
C1	EROSION CONTROL & BMP'S



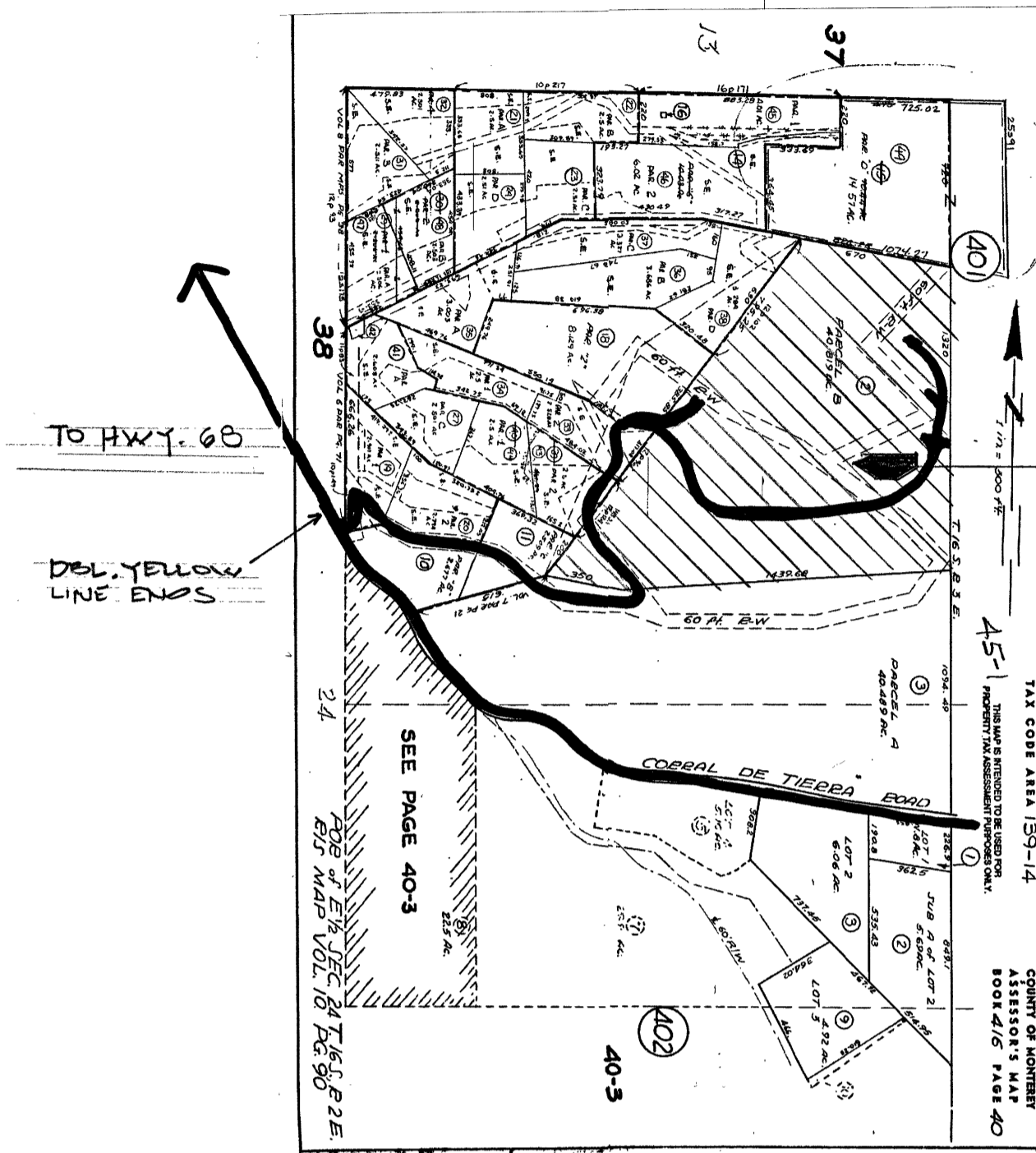
DETAILED SITE PLAN

REVISIONS	BY
5-7-20	D
5-27-20	D
11-16-20	D
11-28-20	D
4-19-21	D

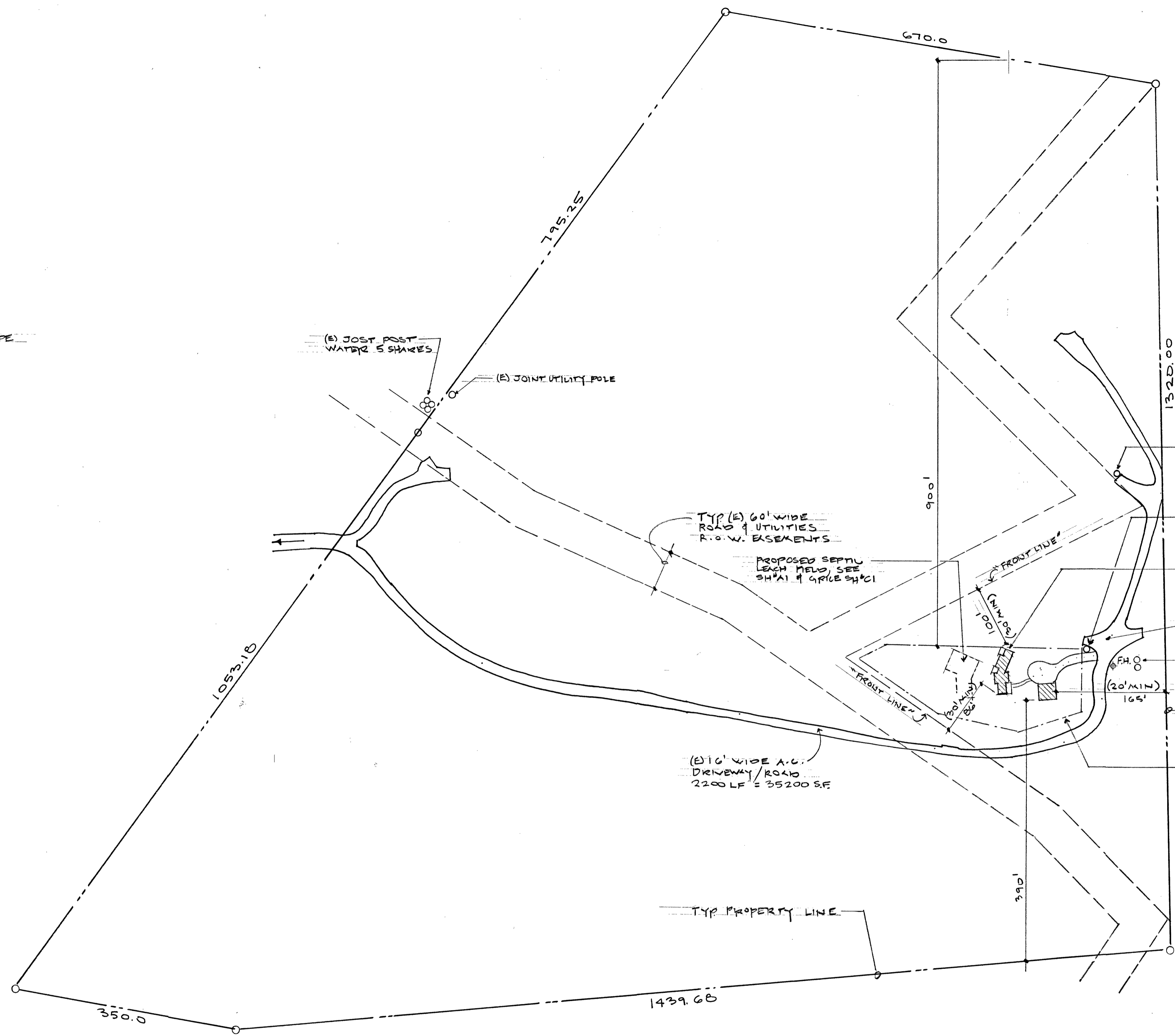


MICHAEL LOM RESIDENCE
 433D CORRAL DE TIERRA ROAD
 SALINAS, CALIFORNIA
 APN: 416-401-002-000 PH: 831 484-1997

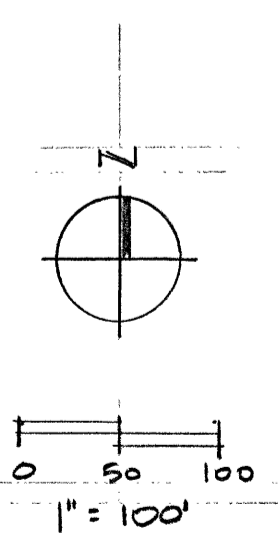
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Job	17-2019
Sheet	A2
Of	2



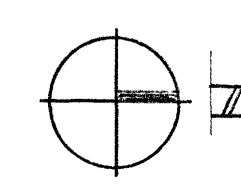
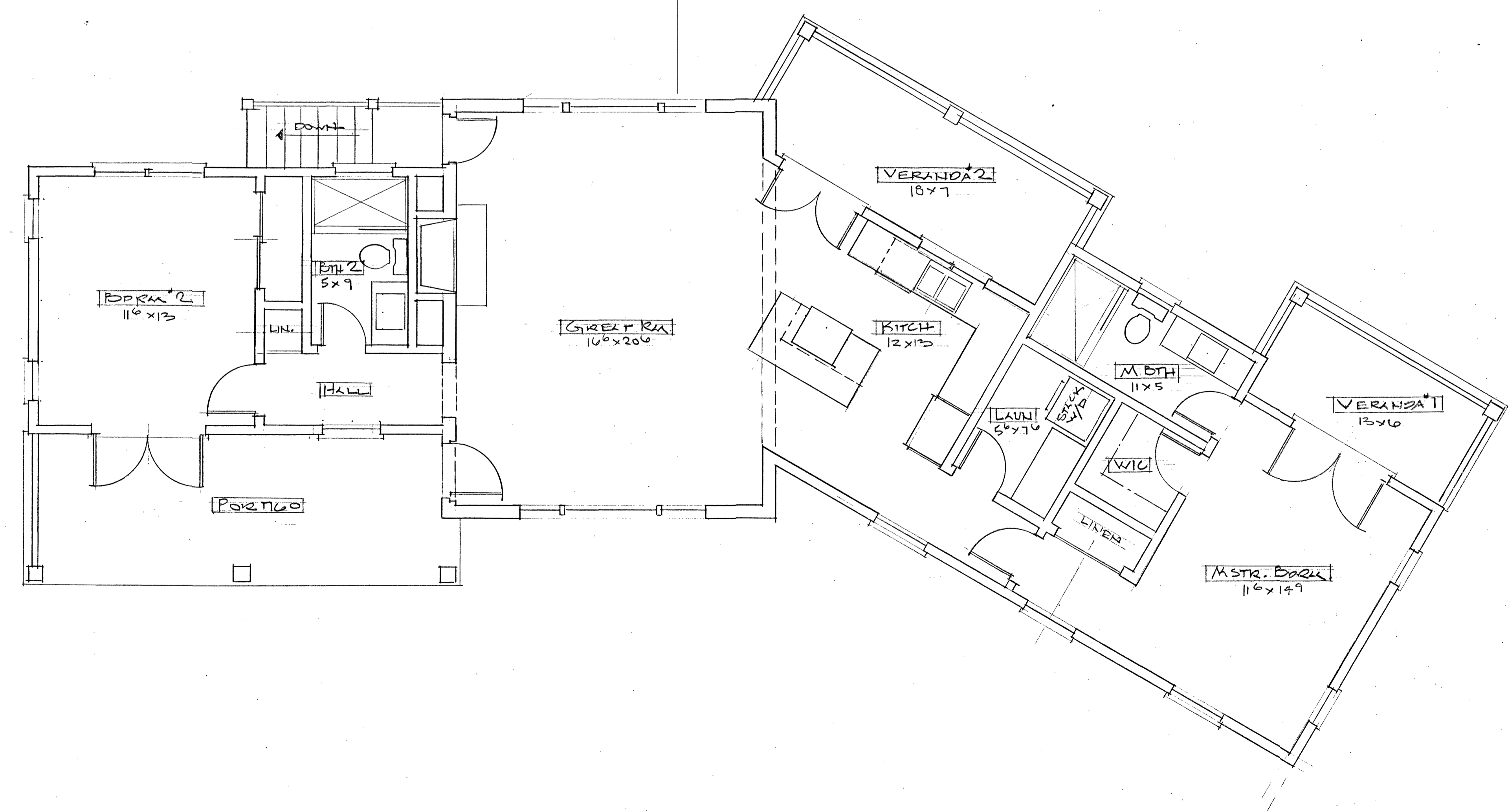
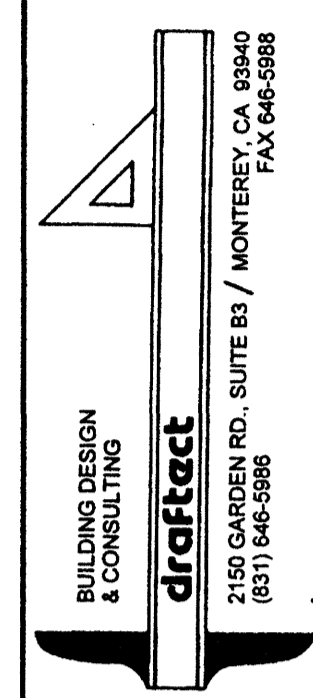
BLDG ENVELOPE



OVERALL PARCEL MAP

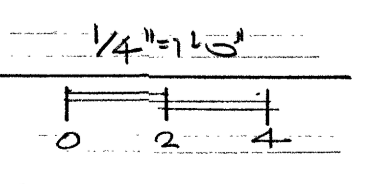


REVISIONS	BY



HOUSE

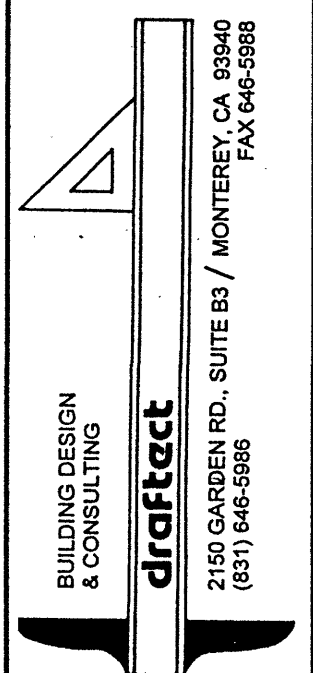
1267 SF



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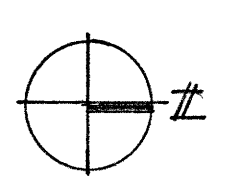
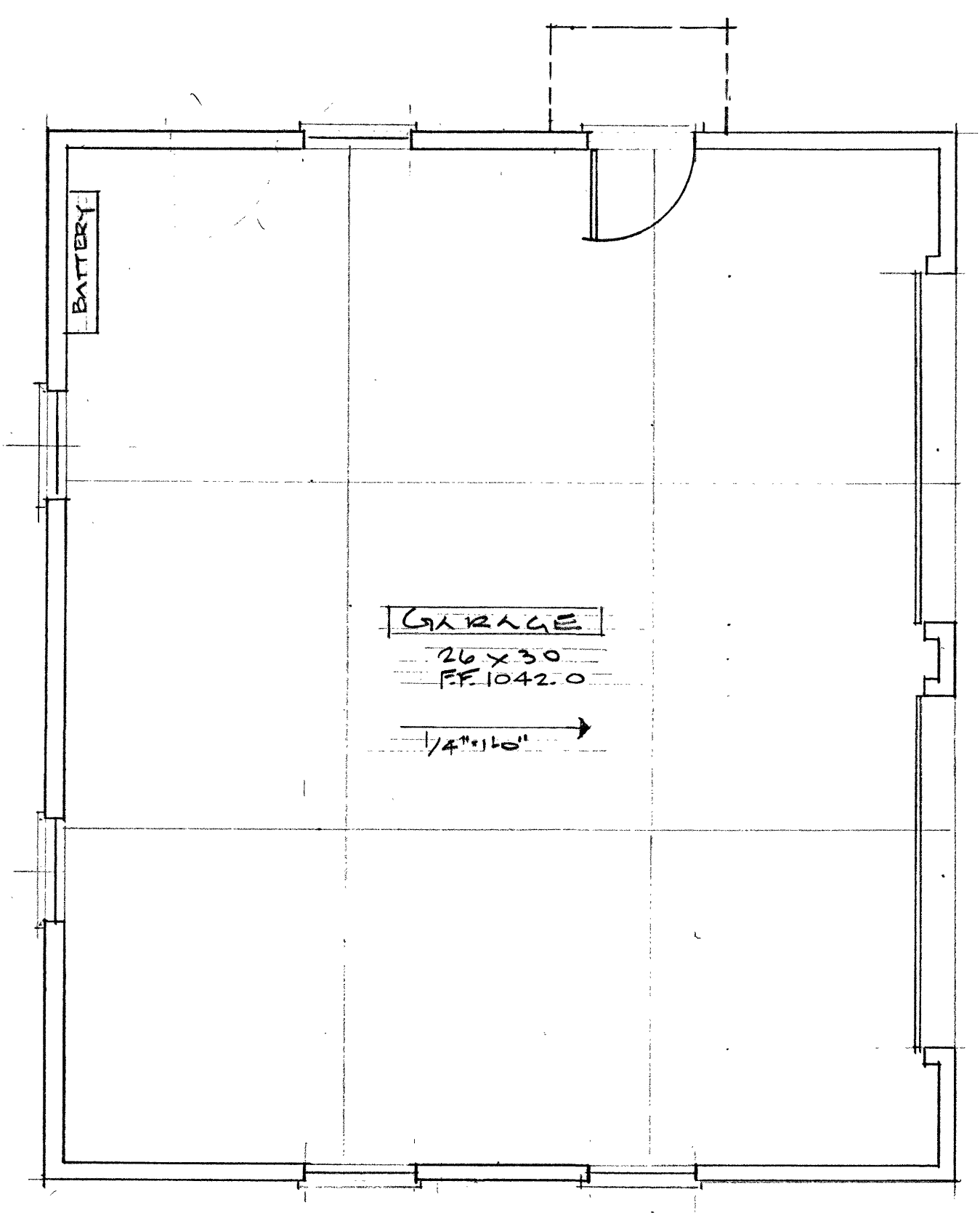
Date 6-16-22
 Scale
 Drawn
 Job 17-2019
 Sheet
 Of 3 Sheets

REVISIONS	BY
5.7.20	D
5.27.20	D
11.20.20	D



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Date	2.20.20
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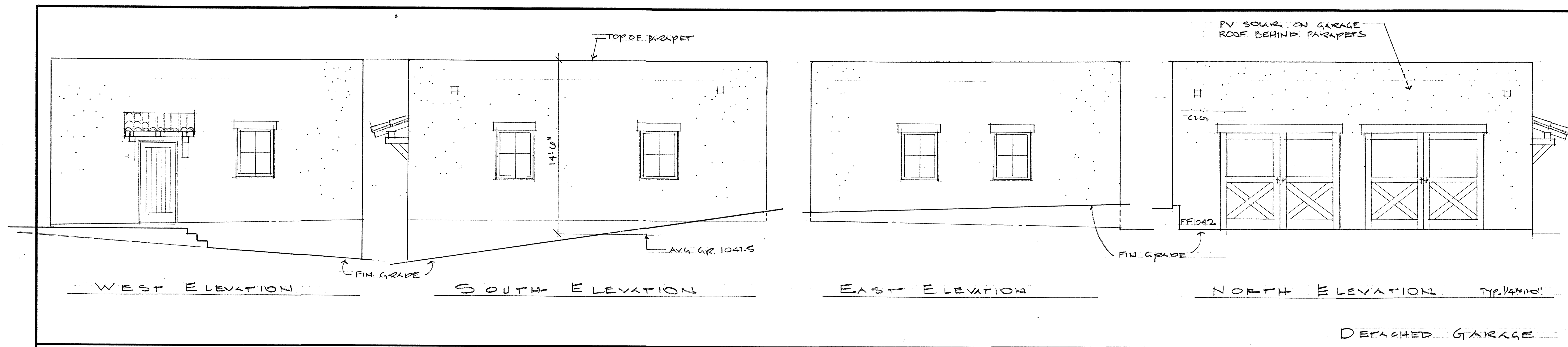


G A R A G E

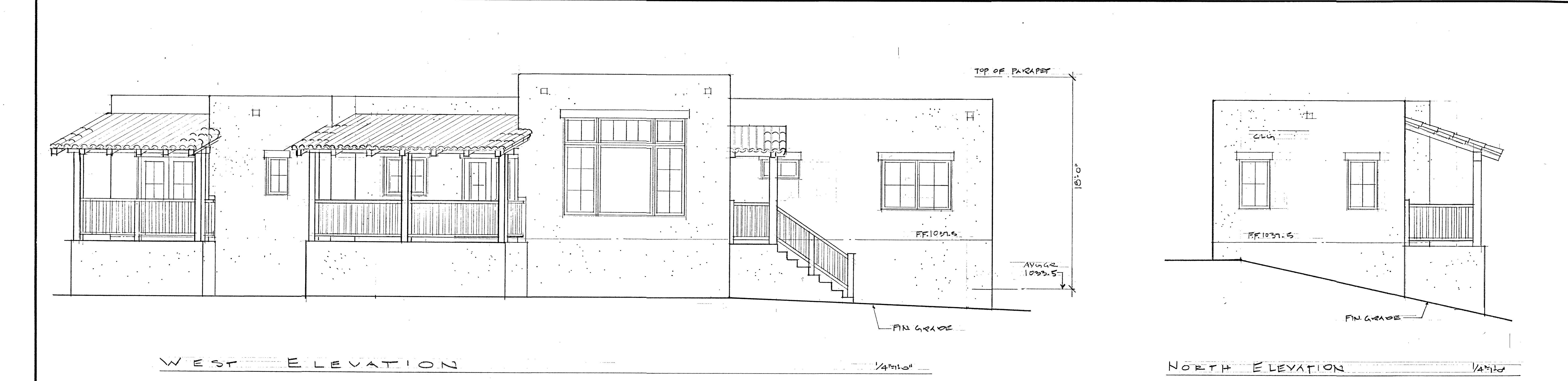
1/4"=1'-0"

REVISIONS	BY
2-28-20	D
5-7-20	D
5-27-20	D
11-28-20	D
6-16-22	D

BUILDING DESIGN & CONSULTING
draft
 2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940
 (831) 646-5888
 FAX 646-5888



DETACHED GARAGE



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Date 11-6-19
 Scale
 Drawn
 Job 17 2019
 Sheet
A5
 Of Sheets

Construction Site Best Management Practices

Erosion Control 1

Minimize exposure time of disturbed areas. Slopes, lots, and other areas where erosion can occur should not be left bare for long periods of time (2 weeks max.). Immediately re-vegetate bare areas or provide temporary protection to the site using mulch, straw matting, or fiber bonded matrix. Sand bags, gravel, hay bales, silt fences, fiber roll, and temporary detention basins can also help to control erosion, but are not long term solutions.

Perimeter Controls 2

Surround the entire site with perimeter controls, such as gravel bags, silt fences and/or straw wattles (weighted down).

Tracking Control 3

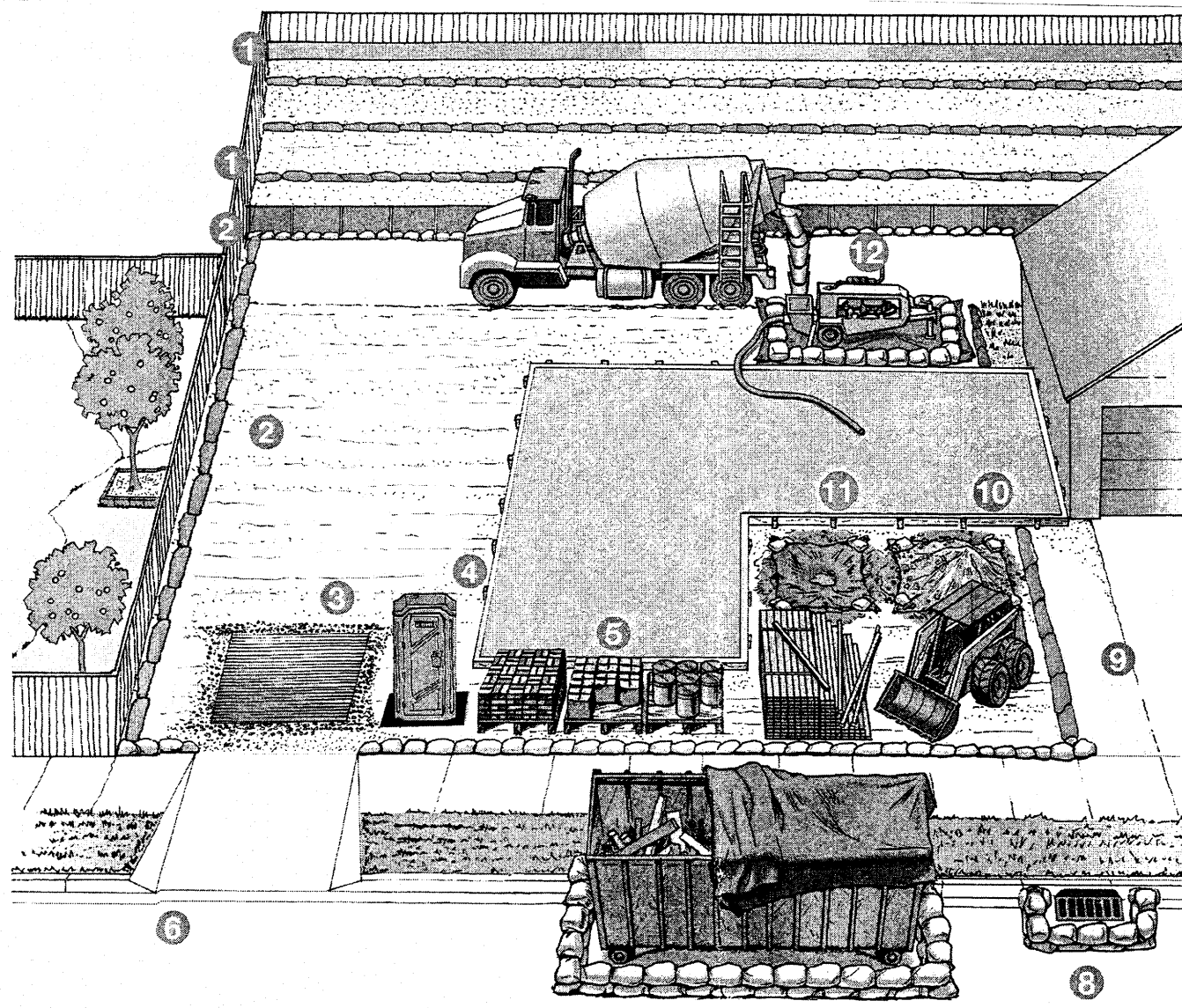
Prevent tracking dirt offsite. Use gravel and corrugated steel plates to provide a stabilized entrance and exit for vehicles. Clean plates regularly and replace gravel when no longer effective. Maintain dust control and implement street sweeping and vacuuming, as needed.

Portable Bathrooms 4

Provide secondary containment underneath all portable restrooms and sinks and locate them at least 50 feet away from drainage inlets, whenever possible. Always provide perimeter controls around portable restrooms and sinks.

Building Material / Staging Areas 5

Store building and construction materials, such as paint and stucco, on site at all times. Elevate materials off the ground and cover when not in use to prevent runoff caused by wind or rain. Mix all materials within secondary containment. Keep a spill kit onsite at all times.



Traffic Control Permit 6

Apply for a traffic control permit if, at any point, public streets, alleys or the public right of way will be used to work or store materials or equipment, including dumpsters or trucks. The public right-of-way is generally 10' from curb face to property line.

Concrete Trucks / Pumpers / Finishers 12

Provide perimeter controls, such as tarps and gravel bags, around work areas to contain materials and residue. It is illegal to wash out concrete, stucco and paint from equipment or trucks onto the ground or streets.

Washout Area 11

Provide a washout area, such as a lined pit or container, for the disposal of "wet" construction materials (concrete, paint, stucco, oils, etc.) or for cleaning tools and equipment. Washout areas need to be lined and maintained to ensure wash water and residues are contained and do not leak.

Dirt / Stockpiles 10

Cover temporary piles of soil/dirt with tarps and contain them using berms to prevent sediment from escaping. It is illegal to pile dirt or other materials (gravel, sand, etc.) in the street or on a driveway or sidewalk where it could run off into the storm drain. Dispose of permanently removed dirt at a legal dumping site.

Earthmoving Equipment 9

Store all earthmoving equipment on site, not in the right of way. Immediately clean up mud tracks and dirt trails left by equipment leading to and from the site. Place drip pans under all equipment while not in use.

Storm Drain Inlets 8

Protect storm drains at all times with perimeter controls. Do not use sand bags for inlet protection, as they do not permit flow through. Immediately replace damaged gravel bags and remove all debris from the street, sidewalk and gutters. It is illegal to dump chemicals or washout into the street or curb gutters.

Dumpsters / Waste 7

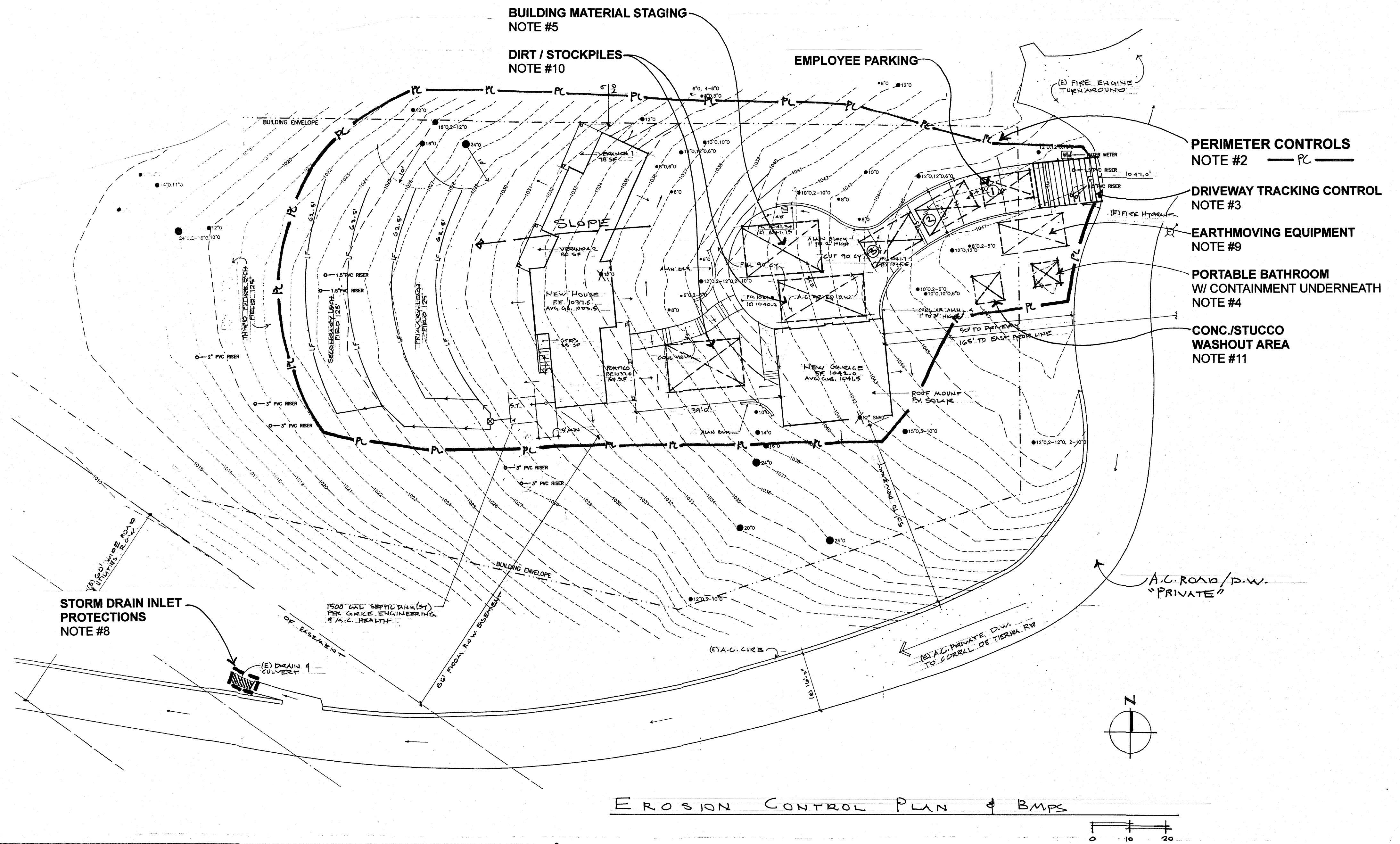
Always cover dumpsters with rollback tarp. Sweep areas around dumpsters daily. Provide perimeter controls around dumpster areas to contain pollutants. Do not place liquid chemicals or waste in dumpsters.

RMA - ENVIRONMENTAL SERVICES NOTES

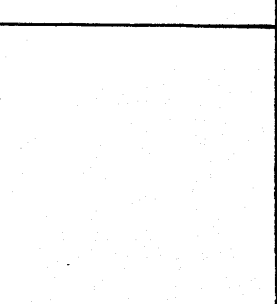
- All or part of the construction of this project is expected to occur during the winter season (October 15th through April 15th)? YES (NO)
- All grading shall conform to the Monterey County Grading Ordinance #2535, Erosion Control Ordinance#2806, and California Building Code.
- It shall be the responsibility of the owner and the permittee to ensure that erosion does not occur from an activity during or after project construction. Additional measures, beyond those specified, may be required as deemed necessary to control accelerated erosion (MCC 16.12.100).
- Temporary erosion control to be installed between October 15 and April 15.
- Vegetation removal between October 15 and April 15 shall not precede subsequent grading or construction by more than 15 days. During this period, erosion and sediment control measures shall be in place at the end of each working day.
- During construction the applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point.
- Dust from grading operations must be controlled. The owner or contractor may be required to keep adequate equipment on the grading site to prevent dust problems.
- The Director of Building Inspection (Building Official) shall stop operations during periods of inclement weather if he or she determines that erosion problems are not being controlled adequately.
- Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County grading and erosion control regulations.

Prior to Building Final:

- Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services to conduct a Final Grading Inspection, collect Final Geotechnical Letter of Conformance, ensure that all disturbed areas have been stabilized and that all temporary erosion and sediment control measures that are no longer needed have been removed.



REVISIONS	BY
11-20-20	D



EROSION CONTROL

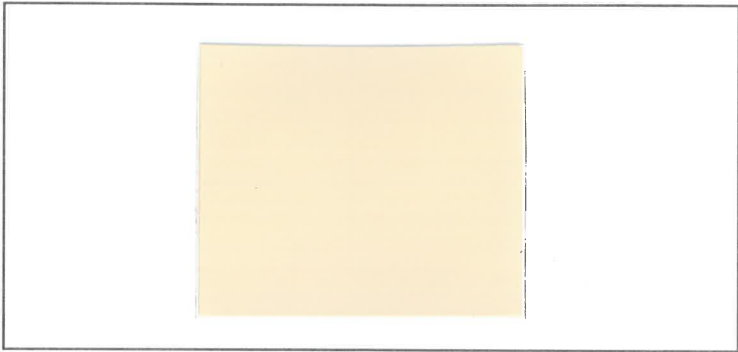
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APN: 416-401-002-000 PH: 831 484-1997

Date	11-20-20
Scale	
Drawn	
Job	17-2019
Sheet	
Of	1 Sheets

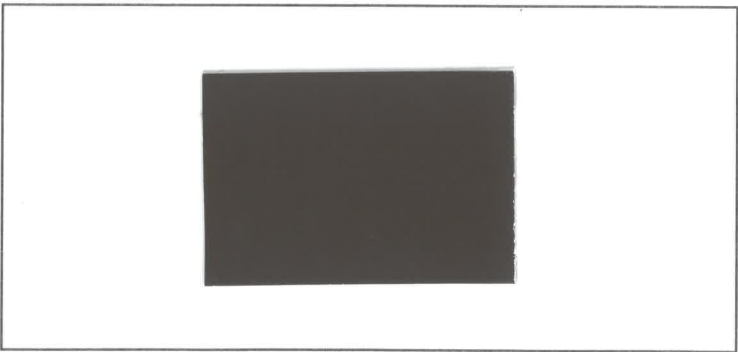
COLOR SAMPLES FOR PROJECT FILE NO. PLN 200175
LOM



Materials: ROOFING Colors: NEWPORT BLEND
Description: U.S. TILE, CLAY TILE



Materials: STUCCO BODY Colors: K.M. NAVAJO WHITE
Description: MISSION TEXTURE STUCCO



Materials: WINDOWS & WD. TRIM Colors: K.M. OXFORD BROWN
Description: _____